

Architectural Review Board Staff Report

Project Type:	Amended Site Development Plan
Meeting Date:	May 14, 2020
From:	Chris Dietz, Planner
Location:	North of Olive Blvd. west of its intersection with North Woods Mill Road.
Description:	<u>13559 Olive Blvd. (McDonald's) ASDP:</u> Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for a 0.86-acre tract of land zoned "PC" - Planned Commercial District, located north of Olive Blvd. west of its intersection with North Woods Mill Road.

PROPOSAL SUMMARY

The Farnsworth Group, on behalf of McDonald's Corporation, has submitted a request for an Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for a fast food restaurant located on the north side of Olive Boulevard. The primary change within this request is to update the existing building to a modern design as part of a national branding effort. The request also includes changes to the site design with the the addition of a second drive-thru lane, relocation of the trash enclosure, and minor parking reconfiguration.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

In 1983, St. Louis County Ordinance 11,240 was approved changing the zoning designation of the then vacant land from a C6 zoning district to a C8 zoning district. Ordinance 11,240 was amended in 1990 by St. Louis County Ordinance 14,846 in which the sole use remained as restaurant with drive-up window.

Development requirements were altered, including but not limited to, a larger allowable total floor area, decrease in building setbacks from the property lines, and expanded permitted hours of operation.

In 2011, two areas within the perimeter of the subject site were re-zoned to PC-Planned Commercial for the sole use of telecommunication facilities.

In 2019, the City of Chesterfield City Council approved Ordinance 3068. The primary purpose of this ordinance was to allow for an update for both interior/exterior renovations and to also construct a double drive-thru lane.

COMPREHENSIVE PLAN

The subject site is located within Ward 1 of the City of Chesterfield and is within the "Community Retail" land use designation per the City's Comprehensive Land Use Plan. The City's Comprehensive Plan provides permitted land uses for each land use designation. The sole permitted land use is a fast-food restaurant and remains as the sole use in this request.

The City's Comprehensive Plan also defines specific plan policies. Outlined below are specific commercial and transportation policies that are applicable to this request

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

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

Policy 7.2.4 Encourage Sidewalks - Sidewalks should be required of all new developments and encouraged along existing roads in the City of Chesterfield, allowing creative placement to protect the natural environment.

Policy 7.2.6 Cross-Access Circulation - Internal vehicular and pedestrian connections between commercial developments should be encouraged.

STAFF ANALYSIS

General requirements for Site Design:

The site has two curb cuts along Olive Blvd., one as a dedicated entrance, and one as a dedicated exit. Olive Boulevard is classified as a major arterial roadway in accordance to the City's street classification map and owned and operated by the Missouri Department of Transportation (MoDOT). In accordance to 2016 MoDOT traffic counts, there are just over 36,000 average annual daily travelers on this section of Olive Blvd.

A. Site Relationships

This development is located between both residential and commercial properties. There is residential to the west and north and a commercial development to the east (Figure 2). The governing ordinance has landscape buffer and parking set back requirements to buffer the neighboring residential from the commercial activity of the fast food restaurant. A new screening fence is also being proposed as part of this request and will be discussed in further detail later in the report.

B. Circulation and Access

The dedicated entrance and exit are in the same locations that exist on the site today and the same as the approved Preliminary Development Plan. The addition of the double drive-thru lane will allow for additional capacity for the drive-thru on the site. There is currently no sidewalk along Olive Boulevard. There was a considerable amount of discussion in regards to the installation of sidewalk along the frontage of Olive Boulevard during the recent re-zoning. MoDOT has communicated that they have a planned project for future improvements along Olive Blvd that includes a sidewalk. The location of the sidewalk immediately adjoins the back of the curb and will comply with ADA guidelines. MoDOT has provided confirmation to City Staff that the improvements are budgeted for 2021. The applicant did agree to provide a short connection of sidewalk approximately 25 ft long connecting the McDonald's site to the shopping center to the east, which is depicted on the Amended Site Development Plan under review.



Figure 2: Site Relationships

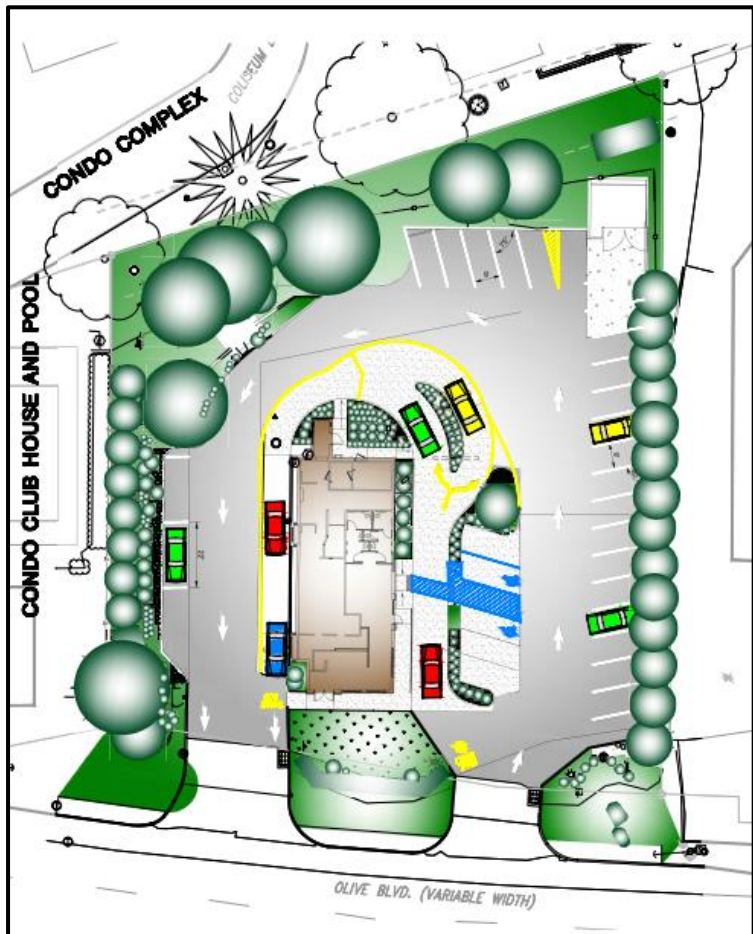


Figure 3: Color Site Plan

C. Topography and Parking

Topography for the site is relatively flat with the exception of the existing berms. Existing retaining walls are located on the north and west sides of the property and are intended to remain.



Figure 4: Stacked Stone



Figure 5: Modular Block

A reduction of parking is being proposed to facilitate the construction of the double drive-thru. The applicant is requesting a modification of standards from the parking requirements by requesting a 22.5% reduction in minimum parking required. This request is currently being reviewed by Staff and will require Planning Commission approval.

General Requirements for Building Design

A. Scale

The restaurant building is a one-story structure with a height of 18 feet at the top of the structure's parapet. The building is of similar height or smaller than most of the surrounding strip center retail. The proposed amended elevations will retain the large ground-level windows and multiple pedestrian access points around the building while adding a trellis and canopy system near the pedestrian activity. The building is 2,682 square feet on a 37,313 square foot lot producing an FAR of (.07).

B. Design

Each elevation of the restaurant will be redesigned to reflect the modern rebranding efforts of the restaurant's parent company throughout the country. Namely, the red mansard roof parapet will be replaced with a vertical flat-top EIFS parapet flush with the exterior walls, capped with a metal coping around each elevation of the building. Existing brick on the building will be painted a gray to match the EIFS color proposed on the parapet on the building with an aluminum accent band wrapping around the midsection of the building with aluminum canopies. The north and east elevations will feature a darker grey EIFS near the pedestrian access into the building. Figures 6-9 on the following page depict each elevation and the view point in which one will see them.

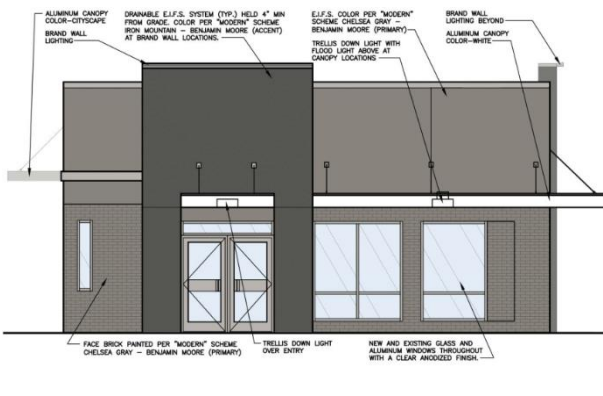


Figure 6: South (View from Olive)

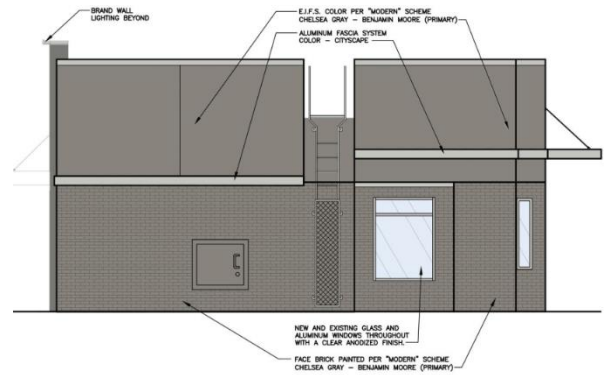


Figure 7: North (Internal View Only)

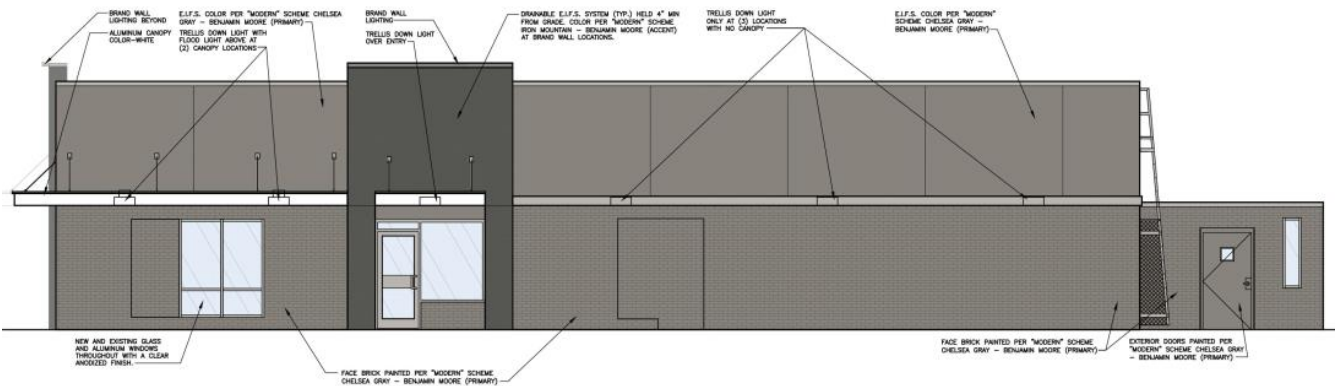


Figure 8: East (Seen traveling West on Olive Blvd.)

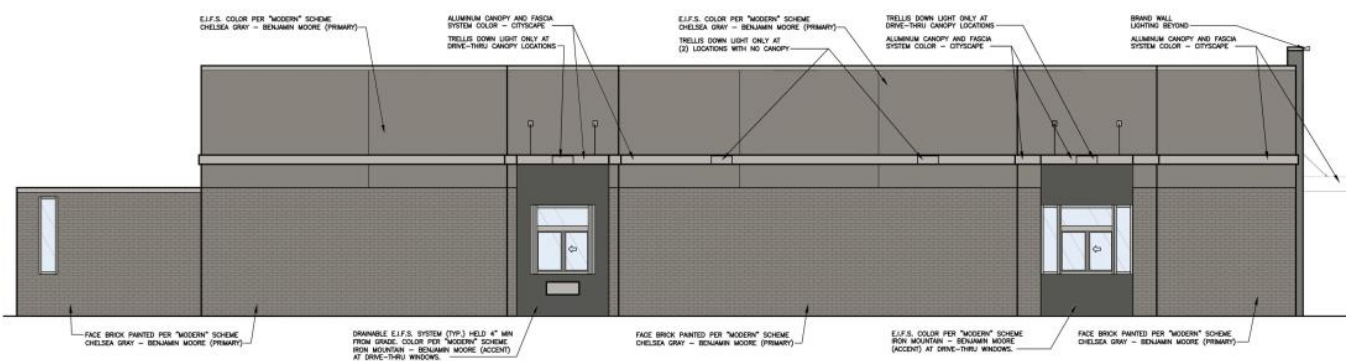


Figure 9: West (Seen traveling East on Olive Blvd.)

C. Materials and Color

There are three primary materials chosen for this development (existing brick, EIFS, and aluminum canopy). The colors of the building range in different shades of gray with white accents. The brick is in Chelsea Gray, the EIFS is in both Modern Iron Mountain and Chelsea Gray, and the aluminum canopy is in white and City Scape Gray. The same materials and color will be integrated into the relocated trash enclosure to match the building.

D. Landscape Design and Screening

As previously discussed, in 2019 the City of Chesterfield City Council approved Ordinance 3068. The primary purpose of this ordinance was to allow for an update for both interior/exterior renovations and to also construct a double drive-thru lane. In that zoning request, there was considerable discussion in regards to the buffer between the residential properties to the north and west and the subject site. The approved ordinance contains language to provide a 6 foot tall screening fence installed the full length of the northern property line. The fence shall be a color and design to blend into the surroundings. Also in lieu of a fence along the western property line, an enhanced landscape buffer shall be provided.

The applicant is proposing a golden cedar color Sim-Tek Ashland style fence (Figure 10). The fence is 6' tall and is provided along the entire northern property line. The applicant is also proposing to fulfill the required 17' landscape buffer with additional plantings to the existing spruce tree, white pine, miscanthus, and boxwood hedges. The new plantings being proposed along the western buffer consist of 8 additional Green Giants, Annabelle shrubs, and Heavy metal switch grass.



Figure 10: Screening Fence

E. Signage

Signage is reviewed under a separate City approval process.

F. Lighting

Proposed lighting with this request includes both utilitarian and decorative fixtures. The site lighting is a common flat lensed fully shielded fixture in which all site lighting levels meet Unified Development Code requirements. The building lighting contains wall-mounted fixtures, canopy lighting, and trellis lighting. The downward trellis lighting fixture is intended to accentuate the aluminum paneling wrapping around the top of each elevation.

Also part of this proposal are three flood light fixtures. These fixtures are located to the south and to the east of the building. The applicant has stated that the light will not project past the brand wall of the building. All non-fully shielded flat lensed fixtures will require Planning Commission approval.

G. Exterior Rendering



Figure 11: Rendering

DEPARTMENT INPUT

This project is currently under staff review and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the Planning Commission. Staff requests review and recommendation by the Architectural Review Board on the Amended Site Development Plan for 13559 Olive Boulevard (McDonald's).

MOTION

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

- 1) "I move to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for 13559 Olive Boulevard (McDonald's), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architectural Statement of Design for 13559 Olive Boulevard (McDonald's), to the Planning Commission with the following recommendations..."

Attachments: Architectural Review Board Packet

The intent of this project is to provide an updated aesthetic to fit in with modern design to the existing McDonald's store located at 13559 Olive Boulevard.

Chapter 31 Unified Development Code; Article 04; Sec. 31-04-01 Architectural review design standards.

- A. To conform to the standards of applicability and compliance, we will submit to the City of Chesterfield the list of documents to accompany this statement to adhere to guidelines set by the City for the proposed project's compliance with the adopted code.
- B. We have referenced the section above and followed the set list of requested submittal requirements in conjunction with inquiries to the City of Chesterfield's planning representatives to provide acceptable materials for the City's review for the proposed project.
- C. General Requirements for site design
 - 1. Site relationships – Pedestrian movement has been considered and accessible pathing is to be provided at the site to allow safe movement. Existing conditions remain with no site exclusive public plaza or courtyard. At locations not required for proposed parking area such as the retaining wall and at the front façade of the building, landscaping is incorporated to enhance views.
 - 2. Circulation system and access
 - a. Pedestrian Circulation – A designated striped area will be provided highlighting accessible route to access the site. A new pedestrian connection will be provided to the east at the Southeast corner of the lot. A future MoDot project will provide a public walk along Olive Blvd.
 - b. Vehicular Circulation - Site design of the existing site has been modified to provide a side-by-side drive through design to minimize site vehicular congestion within the paved area and to improve on site drive thru stacking.
 - c. Parking – The greater portion of parking is provided on either side of the building. Landscaped areas are provided in front of the building and along the north, east and west property lines.
 - d. Pedestrian Orientation – An intermediate trellis and canopy system is implemented in the design to bring focus toward the front façade at and between the two main entry locations through the use of a taller brand wall design which extends beyond the main building wall to create a hierarchy at the entry process.
 - 3. Topography – Existing conditions are being improved upon to provide a more accessible site. The screening and transitions will remain similar the existing site design.
 - 4. Retaining Walls – Existing retaining wall to be repaired/replaced with a textured concrete or masonry design.
- D. General Requirements for building design
 - 1. Scale
 - a. Building scale – Compatibility is shown through elevation/rendering to show similar scale at nearby condominiums and shopping center.
 - b. Human scale – Demonstrated using brand wall features to provide a sense of entry and a trellis/canopy design at consistent levels to lead into the brand wall.

- c. Generic scale – With no buildings directly adjacent to the existing McDonald's, the building shares similar scale and building material of nearby shopping center.
2. Design
- a. Proposed façade color is consistent throughout with an accent color located at brand walls and minor elements.
 - b. Varying landscape and change in architectural features around the building will keep similar elements from appearing repetitive.
 - c. The architectural features will help in bringing your attention to attached signage but the building itself will not serve as an advertisement to the McDonald's franchise.
 - d. Most of the building will be existing to remain at street level with repair of face brick and replacing glazing at street level. At brand walls, the walls will be detailed with the wall construction including finish.
 - e. Interior finishes are to be considered and included in a décor permit set of drawings to provide art elements and details in the dining area.
 - f. The proposed design will improve upon the energy efficiency by providing more efficient glass covering less of the building envelope.
 - g. The building will retain existing materials that are in good condition and the new materials used will be higher quality and installed per manufacturer's recommendation.
 - h. The design introduces canopies and a brand wall design at the building's entry point.
 - i. Any temporary barrier/wall will complement the building's design.
 - j. Rooftop equipment will be screened by parapet walls.
3. Materials and colors used for the building design will be per McDonald's MRP prototype with existing face brick, EIFS with the colors being grays and charcoal in color with white and gray canopies.
4. Landscape design and screening
- a. Development landscaping – existing landscaped areas to remain. Grouping of any new trees and shrubs should be consistent with existing landscaping.
 - b. Building landscaping – Landscaping exists at the street separating it from the building.
 - c. Parking area landscaping – Any landscaped areas adjacent to the north parking area is separated through use of a curb or retaining wall.
 - d. Walls and fences – Masonry walls used as a dumpster enclosure. Proposed fencing above retaining wall at the drive thru and side elevations to be of picket style and will not be chain link.
5. Signage will be provided by a separate permit set. Proposed sign locations attached to the building are indicated in the proposed plans graphically.
6. Lighting will adhere to the UDC and cut sheets will be provided.
- E. This project is not located within Chesterfield Valley

13559 OLIVE BLVD CHESTERFIELD MISSOURI McDONALD'S

OWNER/DEVELOPER

McDONALD'S REAL ESTATE CO
PO BOX 66207
AMF OHARE IL 60666

SITE INFORMATION

LOCATOR NUMBER 16Q241471
ZONING DISTRICT PC PLANNED COMMERCIAL DISTRICT
SITE ADDRESS 13559 OLIVE BLVD CHESTERFIELD MO 63017

PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA 2,682 SQUARE FEET (7.18%) (FAR = 2,682 / 37,313 = 0.0718 < 0.55)
PROPOSED PAVED AREA 22,091 SQUARE FEET (59.20%)
PROPOSED LANDSCAPE AREA 12,540 SQUARE FEET (33.62%)
TOTAL LOT AREA 37,313 SQUARE FEET

FLOOD PLAIN NOTE

WE HAVE EXAMINED COMMUNITY PANEL NUMBER 29189CO170K (MAP NUMBER 29189CO170K, DATED FEBRUARY 4TH, 2015) OF THE FLOOD INSURANCE RATE MAPS, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE AREA CONTAINING THE SUBJECT PROPERTY. SAID PROPERTY APPEARS TO BE LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

LEGAL DESCRIPTION

A tract of land being part of that parcel conveyed to McDonald's Real Estate Company by Deed recorded in Book 19830, Page 213 of the St. Louis County Records, situated within Lot 1 of Share 1 of the Partition of the Missouri Stevens Estate, in U. S. Survey 207, Township 46 North, Range 5 East, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at Point "A" on the Eastern line of Forum West Section One, a Condominium according to the plat thereof recorded in Plat Book 126, Page 90 of the St. Louis County Records, at its intersection with the Northern right of way line of Olive Boulevard, as widened by Condominium Suit No. 373601, recorded in Deed Book 6786, Page 1224 of the St. Louis County Records, thence along said Eastern line, North 09 degrees 27 minutes 41 seconds West, 158.20 feet to a point, thence North 62 degrees 25 minutes 09 seconds East, 194.86 feet to a point, thence departing said Eastern line, South 09 degrees 27 minutes 45 seconds East, 241.57 feet to a point on the Northern right of way line of Olive Boulevard, as aforementioned, thence along said Northern line, South 82 degrees 23 minutes 42 seconds West, 7.08 feet to a point of curvature, thence Southwestwardly 48.70 feet along a curve to the right, having a radius of 1,844.96 feet and a chord bearing South 83 degrees 09 minutes 27 seconds West to a point of tangency, thence North 89 degrees 34 minutes 20 seconds West, 125.61 feet to a point, thence South 89 degrees 09 minutes 41 seconds West, 5.85 feet to the point of beginning;

EXCEPTING THEREFROM THE LIGHT POLE LEASE AREA

Commencing at Point "A" defined above, thence along the Eastern line of Forum West Section One, North 09 degrees 27 minutes 41 seconds West, 19.63 feet to a point, thence departing said Eastern line, North 80 degrees 32 minutes 19 seconds East, 15.59 feet to the true point of beginning of herein described Lease Area, thence North 81 degrees 48 minutes 19 seconds East, 10.00 feet to a point, thence South 08 degrees 30 minutes 07 seconds East, 21.66 feet to a point on the Northern right of way line of Olive Boulevard, as aforementioned, thence North 89 degrees 34 minutes 20 seconds West, 10.13 feet to a point, thence departing said Northern right of way line, North 08 degrees 30 minutes 07 seconds West, 20.14 feet to the point of beginning.

AND EXCEPTING THEREFROM THE COMPOUND LEASE AREA

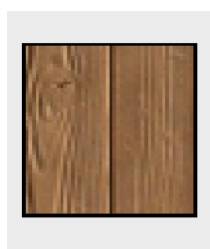
Commencing at Point "A" defined above, thence along the Eastern line of Forum West Section One, North 09 degrees 27 minutes 41 seconds West, 158.20 feet to a point, thence North 62 degrees 25 minutes 09 seconds East, 37.14 feet to a point, thence departing said Eastern line, South 27 degrees 34 minutes 51 seconds East, 26.44 feet to the true point of beginning of herein described Lease Area, thence South 46 degrees 28 minutes 50 seconds East, 15.00 feet to a point, thence South 43 degrees 31 minutes 21 seconds West, 15.00 feet to a point, thence North 46 degrees 28 minutes 39 seconds West, 15.00 feet to a point, thence North 43 degrees 31 minutes 21 seconds East, 15.00 feet to the point of beginning;

Said parcel containing a net area 36,879 square feet (0.85 acres more or less).

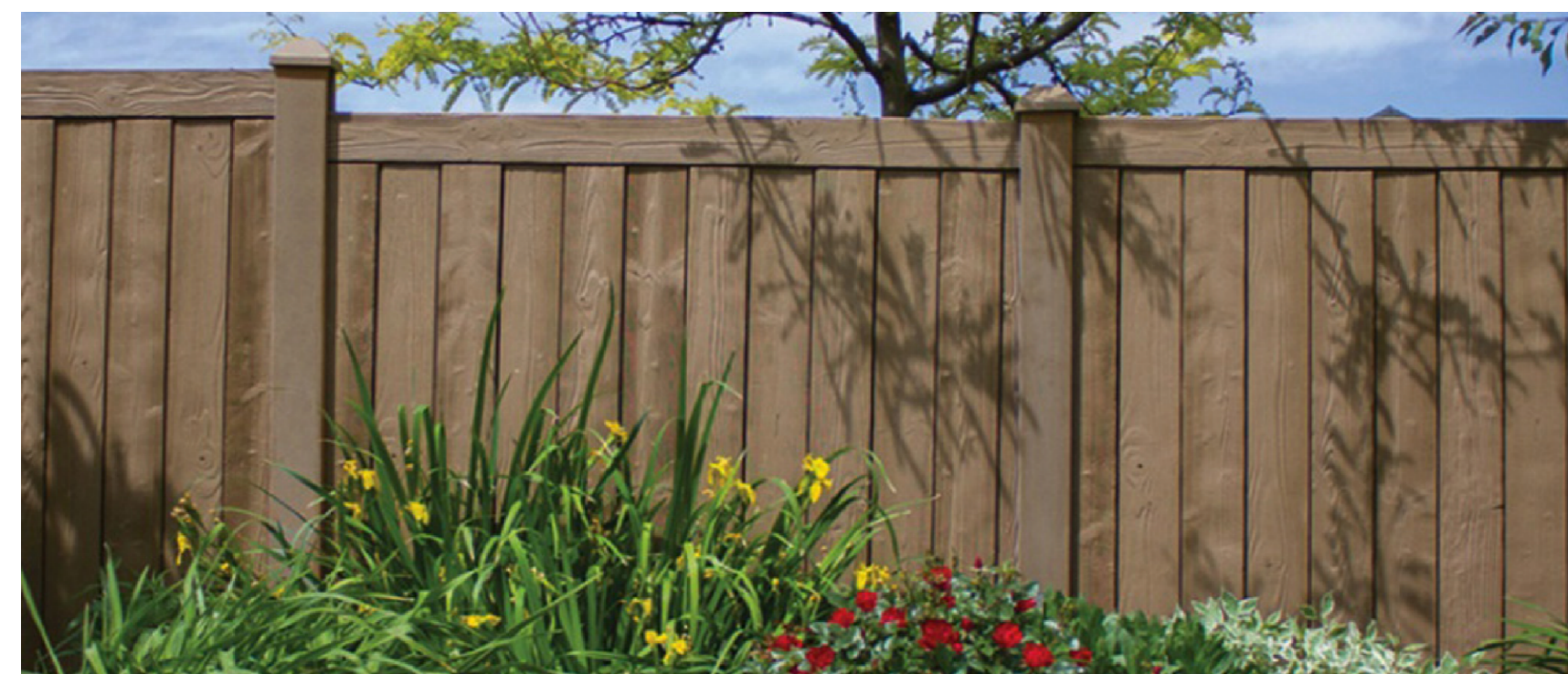
Additional Features:

- Recycled Content: 25%
- Manufactured to withstand extreme weather conditions
- Unaffected by water and salt spray and resistant to any negative organic processes
- Steel reinforced panel
- Available in: Black Oak, Walnut Brown, Gold Cedar, Nantucket Gray, Red Cedar.
- ColorLast® fade protection 10 years
- 4' & 6' heights
- 25-year warranty

NEW 6" TALL SIM TEK ASHLAND STYLE FENCE IN A GOLDEN CEDAR COLOR. THIS IS A SOLID VINYL FENCE THAT BLOCKS 96% OF DIRECT SOUND



GOLDEN CEDAR COLOR

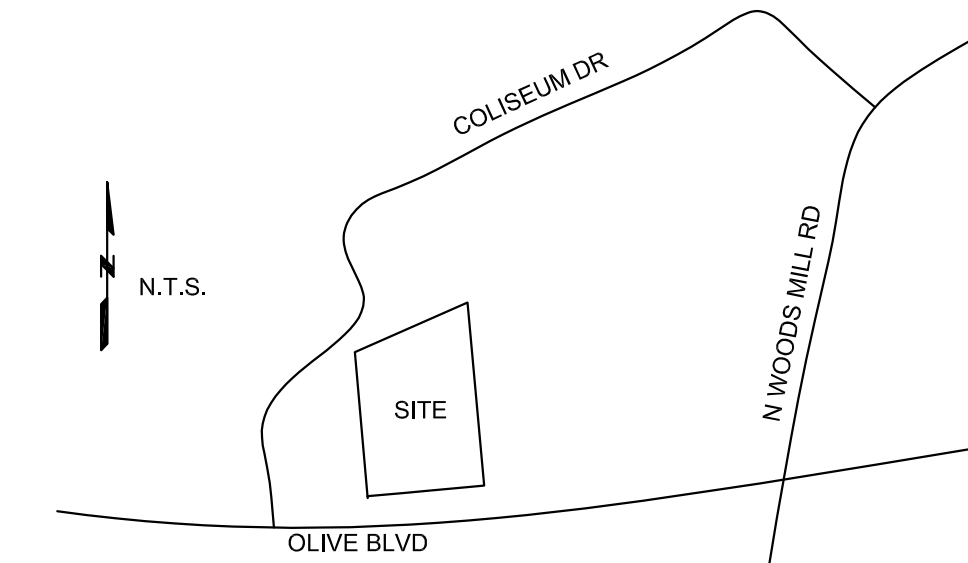


1 SIM-TEK ASHLAND STYLE FENCE

Scale: NOT TO SCALE

GENERAL NOTES

- ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND DIMENSIONS OF NEW EXIT PORCHES, RAMPS, PATIOS, PRECISE BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
- THE CONTRACTOR SHALL KEEP ALL ACCESS ROADS FREE FROM MUD AND DEBRIS AT ALL TIMES.
- THE CONTRACTOR SHALL SAWCUT ALL EDGES OF EXISTING PAVEMENT THAT IS TO BE REMOVED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CREATE A SMOOTH WORKING EDGE AND TO PLACE BACKFILL AND PAVEMENT SUCH THAT SETTLEMENT DOES NOT OCCUR.
- REFER TO SITE LAYOUT PLAN FOR DIMENSIONAL CONTROL OF NEW IMPROVEMENTS.
- ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE SITE IMPROVEMENTS SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT CONNECTION POINTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND CONSTRUCTION COSTS RELATED TO INSTALLATION AND CONNECTION OF ALL UTILITIES FROM LOCAL UTILITY COMPANY SOURCE TO THE NEW FACILITY.
- EXISTING UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED AS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION PRIOR TO COMMENCING WORK.
- ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE ELECTRIC SERVICE CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF LOCAL GOVERNING AUTHORITY.
- BACKFILL ALL UTILITY TRENCHES UNDER PAVEMENT WITH GRANULAR MATERIAL. REFER TO DETAIL ON SO SHEETS.
- REFER TO SHEET C1.2 FOR DIMENSIONS AND SHEET C1.2 FOR IDENTIFICATION OF EXISTING AND PROPOSED IMPROVEMENTS.
- REFER TO SHEET C2.1 FOR GRADING AND C3.1 FOR ABOVE AND BELOW GROUND SEWERS AND UTILITIES.
- REFER TO SHEET C4.1 FOR LANDSCAPE MATERIALS.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS, AFTER INITIAL GRADING TO SIX INCHES (6") BELOW SUBGRADE. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.
- FINISH SPOT ELEVATIONS AND CONTOURS ARE SHOWN TO TOP OF NEW PAVEMENT, WALKS, SOD, ETC. (AND NOT FINISH ROUGH GRADE)
- FINISH SPOT ELEVATIONS AT THE FACE OF CURBS ARE SHOWN TO TOP OF NEW PAVEMENT AT THE CUTTER LINE UNLESS OTHERWISE NOTED.
- ALL GRADING AND DRAINAGE SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD.
- NO SLOPE SHALL EXCEED 3:1 MAXIMUM.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL SIGNS ARE BY THE GENERAL CONTRACTOR.
- WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
- WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS SUCH AS PERMANENT SEEDING, PERIODIC WEEDING, MULCHING, OR OTHER SUITABLE MEANS.
- PROVIDE WEEPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS.
- STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
- SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
- NOTIFY CITY OF CHESTERFIELD 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
- ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90 % OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO 1-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL.
- COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS PER CITY OF CHESTERFIELD SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
- NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
- CONCRETE AND ASPHALTIC CONCRETE SURFACES SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE PROJECT SPECIFICATIONS.
- THICKEN EDGE OF ASPHALT PER SITE DETAILS WHEREVER ASPHALT PAVEMENT ADJOINS CONCRETE PAVEMENT.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION IN/ADJACENT TO ROADWAYS. USE OF ALL FLAGMEN, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO GUIDELINES ESTABLISHED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- APPROVAL OF THIS PLAN BY THE CITY OF CHESTERFIELD DOES NOT CONSTITUTE AUTHORITY TO CONDUCT CONSTRUCTION OPERATIONS OR ENCR OACH ON ADJACENT PROPERTY FOR ANY REASON. IT IS THE OWNER'S RESPONSIBILITY TO SECURE PERMISSION AND/OR OBTAIN ALL NECESSARY EASEMENTS FROM AFFECTED PROPERTY OWNERS FOR ANY OFF-SITE WORK.
- ALL HANDICAPPED APPURTENANCES, INCLUDING STRIPING, SIGNING, RAMPS, RAILS, DETECTORS ECT. MUST COMPLY WITH IBC 2003 CHAPTER 11 AND ICC/ANSI 1117.1-1998.



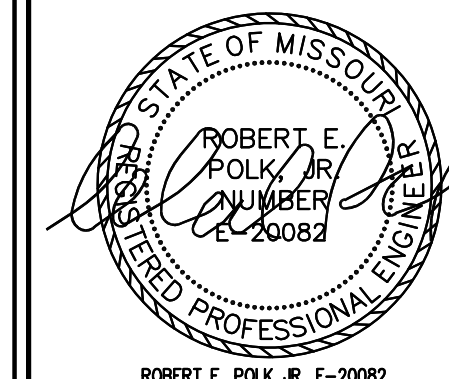
LOCATION MAP

SANITARY AND DRAINAGE NOTE

THERE IS NO ANTICIPATED CHANGE IN THE SANITARY SEWER OR STORM SEWER SYSTEMS

SHEET INDEX

ASDP-0	COVER SHEET
ASDP-1	AMENDED SITE DEVELOPMENT PLAN
TT-1	TRUCK TURN PLAN
ALAP-1	AMENDED LANDSCAPE PLAN
TPP-1	TREE PRESERVATION PLAN
TSD-1	TREE STAND DELINEATION PLAN
ALP-1	AMENDED LIGHTING PLAN
ALP-2	BLDG MOUNTED LIGHTS
ALP-3	LIGHTS
SD11	TRASH ENCLOSURE DETAILS
SR-1	SITE RENDER
EXELEV-1	AMENDED ARCHITECTURAL ELEVATIONS



ROBERT E. POLK, No. E-20082
ENGINEER
THIS SHEET HAS BEEN SIGNED,
SEALED, AND DATED ELECTRONICALLY

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
GREAT PLAINS REGION
10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS: 13559 OLIVE BLVD CHESTERFIELD MO 63017

PLAN APPROVAL	DATE
SIGNATURE (2 REQUIRED)	
REGIONAL MGR.	
CONST. MGR.	
PROJECT MANAGER	
REAL ESTATE MGR.	
CONTRACTOR	
OWNER	

STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG

AS-CONST.

ASDP-0
COVER SHEET



EX STACKED STONE RETAINING WALL

2 EXISTING STACKED STONE RETAINING WALL DETAIL

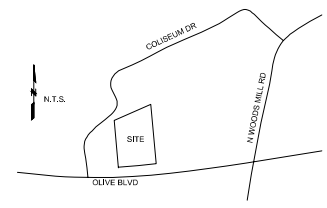
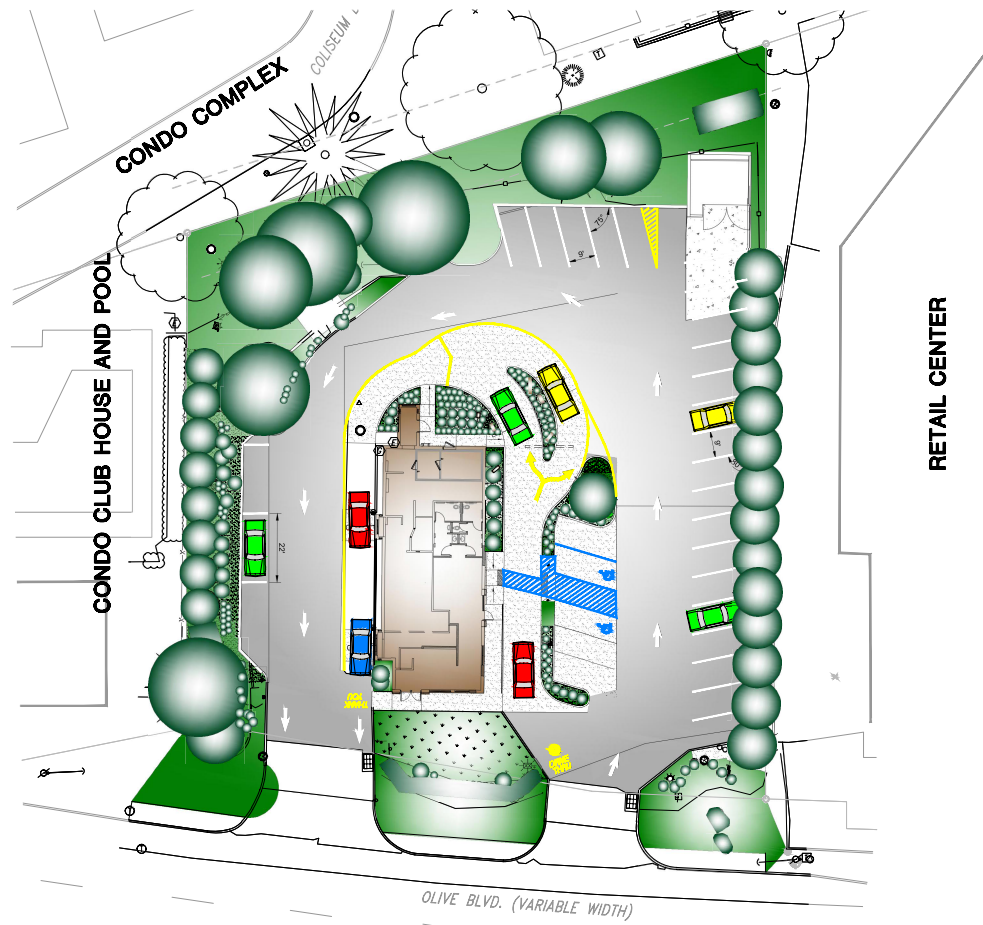
Scale: NOT TO SCALE



EX MODULAR BLOCK RETAINING WALL

3 EXISTING MODULAR BLOCK RETAINING WALL DETAIL

Scale: NOT TO SCALE



LOCATION MAP

SITE RENDER
SCALE: 1"=20'

DIERBERG'S/RETAIL CENTER

RECEIVED
City of Chesterfield

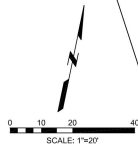
Apr 08 2020

Department of Public Services

PLAN APPROVAL		DATE	BY	ISSUE REF
REGIONAL MGR.	SIGNATURE (2 REQUIRED)			
CONSTR. MGR.				
PROJECT MANAGER				
REAL ESTATE MGR.				
CO-SIGN SIGNATURES				
CONTRACTOR				
OWNER				
STATUS	DATE	BY		
PRELIMINARY	11-1-18	FG		
FINAL PLAN	-	FG		
AS-CONST.				
SR-1				
SITE RENDER				

McDonald
 THESE PLANS HAVE BEEN REVIEWED BY THE CITY ENGINEER'S OFFICE AND APPROVED FOR THE CITY OF CHESTERFIELD.
 THESE PLANS SHALL BE REPRODUCED IN EXACT COPY WITH NO CHANGES.
GREAT PLAINS REGION
 10801 MUSTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
 ADDRESS: 13599 OLIVE BLVD CHESTERFIELD MO 63077

13559 OLIVE BLVD (McDONALD'S) 2nd AMENDED SITE DEVELOPMENT PLAN

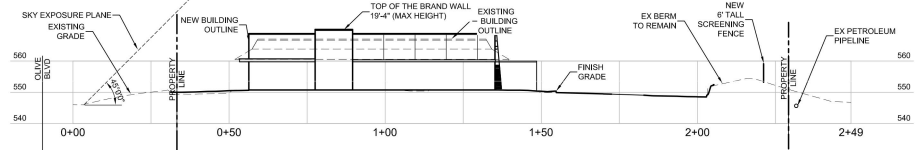


NF
Conley Glenn Susan HW
Taxing Address:
13587 Coliseum Dr
Chesterfield, MO 63017
Mailing Address:
1793 Printable Ct
Chesterfield, MO 63017

NF
Forum West Community Club
Mailing Address:
13570 Coliseum Dr
Chesterfield, MO 63017

NF
Forum West Community Club
Mailing Address:
13570 Coliseum Dr
Chesterfield, MO 63017

AMENDED SITE DEVELOPMENT PLAN
Scale: 1"=20'



SKY EXPOSURE PLANE SECTION
Scale: 1"=20'

FORUM WEST SECTION ONE
PLAT BOOK 126 PAGE 90
ZONED RT

30" WIDE PIPELINE
EASEMENT
BY 3851 PG 82

NF
Smith Joann
Mailing Address:
13546 Coliseum Dr
Chesterfield, MO 63017

UTILITY EASEMENT
FOUND IRON PIPE

FORUM WEST SECTION ONE
PLAT BOOK 126 PAGE 90
ZONED RT

NEW ASPHALT PAVEMENT
EXISTING 6" WOOD SCREENING FENCE (TR)

OLIVE BLVD. (VARIABLE WIDTH)
SKY EXPOSURE PLANE SECTION



Jeffrey L. Fouke, P.E.
Missouri E-21043
Civil Engineer
March 24, 2020

A tract of land being part of that parcel conveyed to McDonald's Real Estate Company by Deed recorded in Book 18003, Page 213 of the St. Louis County Records, situated within Lot 1 of Block 1 of the Extension of the Missouri Statewide Estate, in U.S. Survey 207, Township 46 North, Range 5 East, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at Point '14' on the Eastern line of Forum West Section One, a Condominium according to the plat thereof recorded in Plat Book 126, Page 90 of the St. Louis County Records, at its intersection with the Northern right-of-way line of Olive Boulevard, as widened by Conservation Plat No. 373021, recorded in Deed Book 6796, Page 1224 of the St. Louis County Records, thence along said Eastern line, North 09 degrees 27' minutes 41" seconds West, 159.50 feet to a point; thence North 02 degrees 25' minutes 09 seconds East, 154.86 feet to a point; thence departing said Eastern line, South 09 degrees 27' minutes 40" seconds East, 241.07 feet to a point on the Northern right-of-way line of Olive Boulevard, as aforementioned; thence along said Northern line, South 02 degrees 25' minutes 09 seconds West, 7.08 feet to a point of curvature, thence Southwesterly 48.70 feet along a curve to the right, having a radius of 1844.86 feet and a chord bearing South 83 degrees 09 minutes 27" seconds West to a point of tangency, thence North 89 degrees 34' minutes 20" seconds West, 125.01 feet to a point; thence South 89 degrees 09 minutes 41" seconds West, 5.55 feet to the point of beginning.

EXCEPTING THEREFROM THE LIGHT POLE LEASE AREA

Commencing at Point 'A' defined above, thence along the Eastern line of Forum West Section One, North 09 degrees 27' minutes 41" seconds West, 19.03 feet to a point; thence departing said Eastern line, North 85 degrees 32' minutes 10" seconds East, 15.50 feet to the true point of beginning of the herein described Lease Area, thence North 81 degrees 48' minutes 19" seconds East, 10.00 feet to a point; thence South 02 degrees 25' minutes 09 seconds East, 214.65 feet to a point on the Northern right-of-way line of Olive Boulevard, as aforementioned; thence North 89 degrees 34' minutes 20" seconds West, 10.13 feet to a point; thence departing said Northern right-of-way line, North 08 degrees 30' minutes 07" seconds West, 20.14 feet to the point of beginning.

AND EXCEPTING THEREFROM THE COMPOUND LEASE AREA

Commencing at Point 'A' defined above, thence along the Eastern line of Forum West Section One, North 09 degrees 27' minutes 41" seconds West, 159.50 feet to a point; thence North 85 degrees 32' minutes 10" seconds East, 37.14 feet to a point; thence departing said Eastern line, South 27 degrees 34' minutes 51" seconds East, 20.44 feet to the true point of beginning of the herein described Compound Lease Area, thence South 46 degrees 28' minutes 35" seconds East, 15.00 feet to a point; thence North 43 degrees 31' minutes 21" seconds West, 43.00 feet to a point; thence North 48 degrees 26' minutes 33" seconds West, 15.00 feet to a point; thence North 43 degrees 31' minutes 21" seconds East, 15.00 feet to the point of beginning.

Said parcel containing a net area 36,879 square feet (0.85 acres more or less).

McDonald's USA, LLC, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.31-03-94, PC of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature):
(Name Typed):
State of _____
County of _____

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

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

My term expires _____

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

Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

Vickie McGownd, City Clerk
City of Chesterfield, Missouri

STATEMENT OF COMPLIANCE WITH THE GEOTECHNICAL REPORT

REITZ & JENS, INC CONSULTING ENGINEERS, and the undersigned engineer have not prepared the plan on this sheet. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that in his opinion the grading and improvements relative to slope construction as shown on the plans, as well as the foundations, are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the development dated FEBRUARY 5, 2020.

REITZ & JENS, INC CONSULTING ENGINEERS and the undersigned assume no responsibility for services by others (pursuant to RSMO 327.411). Construction means and methods for implementation of the grading plan shall be left to the developer/contractor. Observations of the developer/contractor's compliance with the applicable specifications shall be identified and verified in writing.

SITE INFORMATION

LOCATOR NUMBER: 160241471
ZONING DISTRICT: PC PLANNED COMMERCIAL DISTRICT
PERMITTED USE: RESTAURANT - FAST FOOD
SITE ADDRESS: 13559 OLIVE BLVD CHESTERFIELD MO 63017
HOURS OF OPERATION = MONDAY - SATURDAY 5:30 AM TO 11:00 PM SUNDAY 6:00 AM TO 11:00 PM
ALL DELIVERIES AND TRASH PICKUP SHALL BE LIMITED TO THE HOURS FROM 7:00 AM TO 10:00 PM

BUILDING SETBACKS
18' FROM THE SOUTHERN BOUNDARY OF THE PC DISTRICT
5' FROM THE EASTERN BOUNDARIES OF THE PC DISTRICT
50' FROM THE WESTERN BOUNDARIES OF THE PC DISTRICT
65' FROM THE NORTHERN BOUNDARIES OF THE PC DISTRICT

PARKING SETBACKS
17' FROM THE SOUTHERN BOUNDARY OF THE PC DISTRICT
5' FROM THE EASTERN BOUNDARIES OF THE PC DISTRICT
17' FROM THE WESTERN BOUNDARIES OF THE PC DISTRICT
25' FROM THE NORTHERN BOUNDARIES OF THE PC DISTRICT

PARKING REQUIRED/PROVIDED
15,011,000 GFA 2.6821/1,000 = 2.682 x 15 = 40.23 STALLS REQUIRED
31 STALLS PROVIDED

PROPOSED AREA BREAKDOWN
RESTAURANT BUILDING AREA: 2,682 SQUARE FEET (7.27%)
PROPOSED PAVED AREA: 21,289 SQUARE FEET (57.72%)
PROPOSED LANDSCAPE AREA: 12,908 SQUARE FEET (35%)
TOTAL LOT AREA: 36,879 SQUARE FEET

SANITARY SEWER NOTE
THERE IS NO ANTICIPATED CHANGE IN THE SANITARY SEWER SEWER SYSTEM A NEW SAMPLING MANHOLE WILL BE REQUIRED

STORM SEWER AND DRAINAGE NOTE
THERE IS NO ANTICIPATED CHANGE IN THE STORM SEWER SYSTEM A MINOR INCREASE IN RUNOFF OF 0.049 CFS IS PROPOSED

FIRE PROTECTION NOTE
THE MONARCH FIRE PROTECTION DISTRICT HAS PROVIDED A LETTER OF APPROVAL FOR THE PROPOSED SITE CHANGES

UTILITY NOTE
ALL PROPOSED UTILITIES WILL BE PROVIDED UNDERGROUND

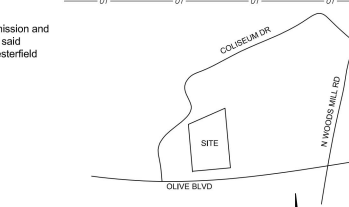
SIGNAGE NOTE
ALL NEW SIGNAGE IS A SEPARATE PROCESS

SIDEWALK NOTE
MODOT INDICATES THAT AS PART OF A PROJECT JOB NO. J683255 NEW SIDEWALKS WILL BE PLACED ALONG OLIVE. THIS PROJECT IS SLATED TO BE DONE 2021

FLOOD PLAIN NOTE
WE HAVE EXAMINED COMMUNITY PANEL NUMBER 29189C0170K (MAP NUMBER 29189C0170K, DATED FEBRUARY 4TH, 2015) OF THE FLOOD INSURANCE RATE MAPS, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE AREA CONTAINING THE SUBJECT PROPERTY. SAID PROPERTY APPEARS TO BE LOCATED IN ZONE "X", AREA OF MINIMAL FLOOD HAZARD.

UTILITY LINES

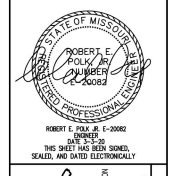
PG	EX UNDERGROUND PETROLEUM LINE	PG
T	EX UNDERGROUND TELEPHONE LINE	T
E	EX UNDERGROUND ELECTRIC	E
ST	EX STORM SEWER	ST
W	EX WATER MAIN	W
SA	EX SANITARY SEWER	SA
OE	EX OVERHEAD ELEC	OE
G	EX GAS MAIN	G
OT	EX OVERHEAD TELEPHONE	OT



LOCATION MAP

RECEIVED
City of Chesterfield
Apr 08 2020
Department of Public Services

REV	DATE	DESCRIPTION
1	11-15-19	CITY COMMENTS
2	5-20-19	PARKING COUNT
3	8-14-19	CITY COMMENTS
4	3-3-20	CITY COMMENTS



ROBERT E. POLK, JR. E-20082
PROFESSIONAL ENGINEER

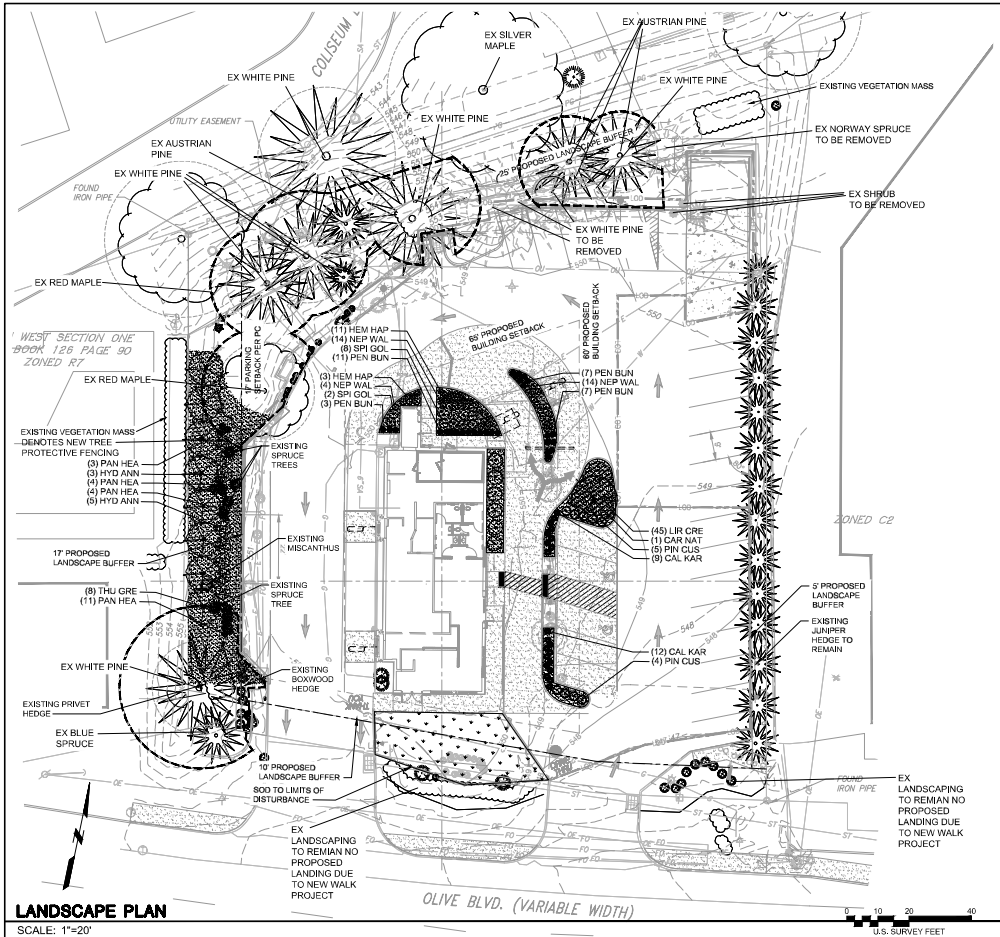
THESE PLANS AND MAPS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THEY ARE BEING SUBMITTED TO YOU AS THE ORIGINAL TRUE AND CORRECT COPY.

GREAT PLAINS REGION
10801 MAIN BLVD, SUITE 400, OVERLAND PARK, KS 66210
ADDRESS: 13559 OLIVE BLVD CHESTERFIELD MO 63017

PLAN APPROVAL	SIGNATURE (2 REQUIRED)	DATE	BY
REGIONAL MGR.			
COUNTY MGR.			
PROJECT MANAGER			
REAL ESTATE MGR.			
CONTRACTOR			
OWNER			

STATUS	DATE	BY
LIMINARY	11-1-18	FC
L PLAN	-	FC
CONSD.		

ASDP-1 AMENDED DEVELOPMENT PLAN
FC JOB NO. 0180691.00



LANDSCAPE PLAN
SCALE: 1"=20'

NOTES

- GENERAL**
- IF THE TOTAL AMOUNT OF LANDSCAPING EXCEEDS \$1,000.00 A LANDSCAPE INSTALLATION AND MAINTENANCE SURVEY WILL BE REQUIRED PRIOR TO ISSUANCE OF MUNICIPAL ZONING APPROVAL OR GRADING PERMIT APPROVAL.
 - EXISTING RESIDENTIALS NOT DISTURBED.
 - ALL NEW DECIDUOUS TREES AND ORNAMENTAL TREES SHALL BE A MINIMUM OF 2 1/2" CALIBER.
 - EXISTING PLANT MATERIAL TO REMAIN AND SHALL BE PROTECTED BY GENERAL CONTRACTOR DURING CONSTRUCTION ACTIVITY.
 - REFER TO TSD FOR EXISTING PLANT REMAIN TO REMAIN.
 - CONTRACTOR SHALL PLACE 3" DEPTH OF SHREDED HARDWOOD MULCH IN ALL PLANTING BEDS DISTURBED BY CONSTRUCTION.
 - CONTRACTOR SHALL PLACE 3" DEPTH OF SHREDED HARDWOOD MULCH IN ALL PLANTING BEDS DISTURBED BY CONSTRUCTION.
 - CONTRACTOR SHALL TOP DRESS ALL PLANTING BEDS WITH 1" DEPTH SHREDED HARDWOOD MULCH TO PROVIDE UNIFORM LOOK.

PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA	2,682 SQUARE FEET (7.45%) (FAR = 2,682 / 37,313 = 0.0718 x 0.55)
PROPOSED PAVED AREA	22,091 SQUARE FEET (59.20%)
PROPOSED LANDSCAPE AREA	12,540 SQUARE FEET (33.32%)
TOTAL LOT AREA	37,313 SQUARE FEET OR 0.85 ACRES

NOTE: EXISTING PLANT MATERIAL TO REMAIN AND SHALL BE PROTECTED BY GENERAL CONTRACTOR DURING CONSTRUCTION ACTIVITY

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
CAR NAT	1	Carpinus caroliniana 'Native Flame'	Native Flame Hornbeam	2.5' Cal	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
ARCO ARB	24	Arctostaphylos 'Hillantsisima'	Red Chokeberry	24" Tall	
HYD ANN	8	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18" Tall	
PN CUS	9	Pinus mugo 'Valley Cushion'	Valley Cushion Mugo Pine	12" Tall	
SP1 GOL	10	Spiraea japonica 'Goldmound'	Goldmound Spiraea	18" Tall	
THU GRE	8	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	6' Tall	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
CAL KAR	21	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL	
PAN HEA	22	Panicum virgatum 'Heavy Metal'	Happy Metal Switch Grass	3 GAL	
PEN BUN	28	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 GAL	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
HEM HAP	14	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	1 GAL	
NEP WAL	32	Nepeta x fassenii 'Walkers Low'	Walkers Low Catmint	1 GAL	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	2,880 sf	Hardwood Bark Mulch		mulch	
	45	Liriope spicata	Creeping Lily Turf	1 GAL	24" o.c.
	964 sf	Turf Sod	Drought Tolerant Fescue Blend	Sod	

Landscape Notes

- GENERAL**
- BASE SURVEY INFORMATION SUPPLIED BY OTHERS. ALL QUANTITIES AND DESIGN ARE BASED UPON THE PROVIDED SURVEY.
 - PRIOR TO THE START OF ANY WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGNER OF ANY UTILITIES TO BE EXPOSED OR TO BE PROTECTED.
 - ANY DAMAGE TO EXISTING PROPERTIES SHALL BE REPAIRED AND OR REPLACED AT THE SUBCONTRACTOR'S EXPENSE. CONTRACTORS ARE ENCOURAGED TO TAKE PERIODIC RECORD PHOTOGRAPHS (I.E. PRE-CONSTRUCTION, DURING AND POST-CONSTRUCTION) OF SITE CONDITIONS, DESIGN ELEMENTS, PLANTINGS, HARDSCAPE, NEW EXISTING PLANTS AND OTHER SITE ELEMENTS.
 - WHEN APPLICABLE, CONSTRUCTION BARRIERS SHALL BE ERRECTED TO PROTECT THE PROPOSED WORK AND THE PUBLIC AND TO PROVIDE SECURITY.
 - ALL WORK AND OPERATIONS SHALL COMPLY WITH CURRENT SAFETY PRACTICES, CODES OR ORDINANCES AS APPLICABLE TO FEDERAL, STATE AND LOCAL (CITY OR COUNTY) SAFETY CODES AND ORDINANCES, AS WELL AS THOSE OF THE OWNER AND GENERAL CONTRACTOR. IT IS THE SUB CONTRACTOR'S RESPONSIBILITY TO LEARN AND COMPLY WITH CODES, ORDINANCES AND JOB SITE RULES.
 - ALL TRADES SHALL COORDINATE AND COLLABORATE WITH EACH OTHERS WORK SO THAT THE FIELD OF WORK IS MAINTAINED AND ONE CRAFTSMAN'S WORK IS NOT UNNARLY DELAYED. TIME IS OF THE ESSENCE, CONTRACTORS MUST START WORK UPON NOTICE TO PROCEED AND REMAIN ON SITE FOR THE COMPLETION OF THEIR SCOPE OF WORKS AND WHEN THE SITE IS AVAILABLE TO THEM.
 - CONTRACTORS SHALL VISIT THE SITE PRIOR TO START OF WORK TO COMPLETELY FAMILIARIZE THEMSELVES WITH EXISTING AS WELL AS PROPOSED CONDITIONS.
 - CONTRACTOR TO FOLLOW NORMAL CLIENT, CITY OR VILLAGE WORKDAY HOURS (TYPICALLY BETWEEN 7AM AND 5PM). WEEKEND WORK TO BE IN COMPLIANCE WITH LOCAL CODES (WHERE APPLICABLE) AND COORDINATED WITH THE CLIENT FOR SITE ACCESS. NOTIFY THE GENERAL CONTRACTOR (OR CLIENT) OF ALL NON-NORMAL BUSINESS HOURS OF WORK.
 - ALL WORK SHALL COMPLY WITH CURRENT O.S.H.A. REQUIREMENTS AND THE AMERICAN WITH DISABILITIES ACT FOR PHYSICALLY HANDICAPPED PEOPLE.
 - THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL REQUIRED PERMITS UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING SANITARY FACILITIES FOR THEIR OWNERS IF NONE ARE PROVIDED.
 - CONTRACTOR AND ALL SUB-CONTRACTORS ARE EXPECTED TO MAINTAIN THE CLIENTS ACCESS TO ALL DRIVEWAYS, WALKS AND DRIVEWAYS.
 - CONTRACTOR AND ALL SUB-CONTRACTORS SHALL POLICE THE SITE AND THEIR RESPECTIVE WORK EFFORTS AT THE END OF EACH WORK DAY IN ORDER TO ESTABLISHMENT A CLEAN, NEAT, SAFE AND SECURE WORK SITE AS REQUIRED UNDER A DAILY BASIS AS WELL AS AT PROJECT CONCLUSION. THE CONTRACTOR SHALL PROTECT THE PROPERTY OF THE OWNER AND SAFETY AND WORK OF OTHER CONTRACTORS BY LEAVING THE PROJECT SITE AS CLEAN AS THEY FOUND. CONSTRUCTION MATERIALS AND TOOLS AND OTHER ITEMS AS POSSIBLE FOR A PRELIMINARY AND ORDERLY APPROVAL. ALL PLANTING BEDS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 730 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: PRUNING PLANT MATERIAL, PULLING WEEDS, WATERING PLANT MATERIAL, AND PERENNIAL FLOWER MAINTENANCE.
 - 730 DAY MAINTENANCE PERIOD: ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 730 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: PRUNING PLANT MATERIAL, PULLING WEEDS, WATERING PLANT MATERIAL, AND PERENNIAL FLOWER MAINTENANCE.
 - 730 DAY MAINTENANCE PERIOD: END OF 730 MAINTENANCE PERIOD: ALL PLANT MATERIAL (EXCLUDING ANNUAL COLOR), SHALL BE GUARANTEED FOR 1 CALENDAR YEAR AFTER THE END OF THE 730 DAY MAINTENANCE PERIOD. THE END OF THE MAINTENANCE PERIOD IS MARKED BY THE FINAL ACCEPTANCE OF THE CONTRACTORS WORK BY THE OWNER OR HIS REPRESENTATIVE.
 - EVERGREEN & DECIDUOUS TREE PLANTING NOTES
 - TREES SHALL BEAR SAME RELATION TO FINISHED GRADE ON SITE OR TO EXISTING GRADE AS INDICATED BY THE DRAWINGS. 1' ABOVE ADJUSTED FINISH GRADE.
 - REMOVE ALL POSTHOLE, NYLON OR SISAL FROM AROUND TRUNK OF TREE.
 - REMOVE BURLAP FROM TRUNK AND CUT AWAY A 12" DIA. CIRCLE AROUND TRUNK.
 - CONTRACTOR SHALL PROVIDE WIRE BASKET UNLESS SPECIFICALLY DIRECTED BY THE LANDSCAPE ARCHITECT. WIRE BASKET IS RETAINED IN THE CASE OF THE ROOTBALL BEING TORN OR PARTIALLY TORN DURING UNLOADING. BASKET COULD BE RE-USED AS NEEDED AND STAKED IF DIRECTED BY LANDSCAPE ARCHITECT.
 - SOAK WITH WATER IMMEDIATELY FOLLOWING INSTALLATION. WATER FROM BOTTOM OF FIT UP LINES IF POSSIBLE. SEE PERFORATION TEST NOTE BELOW.
 - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 - DO NOT STAKE OR USE WIRE TIES UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
 - EVERGREEN TREES WITH ORNAMENTAL OR UNNATURALLY THIN SHEARED FORM WILL BE REJECTED. IF ANY QUESTION, FORWARD PHOTOS TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
 - IF TREE ARE MACHINER (SHEARED) (I.E. USER) CONTRACTOR SHALL SCARIFY ALL SIDES OF FIT WITH HAND SPADE TO AVOID SOIL GLAZING.
 - PERFORATION TESTS OF PLANTING FITS, ONCE ON-SITE, DISCUSS NEED FOR PERFORATION TESTS) WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING TREES. EACH SITE SOIL PROFILE IS DIFFERENT.
 - MULCHING ALL INDIVIDUAL TREES AND THEIR WATERING RING BASIN SHALL BE MULCHED WITH SPECIFIED MULCH AT A 3" MIN. DEPTH. FOLLOW PROPER TECHNIQUE AND DO NOT ALLOW MULCH TO REST AGAINST TRUNK OF TREE.
 - TREE WRAP: WHEN DIRECTED TO BY THE LANDSCAPE ARCHITECT OR BID SPECIFICATIONS, WRAP TREES SPACIALLY WITH APPROVED TREE WRAPPING TAPE THAT IS NOT LESS THAN 4" WIDE, AND SECURELY TIE WITH SUITABLE CORD AT THE TOP, BOTTOM, AND 2" INTERVALS ALONG THE TRUNK. WRAP FROM GROUND TO THE HEIGHT OF THE FIRST BRANCH. OWNER IS RESPONSIBLE FOR REMOVAL OF TREE WRAP.
 - PROVIDE DURABLE, SLOW RELEASE, WATERING BAGS OF BETWEEN 10 AND 15 GALLONS PER FOR THE FOLLOWING TREES BELOW: "GATOR-BAGS" OR GATOR BAG, JR. OR APPROVED EQUIV. CONTRACTOR SHALL PURCHASE, INSTALL PER MANUFACTURER, AND FILL EACH WITH WATER IMMEDIATELY AFTER PLANTING. WATERING BAGS REMAIN PROPERTY OF THE END USER/OWNER/CLIENT AT THE COMPLETION OF THE 60 DAY WARRANTY. DECIDUOUS (SHADE AND ORNAMENTAL) TREES UP TO 12" ONE BAG, 18"-24" TWO BAGS, EVERGREENS UP TO 12" ONE BAG, ORNAMENTAL/MULSTEM TREES: 4-14" FT. ONE GATOR BAG, JR.
 - EVERGREEN & DECIDUOUS SHRUB PLANTING NOTES
 - DO NOT ALLOW POCKETS TO FORM WHEN BACKFILLING.
 - SOAK WITH WATER IMMEDIATELY FOLLOWING INSTALLATION.
 - DO NOT BREAK ROOTBALL WIRE HANDLING.
 - IF IT IS B MATERIAL, REMOVE BURLAP FROM AROUND TOP 1/3 OF ROOTBALL. IF CONTAINERED, LOOSEN ROOT MASS SIGNIFICANTLY AFTER REMOVAL FROM CONTAINER BY HAND OR CUT MASS WITH KNIFE ON A 45 DEGREE TO A DEPTH OF 1/2" AND CUT BOTH SIDES OF ROOT MASS IN SAME MANNER AS A X PATTERN.
 - MULCHING SHRUBS PLANTED WITH LANDSCAPE BEDS SHALL RECEIVE THE SAME MULCH AS LANDSCAPE BEDS. SHRUB GROUPINGS PLANTED WITH MEADOW OR GRASS AREAS AND THEIR WATERING RING BASIN SHALL BE MULCHED WITH SPECIFIED MULCH AT A 3" MIN. DEPTH. FOLLOW PROPER TECHNIQUE AND DO NOT ALLOW MULCH TO REST AGAINST TRUNK OF SHRUB.
 - LANDSCAPE BEDS
 - PROVIDE SHOVEL CUT EDGE AT ALL TURF EDGES UNLESS OTHERWISE INDICATED IN THE DRAWINGS.
 - ALL BEDS TO BE GROUNDED SLIGHTLY FOR PROPER DRAINAGE AWAY FROM BUILDINGS AND PAVEMENTS.
 - IMMEDIATELY PRIOR TO PLANTING, AMEND PLANTING BEDS WITH 3" AGES LEAF COMPOST BY BLENDING THE COMPOST INTO THE TOP 8" OF PLANTING MEDIA.
 - AFTER PLANTING, APPLY SHREDED HARDWOOD MULCH AT A DEPTH OF 3". IMMEDIATELY FOLLOWING MULCH APPLICATION, APPLY A REVIVENT/HERBICIDE SUCH AS PREEM OR APPROVED EQUIV. WET DOWN PLANTING BEDS THOROUGHLY.
 - IRRIGATION NOTES
 - ALL LANDSCAPE AREAS, INCLUDING ISLANDS SHALL BE PROVIDED WITH A MECHANICAL, IN GROUND IRRIGATION SYSTEM.

PLANTING
31. PLANTING TECHNIQUES: ALL PLANTING TECHNIQUES AND METHODS SHALL BE

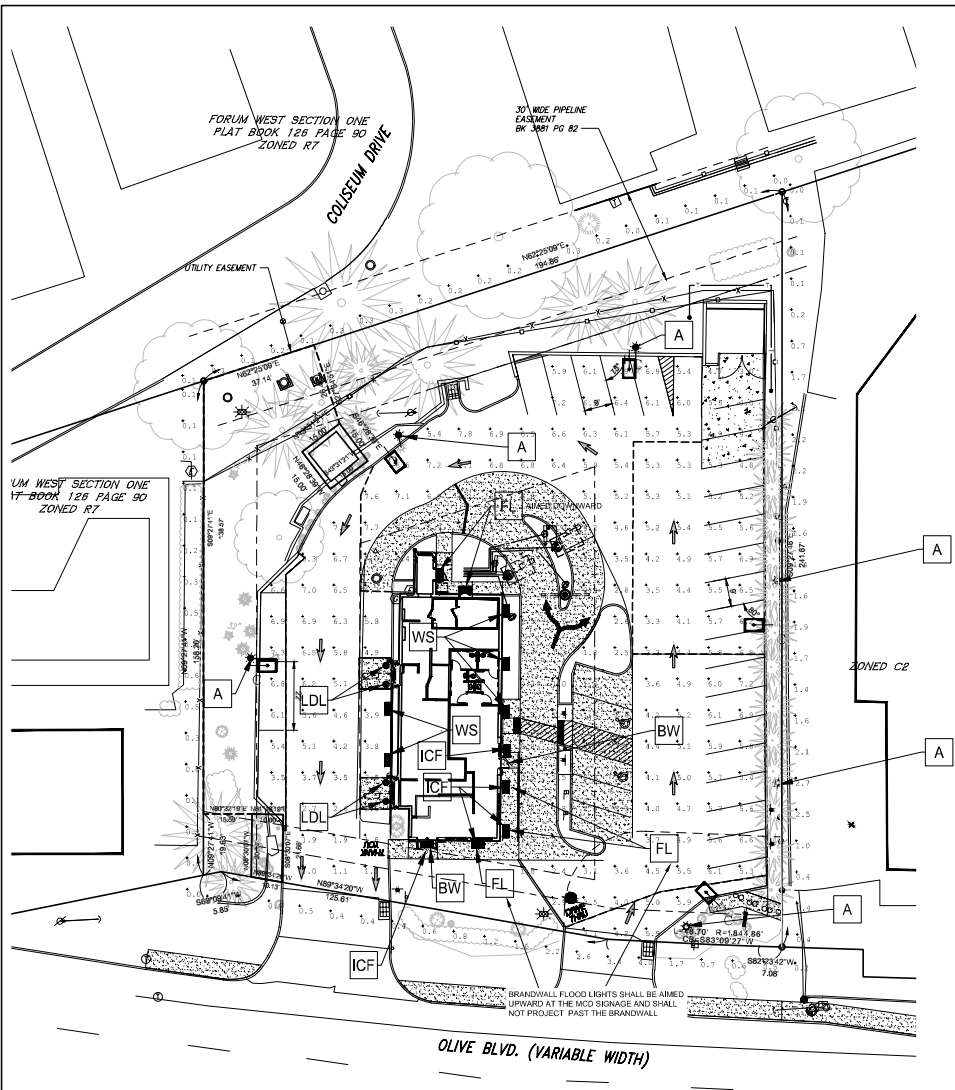
- CONSISTENT WITH THE LATEST EDITION OF "HORTICULTURE STANDARDS OF NURSERYMEN INC." AND AS DETAILED ON THESE DRAWINGS.
- ALL PLANT MATERIALS UPON ARRIVAL TO THE PROJECT SITE SHALL BE SUBJECT TO INSPECTION AND APPROVAL. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH FAIL TO MEET THIS INSPECTION. ALL REJECTED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- PRE-DELIVERY PHOTOGRAPHS FROM NURSERY ARE ENCOURAGED. PHOTOS SHOULD INCLUDE THE ENTIRE PLANT AND A SCALED MEASURING DEVICE TO INDICATE THE SIZE OF PLANT. HEIGHT OF EVERGREEN TREES ARE MEASURED FROM THE GROUND TO THE FIRST LATERAL BRANCH CLOSEST TO THE TOP. HEIGHT AND/OR WIDTH OF OTHER PLANTS SO SPECIFIED ARE MEASURED BY THE MASS OF THE PLANT NOT THE VERY TIP OF THE BRANCHES.
- ALL PLANT MATERIAL SHALL BE GROWN AND SUPPLIED WITHIN THE SAME USDA ZONE AS THE PROJECT.
- IF NECESSARY, TREES AND SHRUBS SHALL BE PRUNED OF DEAD AND BROKEN BRANCHES AS DIRECTED BY THE LANDSCAPE ARCHITECT AS LONG AS THE OVERALL SHAPE OF THE PLANT IS NOT COMPROMISED. ALL PRUNING WORK SHALL BE DONE WITH HAND PRUNERS ONLY.
- ABSOLUTELY NO TOP PRUNING IS ALLOWED. SHEET HEDGES, ANY PLANT THAT IS TOP PRUNED IS SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTION FROM THE SPECIFIED LIST WILL BE ACCEPTED ONLY WHEN SATISFACTORY EVIDENCE IN WRITING IS SUBMITTED TO THE OWNER OR HIS REPRESENTATIVE SHOWING THAT THE PLANT SPECIFIED IS NOT AVAILABLE. REQUESTS FOR APPROVAL OF SUBSTITUTE PLANT MATERIAL SHALL INCLUDE COMMON AND BOTANICAL NAMES AND SIZE OF SUBSTITUTE MATERIAL. ONLY THOSE SUBSTITUTIONS OF AT LEAST EQUIVALENT SIZE AND HAVING ESSENTIAL CHARACTERISTICS SIMILAR TO THE ORIGINALLY SPECIFIED MATERIAL WILL BE APPROVED. ACCEPTANCE OR REJECTION OF SUBSTITUTE PLANT MATERIALS WILL BE ISSUED IN WRITING BY THE OWNER OR HIS REPRESENTATIVE.
- ALL PLANTING BEDS RECEIVING BARK OR LEAF COMPOST MULCH SHALL BE TREATED WITH A QUALITY, COMMERCIAL, GRADE-PRE-MEMERGED HERBICIDE PRIOR TO MULCH INSTALLATION. PLANTING BEDS SHALL BE HERBICIDE GRASS FREE PRIOR TO HERBICIDE APPLICATION. PROVIDE CUT SHEET OF HERBICIDE TO LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANTS AND TURF ARE BEING ESTABLISHED IN A VARIETY OF CONDITIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE AND IMPLEMENT WATER MANAGEMENT PROCEDURES THE DESIGNER HAS ESTABLISHED. PLANTS AND TURF AS PART OF HIS WORK, PLANTED AREAS AND TURF WILL BE ACCEPTED WHEN ALL AREAS ARE HEALTHY AND WELL COMBATED FOR AT LEAST 730 DAYS HAVE ELAPSED SINCE THE COMPLETION OF THIS WORK. THE CONTRACTOR SHALL SUBMIT WITH HIS BID A DESCRIPTION OF THE METHODS AND PROCEDURES HE INTENDS TO USE.
- PLANTING AREAS AND TURF SHALL BE WATERED TO ENSURE PROPER ESTABLISHMENT. ONCE PLANTS AND TURF ARE ESTABLISHED, WATERING MAY BE DECREASED BUT THE PLANTS AND TURF MUST NEVER BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR PROXIMATELY FOUR (4) WEEKS OR UNTIL PLANTS AND TURF HAVE BECOME SUFFICIENTLY ESTABLISHED TO WARRANT WATERING ON AN "AS NEEDED" BASIS.
- 730 DAY MAINTENANCE PERIOD: ALL PLANTINGS SHALL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF 730 DAYS AFTER PRELIMINARY ACCEPTANCE BY THE OWNER OR HIS REPRESENTATIVE. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO: PRUNING PLANT MATERIAL, PULLING WEEDS, WATERING PLANT MATERIAL, AND PERENNIAL FLOWER MAINTENANCE.
- 730 DAY MAINTENANCE PERIOD: END OF 730 MAINTENANCE PERIOD: ALL PLANT MATERIAL (EXCLUDING ANNUAL COLOR), SHALL BE GUARANTEED FOR 1 CALENDAR YEAR AFTER THE END OF THE 730 DAY MAINTENANCE PERIOD. THE END OF THE MAINTENANCE PERIOD IS MARKED BY THE FINAL ACCEPTANCE OF THE CONTRACTORS WORK BY THE OWNER OR HIS REPRESENTATIVE.

- EVERGREEN & DECIDUOUS TREE PLANTING NOTES
 - TREES SHALL BEAR SAME RELATION TO FINISHED GRADE ON SITE OR TO EXISTING GRADE AS INDICATED BY THE DRAWINGS. 1' ABOVE ADJUSTED FINISH GRADE.
 - REMOVE ALL POSTHOLE, NYLON OR SISAL FROM AROUND TRUNK OF TREE.
 - REMOVE BURLAP FROM TRUNK AND CUT AWAY A 12" DIA. CIRCLE AROUND TRUNK.
 - CONTRACTOR SHALL PROVIDE WIRE BASKET UNLESS SPECIFICALLY DIRECTED BY THE LANDSCAPE ARCHITECT. WIRE BASKET IS RETAINED IN THE CASE OF THE ROOTBALL BEING TORN OR PARTIALLY TORN DURING UNLOADING. BASKET COULD BE RE-USED AS NEEDED AND STAKED IF DIRECTED BY LANDSCAPE ARCHITECT.
 - SOAK WITH WATER IMMEDIATELY FOLLOWING INSTALLATION. WATER FROM BOTTOM OF FIT UP LINES IF POSSIBLE. SEE PERFORATION TEST NOTE BELOW.
 - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
 - DO NOT STAKE OR USE WIRE TIES UNLESS DIRECTED TO DO SO BY THE LANDSCAPE ARCHITECT.
 - EVERGREEN TREES WITH ORNAMENTAL OR UNNATURALLY THIN SHEARED FORM WILL BE REJECTED. IF ANY QUESTION, FORWARD PHOTOS TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.
 - IF TREE ARE MACHINER (SHEARED) (I.E. USER) CONTRACTOR SHALL SCARIFY ALL SIDES OF FIT WITH HAND SPADE TO AVOID SOIL GLAZING.
 - PERFORATION TESTS OF PLANTING FITS, ONCE ON-SITE, DISCUSS NEED FOR PERFORATION TESTS) WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING TREES. EACH SITE SOIL PROFILE IS DIFFERENT.
 - MULCHING ALL INDIVIDUAL TREES AND THEIR WATERING RING BASIN SHALL BE MULCHED WITH SPECIFIED MULCH AT A 3" MIN. DEPTH. FOLLOW PROPER TECHNIQUE AND DO NOT ALLOW MULCH TO REST AGAINST TRUNK OF TREE.
 - TREE WRAP: WHEN DIRECTED TO BY THE LANDSCAPE ARCHITECT OR BID SPECIFICATIONS, WRAP TREES SPACIALLY WITH APPROVED TREE WRAPPING TAPE THAT IS NOT LESS THAN 4" WIDE, AND SECURELY TIE WITH SUITABLE CORD AT THE TOP, BOTTOM, AND 2" INTERVALS ALONG THE TRUNK. WRAP FROM GROUND TO THE HEIGHT OF THE FIRST BRANCH. OWNER IS RESPONSIBLE FOR REMOVAL OF TREE WRAP.
 - PROVIDE DURABLE, SLOW RELEASE, WATERING BAGS OF BETWEEN 10 AND 15 GALLONS PER FOR THE FOLLOWING TREES BELOW: "GATOR-BAGS" OR GATOR BAG, JR. OR APPROVED EQUIV. CONTRACTOR SHALL PURCHASE, INSTALL PER MANUFACTURER, AND FILL EACH WITH WATER IMMEDIATELY AFTER PLANTING. WATERING BAGS REMAIN PROPERTY OF THE END USER/OWNER/CLIENT AT THE COMPLETION OF THE 60 DAY WARRANTY. DECIDUOUS (SHADE AND ORNAMENTAL) TREES UP TO 12" ONE BAG, 18"-24" TWO BAGS, EVERGREENS UP TO 12" ONE BAG, ORNAMENTAL/MULSTEM TREES: 4-14" FT. ONE GATOR BAG, JR.
- EVERGREEN & DECIDUOUS SHRUB PLANTING NOTES
 - DO NOT ALLOW POCKETS TO FORM WHEN BACKFILLING.
 - SOAK WITH WATER IMMEDIATELY FOLLOWING INSTALLATION.
 - DO NOT BREAK ROOTBALL WIRE HANDLING.
 - IF IT IS B MATERIAL, REMOVE BURLAP FROM AROUND TOP 1/3 OF ROOTBALL. IF CONTAINERED, LOOSEN ROOT MASS SIGNIFICANTLY AFTER REMOVAL FROM CONTAINER BY HAND OR CUT MASS WITH KNIFE ON A 45 DEGREE TO A DEPTH OF 1/2" AND CUT BOTH SIDES OF ROOT MASS IN SAME MANNER AS A X PATTERN.
 - MULCHING SHRUBS PLANTED WITH LANDSCAPE BEDS SHALL RECEIVE THE SAME MULCH AS LANDSCAPE BEDS. SHRUB GROUPINGS PLANTED WITH MEADOW OR GRASS AREAS AND THEIR WATERING RING BASIN SHALL BE MULCHED WITH SPECIFIED MULCH AT A 3" MIN. DEPTH. FOLLOW PROPER TECHNIQUE AND DO NOT ALLOW MULCH TO REST AGAINST TRUNK OF SHRUB.

- LANDSCAPE BEDS
 - PROVIDE SHOVEL CUT EDGE AT ALL TURF EDGES UNLESS OTHERWISE INDICATED IN THE DRAWINGS.
 - ALL BEDS TO BE GROUNDED SLIGHTLY FOR PROPER DRAINAGE AWAY FROM BUILDINGS AND PAVEMENTS.
 - IMMEDIATELY PRIOR TO PLANTING, AMEND PLANTING BEDS WITH 3" AGES LEAF COMPOST BY BLENDING THE COMPOST INTO THE TOP 8" OF PLANTING MEDIA.
 - AFTER PLANTING, APPLY SHREDED HARDWOOD MULCH AT A DEPTH OF 3". IMMEDIATELY FOLLOWING MULCH APPLICATION, APPLY A REVIVENT/HERBICIDE SUCH AS PREEM OR APPROVED EQUIV. WET DOWN PLANTING BEDS THOROUGHLY.
- IRRIGATION NOTES
 - ALL LANDSCAPE AREAS, INCLUDING ISLANDS SHALL BE PROVIDED WITH A MECHANICAL, IN GROUND IRRIGATION SYSTEM.

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	11-15-19	CITY COMMENTS	JPH	
2	5-20-20	CITY COMMENTS	JPH	
3	8-11-20	PARKING COUNT	JPH	
4	11-14-20	CITY COMMENTS	JPH	

	<p>RECEIVED City of Chesterfield</p> <p>APR 08 2020</p> <p>Department of Public Services</p>
--	--



EXTERIOR LIGHT FIXTURE SCHEDULE

MARK	DESCRIPTION	QUANTITY	FINISH	REMARKS
A	SITE AREA LIGHT	6	NOTE 1	FLAT LENS, FULLY SHIELDED, REFER TO DETAIL ON SHEET ALP-3
LDL	LED DOWN LIGHT	4	SILVER	FLAT LENS, FULLY SHIELDED, REFER TO DETAIL ON SHEET ALP-3
WS	WALL SCONCE	5	SILVER	FLAT LENS, FULLY SHIELDED, REFER TO DETAIL ON SHEET ALP-3
BW	BRAND WALL	2	FLAT LENS, FULLY SHIELDED, REFER TO DETAIL ON SHEET ALP-3	
FL	FLOOD LIGHT	5	WHITE	FLAT LENS, FULLY SHIELDED, REFER TO DETAIL ON SHEET ALP-3
ICF	INTEGRATED TRELLIS LIGHTS	4	WHITE	NO CUT SHEET AVAILABLE

NOTE 1
V POLYESTER POWDER COAT ELECTROSTATICALLY APPLIED AND THERMOURED. FINISH WILL CONSIST OF A FIVE STAGE PRETREATMENT TRIGEMER WITH A POLYMER PRIMER SEALER AND TOP COATED WITH A THERMOSTAT SUPER TOIC POLYESTER POWDER COAT FINISH. COLOR TO BE COMPATIBLE WITH EXISTING AREA LIGHT POLES.

NOTE 2
NOT USED

NOTE 3
THE FIXTURE INDICATED AS ICF IS AN INTEGRATED FIXTURE WITH THE TRELLIS. NO CUT SHEET IS AVAILABLE IT IS SHOWN ON THE TRELLIS LIGHT IMAGE ON SHEET CL-4

NOTE 4
NON-SECURITY LIGHTING. OTHER THAN THAT USED FOR SPECIAL AND INFREQUENT OCCASIONS, SHALL NOT BE ON PAST APPROVED HOURS OF OPERATION, IF ANY, OR 11:00 P.M., WHICHEVER IS LATER.

- NOTES:**
- THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 - DISTANCE BETWEEN READINGS = 10'

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	4.63	7.8	0.7	6.61	11.14
PROPERTY LINE READINGS	Illuminance	Fc	0.75	4.0	0.0	N.A.	N.A.

Symbol	Qty	Label	LLF	Description
☐	5	C	1.000	VP-L-96L-280-5K7-4W



UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE: 1" = 20' 0"

DRAWN BY: MW

POINT-BY-POINT FOOTCANDLE PLOT FOR

MCCONALDS
13559 OLIVE ST RD
CHESTERFIELD, MO

NATIONAL STORE NUMBER: 7990

DATE: 1/28/19

DRAWING NUMBER: 41587

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. THE DETAILS PROVIDED HEREIN ARE REPRODUCED ONLY AS A GUIDANCE AND FIELD VERIFICATION AND SPECIFICITY OFFER PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, OFFICE SITE INFORMATION (POLE LOCATION, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIC RESPONSIBLE FOR THE PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL LOCAL REGULATORY CONDITIONS, OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

RECEIVED
City of Chesterfield

Apr 08 2020

Department of Public Services

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	1-15-19	CITY COMMENTS	JPB	
2	5-20-19	CITY COMMENTS	JPB	
3	8-14-19	PARKING COUNT	JPB	
4	3-3-20	CITY COMMENTS	JPB	

ROBERT C. JONES, P.E. - 02992
THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY.

10001 MARTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS: 10001 OLIVE BLVD, CHESTERFIELD, MO 63074

PARKING INFORMATION		
TOTAL SPACES	31	
	1 - SPACES 8'-0" X 10' @ 80"	
	17 - SPACES 8'-0" X 10' @ 80"	
	3 - SPACES 8'-0" X 22' @ 180"	
	8 - SPACES 9'-0" X 10' @ 75"	
	2 - HCP SPACES 9'-0" X 10' @ 75"	

UTILITY INFORMATION		
SIZE	TYPE	LOCATION
SANITARY SEWER	-	-
WATER	-	-
STORM SEWER	-	-
ELECTRIC	-	-
GAS	-	-

SURVEY INFORMATION	
PREPARED BY: Farnsworth GROUP	30 ALLEN AVENUE, SUITE 500 ST LOUIS MISSOURI 63119 (314) 963-7900 (314) 963-283 fax www.fw.com
DATE:	

LEGEND	
— S —	SANITARY SEWER
— W —	WATER
— ST —	STORM SEWER
— E —	ELECTRIC
— G —	GAS
— L —	LOT LIGHT
— ELEV —	EXISTING ELEVATION (76.5)
— P —	PROPOSED ELEVATION (77.0)

PLAN SCALE: 1"=20'	
STREET ADDRESS	
13559 OLIVE BLVD	
CITY	STATE
CHESTERFIELD	MISSOURI
COUNTY	
ST. LOUIS COUNTY	
REGIONAL DWG. NO	NATIONAL NUMBER
024-0272	—

DATE	BY
11-1-18	FG
11-1-18	FG
AS-CONST.	

DATE	BY
11-1-18	FG
11-1-18	FG
AS-CONST.	

ALP-1
PHOTOMETRIC PLAN

FG JOB NO 0180691.00

HIRAF HIGH EFFICIENCY LINEAR LED FAÇADE FIXTURE

NEW FEATURES



FEATURES:

- Extruded aluminum construction, finished in weather proof powder-coat paint
- Temperature tolerant
- Fully integrated driver for completely self-contained lighting system
- Fully adjustable mounting brackets are finished in powder-coat paint and match outer strips with a finished stainless steel
- Power lead equipped only at beginning of each continuous run, independent features plug together in series
- Fixtures available in up and down light, down light only or up light only
- 60,000 hour long life LED illumination
- 5000K color temperature standard -50 CCT
- 80 CRI standard
- Linear Façade Fixture (14 watts per foot)

SAMPLE CATALOG NUMBER

HIRAF-HE-LED-XX - XX - X - XX

Series Size Distribution Voltage Finish

8L 8L	12L 12L	18L 18L	24L 24L	30L 30L	36L 36L	48L 48L	60L 60L	72L 72L	84L 84L	96L 96L	108L 108L	120L 120L	144L 144L	180L 180L	216L 216L	240L 240L	288L 288L	360L 360L	432L 432L	504L 504L	576L 576L	648L 648L	720L 720L	864L 864L	1008L 1008L	1152L 1152L	1296L 1296L	1440L 1440L	1680L 1680L	1920L 1920L	2160L 2160L	2400L 2400L	2700L 2700L	3000L 3000L	3240L 3240L	3600L 3600L	3960L 3960L	4320L 4320L	4680L 4680L	5040L 5040L	5400L 5400L	5760L 5760L	6120L 6120L	6480L 6480L	6840L 6840L	7200L 7200L	7560L 7560L	7920L 7920L	8280L 8280L	8640L 8640L	9000L 9000L	9360L 9360L	9720L 9720L	10080L 10080L	10440L 10440L	10800L 10800L	11160L 11160L	11520L 11520L	11880L 11880L	12240L 12240L	12600L 12600L	12960L 12960L	13320L 13320L	13680L 13680L	14040L 14040L	14400L 14400L	14760L 14760L	15120L 15120L	15480L 15480L	15840L 15840L	16200L 16200L	16560L 16560L	16920L 16920L	17280L 17280L	17640L 17640L	18000L 18000L	18360L 18360L	18720L 18720L	19080L 19080L	19440L 19440L	19800L 19800L	20160L 20160L	20520L 20520L	20880L 20880L	21240L 21240L	21600L 21600L	21960L 21960L	22320L 22320L	22680L 22680L	23040L 23040L	23400L 23400L	23760L 23760L	24120L 24120L	24480L 24480L	24840L 24840L	25200L 25200L	25560L 25560L	25920L 25920L	26280L 26280L	26640L 26640L	27000L 27000L	27360L 27360L	27720L 27720L	28080L 28080L	28440L 28440L	28800L 28800L	29160L 29160L	29520L 29520L	29880L 29880L	30240L 30240L	30600L 30600L	30960L 30960L	31320L 31320L	31680L 31680L	32040L 32040L	32400L 32400L	32760L 32760L	33120L 33120L	33480L 33480L	33840L 33840L	34200L 34200L	34560L 34560L	34920L 34920L	35280L 35280L	35640L 35640L	36000L 36000L	36360L 36360L	36720L 36720L	37080L 37080L	37440L 37440L	37800L 37800L	38160L 38160L	38520L 38520L	38880L 38880L	39240L 39240L	39600L 39600L	39960L 39960L	40320L 40320L	40680L 40680L	41040L 41040L	41400L 41400L	41760L 41760L	42120L 42120L	42480L 42480L	42840L 42840L	43200L 43200L	43560L 43560L	43920L 43920L	44280L 44280L	44640L 44640L	45000L 45000L	45360L 45360L	45720L 45720L	46080L 46080L	46440L 46440L	46800L 46800L	47160L 47160L	47520L 47520L	47880L 47880L	48240L 48240L	48600L 48600L	48960L 48960L	49320L 49320L	49680L 49680L	50040L 50040L	50400L 50400L	50760L 50760L	51120L 51120L	51480L 51480L	51840L 51840L	52200L 52200L	52560L 52560L	52920L 52920L	53280L 53280L	53640L 53640L	54000L 54000L	54360L 54360L	54720L 54720L	55080L 55080L	55440L 55440L	55800L 55800L	56160L 56160L	56520L 56520L	56880L 56880L	57240L 57240L	57600L 57600L	57960L 57960L	58320L 58320L	58680L 58680L	59040L 59040L	59400L 59400L	59760L 59760L	60120L 60120L	60480L 60480L	60840L 60840L	61200L 61200L	61560L 61560L	61920L 61920L	62280L 62280L	62640L 62640L	63000L 63000L	63360L 63360L	63720L 63720L	64080L 64080L	64440L 64440L	64800L 64800L	65160L 65160L	65520L 65520L	65880L 65880L	66240L 66240L	66600L 66600L	66960L 66960L	67320L 67320L	67680L 67680L	68040L 68040L	68400L 68400L	68760L 68760L	69120L 69120L	69480L 69480L	69840L 69840L	70200L 70200L	70560L 70560L	70920L 70920L	71280L 71280L	71640L 71640L	72000L 72000L	72360L 72360L	72720L 72720L	73080L 73080L	73440L 73440L	73800L 73800L	74160L 74160L	74520L 74520L	74880L 74880L	75240L 75240L	75600L 75600L	75960L 75960L	76320L 76320L	76680L 76680L	77040L 77040L	77400L 77400L	77760L 77760L	78120L 78120L	78480L 78480L	78840L 78840L	79200L 79200L	79560L 79560L	79920L 79920L	80280L 80280L	80640L 80640L	81000L 81000L	81360L 81360L	81720L 81720L	82080L 82080L	82440L 82440L	82800L 82800L	83160L 83160L	83520L 83520L	83880L 83880L	84240L 84240L	84600L 84600L	84960L 84960L	85320L 85320L	85680L 85680L	86040L 86040L	86400L 86400L	86760L 86760L	87120L 87120L	87480L 87480L	87840L 87840L	88200L 88200L	88560L 88560L	88920L 88920L	89280L 89280L	89640L 89640L	90000L 90000L	90360L 90360L	90720L 90720L	91080L 91080L	91440L 91440L	91800L 91800L	92160L 92160L	92520L 92520L	92880L 92880L	93240L 93240L	93600L 93600L	93960L 93960L	94320L 94320L	94680L 94680L	95040L 95040L	95400L 95400L	95760L 95760L	96120L 96120L	96480L 96480L	96840L 96840L	97200L 97200L	97560L 97560L	97920L 97920L	98280L 98280L	98640L 98640L	99000L 99000L	99360L 99360L	99720L 99720L	100080L 100080L	100440L 100440L	100800L 100800L	101160L 101160L	101520L 101520L	101880L 101880L	102240L 102240L	102600L 102600L	102960L 102960L	103320L 103320L	103680L 103680L	104040L 104040L	104400L 104400L	104760L 104760L	105120L 105120L	105480L 105480L	105840L 105840L	106200L 106200L	106560L 106560L	106920L 106920L	107280L 107280L	107640L 107640L	108000L 108000L	108360L 108360L	108720L 108720L	109080L 109080L	109440L 109440L	109800L 109800L	110160L 110160L	110520L 110520L	110880L 110880L	111240L 111240L	111600L 111600L	111960L 111960L	112320L 112320L	112680L 112680L	113040L 113040L	113400L 113400L	113760L 113760L	114120L 114120L	114480L 114480L	114840L 114840L	115200L 115200L	115560L 115560L	115920L 115920L	116280L 116280L	116640L 116640L	117000L 117000L	117360L 117360L	117720L 117720L	118080L 118080L	118440L 118440L	118800L 118800L	119160L 119160L	119520L 119520L	119880L 119880L	120240L 120240L	120600L 120600L	120960L 120960L	121320L 121320L	121680L 121680L	122040L 122040L	122400L 122400L	122760L 122760L	123120L 123120L	123480L 123480L	123840L 123840L	124200L 124200L	124560L 124560L	124920L 124920L	125280L 125280L	125640L 125640L	126000L 126000L	126360L 126360L	126720L 126720L	127080L 127080L	127440L 127440L	127800L 127800L	128160L 128160L	128520L 128520L	128880L 128880L	129240L 129240L	129600L 129600L	129960L 129960L	130320L 130320L	130680L 130680L	131040L 131040L	131400L 131400L	131760L 131760L	132120L 132120L	132480L 132480L	132840L 132840L	133200L 133200L	133560L 133560L	133920L 133920L	134280L 134280L	134640L 134640L	135000L 135000L	135360L 135360L	135720L 135720L	136080L 136080L	136440L 136440L	136800L 136800L	137160L 137160L	137520L 137520L	137880L 137880L	138240L 138240L	138600L 138600L	138960L 138960L	139320L 139320L	139680L 139680L	140040L 140040L	140400L 140400L	140760L 140760L	141120L 141120L	141480L 141480L	141840L 141840L	142200L 142200L	142560L 142560L	142920L 142920L	143280L 143280L	143640L 143640L	144000L 144000L	144360L 144360L	144720L 144720L	145080L 145080L	145440L 145440L	145800L 145800L	146160L 146160L	146520L 146520L	146880L 146880L	147240L 147240L	147600L 147600L	147960L 147960L	148320L 148320L	148680L 148680L	149040L 149040L	149400L 149400L	149760L 149760L	150120L 150120L	150480L 150480L	150840L 150840L	151200L 151200L	151560L 151560L	151920L 151920L	152280L 152280L	152640L 152640L	153000L 153000L	153360L 153360L	153720L 153720L	154080L 154080L	154440L 154440L	154800L 154800L	155160L 155160L	155520L 155520L	155880L 155880L	156240L 156240L	156600L 156600L	156960L 156960L	157320L 157320L	157680L 157680L	158040L 158040L	158400L 158400L	158760L 158760L	159120L 159120L	159480L 159480L	159840L 159840L	160200L 160200L	160560L 160560L	160920L 160920L	161280L 161280L	161640L 161640L	162000L 162000L	162360L 162360L	162720L 162720L	163080L 163080L	163440L 163440L	163800L 163800L	164160L 164160L	164520L 164520L	164880L 164880L	165240L 165240L	165600L 165600L	165960L 165960L	166320L 166320L	166680L 166680L	167040L 167040L	167400L 167400L	167760L 167760L	168120L 168120L	168480L 168480L	168840L 168840L	169200L 169200L	169560L 169560L	169920L 169920L	170280L 170280L	170640L 170640L	171000L 171000L	171360L 171360L	171720L 171720L	172080L 172080L	172440L 172440L	172800L 172800L	173160L 173160L	173520L 173520L	173880L 173880L	174240L 174240L	174600L 174600L	174960L 174960L	175320L 175320L	175680L 175680L	176040L 176040L	176400L 176400L	176760L 176760L	177120L 177120L	177480L 177480L	177840L 177840L	178200L 178200L	178560L 178560L	178920L 178920L	179280L 179280L	179640L 179640L	180000L 180000L	180360L 180360L	180720L 180720L	181080L 181080L	181440L 181440L	181800L 181800L	182160L 182160L	182520L 182520L	182880L 182880L	183240L 183240L	183600L 183600L	183960L 183960L	184320L 184320L	184680L 184680L	185040L 185040L	185400L 185400L	185760L 185760L	186120L 186120L	186480L 186480L	186840L 186840L	187200L 187200L	187560L 187560L	187920L 187920L	188280L 188280L	188640L 188640L	189000L 189000L	189360L 189360L	189720L 189720L	190080L 190080L	190440L 190440L	190800L 190800L	191160L 191160L	191520L 191520L	191880L 191880L	192240L 192240L	192600L 192600L	192960L 192960L	193320L 193320L	193680L 193680L	194040L 194040L	194400L 194400L	194760L 194760L	195120L 195120L	195480L 195480L	195840L 195840L	196200L 196200L	196560L 196560L	196920L 196920L	197280L 197280L	197640L 197640L	198000L 198000L	198360L 198360L	198720L 198720L	199080L 199080L	199440L 199440L	199800L 199800L	200160L 200160L	200520L 200520L	200880L 200880L	201240L 201240L	201600L 201600L	201960L 201960L	202320L 202320L	202680L 202680L	203040L 203040L	203400L 203400L	203760L 203760L	204120L 204120L	204480L 204480L	204840L 204840L	205200L 205200L	205560L 205560L	205920L 205920L	206280L 206280L	206640L 206640L	207000L 207000L	207360L 207360L	207720L 207720L	208080L 208080L	208440L 208440L	208800L 208800L
-------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-----------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

VIPER L SERIES

Cat# _____
 Job _____
 Type _____
 Apprvals _____



Specifications
Intended Use:
 The Beacon Viper Luminaire is available in two sizes with a wide choice of different LED Voltage configurations and output distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

- Construction:**
- Manufactured with a low copper content, die cast aluminum.
 - Coated with a powder finish that meets ASTM D117 corrosion test requirements and ASTM D2238 wetting and heat of adhesion test requirements.
 - External hardware is corrosion resistant.
 - One piece casted cartridge system consisting of an LED engine, LED lamp, optics, gasket and stainless steel bezel.
 - Cartridge is held together with internal brass inserts welded to the bezel so that it can be field replaced as one piece of the system.
 - Two press fittings and epoxy collar polyurethane form gasket ensure it is weather proof and seal each individual LED.

- LED Options:**
- LED driver accepts 100V through 277V, 50 Hz to 60 Hz (5/60), or a driver that accepts 347V or 480V input.
 - Power factor is .95 or full load.
 - All electrical components are rated at 50,000 hours at full load and 50°C ambient conditions per MIL-STD-883C Class C.
 - Trimming options are standard with connections for remote dimming equipment available upon request.
 - Component to component wiring within the luminaire may vary no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
 - Fluorocarbon are listed by UL for use at 800 VAC, 13A or higher. 13A rating applies to primary (N) side only.

- Electrical:**
- Future electrical compartment shall contain all LED driver components and shall be provided with a branch circuit terminal block for AC power connections.
 - Ambient operating temperature: 40°F to 40°C.
 - Options: 7 per ANSI C136.41-2013 ball ball photo control technology available. Compatible with ANSI C136.41 external wireless control devices.
 - Surge protection: 20KA, 50us at 0% of life.
 - Electromagnetic (EM) interference: protects luminaire from excessive temperature. The device shall automatically and progressively reduce power over a full temperature range. A luminaire equipped with the device may be safely operated in ambient temperatures up to 50°C (121°F). Operation shall be smooth and unnoticeable to the eye. Thermal circuit is designed to "fall out" allowing the luminaire to revert to full power in the event of

Confining Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 300° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full voltage and full light output. Please contact Beacon Products for product requirements and form for detailed configuration.
- Available with Emergent for optional self dimming. Used dimming with single duty, or broad dimming based on hours of operation or time of light level application.

Installation:

- Mounting options for horizontal arm, vertical beam or traditional arm mounting available. Mounting hardware included.

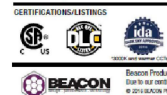
Finishes:

- Beacon's polymer powder coat electrostatically applied and thermocured. Beacon's finish consists of a five stage pretreatment regimen with a polymer primer sealant and top coated with a thermoset super TGIC polymer powder coat finish.
- The finish meets the AAMA 805.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and rapid quenching or loss of adhesion per ASTM D2238 and meets surface impacts of up to 160 inch-pounds.

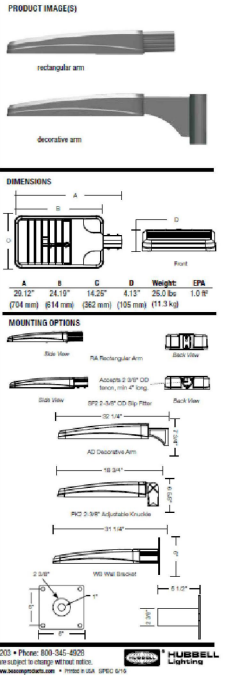
Listing:

- Designed to Compliant (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC>.
- Listed to UL 1565 and CSA22.2 0250-D-04 for wet locations and 40°C ambient temperature.
- 35 rated for ANSI C136.31 high vibration applications.
- ICMA approved.

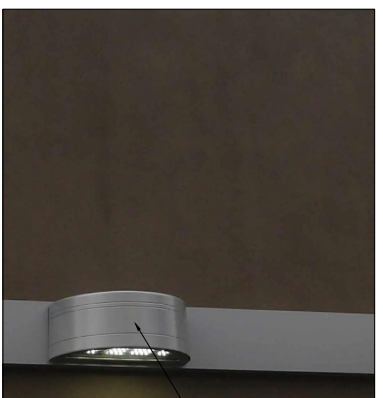
Warranty:
 Five year limited warranty (for more information visit www.beaconproducts.com/warranty.)



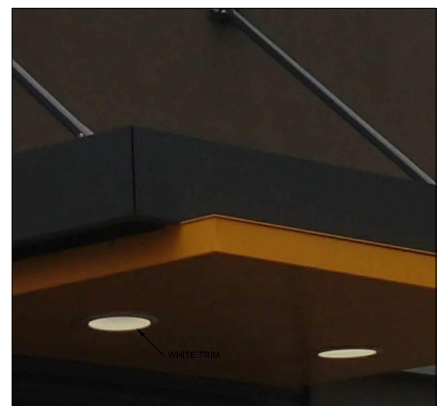
1 SITE LIGHTING (A)
 Scale: NOT TO SCALE



WALL SCONCE (WS1)
 Scale: NOT TO SCALE



WALL SCONCE (WS)
 Scale: NOT TO SCALE



LED DOWN LIGHTING (LDL)
 Scale: NOT TO SCALE



TRELLIS LIGHTING
 Scale: NOT TO SCALE

RECEIVED
 City of Chesterfield

Apr 08 2020

 Department of Public Services

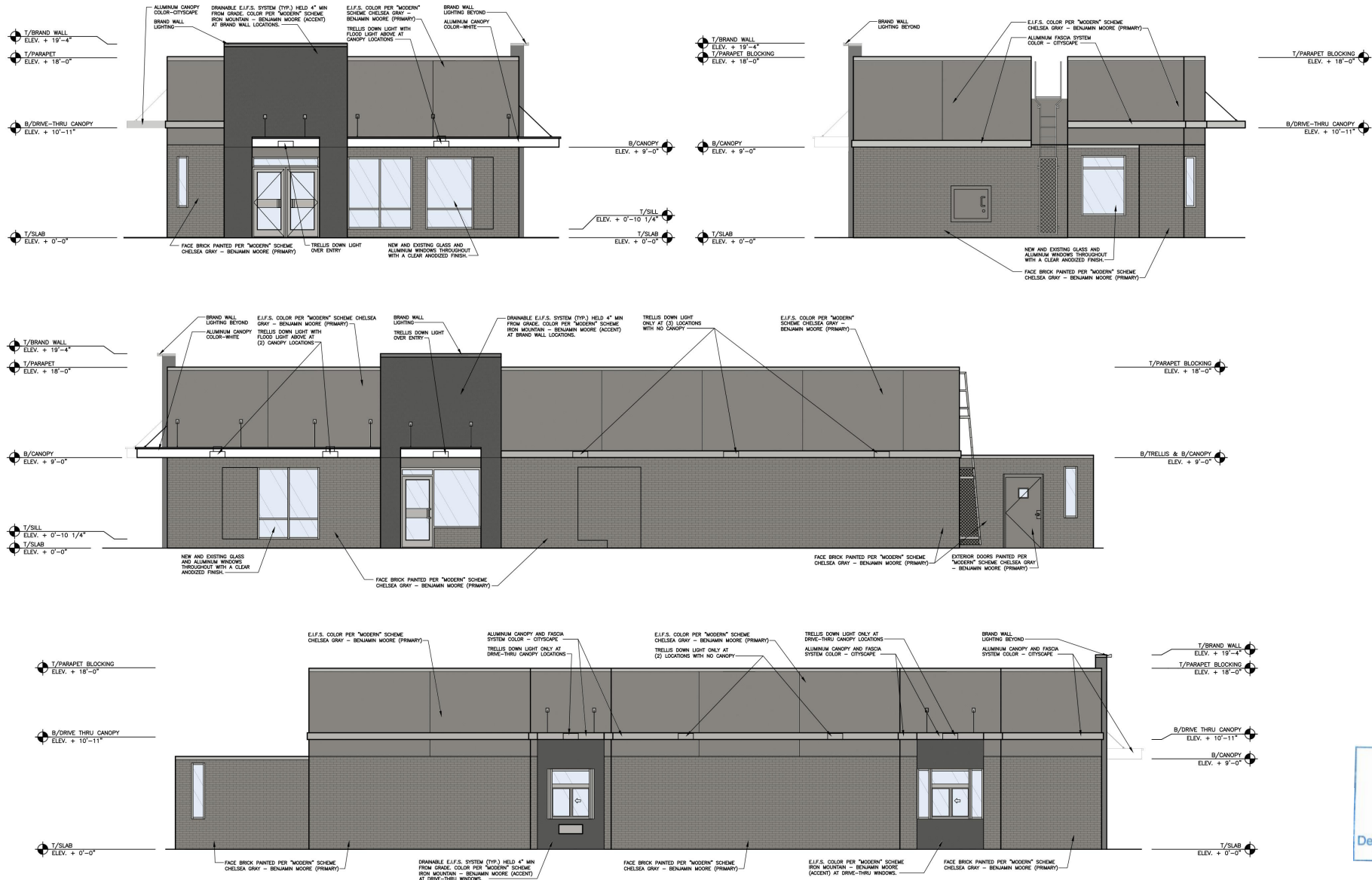
REV	DATE	DESCRIPTION	BY	ISSUE REF
1	1-15-19		JPB	
2	5-20-19		JPB	
3	8-14-19		JPB	
4	3-3-20		JPB	

ROBERT J. BINKLEY PROFESSIONAL ENGINEER STATE OF MISSOURI LICENSE NO. 10292	
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HUBBELL LUMINANCE CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. GREAT PLAINS REGION 10801 MARTIN BLVD., SUITE 400, OVERLAND PARK, KS 66110 ADDRESS: 10801 MARTIN BLVD. OVERLAND PARK, KS 66110	

PLAN APPROVAL	DATE
SIGNATURE (2 REQUIRED)	
REGIONAL MGR.	
PROJECT MANAGER	
FIELD ENGINEER	
CONTRACTOR	
OWNER	

STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG
AS-CONST.		

ALP-3
 LIGHTS
 FG JOB NO 0180691.00



RECEIVED
 City of Chesterfield
 Apr 08 2020
 Department of Public Services

EXELEV-1

McDonald's Olive Blvd.

ARCHITECTURAL ELEVATIONS
 CHESTERFIELD, MO | FEBRUARY 27, 2019

McDONALD'S USA, LLC | Farnsworth GROUP

This information is copyrighted by Farnsworth Group. All rights reserved.



RECEIVED
City of Chesterfield
Apr 08 2020
Department of Public Services

McDonald's Olive Blvd.

EXTERIOR RENDERING
CHESTERFIELD, MO | FEBRUARY 27, 2019

McDONALD'S USA, LLC |  Farnsworth
GROUP
This information is copyrighted by Farnsworth Group. All rights reserved.



RECEIVED
City of Chesterfield
Apr 08 2020
Department of Public Services

McDonald's Olive Blvd.

EXISTING ELEVATIONS
CHESTERFIELD, MO | FEBRUARY 27, 2019

McDONALD'S USA, LLC | Farnsworth GROUP

This information is copyrighted by Farnsworth Group. All rights reserved.



ADJACENT SITE TO THE SOUTH



ADJACENT SITE TO THE EAST

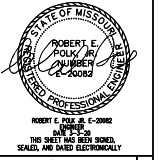


ADJACENT SITE TO THE WEST



ADJACENT SITE TO THE NORTH

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	1-15-19	CITY COMMENTS	JPB	
2	5-20-19	CITY COMMENTS	JPB	
3	8-14-19	PARKING COUNT	JPB	
4	3-3-20	CITY COMMENTS	JPB	



ROBERT E. PROCK
 LICENSE NUMBER 02-00828
 STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 THIS SHEET HAS BEEN CHECKED, SEALED, AND SIGNED ELECTRONICALLY

Robert E. Prock

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MAGNOLIA CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
 GREAT PLAINS REGION
 10801 MARTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
 ADDRESS 10801 MARTIN BLVD. SUITE 400 OVERLAND PARK, KS 66210

PLAN APPROVAL		DATE
REGIONAL MGR.	SIGNATURE (2 REQUIRED)	
CONTR. MGR.		
PROJECT MGR.		
FINAL REVIEW MGR.		
CO-SON SIGNATURES		
CONTRACTOR		
OWNER		

STATUS	DATE	BY
PRELIMINARY	11-1-18	FG
FINAL PLAN	-	FG
AS-CONST.		

SP-1
 OFFSITE PHOTOS

RECEIVED
 City of Chesterfield
 Apr 08 2020
 Department of Public Services