II. C

Memorandum

Department of Planning & Development Services

To: Planning and Public Works Committee

From: Cassie Harashe, Planner

Date: August 23, 2018

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

Summary

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

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

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

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

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

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

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

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

Figure 1: Aerial Photo

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

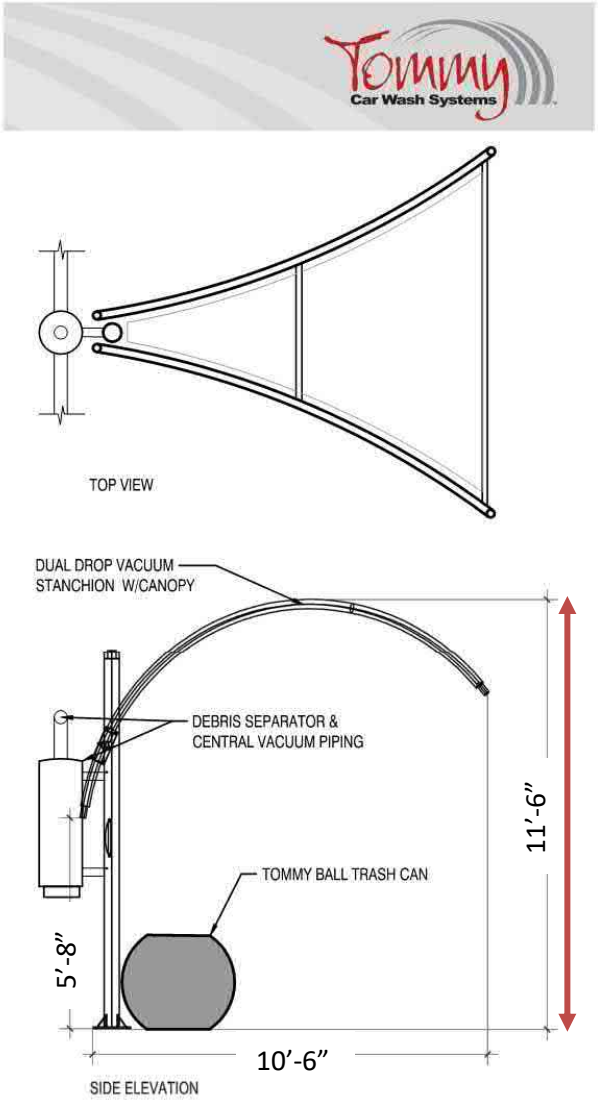
1. ARCHITECTURAL ELEMENTS
    a. Removal of the Accent Blue on the Aluminum cap on the Towers
    b. Eldorado Stone base changed from European Ledge in Linen to Rough Cut in Moonlight

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

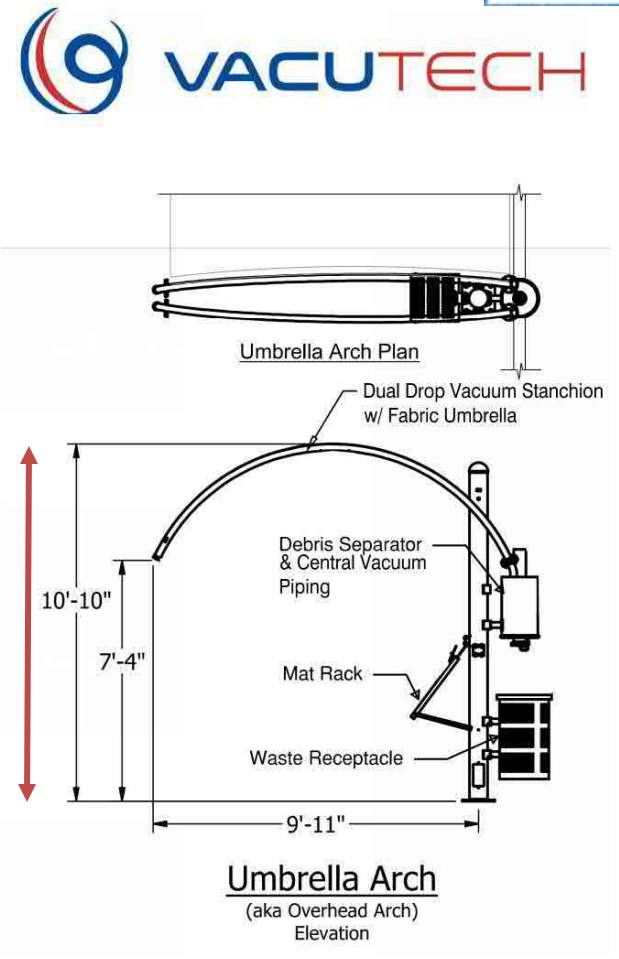
    d. EIFS, in turn, changed to Prairie Clay-111 (which is similar to the Mia Sorella color that I understand ARB liked)

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

Previous Tommy Vacuum Station



Current Vacutech Station



3. ARTISAN PRECAST MASONRY FENCE
    a. Replace the 6' Artisan Fence with 8' Artisan Fence on the "button hook" (from vacuums to wash pay station).

4. CORPORATE BLUE COLOR
    a. Replaced Corporate blue color

Before:

After:

BRITE WORX Car Washery

VII.C.

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

Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: July 9, 2018

From: Cassie Harashe, Planner

Location: 14905 Clayton Road

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

PROPOSAL SUMMARY

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

Figure 1: Site Photo

HISTORY OF SUBJECT SITE

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

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

LAND USE AND ZONING OF SURROUNDING PROPERTIES

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

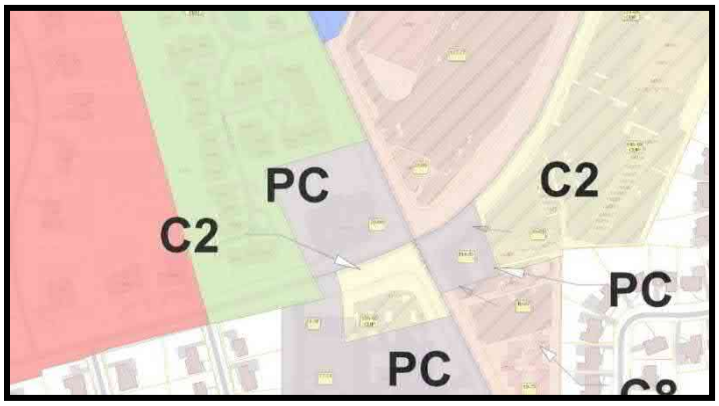


Figure 2: Zoning Map

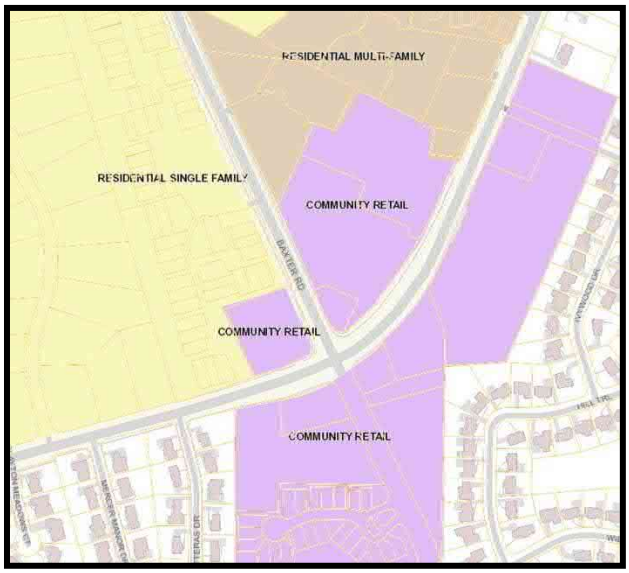


Figure 3: Comprehensive Land Use Plan

COMPREHENSIVE PLAN ANALYSIS

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

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

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

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

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

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

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

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

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

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

STAFF ANALYSIS

Circulation System & Access

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

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

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

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

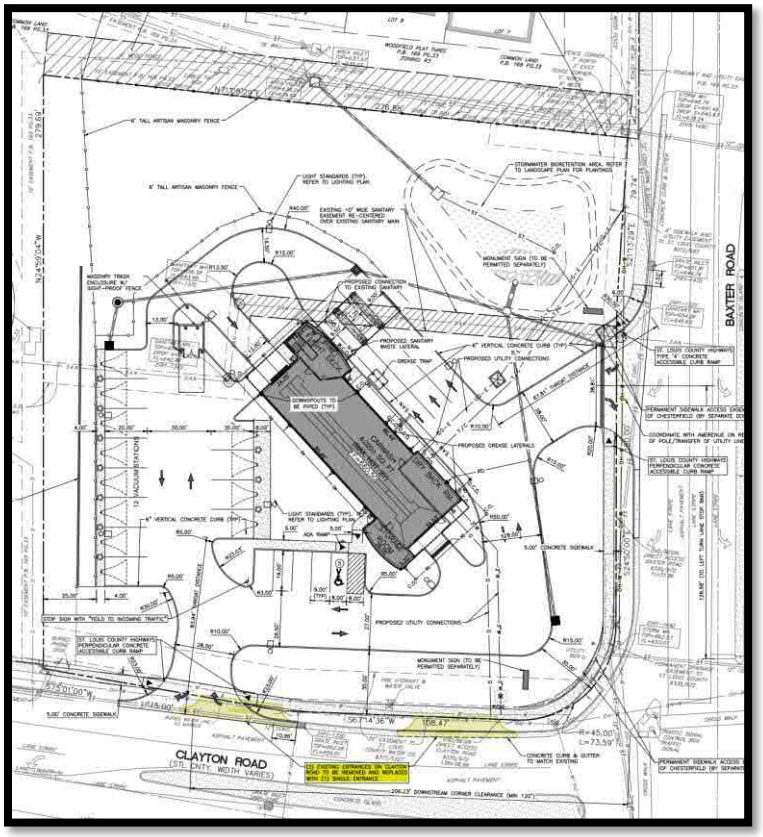


Figure 4: Site Plan

Topography & Retaining Walls

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

Architectural Elevations

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

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

Figure 5: Color Elevations

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

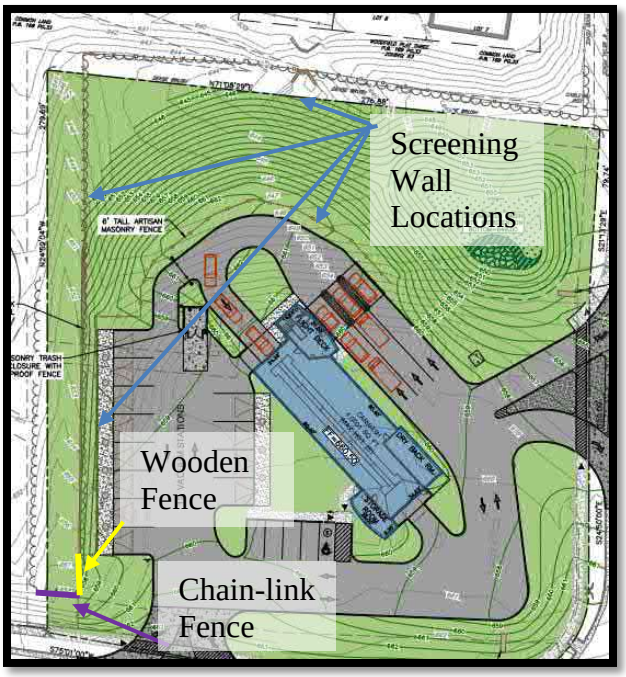


Figure 6: Screening Wall & Fence Locations

Landscaping, Screening, and Open Space

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

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

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

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

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

Figure 7: Existing Fencing Conditions

Lighting

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

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

ARCHITECTURAL REVIEW BOARD INPUT

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

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

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

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

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

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

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

Figure 8: Columbia, Illinois Brite Worx Location at night

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

STAFF RECOMENDATION

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

Figure 9: Color Rendering

MOTION

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

1) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Brite Worx Car Wash."

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

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

VIII.A.

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

Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: July 23, 2018

From: Cassie Harashe, Planner

Location: 14905 Clayton Road

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

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Figure 1: Site Photo

STAFF ANALYSIS

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

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

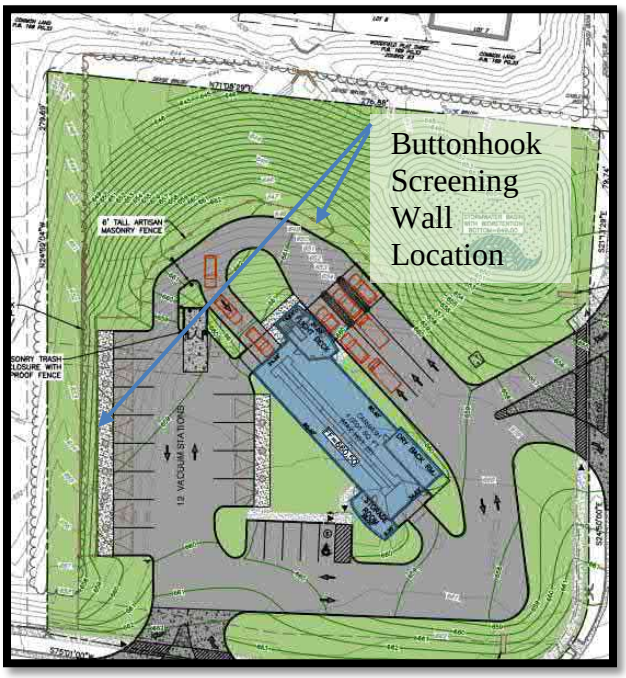


Figure 2: Buttonhook Screening Wall Location

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

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

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

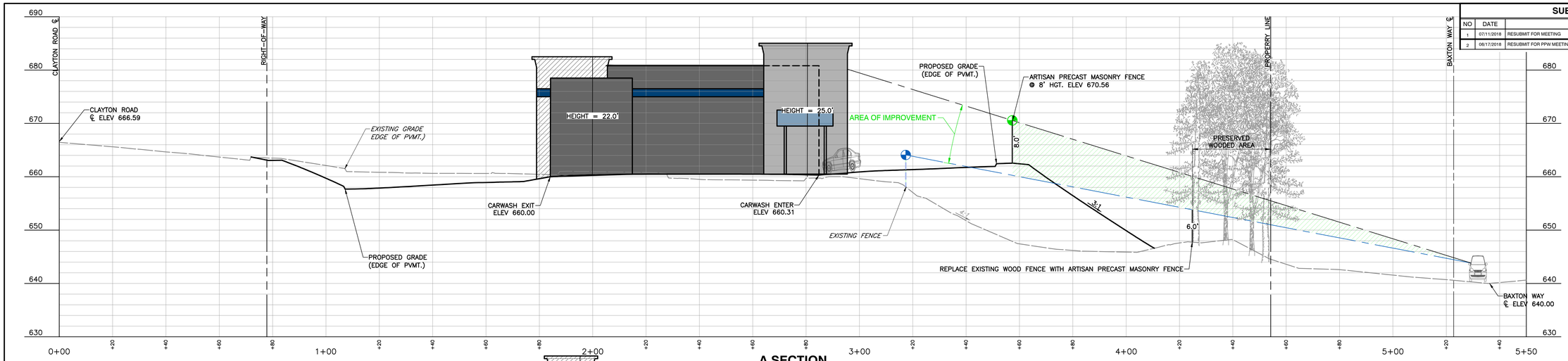
SUBMITTAL & REVISION RECORD		
NO	DATE	DESCRIPTION
1	07/11/2018	RESUBMIT FOR MEETING
2	08/17/2018	RESUBMIT FOR PPW MEETING AUG. 23, 2018

RECEIVED
City of Chesterfield
Aug 20 2018
Department of Public Services

HALFSIZE
PLOTTED @ 11X17

EXHIBIT A

\\SVR-STLOUIS\PROJECTS\2015\153-224\-CADD\DWG\CV02-BW-SDPLAN\153224-CV01 C300.DWG LAST SAVED BY:(CNAGEL) - 8/18/2018 2:14:29 PM, LAST PRINTED BY:(NAGEL, CYNTHIA) - 8/18/2018 2:14:38 PM



A SECTION

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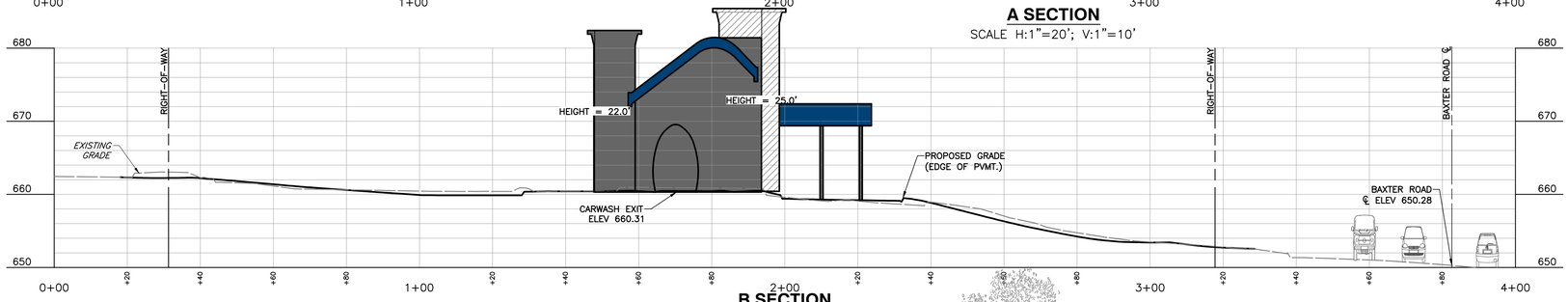

B SECTION

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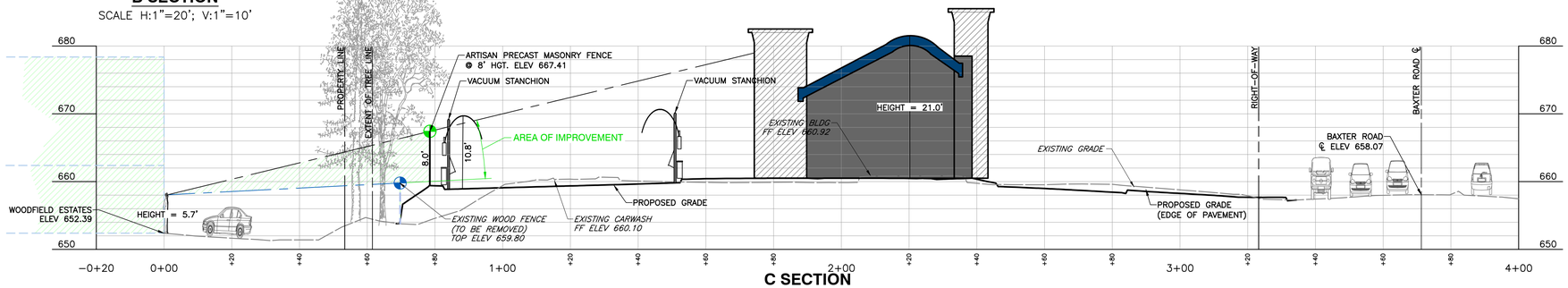

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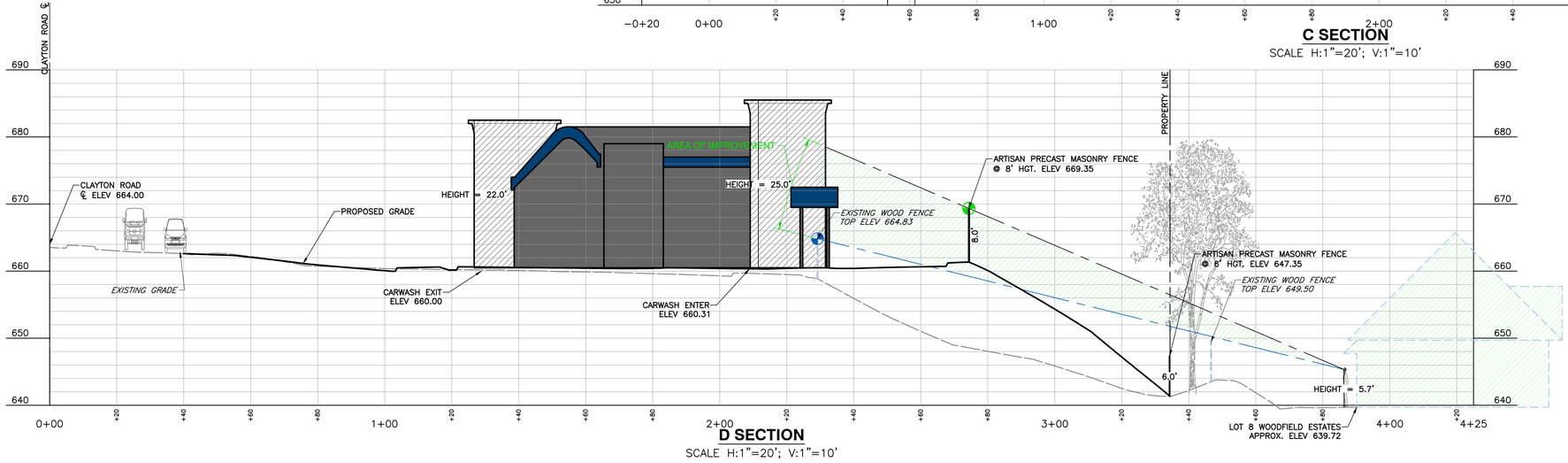


D SECTION

SCALE H:1"=20'; V:1"=10'

HORIZONTAL
SCALE IN FEET
0 20 40

VERTICAL EXAGGERATION OF 2X
SCALE IN FEET
0 10 20

SUBMITTAL & REVISION RECORD

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

HALFSIZE
PLOTTED @ 11X17

RECEIVED
City of Chesterfield
Aug 20 2018
Department of Public Services

EXHIBIT B

SITE DEVELOPMENT PLAN FOR A PROPOSED

BRITE WORX CARWASHERY

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

BENCHMARK

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

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

City of Chesterfield

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES

SCRIPT FOR A SITE DEVELOPMENT PLAN

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

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.69 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

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

(Signature): ____________________

(Name Typed): ____________________

State of ______________)
) 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
(Officer of Corporation)
that he/she is the __________________ of ______________________ a
(Title) (Name of Corporation)
corporation in the State of _________, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said____________________
(Officer of Corporation)
acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in

____________________, the day and year last above written.
(County and State)

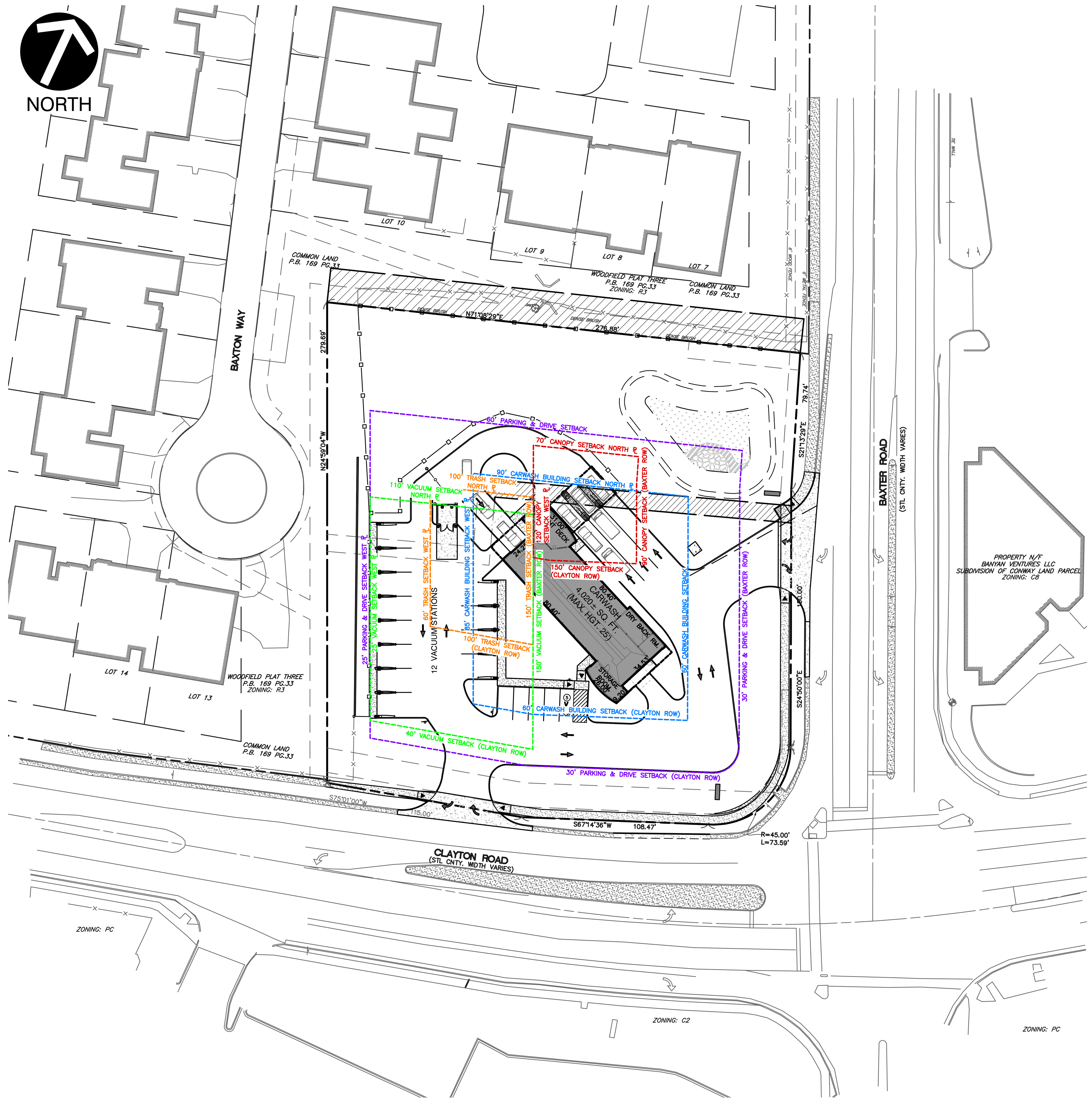
My term expires ____________________.

____
(Notary Public)

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

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

____
Vickie Hass, City Clerk
City of Chesterfield, Missouri



SITE MAP
SCALE 1" = 40'
SCALE IN FEET
0 40 80

NORTH

SITE USGS AND LOCATION MAP

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

DEVELOPMENT NOTES:

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

ZIP- 63017

MSD MAP# 21-R

P-Z- 08-2017

GEOTECHNICAL CERTIFICATION OF COMPLIANCE

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

TIM BARRETT, PE ______ *DATE*

STATE OF MISSOURI – TIMOTHY J. BARRETT – 5/22/18 – NUMBER PE-2011015698 – PROFESSIONAL ENGINEER

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP! CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG!
1-800-DIG-RITE
JULY-20-2011
ISSUED TICKET#: #111952108

KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE

STATE OF MISSOURI – KEVIN T. KAMP – NUMBER PE-2006019670 – 08/17/2018 – PROFESSIONAL ENGINEER

REFERENCE

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

Sheet List Table

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

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

ARCHITECT
OSM, INC.
2190 S. MASON ROAD, SUITE 202
ST. LOUIS, MO 63131
PHONE: (314) 394-2210
CONTACT: STEWART W. MACGREGOR AIA, ALA
EMAIL: osm@att.net

DEVELOPER/OWNER
WALLIS COMPANIES
106 E WASHINGTON
CUBA, MO 65453
PHONE/FAX: (636)549-1602
CELL:
CONTACT: BILL GUFFEY
EMAIL: BGuffey@mail.wallisco.com

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

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

REVISION RECORD

NO	DATE	DESCRIPTION
1	02/12/2018	SUBMITTAL FOR SITE DEVELOPMENT PLAN REVIEW
2	05/23/2018	SUBMITTAL TO PLANNING & PUBLIC WORKS
3	06/20/2018	RESUBMITTAL FOR PLANNING COMMISSION
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6	---	---
7	---	---
8	---	---

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

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

RECEIVED
City of Chesterfield
Aug 20 2018
Department of Public Services

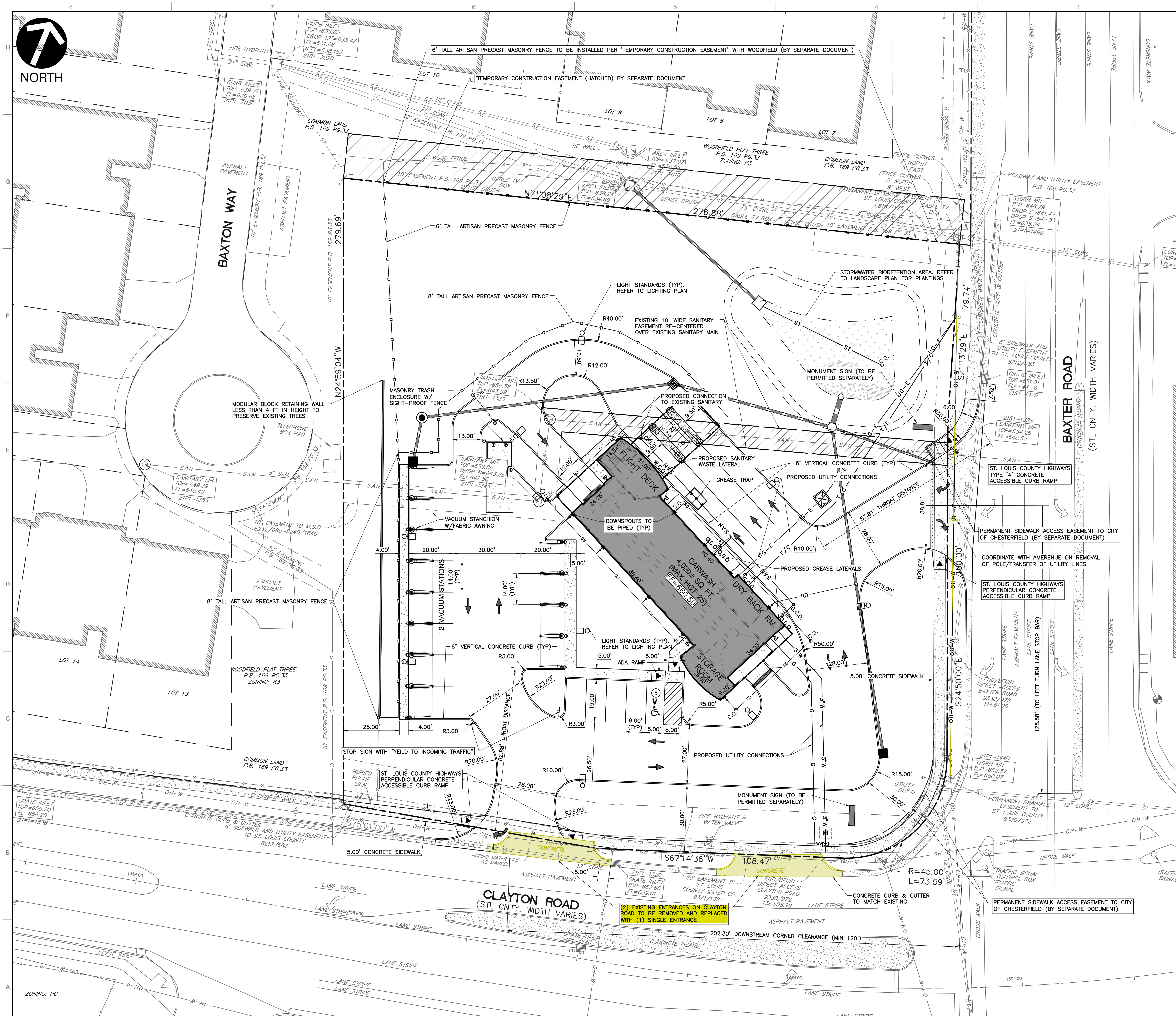
SITE DEVELOPMENT PLAN
BRITE WORX CARWASHERY

COVER

DATE: FEB. 2018 | DRAWN BY:
DWG SCALE: 1" = 30' | CHECKED BY:
PROJECT NO: 153
APPROVED BY:

DRAWING NO.: **C000**
SHEET 01 OF 04

\\SVR-STLOUIS\PROJECTS\2015\153-224\-CADD\DWG\CV02-BW-SDPLAN\153224-CV01 C000.DWG LAST SAVED BY:(CNAGEL) - 8/18/2018 1:17:08 PM, LAST PRINTED BY:(NAGEL, CYNTHIA) - 8/18/2018 1:18:18 PM



ST LOUIS COUNTY HIGHWAYS STANDARD NOTES:

- All proposed improvements shall be constructed to St. Louis County Standards.
- No slopes within St. Louis County right-of-way shall exceed 3 (horizontal) to 1 (vertical).
- Storm water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.
- All proposed access to St. Louis County roads shall meet minimum St. Louis County sight distance requirements.
- All sidewalks and associated accessibility improvements within right-of-way 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/pedestrian path 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 the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, may be required to be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
- Continuous pedestrian access shall be provided during the construction process. Prior to the start of construction, adequate pedestrian access around the site shall be provided and verified. No existing sidewalk shall be removed without providing adequate pedestrian facilities and routes during construction activities.

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

ZIP- 63017

PZ- 08-2017 MSD MAP# 21-R

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

KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE

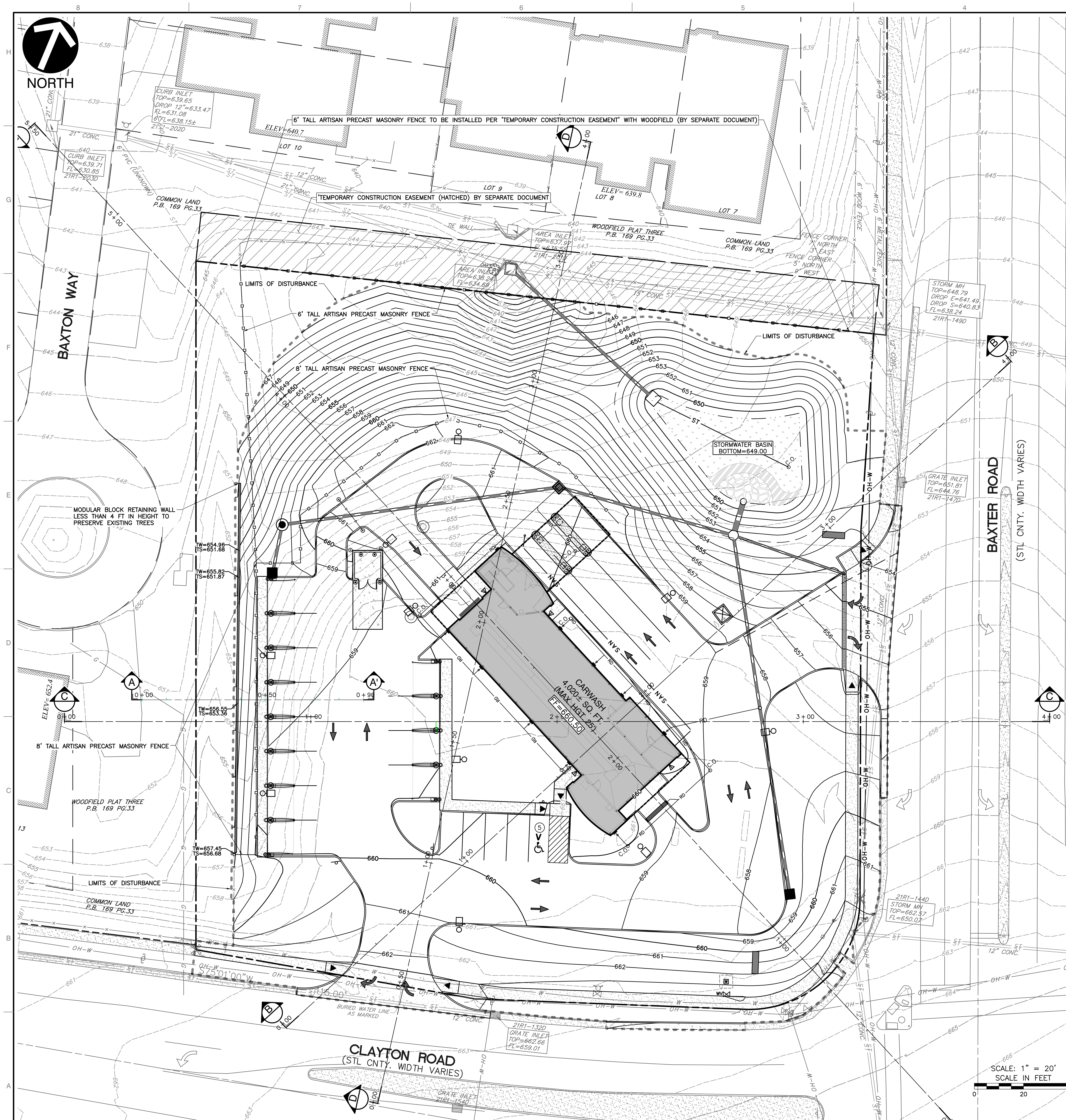
STATE OF MISSOURI
KEVIN T. KAMP
NUMBER
PE-2006019670
08/17/2018
PROFESSIONAL ENGINEER

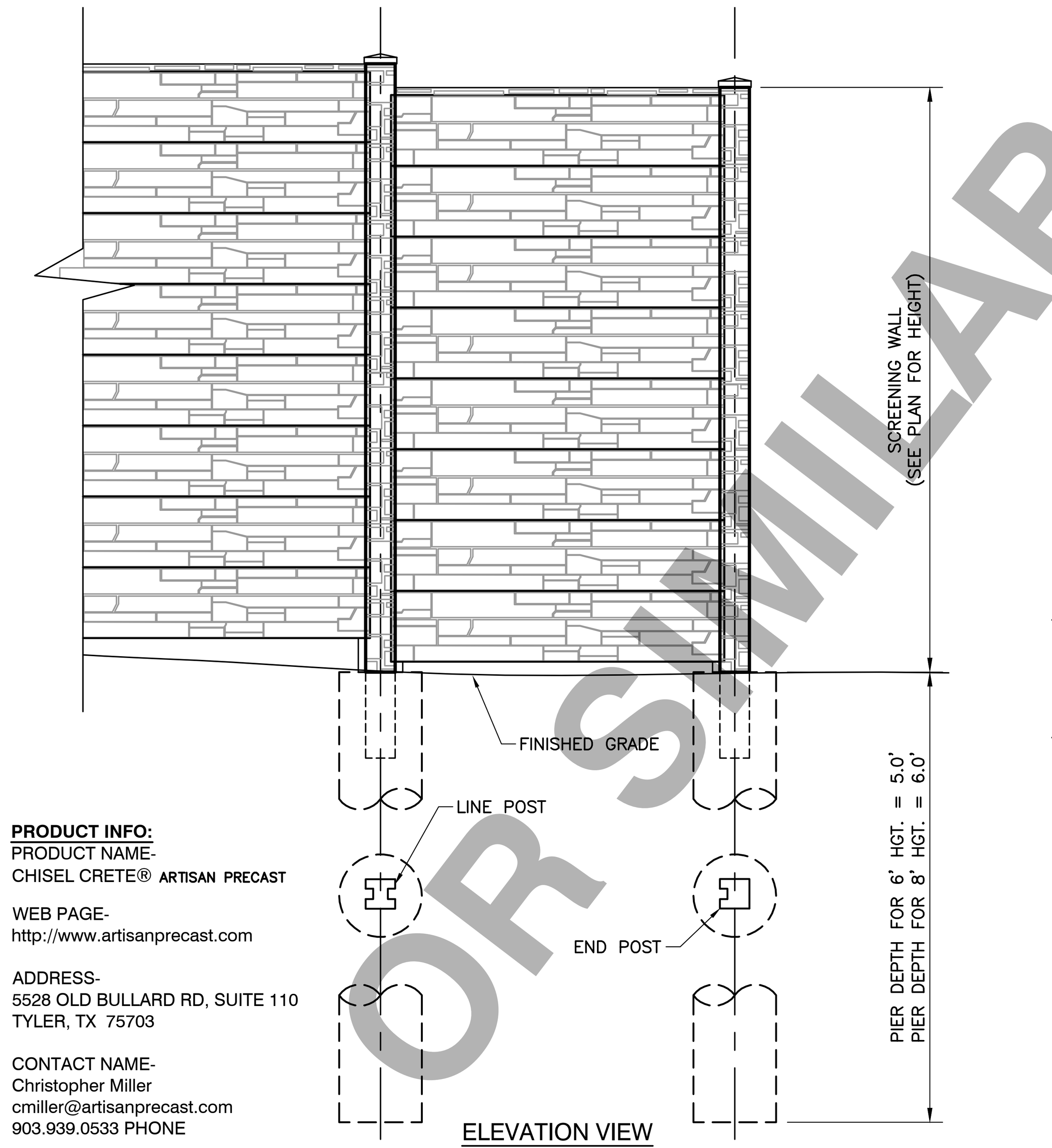
SITE DEVELOPMENT PLAN
BRITE WORX CARWASHERY
14905 CLAYTON ROAD
SITE AND UTILITY PLAN

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

DRAWING NO.:
C200
SHEET 02 OF 04

\\SVR-STLOUIS\PROJECTS\2015\153-224\-CADD\DWG\CV02-BW-SDPLAN\153224-CV01 C200.DWG LAST SAVED BY:(CNAGEL) - 8/18/2018 1:03:51 PM, LAST PRINTED BY:(NAGEL, CYNTHIA) - 8/18/2018 1:18:30 PM





ELEVATION VIEW

PRODUCT INFO:
PRODUCT NAME-
CHISEL CRETE® ARTISAN PRECAST

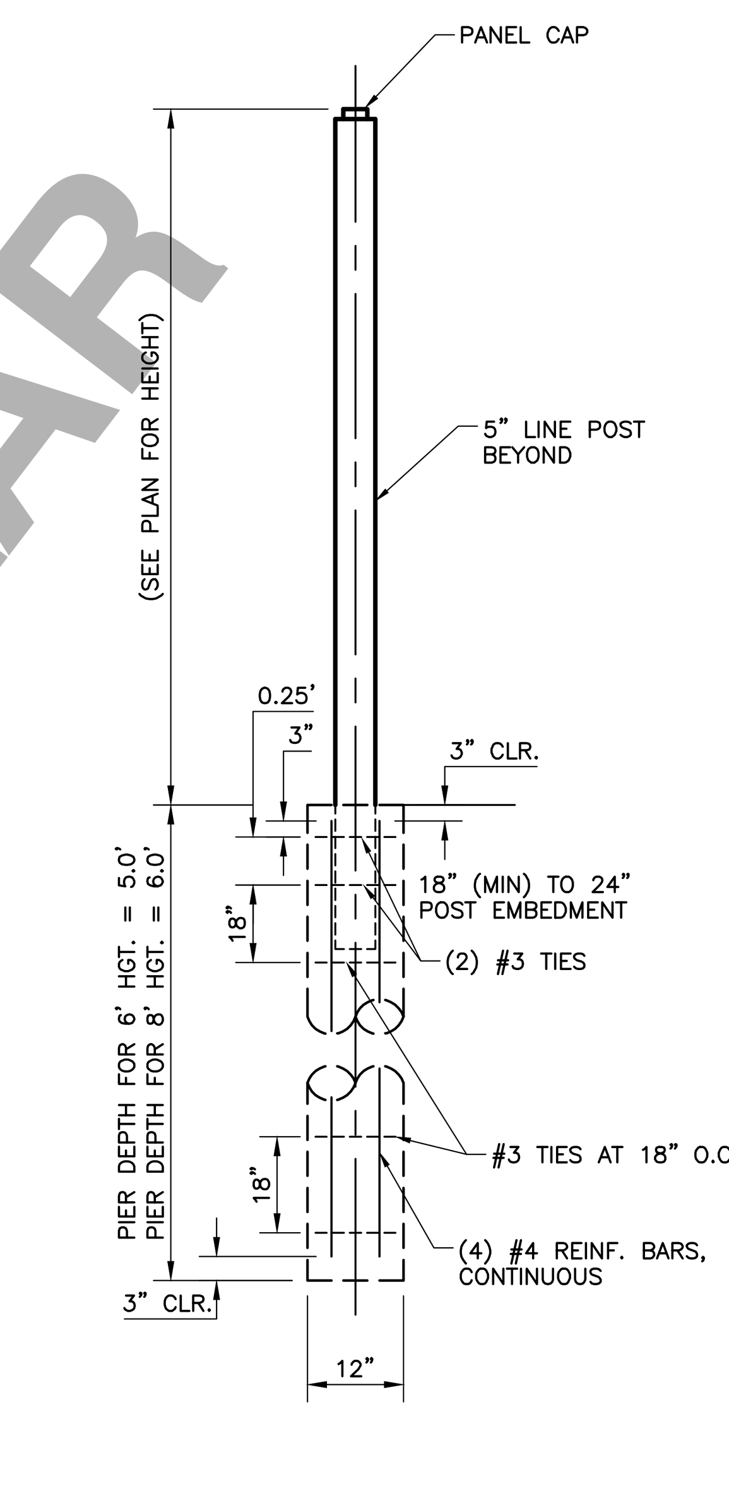
WEB PAGE-
http://www.artisanprecast.com

ADDRESS-
5528 OLD BULLARD RD, SUITE 110
TYLER, TX 75703

CONTACT NAME-
Christopher Miller
cmiller@artisanprecast.com
903.939.0533 PHONE

DETAIL #/ID-
ChiselCrete.dwg**

**NOTE: CONTACT REPRESENTATIVE FOR COMPLETE CONSTRUCTION AND INSTALLATION DETAILS & REQUIREMENTS

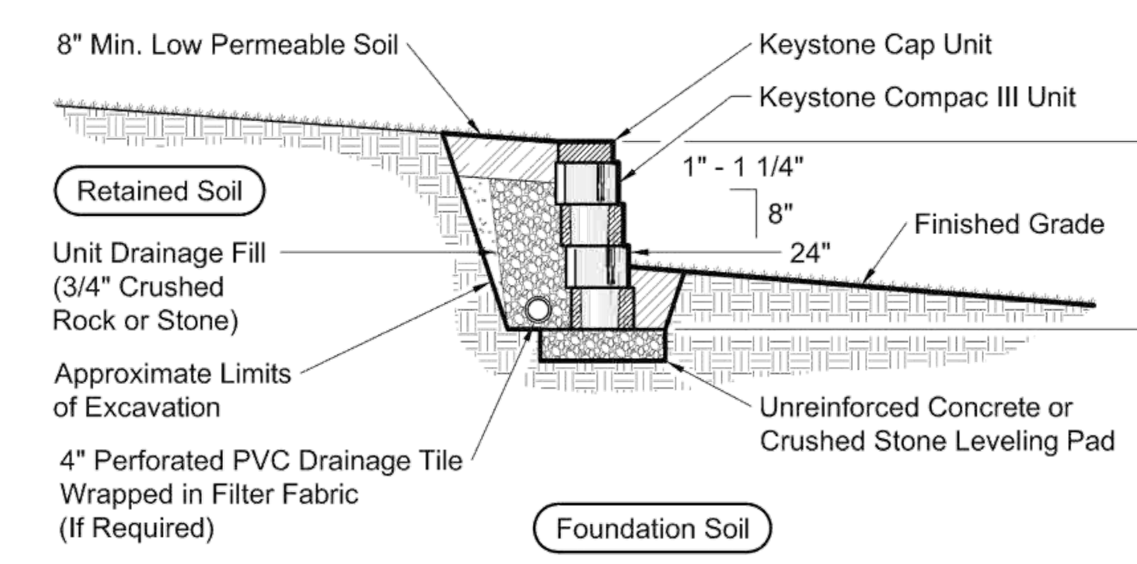


PIER SECTION

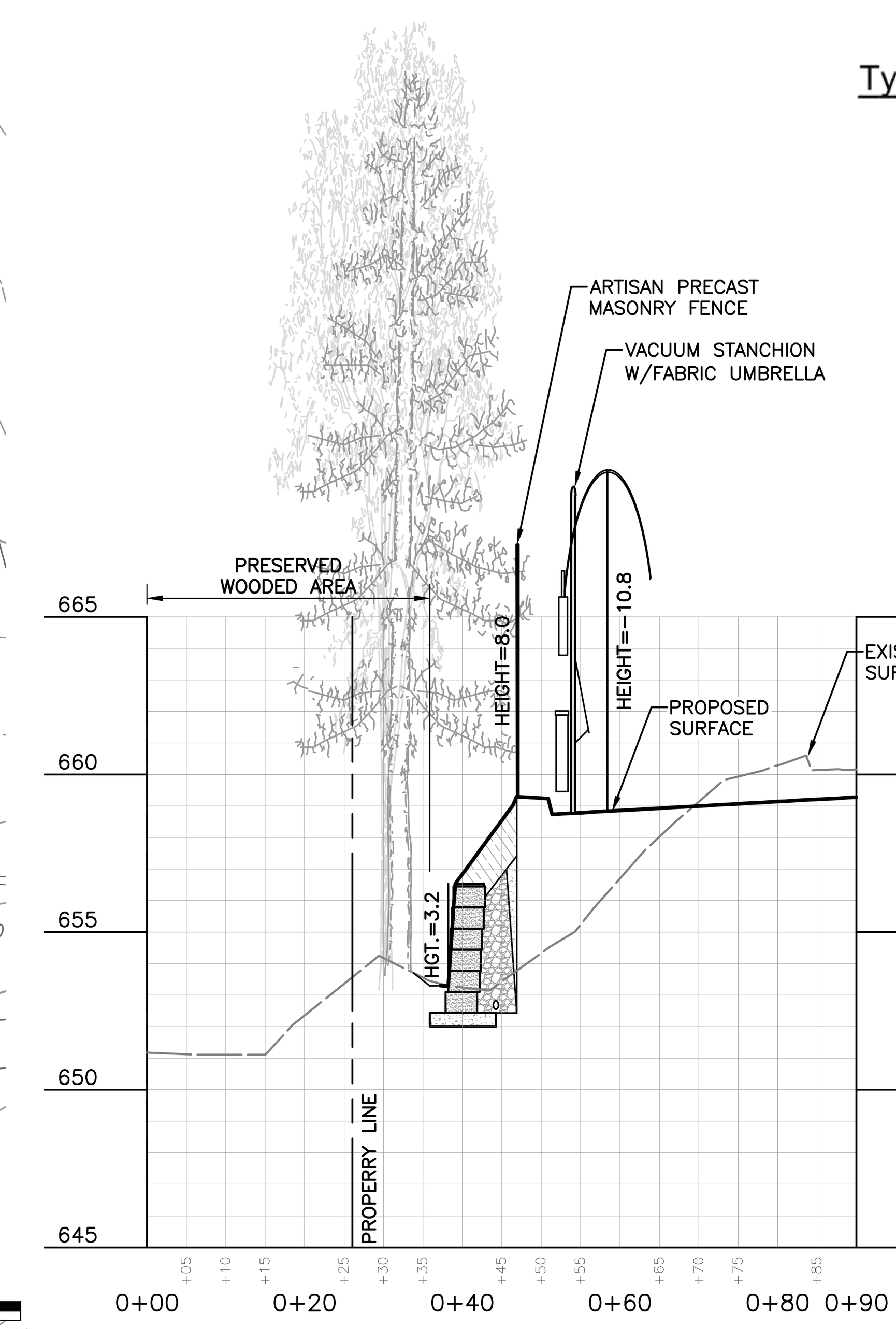
ARTISAN FENCE
PRECAST CONCRETE SCREENING WALL

NOT TO SCALE

Keystone Retaining Wall Systems
Typical Wall Details



Typical Gravity Wall Section
Compac III Unit - 1" Setback



SECTION A-A' WEST WALL PROFILE
SCALE H:1"=20'; V:1"=5'

CALL BEFORE YOU DIG!
1-800-DIG-RITE
JULY-20-2011
ISSUED TICKET#: #111952108

KEVIN T. KAMP
2006019670
*HAND SIGNATURE ON FILE

STATE OF MISSOURI
KEVIN T. KAMP
NUMBER PE-2006019670
08/17/2018
PROFESSIONAL ENGINEER

PZ- 08-2017 MSD MAP# 21-R ZIP- 63017

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

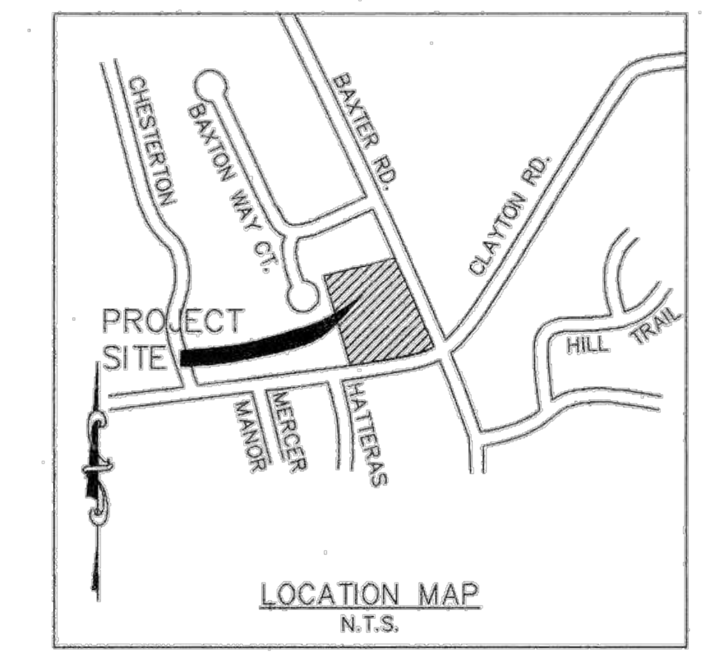
SITE DEVELOPMENT PLAN
BRITE WORX CARWASHERY
14905 CLAYTON ROAD
GRADING PLAN

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

DRAWING NO.:
C300
SHEET 03 OF 04

\\SVR-STLOUIS\PROJECTS\2015\153-224\-CADD\DWG\CV02-BW-SDPLAN\153224-CV01 C300.DWG LAST SAVED BY:(CNAGEL) - 8/18/2018 1:14:22 PM, LAST PRINTED BY:(NAGEL, CYNTHIA) - 8/18/2018 1:18:56 PM

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



GENERAL NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE DEED RECORDED IN BOOK 10024, PAGE 199, TRACT 12, OF THE ST. LOUIS COUNTY RECORDS.

2. THIS PROPERTY IS CURRENTLY VESTED IN THE NAME OF THE ARCH ENERGY, LC ACCORDING TO THE DEED RECORDED IN BOOK 10024, PAGE 199 OF THE ST. LOUIS COUNTY RECORDS.

3. ALL TIES ARE PERPENDICULAR TO THE PROPERTY LINES UNLESS OTHERWISE NOTED.

4. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29189C0256H, WITH AN EFFECTIVE DATE OF AUGUST 2, 1995, THIS PROPERTY LIES WITHIN SFHA ZONE X. ZONE IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

5. UTILITY LOCATIONS BASED ON FIELD MARKINGS BY MISSOURI ONE CALL, TICKET #111952108, AND ABOVE GROUND OBSERVED EVIDENCE. ALL LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY, OTHERS MAY EXIST AND SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION BEGINS.

6. A CURRENT TITLE COMMITMENT WAS NOT FURNISHED FOR THE EXECUTION OF THE SURVEY. THEREFORE THIS PLAT IS SUBJECT TO ALL THE CONDITIONS AND EXCEPTIONS THAT A CURRENT TITLE COMMITMENT MAY REVEAL, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

   A. EASEMENTS OF RECORD.
   B. EASEMENTS OR CLAIMS OF EASEMENTS NOT REVEALED IN THE PUBLIC RECORDS.
   C. RIGHTS OR CLAIMS OF RIGHTS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORD, IF ANY.
   D. DEFECTS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY. THIS SURVEY IS ALSO SUBJECT TO ANY CONVEYANCES OR TAKINGS, NOT REVEALED BY THE COUNTY ASSESSOR'S OFFICE, RIGHTS OF WAY, SETBACK LINES, COVENANTS, RESTRICTIONS AND ZONING ORDINANCES.

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

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

LEGAL DESCRIPTION

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

BEGINNING AT THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF BAXTER ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 OF THE ST. LOUIS COUNTY RECORDS WITH THE NORTHERN LINE OF A TRACT OF LAND CONVEYED TO SOCONY MOBIL OIL COMPANY, BY DEED RECORDED IN BOOK 4921, PAGE 476 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 13 MINUTES 29 SECONDS EAST, 79.74 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 24 DEGREES 50 MINUTES 00 SECONDS EAST, 150.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AN ARC DISTANCE OF 73.59 FEET (CHORD OF SOUTH 22 DEGREES 02 MINUTES 01 SECONDS WEST, 65.66 FEET) TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF CLAYTON ROAD, AS WIDENED BY DEED RECORDED IN BOOK 8202, PAGE 1238 AS AFOREMENTIONED; THENCE ALONG SAID NORTHERN LINE, SOUTH 67 DEGREES 14 MINUTES 36 SECONDS WEST, 108.47 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 75 DEGREES 01 MINUTES 00 SECONDS WEST, 115.00 FEET TO THE WESTERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT; THENCE ALONG SAID WESTERN LINE, NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST, 279.69 FEET TO THE NORTHWEST CORNER THEREOF, THENCE ALONG THE NORTHERN LINE OF SAID SOCONY MOBIL OIL COMPANY TRACT, NORTH 71 DEGREES 08 MINUTES 29 SECONDS EAST, 276.88 FEET TO THE POINT OF BEGINNING, CONTAINING 76,050 SQUARE FEET.

SURVEYOR'S CERTIFICATE

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

STATE OF MISSOURI
DENNIS C. FRAZIER
NUMBER LS-2002000247
REGISTERED LAND SURVEYOR

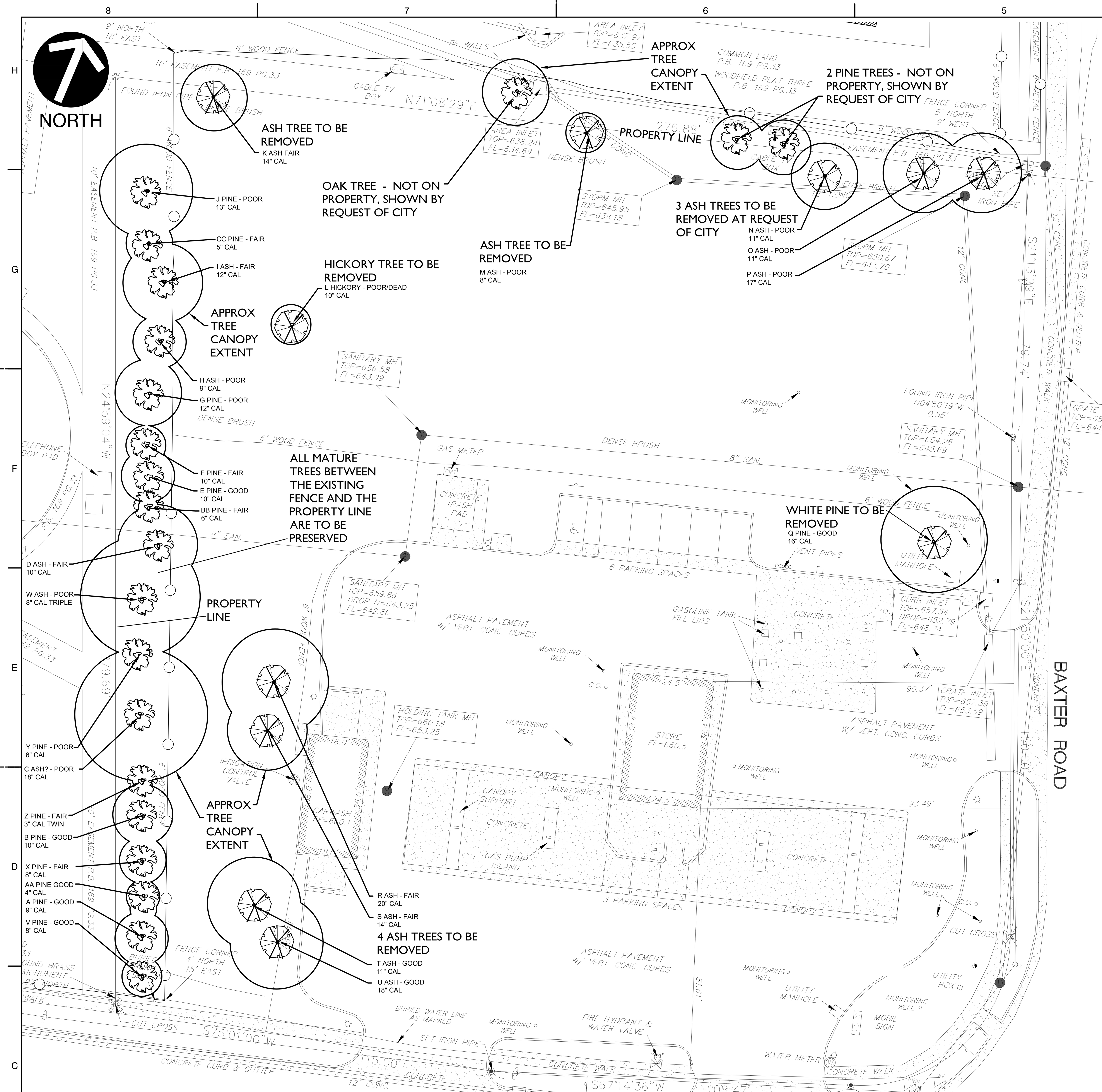
[illegible] 8/9/11

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

NORTH

SCALE : 1" = 20'
0' 10' 20' 40'

PREPARED FOR: CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 4848 PARK 370 BLVD., SUITE F HAZELWOOD, MO. 63042	DATE: 08/02/11 SCALE: 1"=20' PROJECT NO: 11-1045 FILE NAME: 11-1045.DWG	PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY	
DRAWING NO.: **C400** SHEET 04 OF 04	REV-1: REV-2: REV-3: REV-4:	FRAZIER LAND SURVEYING SERVICES, INC. 705 BALLANTRAE DRIVE WENTZVILLE, MO. 63385 PHONE: 636-332-0610 FAX: 636-332-0710	SHEET: 1 OF 1



TREE STAND DELINEATION PLAN

TOTAL SITE AREA = 1.746 ACRES

WOODLAND CALCULATIONS (TOTAL TREE CANOPY NOT INCLUDING TREES TO BE REMOVED AT THE REQUEST OF THE CITY.)
TOTAL TREE CANOPY = 8510 SF
TREE CANOPY REQUIRED TO BE PRESERVED 30%
TOTAL TREE CANOPY TO BE PRESERVED = 5148 SF = 60%

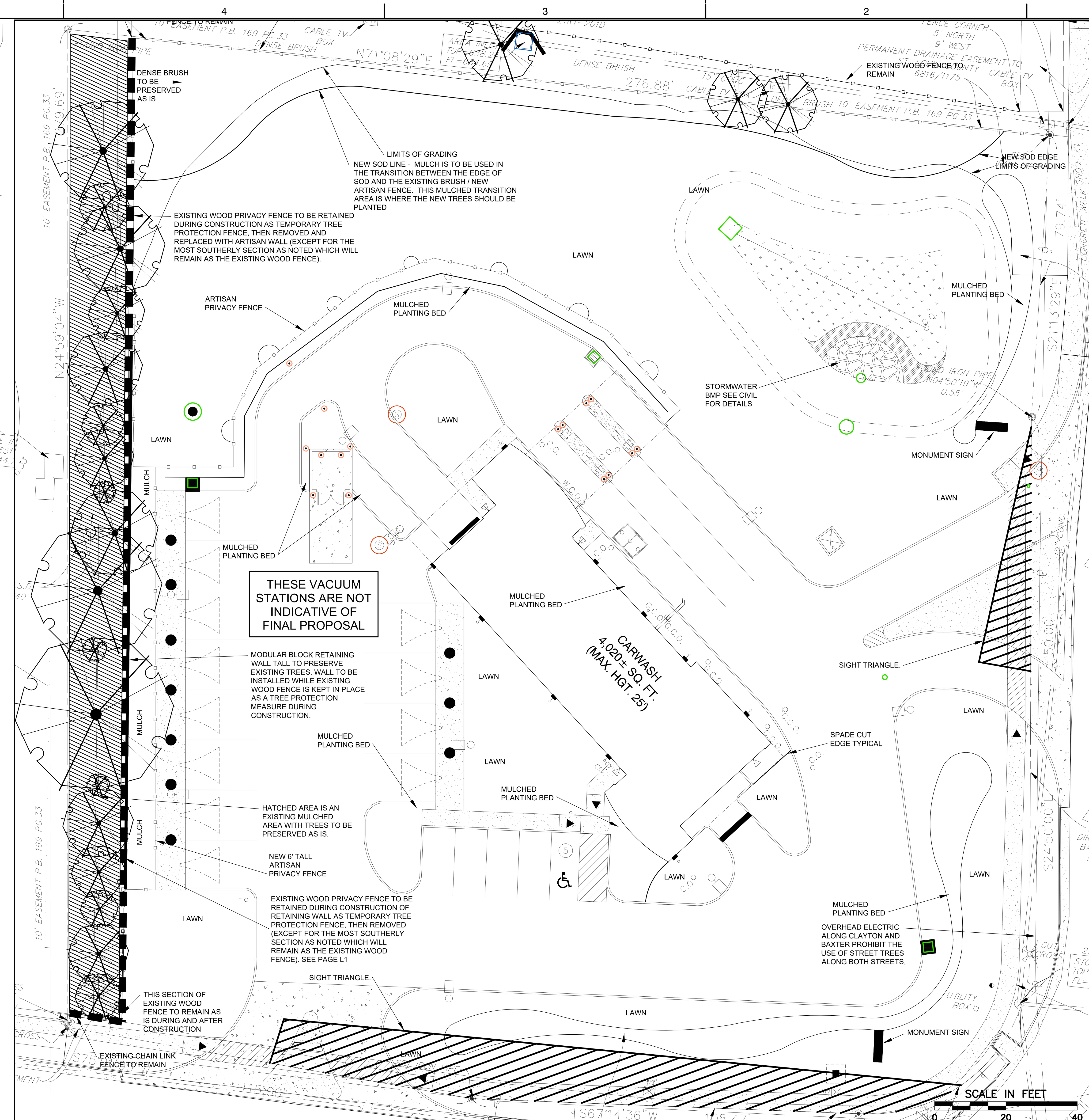
INDIVIDUAL TREE PRESERVATION CALCULATIONS
EXISTING TREES ON SITE 24 TREES (NOT INCLUDING TREES TO BE REMOVED AT THE REQUEST OF THE CITY.
TREES TO BE REMOVED = 6 TREES
TREES TO BE PRESERVED AND PROTECTED = 18 TREES = 75%

NOTE: ON FEBRUARY 24, 2017, KATIE ASTROTH (ENVIRONMENTAL BIOLOGIST) FROM CEC ASSESSED THE PROPERTY LOCATED AT 14905 CLAYTON RD, CHESTERFIELD, MISSOURI FOR TREE CANOPY COVER. TREES AND VEGETATION BOUNDARIES WERE GEOREFERENCED WITH A TRIMBLE GEO7X GPS UNIT AND PHOTOGRAPHED. BELOW IS A BRIEF DESCRIPTION OF THE FINDINGS.

THE NORTHERN PORTION OF THE PROPERTY (NORTH OF THE PARKING LOT) CONTAINS PRIMARILY DENSE BUSH HONEYSUCKLE AND INVASIVE VINES. WITHIN THIS AREA, THERE ARE ONLY 5 TREES (ASH TREES) OVER 6 INCHES IN DIAMETER. THESE TREES RANGED FROM FAIR TO VERY POOR CONDITION.

ALONG THE WESTERN EDGE OF THE PROPERTY (WEST OF THE PRIVACY FENCE) ARE MATURE TREES WITHIN A WELL MAINTAINED LANDSCAPED AREA. CANOPY COVER WITHIN THIS AREA IS APPROXIMATELY 80%. TREES CONSISTED OF PINE, ASH, OAK, SWEETGUM, AND PEAR. ALL TREES APPEARED TO BE IN GOOD CONDITION.

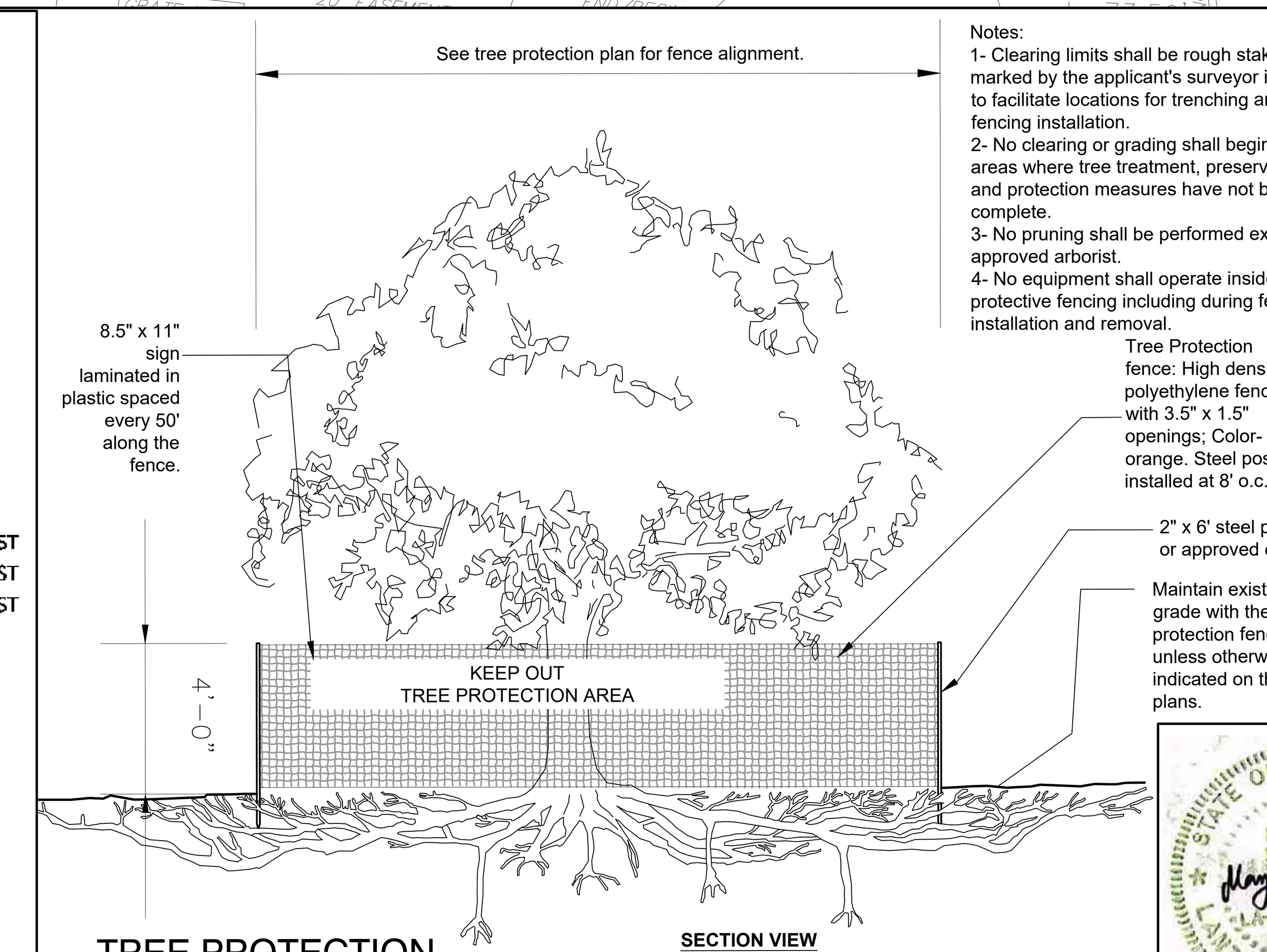
SIX INDIVIDUAL TREES WERE ALSO LOCATED ALONG THE PERIMETER OF THE PARKING LOT. ONE PINE LOCATED NEAR THE NORTHEAST CORNER AND FIVE ASH LOCATED ALONG THE PARKING LOT'S WESTERN EDGE. ALL FIVE TREES WERE IN GOOD CONDITION.



TREE PRESERVATION PLAN

EXISTING TREE DATA

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



TREE PROTECTION

NTS

Notes:
1- Clearing limits shall be rough staked or marked by the applicant's surveyor in order to facilitate locations for trenching and fencing installation.
2- No clearing or grading shall begin in areas where tree treatment, preservation, and protection measures have not been complete.
3- No pruning shall be performed except by approved arborist.
4- No equipment shall operate inside the protective fencing including during fence installation and removal.

STATE OF MISSOURI
MARY E. DEWEESE
NUMBER LA-2003001613
LANDSCAPE ARCHITECT
[illegible]
6/12/18

REVISION RECORD

NO	DATE	DESCRIPTION
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2	6/12/18	REVISIONS AS PER CITY
3	---	---
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8	---	---

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

ZIP- 63017

PZ- 08-2017 MSD MAP# 21-R

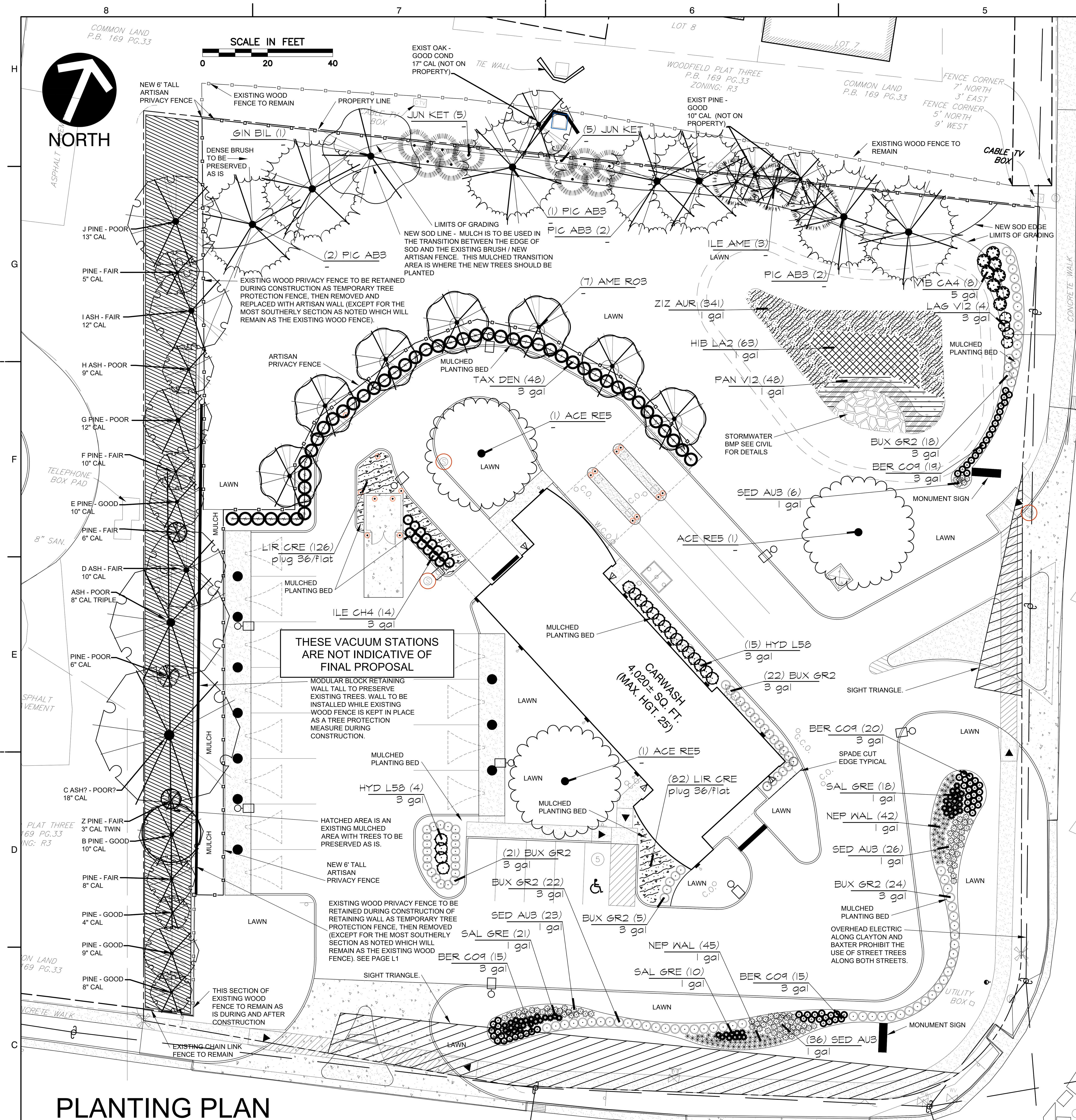
WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

RECEIVED
City of Chesterfield
Aug 20 2018
Department of Public Services

SITE DEVELOPMENT PLAN
BRITE WORX CARWASHERY
14905 CLAYTON ROAD
TSD & TPP

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

DRAWING NO.: L1
SHEET 01 OF 03



PLANTING PLAN

PLANT SCHEDULE

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

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

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

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

EXISTING TREE TO REMAIN = 18

NOTE:

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

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

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

PLANTING, WATER and MULCH REQUIREMENTS FOR BIO-RETENTION AREA

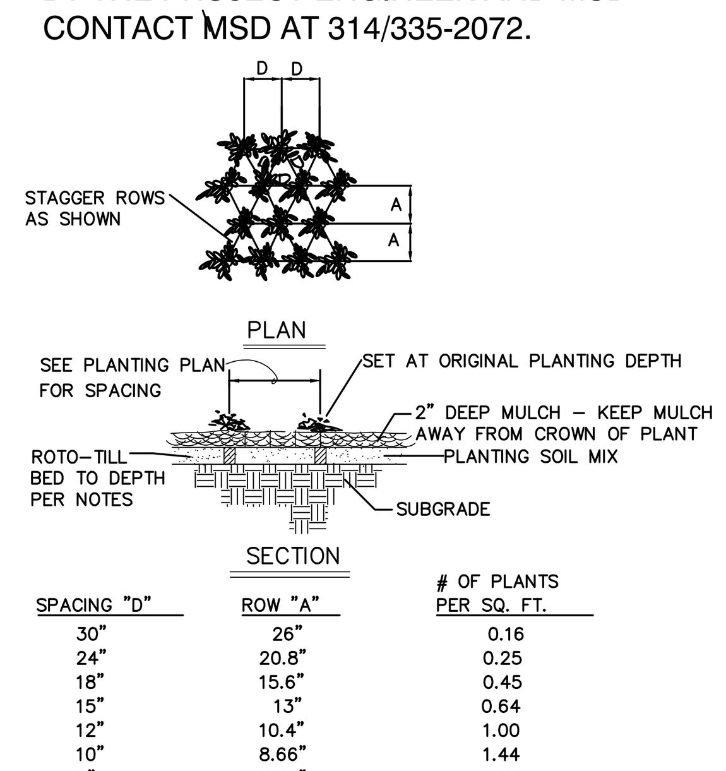
	WATER AVAILABILITY	REQUIRED PLANTING PERIOD	MINIMUM CONTAINER SIZE	WATER REQUIREMENT FIRST 3 WEEKS *	WATER REQUIREMENT AFTER 3 WEEKS *	MAXIMUM MULCH DEPTH
	NO AVAILABILITY TO WATER AFTER	LATE FEB. - APRIL ONLY	2.25"x3.75" OR LARGER	WATER EACH PLUG IMMEDIATELY		1.5" FOR PLUGS
ONLY USED IF RAIN GARDEN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

* THIS WATER AMOUNT INCLUDES NATURAL RUNOFF. IF YOU GET 1/2" OF RAIN, THEN YOU WILL NEED TO ADD 1/2" OF WATER TO MEET THE 1" REQUIREMENT.

** REQUIRES TRANSPORT OF WATER TO THE PLANTING SITE IN LARGE CONTAINERS AND POURING ENOUGH WATER ONTO EACH PLANT (AFTER PLANTING) TO MOISTEN THE ENTIRE PLANTING PIT.

*** PLANTS ARE ESTABLISHED WHEN ROOTS HAVE GROWN OUT OF THE CONTAINER SOIL AND INTO THE NATIVE SOIL BY 3"-5". THIS NORMALLY TAKES 3-4 MONTHS FOR MOST PERENNIALS AND GRASSES AND UP TO 6-7 MONTHS FOR MOST TREES AND SHRUBS.

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



SPACING "D"	ROW "A"	# OF PLANTS PER SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
15"	13"	0.64
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25

BIO-RETENTION PLANTING DETAIL

N.T.S.

Maintenance plan @ rain garden AND/OR bio-retention basin:

Routine inspections and attention to maintenance needs are required in both rain gardens and bio-retention basins if they are to function properly and as designed. As the plant material matures, however, the amount of maintenance decreases. A properly trained team of lawn maintenance contractors should be able to maintain the system properly. The bottom line: rain gardens and bio-retention basins do not require as much maintenance as a lawn.

The primary maintenance involves inspecting the beds on a regular basis and repairing damage and/or replacing plant material as needed. Each of these areas require minimal use of pesticides, fertilizers and supplemental watering. Over time, the plant growth, root establishment and organic decomposition will create a natural soil horizon. This will result in the need for less maintenance and a longer life span.

After installation of all plant material, water the plants daily for at least two weeks. Thereafter, the system will need about 1" of natural rainfall or supplemental watering until it is established. Initially, weeding (bi-weekly) of new rain gardens/bio-retention basins is critical for the first few months after the planting is completed. Mulch will help to keep weed germination and erosion issues to a minimum. It is very important to re-mulch all void areas and to maintain a good coverage.

Accumulation of sediment is a sign that the system is working properly. However, sediment and debris removal (approximately twice a year), especially at the point of inflow, will be the most important task thereafter to maintain the rain gardens and bio-retention basins. Replacement of dead plant material, repair of soil erosions, annual re-mulching with pea gravel, unclogging drains and the repair of the overflow structures may be necessary as they develop and mature. Unfortunately, over the span of about ten (10) years, the soils may need to be replaced due to the exchange capacity of the cells as they become closed and the drainage qualities will deteriorate.

Dense shrub growth will increase the filtering capacity. Scruffy or discolored plants should be cut back after the spring growth is 6" tall. If possible, raising a mower deck to a height of 6" will make this job easier. By deadheading the flowers, new growth will result. Leaving seed heads and fruit should be encouraged to provide winter interest, bird food and wildlife coverage.

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

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

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

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

Tasks schedule:

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

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

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

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

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

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

STATE OF MISSOURI
MARY E. DEWEESE
NUMBER LA-2003001613
LANDSCAPE ARCHITECT
6/13/18

REVISION RECORD

NO	DATE	DESCRIPTION
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ZIP- 63017

PZ- 08-2017 MSD MAP# 21-R

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

SITE DEVELOPMENT PLAN
BRITE WORX CARWASHERY
14905 CLAYTON ROAD
PLANTING PLAN

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

DRAWING NO.: L2

SHEET 02 OF 03

D:\PASSTHROUGH\2018 ACORN\CEC CHESTERFIELD CARWASH\ACORN PRELIM DESIGNS 1ST REVISION\PRELIM LANDSCAPEAH FINAL MOVED ARTISAN FENCE TO PROP LINE.DWG LAST SAVED BY:(MARY) – 6/12/2018 10:57:49 AM, LAST PRINTED BY:(MARY DEWEESE) – 6/12/2018 11:27:40 AM

Irrigation Guidelines

Landscape and turf areas are to have an automated irrigation system installed in all landscaped and turf areas except those within the tree protection zone on the west side of property.. No irrigation heads or lines are to be placed outside of the property boundary, although the spray patterns should be adjusted to irrigate ROW to extent possible.

A "Watersense" approved 'smart' controller is to be used to conserve water use.

All areas to be water efficient drip or micro spray heads when possible. Avoid the over use of long distance spray heads or overspray onto hard surfaces.

The sprinkler system shall be designed to avoid watering hardscape areas.

Pressure regulator valves or modules shall be used on laterals that have an excess of pressure.

When activated sprinkler nozzles shall extend at least four inches above the soil line in turf areas unless otherwise requested by the owner. With tall fescue it is highly encouraged to use 6 inch pop-ups.

Separate irrigation blocks/zones should be designed and installed for turf areas and mulched bed areas

Turf areas and mulched bed areas shall be set on separate controller programs and schedules.

Low-head drainage problems shall be controlled with the appropriate irrigation check valve equipment.

Matched precipitation rate nozzles shall be used when available otherwise the precipitation rate shall be balanced with the appropriate laterals (blocks) and nozzles.

Swing joints shall be used on all rotary-type sprinklers in excess of 4 gallons per minute.

Drip emitters and bubblers shall be placed at the proper location to water the root ball

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

Microspray/microsprinkler emitters shall be placed to accommodate the root growth of the plant. Additional emitters will be installed by others as the plant root systems extend in radius.

A Xeri-Pop™ micro-spray pop-up or similar implement should be considered on each buried drip zone to ensure ease of determining if the particular system is functional.

Filtration shall be provided as follows:

For non-potable water, adequate filtration shall be installed for all irrigation systems based on manufacture recommendations.

The contractor shall provide sufficient irrigation to all plant materials until final acceptance by the Owner.

Prior to project acceptance by the Owner, the contractor shall:
Program the "Smart" controller to ensure efficient and proper irrigation.

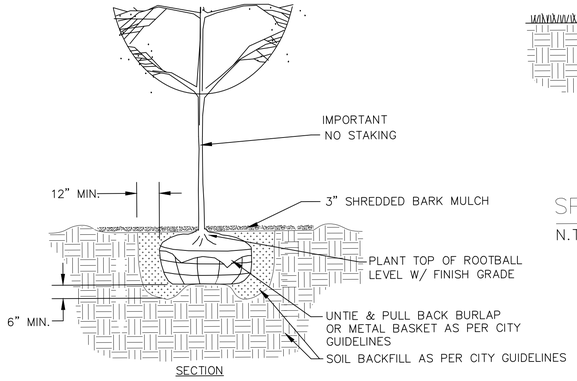
Provide the Owner with an as-built drawing of the irrigation system.

Provide the Owner a copy of the "Smart" controller manual.

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

Prior to project acceptance by the Owner, the contractor shall be responsible for the irrigation schedule.

PLANTING DETAILS

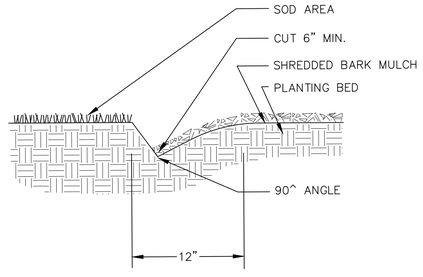


SECTION

NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. DO NOT DISTURB ROOT BALL WHEN PLANTING OR STAKING.
3. WATER THOROUGHLY FOLLOWING PLANTING.

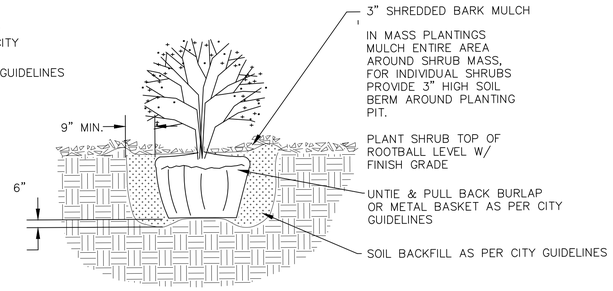
TREE PLANTING

N.T.S.



SPADE CUT EDGE

N.T.S.



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SHRUB PLANTING

N.T.S.

NOTES -

ALL LANDSCAPE AREAS OUTSIDE OF MULCHED BEDS TO BE SODDED

MECHANICAL IN GROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPED AREAS INCLUDING TURF AND PARKING LOT ISLANDS, EXCEPT AREA WITHIN TREE PROTECTION ZONE SO AS NOT TO DISTURB EXISTING TREES IN THAT LOCATION.

ALL SUBSTITUTIONS NEED TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

NO TREES ON THIS PLAN ARE TO BE STAKED

CONTRACTOR RESPONSIBLE FOR LOCATING ALL UTILITIES. CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER SITE FEATURES CAUSED BY ANY MEANS OF THE LANDSCAPE CONTRACTOR OR LANDSCAPE SUBCONTRACTORS.

SEE PLANTING DETAILS AND SPECIFICATIONS

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

LANDSCAPE PLANTING SPECIFICATIONS

PART 1 - GENERAL

1.1 DESCRIPTION

The WORK under this Section includes providing all labor, materials, tools, and equipment necessary to furnish and install all trees, shrubs, perennials, ornamental grasses and groundcovers called for in the Planting Plan.

PART 2 - PRODUCTS

2.1 PLANTS
A. Plants shall be nursery-grown unless otherwise specifically permitted in each instance.American Association of Nurserymen Standard ASA Z 60.1 shall apply.
B. Upon completion of the WORK and prior to the final acceptance invoices or written statements from the suppliers showing the name of materials received or shipped, shall be presented to the OWNERS REPRESENTATIVE for a final check as to conformance to these Specifications.
C. Plant material shall conform to state and federal laws relating to inspection for diseases and insect infestation, and shall conform to the American Standard for Nursery Stock.
D. Plants shall have normal, well-developed branches and be densely foliated when in leaf. Plants shall be vigorous and free from defects, disease, insect pests, eggs or larvae, sun-scaled, injuries and abrasions of the bark. Plants shall have well-developed root systems.
E. Plants shall be container grown or burlap balled. Freshly dug plants, heeled in plants or plants from cold storage shall not be accepted. Trees that have their leader cut, or are so damaged that cutting is necessary, shall not be accepted.

2.2 SUBSTITUTIONS
A. Substitutions will be permitted only with prior approval of the landscape architect

2.3 BALLED AND BURLAPPED PLANTS
A. Balled and burlapped plants shall be contained in firm natural balls of earth, of sufficient diameter and depth to include all fibrous and feeding roots. Plants in which the ball has bee broken or cracked, either before or during planting operations, will not be accepted.
B. Balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet peat moss, wet sawdust, or wet ground bark.
C. Roots or balls of plants shall be protected from sun and drying winds.
D. Bundles of plants shall be opened and the plans separated before the roots are covered. Care shall be taken to prevent air pockets among the roots. During plating operations, bare roots shall be covered with canvas, hay, or other approved material.

2.4 PLANTING SOIL
A. Planting soil shall be composed of a mixture of one part topsoil and one part rotted manure or peat.

2.5 FERTILIZER
A. Fertilizer shall be a standard commercial grade of organic or inorganic fertilizer containing the following percentage of total nitrogen, available phosphoric acid and water soluble potash: 14-14-14, furnished in standard unopened containers with weight, name of plant nutrients, and manufacturer's guaranteed statement of analysis clearly marked in accordance with state and federal laws.

2.6 MULCH
A. Mulch shall be ground hardwood, free from weed seeds, tannin, or other compounds detrimental to plant life. Mulch shall have a size range of one-fourth to one-inch, with a maximum of 50% passing a one-half-inch screen.

PART 3 -3 EXECUTION

3.1 PLANTING SEASONS
A. All planting shall be performed between March 1st and May 30th or between September 1st and November 15th, unless otherwise authorized in writing by the OWNERS REPRESENTATIVE.

3.2 INSPECTION OF PLANT MATERIAL.
A. Plants shall be subject to inspection by the owners representative and approval upon delivery as to size, quality, species, and variety. Approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the WORK, for reasons of size, condition of ball or roots, diseases, insects, latent defects, or injuries. Plants that meet the measurements specified, but do not possess a normal balance between height and spread, shall be rejected. Rejected plants shall be removed from the site immediately.

3.3 PLANTING PITS
A. Excavate circular pits with vertical sides to a diameter at least two feet greater than the rootball and no more than 2 inches greater in depth.

3.4 MULCHED LANDSCAPE BED PREPARATION
A. All mulched landscape bed areas are to have 2 inches of planting soil thoroughly mixed with fertilizer at the rate of one pound of fertiliizer per then cubic feet of planting soil. This mixture shall be applied and tilled into the top 6 inches of soil. After tilling a 2 to 3 inch layer of mulch is to be spread over entire planting bed area. All landscape bed areas to have a space cut edge and shall be protected from lawn seed contamination from adjacent lawn seeding operations if applicable. Final grades with mulch layer shall conform to grading plan. It is the contractors responsibility to remove soil before bed prep if necessary so that the final grades of the landscape beds are flush with the surrounding soil levels and allow for water flow as shown on the grading plan.

3.5 PLACEMENT AND BACKFILL FOR INDIVIDUAL TREES AND SHRUBS
A. Before plant placement, thoroughly mix fertilizer with planting soil at the rate of one pound of fertilizer per ten cubic feet of planting soil. Backfill pit with one foot of planting soil or until original root crown soil line is flush with, or slightly above, finished grade when plant is set in pit. Place plant in center of pit in upright position. When pit has been backfilled approximately two thirds full, water thoroughly, saturating rootball and eliminating all air pockets. Complete backfill around rootball with soil mixture and bring to finish grade while flooding with water. After backfilling, apply fertilizer to surface around periphery of plant rootballs at the rate of ten pounds per 1,000 square feet.

3.6 TREE STAKING
A. Do NOT stake any trees.

3.7 MULCHING
A. All planting pits shall be mulched to a three inch depth in a 30-36-inch circle. Mulch shall be applied within two days after planting. Mulch shall not come in contact with the tree or shrub bark. Volcano type mulching will not be accepted.

3.8 MAINTENANCE
A. Maintenance of all plants shall be required from the time of planting until the initial acceptance. Maintenance shall include watering, weeding, resetting plants to proper grades or upright position and removal of dead materials. No plants will be accepted unless they show a healthy growth and satisfactory foliage condition.

3.9 GUARANTEE
A. The CONTRACTOR shall provide 100% replacement guarantee for a period of one year, beginning at the date of initial acceptance by the OWNERS REPRESENTATIVE. At the end of the guarantee period and upon written request from the CONTRACTOR, the OWNERS REPRESENTATIVE will make final inspection. The OWNERS REPRESENTATIVE will ensure the plants are health, showing satisfactory growth and, in general, show signs of developing into healthy, mature representatives of their species. The CONTRACTOR shall remove and replace promptly any plant material that is dead or not showing satisfactory growth.
B. Any necessary repairs under the guarantee shall be made within thirty days after receiving notice of need, weather permitting. In the event the CONTRACTOR does not make repairs accordingly, the OWNER, without further notice, may provide materials and labor to make such repairs at the expense of the CONTRACTOR. The replacement shall be on the same variety, size and character as specified for original planting. If approved by the OWNERS REPRESENTATIVE, trees may be replanted at start of next year's planting season. In such cases, the CONTRACTOR shall remove dead trees immediately.

END OF SECTION

LAWN SODDING SPECIFICATIONS

PART 1 - GENERAL

1.1 SCOPE OF WORK
A. Furnish all materials, tools, equipment, and labor for preparation of the sod bed, sodding the lawn areas as shown on the plans and specified herein. All landscape areas outside of paving and mulched beds are to be sodded. All other areas disturbed by construction, are to be seeded.
B. Workmanship: All work described to be executed in first class workmanship manner.
C. Cleanup: Upon completion of work, Contractor to leave premises clean and ready for use.

1.2 SEASONS FOR SODDING
A. The season for sodding shall be from April 1 to May 15 and August 15 to October 30. Only upon written instructions by the Owners Representative may planting begin earlier or continue later than the dates specified.
B. The preparation of lawn areas to be sodded may begin as soon as the area is designated by the Owner's Representative.

PART 2 - PRODUCTS

C. 2.1 na

2.2 SODDING MATERIALS
A. Sod:
a. Certified Turfgrass Sod: Certified turfgrass sod is superior sod grown from certified, high quality seed of known origin or from plantings of certified grass sprigs or stolons. It is inspected by the certification agency of the area to assure satisfactory varietal identity and purity, overall high quality and freedom from noxious weeds or excessive amounts of other crop and weedy plants at time of harvest. It may be of either one variety or composed of a mixture of two or more varieties or species. However, all seed in a mixture must be certified. The turfgrass sod must meet the area's published standards for certification.
B. Erosion Control Sock
a. An erosion control sock with a minimum diameter of 8 inches.
C. Composted leafmold

PART 3 - EXECUTION

3.1 SODBED PREPARATION
A. Repair any eroded areas and make minor grading adjustments to provide good drainage and to meet grade at all walks and paved surfaces.
B. Spread commercial grade 10-10-10- fertilizer over all areas to be seeded/sodded at the rate of 15 lbs per 1000 s.f. (650 lbs per acre) with an approved spreader. The fertilizer shall be delivered to the site in the original unopened containers which shall bear the manufacturer's guaranteed statement of analysis. Fertilizer shall be stored in a weatherproof place in such a manner that it shall be kept dry and its effectiveness will not be impaired.
C. Spread composted leaf mould to a depth of 1/4 inch over all areas to be seeded/sodded.
D. Disc and harrow or otherwise cultivate all areas thoroughly in at least two directions to thoroughly mix the above fertilizer and compost into the soil to a depth of 3" (inches). Drag lawn areas with approved equipment to insure a smooth surface to all lawn areas. Surface shall be cleaned of all stones larger than one inch, and of all existing vegetation, roots, brush, wire, grade stakes, and other objects.
E. Inspection: The Owner's Representative shall be notified upon completion of seedbed preparation to examine and approve the grading and soil preparation and condition prior to start of seeding operations.

3.2 SODDING
A. Moisten prepared surface immediately prior to laying sod.
B. Lay sod within 24 hours after harvesting to prevent deterioration.
C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.
1. Lay sod across slopes exceeding 1:3.
2. Anchor sod with steel staples spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage.
D. Water sodded areas immediately after installation. Saturate sod to 4 inches of soil.
E. After sod and soil have dried. Roll sodded areas to ensure good bond between sod and soil and to remove minor depressions and irregularities.
F. Sod shall not be placed during a drought nor on frozen ground. No dry or frozen sod shall be used.
G. Upon completion of the above work, the surface of the sodded areas shall coincide with the finished grade, shall be flush with other seeded or turfed areas, and shall meet the established grade adjacent to any paved areas. Care should be taken in sodding to preserve the finish grade elevation, so that there will be not depressions or uneven places in the surface of the sodded turf areas.
H. An erosion control sock shall be installed along the entire limit of the top edge of the sod installation. The sock shall be staked in place if necessary (stakes shall not extend above the level of the sock) and the sock shall be removed by the contractor after establishment of the sod has progressed to the point that undercutting by water infiltration has been eliminated and the above slope seeded turf has established to control downslope accumulation of soil or erosion. Reseed area under sock when it is removed.

3.4 CLEAN UP
A. Upon completion of the work, clean ground of all debris, superfluous materials and equipment and remove them from the premises.

3.5 MAINTENANCE AND GUARANTEE:
A. Protection - Protection shall begin immediately after each portion of the work is completed by the Contractor.
B. The maintenance of the seeded and sodded turf areas shall be the Contractor's responsibility until the new seeded grass is 4" high and thick enough to receive its first mowing by the Owner and the sod has fully rooted into the prepared base soil. Contractor shall water as necessary and reseed/resold bare spots which are larger than one square foot in size. Contractor shall protect seeded and sodded areas by watering, fertilizing, removing weeds, and reseeding/sodding as necessary, for a uniform stand of established grass and until approved by the Owner's Representative.
C. Guarantee - The Contractor shall guarantee the production of a close stand of the specified species of grass, acceptable to the Owner's Representative. All repairs and reseeding/resodding are to be done as part of the contract and at no extra cost to the Owners.

3.6 INSPECTIONS
A. The Project Construction Manager will make inspections upon request by the owner with or without notification to the Contractor.
B. The Contractor shall notify the Project Construction Manager for final inspection. The request shall be in written form and received at least 10 (ten) calendar days before the anticipated date of inspection.

END OF SECTION

REVISION RECORD

NO	DATE	DESCRIPTION
1	4/26/18	REVISION
2	5/21/18	REVISION
3	—	—
4	—	—
5	—	—
6	—	—
7	—	—
8	—	—

ZIP- 63017

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

PZ- 08-2017 MSD MAP# 21-R

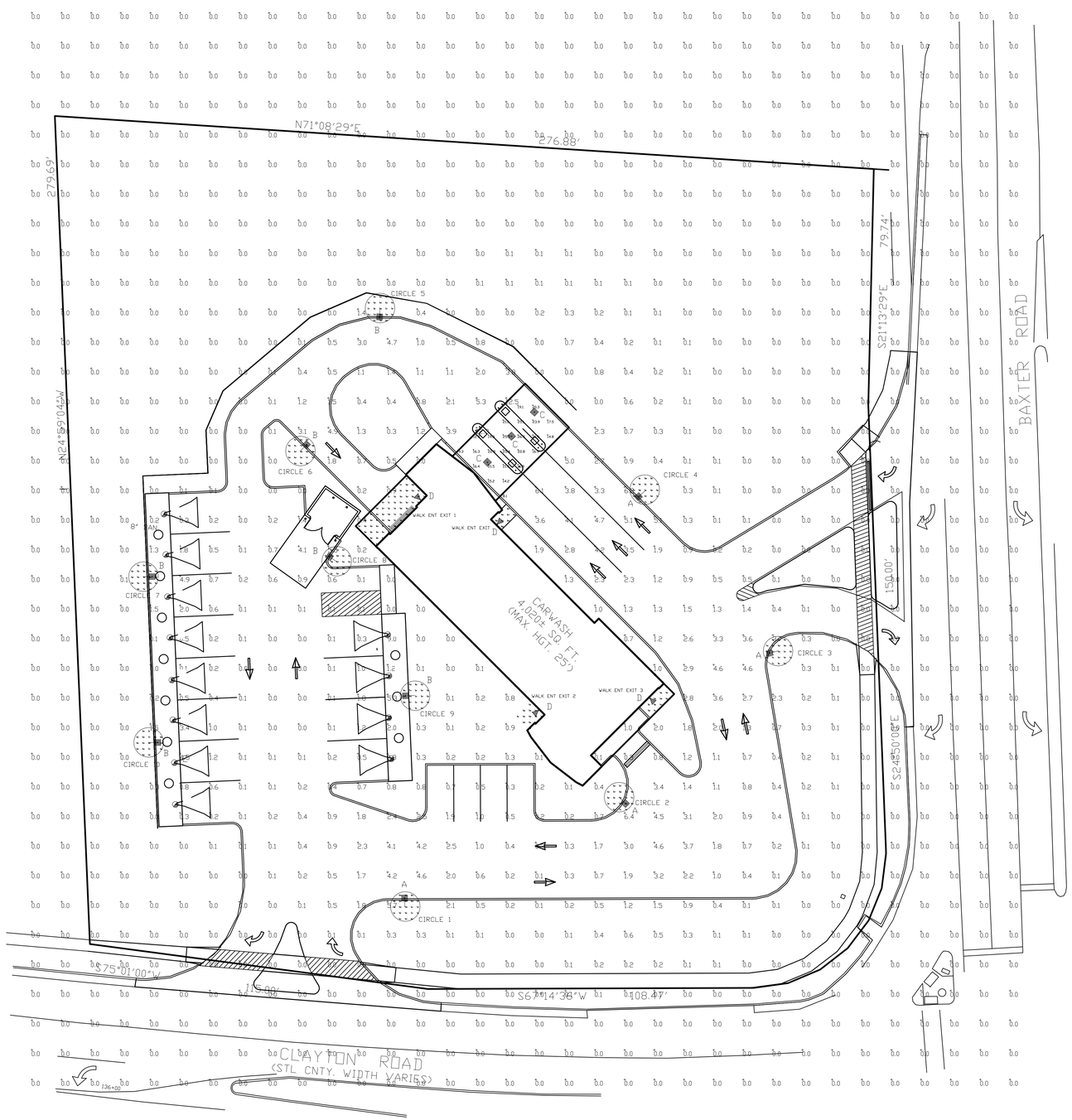
WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO 65453
(636) 549-1600

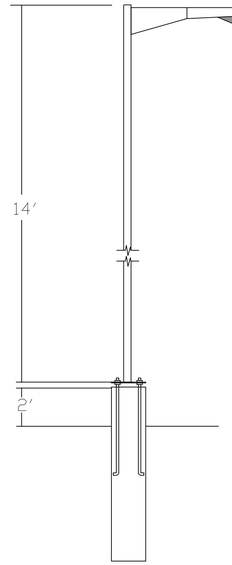
SITE DEVELOPMENT PLAN
BRITE WORX CARWASHERY
14905 CLAYTON ROAD
LANDSCAPE DETAILS & SPECS

DATE:	FEB. 2018
DRAWN BY:	MFD
DWG SCALE:	NTS
CHECKED BY:	KTK
PROJECT NO:	153-224
APPROVED BY:	KTK*

DRAWING NO.: L3

SHEET 03 OF 03





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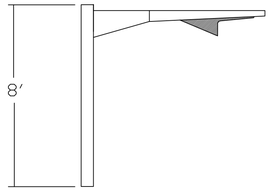


NO BASE

NTS

THIS IS NOT AN LSI RECOMMENDED LIGHTING DESIGN.

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

Click photo to open Product Page

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

Total Project Watts
Total Watts = 1217.9

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

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

LO-2

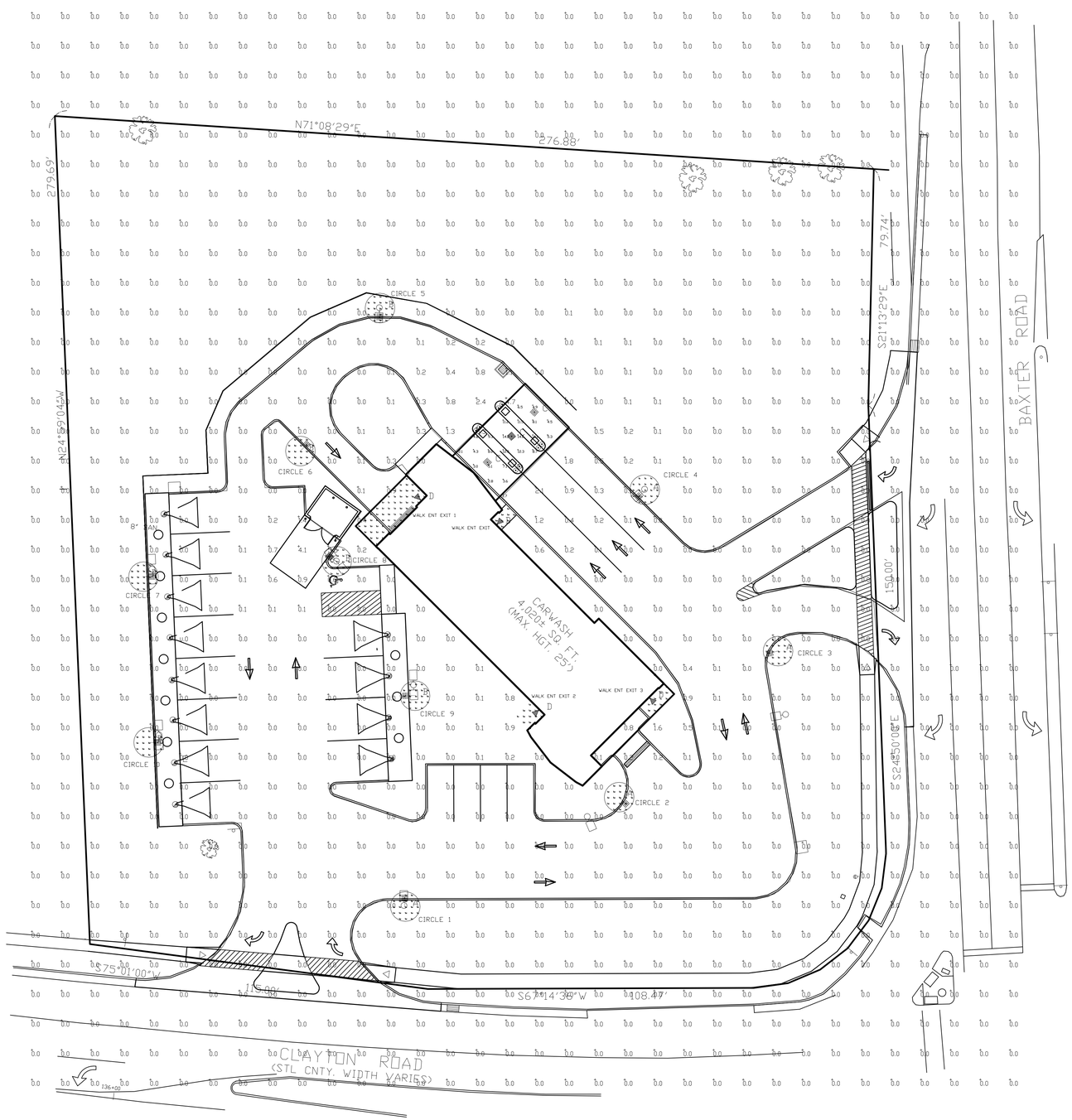
10995 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3456 • FAX (513) 793-4303

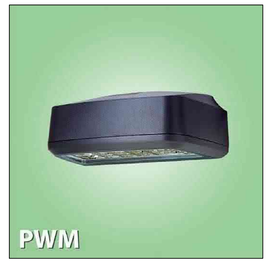
LIGHTING PROPOSAL LO-141527-2

BRIGHT WORX
14905 CLAYTON RD
CHESTERFIELD, MO

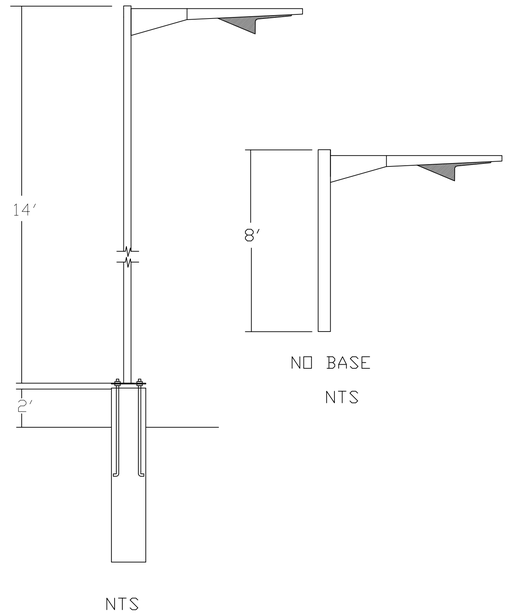
BY:MWE	DATE:2/8/18	REV:4-06-18	SHEET 1 OF 1

SCALE: 1"=20' 0 20





Click photo to open Product Page



NO BASE

NTS

NTS

THIS IS NOT AN LSI RECOMMENDED LIGHTING DESIGN.

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

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

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

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

Total Project Watts
Total Watts = 217.1

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4303

NIGHT LIGHTING
(SECURITY)

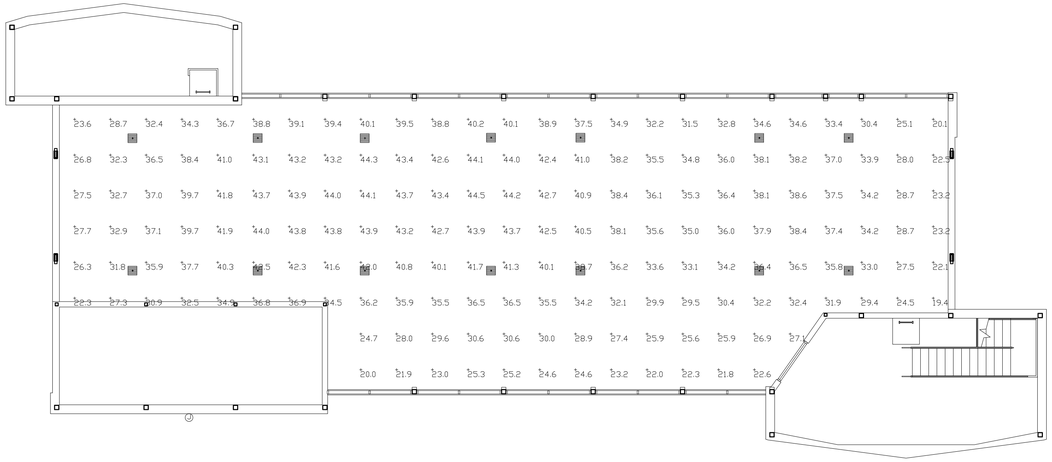
LO-2A

LIGHTING PROPOSAL LO-141527-2A

BRIGHT WORX SECURITY
14905 CLAYTON RD
CHESTERFIELD, MO

BY:MWE	DATE:2/8/18	REV:4-10-18	SHEET 1 OF 1

SCALE: 1"=20' 0 20



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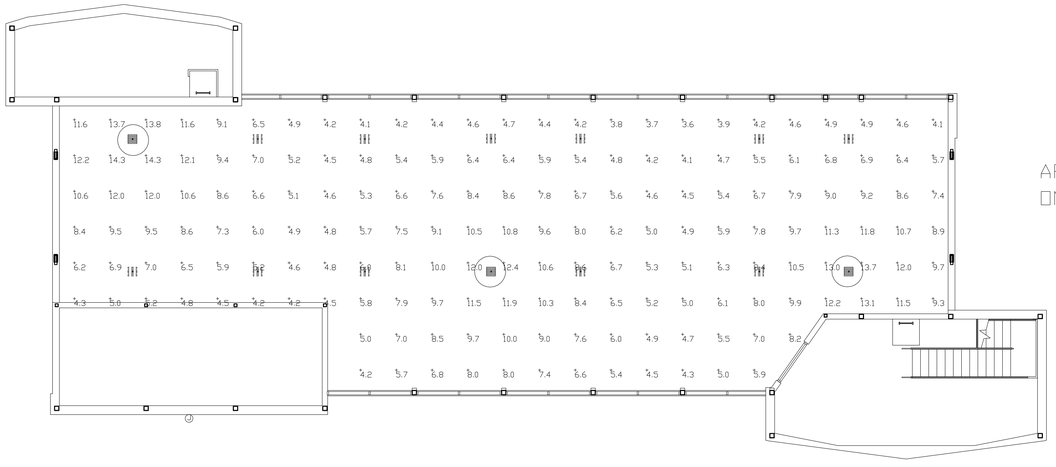


AFTER HOURS INTERIOR LIGHTING ONLY ILLUMINATION

SECURITY LIGHTS

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

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

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

Total Project Watts
Total Watts = 1662.6

10888 ALLIANCE RD - CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6003

LIGHTING PROPOSAL LO-142294

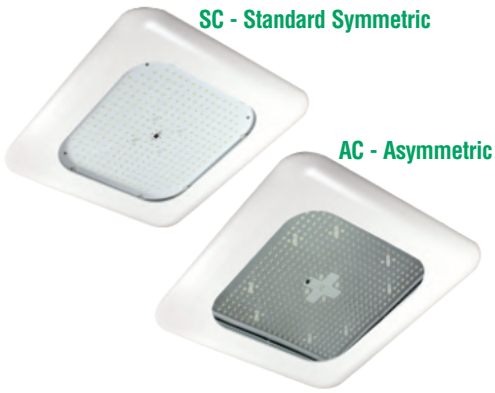
BRITE WORX CAR WASH
14905 CLAYTON ROAD
CHESTERFIELD,MO

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

SCALE: 1'=8'

LO

LED CANOPY LIGHT - LEGACY™ (CRUS)



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

DOE LIGHTING FACTS

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

Consult Factory

Class 1, Division 2 – Available on LW and SS

T5 Temperature Classification – The surface temperature of this product will not rise above 100˚C., within a 40˚C ambient.

Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

US & Int'l. patents pending.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WARRANTY - Limited 5-year warranty.

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

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

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

RoHS COMPLIANT · Intertek wet location · IP67 · CE · cULus LISTED wet location · DLC

Project Name _____ **Fixture Type** _____

Catalog # _____

08/28/17

LED CANOPY LIGHT - LEGACY™ (CRUS)

LUMINAIRE ORDERING INFORMATION

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

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

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

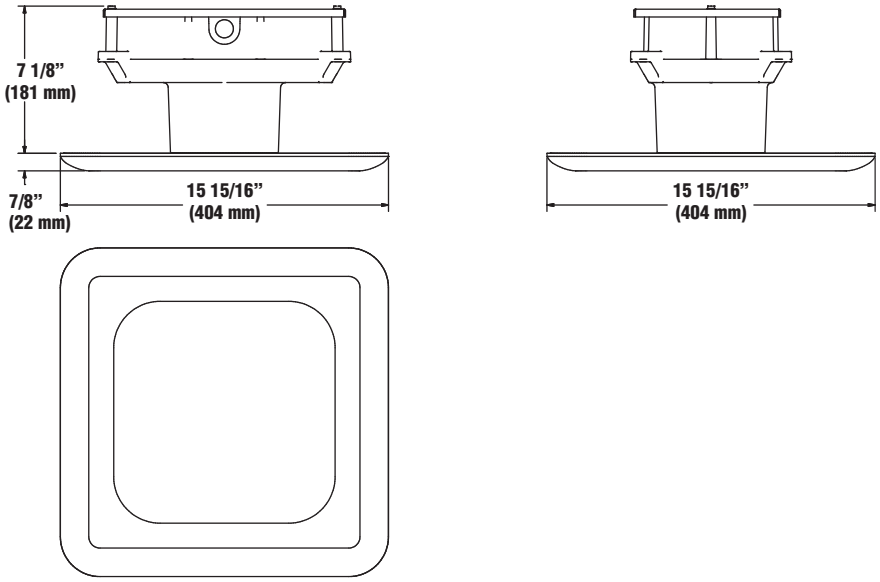
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
Retrofit Panels - EC / ECTA / SCF to CRU, for 16" Deck Panel	525946
Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel	530281
Retrofit 2x2 Cover Panel Blank (no holes)	357282
Retrofit RIC Cover Panel Blank (no holes)	354702

Description	Order Number
Kit - Hole Plugs and Silicone (enough for 25 retrofits)[1]	1320540

1- Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV

DIMENSIONS



LIGHT OUTPUT - CRUS

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

LED WALL SCONCE (PWM)

DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program.

Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - PWM

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

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARRA Funding Compliant · Intertek wet location · OHS MPLIANT · FC · IP65 · DLC · CE

Project Name _____ **Fixture Type** _____

Catalog # _____

07/28/16

LED WALL SCONCE (PWM)

LUMINAIRE ORDERING INFORMATION

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

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

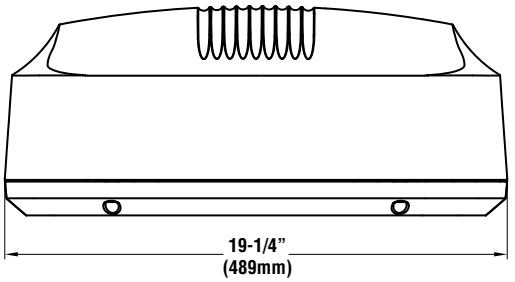
ACCESSORY ORDERING INFORMATION[2] (Accessories are field installed)

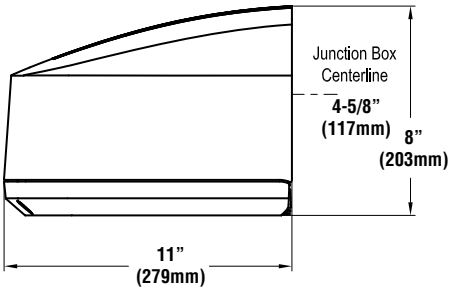
Description	Order Number	Description	Order Number
PWM Polycarbonate Shield	244657	DFK208, 240 - Double Fusing	DFK208,240[5]
PWM SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK480 - Double Fusing	DFK480[5]
FK120 - Single Fusing	FK120[5]	FK347 - Single Fusing	FK347[5]
FK277 - Single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

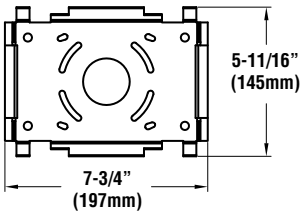
FOOTNOTES:

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

DIMENSIONS







Universal Mounting Plate

BUG LISTING

PWM - TYPE S

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

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

LED GEN3 PARKING GARAGE LIGHT (XPG3)

DOE LIGHTING FACTS

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

LIGHT OUTPUT - XPG3

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

LED Chips are frequently updated therefore values may increase.

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

RoHS COMPLIANT · CE · Intertek wet location · ARRA Funding Compliant · DLC LISTED

IP65
IP67

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

SMARTTEC™ ENERGY SAVING FEATURES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WARRANTY - Limited 5-year warranty.

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

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

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

LED GEN3 PARKING GARAGE LIGHT (XPG3)

LUMINAIRE ORDERING INFORMATION

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

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

ACCESSORY ORDERING INFORMATION

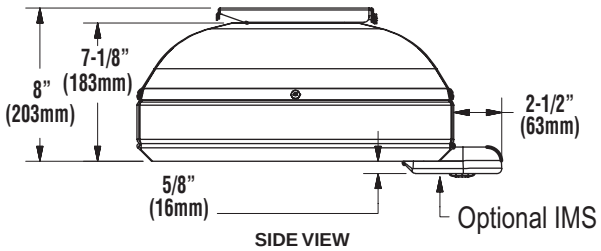
(Accessories are field installed)

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

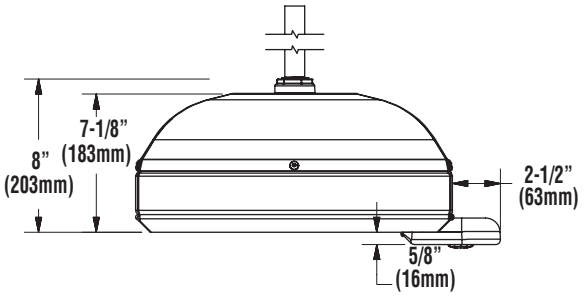
FOOTNOTES:

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

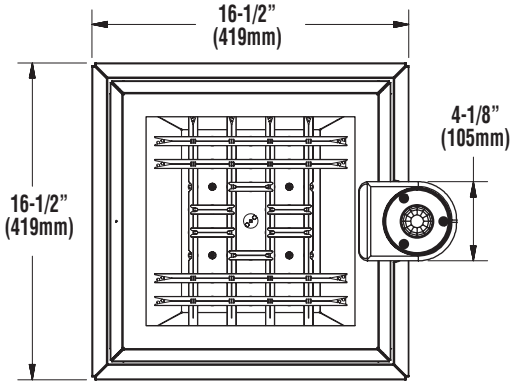
DIMENSIONS



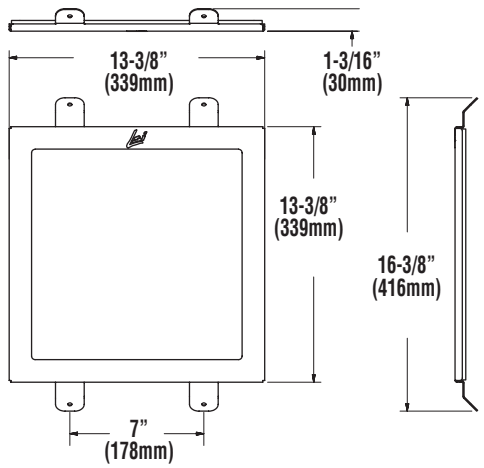
SIDE VIEW



SIDE VIEW



BOTTOM VIEW



POLYCARB SHIELD

Project Name _____ Fixture Type _____

Catalog # _____

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

DOE LIGHTING FACTS

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

LIGHT OUTPUT - XLCS

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

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARRA Funding Compliant · DLC · cULus LISTED wet location · RoHS COMPLIANT · CE · FC · IP65

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

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

LUMINAIRE ORDERING INFORMATION

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

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

LUMINAIRE EPA CHART - PLCS

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

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

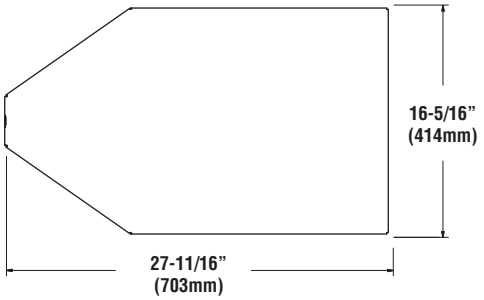
ACCESSORY ORDERING INFORMATION

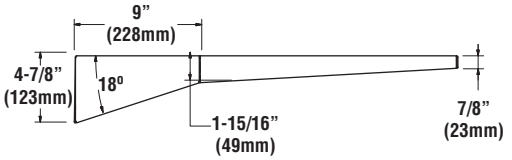
(Accessories are field installed)

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

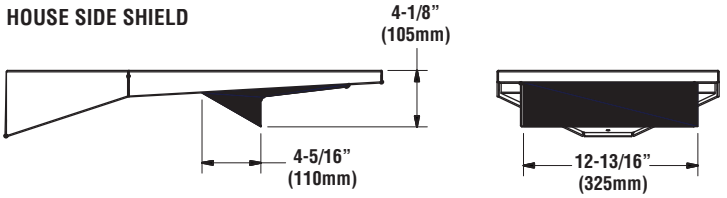
FOOTNOTES
1 - House Side Shields add to fixture EPA. Consult factory.
2 - Fusing must be located in the hand hole of pole.
3 - Photocell must be ordered separately. 7 pin standard. See Accessories.

DIMENSIONS





HOUSE SIDE SHIELD



LED AREA LIGHTS - LSI SLICE SMALL (XLCS)

BUG LISTING

XLCS - Type 3

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

XLCS - Type 5E

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

XLCS - Type 5

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

XLCS - Type FTE

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

XLCS - Type FT

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

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

OSM
Architecture Planning Construction Management
www.osmarchitecture.com

April 23, 2018

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

RE: Brite WorX, 14905 Clayton Road

Dear Cassie,

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

Section C:

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

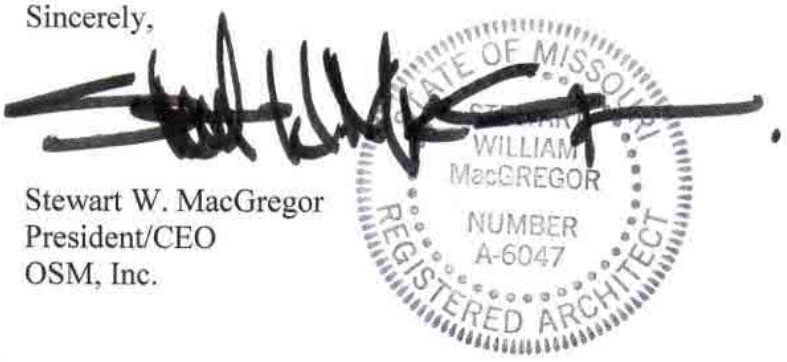
Section D:

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

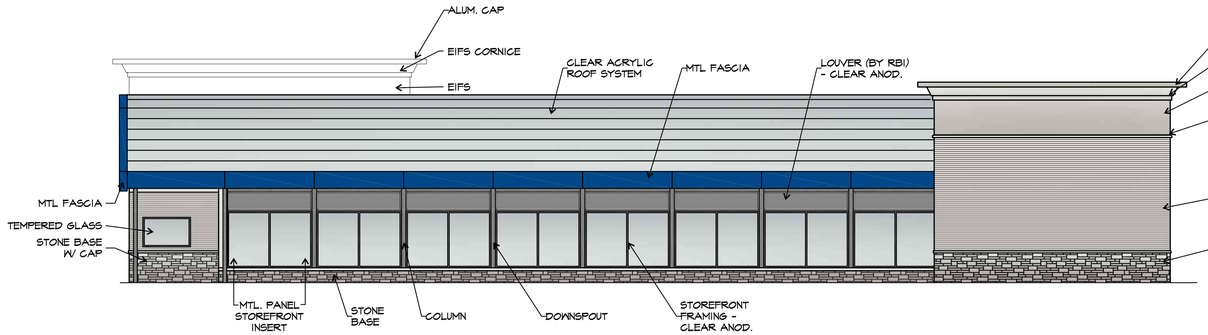
(3) The submittal's use of different and compatible materials provides visual interest, reduces visual scale and are complimentary to the adjacent properties visible from the intersection. All materials proposed are durable to reduce maintenance requirements. Contrasting pavement color is incorporated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

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

Sincerely,

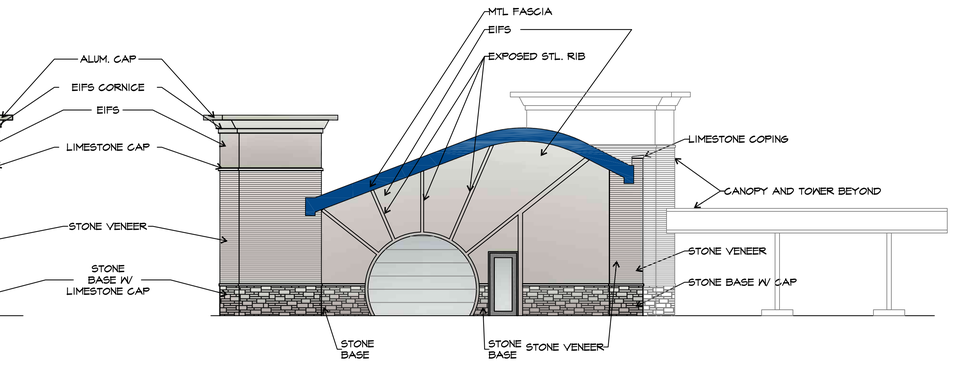


Stewart W. MacGregor
President/CEO
OSM, Inc.



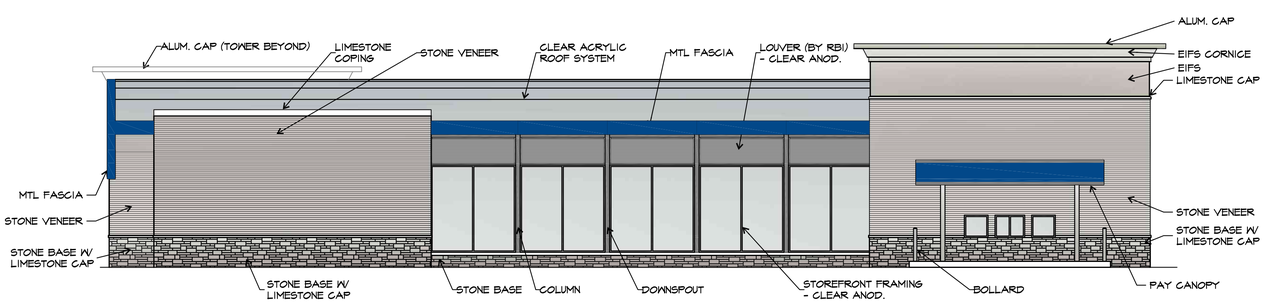
SOUTH ELEVATION

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



EAST ELEVATION

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

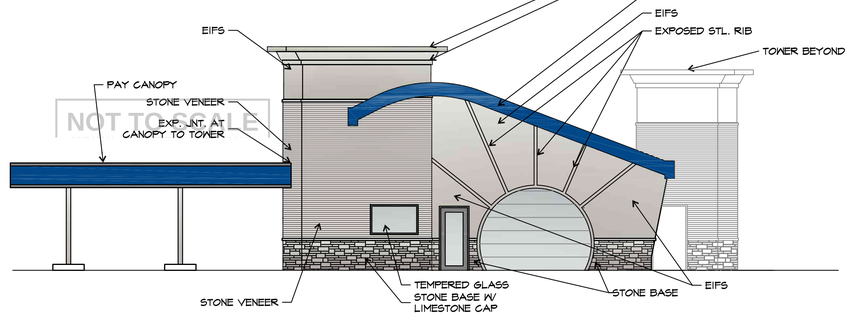


0 1 3 5 10 20

GRAPHIC SCALE

NORTH ELEVATION

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



WEST ELEVATION

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

EXTERIOR FINISH LEGEND

STONE BASE: ELDORADO STONE
STYLE: ROUGHCUT
COLOR: MOONLIGHT
(OR EQUAL)

STONE VENEER: ELDORADO STONE
STYLE: LEDGECUT33
COLOR: BIRCH
(OR EQUAL)

LIMESTONE SILL: INDIANA LIMESTONE
STYLE: ROCK FACED CUT
COLOR: OFF WHITE
(OR EQUAL)

LIMESTONE CAP/COPING: INDIANA LIMESTONE
STYLE: SMOOTH FACED CUT
COLOR: OFF WHITE
(OR EQUAL)

EIFS: DRYVIT
STYLE: DRYVIT PLUS, SANDBLAST TEXTURE
COLOR: #111 PRAIRIE CLAY
(OR EQUAL)

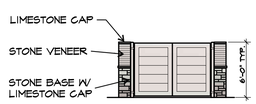
TUNNEL ROOF: ACRYLIC
COLOR: CLEAR
(OR EQUAL)

ALUMINUM STOREFRONT: KAWNEER
COLOR: CLEAR ANODIZED ALUMINUM FINISH
(OR EQUAL)

PREFINISHED MTL COPING: PETERSON
COLOR: GRANITE
(OR EQUAL)

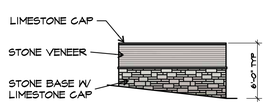
PREFINISHED MTL FASCIA: RBI
COLOR: PANTONE 23, BLUE
(OR EQUAL)

NOT TO SCALE
WHEN PLOTTED ON 11X17



SOUTH ELEVATION TRASH

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



EAST-WEST ELEVATION TRASH

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

OSM
2190 S MASON ROAD SUITE 202
ST. LOUIS, MISSOURI 63131
PHONE 314.394.2210
Architecture
Planning
Construction Management

PRELIM

BRITE WORX Car Washery

CAR WASH
14895 CLAYTON ROAD
CHESTERFIELD, MISSOURI 63017

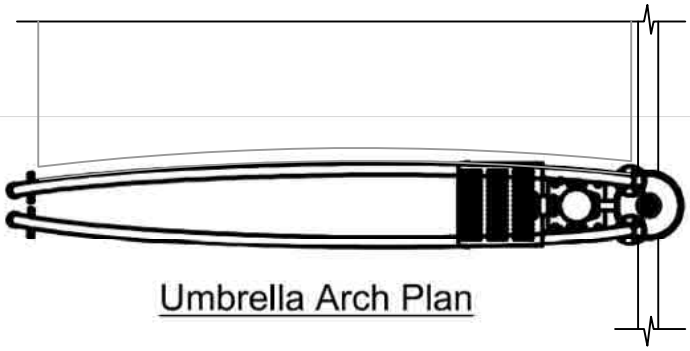
RECEIVED
City of Chesterfield
Aug 20 2018
Department of Public Services

PROJECT NUMBER	1813
DATE	7-28-18
DRAWN BY	JVF
CHECKED BY	SWM
REVISION	1 12-7-17
	2 3-23-18
	3 4-12-18
	4 4-27-18
	5 5-16-18

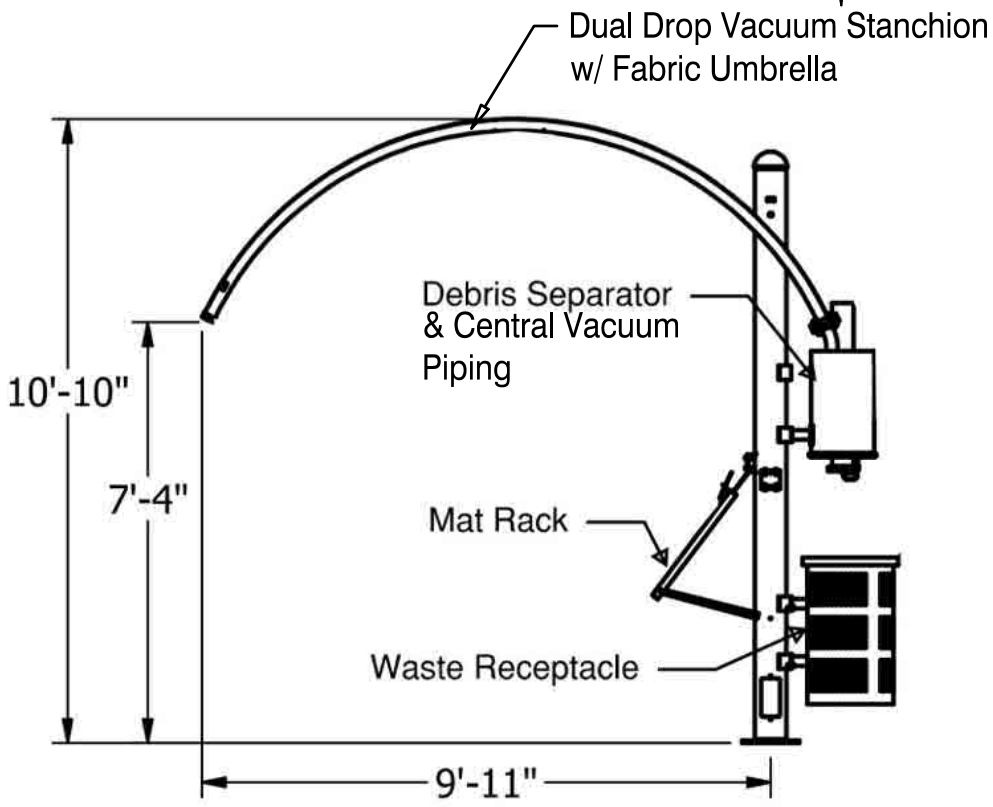
A5.2

EXTERIOR ELEVATIONS

VACUTECH



Umbrella Arch Plan



Umbrella Arch

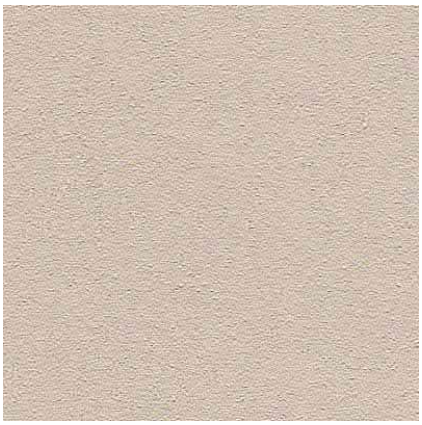
(aka Overhead Arch)
Elevation

SITE ELEMENT EXAMPLES

RETAINING WALL

ARTISAN FENCE

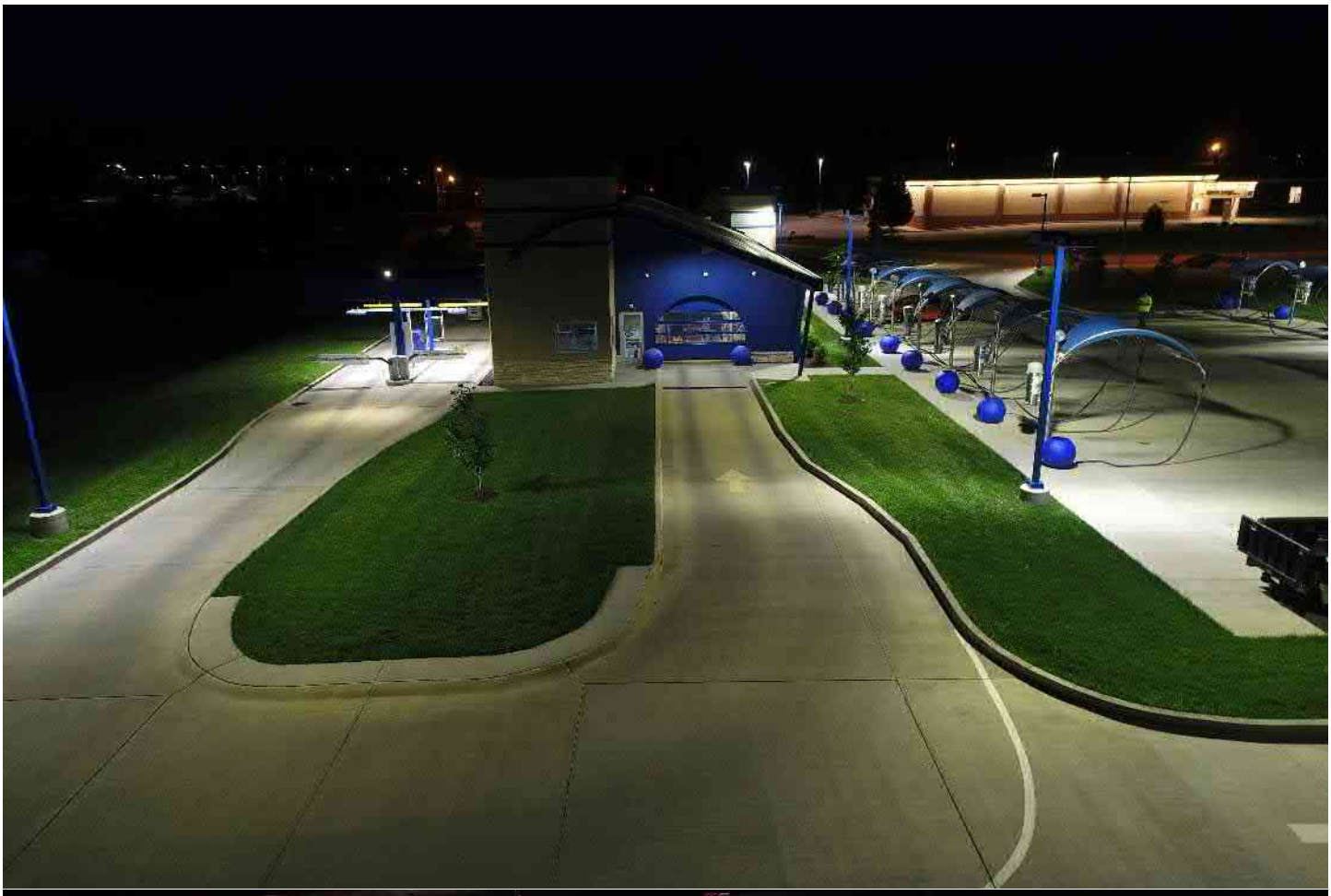
TRASH ENCLOSURE

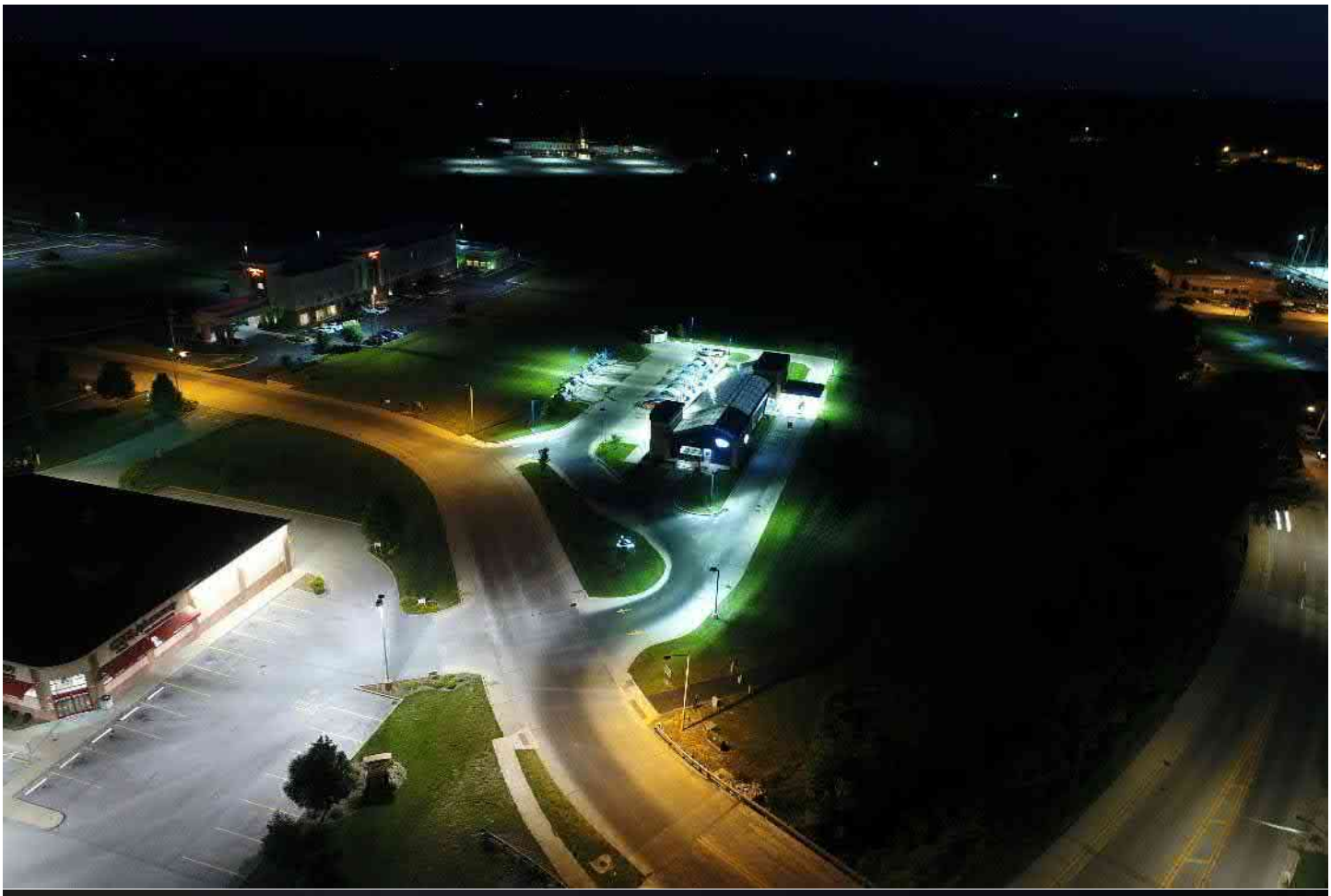


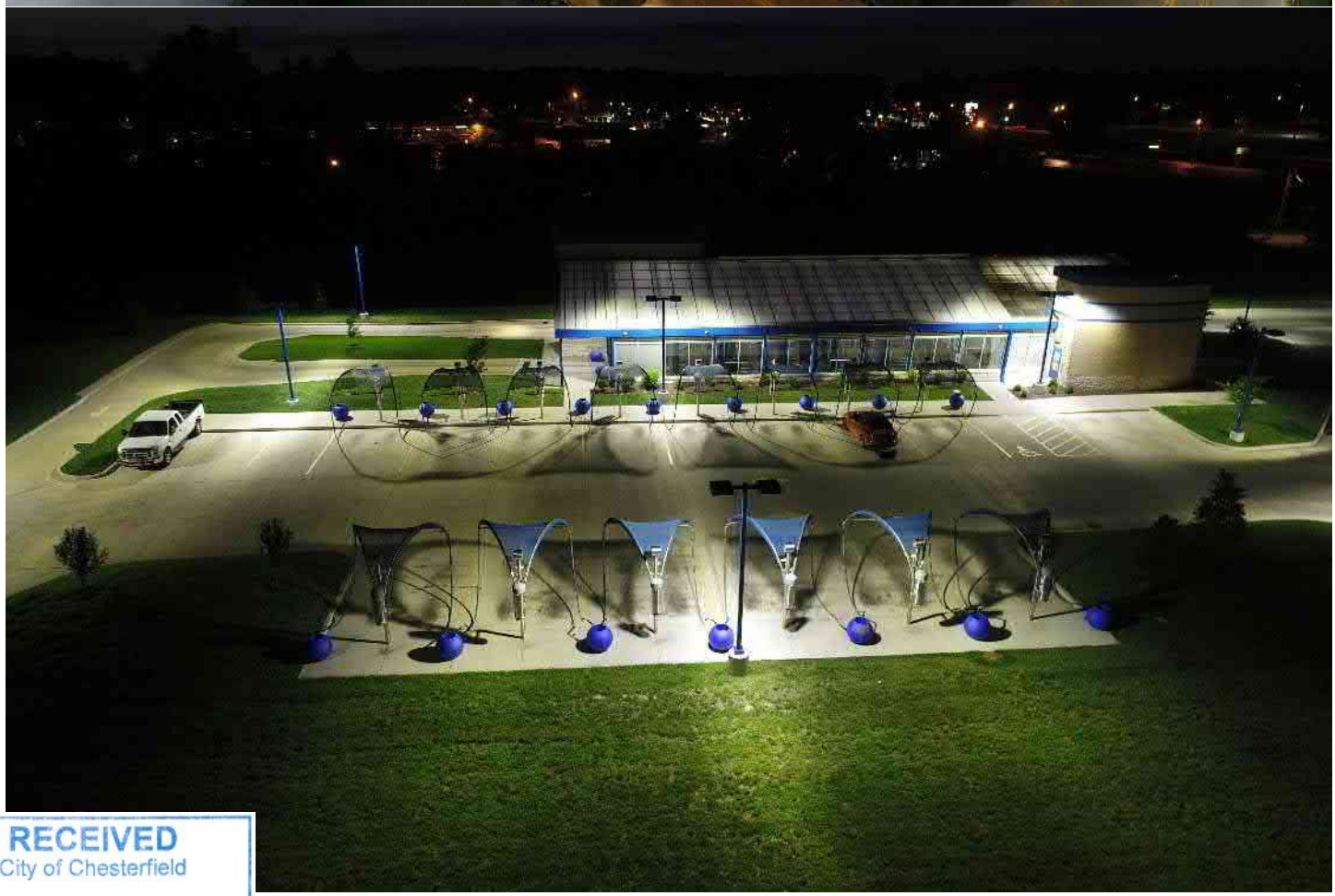
Dryvit, 111 Prairie Clay- (similar in color to Mia Sorella)

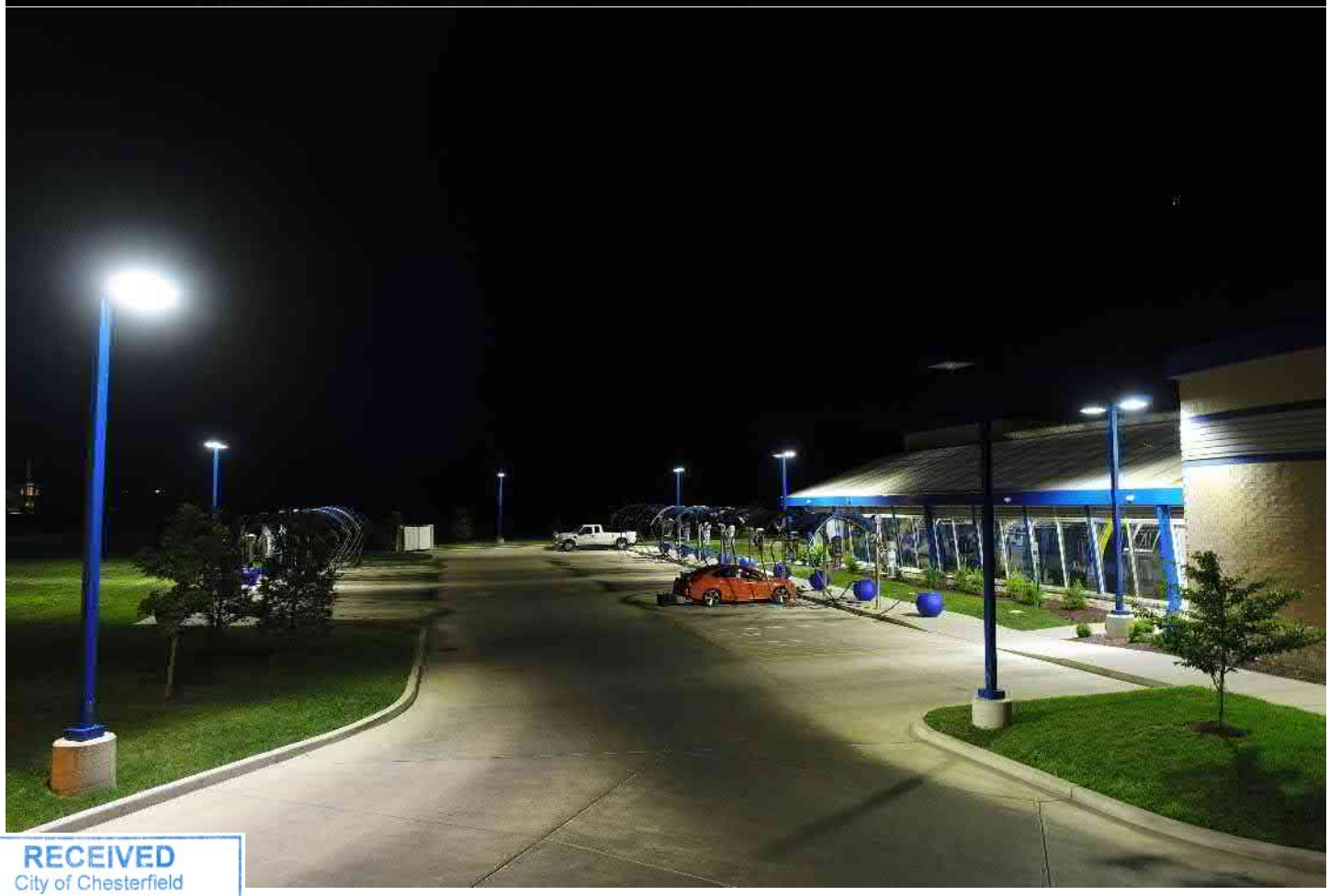
Main Body- Eldorado Stone, LedgeCut33, Birch- (3" height and 3 different lengths of 12", 18", and 24")

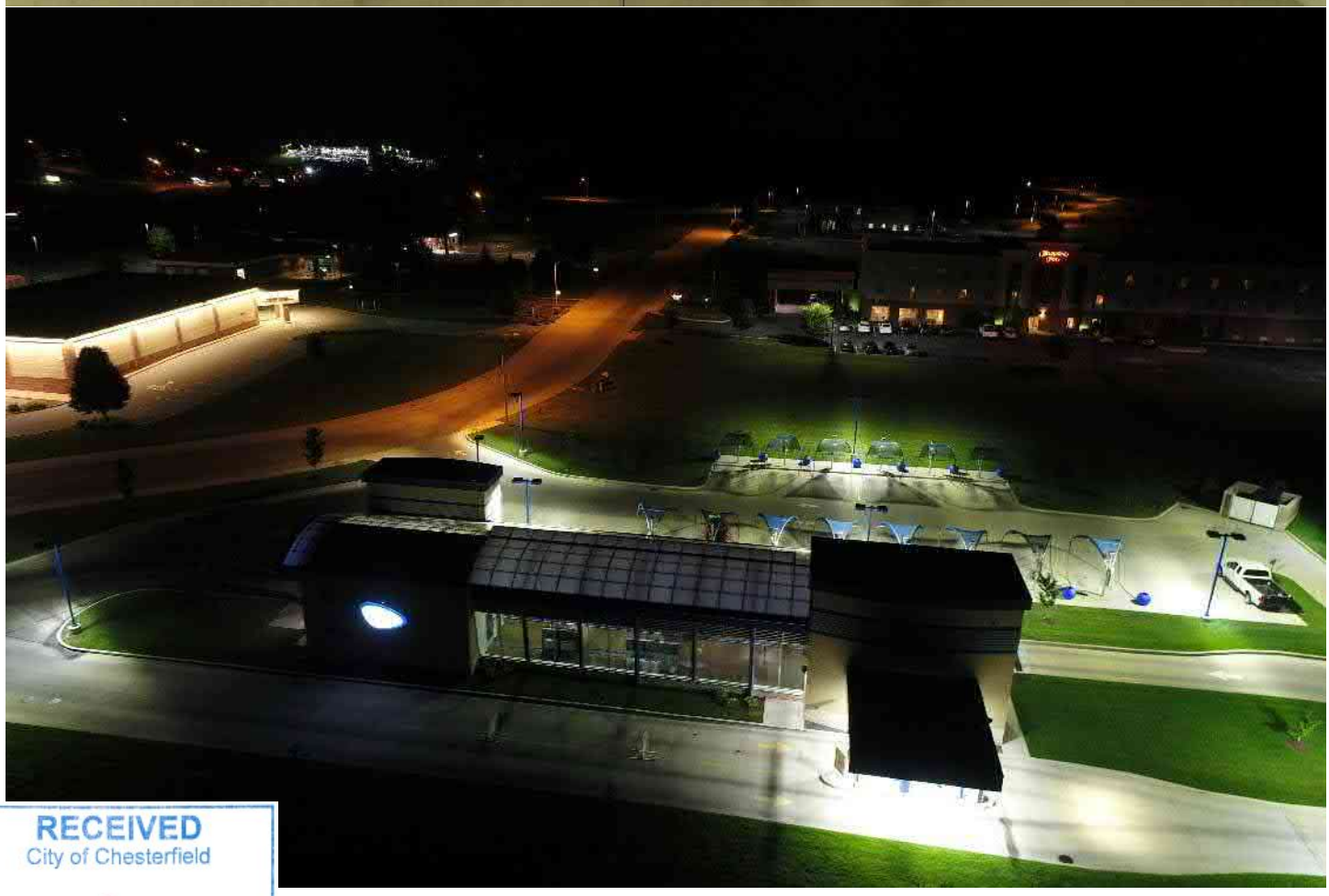
Base Stone- Eldorado Stone, RoughCut, Moonlight- Shaped for bold, traditional statements with clean contemporary lines, RoughCut ranges in heights from 2" to 11" and lengths from 2" to over 18".











Cassandra Harashe

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

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

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

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

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

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

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

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

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

Sincerely,
Debbie and Dean Berger
2457 Baxton Way
Chesterfield, Mo 63017

Sent from Mail for Windows 10

Cassandra Harashe

Subject: FW: Briteworx Carwash

From: Debbie Berger [mailto:
Sent: Wednesday, May 16, 2018 4:33 PM
To: Barbara McGuinness <BMcGuinness@chesterfield.mo.us>; Dan Hurt <DHurt@chesterfield.mo.us>; Cassandra Harashe <CHarashe@chesterfield.mo.us>
Cc: Robert Goldsmith < >
Subject: Re: Briteworx Carwash

Cassie, Chesterfield City Council

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

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

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

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

on the corners are all neutral structures.

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

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

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

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

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

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

Respectfully,

Dean and Debbie Berger

Cassandra Harashe

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

Importance: High

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

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

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

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

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

Sincerely,

Dick & Jo Ann

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