



III.A.

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

Architectural Review Board Staff Report

Project Type: Amended Site Development Plan

Meeting Date: November 12, 2015

From: Jessica Henry, AICP
Project Planner

CC: Aimee Nassif, Planning & Development Services Director

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

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

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

PROPOSAL SUMMARY

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

HISTORY OF SUBJECT SITE

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



STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

The subject site is located within the Four Seasons Plaza development at the intersection of Olive Boulevard and Highland Park Drive. The Four Seasons Plaza development consists of two separate lots each containing retail buildings—the portion of the development impacted by the current request is located in the eastern endcap tenant space and adjacent parking area on Lot 2 which is 8.29 acres in size, as shown in the image above.

B. Circulation System and Access

The Four Seasons Plaza development is currently accessed via multiple curb cuts along Olive Boulevard. No changes are proposed to these accesses; traffic coming off of Highland Park Drive will be directed onto the east-west internal drive and into the drive-thru. The drive-thru will be located in the existing

parking area adjacent to the proposed tenant space. In order to establish safe vehicular and pedestrian circulation patterns, stop signs, pedestrian crossing signs and striping, and directional striping and arrows will be utilized.

C. Topography

The existing grade of the property is nearly flat. Minimal changes to the existing topography are planned.

D. Retaining Walls

No retaining walls are proposed on the site.

General Requirements for Building Design:

A. Scale

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



B. Design

The applicant is proposing to eliminate parking spaces in order to install a fast food drive-thru for the endcap tenant space, which is to be converted into a new fast food restaurant user. An outdoor seating area is proposed in front of the new glass and aluminum storefront. The proposed architectural modifications to the building are restricted to the endcap tenant space. The color palette selected, while not an exact color match, will coordinate with the existing design of the center while allowing for a modern and significantly upgraded appearance. Metal and fabric awnings will add articulation and color accents to the otherwise flat elevations. New parapet towers add articulation and the addition of ceramic tile wainscoting introduces a durable material that provides visual interest and a sense of completion to the end cap space.

C. Materials and Color

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

D. Landscape Design and Screening

The proposed drive thru is surrounded by substantial landscaping, including the addition of flowering trees, shrubs, and landscape beds comprised of annuals, perennials, and grasses. Additional landscaped areas are provided throughout the development in accordance with the requirements of the site specific ordinance.

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

E. Signage

Signage is not part of the proposal before Architectural Review Board and will be reviewed separately by Staff.

F. Lighting

The applicant is proposing two wall mounted light fixtures. The first is an up/down square fixture located under and shielded by the proposed metal canopies with the exception of the two fixtures adjacent to the entry. The light cast from these fixtures is still under review by Staff to ensure that it meets all Unified Development Code requirements.

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

Finally, the applicant is proposing to relocate an existing light pole in order to accommodate the drive-thru drive lane. No other changes to the existing lighting in the development are proposed in conjunction with this request.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and Architect's Statement of Design. Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

Staff requests action on the Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and Architect’s Statement of Design for Four Seasons Plaza, Adjusted Lot 2 (Panera).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) “I move to forward Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and Architect’s Statement of Design for Four Seasons Plaza, Adjusted Lot 2 (Panera), as presented, with a recommendation for approval (or denial) to the Planning Commission.”

- 2) “I move to forward the Amended Site Development Plan, Amended Landscape Plan, Partial Amended Lighting Plan, Amended Architectural Elevations and Architect’s Statement of Design for Four Seasons Plaza, Adjusted Lot 2 (Panera), to the Planning Commission with the following recommendations...”

Attachments

1. Architectural Review Packet Submittal



10-28-15 P05102 LN



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: SAINT LOUIS BREAD Co. Location: Four Seasons Shopping Center

Developer: Capitol Land Architect: Dawdy Associates INC Engineer: Clafon Engineering

PROJECT STATISTICS:

Size of site (in acres): 8.29 Total Square Footage: 4,744 Building Height: 22'-0"

Proposed Usage: RESTAURANT

Exterior Building Materials: E.I.F.S., EXTERIOR wall tile and Painted Cmu.

Roof Material & Design: EXISTING

Screening Material & Design: STAINED WOOD

Description of art or architecturally significant features (if any): _____

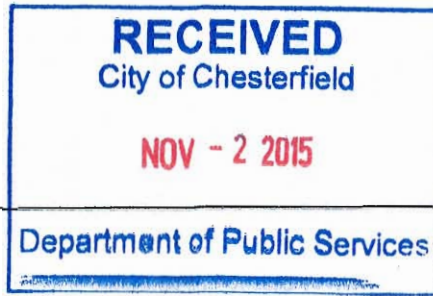
ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

Dawdy

& ASSOCIATES, INC.



Architect's Statement of Design

St Louis Bread Company – Four Seasons Shopping Center

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

Terry L. Dawdy
Terry L. Dawdy, AIA



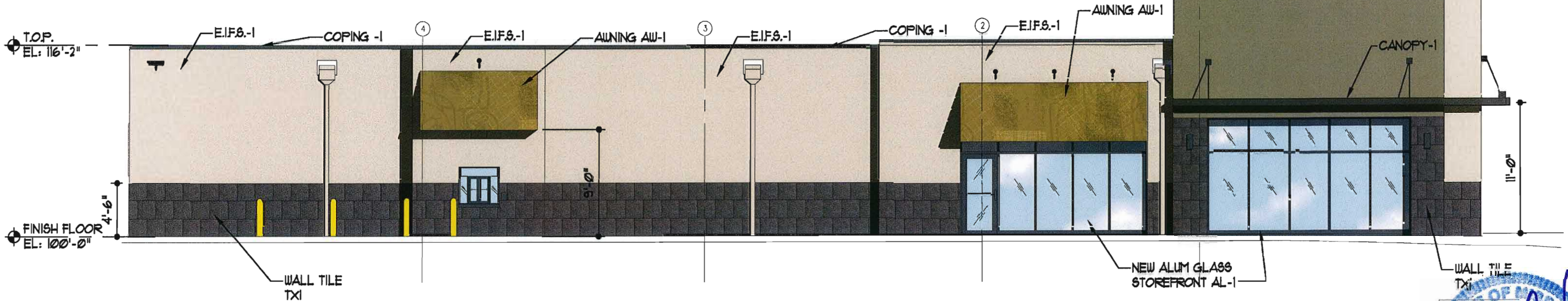


Another
Capitol Land
Development

SAINT LOUIS BREAD CO.
4 SEASONS SHOPPING CENTER

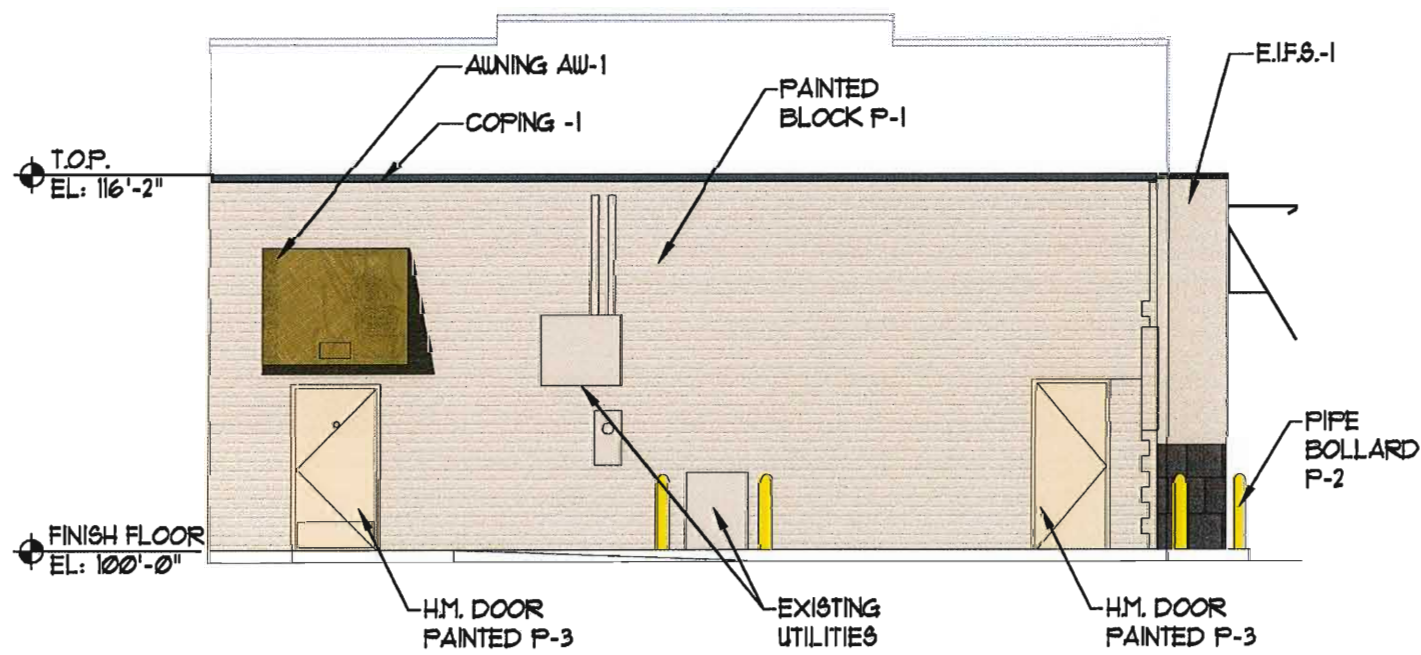
Dawdy
& ASSOCIATES, INC.
© 2015 D & A, I Phone: 314-434-0700
11-02-15
JOB # 21255

EXTERIOR FINISH LEGEND							
MATERIAL	COLOR	COMPANY	REMARKS	MATERIAL	COLOR	COMPANY	REMARKS
AL-1	DARK BRONZE	T.B.D.	ALUM STOREFRONT	E.I.F.S.-2	BM. 2143-20 ALLIGATOR GREEN	DRYVIT	SAND BLAST FINISH
AW-1	GREEN -3	T.B.D.	CANVAS AWNING	PAINT -1	HC-39 PUTMAN IVORY	BENJAMIN MOORE	
CANOPY-1	BM. 2134-20 MIDSUMMER NIGHT	T.B.D.	METAL AWNING	PAINT -2	SAFETY YELLOW	BENJAMIN MOORE	
COPING-1	DARK BRONZE	T.B.D.	SHEET MTL COPING	PAINT -3	2154-50 STRAW	BENJAMIN MOORE	
E.I.F.S.-1	BM. HC-39 PUTMAN IVORY	DRYVIT	SAND BLAST FINISH	TXI	MUIRWOODS STONE FOREST	TRANSCERAMICA	18 x 18 SIZE



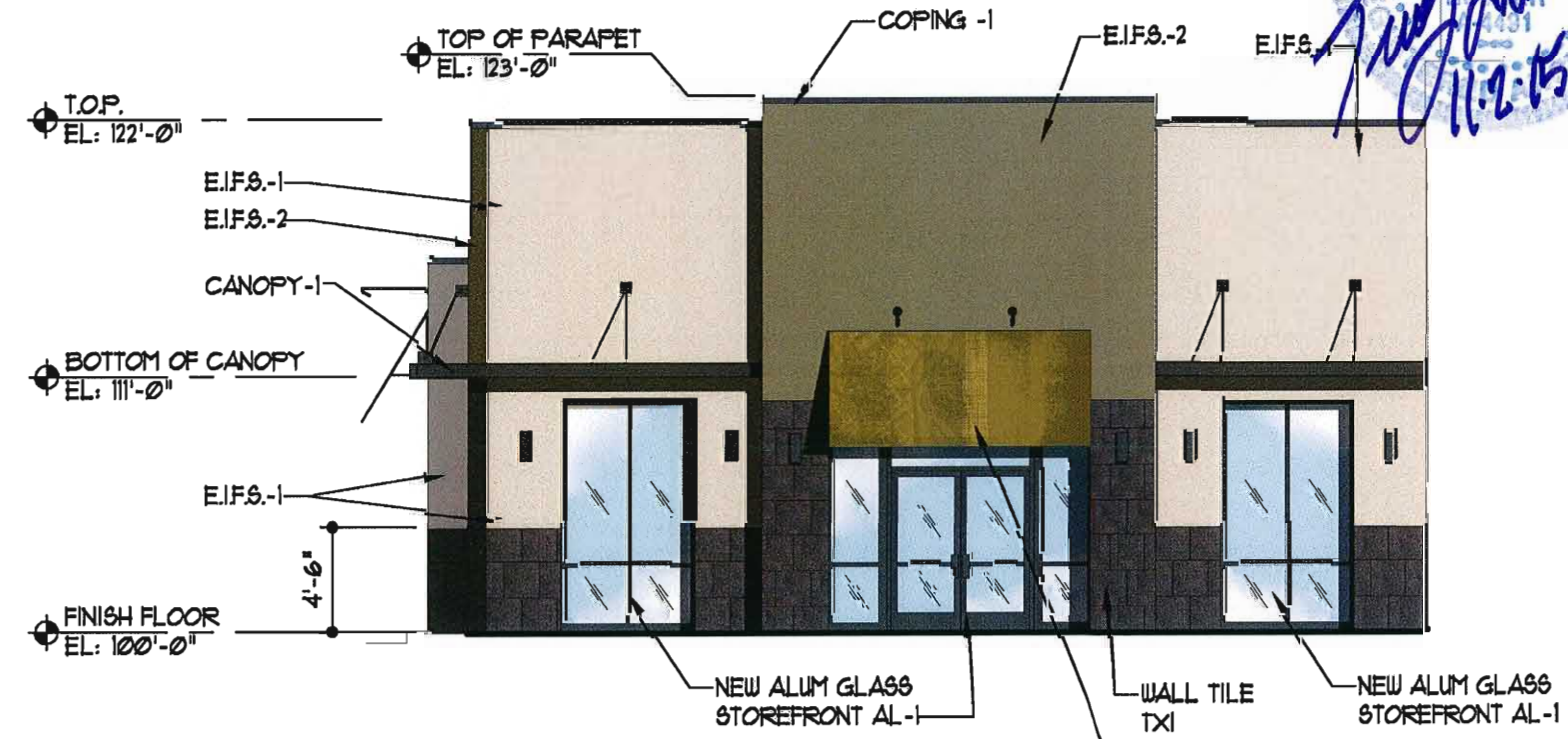
EAST ELEVATION

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



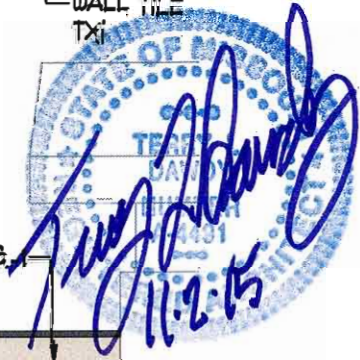
SOUTH ELEVATION

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



NORTH ELEVATION

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



Another
Capitol Land
Development

PROPOSED ELEVATIONS

4 SEASONS SHOPPING CENTER

Dawdy & ASSOCIATES, INC.

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11-02-15
JOB # 21255

PROPERTY OWNER OF RECORD: DIERBERGS FOUR SEASONS, INC.
 PROPERTY ADDRESS: 100 FOUR SEASONS SHOPPING CENTER CHESTERFIELD, MO 63017
 PROPERTY AREA: 8.29 AC.
 LOCATOR NUMBERS: ADJUSTED LOT 2: 16Q210783 & 16Q220719
 PORTION OF ADJUSTED LOT 1: 16Q220690
 FIRE DISTRICT: MONARCH
 SCHOOL DISTRICT: PARKWAY
 UTILITIES: MSD
 MISSOURI AMERICAN WATER
 LACLEDE GAS
 AMEREN MO
 CHARTER COMMUNICATIONS
 AT&T
 CURRENT ZONING: ADJUSTED LOT 1 - C-2
 READJUSTED LOT 2 - PC
 PERCENT OPEN SPACE: PER ZONING CODE REGULATIONS
 APPROX. 20% OF TOTAL SITE ACREAGE
 FLOOR AREA RATIO: 25%

SITE DEVELOPMENT PLAN

FOUR SEASONS CENTER

READJUSTED LOT 2

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

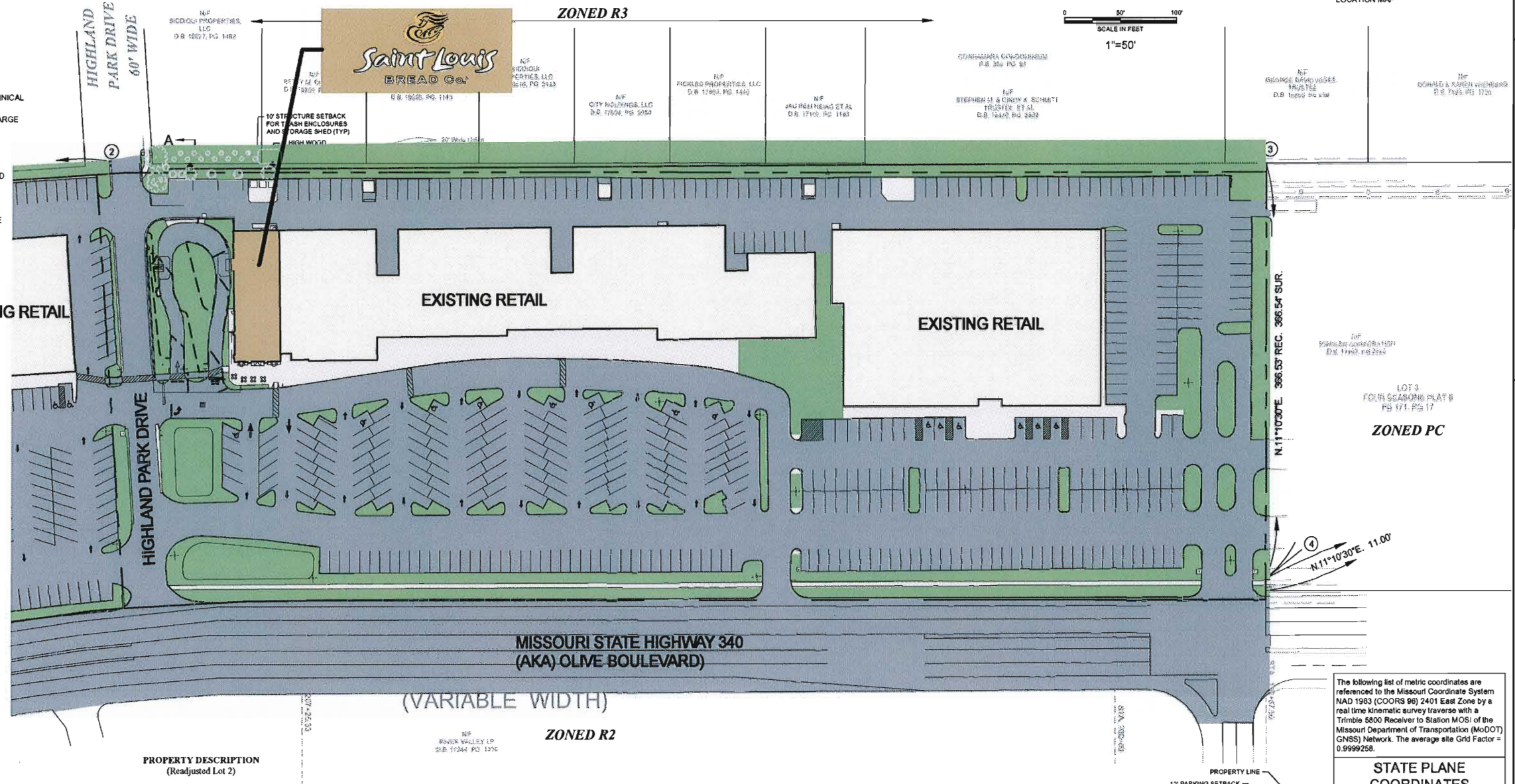
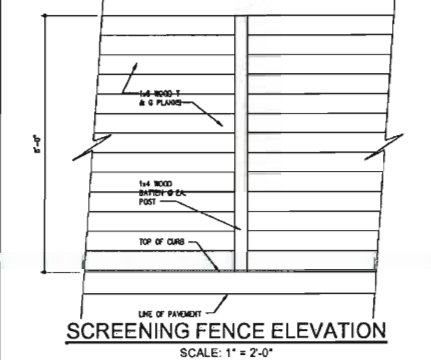
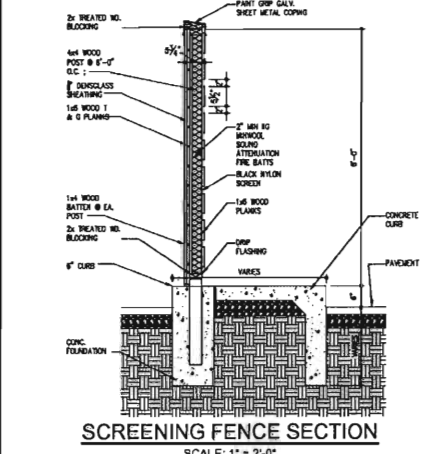


- NOTES:
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
 - GRADING & DRAINAGE SHALL BE PER CITY OF CHESTERFIELD & MSD STANDARDS.
 - SLOPES SHALL NOT EXCEED 3:1 SLOPE UNLESS SUPPORTED BY GEOTECHNICAL INVESTIGATION.
 - STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES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

PARKING CALCULATIONS:

SQFT	Classification	Req'd Parking	Parking Allocation
16,186	Restaurant, Sit Down	12/1000	194.2
	Retail Sales Establishment,		
8,174	Neighborhood	4/1000	32.7
4,040	Drugstore and Pharmacy	4/1000	16.2
2,375	Recreational Facility	3.3/1000	7.8
3,575	Barber or Beauty Salon	5/1000	17.9
1,800	Dry Cleaning Establishment	3.9/1000	5.9
3,382	Veterinary Clinic	3.3/1000	11.2
5,403	Grocery, Community	4/1000	21.6
1,500	Office, Dental	4/1000	6.0
7,712	Office, General	3.5/1000	27.0
575	Laboratory, Professional	2.5/1000	1.4
36,196	Bowling Center, 40 Lanes	4 per Lane	160.0
90,918			501.9

TOTAL PARKING SPACES REQUIRED: 502
 -20% ALLOWED REDUCTION (100 SPACES): 402
 TOTAL EXISTING SPACES ON LOT 2: 470
 SPACES TO BE ELIMINATED BY PROPOSED WORK: 20
 TOTAL PROPOSED REMAINING SPACES: 444
 TOTAL PROPOSED SPACES IN EXCESS OF REQUIRED: 42

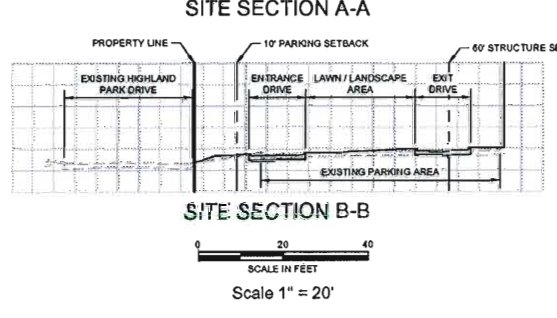


PROPERTY DESCRIPTION (Readjusted Lot 2)
 A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within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

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

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

Beginning at the Southwestern corner of Adjusted Lot 1, as aforementioned; thence Northeast, along the Western line thereof, North 10 degrees 40 minutes 07 seconds East, 225.12 feet to a point; thence Southeast, along the Southeastern prolongation of the Western line of said Adjusted Lot 1, South 79 degrees 09 minutes 09 seconds East, 1.26 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to its intersection with a point on the Southern line of said Adjusted Lot 1; thence Northwest, along the Southern line thereof, North 78 degrees 49 minutes 30 seconds West, 14.15 feet to the point of beginning, containing 1,733 square feet (0.04 acres, more or less).



The following list of metric coordinates are referenced to the Missouri Coordinate System NAD 1983 (COORS 98) 2401 East Zone by a real time kinematic survey traverse with a Trimble 5800 Receiver to Station MOSI of the Missouri Department of Transportation (MoDOT) GNSS Network. The average site Grid Factor = 0.9999258.

STATE PLANE COORDINATES

POINT	NORTHING (Meters)	EASTING (Meters)
1	315724.811	250028.146
2	315762.960	249768.742
3	315809.302	249484.295
4	315919.148	249504.627
5	315914.711	249528.602
6	315918.007	249529.212
7	315874.897	249762.116
8	315870.259	249950.513
9	316482.243	249870.832
10	315878.538	249997.165
11	315848.053	250001.760
12	315854.887	250044.125
13	315822.073	249792.284
14	315753.784	249784.237
15	315824.844	249777.918
16	315856.114	249784.977
17	315859.611	249770.131
18	315868.033	249750.233
19	315876.707	249752.343

the clayton engineering company, inc.
 ENGINEERS - SURVEYORS - PLANNERS
 221 S. MAIN ST. ST. LOUIS, MISSOURI 63102
 (314) 991-8888 FAX: (314) 991-8888
 MISSOURI PROFESSIONAL ENGINEER NO. 00000000
 MISSOURI PROFESSIONAL SURVEYOR NO. 00000000

REVISIONS

CAPITOL LAND COMPANY
 11850 Studt Avenue
 St. Louis, Missouri 63141
 (314) 991-8900

SITE DEVELOPMENT PLAN
 FOUR SEASONS - READJUSTED LOT 2

Prepared by: Greg McMillan, Professional Engineer (E-19898)
 Michael Staley, Professional Engineer (E-28866)
 Number: E-28866
 Date: 6/29/15

Designed: GMS
 Drawn: GMS
 Checked: GMS
 Project Number: 95128.6
 Sheet Number: 1 of 2

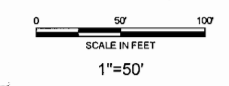
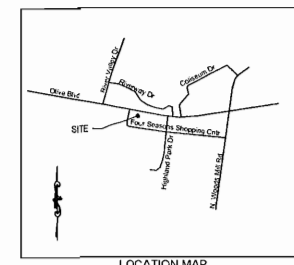
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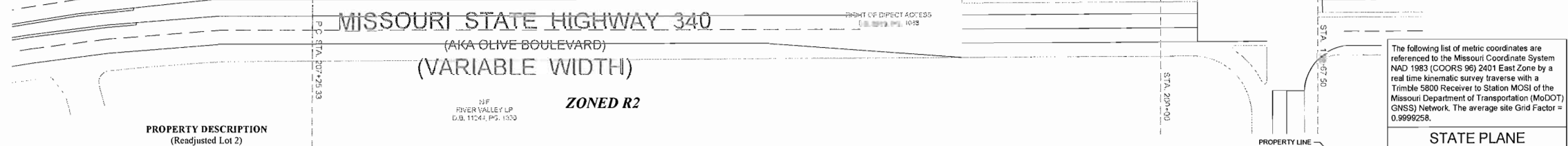
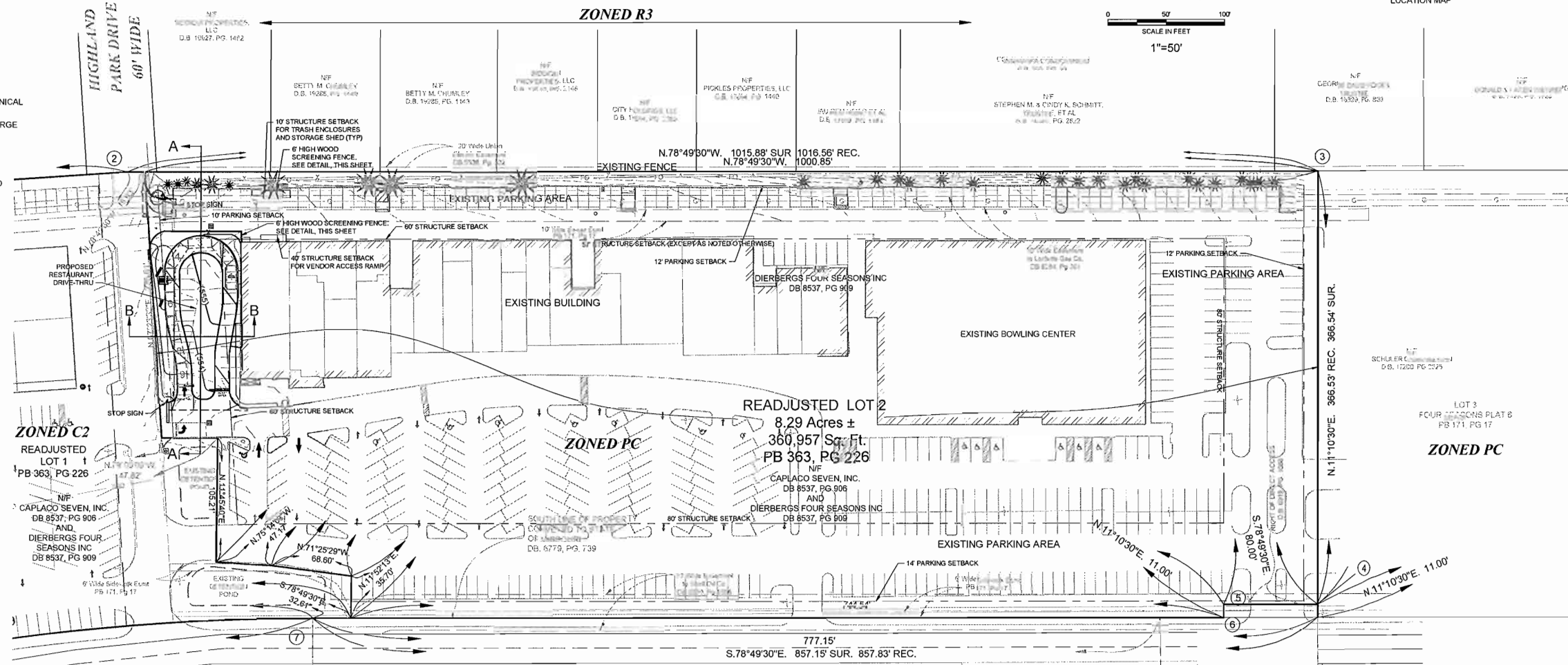
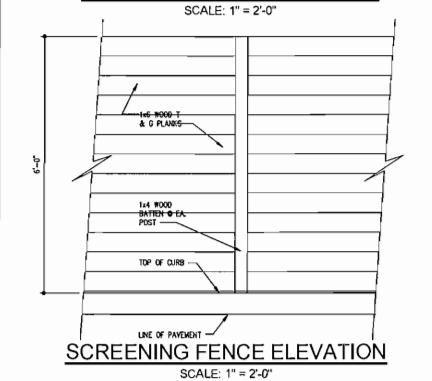
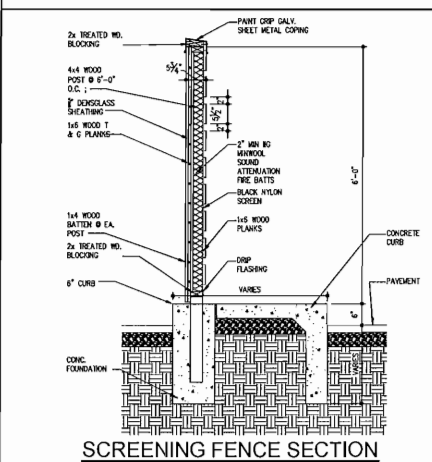


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1,800	Dry Cleaning Establishment	3.3/1000	5.9
3,382	Veterinary Clinic	3.3/1000	11.2
5,403	Grocery, Community	4/1000	21.6
1,500	Office, Dental	4/1000	6.0
7,712	Office, General	3.5/1000	27.0
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 TOTAL PROPOSED SPACES IN EXCESS OF REQUIRED: 42

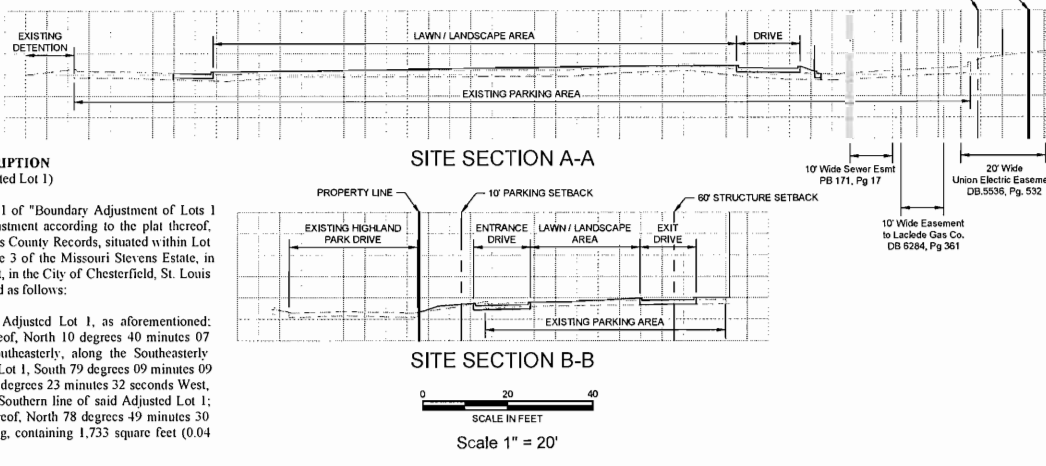


A tract of land being Adjusted Lot 2 and part of Adjusted Lot 1 of "Boundary Adjustment of Lots 1 and 2 of Four Seasons Plat 6", a Boundary Adjustment according to the plat thereof, recorded in Plat Book 341, Page 58 of the St. Louis County Records, situated within Lot 2 of Share 1, Lot 3 of Share 2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

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

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

Beginning at the Southwest corner of Adjusted Lot 1, as aforementioned; thence Northeastwesterly, along the Western line thereof, North 10 degrees 40 minutes 07 seconds East, 225.12 feet to a point; thence Southeastwesterly, along the Southeastwesterly prolongation of the Western line of said Adjusted Lot 1, South 79 degrees 09 minutes 09 seconds East, 1.26 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to its intersection with a point on the Southern line of said Adjusted Lot 1; thence Northwestwesterly, along the Southern line thereof, North 78 degrees 49 minutes 30 seconds West, 14.15 feet to the point of beginning, containing 1.733 square feet (0.04 acres, more or less).



The following list of metric coordinates are referenced to the Missouri Coordinate System NAD 1983 (COORS 96) 2401 East Zone by a real time kinematic survey traverse with a Trimble 5800 Receiver to Station MO31 of the Missouri Department of Transportation (MoDOT) GNSS Network. The average site Grid Factor = 0.9999258.

STATE PLANE COORDINATES		
POINT	NORTHING (Meters)	EASTING (Meters)
1	315724.811	250028.146
2	315752.950	249788.742
3	315809.302	249484.295
4	315919.148	249504.627
5	315914.711	249528.602
6	315918.007	249529.212
7	315874.897	24972.116
8	315870.259	249950.513
9	316462.243	249870.832
10	315876.538	249997.165
11	315848.053	250001.760
12	315854.887	250044.125
13	315822.073	249792.264
14	315753.784	249784.237
15	315824.644	249777.918
16	315856.114	249784.077
17	315859.611	249770.131
18	315866.033	249750.233
19	315876.707	249752.343

Capitol Land Company
 11850 Studt Avenue
 St. Louis, Missouri 63141
 (314) 991-8900

the clayton engineering company, inc.
 ENGINEERS • SURVEYORS • PLANNERS
 208 WELSH INDUSTRIAL COURT
 ST. LOUIS, MISSOURI 63146
 (314) 892-8988 FAX: (314) 892-8989
 MO Cert. of Prof. Eng. No. 0000014
 IL Dept. Financial & Prof. Reg. Design & Engineering, Inc. #184-000719

REVISIONS

FOUR SEASONS - READJUSTED LOT 2

Project Number: 95128.6
 Sheet Number: 1 of 2

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2492 AND CHANGING THE BOUNDARIES OF AN EXISTING "C-2" SHOPPING DISTRICT AND "PC" PLANNED COMMERCIAL DISTRICT TO ESTABLISH A NEW "PC" PLANNED COMMERCIAL DISTRICT FOR AN 8.29 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF OLIVE BOULEVARD WEST OF ITS INTERSECTION WITH WOODS MILL ROAD (P.Z. 06-2014 FOUR SEASONS PLAZA-16Q220715, 16Q210765, AND 16Q220690).

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

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

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

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

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

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

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

Legal Description

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

Commencing at a point on the Western right of way line of Missouri State Highway 141 (also known as Woods Mill Road, variable width) at the Southeastern corner of said Adjusted Lot 1; thence Northwesterly, along the Southern line of said Adjusted Lot 1, North 82 degrees 36 minutes 28 seconds West, 790.91 feet; thence North 78 degrees 49 minutes 30 seconds West, 15.03 feet to the Point of Beginning of the tract of land herein described; thence Northwesterly, continuing along the Southern line of said Adjusted Lot 1 and the Southern line of Adjusted Lot 2 thereof, North 78 degrees 49 minutes 30 seconds West, 1000.85 feet to the Southeastern corner of Lot 3 of "Four Seasons Plat 6", a Subdivision according to the plat thereof, recorded in Plat Book 171, Page 17 of the St. Louis County Records; thence Northwesterly, along the Eastern line of said Lot 3, North 11 degrees 10 minutes 30 seconds East, 366.54 feet to a point on the Southern Line of a tract of land conveyed to the State of Missouri for the widening of Missouri State Highway 340, also known as Olive Street Road, variable width, by deed recorded in Deed Book 6919, Page 1068 of the St. Louis County Records; thence along the Southern line of said tract, South 78 degrees 49 minutes 30 seconds East, 80.00 feet to the Southeastern corner thereof; thence along the Eastern line of said tract, North 11 degrees 10 minutes 30 seconds East, 11.00 feet to a point on the Southern line of a tract of land conveyed to the State of Missouri, for the widening of said Missouri State Highway 340, by deed recorded in Deed Book 6779, Page 739 of the St. Louis County Records; thence Southeasterly, along said Southern line, South 78 degrees 49 minutes 30 seconds East, 744.54 feet to the Northwestern corner of Adjusted Lot 1, as aforementioned; thence Southeasterly, along the Western line of said Adjusted Lot 1, South 11 degrees 52 minutes 13 seconds West, 35.70 feet; thence South 71 degrees 25 minutes 29 seconds East, 68.60 feet; thence South 75 degrees 14 minutes 09 seconds East, 47.17 feet; thence South 11 degrees 45 minutes 40 seconds West 105.21 feet; thence Southeasterly, continuing along the Western line of said Adjusted Lot 1 and its Southeasterly prolongation, South 79 degrees 09 minutes 09

seconds East, 47.82 feet to a point; thence South 07 degrees 23 minutes 32 seconds West, 225.61 feet to the point of beginning, containing 8.29 acres, more or less (360,957 square feet).

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

Section 3. The City Council, pursuant to the petition filed by Doster, Ullom, & Boyle, LLC, in P.Z. 06-2014, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 28th day of April 2014, does hereby amend this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this 15th day of June, 2015.

ATTEST: Vicki Haas CITY CLERK

Bob Patton MAYOR

FIRST READING HELD: 06/01/2015

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

I. SPECIFIC CRITERIA A. PERMITTED USES

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

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

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

- a. Be restricted to a single user at any given time; and b. Be located in the area as shown on the attached Preliminary Plan marked as Attachment B; and c. Be an establishment more narrowly defined as a Fast-Casual type of Fast-Food restaurant which: i. utilizes non-disposable dishware and flatware for all dine-in orders; and ii. the majority of menu items are custom prepared to order versus pre-prepared and "facked";
3. The following ancillary uses shall be permitted:
- a. Associated work and storage areas required by a business, firm, or service to carry on business operations;
 - b. Automatic vending facilities for: i. Ice and solid carbon dioxide (dry ice); ii. Beverages; iii. Confections.
 - c. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles.

4. Hours of Operation.

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

B. SETBACKS

- 1. Structure Setbacks No building or structure, other than a freestanding project identification sign, boundary and retaining walls, light standards, flag poles, fences, dumpster enclosures, or drive-thru elements including a menu board, canopy with speaker, preview board, clearance bar and directional signage, will be located within the following setbacks: a. Eighty (80) feet from the northernmost & westernmost boundaries of this "PC" Planned Commercial District. b. Fifty-seven (57) feet from the southern boundary of this "PC" Planned Commercial District with the following exceptions: i. Ten (10) feet from the southern boundary of this "PC" Planned Commercial District for the trash enclosure and storage shed. ii. Forty (40) feet from the southern boundary of this "PC" Planned Commercial District for the vendor access ramp. c. Sixty (60) feet from the eastern boundary of this "PC" Planned Commercial District.

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

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

C. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code. 2. Parking lots shall not be used as streets. 3. No loading space shall be required for the bowling center. 4. The above required parking shall be reduced by twenty percent (20%) in this "PC" Planned Commercial District. 5. No construction related parking shall be permitted within right of way or on any existing roadways. All construction related parking shall be confined to the development.

D. LANDSCAPE AND TREE REQUIREMENTS

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

E. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.

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

F. LIGHT REQUIREMENTS

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

G. ARCHITECTURAL

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

H. ACCESS/ACCESS MANAGEMENT

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

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

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

J. TRAFFIC STUDY

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

K. POWER OF REVIEW

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

L. STORMWATER

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system. The adequacy and condition of the existing downstream systems shall be verified and upgraded as necessary and as directed by the City of Chesterfield, the Metropolitan St. Louis Sewer District, and the Missouri Department of Transportation. 2. Storm water quantity management, channel protection, and water quality improvements shall be provided as required by the Metropolitan St. Louis Sewer District, Missouri Department of Transportation, and the City of Chesterfield. The location and types of storm water management facilities shall be identified on all Site Development and Improvement Plans. 3. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as approved by the City of Chesterfield.

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

M. SANITARY SEWER

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

N. GEOTECHNICAL REPORT

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

O. MISCELLANEOUS

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

- 3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Highways and Traffic or MoDOT. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

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

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

D. SAID PLAN SHALL BE SUBMITTED IN ACCORDANCE WITH THE COMBINED REQUIREMENTS FOR SITE DEVELOPMENT SECTION AND CONCEPT PLANS. THE SUBMISSION OF AMENDED SITE DEVELOPMENT PLANS BY SECTIONS OF THIS PROJECT TO THE PLANNING COMMISSION SHALL BE PERMITTED IF THIS OPTION IS UTILIZED.

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

III. COMMENCEMENT OF CONSTRUCTION

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

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

- The Site Development Plan shall include, but not be limited to, the following: 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals 100 feet. 2. Outboundary plat and legal description of property. 3. Density calculations. 4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed. 5. Provide open space percentage for overall development including separate percentage for each lot on the plan. 6. Provide Floor Area Ratio (F.A.R.). 7. A note indicating all utilities will be installed underground. 8. A note indicating signage approval is separate process. 9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use. 10. Specific structure and parking setbacks along all roadways and property lines. 11. Indicate location of all existing and proposed freestanding monument signs 12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site. 13. Show phasing boundaries. 14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

- 15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements. 16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems. 17. Depict existing and proposed contours at intervals of not more than two (2) feet, and extending 150 feet beyond the limits of the site as directed. 18. Address trees and landscaping in accordance with the City of Chesterfield Code. 19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code. 20. Sign and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements. 21. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation. 22. Compliance with Sky Exposure Plans. 23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. RECORDING

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

VI. ENFORCEMENT

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

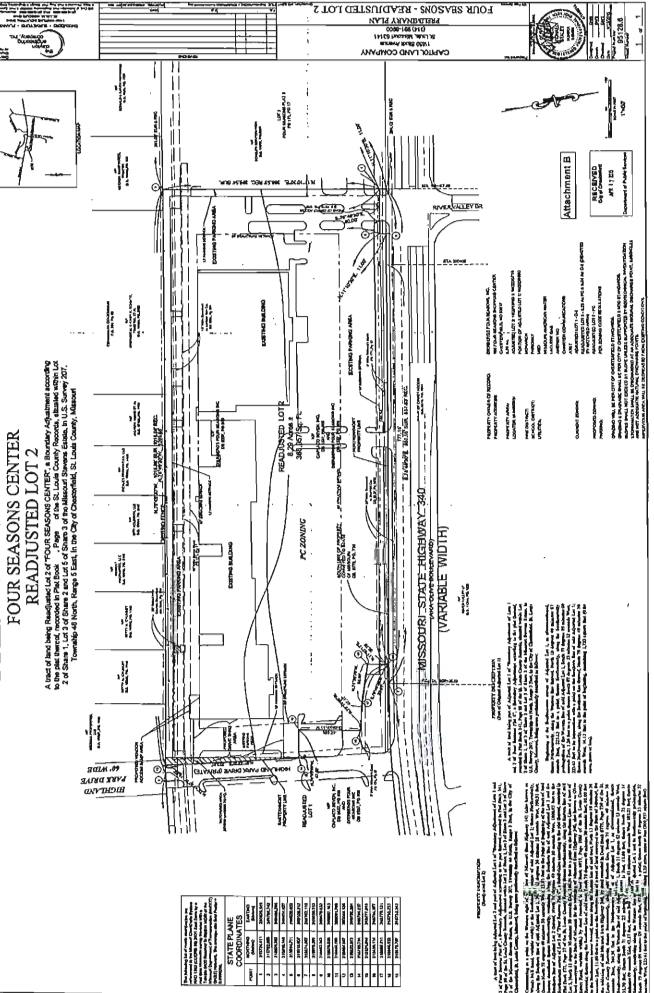
B. FAILURE TO COMPLY WITH ANY OR ALL THE CONDITIONS OF THIS ORDINANCE WILL BE ADEQUATE CAUSE FOR REVOCATION OF APPROVALS/PERMITS BY REVIEWING DEPARTMENTS AND COMMISSIONS.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

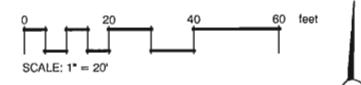
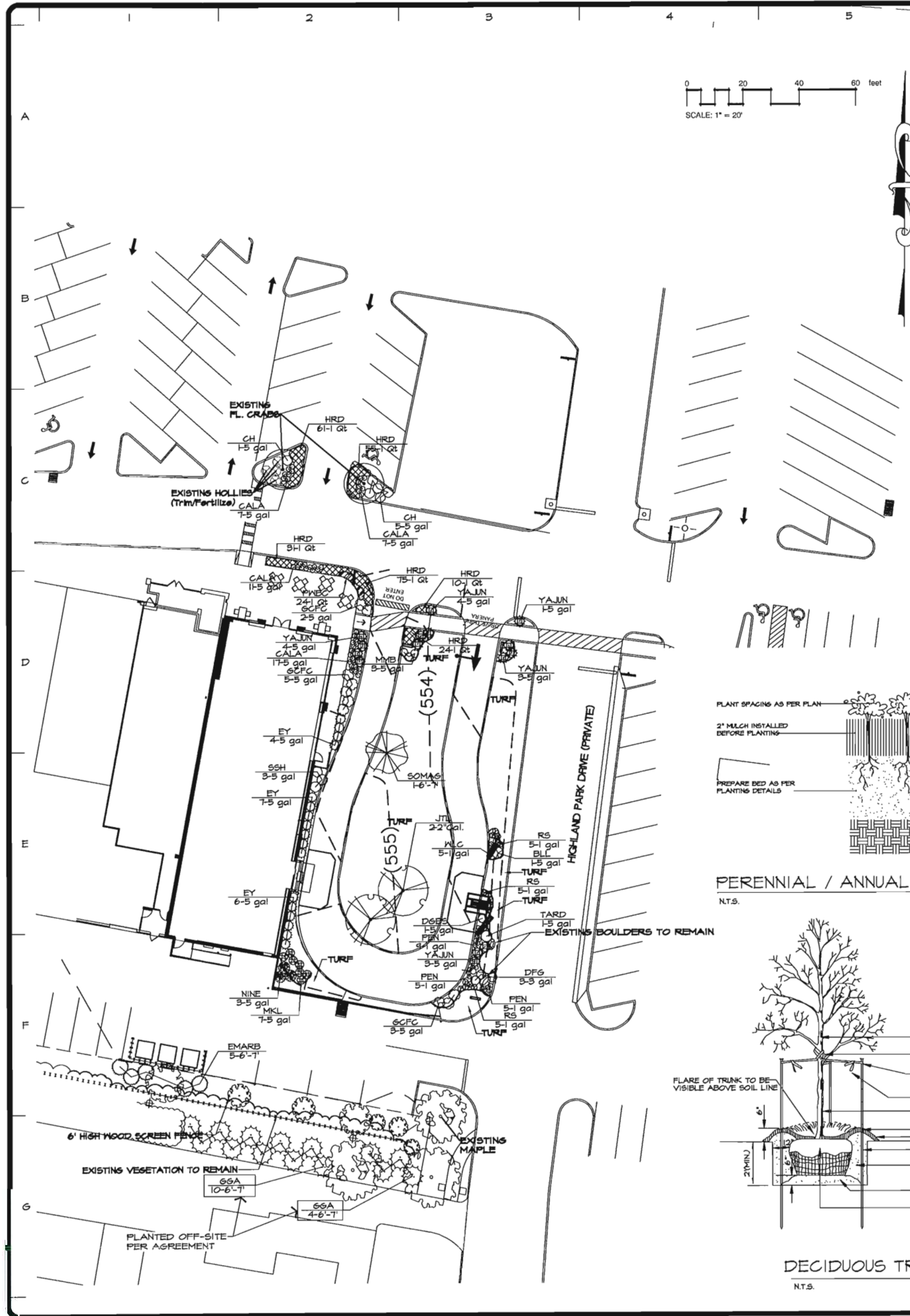
D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

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



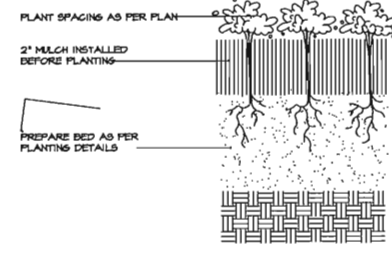
Professional Engineer (E-28988) MICHAEL STALEY NUMBER E-28988 6/29/15 Prepared for: CAPITOL LAND COMPANY 11850 Studi Avenue St. Louis, Missouri 63141 (314) 991-8900 SITE DEVELOPMENT PLAN FOUR SEASONS - READJUSTED LOT 2 2 of 2



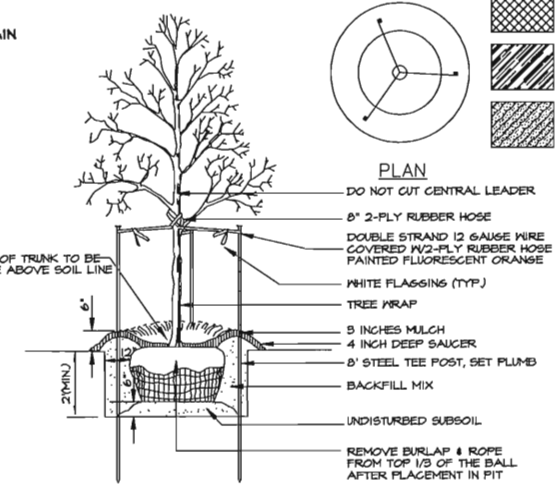
LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
 - The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence and exact location of the above (Call 1-800-DIG-TO-HELP).
 - Plant material one to be planted in the same relationship to grade as now grown in nursery conditions. All planting beds shall be situated to 6" depth minimum and graded enough immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Make the location of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of the plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Landscape Architect may inspect plants before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All side area to have as specified. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract. Quotes shall be valid for 12 months.
 - All excess layout, rocks, debris and/or banded soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for contractor's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch at 5" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, rocks, debris, etc.
 - No plastic sheathing or filter fabric shall be placed beneath shredded bark mulch beds. Shaded beds shall be placed beneath shredded bark mulch beds.
 - Edge all beds with spike-cut edge unless otherwise noted.
- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic loam to one (1) part Canadian sphagnum peat moss as per planting details. Rock-free topsoil mix to 6" depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil-testing agency including the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of the task.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - Install erosion controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.
- MISC. MATERIAL:**
- Provide stakes and deadmen of sound, new hardwood, free of lamination and defects.
 - Tree wrap tape shall be 4" minimum, designed to prevent borers, damage and winter freezing. Additionally, only 5-ply tying material shall be used.
- TURF:**
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (90% per acre) and bluegrass (10% per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced for the contractor.
 - The landscape contractor shall be responsible for protection of grade, erosion and repair any erosion or water damage and obtain owner's approval prior to seeding or sod installation. Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
 - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". Sod Contractor to ensure sod is placed below sidewalk level.
 - No broken pieces, irregular pieces or torn pieces will be accepted.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 90 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

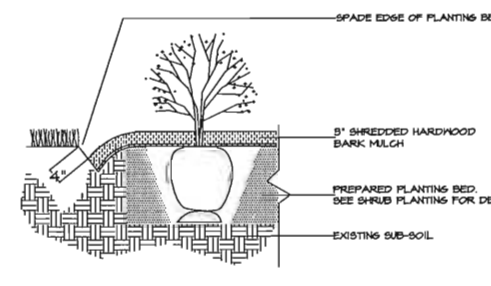
PLANT SCHEDULE	QTY	COMMON NAME / BOTANICAL NAME	SIZE
EVERGREEN TREES			
EMARB	5	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'
GSA	14	Green Giant Arborvitae / Thuja plicata 'Green Giant'	6'-7'
FLOWERING TREES			
JTL	2	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2" Cal.
SOMAS	1	Southern Magnolia / Magnolia grandiflora	6'-7'
SHRUBS			
BL	1	Blooming Lilac / Syringa x 'Penda'	5 gal
CH	7	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal
DBB	1	Compact Burning Bush / Evonymus alatus 'Compactus'	10"-24"
YAJUN	20	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal
NINE	2	Diablo Purple Ninebark / Physocarpus opulifolius 'Diablo' TM	5 gal
DGBS	2	Dwarf Globe Blue Spruce / Picea pungens 'Gibbosa'	5 gal
EY	25	Everlow Yew / Taxus x media 'Everlow'	5 gal
GCFC	10	Golden Charm False Cypress / Chamaecyparis platifera Millifera 'Golden Charm'	5 gal
LHI	21	Little Henry Sweetspire / Itea virginica 'Little Henry' TM	5 gal
MKL	30	Miss Kim Lilac / Syringa patula 'Miss Kim'	5 gal
MMB	9	Morris Midget Boxwood / Buxus microphylla Japonica 'Morris Midget'	5 gal
SSH	15	Strawberry Sundae Hydrangea / Hydrangea paniculata 'Strawberry Sundae'	5 gal
TARD	1	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva'	5 gal
CLE	22	'Hummingbird' Summerweet / Clethra alnifolia 'Hummingbird'	5 gal
ANNUALS/PERENNIALS			
AJS	49	Autumn Joy Sedum / Sedum 'Autumn Joy'	1 gal
PEN	19	Husker Red Penstemon / Penstemon digitalis 'Huskers Red'	1 gal
PG-M	15	Purple Coneflower / Echinacea purpurea 'Magnus'	1 gal
RS	15	Russian Sage / Perovskia atriplicifolia	1 gal
WLC	5	Walker's Low Catmint / Nepeta racemosa 'Walker's Low'	1 gal
GRASSES			
DFG	30	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hamelin'	5 gal
CALA	42	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'	5 gal
GROUND COVERS			
	256	Happy Returns Daylily / Hemerocallis x 'Happy Returns'	1 qt
	24	Pow Wow Berry Coneflower / Echinacea purpurea 'Pow Wow Berry'	1 qt
	1,227	Variegated Liriope / Liriope muscari 'Variegata'	1 gal



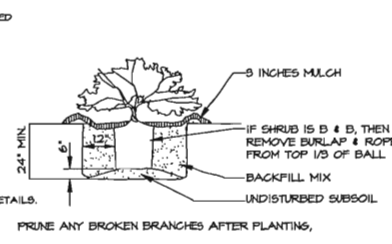
PERENNIAL / ANNUAL PLANTING
N.T.S.



DECIDUOUS TREE PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.



SHRUB PLANTING
N.T.S.

REVISIONS	BY
1/2/15	RHM

landscape TECHNOLOGIES

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

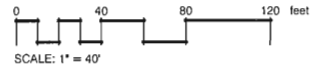
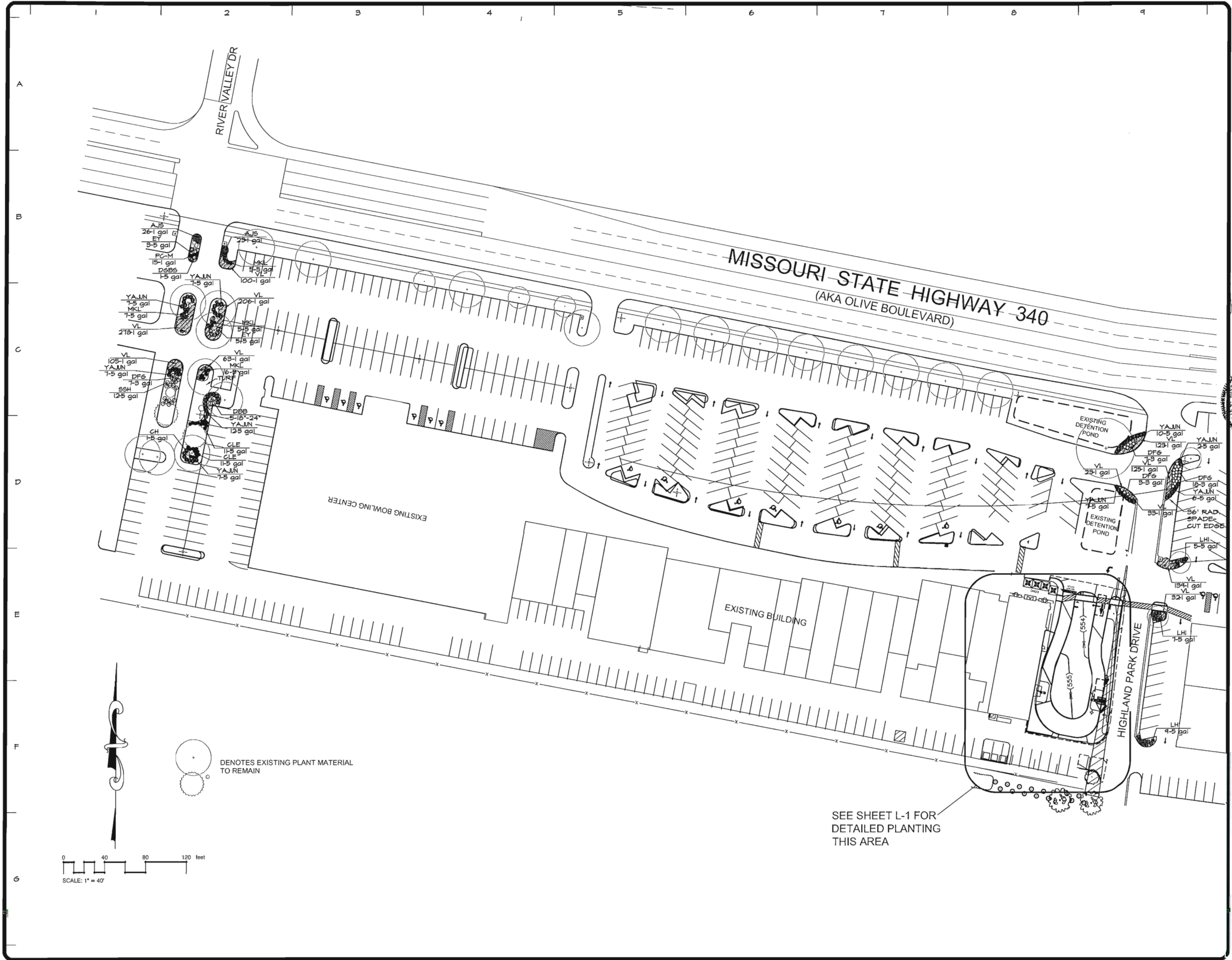
R. MARDIS ARCHITECT ARCHITECT #000001
617 Jacobs Creek Drive, Suite 100
Chesterfield, MO 63005
TEL: 636-438-2200
FAX: 636-438-2200
WWW.LANDSCAPEARCHITECT.COM

PLANTING PLAN FOR THE PROPOSED

Panera Bread

CHESTERFIELD, MISSOURI

DRAWN
R. MARDIS
CHECKED
RHM
DATE
7/1/15
SCALE
1"=30'-0"
JOB NO.
2015-144
SHEET
L-1
OF 110 SHEETS




 DENOTES EXISTING PLANT MATERIAL TO REMAIN

SEE SHEET L-1 FOR DETAILED PLANTING THIS AREA

REVISIONS	BY
1/2/15	RJM

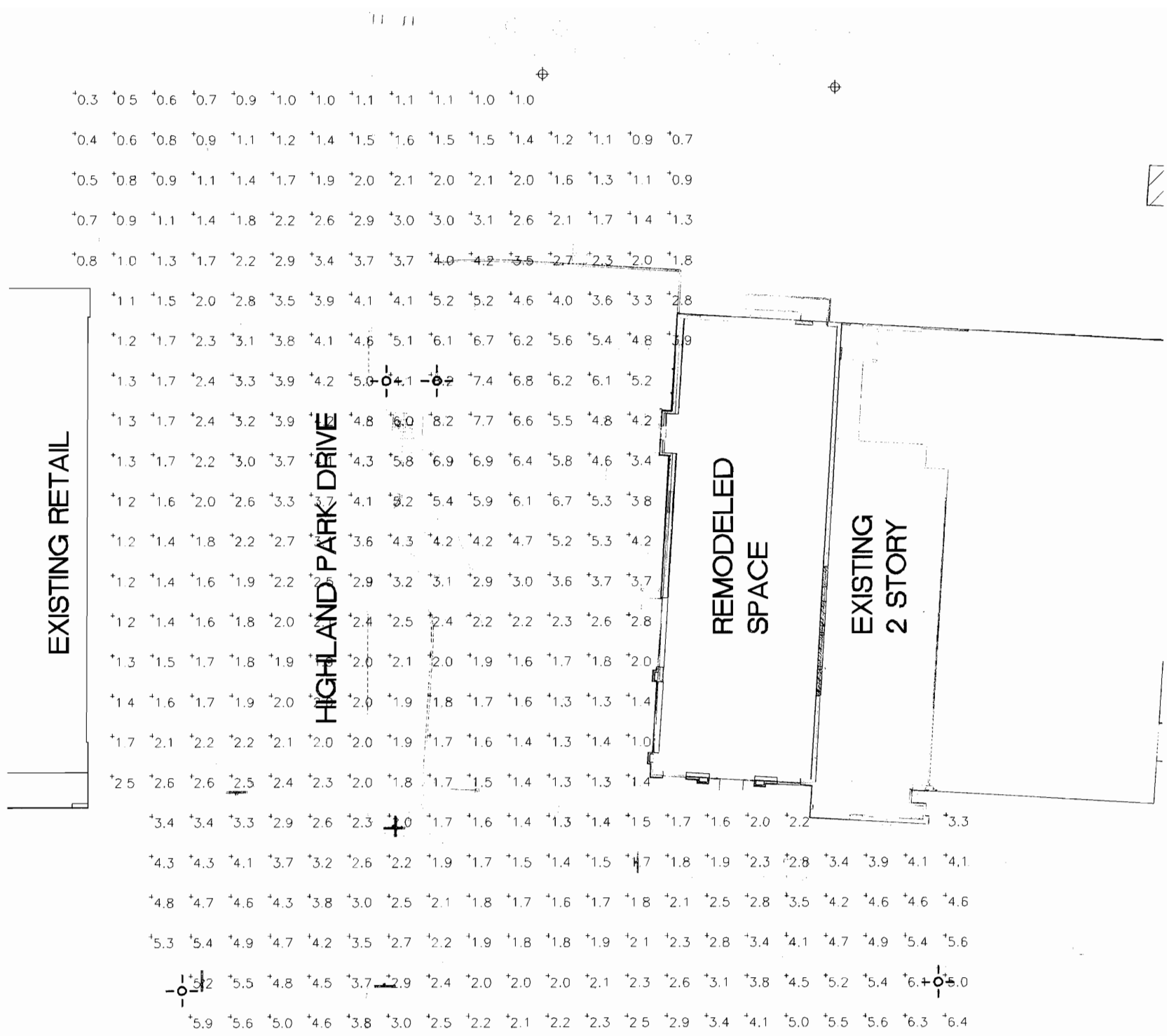
Landscapes TECHNOLOGIES

MARDIS R. MARDIS
 ARCHITECT
 REGISTERED PROFESSIONAL ARCHITECT #000004
 DATE: 1/2/15

(636) 435-1500
 81 Jacobs Creek Drive
 St. Louis, MO 63105
 NO Landscape Architectural Corporation #2000000983

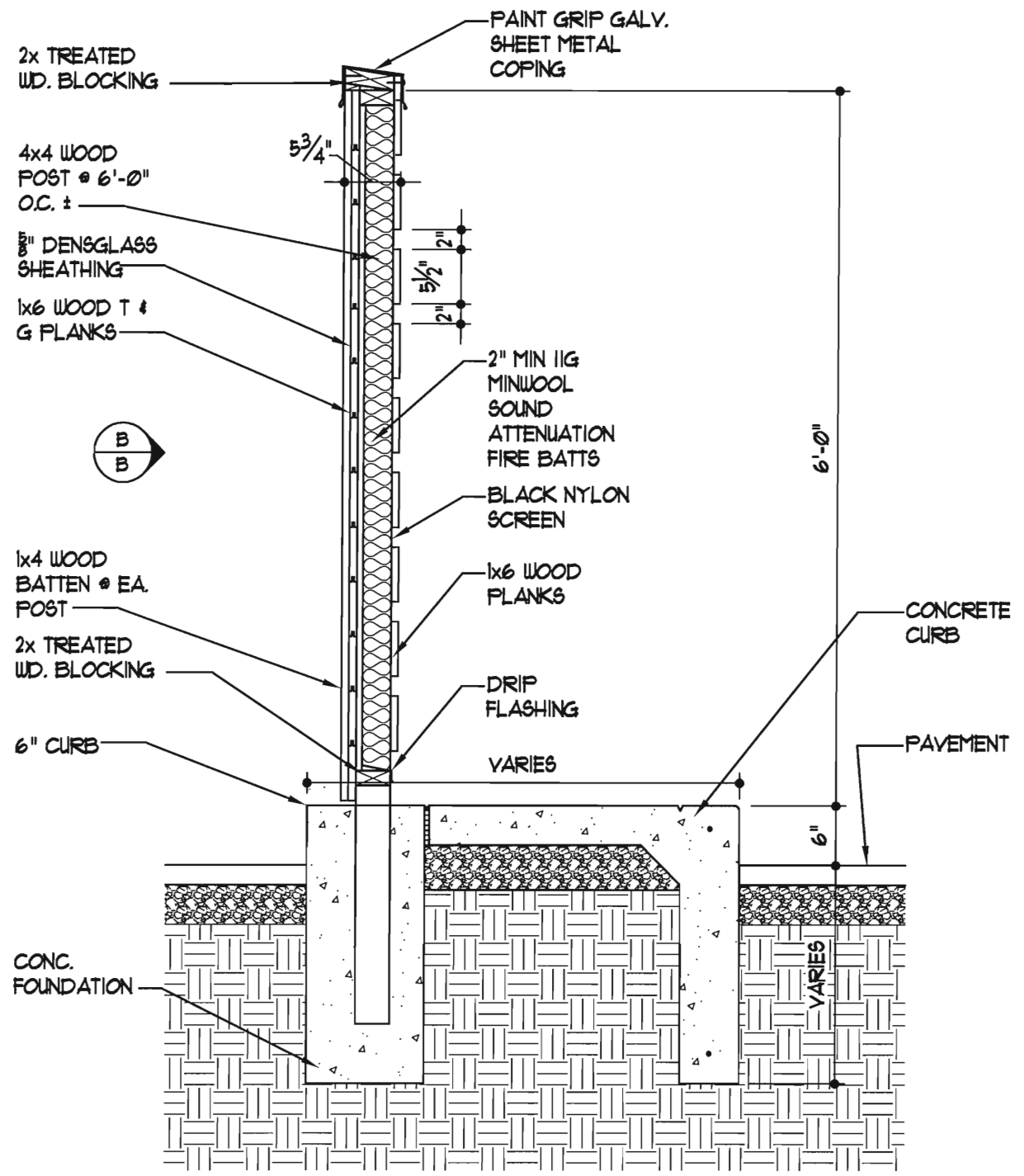
PLANTING PLAN FOR THE PROPOSED
Panera Bread
 CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RJM
DATE	1/1/15
SCALE	1"=40'-0"
JOB NO.	2015-144
SHEET	L-2
OF TWO SHEETS	

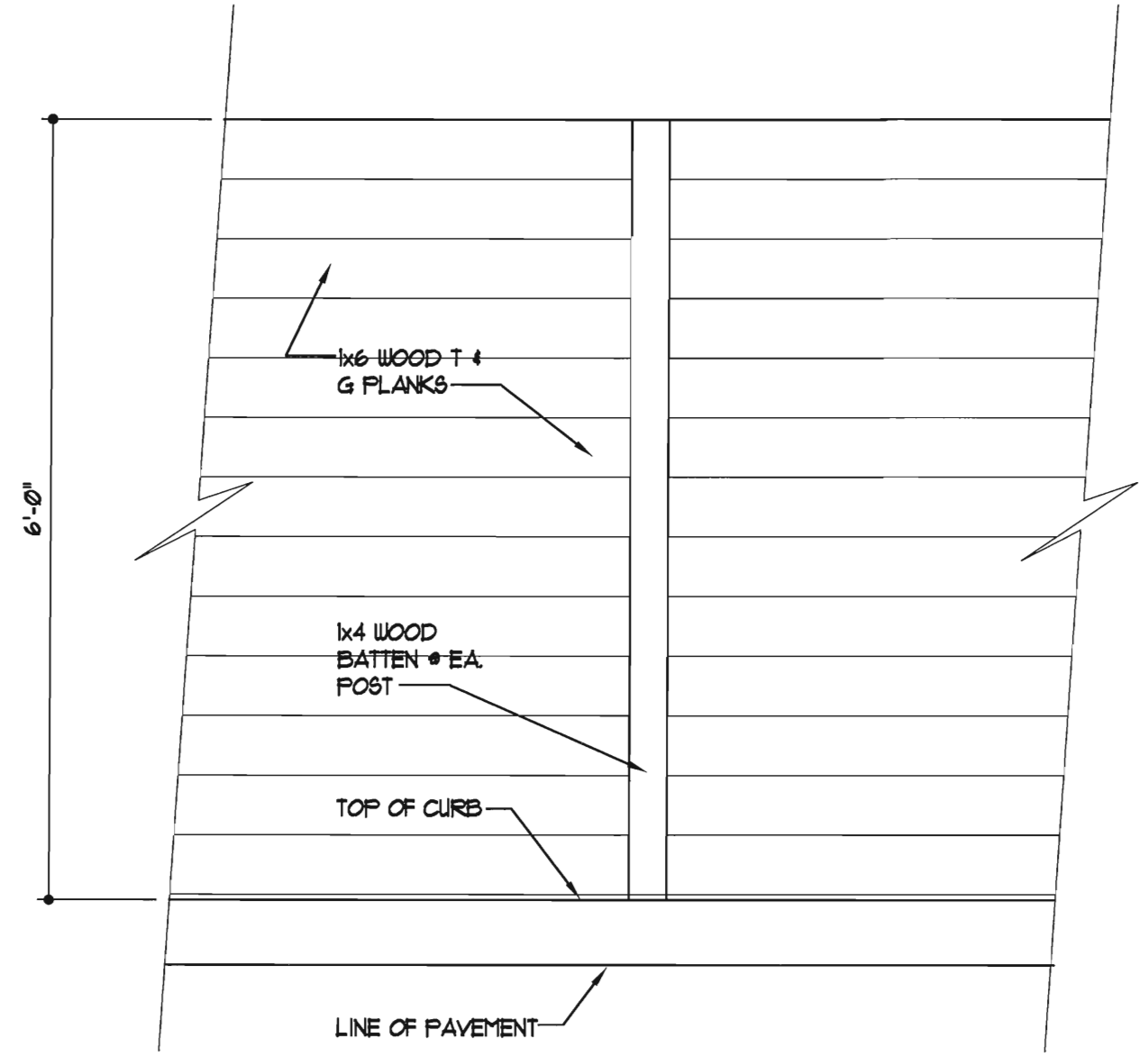


STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE UP AREA	+	2.7 fc	7.6 fc	0.3 fc	25.3:1	9.0:1

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



A
A DRIVE THRU FENCE SECTION
SCALE: 3/4" = 1'-0"



B
B DRIVE THRU FENCE ELEVATION
SCALE: 3/4" = 1'-0"

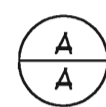
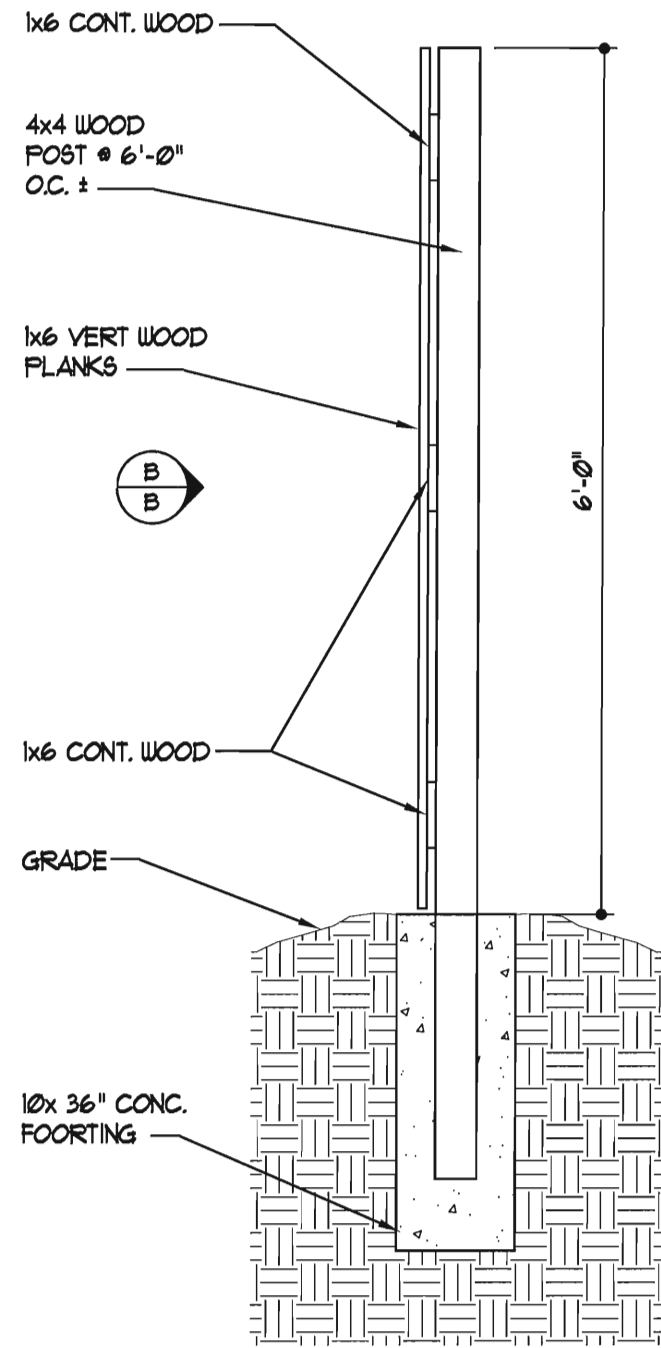
Tony Johnson
10-28-15

Another
Capitol Land
Development

FOUR SEASONS SHOPPING CENTER
CHESTERFIELD, MISSOURI

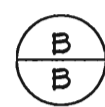
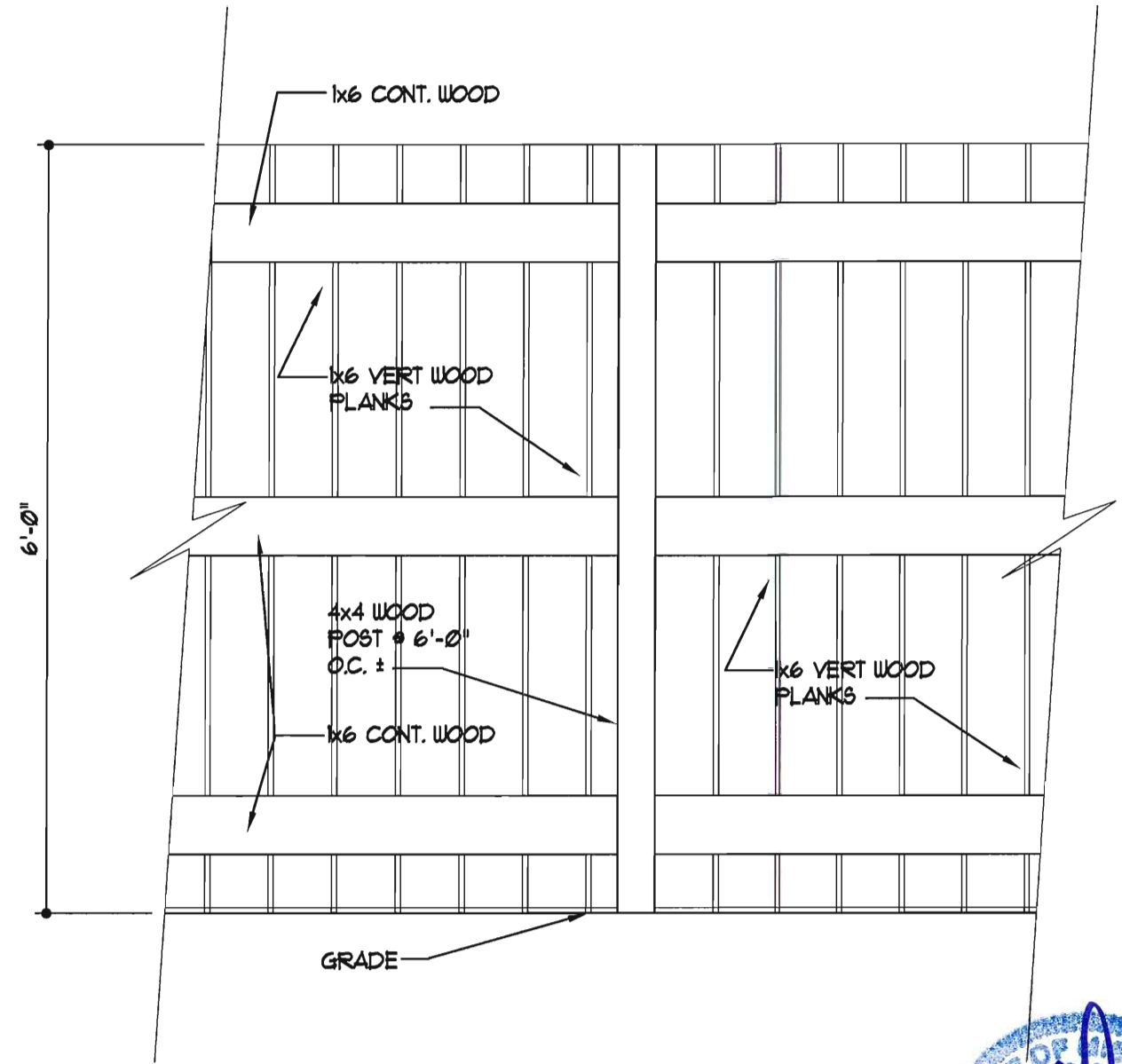
Dawdy
& ASSOCIATES, INC.

© 2015 D&A
Phone ; 314-434-0700
Date: 10-28-15
Job # 21255



DUMPSTER ENCLOSURE SECTION

SCALE: 3/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATION

SCALE: 3/4" = 1'-0"

Tony A. Dawdy
 10-28-15















Mongolian B.B.Q.
ASIAN BUFFET & SUSHI BAR

NO PARKING
ANYTIME

























FOUR SEASONS OFFICES WEST

Medicine Shoppe PHARMACY

TEAM MMA

Iramin place

BBQ
BURRIT



Nongkhai BBQ
ASIAN MARKET

FOUR SEASONS OFFICES WEST

Medicine

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

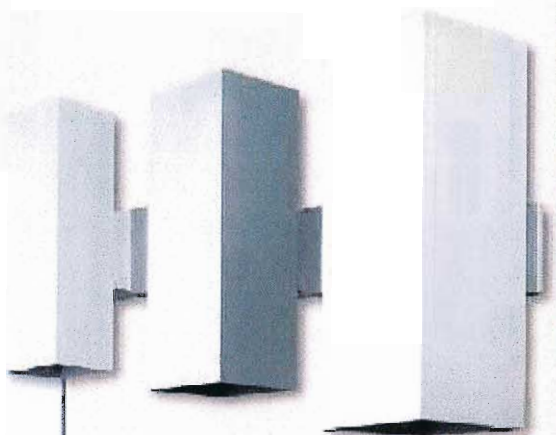
260 UD - 4-1/2" W, 14" H, 7-3/4" E, 7" Mtg.Ctr.

Incandescent lampping: Accepts two 75W Maximum Par30 lamps.
 Fluorescent lampping: (-213Q/O) includes two 13W CF lamps with 120 Volt/NPF magnetic ballast or two 18W (-218QE/O) CF lamps with electronic 120 thru 277 Volt ballast, housed in secondary canopy (adds 2" to E dimension).

Please ADD desired Finish and Light Source codes to catalog number when ordering.

Example: 260 UD WH (Incandescent - no Light Source code required)

Available Options: T



261 UD - 6" W, 16" H, 9-1/4" E, 8" Mtg.Ctr.

Incandescent lampping: Accepts two 150W Maximum Par38 lamps.
 Fluorescent lampping: (-213Q/O) includes two 13W or 22W (-222Q/O) CF lamps with 120 Volt/NPF magnetic ballast or two 26W (-226TE/O) CF lamps with electronic 120 thru 277 Volt ballast, housed in secondary canopy (adds 2" to E dimension).
 Also available with two 32W CF lamps (-232TE/O).

Please ADD desired Finish and Light Source codes to catalog number when ordering.

Example: 261 UD WH-222Q/O

Available Options: B, R, RT, T

288 UD - 8" W, 20" H, 11-1/4" E, 10" Mtg.Ctr.

Incandescent lampping: Accepts two 250W Maximum Par38 lamps.
 Fluorescent lampping: (-213Q) includes two 13W or 28W (-228Q) CF lamps with 120 Volt/NPF magnetic ballast or two 26W (-226TE/O) CF lamps with electronic 120 thru 277 Volt ballast, housed in secondary canopy (adds 2" to E dimension).
 Also available with two 32W or 42W lamps (-232TE/O, -242TE/O).

Please ADD desired Finish and Light Source codes to catalog number when ordering.

Example: 288 UD WH-232TE/O

Available Options: B, R, RT, T

288T UD - 8" W, 20" H, 11-1/4" E, 10" Mtg.Ctr.

H.I.D. lampping: Supplied with Tempered Glass Lenses (top and bottom apertures).
 Includes two 50W, 70W or 100W High Pressure Sodium (-2H50/R, -2H70/R, -2H100/R) or Metal Halide (-2M50/R, -2M70/R, -2M100/R) medium-base lamps with remote-mounted (/R) dual-tap 120/277 Volt/HPF magnetic ballasts.

Please ADD desired Finish and Light Source codes to catalog number when ordering.

Example: 288T UD R WH-2M100/R (R suffix indicates optional reflector)

Available Options: QRS, R

Options & Accessories:

(add "suffix" to catalog number)

B - Black Milli-Groove

Baffle:

261 UD B,
288 UD B



R - Specular Aluminum Reflector:

261 UD R,
288 UD R,
288T UD R



RT - Specular Aluminum Reflector and Tempered Glass Lens:

261 UD RT,
288 UD RT



T - Tempered Glass Lens:
(Required for exposed outdoor locations)

260 UD T,
261 UD T,
288 UD T



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

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

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

2" SSL WALL-MOUNT ACCENT

WMA2
LED

amerlux
GLOBAL LIGHTING SOLUTIONS
exterior

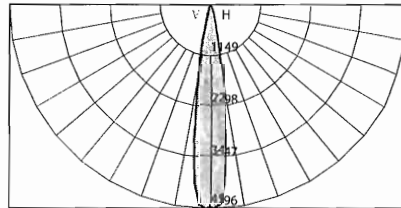
TYPE:



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

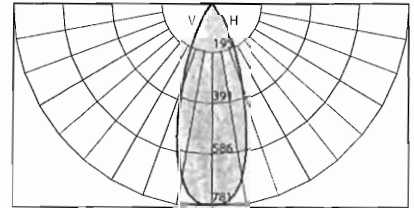
LUMINAIRE	LUMENS
WMA2-30-15	498
WMA2-30-30	378
WMA2-30-40	337
WMA2-30-60	328
WMA2-30-60X10	385
WMA2-30-60X30	345
WMA2-30-90X60	375

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



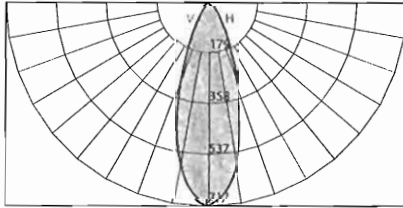
Maximum Candela = 4596.332 Located At Horizontal Angle = -1, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

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



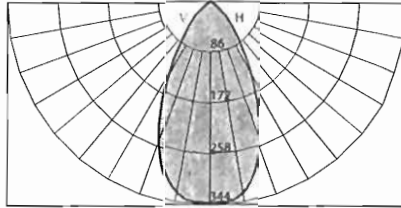
Maximum Candela = 781.19 Located At Horizontal Angle = -1, Vertical Angle = -1
H - Horizontal Axial Candela
V - Vertical Axial Candela

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



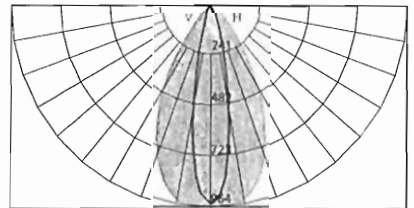
Maximum Candela = 716.649 Located At Horizontal Angle = 0, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

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



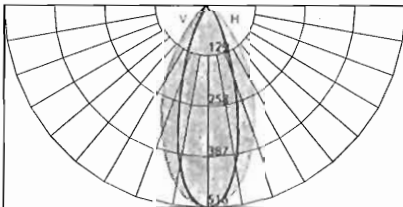
Maximum Candela = 344.443 Located At Horizontal Angle = -3, Vertical Angle = -3
H - Horizontal Axial Candela
V - Vertical Axial Candela

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



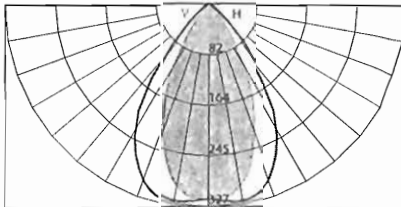
Maximum Candela = 964.386 Located At Horizontal Angle = -7, Vertical Angle = 0
H - Horizontal Axial Candela
V - Vertical Axial Candela

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



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

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



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

Notes:

2" SSL WALL-MOUNT ACCENT

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

Construction:

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

Optics:

Lumen maintenance: 70% @ 50,000 hours

Available in a variety of axial beams in combination with light shaping filters

HGS - Half external glare-shield field installable, 360° adjustable/lockable

Electrical:

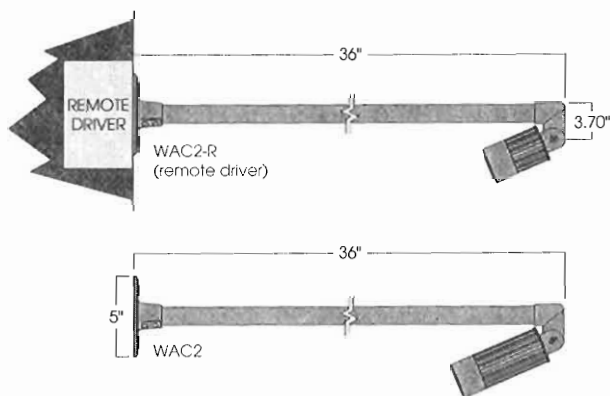
Input voltage 120v-277v auto-sensing

Dimmable at 120v only

Reverse phase ELV

Power consumption 10w

Labeling:



Ordering Information

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

WMA2
LED



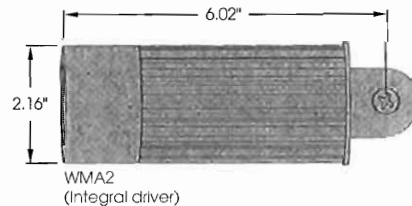
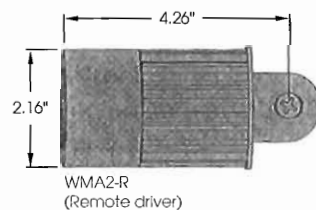
PROJECT:

TYPE:

10 year limited warranty
AMERLUX LED



Electrostatic sensitive device.
observe precautions for handling



Part String

Example: WMA2 / 32 / 15 / BK