



III. B.

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: Site Development Section Plan

Meeting Date: March 9, 2017

From: Jessica Henry, AICP
Senior Planner

Location: North side of North Outer 40 Road and east of Boone's Crossing

Applicant: Topgolf USA Chesterfield/ARIA Group Architects, Inc.

Description: **Summit Development/Topgolf, Lot B (Topgolf)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 14.75 acre tract of land zoned "PC" Planned Commercial District located north of North Outer 40 Road and east of Boone's Crossing.

PROPOSAL SUMMARY

The request is for a 66,300 square foot entertainment complex including a golf driving-range, restaurant, bar, meeting space, and game area located on the north side of North Outer 40 Road and east of Boone's Crossing. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2932. The exterior building materials will be primarily comprised of stacked stone, honed concrete masonry, composite panel, and EIFS. Rooftop mechanical equipment will be screened by the front and side parapet walls.

HISTORY OF SUBJECT SITE

The site is partially occupied by the Hardee's Iceplex and partially vacant. In January of 2017, the City Council approved Ordinance 2932 which consolidated two planned commercial districts into one new planned commercial district. The applicant has submitted a Boundary Adjustment Plat to create a new three lot commercial subdivision to allow for the development of the Topgolf project along with two other future developable lots.



Figure 1: Proposed Summit Development/Topgolf Subdivision (lots not drawn to scale/approximated)

STAFF ANALYSIS

General Requirements for Site Design:

The subject site is located along North Outer 40 Road. The proposed building features a curvilinear form and is oriented in a perpendicular fashion to the adjacent arterial roadways. Given this orientation, the front and rear of the building will be highly visible to motorists traveling from both the east and west.



Figure 2: Color Site Development Section Plan excerpt

Circulation System and Access

The subject site will be served by one dedicated entrance from North Outer 40 Road which is in the same location as the existing Hardee's Iceplex entrance. A cross access easement is provided to proposed Lot A of the development. This easement extends across proposed Lot A to a proposed access point from the Taubmann Outlet mall drive off of North Outer 40 Road, providing the potential for a secondary means of access to proposed Lot B upon the future development of proposed Lot A.

The levee trail runs parallel to the northern boundary of the site and the current Hardee's Iceplex property includes an easement with trail access, parking, and related improvements that are currently available to the public. As required by Ordinance 2932, the relocation of this access and provision of all necessary easements and other measures necessary to preserve the trail access rights are being provided by the applicant in conjunction with the Topgolf development on proposed Lot B.



Figure 3: Image of levee trail and existing access from Hardee's Iceplex site

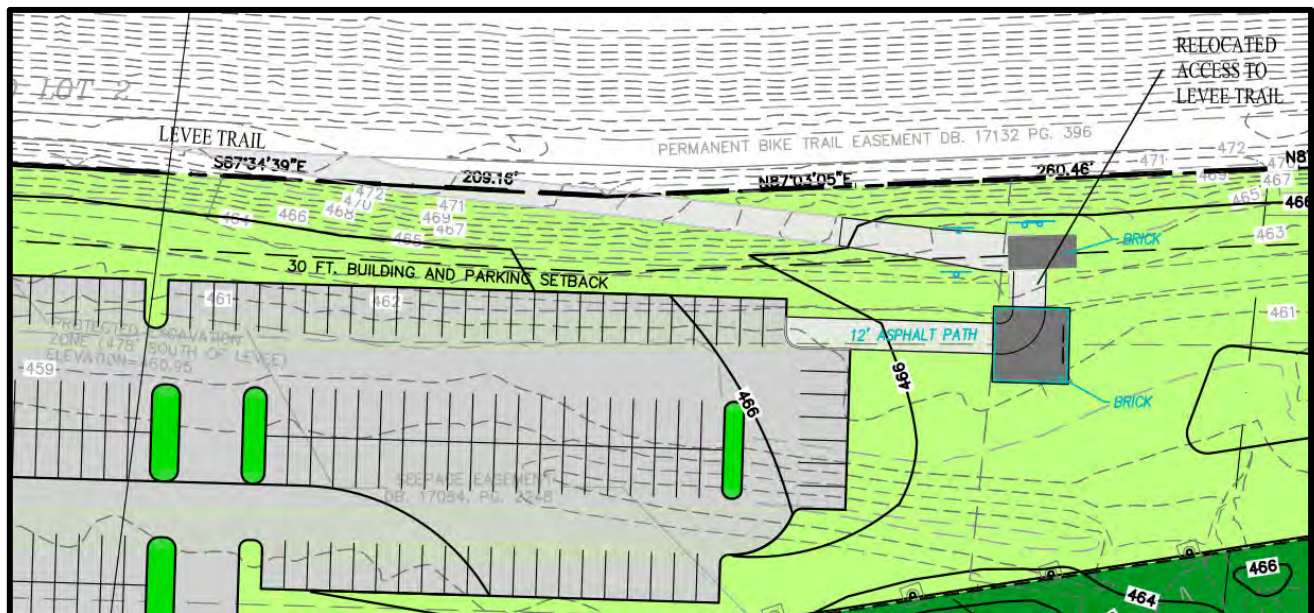


Figure 4: Proposed levee trail access relocation

Topography, Retaining Walls, and Parking

The site is generally flat, with approximately 3' of grade change across the property. Areas of the site will be both cut and filled to accommodate the building and golf outfield area. Two small retaining walls are proposed along the front portion of the site, just east of the access drive.

Parking is located within the western half of the site. The Chesterfield Valley Design Requirements state that parking should be located “primarily to the side or rear of any building facade facing I-64/US 40 or along North Outer 40.”

General Requirements for Building Design:

A. Scale

The proposed building is three stories in height and the rear building elevations open into an expansive outfield with poles and netting reaching 170 feet in height, as permitted by Ordinance 2932. The building’s parapets vary in height, with the tallest point on the structure being the stadium flood lighting structures. Ordinance 2932 established the maximum height of the building inclusive of the lighting structures as being 60 feet and the architectural elevations show the light structures as being 57 feet in height. The submitted renderings and elevations show how material changes and design elements are included on the front elevation to add a human scale to the design.

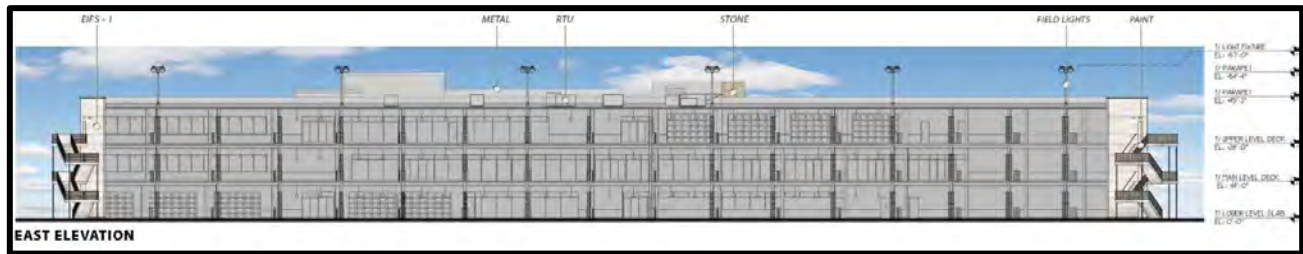
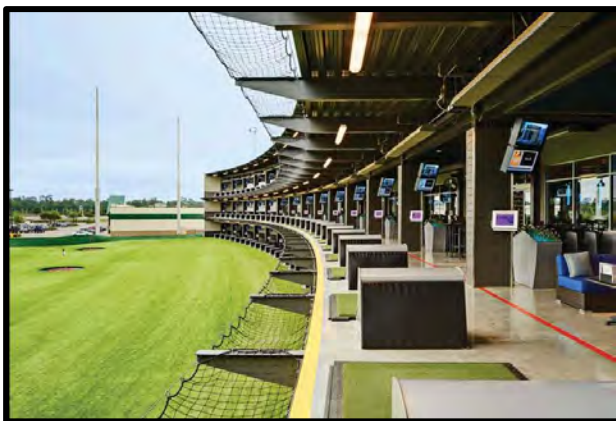


Figure 5: East elevation with field lights and height shown



B. Design

The building includes a four-sided design with similar materials and treatments on each façade, with the exception of the east façade, which is open to the outfield as shown in the adjacent image. In this image, the outfield poles and netting are also visible in the distance. Plane changes on the front and side elevations of the building lend a dramatic appearance to the building.

C. Materials and Color

The proposed materials include natural stacked stone, honed concrete masonry, composite panels, and EIFS. Architectural metal mesh screens are proposed as an accent. The color palette consists of neutral tones; however, they propose to add vibrant color via the use of LED lights which will be discussed further in this report.

D. Landscape Design and Screening

Several different areas of landscaping are proposed in accordance with City Code requirements. These include street trees along the site's frontage, a 30 foot landscape buffer behind the stormwater conveyance channel, and parking lot landscaping. Additionally, the front entry features a series of stepped, raised landscape beds. Bio-retention and swale areas will be planted with native plantings to fulfill water quality requirements on the site.

Note that the rear portion of the site does not contain any plantings; this is due to the proximity of the levee and associated seepage berm.

Rooftop mechanical equipment is included on the building and the applicant has indicated that it will be screened by the parapet walls. Finally, an enclosure constructed of composite paneling will screen the trash receptacles from public view.

E. Signage

Signage is not part of the proposal before the Architectural Review Board and will be reviewed separately. Typically signage is not shown on architectural elevations and the sign that was included in error on the Architectural Elevations presented in the ARB packet will be removed by the applicant prior to this project moving forward to Planning Commission.

While the Topgolf projecting sign shown on the front elevation is classified as a sign, the large logo depicted through a recessed EIFS application is *not* considered a sign under the City's Unified Development Code. Rather, it is considered an architectural element and therefore is subject to review by the ARB in accordance with the following criteria from Article 04-01 of the Unified Development Code:

- Encourage art elements, such as wall sculptures, murals, and artisan-created details, etc., throughout a project.
- Avoid stylized corporate and/or franchise designs that use the building as advertising.
- Respect and/or improve the rhythm established by adjacent or predominant buildings and development.

Several developments throughout Chesterfield have integrated similar architectural elements in their building and/or site design; however, the scale and utilization of vibrant, colored lighting in conjunction with the proposed architectural element is new for the City.

F. Lighting

Site lighting is proposed for the parking fields as required by City Code. Recessed canopy fixtures are proposed on the cantilevered entry canopy. These fixtures are utilitarian in nature and feature fully shielded, flat lens, enclosed luminaires.

The previously mentioned outfield lights are permitted by City Code with certain restrictions. These lights remain under review by Staff in order to ensure that the proposal adheres to these restrictions.

A substantial amount of accent lighting is proposed that requires specific approval from the Planning Commission as these are not fully shielded, flat lens fixtures. In addition to the LED light bands outlining the logo discussed on the previous page of this report, the applicant is proposing to cast color-changing LED lighting onto the metal architectural screens located on the front façade of the building. Accent lighting is also used along the entry staircase, under the parapet cornices, and along the vertical plane of the stacked stone center portion of the building; these applications are comparable to proposals for other developments in the City that have received approval. The reference photo below shows these various accent lighting applications.

While the Unified Development Code does require that all lighting be fully shielded, cut off optics, there is a provision in the UDC which allows the Planning Commission to approve decorative lighting fixtures when it can be proven that there will be no off-site glare light trespass, and the proposed fixtures will improve the appearance of the site.

Further, the UDC requires that the exterior building lighting be architecturally integrated with the building style, material, and color, specifying that the color of exterior lamps should be consistent with that on surrounding buildings.

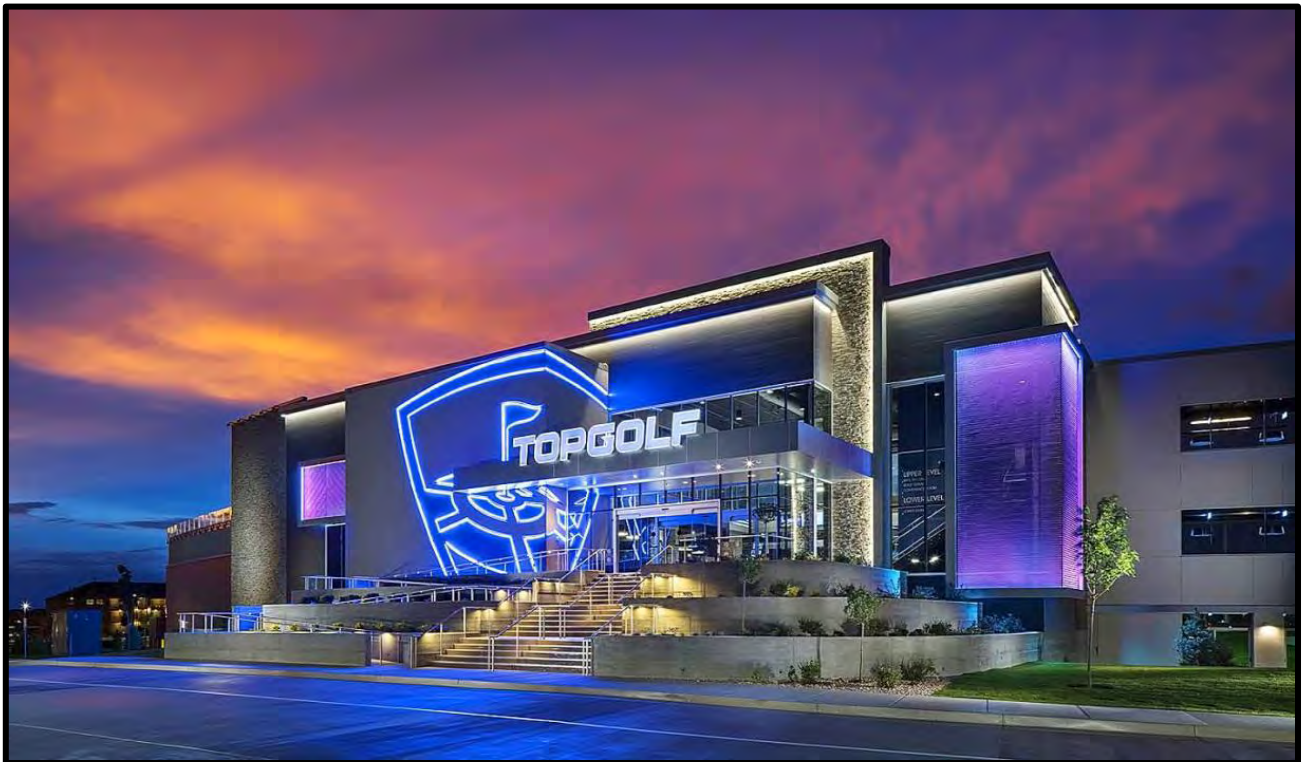


Figure 6: Reference photo showing proposed accent lighting applications

The City has received several applications for similar use of accent lighting; to date no large scale, color-changing LED lighting arrangements have been approved as they have been found inconsistent with the above referenced standards of Article 4 of the City's Unified Development Code. **Staff is seeking specific input from the ARB on both the LED color-changing "wall washer" element and the LED outline lighting utilized on the logo architectural element.**

Finally, the following Chesterfield Valley Sub-Area Policy and Chesterfield Valley Design Policies are relevant to the proposed accent lighting:

- *Façades of Buildings Along I-64/US 40 – Care should be taken to make sure that any portion of a building that can be viewed from I-64/US 40 conveys the image of high-quality office or commercial development and should be equally uniform in materials and attractiveness as the primary façade of the building if it does not face I-64/US 40.*
- *Lighting of Buildings Along I-64/US 40 – The façades of buildings facing I-64/US 40 should be lighted to provide an attractive image at night for individuals traveling along I-64/US 40. Accent lighting, as opposed to flood lighting should be used.*

DEPARTMENT INPUT

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 review and recommendation on this submittal for Summit Development/Topgolf, Lot B (Topgolf).

MOTION

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

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Summit Development/Topgolf, Lot B (Topgolf), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Summit Development/Topgolf, Lot B (Topgolf), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



RECEIVED
 City of Chesterfield
 Mar 02 2017
 Department of Public Services

**ARCHITECTURAL REVIEW BOARD
 Project Statistics and Checklist**

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

Project Title: Topgolf USA **Location:** 16851, 16845, 16839 No. Outer 40 Road

Developer: Topgolf USA Chesterfield **Architect:** ARIA Group Architects, Inc. **Engineer:** Stock & Associates

PROJECT STATISTICS:

Size of site (in acres): 14.75 ac. **Total Square Footage:** 642,375 sf **Building Height:** 54'

Proposed Usage: Golf, entertainment, food establishment

Exterior Building Materials: Stacked Stone, Honed Concrete Masonry, Composite Panel, EIFS

Roof Material & Design: Single low slope roof pitch and parapet walls

Screening Material & Design: Walls and gates finished with composite panel

Description of art or architecturally significant features (if any): See Architect's Statement

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.

e-mail to JUSTIN WISE

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760
 Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



James R.
Lencioni
Architect

February 20, 2017

City of Chesterfield
Planning and development Services Division
Attn: Mr. Justin Wyse - Director
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0670

Project: Topgolf Chesterfield (Proposed Lot B)
Location: 16851, 16845 & 16839 North Outer 40 Road

ARCHITECT'S STATEMENT

The following statements address how each item in "Article 04: Development Requirements and Design Standards, Sec. 31-04-01 Architectural review design standards" has been addressed.

C) General requirements for site design.

- 1) Site relationships:
 - a) This is a single phase project, part of a three (3) Lot Subdivison.
 - b) This project is located on the site where Hardees Ice Rink is located.
 - c) The front façade faces southwest which faces Taubman Prestige Outlets-Chesterfield to the west. Side elevations face northwest toward the Monarch Chesterfield Levee Trail and southeast toward North Outer 40 East Drive and I-64. Northeast elevation faces east toward a nursery and farmland.
 - d) Access to site is from North Outer 40 East Drive. A small parking area starts near the southwest corner of the site and expands to a larger parking area as it extends north toward the Monarch Chesterfield Levee Trail. The driving range portion of the building faces northeast.
 - e) There is approximately a 110' wide landscape/master drainage channel buffer strip along the front of the property that provides a transition from the street to the building.
 - f) Delivery and refuse pick-up is located at the northwest area of the building, away from public view from North Outer 40 East Drive and I-64. Refuse area is screened by an walled enclosure with gates finished with a composite rainscreen material system that matches then same as used on the building.
- 2) Circulation system and access
 - a) The proposed project is a golf, entertainment, food establishment and this use is typically accessed by vehicular traffic to a parking area or building entrance customer drop-off and pick-up area.

830 North Boulevard
Oak Park, Illinois
60301
708.445.8400
Fax 708.445.1788

- 3) Topography
 - a) The existing site has very little topographic change on the site, approximately 3' of grade change down from the north property line to south property line. Landscaping elements will be used for screening, buffering, and transitions. The entire site will be raised several feet for access to the Main Level entrance.
 - b) The middle area of the site (golf outfield) will be raised or lowered to nearly match the Lower Level finished floor elevation. The perimeter grade of the golf outfield is raised to form a dished area. Paved areas will be raised and graded to slope appropriately to on-site storm inlets and then to the on-site "water quality BMP" areas.
 - c) Cut and fill areas will be graded and rounded both horizontally and vertically.
 - 4) Two small sitework retaining walls are proposed near the entry (drive/drainage area).
- D) General requirements for building design.
- 1) Scale
 - a) Building Scale: This is a three story building with a single low slope roof pitch and parapet walls on the northwest, southwest and southeast facades. The top of the parapet walls vary in height. Side wall parapets are approximately 45' above the Lower Level floor line. Top of parapet walls near the entrance vary from approximately 48' to 54' from the Lower Level floor line. Since the grade is raised to meet the main level along the front facade, top of front parapet walls appear approximately 34' to 40'. The previous building on site; was a single story with a parapet height of approximately 38'. The adjacent Taubman Prestige Outlets-Chesterfield to the west has varying height roofs, approximating 24' to 40' at the tallest roof feature. Provided with this submittal are renderings of the proposed building placed into photos of the site. These demonstrate that, while this building is taller than its direct westerly neighbor, it is compatible with it by incorporating at stepped parapet that accentuates the primary building entrance.
 - b) Human Scale: The materials used in this design (honed concrete masonry walls, composite rainscreen siding system, 8' tall doors, low entry canopy, relate to materials of human scale proportions.
 - c) Generic Scale: The adjacent building directly west has a mostly horizontal emphasis in design features, with a vertical emphasis at the southeast and southwest corners, and at the centered south entrance. The focus of the Topgolf exterior is built around the front entrance to the facility and fades out toward the wings of the building. The top of walls step down as the building extends to the North and South facades relating close to the adjoining neighbor to the west.
 - 2) Design
 - a) All four facades of the building are coordinated with similar colors, materials, and patterning. The north façade (facing the levee) and east façade (facing farmland), is not as articulated as the other two primary facades, but it does continue the linear appearance.
 - b) The exterior design accentuates the long, linear building layout using modern building materials and a natural color palette. Natural stacked stone anchors the center of the building bringing your eye to the tinted glass façade of the main entry. Dark stained composite rainscreen siding accents are used throughout the exterior and give a modern, tailored feeling to the building. The building's overall esthetic is modern with intersecting planes of building elements.

- c) The grand entrance is flanked by honed concrete masonry walls; that create interest in the landscape and provide areas for planters. The plants help soften the modern building edges. The entry glazing is a front glazed system where the mullions are hidden behind the glass to create a simplistic plane. The cantilevered metal entrance canopy marks the entrance and helps tie the sign and the branded shield element together. The branded shield provides an artistic element and is created by recessed EIFS and is lit blue at night to represent the entertainment element of TopGolf. The stainless steel architectural mesh is versatile and serves a dual function, at night it is the backdrop for an LED light display and during the day it protects an interior decorative stair from full sun exposure and reduces interior glare to the building.
 - d) Building materials consist of the following:
 - a. Stacked Stone – natural white quartzite veneer stacked stone.
 - b. Honed Concrete Masonry – earth tone brown matching the EIFS.
 - c. Composite Panel – dark brown tones
 - d. EIFS – natural tones, colors match Sherwin Williams 7039 Virtual Taupe and Sherwin Williams 7043 Worldly Gray
 - e. Quartz Epoxy – durable slip resistant entry stair material
 - f. Architectural Metal Mesh – Stainless steel metal mesh pattern scale
 - e) The structural system for the building is specifically designed to reduce the amount of steel required.
 - f) Exterior wall construction utilizes insulated metal stud veneer framed construction to maximize energy efficiency.
 - g) There are no temporary walls included in the project.
 - h) Rooftop equipment on the building is screened by the front and side façade parapet walls. Rear façade faces northeast toward the river and farmland and equipment placed toward the front of the building is unnoticeable from that view.
- 3) Landscaping design and screening
- a) Landscaping is an integral part of the proposed Top Golf experience. The user will be exposed to a sequence of landscaped experience from the arrival on North Outer Forty Drive , along the main entry drive, at the main drop off area and within the parking lot. Bordering North Outer Forty Drive will be European Hornbeam Trees west of the entry drive and American Hornbeam east of the drive. A landscaped median will provide separation of the entering traffic from exiting traffic. Green Vase Zelkova trees will line the driveway on either side. A central island in the drop off circle will contain a single Redbud tree with lush plantings below. Additional ornamental trees will be located at the entry and between the new building and the parking. Parking lots will have planting islands with canopy trees (Shademaster Honeylocust, Armstrong Maple, Red Oak, and Swamp White Oak) that will provide shade within the parking field. Bio retention areas will be planted with sedges, forbs and grasses to provide water quality benefits. A street bufferyard is required along N. Outer Forty Drive immediately adjacent to the right of way. We are requesting a deviation from that placement as these areas are a downward slope into the stormwater conveyance channel. Instead we have located the bufferyard plantings on the north side of the channel, positioning the landscape to become more visible and provide improved buffering. Areas of the parking lot located near and upon the seepage berm for the levee are restricted to non-woody plants by US Corp of Engineers and the Levee District. These areas will be planted in fescue lawns. All areas immediately adjacent to the Top Golf building will be sodded. The primary surface within the practice area landing zone will be artificial turf.

- b) Refuse dumpsters will be located north end of the building and screened by walls and Gates finished with composite panel.
 - 4) Signage: Signs will adhere to the Unified Development Code.
 - 5) Lighting: Site and building lighting will adhere to the Unified Development Code .
- E) Specific requirements for the Chesterfield Valley
- 1) Facades
 - a) Architectural elements from the front façade are utilized on the sides and rear.
 - b) Accent lighting is utilized for the building.
 - c) The refuse area will be screened by walls and gates finished with composite panel.
 - 2) Utilities
 - a) All utilities will be underground.
 - 3) Parking
 - a) Parking is located primarily on the west side of the building. The parking starts near North Outer 40 Drive and extends north with the bulk of parking toward the north side of site.
 - b) Then loading area is located at the northwest corner of the building, away from North Outer 40 East Drive and I-64 and screened by plantings.

SITE INFORMATION:

OWNER: = TOPGOLF USA CHESTERFIELD, LLC (OWNER UNDER CONTRACT)
 PROPOSED SITE AREA: = 14.75± ACRES
 EXISTING ZONING: = "PC" PLANNED COMMERCIAL (ORD. #2931)
 CITY: = CHESTERFIELD, MISSOURI
 SITE ZIP CODE: = 63005
 SITE ADDRESS INFO: = 16851, 16845 and 16839 NORTH OUTER 40 ROAD
 LOCATOR NO: 177510041 177520062 177520095 177520084
 WUNNENBERG'S = PGS. 20 AND 21
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: ROCKWOOD
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 WATER SHED: MISSOURI RIVER
 FEMA MAP: 29189C0165K, FEB 4, 2015
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: LACLEDE GAS COMPANY
 PHONE COMPANY: AT&T
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATION DETERMINED (ELEVATION 457 & 456) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0165K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.

A TRACT OF LAND AS CONVEYED TO SUMMIT ICE CENTER INVESTORS, L.L.C., BY INSTRUMENT RECORDED IN BOOK 14790, PAGE 648 AND LOTS A AND B OF VALLEY GATES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 356, PAGE 688 BOTH OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PARKING:

REQUIRED: RECREATION FACILITY = 3.3/1000 GFA (MIN), 4.5/1000 GFA (MAX)
 MINIMUM: 66,300 GFA @ 3.3/1000 = 219 SPACES
 MAXIMUM: 66,300 GFA @ 4.5/1000 = 289 SPACES
 TOTAL PROVIDED = 474 SPACES

OPEN SPACE:

REQUIRED: 35.0% PER PC DISTRICT REGULATION
 PROVIDED: 68.4% (439,244 SF/642,276 SF)

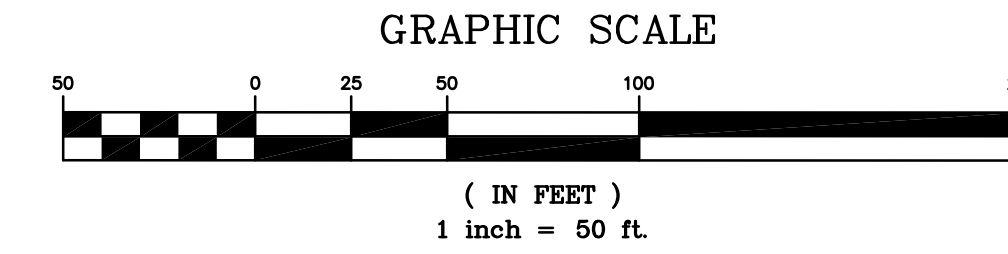
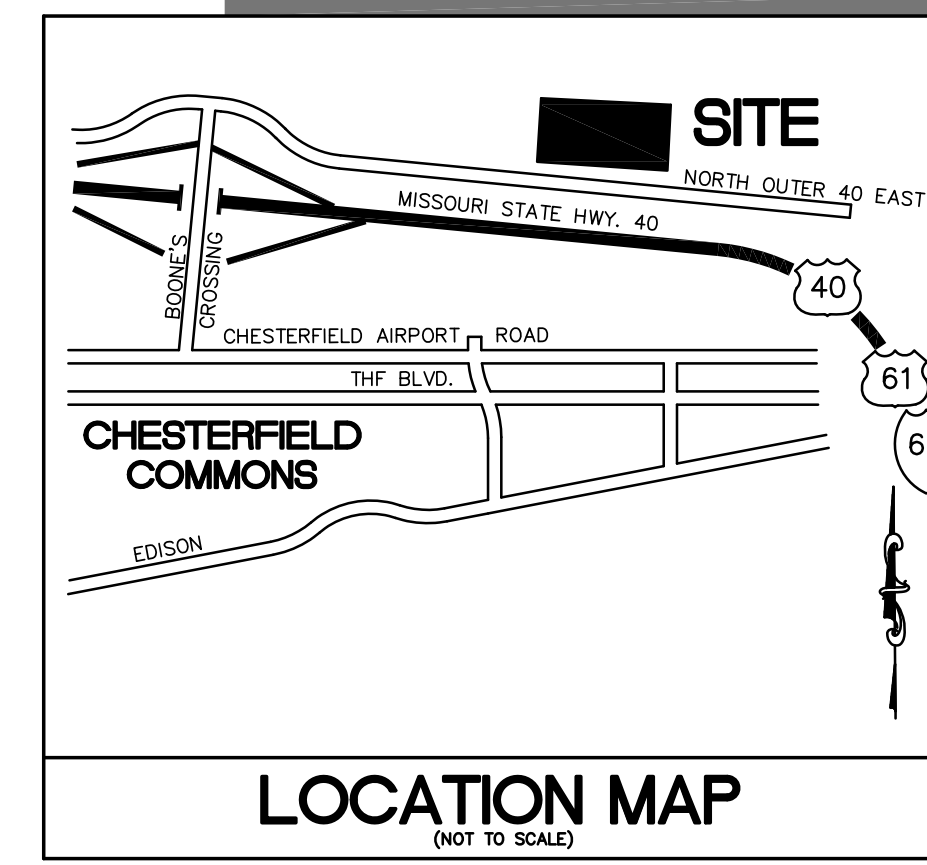
F.A.R. CALCULATION

F.A.R. = 66,300 S.F. / 642,276 S.F. = 0.10

BUILDING AND PARKING SETBACKS

NORTH: 30' BUILDING AND 30' PARKING SETBACK
 EAST: 5' BUILDING AND 0' PARKING SETBACK
 SOUTH: 75' BUILDING AND 30' PARKING SETBACK
 WEST: 5' BUILDING AND 0' PARKING SETBACK

TOPGOLF SITE PLAN



ABBREVIATIONS

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

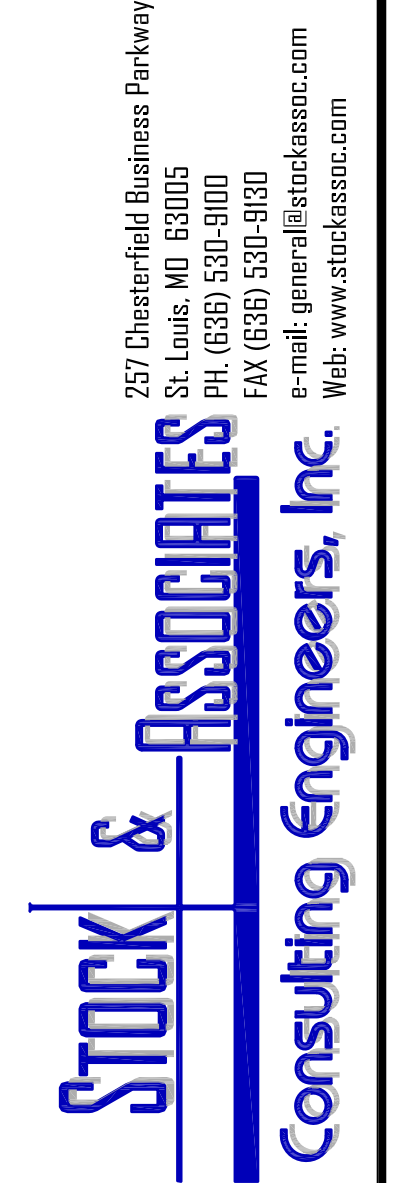
LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GLY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY



PREPARED FOR:
 TOPGOLF USA
 CHESTERFIELD, LLC
 8750 N. CENTRAL EXPRESSWAY
 SUITE 1200
 DALLAS, TEXAS 75231

PREPARED BY:



SITE PLAN FOR:

TOPGOLF

CITY OF CHESTERFIELD,
 ST. LOUIS COUNTY, MISSOURI

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

REVISIONS:

NO.	DATE	DESCRIPTION
1	2/17/17	ISSUE FOR PERMIT

DRAWN BY: C.A.H. CHECKED BY: G.M.S.
 DATE: 2/17/17 JOB NO.: 212-5012.4
 KSD: PE: BASE MAP #: 177
 SLC: HNT #: HNT SURV. #:
 SHEET TITLE: SITE PLAN
 SHEET NO.: C1.0

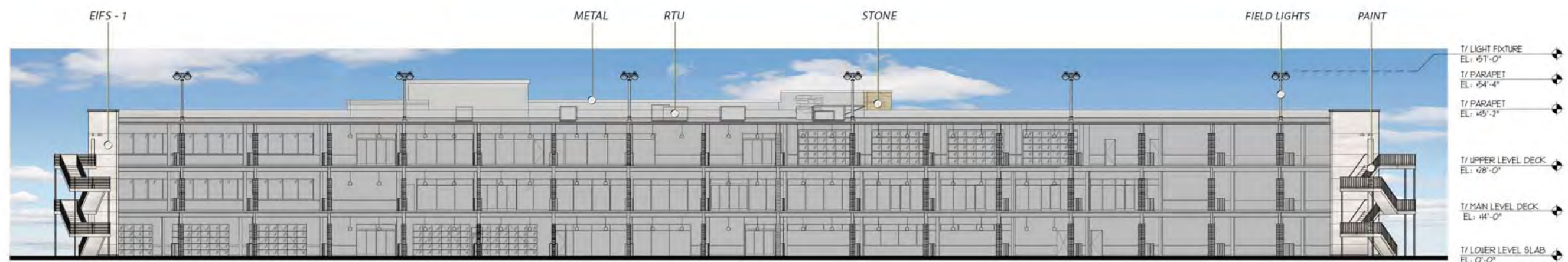
#12-166
 ELEV.=458.86
 "STANDARD ALUMINUM DISK" STAMPED SL-32, 1990.
 DISK IS SET IN BETWEEN THE HWY I-64 NORTH OUTER ROAD AND THE WEST BOUND HWY I-64, 19' SOUTH OF THE CENTERLINE OF THE NORTH BOUND LANE HWY. I-64, APPROXIMATELY 0.5 MILES EAST OF THE INTERSECTION OF BOONES CROSSING ROAD AND NORTH OUTER ROAD. (SL-32 WAS RESET FROM UNDERGROUND POSITION. THIS IS A NEW ELEVATION SET IN JULY 2002.) AS SHOWN HEREON

DRAWING FILE: C:\Users\G00125002\OneDrive\Development\Section Plans\0123-section-iss- Colorama_LAYOUT.dwg PLOTTED: Mar 01, 2017 1:15pm PLOTTED BY: chmshah

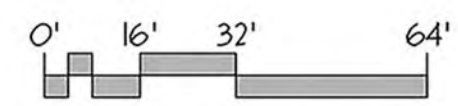


WEST ELEVATION

OPERABLE GATE TO SCREEN TRASH RECEPTACLE FROM PUBLIC VIEW. APPROX. 47'-0"W x 9'-6"H

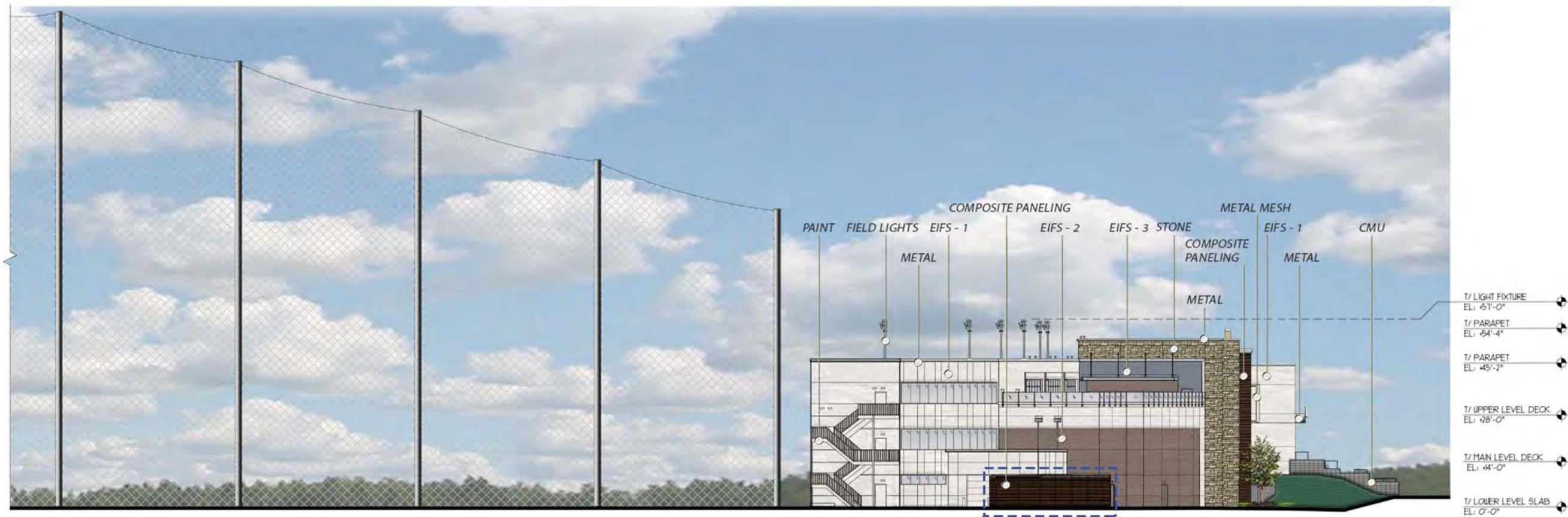


EAST ELEVATION



EXTERIOR FINISHES





NORTH ELEVATION

OPERABLE GATE TO SCREEN TRASH RECEPTACLE FROM PUBLIC VIEW. APPROX. 34'-6"W x 9'-6"H



EXTERIOR FINISHES



STONE



CONCRETE



EIFS - 1



EIFS - 2



EIFS - 3



COMPOSITE PANELING



COLOR CHANGING LED WASHING METAL MESH



CMU

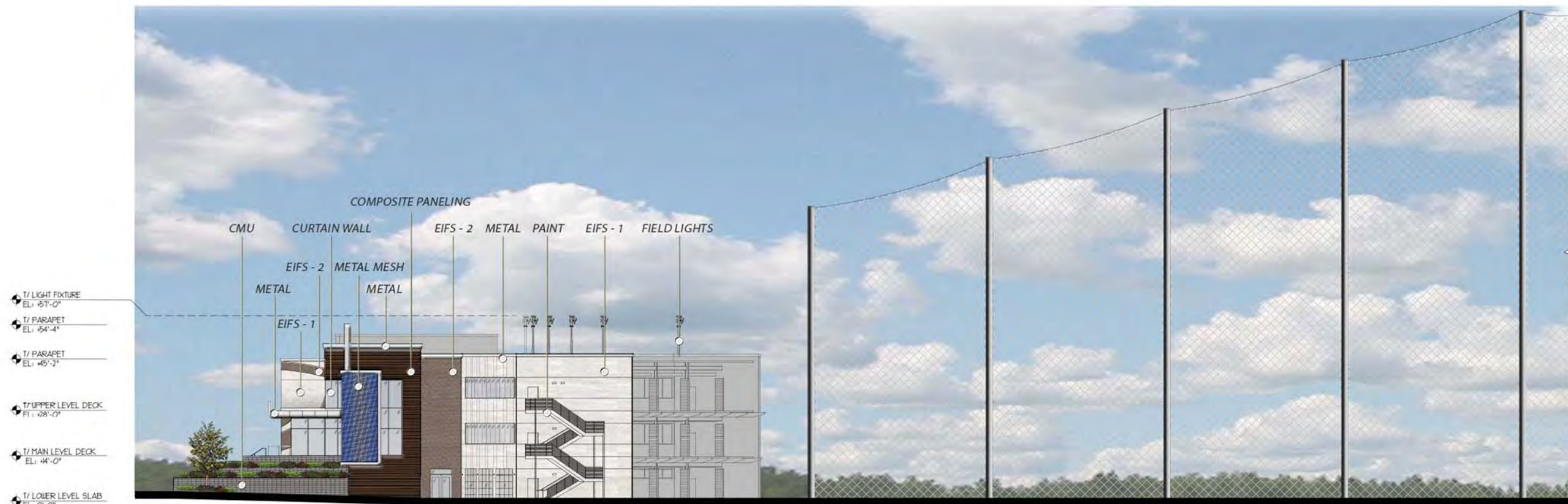


PAINT

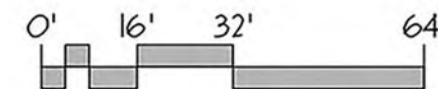


METAL TRIM SILVER FINISH





SOUTH ELEVATION



EXTERIOR FINISHES



CONCRETE



EIFS - 1



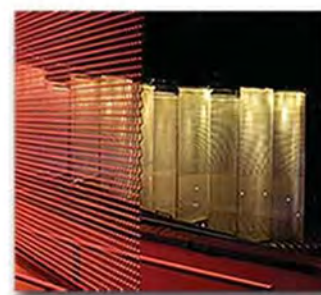
EIFS - 2



COMPOSITE
PANELING



CMU



COLOR CHANGING LED
WASHING METAL MESH



CURTAIN WALL

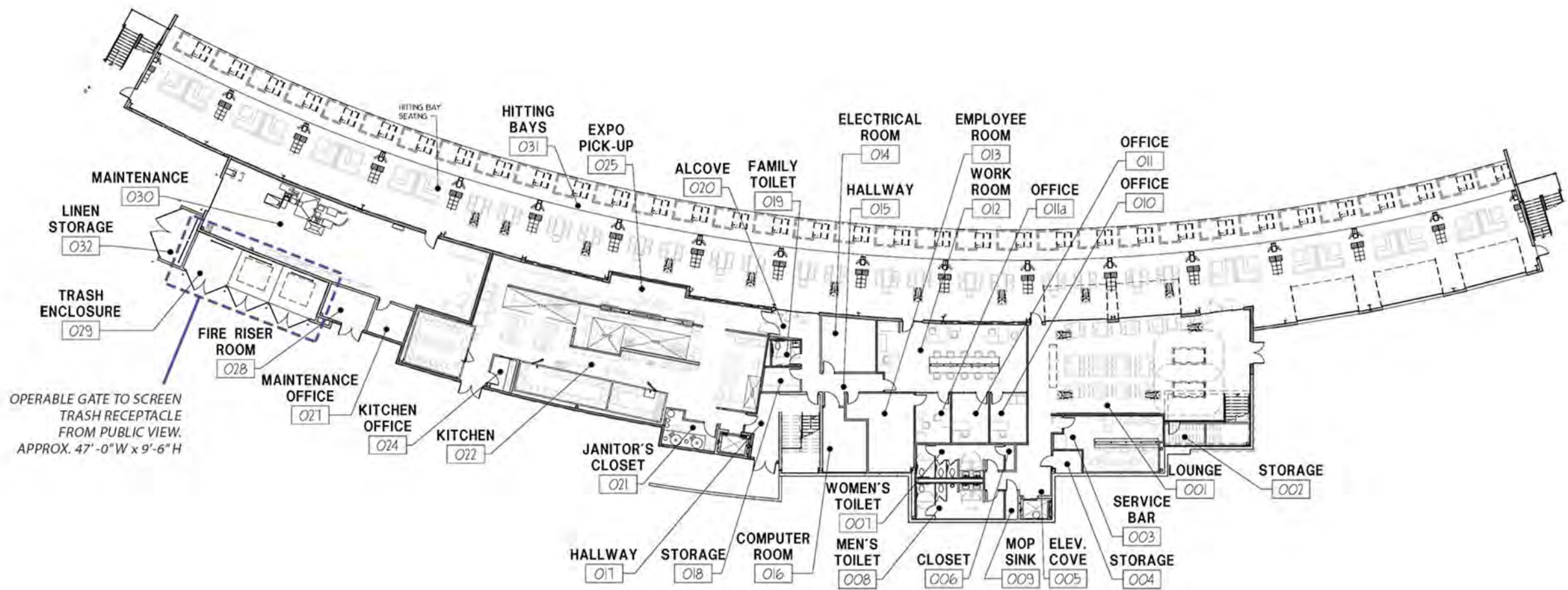


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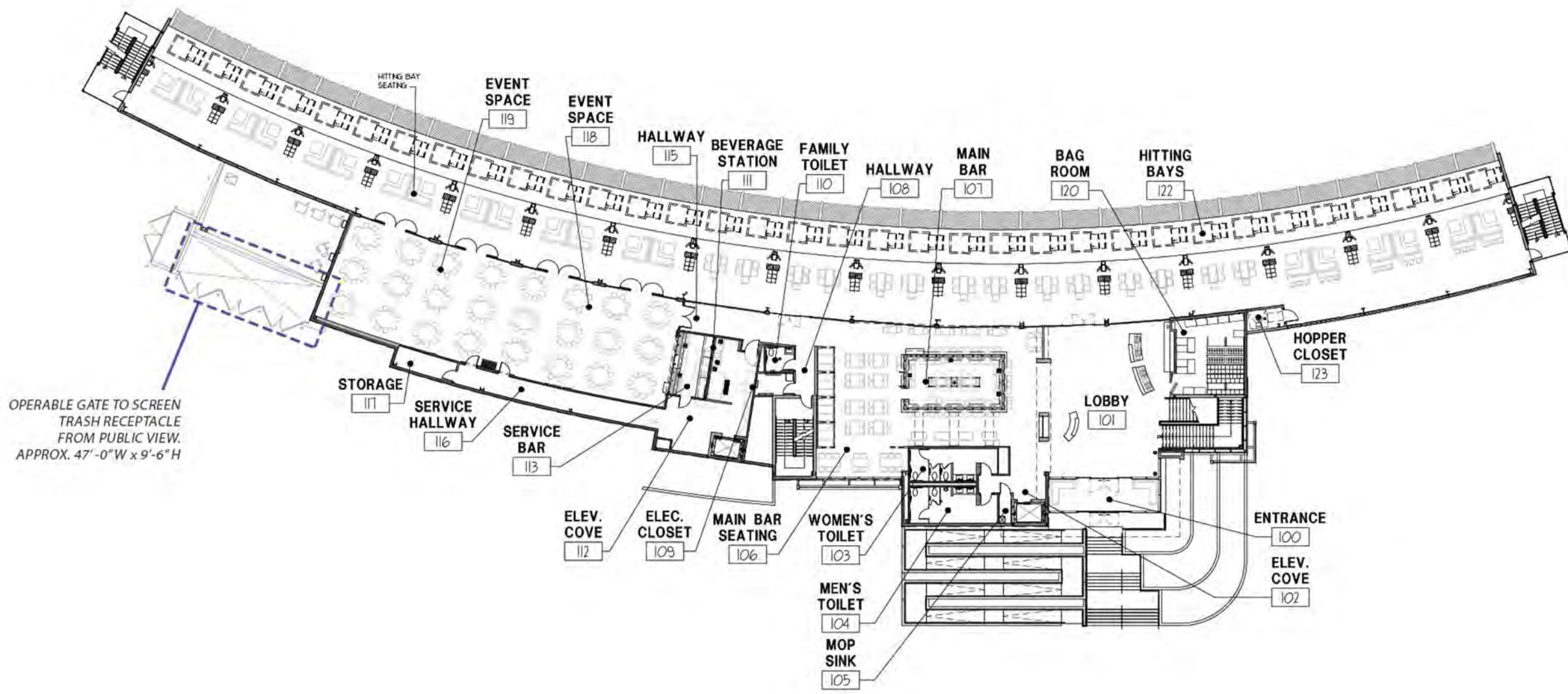
METAL TRIM
SILVER FINISH





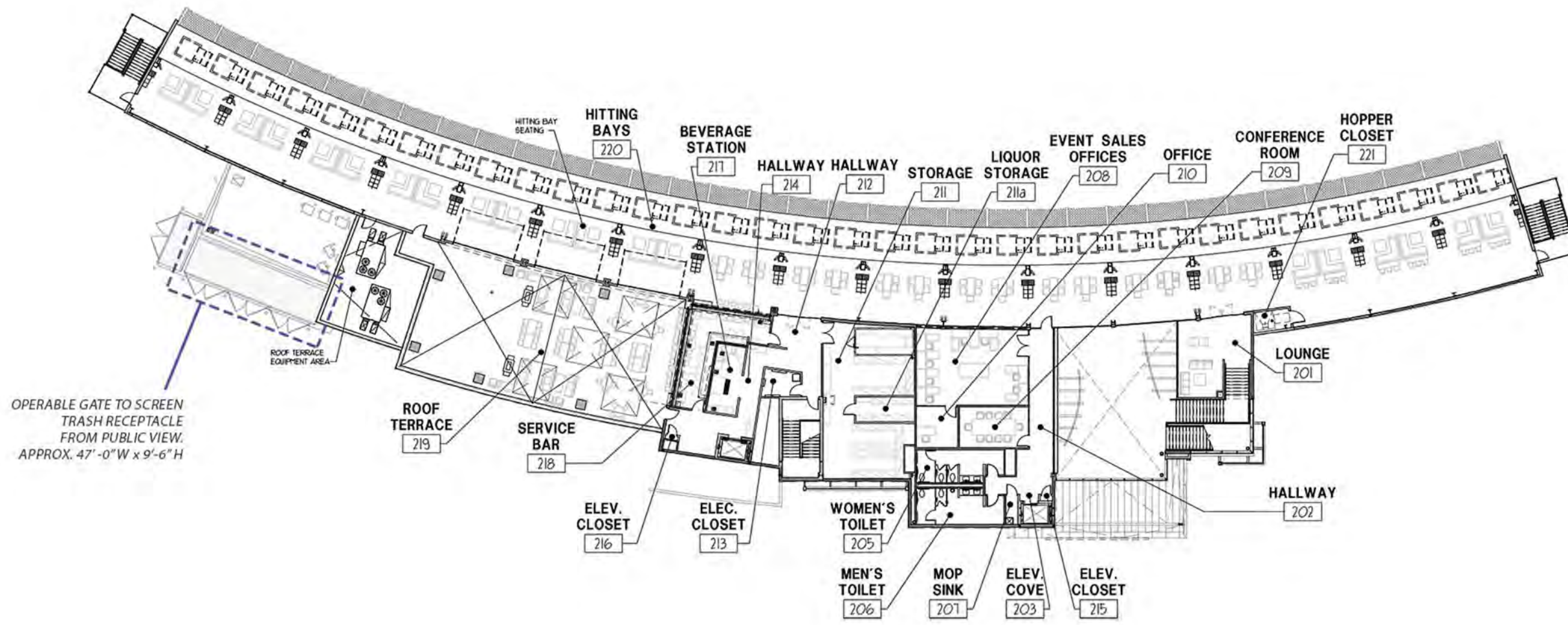
RM #	ROOM NAME	SQUARE FOOTAGE
001	LOUNGE	1655
002	STORAGE	67
003	SERVICE BAR	392
004	STORAGE	48
005	ELEV. COVE	178
006	CLOSET	18
007	WOMEN'S TOILET	208
008	MEN'S TOILET	227
009	MOP SINK	27
010	OFFICE	139
011	OFFICE	139
011a	OFFICE	132
012	WORK ROOM	772
013	EMPLOYEE ROOM	319
014	ELECTRICAL ROOM	196
015	HALLWAY	282
016	COMPUTER ROOM	225
017	HALLWAY	189
018	STORAGE	71
019	FAMILY TOILET	55
020	ALCOVE	94
021	JANITOR'S CLOSET	121
022	KITCHEN	2410
023	NOT USED	
024	KITCHEN OFFICE	60
025	EXPO PICK-UP	605
026	NOT USED	
027	MAINTENANCE OFFICE	89
028	FIRE RISER ROOM	122
029	TRASH ENCLOSURE	NOT INCLUDED - 433
030	MAINTENANCE	1263
031	HITTING BAYS	4847
032	LINEN STORAGE	100
	HITTING BAY SEATING	6855
LOWER LEVEL NET USEABLE FLOOR AREA		21905





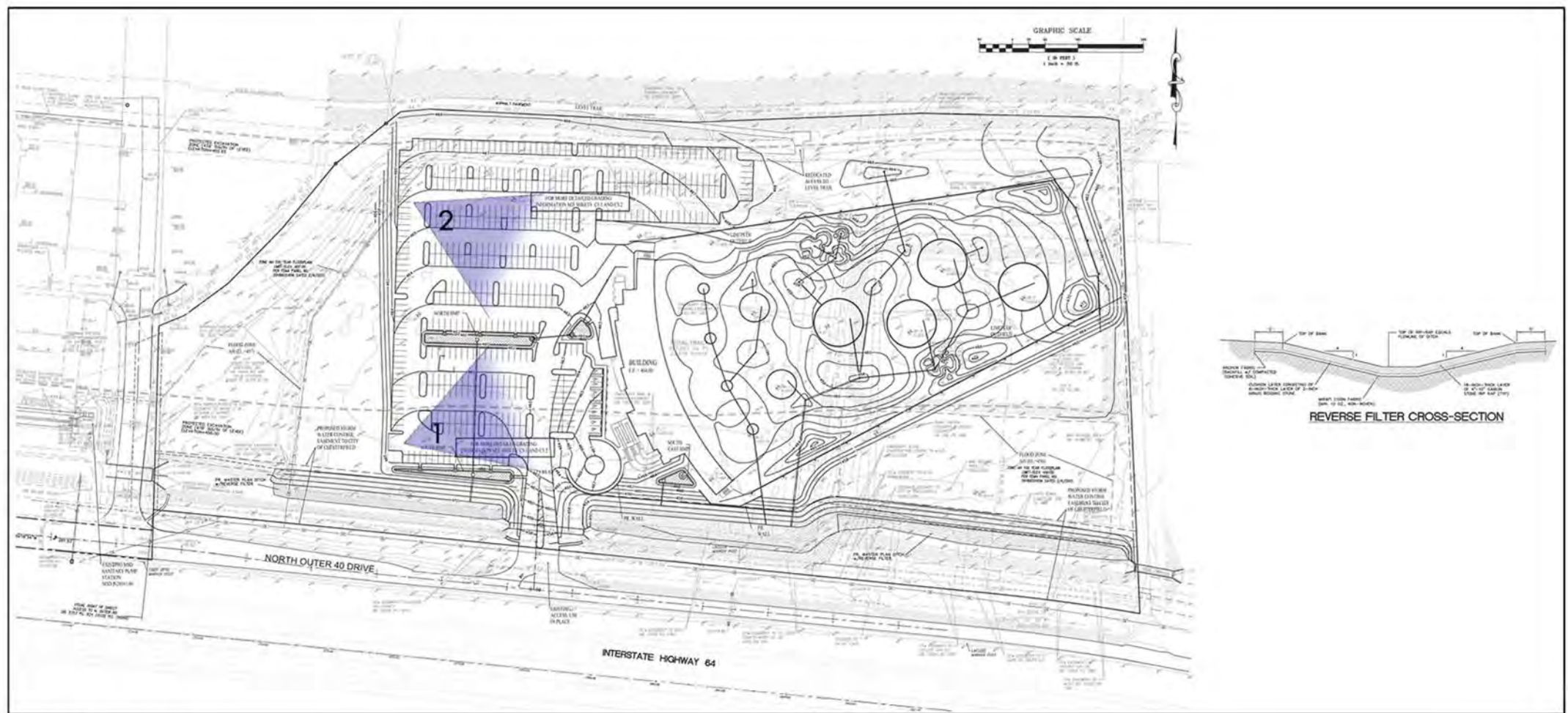
RM #	ROOM NAME	SQUARE FOOTAGE
100	ENTRANCE	230
101	LOBBY	1365
102	ELEV. COVE	108
103	WOMEN'S TOILET	207
104	MEN'S TOILET	230
105	MOP SINK	27
106	MAIN BAR SEATING	1482
107	MAIN BAR	602
108	HALLWAY	188
109	ELEC. CLOSET	64
110	FAMILY TOILET	53
111	BEVERAGE STATION	198
112	ELEV. COVE	204
113	SERVICE BAR	171
114	NOT USED	
115	HALLWAY	202
116	SERVICE HALLWAY	337
117	STORAGE	97
118	EVENT SPACE	1442
119	EVENT SPACE	1455
120	BAG ROOM (100 BAGS)	418
121	NOT USED	
122	HITTING BAYS	3931
123	HOPPER CLOSET	57
	HITTING BAY SEATING AREA	6889
MAIN LEVEL NET USEABLE FLOOR AREA		19957





RM #	ROOM NAME	SQUARE FOOTAGE
201	LOUNGE	240
202	HALLWAY	292
203	ELEV. COVE	101
204	NOT USED	
205	WOMEN'S TOILET	207
206	MEN'S TOILET	230
207	MOP SINK	27
208	EVENT SALES OFFICES	659
209	CONFERENCE ROOM	216
210	OFFICE	130
211	STORAGE	927
211a	LIQUOR STORAGE	113
212	HALLWAY	249
213	ELEC. CLOSET	74
214	HALLWAY	246
215	ELEV. CLOSET	5
216	ELEV. CLOSET	4
217	BEVERAGE STATION	152
218	SERVICE BAR	342
219	ROOF TERRACE	2687
220	HITTING BAYS	5596
221	HOPPER CLOSET	57
	HITTING BAY SEATING	6773
UPPER LEVEL NET USEABLE FLOOR AREA		19327





TOPOGRAPHIC MAP



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2





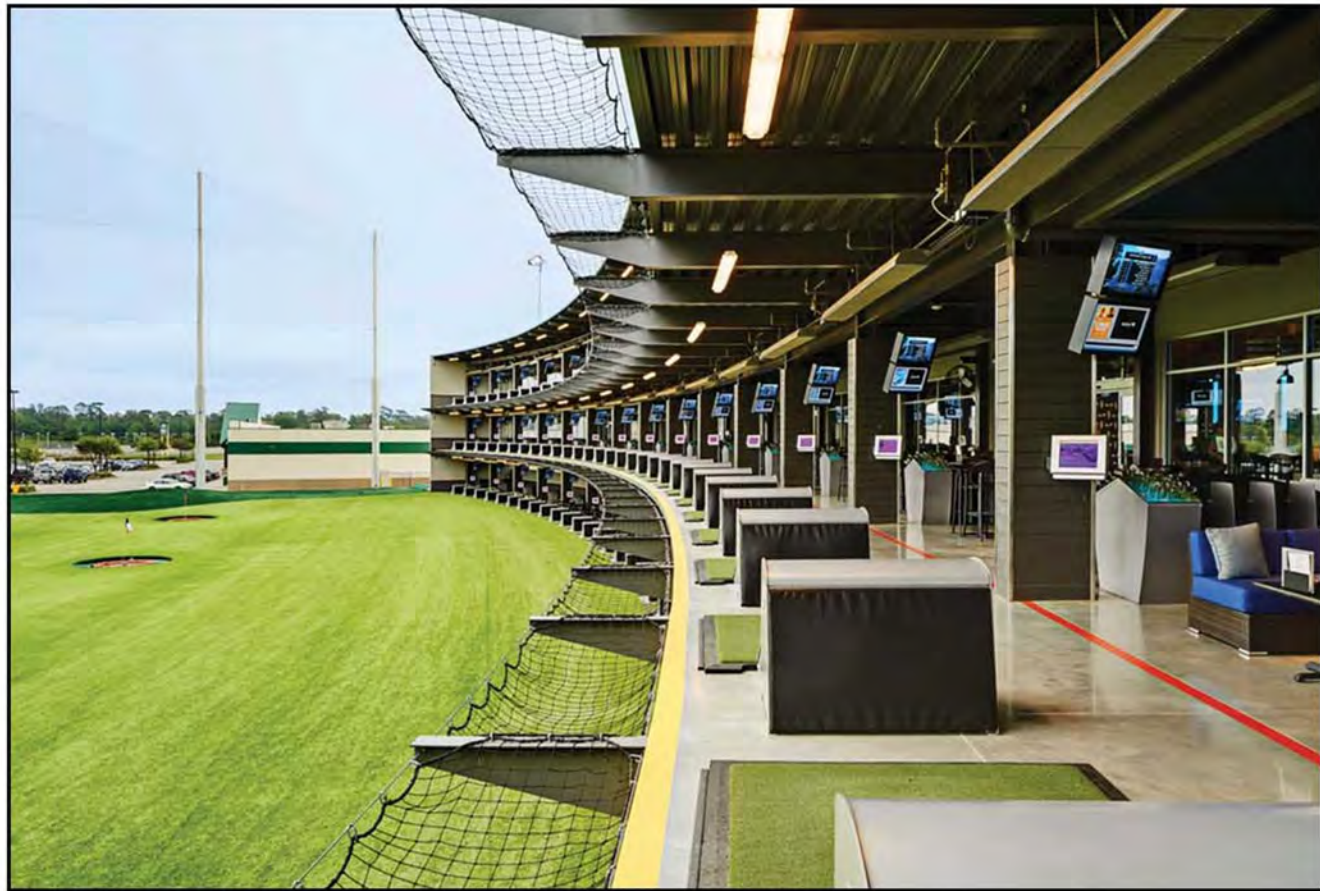
AERIAL VIEW: SITE + ADJACENT PROPERTIES



PERSPECTIVE VIEW 1: NORTH OUTER 40 ROAD LOOKING EAST



PERSPECTIVE VIEW 2: NORTH OUTER 40 ROAD LOOKING WEST



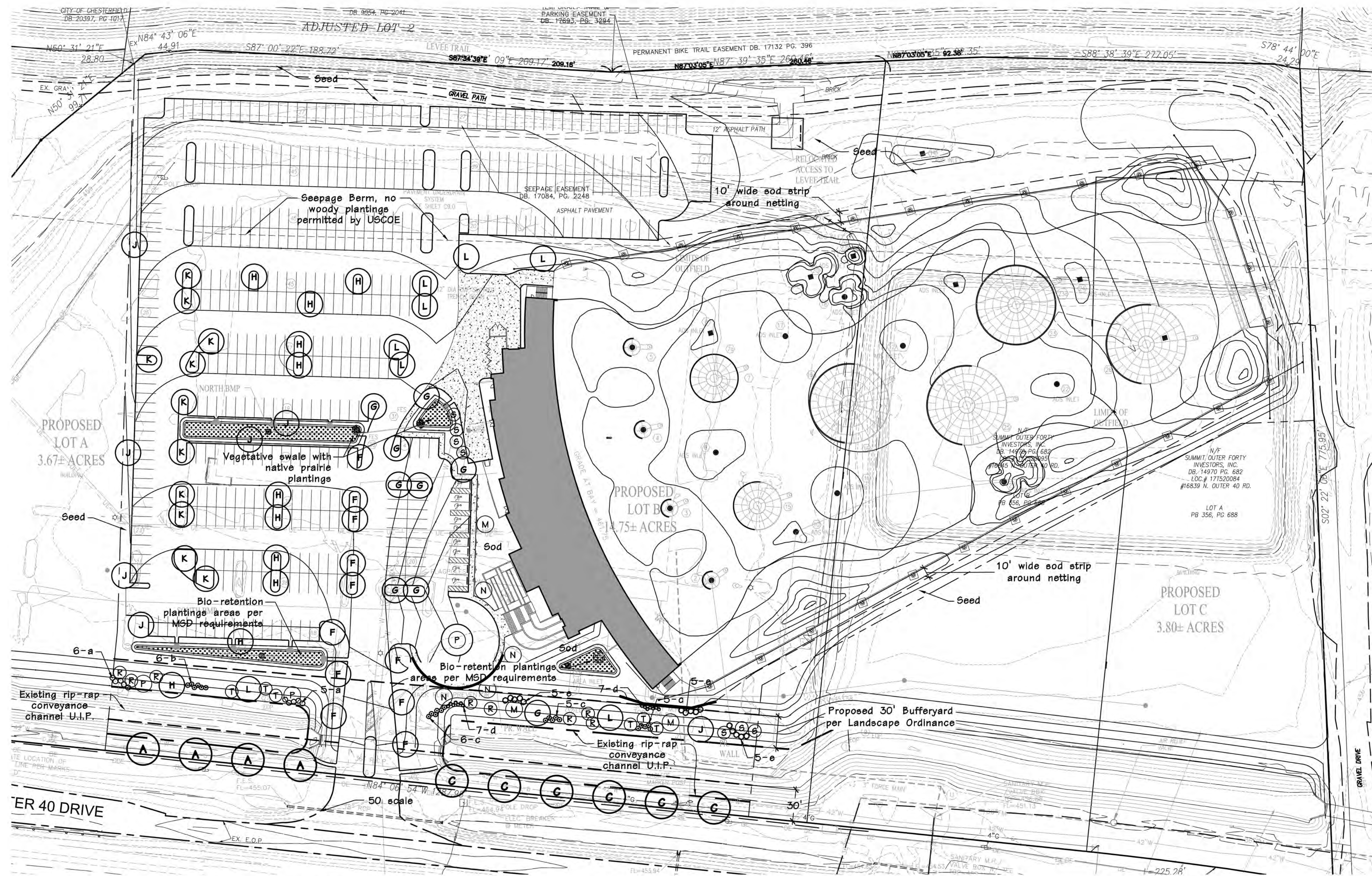


TOPGOLF

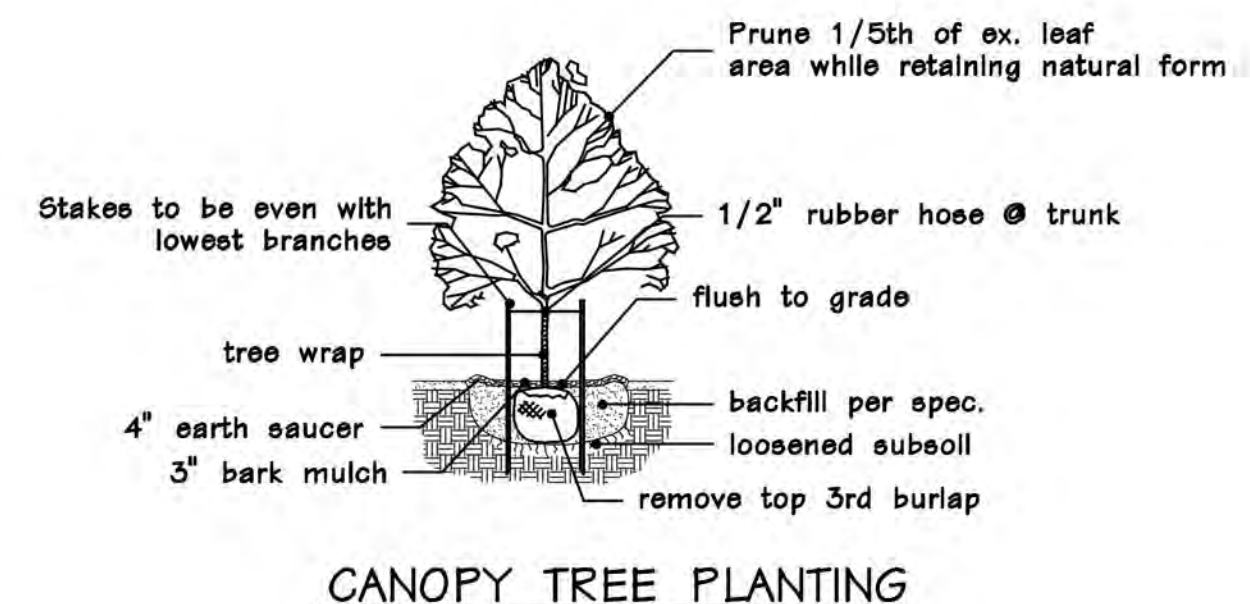
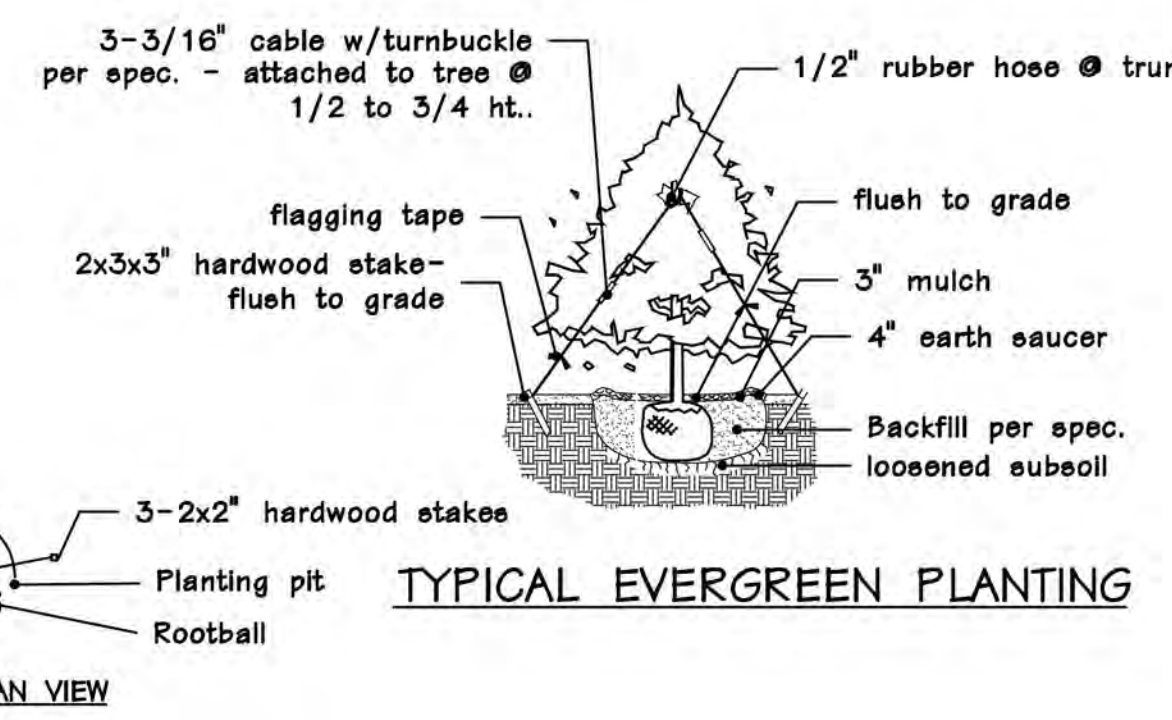
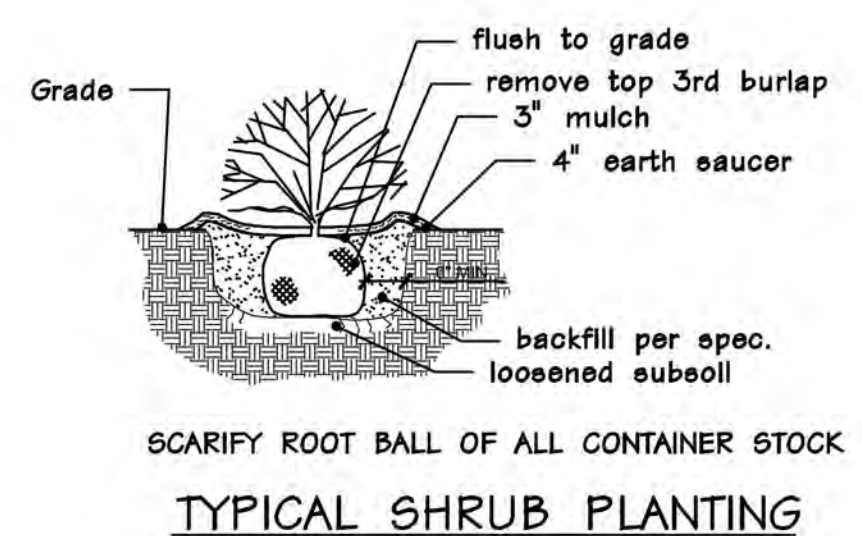
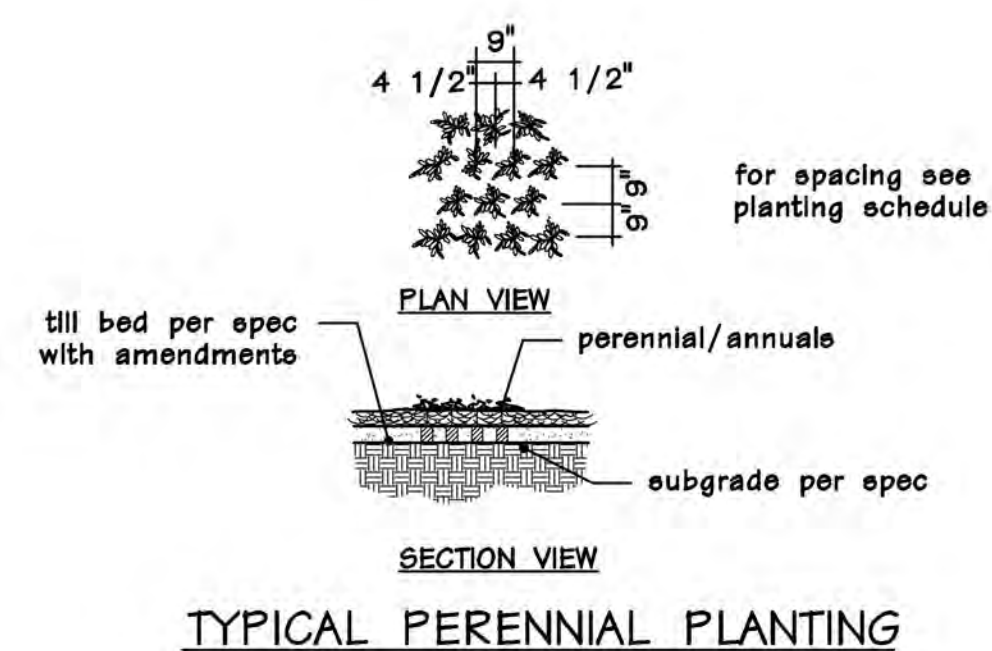


TOPGOLF

UPPER LEVEL
LOWER LEVEL



SECTION LANDSCAPE PLAN
SCALE 1"=50'



PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SIZE CLASS, TYPE	GROWTH RATE	MATURE SIZE
A	4	<i>Carpinus betula</i>	European Hornbeam	2.5' cal.	Medium; Canopy	Slow / Medium	35'-40'
C	6	<i>Quercus acutifolia</i>	Sawtooth Oak	2.5' cal.	Large; Canopy	Medium	45'+
F	11	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2.5' cal.	Large; Canopy	Fast	45'+
G	9	<i>Gleditsia tricanthos</i> 'Shademaster'	Shademaster Honeylocust	2.5' cal.	Large; Canopy	Fast	45'+
H	10	<i>Acer x Freemanii</i> 'Armstrong'	Armstrong Maple	2.5' cal.	Large; Canopy	Fast	45'+
J	7	<i>Taxodium distichum</i> 'Mickelton' Shawnee Brave	Shawnee Brave Bald Cypress	2.5' cal.	Large; Canopy	Medium	45'+
K	11	<i>Quercus rubra</i>	Red Oak	2.5' cal.	Large; Canopy	Medium / Fast	45'+
L	6	<i>Quercus bicolor</i>	Swamp White Oak	2.5' cal.	Large; Canopy	Medium	45'+
M	3	<i>Cornus florida</i> f. rubra	Pink Flowering Dogwood	2.5' cal.	Small; Ornamental	Slow / Medium	15-25'
N	4	<i>Amelanchier grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5' cal.	Medium; Ornamental	Slow / Medium	25-30'
P	3	<i>Cercis canadensis</i> var. <i>texensis</i> 'Oklahoma'	Texas Redbud	2.5' cal.	Medium; Ornamental	Fast	25-30'
R	6	<i>Picea glauca</i>	White Spruce	6'h.	Medium; Evergreen	Medium / Fast	30-40'
S	7	<i>Picea abies</i>	Norway Spruce	6'h.	Med / Large; Evergreen	Medium / Fast	40-60'
T	6	<i>Pinus strobus</i>	White Pine	6'h.	Large; Evergreen	Fast	45'+
SHRUBS							
a	11	<i>Ilex glabra</i>	Inkberry	5 gal.			
b	6	<i>Syringa meyeri</i> 'Palibin'	Korean Lilac	5 gal.			
c	16	<i>Spiraea japonica</i> 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal.			
d	14	<i>Juniperus x pfitzeriana</i> 'Sea Green'	Sea Green Juniper	5 gal.			
e	15	<i>Viburnum x rhytidophyllum</i>	Leatherleaf Viburnum	5 gal.			

NOTE:
All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.

Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

TOP GOLF
Chesterfield, Missouri


Revisions:

Date	Description	No.
3/1/17	City Comments	1

Drawn: LH
Checked: JS

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Sheet Title: Section Landscape Plan
Sheet No: L-1
Date: 01/16/17
Job #: 976.001

McGRAW-EDISON 

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

Project	S14, S15, S25
Comments	
Prepared by	

DESCRIPTION

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity, 36 vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application saving. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (w/ 2700 CCT and minimum 70 CRI, Optional 6000K CCT and 3000K CCT. For the ultimate level of light control, an optional house side shield accessory can

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 15kV of transient line surges. The Galeon LED luminaire is suitable for operation in 40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available to meet customized application requirements. Offered standard in 4000K (w/ 2700 CCT and minimum 70 CRI, Optional 6000K CCT and 3000K CCT. For the ultimate level of light control, an optional house side shield accessory can

Easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 36° vibration rated.

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

Warranty
Five-year warranty.

1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE

CE CERTIFICATION DATA
UL188, UL189, UL190, UL191, UL192, UL193, UL194, UL195, UL196, UL197, UL198, UL199, UL200, UL201, UL202, UL203, UL204, UL205, UL206, UL207, UL208, UL209, UL210, UL211, UL212, UL213, UL214, UL215, UL216, UL217, UL218, UL219, UL220, UL221, UL222, UL223, UL224, UL225, UL226, UL227, UL228, UL229, UL230, UL231, UL232, UL233, UL234, UL235, UL236, UL237, UL238, UL239, UL240, UL241, UL242, UL243, UL244, UL245, UL246, UL247, UL248, UL249, UL250, UL251, UL252, UL253, UL254, UL255, UL256, UL257, UL258, UL259, UL260, UL261, UL262, UL263, UL264, UL265, UL266, UL267, UL268, UL269, UL270, UL271, UL272, UL273, UL274, UL275, UL276, UL277, UL278, UL279, UL280, UL281, UL282, UL283, UL284, UL285, UL286, UL287, UL288, UL289, UL290, UL291, UL292, UL293, UL294, UL295, UL296, UL297, UL298, UL299, UL300, UL301, UL302, UL303, UL304, UL305, UL306, UL307, UL308, UL309, UL310, UL311, UL312, UL313, UL314, UL315, UL316, UL317, UL318, UL319, UL320, UL321, UL322, UL323, UL324, UL325, UL326, UL327, UL328, UL329, UL330, 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