

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 southeast of the intersection of Long Road and Chesterfield Airport 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

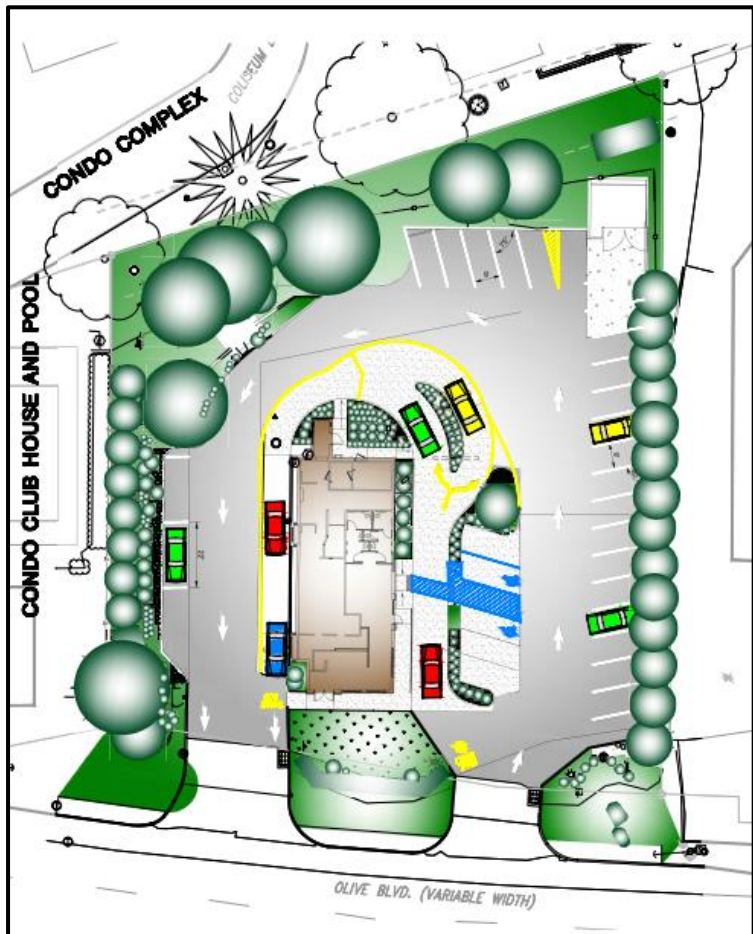


Figure 3: Color Site Plan

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.

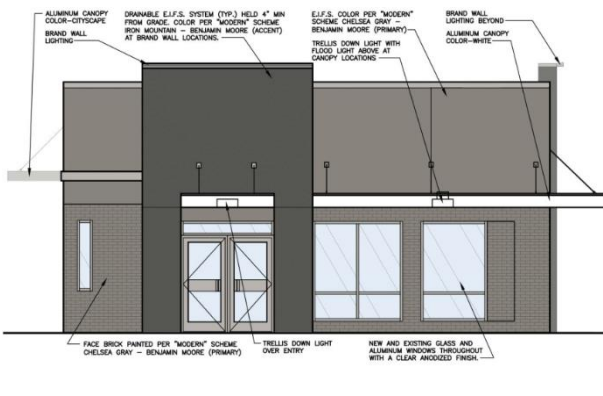


Figure 6: South (View from Olive)

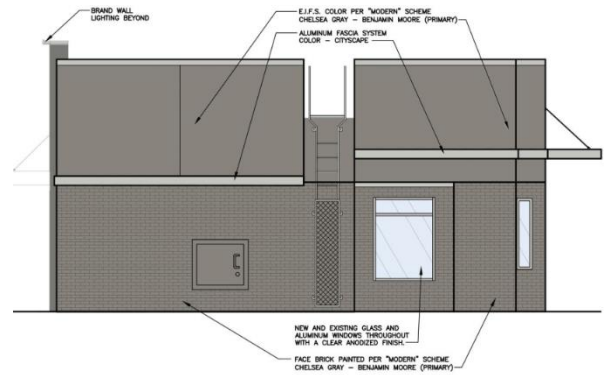


Figure 7: North (Internal View Only)

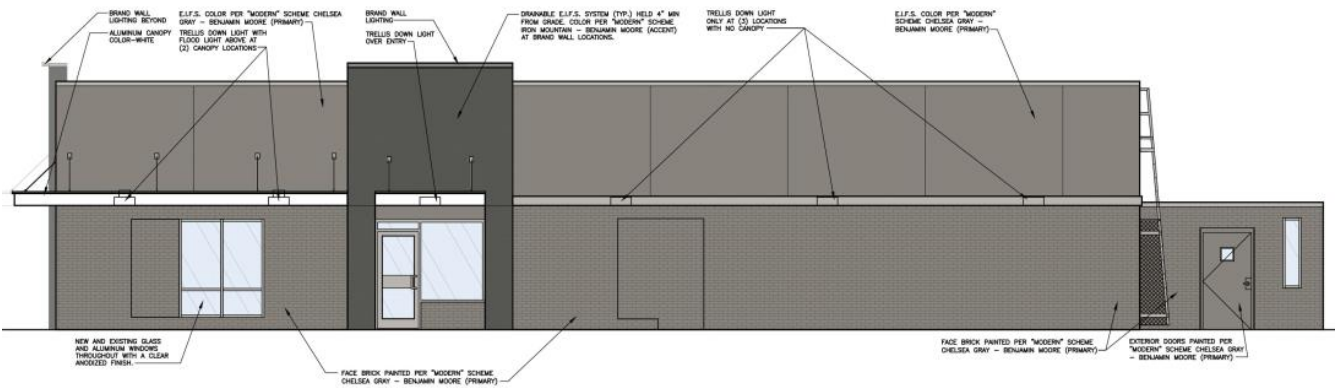


Figure 8: East (Seen traveling West on Olive Blvd.)

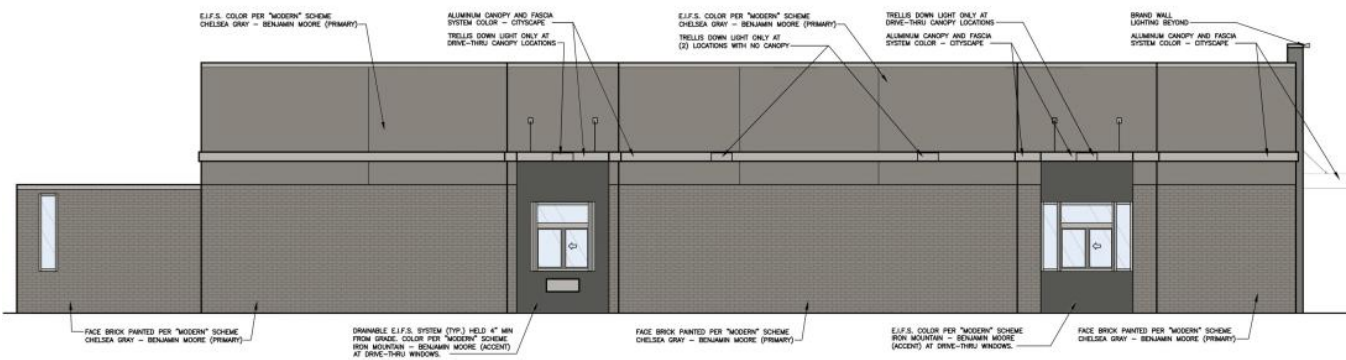


Figure 9: West (Seen traveling East on Olive Blvd.)

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

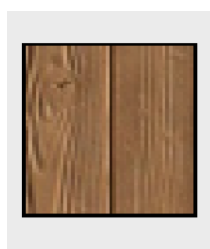
Commencing at Point "A" defined above, thence along the Eastern line of Forum West Section One, North 09 degrees 27 minutes 41 seconds West, 158.20 feet to a point, thence North 62 degrees 25 minutes 09 seconds East, 37.14 feet to a point, thence departing said Eastern line, South 27 degrees 34 minutes 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).

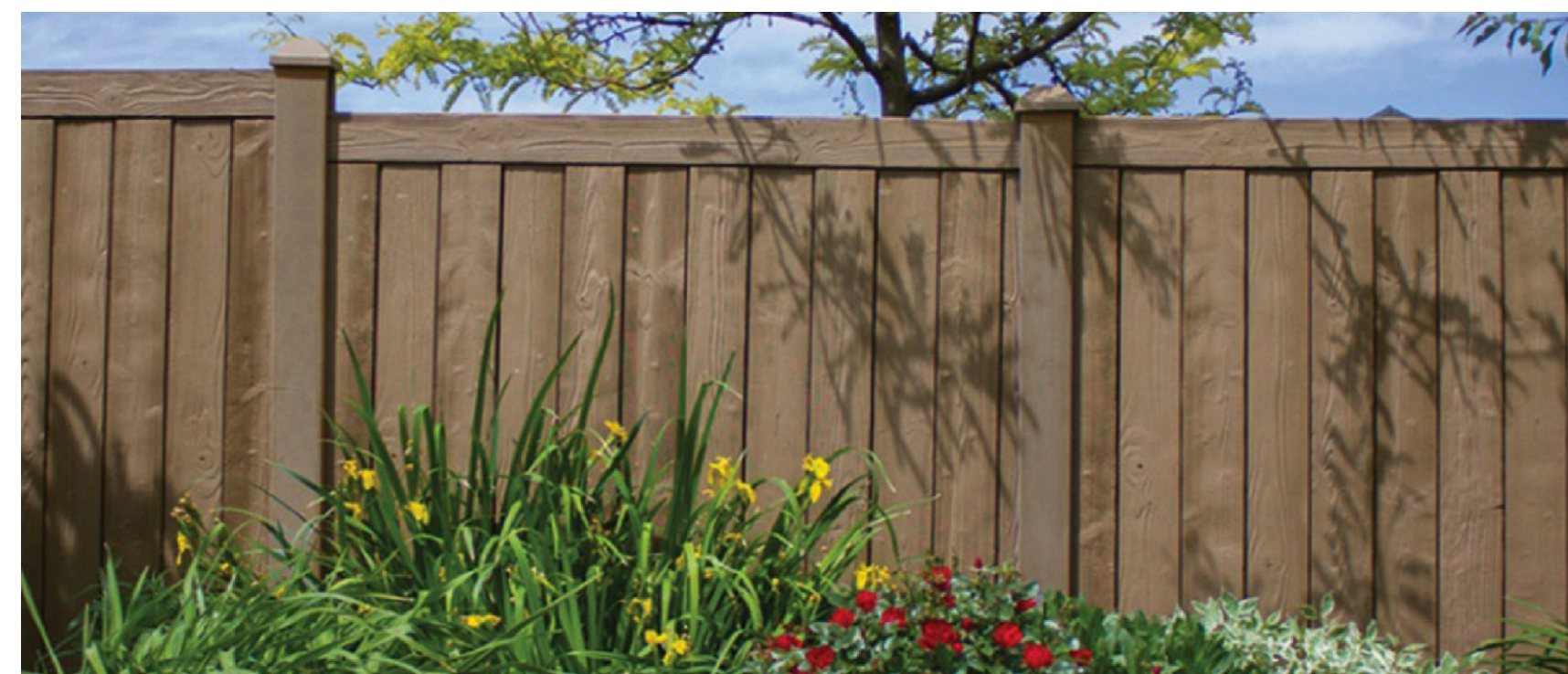
Additional Features:

- 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



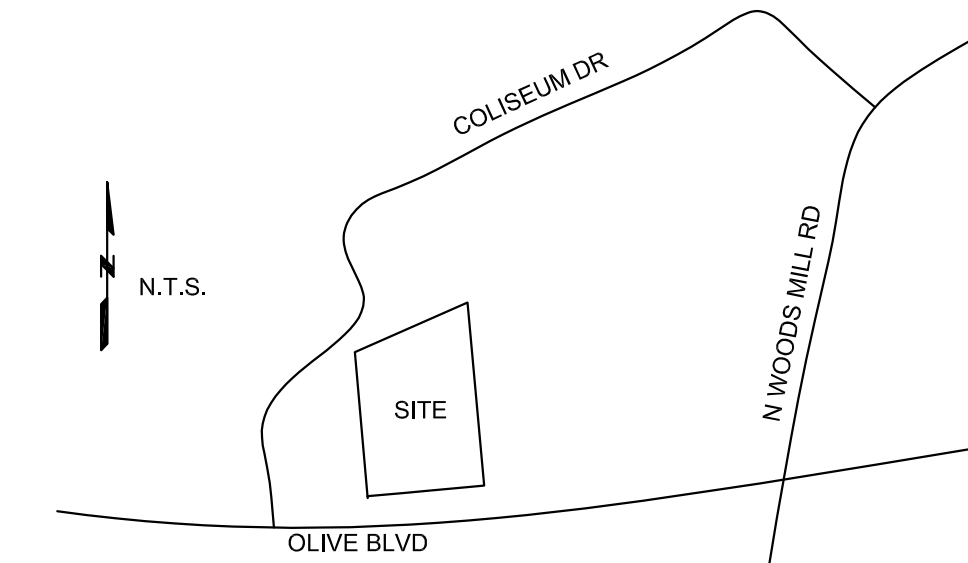
GOLDEN CEDAR COLOR



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 GROUNDBREAK. 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 ENCRONCH 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.



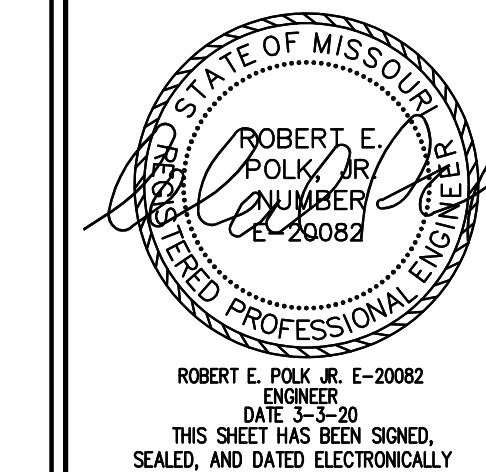
LOCATION MAP

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	
CO-SIGN SIGNATURES	

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

ASDP-0
COVER SHEET



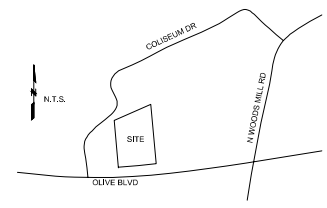
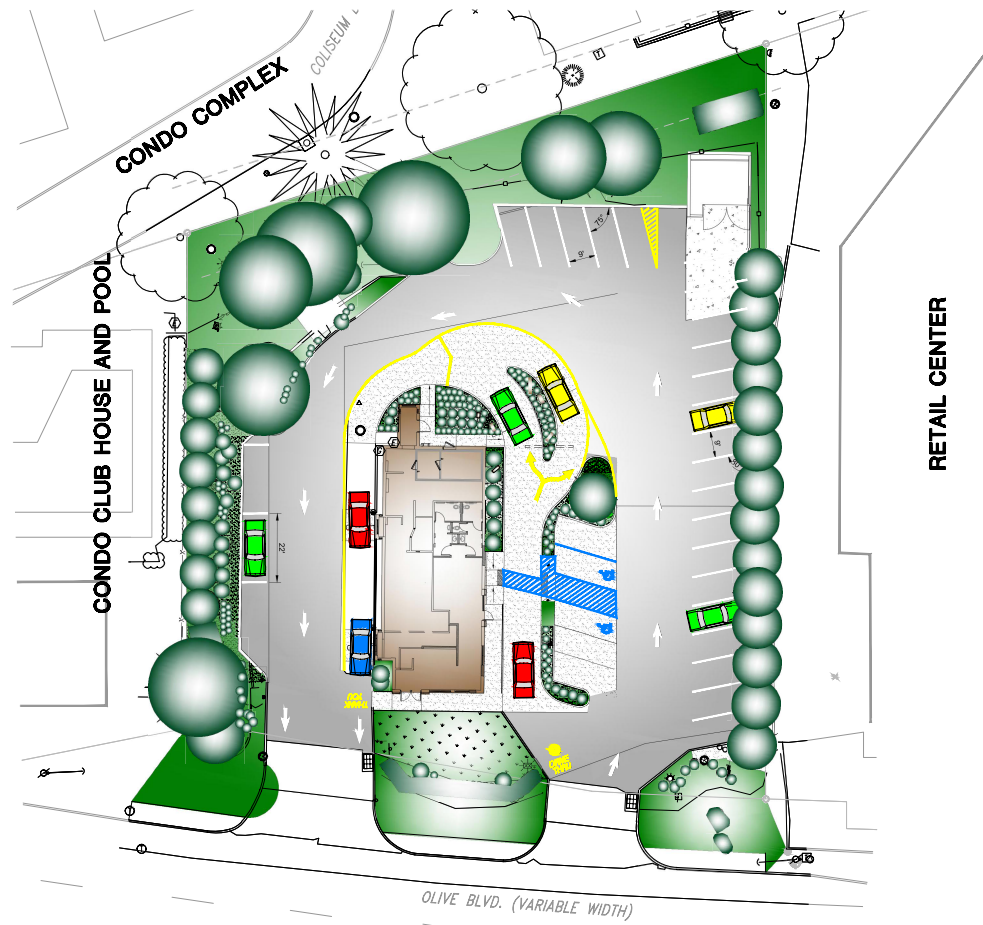
EX STACKED STONE RETAINING WALL

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



SITE RENDER
SCALE: 1"=20'

DIERBERG'S/RETAIL CENTER

0 10 20 40
U.S. SURVEY FEET

LOCATION MAP

RECEIVED
City of Chesterfield

Apr 08 2020

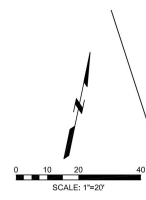
Department of Public Services

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 HAVE BEEN REVIEWED BY THE CITY ENGINEER'S OFFICE AND APPROVED FOR THE CITY OF CHESTERFIELD.
 10801 MUSTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
 ADDRESS 13599 OLIVE BLVD CHESTERFIELD MO 63077

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	11-18-18	CITY COMMENTS	JPB	
2	5-20-19	CITY COMMENTS	JPB	
3	9-14-19	PARKING COUNT	JPB	
4	3-3-20	CITY COMMENTS	JPB	

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

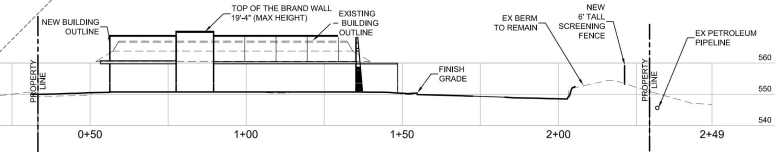


NF
Conley Glenn Susan HW
Taxing Address:
13587 Coliseum Dr
Chesterfield, MO 63017
Mailing Address:
1793 Printcraft Ct
Chesterfield, MO 63017

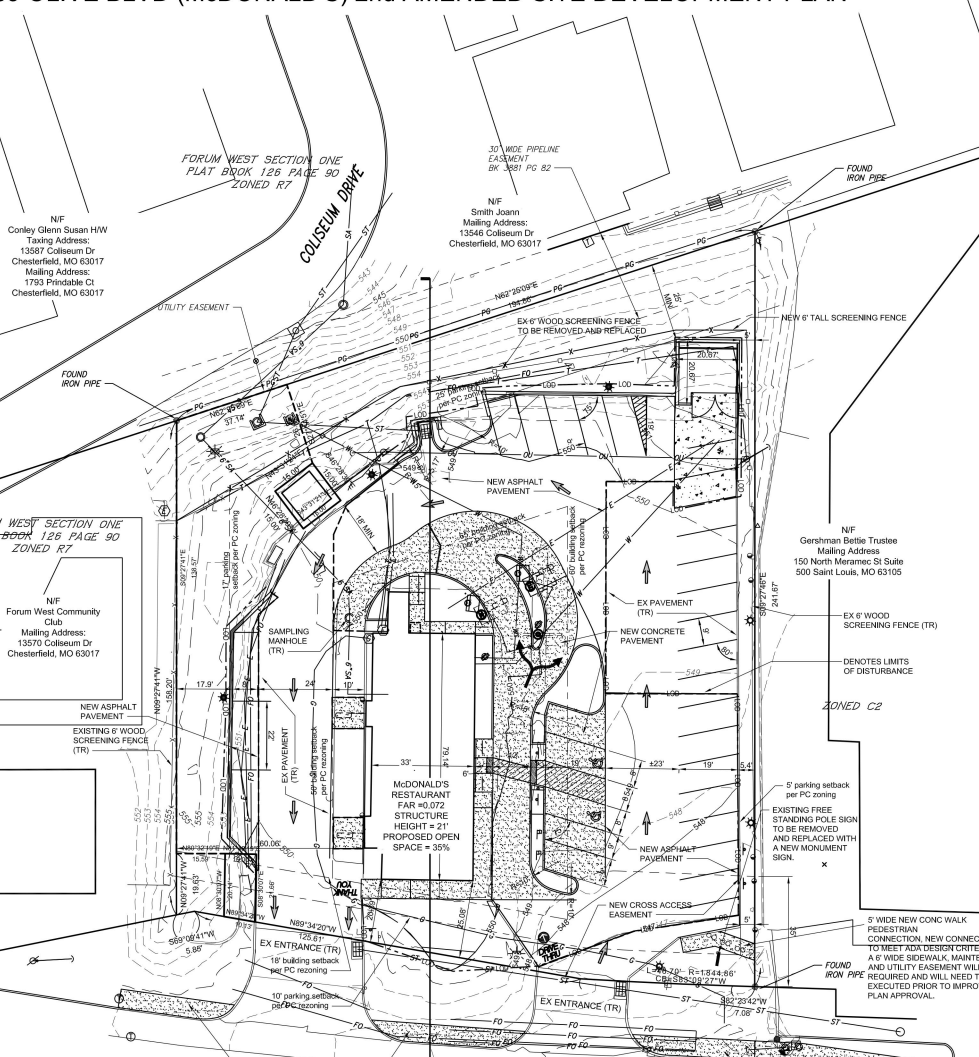
NF
Forum West Community Club
Mailing Address:
13570 Coliseum Dr
Chesterfield, MO 63017

NF
Gershman Bettie Trustee
Mailing Address:
150 North Meramec St Suite
500 Saint Louis, MO 63105

AMENDED SITE DEVELOPMENT PLAN
Scale: 1"=20'



SKY EXPOSURE PLANE SECTION
Scale: 1"=20'



A tract of land being part of that parcel conveyed to McDonald's Real Estate Company by Deed recorded in Book 18025, 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 02 degrees 25' minutes 09 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 82 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, 20.44 feet to the true point of beginning of the herein described 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 46 degrees 28' minutes 35" 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 _____

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

Vickie McGownd, City Clerk
City of Chesterfield, Missouri

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.

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.



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

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 2,682,100 = 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

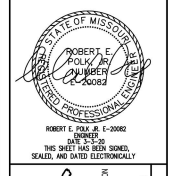
- PG EX UNDERGROUND PETROLEUM LINE
- TR EX UNDERGROUND TELEPHONE LINE
- E EX UNDERGROUND ELECTRIC
- ST EX STORM SEWER
- W EX WATER MAIN
- SA EX SANITARY SEWER
- OE EX OVERHEAD ELEC
- G EX GAS MAIN
- OT EX OVERHEAD TELEPHONE



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	



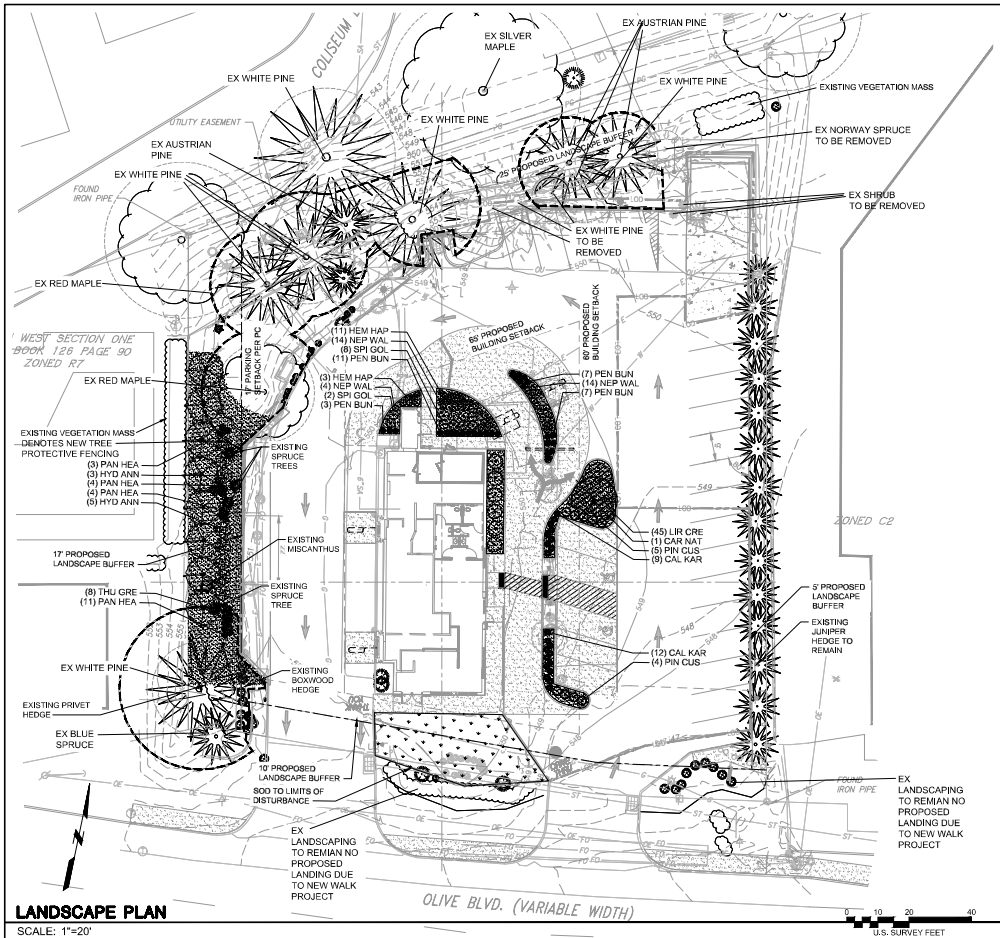
ROBERT E. POLK, JR. E-20082
Professional Engineer

THESE PLANS AND MAPS ARE HEREBY SUBMITTED TO THE CITY OF CHESTERFIELD, MISSOURI, FOR THE CITY ENGINEER'S REVIEW AND APPROVAL. THESE PLANS AND MAPS ARE HEREBY SUBMITTED TO THE CITY ENGINEER'S REVIEW AND APPROVAL. THESE PLANS AND MAPS ARE HEREBY SUBMITTED TO THE CITY ENGINEER'S REVIEW AND APPROVAL.

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

PLAN APPROVAL	DATE	BY
SIGNATURE (2 REQUIRED)		
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 SOO ALL LAWN AREAS 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 (7.48%) (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 (33.62%)
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 'Hillandisima'	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 MAINTAINED 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 DOORWAYS.
 - 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. ONCE PLANTS AND TURF ARE ESTABLISHED, WATERING MAY BE DECREASED BUT THE PLANTS AND TURF MUST BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR ESTABLISHMENT. ONCE PLANTS AND TURF ARE ESTABLISHED, WATERING MAY BE DECREASED BUT THE PLANTS AND TURF MUST BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR ESTABLISHMENT. ONCE PLANTS AND TURF ARE ESTABLISHED, WATERING MAY BE DECREASED BUT THE PLANTS AND TURF MUST BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR ESTABLISHMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY THE ACTIVITIES AND FOR THE DAILY REMOVAL OF ALL TRASH AND DEBRIS FROM WORK AREA TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. THE OWNER MAY ELECT TO RETAIN PROGRESS AND/OR FINAL PHOTOGRAPHS UNTIL SITE CLEANUP CONDITIONS ARE MET.
 - FIELD VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND REPORT ANY DISCREPANCIES TO THE OWNER OR HIS REPRESENTATIVE.
 - THE CONTRACTOR SHALL PROVIDE, AT THEIR OWN EXPENSE, TEMPORARY PROTECTION FOR LANDSCAPE CONSTRUCTION AREAS UNTIL ISSUANCE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO SECURE, PROTECT AND OTHERWISE MINIMIZE OPPORTUNITIES FOR ACCIDENTS, THEFT AND VANDALISM. CONTRACTOR SHALL PROVIDE BARRIERS, TEMPORARY FENCING, SIGNS, AND WRITTEN WARNING OR POLICING AS MAY BE REQUIRED TO PROTECT SUCH AREAS. THE CONTRACTOR SHALL ISSUE WRITTEN WARNINGS TO OWNER WHEN APPLICABLE. AFTER SUCH WARNINGS ARE ISSUED, THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE OWNER OR THE OWNER'S EMPLOYEES, GUESTS OR FACILITY USERS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING ABOVE AND BELOW GROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. ANY DAMAGE TO UTILITIES AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE WITHIN A REASONABLY SHORT PERIOD OF TIME, AND WITH AS LITTLE INCONVENIENCE TO THE OWNER AS POSSIBLE.

- LAYOUT**
- ALL LAYOUT WORK MUST BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF HARDSCAPE, IRRIGATION SYSTEM OR PLANTING. LANDSCAPE ARCHITECT FOR A DECISION PRIOR TO COMMENCING WITH THE WORK.
 - USING THE DRAWINGS AS A GUIDE, THE LANDSCAPE CONTRACTOR SHALL PAINT, FLAG OR STAKE ALL PAVED EDGES, WALL LOCATIONS AND/OR BED LINES FOR LANDSCAPE ARCHITECT'S REVIEW. CONTACT THE LANDSCAPE ARCHITECT AND IRRIGATION CONTRACTOR (IF ANY) A MINIMUM OF 7 DAYS PRIOR TO LAYOUT TO COORDINATE A FIELD MEETING FOR REVIEW.
 - THE CONTRACTOR SHALL VERIFY ALL DISTANCES AND DIMENSIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION PRIOR TO COMMENCING WITH THE WORK.
 - ALL WRITTEN DIMENSIONS SUPERSEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF WALL, EDGE OF STRUCTURE SLAB, BACK OF CURB, PARTY LINE OR EDGE OF WALK UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - WALK SCORING AND EXPANSION JOINTS, IF PART OF THE LANDSCAPE SOO, SHALL BE LOCATED IN THE FIELD AS INDICATED ON THE DRAWINGS, OR AS FIELD ADJUSTED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT.
- FINISH GRADING**
- LANDSCAPE CONTRACTOR SHALL GRADe LAWN AREAS AND PLANTING BEDS PER THE GRADING PLAN. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION PRIOR TO COMMENCING WITH THE WORK.
 - PROVIDE ALL GRADES FOR NATURAL WATER RUN-OFF WITHOUT LOW SPOTS, PUDDLES OR POCKETS. ACCURATELY SET FLOW LINE GRADES AT A 2" PER FOOT (2%) MINIMUM UNLESS OTHERWISE NOTED IN THE DRAWINGS.
 - FINISH GRADES SHALL BE SMOOTH, EVEN AND ON A UNIFORM PLANE WITH NO ABRUPT CHANGES IN THE SURFACE. SLOPE TO RUN UNIFORMLY FROM GIVEN SPOT ELEVATIONS.
 - WHERE GRADES ARE NOT INDICATED BETWEEN TWO GIVEN GRADE OR ELEVATION POINTS, GRADES SHALL BE UNIFORM ON EITHER LEVEL OR SLOPED PER THE GRADING PLAN AND AT AN APPROPRIATE RELATIONSHIP TO ADJACENT PAVEMENTS, CURBS, EDGES OR DRAINAGE STRUCTURES.
 - TOPS AND TOES OF ALL SLOPES SHALL BE ROUNDED TO PRODUCE A GRADUAL AND NATURAL APPEARANCE WITH EASIER TRANSITIONS BETWEEN RELATIVE LEVEL AREAS AND SLOPES.
 - PLANTING AREAS, INCLUDING LAWN AREAS, SHALL BE TRUE TO GRADE WITHIN ONE (1) INCH WHEN TESTED WITH A TEN (10) FOOT STRAIGHT EDGE.
 - HOLD FINISH GRADES BELOW TOP OF ADJACENT PAVEMENT, HEADERS, CURBS, OR WALL PER THE FOLLOWING UNLESS INDICATED OTHERWISE ON SPECIFIC DRAWINGS OR DETAILS:
 - MULCH SHREDED WOOD OR COMPOST: 1 INCH. ALLOW MULCH LAYER TO TUCK AGAINST SOLID EDGE. KEEP SOIL LEVEL TWO INCHES MINIMUM BELOW MULCH LEVEL AT THESE CONDITIONS.
 - MULCH: STONE AGGREGATE: 1 INCH. ALLOW MULCH TO STAY WELL BELOW ADJACENT HARDSCAPE ELEMENT. KEEP SOIL LEVEL A MINIMUM OF TWO INCHES BELOW TOP OF CURB.
 - SEEDED LAWN AREAS: 3/4 INCH
 - SODDED LAWN AREAS: 1 INCH
- PLANTING**
- 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 HIGHEST 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-EMERGENT 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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND IMPLEMENT WATERING PROCEDURES THE DESIGNER HAS ESTABLISHED. THE PLANTS AND TURF AS PART OF HIS WORK. PLANTED AREAS AND TURF WILL BE ACCEPTED WHEN ALL AREAS ARE HEALTHY AND WELL ESTABLISHED. ALL PLANTING SHALL BE AT LEAST 730 DAYS AFTER 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 BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR ESTABLISHMENT. ONCE PLANTS AND TURF ARE ESTABLISHED, WATERING MAY BE DECREASED BUT THE PLANTS AND TURF MUST BE ALLOWED TO DRY OUT COMPLETELY. FREQUENT WATERING SHOULD BE CONTINUED FOR ESTABLISHMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY THE ACTIVITIES AND FOR THE DAILY REMOVAL OF ALL TRASH AND DEBRIS FROM WORK AREA TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. THE OWNER MAY ELECT TO RETAIN PROGRESS AND/OR FINAL PHOTOGRAPHS UNTIL SITE CLEANUP CONDITIONS ARE MET.
- FIELD VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND REPORT ANY DISCREPANCIES TO THE OWNER OR HIS REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE, AT THEIR OWN EXPENSE, TEMPORARY PROTECTION FOR LANDSCAPE CONSTRUCTION AREAS UNTIL ISSUANCE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO SECURE, PROTECT AND OTHERWISE MINIMIZE OPPORTUNITIES FOR ACCIDENTS, THEFT AND VANDALISM. CONTRACTOR SHALL PROVIDE BARRIERS, TEMPORARY FENCING, SIGNS, AND WRITTEN WARNING OR POLICING AS MAY BE REQUIRED TO PROTECT SUCH AREAS. THE CONTRACTOR SHALL ISSUE WRITTEN WARNINGS TO OWNER WHEN APPLICABLE. AFTER SUCH WARNINGS ARE ISSUED, THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE OWNER OR THE OWNER'S EMPLOYEES, GUESTS OR FACILITY USERS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING ABOVE AND BELOW GROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. ANY DAMAGE TO UTILITIES AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE WITHIN A REASONABLY SHORT PERIOD OF TIME, AND WITH AS LITTLE INCONVENIENCE TO THE OWNER AS POSSIBLE.

- EVERGREEN & DECIDUOUS TREE PLANTING NOTES**
- TREES SHALL BEAR SAME RELATION TO FINISHED GRADE ON SITE OR TO EXISTING GRADE AS INDICATED ON DRAWINGS. TREES SHALL BE PLANTED AT LEAST 18" ABOVE ADJACENT FINISH GRADE.
 - REMOVE ALL POSTHOLE, NYLON OR SISAL, FROM AROUND TRUNK OF TREE.
 - REMOVE BURGLAR FROM TRUNK AND CUT AWAY A 12" DIA. CIRCLE AROUND TRUNK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF GROWING TRUNKS AND ROOTS OF EXISTING TREES, SHRUBS, LAWNS, PAVED AREA AND OTHER EXISTING LANDSCAPED AREAS THAT ARE TO REMAIN. EXISTING TREES, WHICH MAY BE SUBJECT TO CONSTRUCTION DAMAGE, SHALL BE BONDED, FENCED, OR OTHERWISE PROTECTED BEFORE ANY WORK IS STARTED. BONING OR OTHER PROTECTION WILL BE REMOVED AT THE END OF CONSTRUCTION. DO NOT LOCATE HEAVY EQUIPMENT OR STORAGE WITHIN THE SHADOWN OF EXISTING PLANTS OR ON LAWNS. ANY DAMAGE TO PLANTINGS OR LAWN AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE WITHIN A REASONABLY SHORT PERIOD OF TIME, AND WITH AS LITTLE INCONVENIENCE TO THE OWNER AS POSSIBLE.

- EVERGREEN & DECIDUOUS SHRUB PLANTING NOTES**
- DO NOT ALLOW POCKETS TO FORM WHILE BACKFILLING.
 - SOAK WITH WATER IMMEDIATELY FOLLOWING INSTALLATION.
 - DO NOT BREAK ROOTBALL WIRE HANDLING.
 - IF 8" 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 SLOPE TO A DEPTH OF 1/2" AND CUT BOTH SIDES OF ROOT MASS IN SAME MANNER AS "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 GROWNED SLIGHTLY FOR PROPER DRAINAGE AWAY FROM BUILDINGS AND PAVEMENTS.
 - IMMEDIATELY PRIOR TO PLANTING, AMEND PLANTING BEDS WITH 2" 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 PREVENTIVE 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.

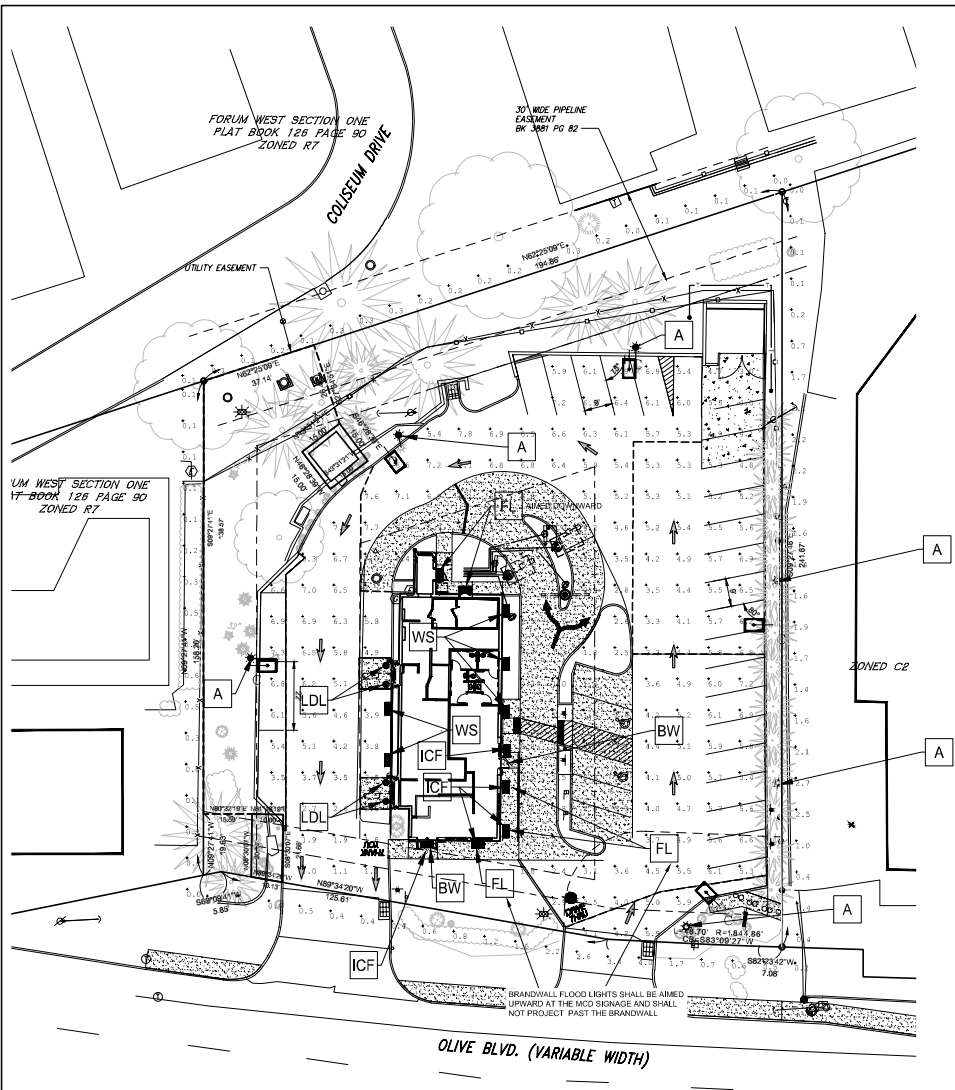
ISSUE REF	BY	DATE	DESCRIPTION
1	JPB	11-15-19	CITY COMMENTS
2	JPB	5-20-20	CITY COMMENTS
3	JPB	8-11-20	PARKING COUNT
4	JPB	3-14-20	CITY COMMENTS

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JACOBI & HECK, INC.
 10001 JUSTIN BLVD., SUITE 100, OVERLAND PARK, KS 66210
 913.666.4444

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

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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 EKECTROSTATICALLY APPLIED AND THERMOURED. FINISH WILL CONSIST OF A FIVE STAGE PRE-TREATMENT TRIGEMER WITH A POLY-MAR-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'

Calculation Summary							
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.

Luminaire Schedule				
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

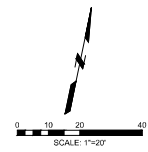
DRAWING NUMBER: 41587

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 NOT A GUARANTEE OF PERFORMANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO SECURITY LIGHTING SYSTEMS. PRIOR TO INSTALLATION, ALL 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 LUMINAIRE, SIGNALS AND LUMINAIRE MOUNTING DETAILS.

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.

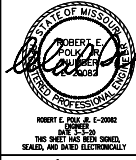


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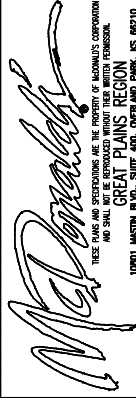
Apr 08 2020

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
STATE OF MISSOURI
THIS SEAL HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY.



ROBERT C. JONES, P.E.
GREAT PLAINS REGION
10001 MARTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS: 13559 OLIVE BLVD, CHESTERFIELD, MO 63017

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
DATE:	

LEGEND	
	SANITARY SEWER
	WATER
	STORM SEWER
	ELECTRIC
	GAS
	LOT LIGHT
	EXISTING ELEVATION (76.5)
	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	-

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

ALP-1
PHOTOMETRIC PLAN

FG JOB NO 0186091.00

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 IPSS. 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 D522 wetting and heat of adhesion test requirements.
 - External hardware is corrosion resistant.
 - One piece casted carriage system consisting of an LED engine, LED lamp, optics, gasket and stainless steel base.
 - Cartridge is held together with internal brass inserts welded to the base 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 (50/60), 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 600 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 gasket 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 activate at a specific, before great temperature, 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 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.

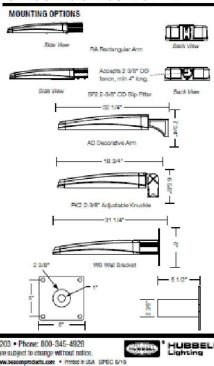
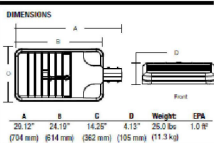
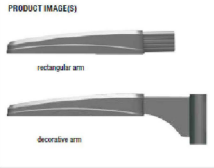
Finishes:

- 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 D522 and meets surface impacts of up to 160 inch-pounds.

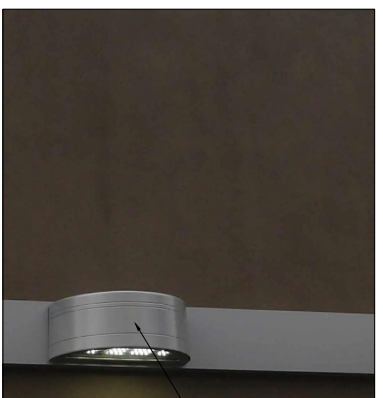
Listing:

- Designed to Compliant (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/DLC>.
- Listed to UL 9568 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.

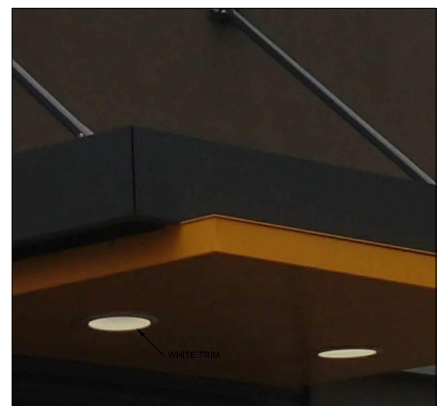
Warranty:
 Five year limited warranty (for more information visit www.beaconproducts.com)



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

1 SITE LIGHTING (A)
 Scale: NOT TO SCALE

Beacon Products • 2641 226th Avenue, Griffin East, Bradenton, FL 34203 • Phone: 888-342-4829
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.
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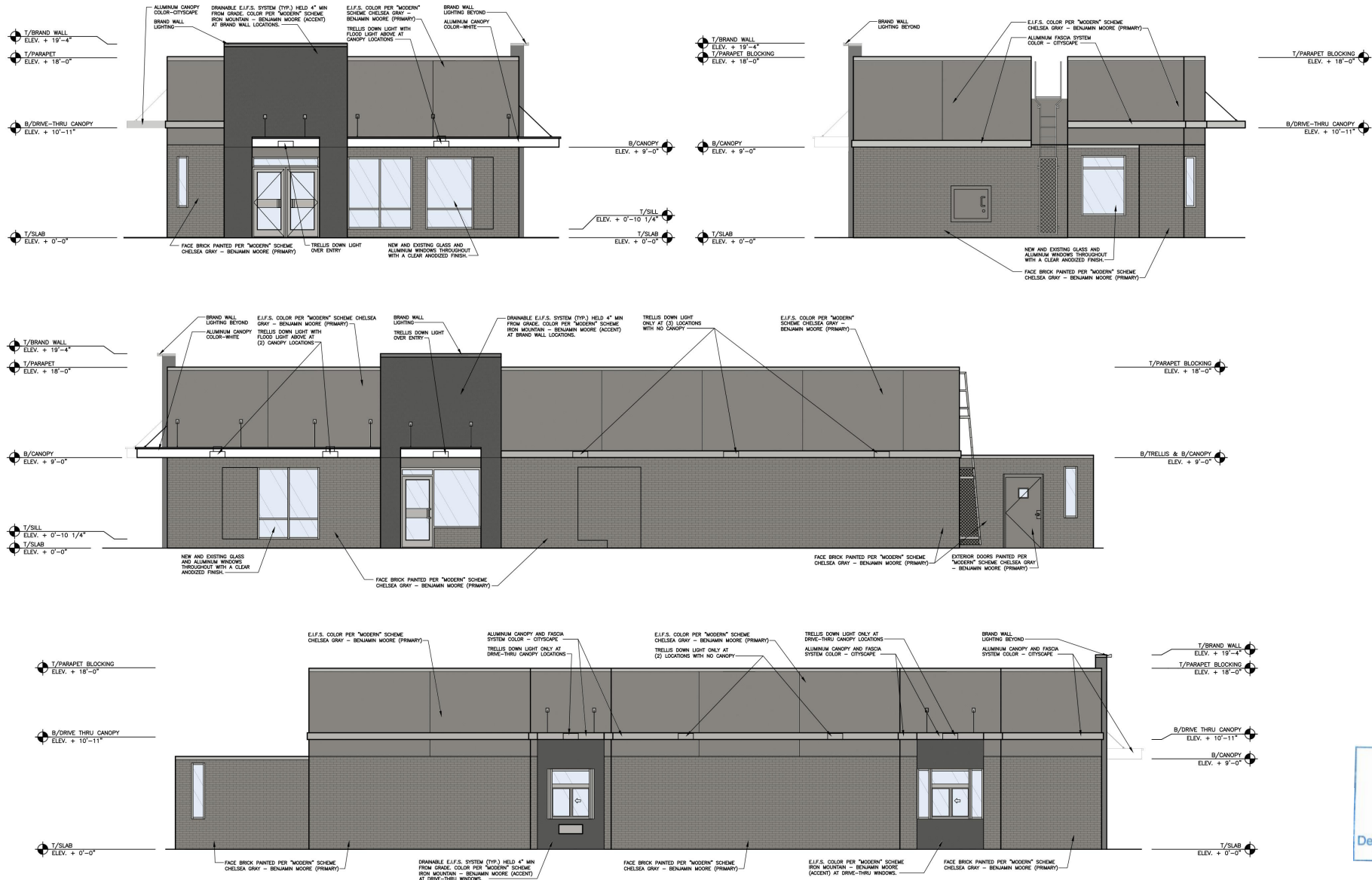
 Department of Public Services

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		

REQ.	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	

CITY COMMENTS	PARKING COUNT	CITY COMMENTS

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ARCHITECTURAL ELEVATIONS
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EXELEV-1



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EXTERIOR RENDERING
CHESTERFIELD, MO | FEBRUARY 27, 2019

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EXISTING ELEVATIONS
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ADJACENT SITE TO THE SOUTH



ADJACENT SITE TO THE EAST

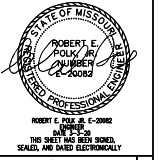


ADJACENT SITE TO THE WEST



ADJACENT SITE TO THE NORTH

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	11-15-19	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 0000000000
 STATE OF MISSOURI
 PROFESSIONAL ENGINEER
 THIS SHEET HAS BEEN CORRECTED, SEALED, AND SIGNED ELECTRONICALLY.

McDonald's

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 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 MANAGER		
FINAL REVIEW MGR.		
CO-SEAL SIGNATURES		
CONTRACTOR		
OWNER		

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

SP-1
 OFFSITE PHOTOS

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