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Planning Commission Staff Report

Meeting Date: March 13, 2023

From: Alyssa Ahner, Planner

Location: 17017 N. Outer 40 Road

Description: <u>The District (ASDP)</u>: An Amended Site Development Plan, Landscape Plan, Lighting Plan, Amended Architectural Elevations located on a 48.15-acre tract of land located north of N. Outer 40 Road and east of Boone's Crossing, zoned "PC" – Planned Commercial.

PROPOSAL SUMMARY

DLR Group Inc., on behalf of Aimwell Development, has submitted an Amended Site Development Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for a proposed recreational facility/restaurant at the development referred to as The District.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

Pre-1988: Subject site zoned "NU" Non-Urban.

- 2011: Subject site rezoned from "NU" Non-Urban to "PC" Planned Commercial under governing Ordinance 2682.
- 2012: A Site Development Plan for a 472,282 square foot outlet retail center was approved.
- 2019: The current governing Ordinance 3049 was approved. An Amended Site Development Plan for Phase 1 of The District was approved subsequently.
- 2020: An Amended Site Development Plan was approved to remove the office component of the development thus eliminating the need for the proposed parking garage.
- 2021: An Amended Site Development Plan was approved for the realignment of the westernmost entrances.
- 2022: An Amended Site Development Plan was approved to remove Building "J" of the development and create an open-air entertainment space referred to as "The Hub".

ZONING & LAND USE

The subject site is zoned "PC" Planned Commercial under the provisions of Ordinance 3049.

Direction	Zoning	Land Use
North	"NU"— Non-Urban	Park
South	Interstate 40/64	Interstate 40/64
East	"PC"—Planned Commercial District	Hotel/Top Golf
West	"PC"—Planned Commercial District	General Office



Figure 2: Zoning Map

	Parks & Recreation Regional Commercial
US406TWBBOONESXING	
OONESXINGUS4061EB 40 Regional Commercial	

Figure 3: Land Use Map

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates the subject site as being part of the Regional Commercial land use designation. The description states; "Areas that serve regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draw visitors from both Chesterfield and the surrounding areas. Multiple buildings planned and developed together using the unified project development standards".

STAFF ANALYSIS

a. Circulation System, Parking, & Access

The development will be utilizing the existing circulation system and access points. There are four (4) access points along N. Outer 40 Road that serve "The District" as a whole. Parking for "The District" is calculated using the "Retail Center" parking standards (see Figure 4). The only stand-alone use that is calculated differently from the remainder of The District is the "theater" use. There are 2,077 parking spaces required and there are 2,436 parking spaces existing on site today.

Center Size	Percentage Gross Floor Area in Restaurant Use					
(gross floor area in square feet)	0%-10% (spaces per 1,000 GFA)	11%-20% (spaces per 1,000 GFA)	21%-30% (spaces per 1,000 GFA)			
Under 40,000	4.0	4.25	4.5			
40,000 to 100,000	4.25	4-5	4.75			
100,001 to 400,000	4.5	4.75	5.0			
Over 400,000	4.75	5.0	5.25			

Figure 4: Retail Center Parking Requirements

b. Landscape Design & Screening

"The District" is adjacent to the Monarch-Chesterfield Levee and there are limitations as to what may be planted within the seepage berm. Due to the seepage berm, there aren't any trees proposed for this project. The applicant is proposing a mixture of shrubs, grasses, annuals, vines, and roses. The plantings are to surround the perimeter of the proposed outdoor dining area and outdoor wiffle ball field. The areas shaded in green in Figure 5 show the general area of all the proposed plantings. Additional vine structures will be utilized to screen the indoor pickleball courts – constructed of domed structures – and a portion of the eastern side of one of the buildings. The vine structures will live on a 14' foot high slatted screen wall located in front of the westernmost domed structures. The fence posts will be a charcoal grey steel while the fence slats will be charcoal grey aluminum.



Figure 5: Portion of the proposed landscape plan

Mechanical roof top units are proposed on the easternmost building of the project. These mechanical units will be screened from the parking lot and pedestrian right-of-way by a four (4) foot high parapet (see Figure 6).



Figure 6: Mechanical Screening Diagram

c. Lighting

The south façade facing I-64/40 will feature four (4) decorative wall mounted fixtures. The west and north facades will feature fully cut off wall packs while the east façade will utilize a similar wall pack but is not described as being fully cut off. The illumination levels of all wall mounted fixtures are code compliant.

The patio and outdoor playing field will utilize twenty (20) foot tall pole mounted fixtures. There are four (4) surrounding the outdoor playing field and four (4) surrounding the patio area. The applicant is requesting lighting that exceeds the allowable illumination levels in the Unified Development Code. The applicant has stated this is in order to provide a safe playing experience in the evening. The Unified Development Code states that the maximum initial level five (5) feet from the base of a light standard is 8.0 foot-candles for commercial properties. The provided photometric plan shows proposed maximum levels of 83.7. As required for installations that exceed the footcandle level above, the applicant has provided a statement from a qualified lighting designer to detail the request which can be found in the applicant's packet.

d. Architectural Elevations

The proposed development utilizes a mixture of materials on each elevation. The south elevation (facing I-64) utilizes a large glass façade as the main focal point (see Figure 7) which resembles "The Factory" that is located on the western end of "The District". The most recent submission also features a flat roof to provide a cohesive look throughout the development. A gable roof was featured in previous submissions. The overall site elevation for "The District" including this proposal can be seen in Figure 8.



Figure 7: Proposed south elevation



Figure 8: Overall Site Elevation

ARCHITECTURAL REVIEW BOARD

The project was reviewed for its first time in November of 2022. Architectural Review Board had concerns over the overall massing of the proposed development in addition to its cohesion with the remainder of "The District". The project featured a gable roof which would be the first seen throughout The District. The remainder of the development features flat roofs. The applicant made a request to hold and the Board approved the request to hold. The south elevation that was reviewed in November can be seen in Figure 9. The rendering that was reviewed can be seen in Figure 10.



Figure 9: South elevation from November 2022



Figure 10: Rendering reviewed in November 2022

The project was reviewed for a second time in December of 2022. At that time, Architectural Review Board shared the same concerns over the overall massing of the development and how it relates to its surroundings. The Board made a recommendation for denial. The motion passed by a vote of 5-0. The south elevation that was reviewed in December of 2022 can be seen in Figure 11. The rendering that reviewed in December 2022 can be seen in Figure 12.



Figure 11: South elevation from December 2022



Figure 12: Rendering reviewed in December 2022

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Following the second Architectural Review Board meeting, the applicant continued to work on revisions to the proposal. The most recent submission features a flat roof and some modifications to the building materials. This submission was not reviewed by Architectural Review Board; however, it does address many of the items discussed by the Board. The proposed south elevation can be seen in Figure 13. The new proposed roofline compared to the remainder of the development can be seen in Figure 8 which was provided a few pages prior.



Figure 13: Most recent south elevation



Figure 14: Most recent rendering

STAFF RECOMMENDATION

Staff has reviewed the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations and found that it meets the requirements to be presented to the Planning Commission for review, and staff recommends action.

MOTION

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

- 1) "I move to approve (or deny) the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for The District (ASDP), as presented.
- 2) "I move to approve the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for The District (ASDP) to the Planning Commission with a recommendation for approval with the following conditions..."

(Conditions may be added, eliminated, altered or modified)

Attachments:

1. Applicant's Planning Commission Packet

PROPERTY FROM	<u>ERCIAL</u> DISTRICT OF THE CITY OF CHESTERFIEL I THE DATE OF RECORDING THIS PLAN SHALL E	D ORDINANCE NO. 304 BE DEVELOPED ONLY A	9, DO HEREBY AGREE AND DECLARE THAT SAID S SHOWN THEREON, UNLESS SAID PLAN IS AMEN
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AIMWELL DEVELOPMENT COMPANY LLC TODD REED 2028 N. FREMONT STREET CHICAGO, IL 60614

CIVIL DESIGN, INC. (CDI) AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CDI HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

THE DISTRICT 7TH AMENDED SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING ADJUSTED LOT 1 AND 2 OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 6 AND 7 OF HERMAN FICKE ESTATE SUBDIVISION, PART OF ADJUSTED TRACT B OF THE BOUNDARY ADJUSTMENT PLAT AS RECORDED IN PLAT BOOK 354, PAGES 5 AND 6 AND PART OF ADJUSTED LOT 1 OF HAYNES BOUNDARY ADJUSTMENT PLAT AS RECORDED IN THAT BOOK 357 PAGES 3 AND 4" ACCORDING TO THE BOUNDARY ADJUSTMENT PLAT THEREOF RECORDED IN PLAT BOOK 360 PAGE 137, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI





LOCATION MAP NOT TO SCALE

SITE INFORMATION:

SITE ACREAGE ZONING CITY SITE ZIP CODE SITE ADDRESS OWNER	= = = =	48.151 ACRES ± "PC" PLANNED COMMERCIAL (ORD. #3049) CHESTERFIELD, MISSOURI 63005 17017 N. OUTER 40 RD. TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD c/o CHESTERFIELD LIFESTYLE, LLC (UNDER CONTRACT)
WUNNENBERG MAP SEWER DISTRICT WATER SHED FLOOD MAP PANEL FIRE DISTRICT	= = = =	PAGE 36, GRID P-24 METROPOLITAN ST. LOUIS SEWER DISTRICT CAULKS CREEK, MISSOURI RIVER FIRM 29189C0165K, EFFECTIVE DATE FEB. 4, 2015 MONARCH FIRE PROTECTION DISTRICT 13725 OLIVE BLVD
WATER DISTRICT	=	CHESTERFIELD, MO 63017 MISSOURI AMERICAN WATER COMPANY

CIVIL LEGEND FIRE HYDRANT BENCH MARK STRE DEPARTMENT CONNECTION FOUND IRON ROD (W) WATER MANHOLE FOUND IRON PIPE (W) WATER METER RIGHT OF WAY MARKER WATER VALVE UTILITY POLE SUPPORT POLE POST INDICATOR VALVE UTILITY POLE WITH LIGHT ⊗___ CLEAN OUT 🔅 LIGHT STANDARD STORM MANHOLE (E) ELECTRIC METER GRATED MANHOLE (E) ELECTRIC MANHOLE STORMWATER INLET E ELECTRIC PEDESTAL GRATED STORMWATER INLET E ELECTRIC SPLICE BOX S SANITARY MANHOLE G\ GAS DRIP \rangle TREE G GAS METER 🚱 BUSH GAS VALVE (T) TELEPHONE MANHOLE ↔ TRAFFIC SIGNAL

-D PARKING METER TELEPHONE PEDESTAL \Box T TELEPHONE SPLICE BOX ₩ SPRINKLER C CABLE TV PEDESTAL MAIL BOX

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12166 NGVD29 Elev = 458.86 Standard DNR aluminum disk stamped SL-32 Reset, 1999. Disk is set in between the Hwy I-64 North Outer Road and the west bound Hwy I-64; 19' south of the centerline of the North Outer Road and 30' north of the north edge of the west bound lane Hwy I-64. Approximately 0.5 miles east of the intersection of Boones Crossing Road and North Outer

To obtain NAVD88 datum, subtract 0.14' (bm. Elev.=458.72)

GENERAL NOTES:

- 1. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN ARE TAKEN FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND TO HAVE EXISTING UTILITIES FIELD LOCATED. IF ACTUAL LOCATIONS VARY PER CONTRACTOR INVESTIGATIONS, ADJUSTMENTS OR PLAN MODIFICATIONS MAY BE REQUIRED.
- 3. NO GRADE SHALL EXCEED 1V:3H SLOPE.
- GRADING AND STORM WATER IMPROVEMENTS SHALL BE PER MSD, MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD, AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO STEPS ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- 7. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- APPROVAL OF SIGN LOCATIONS DOES NOT CONSTITUTE SIGN APPROVAL. SIGN APPROVAL WILL BE THROUGH A SEPARATE SIGN APPLICATION PACKAGE, IF PROPOSED.
- PER 6TH A.S.D.P., ACCESS TO THIS DEVELOPMENT FROM NORTH OUTER 40 SHALL BE VIA FOUR ENTRANCES LOCATED ALONG THE NORTHERN EDGE OF NORTH OUTER 40 DRIVE TO PROVIDE REQUIRED SIGHT DISTANCE AND CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC. IN ADDITION, THE REQUIREMENTS OF THE CITY OF CHESTERFIELD MUST BE MET.
- 10. PER 6TH A.S.D.P., ALL ACCESS TO ST. LOUIS COUNTY ROADS FOR THE DEVELOPMENT MEET MINIMUM ST. LOUIS COUNTY AND CITY OF CHESTERFIELD SIGHT DISTANCE REQUIREMENTS.
- 11. PER 6TH A.S.D.P., ALL PERMANENT SIGHT DISTANCE EASEMENTS (P.S.D.E.) HAVE BEEN DESIGNED ACCORDING TO ST. LOUIS COUNTY STANDARDS (STANDARD DRAWING 40.25-1) DESIGN SPEED = 45 MPH
 - W' = 2 LANES"X" & "Z" = 530 FEET (TYPICAL)
- 12. THERE IS NO WORK PROPOSED IN ST. LOUIS COUNTY RIGHT-OF-WAY FOR THIS PROJECT.
- 13. PER 6TH A.S.D.P., ALL SIDEWALKS HAVE BEEN DESIGNED TO MODOT, ST. LOUIS COUNTY, AND CITY OF CHESTERFIELD, AND/OR A.D.A. STANDARDS WITH A MAXIMUM 2.0% CROSS SLOPE.
- 14. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHESTERFIELD STANDARDS.
- 15. NOTE PER FIRE MARSHALL: THE FIRE PROTECTION WATER SUPPLY SYSTEM WILL BE REVIEWED FOR FINAL APPROVAL WHEN THE
- 16. ALL ON SITE TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 17. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.

GEOTECHNICAL ENGINEER'S STATEMENT:

XXXXXXX 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 THEIR 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, TITLED "GEOTECHNICAL EXPLORATION - MT JOB NO. 14851 - THE DISTRICT - CHESTERFIELD, MISSOURI" AND DATED AUGUST 14, 2019. XXXXXXXX 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.

(COMPANY)

MISSOURI PE NO. XXXXXXXX

INSTALLING CONTRACTOR SUBMITS PLANS, SPECIFICATIONS, AND CALCULATIONS FOR PERMITS TO INSTALL THE SYSTEM.

SHEET INDEX:



7TH AMENDED SITE DEVELOPMENT PLAN NOTES:

1. APPROVED SITE DEVELOPMENT PLAN RECORDED IN PB 360, PGS 89-106 ON APRIL 3, 2012.

- 2. APPROVED AMENDED SITE DEVELOPMENT PLAN RECORDED IN PB 360, PGS 341-348 ON OCTOBER 30, 2012.
- APPROVED 2ND AMENDED SITE DEVELOPMENT PLAN RECORDED IN PB 361, PGS 231-242 ON JULY 19, 2013.
- 4. APPROVED 3RD AMENDED SITE DEVELOPMENT PLAN RECORDED IN PB 367, PGS 444-474 ON OCTOBER 25, 2019.
- 5. APPROVED 4TH AMENDED SITE DEVELOPMENT PLAN RECORDED IN PB 368, PGS 264-283 ON JUNE 12, 2020. 6. APPROVED 5TH AMENDED SITE DEVELOPMENT PLAN RECORDED IN PB 369, PGS 31-44 ON FEBRUARY 10, 2021.
- 7. APPROVED 6TH AMENDED SITE DEVELOPMENT PLAN RECORDED IN PB 370, PGS 270-280 ON JULY 6, 2022.

GENERAL SITE NOTES:

- 1. PRESENT ZONING: "PC" (PLANNED COMMERCIAL) CITY OF CHESTERFIELD ORDINANCE NO. 3049.
- 2. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE SHADED X (AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP 29189C0165K WITH AN EFFECTIVE DATE OF 02/04/2015.
- 3. BASIS OF BEARING ADOPTED FROM PB 360, PGS 137-138.
- 4. TOTAL BUILDING FLOOR AREA SHALL NOT EXCEED 500,000 SQUARE FEET.
- 5. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- 6. THE MAXIMUM HEIGHT OF THE BUILDING, EXCLUSIVE OF ROOFTOP MECHANICAL EQUIPMENT AND SCREENING SHALL NOT EXCEED 45 FEET; HOWEVER, ARCHITECTURAL FEATURES, INCLUDING BUT NOT LIMITED TO TOWERS, THAT DO NOT ADD ANY USABLE FLOOR AREA MAY BE A MAXIMUM OF 60 FEET IN HEIGHT.
- 7. THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PC DISTRICT REGULATIONS.
- 8. TRASH ENCLOSURES WILL ONLY BE LOCATED ON THE NORTH SIDE OF THE DEVELOPMENT UNLESS OTHERWISE APPROVED BY THE CITY OF CHESTERFIELD.
- TRANSFORMERS ON THE SOUTH SIDE OF THE BUILDING WILL BE COMPLETELY CONTAINED WITHIN THE SCREENED WALLS ADJACENT TO THE RETAIL DEVELOPMENT.
- TRANSFORMERS ON THE NORTH SIDE OF THE PROPERTY SHALL BE SCREENED FROM VIEW FROM THE NORTH OUTER 40 ROAD BY A SCREENING MATERIAL WHICH MATCHES THE EXISTING BUILDING OR LANDSCAPING IN ACCORDANCE TO THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE.
- 10. ROOF DRAINS, GUTTERS, AND DOWNSPOUTS ON THE SOUTH SIDE OF THE DEVELOPMENT WILL BE INTERNAL 11. ALL WALL MOUNTED UTILITIES WILL BE PAINTED TO MATCH THE BUILDING AND THE WILL BE INSTALLED BELOW THE HEIGHT
- OF THE SCREEN WALL. ANY PIPING, CONDUIT, ETC., THAT NEEDS TO BE MOUNTED ABOVE THE SCREENING OR THAT NEEDS TO BE CONTINUED UP TO THE ROOF LINE, IS TO BE INTEGRATED INTO THE EXTERIOR FACADE.
- 12. ROOFTOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM ALL DIRECTIONS.
- 13. SITE DRAINS TO MASTER DRAINAGE CHANNEL @ S.E. CORNER OF PROPERTY
- 14. PER 6TH A.S.D.P., ALL MSD WATER QUALITY BMPS WILL BE CONTAINED WITHIN A MAINTENANCE AGREEMENT WITH MSD. THE ACTUAL LOCATION AND SIZES OF THE FINAL MAINTENANCE BMPS WILL BE DETERMINED AND RECORDED PRIOR TO MSD CONSTRUCTION APPROVAL.

SETBACKS (PER ORDINANCE 3049)

15. STRUCTURE SETBACKS NO BUILDING. STRUCTURE, OTHER THAN: FREESTANDING PROJECT IDENTIFICATION SIGNS, LIGHT STANDARDS OR FLAG POLES WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS:

- 75 FEET FROM THE SOUTHERN BOUNDARY OF THE PC DISTRICT.
- 25 FEET FROM THE NORTH, EAST, AND WEST BOUNDARIES OF THE PC DISTRICT. 16. PARKING SETBACKS
- NO PARKING STALL, LOADING SPACE, INTERNAL DRIVEWAY, OR ROADWAY, EXCEPT POINT OF INGRESS OR EGRESS, WILL BE LOCATED WITHIN THE FOLLOWING SETBACKS:
- 30 FEET FROM THE NORTH, SOUTH, AND WEST BOUNDARIES OF THE PC DISTRICT O FEET FROM THE EASTERN BOUNDARY OF THE PC DISTRICT.

THE ABOVE ZONING INFORMATION WAS PROVIDED BY THE CITY OF CHESTERFIELD, AND TO VERIFY, THE CLIENT SHOULD OBTAIN A ZONING ENDORSEMENT FROM THEIR TITLE COMPANY.

ST. LOUIS COUNTY NOTES:

- 1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- 2. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
- 3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- 4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE **REQUIREMENTS.**
- 5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- 6. ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY, SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN MANUAL "ROADSIDE DESIGN REQUIREMENTS".
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF REQUIRED ROADWAY IMPROVEMENTS.

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS, AND INFORMATION. AND. THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE. NON-EXISTENCE. SIZE. TYPE NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT STOCK & ASSOCIATES CONSULTING ENGINEERS, INC., HAVE, DURING MAY 2022 BY ORDER AND FOR THE USE OF THE STAENBERG GROUP EXECUTED A PARTIAL TOPOGRAPHIC SURVEY OF PART OF ADJUSTED LOT 1, AND THAT THE RESULTS OF SAID TOPOGRAPHIC SURVEY ARE SHOWN HEREON, WE FURTHER CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY, AND SAID SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY.

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. LC NO. 222

PUBLIC UTILITY LOCATES: MISSOURI ONE-CALL: 811 OR 1-800-344-7483

_____ MISSOURI PLS NO. XXXXXXXX

07/26/2022

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PROPERTY DESCRIPTION:

(VERBATIM PER 6TH A.S.D.P. AS RECORDED IN PB 370 PGS 270-280) A TRACT OF LAND BEING ADJUSTED LOT 1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 4 AND 5 OF THE JAMES LONG'S ESTATE AND PART OF LOTS 1 AND 2 OF THE SUBDIVISION OF LUDWELL BACON'S ESTATE, AND LOTS 6, 7, 8 AND 9 OF HERMAN FICKE ESTATE SUBDIVISION AND A TRACT OF LAND AS CONVEYED TO TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD, LLC BY INSTRUMENT RECORDED IN BOOK 20516, PAGE 2999 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE SAID ADJUSTED LOT 1. SOUTH 01 DEGREE 38 MINUTES 15 SECONDS WEST, 32.40 FEET TO THE SOUTHEAST CORNER OF ABOVE SAID TAUBMAN TRACT. SAID POINT BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH OUTER 40 ROAD, VARIABLE WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 84 DEGREES 18 MINUTES 34 SECONDS WEST, 260.09 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5,020.50 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 117.62 FEET; NORTH 85 DEGREES 39 MINUTES 06 SECONDS WEST, 509.93 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5,005.00 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 130.86 FEET AND A CHORD WHICH BEARS, NORTH 84 DEGREES 54 MINUTES 10 SECONDS WEST, 130.85 FEET; NORTH 84 DEGREES 09 MINUTES 13 SECONDS WEST. 1,030.57 FEET; NORTH 05 DEGREES 50 MINUTES 47 SECONDS EAST, 12.00 FEET; NORTH 84 DEGREES 09 MINUTES 13 SECONDS WEST, 389.67 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 668.00 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 123.52 FEET AND A CHORD WHICH BEARS. NORTH 78 DEGREES 51 MINUTES 23 SECONDS WEST, 123.34 FEET TO THE SOUTHWESTERN CORNER OF ABOVE SAID ADJUSTED LOT 1, SAID POINT ALSO BEING LOCATED ON THE NORTHEASTERN RIGHT-OF-WAY LINE OF SAID NORTH OUTER 40 ROAD; THENCE CONTINUING IN A NORTHWESTERLY DIRECTION, ALONG SAID RIGHT-OF-WAY LINE AND THE WESTERN LINE OF SAID ADJUSTED LOT 1, THE FOLLOWING COURSES AND DISTANCES: ALONG SAID CURVE, WITH AN ARC LENGTH 339.14 FEET AND A CHORD WHICH BEARS NORTH 59 DEGREES 00 MINUTES 53 SECONDS WEST, 335.51 FEET: NORTH 44 DEGREES 28 MINUTES 14 SECONDS WEST, 102.46 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 812.50 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 32.26 FEET AND A CHORD WHIC BEARS, NORTH 45 DEGREES 44 MINUTES 56 SECONDS WEST. 36.25 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET; ALONG SAID CURVE WITH AN ARC LENGTH OF 4.92 FEET AND A CHORD WHICH BEARS NORTH 48 DEGREES 26 MINUTES 15 SECONDS WEST, 4.92 FEET TO A POINT OF COMPOUND CURVATURE TO THE LEFT HAVING A RADIUS OF 805.52 FEET: ALONG SAID CURVE WITH AN ARC LENGTH OF 268.82 FEET AND CHORD WHICH BEARS NORTH 59 DEGREES 24 MINUTES 30 SECONDS WEST, 267.57 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET: ALONG SAID CURVE WITH AN ARC LENGTH OF 3.90 FEET AND A CHORD WHICH BEARS, NORTH 67 DEGREES 51 MINUTES 02 SECONDS WEST, 3.90 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 800.50 FEET AND ALONG SAID CURVE WITH AN ARC LENGTH OF 177.04 FEET AND A CHORD WHICH BEARS, NORTH 73 DEGREES 04 MINUTES 06 SECONDS WEST, 176.68 FEET TO ITS INTERSECTION WITH THE WEST LINE SAID ADJUSTED LOT 1: THENCE ALONG SAID WEST LINE, NORTH OO DEGREES 21 MINUTES 46 SECONDS EAST. 18.67 FEET TO THE NORTHWEST CORNER THEREOF: THENCE ALONG THE NORTHERN LINES OF SAID ADJUSTED LOT 1 THE FOLLOWING COURSES AND DISTANCES: SOUTH 84 DEGREES 50 MINUTES 26 SECONDS EAST, 75.65 FEET; SOUTH 83 DEGREES 33 MINUTES 04 SECONDS EAST, 203.31 FEET; SOUTH 83 DEGREES 57 MINUTES 15 SECONDS EAST, 199.86 FEET; SOUTH 85 DEGREES 08 MINUTES 30 SECONDS EAST, 70.09 FEET; SOUTH 04 DEGREES 51 MINUTES 30 SECONDS WEST. 9.00 FEET: SOUTH 85 DEGREES 32 MINUTES 19 SECONDS EAST, 99.85 FEET; NORTH 05 DEGREES 25 MINUTES 52 SECONDS EAST, 9.00 FEET; SOUTH 84 DEGREES 34 MINUTES 08 SECONDS EAST, 230.73 FEET; SOUTH 84 DEGREES 33 MINUTES 54 SECONDS EAST, 799.19 FEET; SOUTH 84 DEGREES 35 MINUTES 06 SECONDS EAST. 699.37 FEET: SOUTH 84 DEGREES 39 MINUTES 13 SECONDS EAST, 1,101.32 FEET; SOUTH 84 DEGREES 23 MINUTES 27 SECONDS EAST, 81.27 FEET; SOUTH 05 DEGREES 36 MINUTES 33 SECONDS WEST, 6.80 FEET; SOUTH 84 DEGREES 38 MINUTES 09 SECONDS EAST, 119.38 FEET; NORTH 05 DEGREES 17 MINUTES 33 SECONDS EAST, 8.00 FEET; SOUTH 84 DEGREES 42 MINUTES 27 SECONDS EAST. 95.20 FEET: SOUTH 84 DEGREES 22 MINUTES 35 SECONDS EAST, 98.38 FEET; SOUTH 87 DEGREES 39 MINUTES 27 SECONDS EAST, 96.96 FEET AND NORTH 85 DEGREES 20 MINUTES 22 SECONDS EAST, 14.76 FEET TO THE NORTHEASTERN CORNER OF SAID ADJUSTED LOT 1: THEN ALONG THE EASTERN AND SOUTHEASTERN LINES OF SAID ADJUSTED LOT 1, THE FOLLOWING COURSES AND DISTANCES: SOUTH 07 DEGREES 30 MINUTES 12 SECONDS WEST, 22.65 FEET; SOUTH 50 DEGREES 31 MINUTES 21 SECONDS WEST, 99.71 FEET; SOUTH 38 DEGREES 40 MINUTES 37 SECONDS WEST, 130.29 FEET; SOUTH 43 DEGREES 35 MINUTES 48 SECONDS WEST, 119.08 FEET; SOUTH 52 DEGREES 55 MINUTES 22 SECONDS WEST, 83.69 FEET; SOUTH 66 DEGREES 52 MINUTES 23 SECONDS WEST. 42.59 FEET AND SOUTH 01 DEGREE 38 MINUTES 15 SECONDS WEST. 288.83 FEET TO THE POINT OF BEGINNING. CONTAINING 2,152,505 SQUARE FEET OR 49.415 ACRES, OR MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. ON JANUARY

30,2019.

PROPERTY NOTES:

- (VERBATIM PER 6TH A.S.D.P. AS RECORDED IN PB 370 PGS 270-280)
- (1) STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. USED EXCLUSIVELY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 10131STL, WITH AN EFFECTIVE DATE OF FEBRUARY 27, 2018, AT 8:00 A.M. FOR RESEARCH OF EASEMENTS AND ENCUMBRANCES. NO FURTHER RESEARCH WAS PERFORMED BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- (2) TITLE TO THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THE ABOVE COMITMENT AND COVERED THEREIN IS FEE SIMPLE AS TO PARCEL 1 AND 1A, AND EASEMENT AS TO PARCEL 2, AND TITLE THERETO IS AT EFFECTIVE DATE THEREOF VESTED IN: TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD LLC,
- A DELAWARE LIMITED LIABILITY COMPANY (3) TITLE COMMITMENT NO. 10131STL WITH SCHEDULE B-SECTION 2 EXCEPTIONS:
- (4) SUBJECT TO TERMS AND PROVISIONS OF THE AGREEMENT FOR RIGHT OF WAY RECORDED MAY 6, 1902 IN BOOK 130 PAGE 624, AFFECTS PARCEL 1. "NOT SHOWN" NOT PLOTTABLE.
- (5) INTENTIONALLY DELETED
- (6) SUBJECT TO EASEMENT GRANTED TO UNION ELECTRIC COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 6584 PAGE 1096, AFFECTS PARCEL 1. "SHOWN"
- (7) SUBJECT TO EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY, BY THE INSTRUMENT
- RECORDED IN BOOK 8571 PAGE 1601, AFFECTS PARCEL 1. "SHOWN"
- RECORDED IN BOOK 8636 PAGE 38, AFFECTS PARCEL 1. "SHOWN"
- (9) SUBJECT TO EASEMENT GRANTED TO WAYNE D. HAYNES AND RUTHANN E. HAYNES, HUSBAND AND WIFE, FOR INGRESS AND EGRESS FOR ROADWAY AND UTILITY PURPOSES. BY THE INSTRUMENT RECORDED IN BOOK 9054 PAGE 2047 AND FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED IN BOOK 20091 PAGE 1350, AFFECTS PARCEL 1, "SHOWN"
- (10) SUBJECT TO EASEMENT GRANTED TO CARL R. TISONE, FOR A STRM. WATER SYSTEM, BY THE INSTRUMENT RECORDED IN BOOK 10179 PAGE 1829, AFFECTS PARCEL 1 AND 2. "SHOWN"
- (11) SUBJECT TO EASEMENT GRANTED TO PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY. MISSOURI BY INSTRUMENT RECORDED IN BOOK 11998 PAGE 2136, AFFECTS PARCEL 2. "SHOWN"
- (12) SUBJECT TO EASEMENT GRANTED TO THE CITY OF CHESTERFIELD, FOR A HIKING, BIKING, AND A WALKING TRAIL, BY THE INSTRUMENT RECORDED IN BOOK 17132 PAGE 396, AFFECTS PARCEL 2. "SHOWN"
- (13) SUBJECT TO EASEMENT GRANTED TO WAYNE D. HAYNES AND RUTHANN E. HAYNES, HUSBAND AND WIFE, FOR INGRESS AND EGRESS, BY THE INSTRUMENT RECORDED IN BOOK 17434 PAGE 242, AFFECTS PARCELS 1 AND 2. "SHOWN"
- (14) SUBJECT TO TERMS AND PROVISIONS OF THE CHESTERFIELD OUTLETS SITE DEVELOPMENT PLAN, ACCORDING TO THE PLAN THEREOF RECORDED IN PLAT BOOK 360 PAGE 89, AFFECTS PARCEL 1. "NOT SHOWN" NOT SURVEY RELATED.
- (15) SUBJECT TO THE RIGHTS IN FAVOR OF THE MONARCH-CHESTERFIELD LEVEE DISTRICT AS SHOWN ON THE SURVEY DATED 1947, AND AS SHOWN ON THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360 PAGE 137, AFFECTS PARCEL 2. "SHOWN" (RELEASED BY DEED BOOK 20091, PAGE 1210)
- (16) SUBJECT TO THE RIGHTS OF INGRESS AND EGRESS IN FAVOR OF THE MONARCH-CHESTERFIELD LEVEE DISTRICT FOR ACCESS TO AND FROM ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT RECORDED IN PLAT BOOK 360 PAGE 137 AND THE LAND IDENTIFIED ON THE SAID BOUNDARY ADJUSTMENT PLAT AS LOCATOR NUMBER 16T110013, AFFECTS PARCELS 1 AND 2.
- (17) SUBJECT TO PERMANENT LEVEE EASEMENT DEED GRANTED TO MONARCH-CHESTERFIELD LEVEE DISTRICT, BY THE INSTRUMENT RECORDED IN BOOK 20091 PAGE 1240, AFFECTS PARCEL 1. "SHOWN" (18) SUBJECT TO ACCESS EASEMENT DEED GRANTED TO MONARCH-CHESTERFIELD LEVEE DISTRICT, BY THE
- INSTRUMENT RECORDED IN BOOK 20091 PAGE 1221, AFFECTS PARCEL 1. "SHOWN" (19) SUBJECT TO DECLARATION OF COVENANTS AND PROTECTIVE RESTRICTIONS (46'-96') BY AND BETWEEN TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD LLC AND THE MONARCH-CHESTERFIELD LEVEE DISTRICT, BY THE INSTRUMENT RECORDED IN BOOK 20091 PAGE 1257, AFFECTS PARCEL 1. PROTECTED EXCAVATION AREA "SHOWN"
- (20) SUBJECT TO DECLARATION OF COVENANTS AND PROTECTIVE RESTRICTIONS (96'-478') BY AND BETWEEN TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD LLC AND THE MONARCH-CHESTERFIELD LEVEE DISTRICT. BY THE INSTRUMENT RECORDED IN BOOK 20091 PAGE 1276, AFFECTS PARCEL 1. PROTECTED EXCAVATION AREA "SHOWN"

STRUCTURE USAGE SUMMARY (6TH ASDP):

STRUCTURAL DESIGNATION	STATUS	GROSS STRUCTURE AREA (G.F.A.)	BUILDING	GROSS LEASABLE AREA (G.L.A.)	ROVED 61H ASI	DP) 	RETAIL USAGE (G.L.A.)	RECREATIONAL USAGE (G.L.A.)	RESTAURANT USAGE (G.L.A.)	THEATRE USAGE (G.L.A.)
 			, , , ,		G.F.A.	G.L.A.				
N	EXISTING	48,559 SQ FT	RECREATION	48,599 SQ FT	48,559	¦ 48,559	 +	48,559		_
P	EXISTING	16,700 SQ FT	RETAIL	16,269 SQ FT	16,700	16,269	16,269	_		_
		1 1 1 1 2 0 7 0 7 0 7 0 7 0 7 0 7 0 7 0 7 0 7 0	RETAIL	114,611 SQ FT	170070	170.070	114,611	_	_	-
	EXISTING	1100,300 SQ FI	RESTAURANT	11,500 SQ FT	100,900	ZO, 	 		11,500	_
		36 200 SO ET	RETAIL	19,476 SQ FT	36.200	0 35,822	19,476		_	_
		; 30,200 3Q FI	RESTAURANT	16,346 SQ FT	JU,ZUU			_	16,346	_
		36 230 SO ET	RETAIL	23,806 SQ FT	76.070	35.818	23,806	-	_	-
h i	EXISTING	1 50,250 SQ 1 1 1	RESTAURANT	12,012 SQ FT	30,230	55,010	 — 	-	12,012	_
М	EXISTING	30,670 SQ FT	RETAIL	30,192 SQ FT	30,670	30,192	30,192	_		_
OUTLOT #A	BTS	4,000 SQ FT	RESTAURANT	4,000 SQ FT	4,000	4,000		-	4,000	_
OUTLOT #B	BTS	8,500 SQ FT	RESTAURANT	8,500 SQ FT	8,500	8,500			8,500	_
С	EXISTING	52,063 SQ FT	THEATER	3,000 SEATS	52,063		T			52,063
				TOTAL:	371,860	305,271	204,354	48,559	52,358	52,063
OTAL SITE ARE	EA: 2,097,4	45 SQ FT	PF	ROPOSED F.A.R.:	17.73%	PER	CENTAGE OF RE	STAURANT USE:	14.7%	

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(8) SUBJECT TO EASEMENT GRANTED TO ST. LOUIS COUNTY WATER COMPANY, BY THE INSTRUMENT

- PROPERTY NOTES (CONTINUED):
- (VERBATIM PER 6TH A.S.D.P.)
- (21) SUBJECT TO THE PARKING EASEMENT AGREEMENT GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI, BY THE INSTRUMENT RECORDED IN BOOK 20091 PAGE 1293, AFFECTS PARCEL 1. "SHOWN"
- (22) SUBJECT TO CHESTERFIELD VALLEY STRM. WATER EASEMENT GRANTED TO THE CITY OF CHESTERFIELD, MISSOURI, BY THE INSTRUMENT RECORDED IN BOOK 20091 PAGE 1332, AFFECTS PARCEL 1. "SHOWN"
- (23) SUBJECT TO CULVERT MAINTENANCE AGREEMENT GRANTED TO THE CITY OF CHESTERFIELD. MISSOURI. BY THE INSTRUMENT RECORDED IN BOOK 20091 PAGE 1341, AFFECTS PARCEL 1. BLANKET INGRESS/EGRESS FOR **INSPECTION/REPAIR OF CULVERT**
- (24) SUBJECT TO TERMS AND PROVISIONS OF THE TRANSPORTATION DEVELOPMENT AGREEMENT EVIDENCED BY THE MEMORANDUM OF TRANSPORTATION DEVELOPMENT AGREEMENT RECORDED JULY 25, 2012 IN BOOK 20091 PAGE 1372, AFFECTS PARCEL 1. "NOT SHOWN" NOT SURVEY RELATED.
- (25) SUBJECT TO RIGHT OF WAY OF THE EXISTING LEVEE OVER THAT PART OF SUBJECT LAND EMBRACED THEREIN, AFFECTS PARCELS 1 AND 2.
- (26) SUBJECT TO COVENANTS AND CONDITIONS, AND TERMS AND PROVISIONS OF THE PARKING EASEMENT AGREEMENT EXECUTED BY AND BETWEEN MONARCH CHESTERFIELD LEVEE DISTRICT, A MISSOURI LEVEE DISTRICT, GRANTOR AND TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTEE, DATED AS OF JULY 25, 2012 RECORDED JULY 27, 2012 IN BOOK 20091 PAGE 1358 AND RE-RECORDED AUGUST 3. 2012 IN BOOK 20100 PAGE 2935, AFFECTS PARCEL 2, "SHOWN"
- (27) SUBJECT TO EASEMENT TO PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, MISSOURI AS CREATED BY INSTRUMENT RECORDED IN BOOK 11446 PAGE 391, AFFECTS PARCEL 2. "SHOWN"
- (28) SUBJECT TO MAINTENANCE AGREEMENT BY AND BETWEEN WAYNE D. HAYNES AND RUTHANN E. HAYNES AND CARL R. TISONE ACCORDING TO INSTRUMENT RECORDED IN BOOK 10179 PAGE 1832, AFFECTS PARCEL 2. EASEMENT AREAS "SHOWN"
- (29) SUBJECT TO RIGHTS OF UTILITIES FOR UTILITY FACILITIES WITHIN THE SUBJECT LAND, IF ANY, AS RESERVED BY THE QUIT CLAIM DEED RECORDED MARCH 13, 2013 IN BOOK 20411 PAGE 766, AFFECTS PARCEL 2.
- (30) SUBJECT TO RESERVATION OF THE RIGHTS OF DIRECT ACCESS TO INTERSTATE 64 AS RESERVED BY THE QUIT CLAIM DEED RECORDED MARCH 13, 2013 IN BOOK 20411 PAGE 766, AFFECTS PARCEL 2. (31) SUBJECT TO RIGHT OF WAY RESERVED BY ST. LOUIS COUNTY, MISSOURI, FOR A PERMANENT ROADWAY
- IMPROVEMENT MAINTENANCE UTILITY EASEMENT BY THE QUIT CLAIM DEED RECORDED MARCH 15, 2013 IN BOOK 20415 PAGE 305, AFFECTS PARCEL 2. "SHOWN"
- (32) SUBJECT TO RIGHTS OF UTILITIES FOR UTILITY FACILITIES WITHIN THE SUBJECT LAND, IF ANY, AS RESERVED IN THE QUIT CLAIM DEED RECORDED MARCH 15, 2013 IN BOOK 20415 PAGE 305, AFFECTS PARCEL 2. RIGHT OF WAY TRANSFER AND PRIMUE "SHOWN"
- (33) SUBJECT TO TERMS AND PROVISIONS OF THE MAINTENANCE AGREEMENT WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT RECORDED IN BOOK 20117 PAGE 2292, INCLUDING A PROVISION FOR SEWER ASSESSMENTS. SEWER ASSESSMENTS, IF ANY "SHOWN"
- (34) SEWER ASSESSMENTS "NOT SHOWN" NOT SURVEY RELATED.
- (35) SUBJECT TO EASEMENT GRANTED TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, BY THE INSTRUMENT RECORDED IN BOOK 20117 PAGE 2305. "SHOWN"
- (36) EASEMENT GRANTED TO MISSOURI AMERICAN WATER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 20280 PAGE 1769.
- (37) SUBJECT TO EASEMENT GRANTED TO UNION ELECTRIC COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 20333 PAGE 1584. "SHOWN"
- (38) SUBJECT TO EASEMENT GRANTED TO UNION ELECTRIC COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 20333 PAGE 1589. "SHOWN"
- (39) SUBJECT TO EASEMENT GRANTED TO MISSOURI AMERICAN WATER COMPANY, BY THE INSTRUMENT RECORDED IN BOOK 20518 PAGE 2751.
- (40) SUBJECT TO TERMS AND PROVISIONS OF THE AMENDED SITE DEVELOPMENT PLAN, ACCORDING TO THE PLAN THEREOF RECORDED IN PLAT BOOK 360 PAGE 341. "NOT SHOWN" NOT SURVEY RELATED.
- (41) SUBJECT TO TERMS AND PROVISIONS OF THE 2ND AMENDED SITE DEVELOPMENT PLAN, ACCORDING TO THE PLAN THEREOF RECORDED IN PLAT BOOK 361 PAGE 231. "NOT SHOWN" NOT SURVEY RELATED.
- (42) SUBJECT TO TERMS AND PROVISIONS OF THE LEASE EXECUTED BY AND BETWEEN TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANDLORD AND RALPH LAUREN RETAIL. INC. A DELWARE CORPORATION, TENANT, OF AN UNDISCLOSED DATE, FOR A TERM OF TEN YEARS, INCLUDING FOUR SUCCESSIVE FIVE YEAR OPTIONS TO EXTEND THE TERM. NOTICE OF THE LEASE IS GIVEN BY THE MEMORANDUM OF LEASE RECORDED APRIL 3, 2014 IN BOOK 20947 PAGE 0935. "NOT SHOWN" NOT SURVEY RELATED.

STRUCTURE USAGE SUMMARY (7TH ASDP) PERPESENTS APEAS WITH DUILDING FEGU MODIFIED AND DUILDING M DEMOVED AND DEDIAGED

-	(REPRESENTS AREAS WITH BUILDING E,F,G,L MODIFIED AND BUILDING M REMOVED AND REPLACED)									
IRUCTURAL ESIGNATION	STATUS	GROSS STRUCTURE AREA (G.F.A.)	BUILDING USE	GROSS LEASABLE AREA (G.L.A.)	TO G.F.A.	TAL G.L.A.	RETAIL USAGE (G.L.A.)	RECREATIONAL USAGE (G.L.A.)	RESTAURANT USAGE (G.L.A.)	THEATRE USAGE (G.L.A.)
N	EXISTING	48,559 SQ FT	RECREATION	48,599 SQ FT	48,559	48,559	-	48,559	-	-
Р	EXISTING	16,700 SQ FT	RETAIL	16,269 SQ FT	16,700	16,269	16,269	-	-	-
	F,G,L REVISED 102,927	102 027 50 57	RETAIL	91,427 SQ FT	102.027	102 997	91,387	-	-	-
E,F,G,L		102,927 SQ FI	RESTAURANT	11,500 SQ FT	102,927	102,887	-	-	11,500	-
	H EXISTING 36,	76 200 SO FT	RETAIL	19,476 SQ FT	36,200	35,822	19,476	-	-	-
н		30,200 SQ FT	RESTAURANT	16,346 SQ FT			-	-	16,346	-
		36,230 SQ FT	RETAIL	23,806 SQ FT	36,230 35	75 010	23,806	-	-	-
ĸ	EXISTING		RESTAURANT	12,012 SQ FT		33,818	-	-	12,012	-
м	REPLACED	27,108 SQ FT	RECREATION	27,108 SQ FT	27,479	27,479	-	27,479	-	-
OUTLOT #A	BTS	4,000 SQ FT	RESTAURANT	4,000 SQ FT	4,000	4,000	-	-	4,000	-
OUTLOT #B	BTS	8,500 SQ FT	RESTAURANT	8,500 SQ FT	8,500	8,500	-	-	8,500	-
С	EXISTING	52,063 SQ FT	THEATER	3,000 SEATS	52,063	-	-	-	-	52,063
				TOTAL:	332,658	279,334	150,938	76,038	52,358	52,063
TAL SITE ARI	EA: 2,097,44	5 SQ FT	PR	OPOSED F.A.R.:	15.86%	PER	CENTAGE OF RES	STAURANT USE:	15.74%	
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(1) PER CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, SECTION 31-10-01, THE GROSS FLOOR AREA EXCLUDES LOADING OR PARKING AREAS.









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	l
X 42"W.	IF SHEET

![](_page_12_Figure_5.jpeg)

![](_page_13_Figure_0.jpeg)

![](_page_13_Figure_3.jpeg)

![](_page_14_Figure_0.jpeg)

![](_page_14_Figure_5.jpeg)

![](_page_15_Figure_0.jpeg)

0± BUILDING / PLAZA AREA			
TOP OF NEW BUILDING RO AT ITS HIGHEST POINT = 3	OF 33' NEW BUILDING		
TOP OF BLDG=501.10	T REMOVE BUILDING "M"		
		NATER	
DG FF=468.10	FX_BLDG_FF=468.10	ω 	2.50
		=======================================	 :===============================
IN ZONE -			45
478.00'			
	SITE	SECTION A-A	
		0'	

![](_page_15_Figure_2.jpeg)

. LOUIS COUNTY RIGHT-OF-WAY	
	530
	520
	510
	500
	490
	480
	470
	460
	450
	440

![](_page_15_Figure_4.jpeg)

![](_page_16_Figure_0.jpeg)

#### SOUTH ELEVATION (A) / PARTIAL PLAN scale: 1' = 1/16"

MATERIAL ID:				LIGHTING ID:	
CW-1	COMPOSITE WOOD PANEL	LS-1	LANDSCAPE SCREEN	WM-1	WALL MOUNTED GOOSE NECK LAMP
MT-2	CORRUGATED METAL SIDING	ST-1	STONE WAINSCOT	WM-3	WALL MOUNTED EXTERIOR WALL PAC
MT-3	ALUMINUM MULLIONS	ST-2	STONE VENEER	WM-4	WALL MOUNTED EXTERIOR CUT-OFFW
MT-4	METAL PANEL	PL-1	PAINTED PLASTER - KENDALL GRAY	I	
GL-1	CLEAR GLAZING	PL-2	PAINTED PLASTER - SMOKE EMBER	1	
		FB-1	TENSION FABRIC WHITE	i	
		FB-2	TENSION FABRIC GREY	I	

## **REAL DILL** Chesterfield

17033 N Outer 40 Rd, Chesterfield, MO 63005

![](_page_16_Picture_6.jpeg)

*refer to page 13 for material specifications **refer to page 19 for lighting specifications

#### COLOR ELEVATIONS | 8

DLR Group

![](_page_17_Figure_0.jpeg)

![](_page_17_Figure_1.jpeg)

NORTH ELEVATION (B) / PARTIAL PLAN scale: 1' = 1/16"

MATERIAL ID:				LIGHTING ID:	
CW-1	COMPOSITE WOOD PANEL	LS-1	LANDSCAPE SCREEN	WM-1	WALL MOUNTED GOOSE NECK LAMP
MT-2	CORRUGATED METAL SIDING	ST-1	STONE WAINSCOT	WM-3	WALL MOUNTED EXTERIOR WALL PAG
MT-3	ALUMINUM MULLIONS	ST-2	STONE VENEER	WM-4	WALL MOUNTED EXTERIOR CUT-OFFV
MT-4	METAL PANEL	PL-1	PAINTED PLASTER - KENDALL GRAY	l	
GL-1	CLEAR GLAZING	PL-2	PAINTED PLASTER - SMOKE EMBER		
		FB-1	TENSION FABRIC WHITE		
		FB-2	TENSION FABRIC GREY	I	

## **REAL DILL** Chesterfield

17033 N Outer 40 Rd, Chesterfield, MO 63005

![](_page_17_Picture_6.jpeg)

*refer to page 13 for material specifications **refer to page 19 for lighting specifications

#### COLOR ELEVATIONS | 9

DLR Group

![](_page_18_Figure_0.jpeg)

#### EAST ELEVATION (C) / PARTIAL PLAN scale: 1' = 1/16"

MATERIAL ID:				LIGHTING ID:	
CW-1	COMPOSITE WOOD PANEL	LS-1	LANDSCAPE SCREEN	WM-1	WALL MOUNTED GOOSE NECK LAMP
MT-2	CORRUGATED METAL SIDING	ST-1	STONE WAINSCOT	WM-3	WALL MOUNTED EXTERIOR WALL PAC
MT-3	ALUMINUM MULLIONS	ST-2	STONE VENEER	WM-4	WALL MOUNTED EXTERIOR CUT-OFFW
MT-4	METAL PANEL	PL-1	PAINTED PLASTER - KENDALL GRAY	I	
GL-1	CLEAR GLAZING	PL-2	PAINTED PLASTER - SMOKE EMBER	1	
		FB-1	TENSION FABRIC WHITE	I	
		FB-2	TENSION FABRIC GREY	I	

## **REAL DILL** Chesterfield

17033 N Outer 40 Rd, Chesterfield, MO 63005

![](_page_18_Picture_5.jpeg)

DLR Group

![](_page_19_Figure_0.jpeg)

#### WEST ELEVATION (D) / PARTIAL PLAN scale: 1' = 1/16"

MATERIAL ID:				LIGHTING ID:	
CW-1	COMPOSITE WOOD PANEL	LS-1	LANDSCAPE SCREEN	WM-1	WALL MOUNTED GOOSE NECK LAMP
MT-2	CORRUGATED METAL SIDING	ST-1	STONE WAINSCOT	WM-3	WALL MOUNTED EXTERIOR WALL PAG
MT-3	ALUMINUM MULLIONS	ST-2	STONE VENEER	WM-4	WALL MOUNTED EXTERIOR CUT-OFFV
MT-4	METAL PANEL	PL-1	PAINTED PLASTER - KENDALL GRAY	1	
GL-1	CLEAR GLAZING	PL-2	PAINTED PLASTER - SMOKE EMBER		
		FB-1	TENSION FABRIC WHITE	I	
		FB-2	TENSION FABRIC GREY	I	

## **REAL DILL** Chesterfield

17033 N Outer 40 Rd, Chesterfield, MO 63005

![](_page_19_Figure_5.jpeg)

*refer to page 13 for material specifications **refer to page 19 for lighting specifications

### COLOR ELEVATIONS | 11

DLR Group

![](_page_20_Picture_0.jpeg)

![](_page_20_Figure_1.jpeg)

![](_page_20_Picture_3.jpeg)

#### OVERALL SITE ELEVATION | 12

![](_page_20_Picture_7.jpeg)

![](_page_21_Figure_0.jpeg)

EAST ELEVATION / SECTION scale: n.t.s.

**REAL DILL** Chesterfield 17033 N Outer 40 Rd, Chesterfield, MO 63005

![](_page_21_Picture_3.jpeg)

### MECH. SCREENING DIAGRAM | 16

FEBRUARY 2023

DLR Group

![](_page_22_Figure_0.jpeg)

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts			
	4	WM-1	SINGLE	1.000	CAL-S-T4-16L-1-30K-WM @ 14'	56			
	2	WM-3	SINGLE	1.000	TWA-T4-16L-53-30K-WM @ 18'	28			
	8	WM-4	SINGLE	1.000	TWA-T3-16L-1-30K-WM @ 21'	56			

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
BACK OF BUILDING	Illuminance	Fc	2.25	3.6	0.7	3.21	5.14		
FRONT OF BUILDING	Illuminance	Fc	4.70	7.9	1.7	2.76	4.65		
SIDE OF BUILDING	Illuminance	Fc	2.85	6.3	0.5	5.70	12.60		

LIGHTING LAYOUT scale: 1/16" = 1' (1)

![](_page_22_Picture_5.jpeg)

#### PHOTOMETRICS - BUILDING PLAN | 17

![](_page_22_Picture_8.jpeg)

![](_page_23_Figure_0.jpeg)

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts		
	4	N1A	SINGLE	1.000	VUE-3-TT-60-50K7-SINGLE @ 20' W/2' ARMS	609		
	1	N2A	GROUP	1.000	VUE-3-TT-46-50K-FSS-TWIN CROSSARM @ 20' W/20 DEG TILT	N.A.		
₩ ₩	1	N2B	GROUP	1.000	VUE-3-TT-46-50K-FSS-TWIN CROSSARM @ 20' W/20 DEG TILT	N.A.		
	2	N2C	GROUP	1.000	VUE-3-TT-46-50K-FSS-TWIN CROSSARM @ 20' W/20 DEG TILT	N.A.		

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min			
PICKLEBALL CALC POINTS	Illuminance	Fc	62.39	83.7	34.4	1.81	2.43			
WHIFFLE BALL CALC POINTS	Illuminance	Fc	38.31	64.9	15.9	2.41	4.08			
BOTTOM OUTDOOR PICKLEBALL COURT	Illuminance	Fc	60.95	78.0	34.4	1.77	2.27			
WHIFFLE BALL INFIELD	Illuminance	Fc	47.90	64.9	38.5	1.24	1.69			
WHIFFLE BALL OUTFIELD	Illuminance	Fc	36.33	61.2	15.9	2.28	3.85			

LIGHTING LAYOUT scale: 1/16" = 1' 🕚

#### PHOTOMETRICS - SPORTS AREA PLAN | 18

![](_page_23_Picture_7.jpeg)

#### Real Dill - Chesterfield, MO

Contact Gabe Halcovich with Commercial Lighting Industries, 800-755-0155 x214, GHalcovich@Commercial-Lighting.net for pricing Note: If Lighting is owner supplied, the subcontractor on site is responsible for receiving the material, notifying of any damages within 72 hours and signing for missing items as Incomplete if they

	did not arrive.									
Fixture	Description	Dimming	Product Registration ID	Lamps, CCT, Lumen,	Input	Fixture	Mounting, Finishes, Remarks &			
Туре		Interface	<u> </u>	Optics, CRI	Voltage	Wattage	Other Notes			
			ARCHITECTURAL FIXT	URE TYPES						
N1A	Single Pole Mounted Area Fixture w/ 2' Arm	0-10V CLI-VUE-3-TT-60-50K7-DPS6-XXX- 2'ARM		Integral LED, 5000K, 70035Lm, Tennis Optic, 70CRI	UNV	609	Pole Mounted @ 20'-0" AFG. Verify Finish.			
N1B	Single Pole Mounted Area Fixture w/ 2' Arm	0-10V	CLI-VUE-2-TT-96L-1-50K7-UNV-DPS6- XXX-2' ARM	Integral LED, 5000K, 33180Lm, Tennis Optic, 70CRI	UNV	316	Pole Mounted @ 20'-0" AFG. Verify Finish.			
N2A	Twin Pole Mounted Area Fixtures w/ 20° Tilt	0-10V	CLI-VUE-3-TT-46-50K7-DPS16-XXX-FSS- ICARD	Integral LED, 5000K, 51438Lm, Tennis Optic, 70CRI	UNV	464/head	Pole Mounted @ 23'-0" AFG. Verify Finish.			
N2B	Twin Pole Mounted Area Fixtures w/ 20° Tilt	0-10V	CLI-VUE-3-TT-46-50K7-DPS16-XXX-FSS- ICARD	Integral LED, 5000K, 51438Lm, Tennis Optic, 70CRI	UNV	464/head	Pole Mounted @ 23'-0" AFG. Verify Finish.			
N2C	Twin Pole Mounted Area Fixtures w/ 20° Tilt	0-10V	CLI-VUE-3-TT-46-50K7-DPS16-XXX-FSS- ICARD	Integral LED, 5000K, 51438Lm, Tennis Optic, 70CRI	UNV	464/head	Pole Mounted @ 23'-0" AFG. Verify Finish.			
WM-1	Decorative Wall Mounted Area Fixture	0-10V	CLI-CAL-S-TPX-SX-T4-32L-7-30K7-UNV- WM-XXX	Integral LED, 3000K, 7384Lm, Type 4, 70CRI	UNV	71	Wall Mounted @ 14'-0" AFG. Verify Finish, Top & Shade.			
WM-3	Wall Mounted Area Fixture	0-10V	CLI-TWA-T4-16L-53-30K7-UNV-WM- XXX	Integral LED, 3000K, 3527Lm, Type 4, 70CRI	UNV	29	Wall Mounted @ 14'-0" AFG. Verify Finish.			
WM-4	Wall Mounted Full Cut Off Wall Pack	0-10V	CLI-TWA-T3-16L-1-30K7-UNV- WM-XXX	Integral LED, 3000K, 6029Lm, Type 3, 70CRI	UNV	56	Wall Mounted @21'-0" AFG. Verify Finish.			
	1	CURCTITUTIO				1	1			
		WITHOUT	RCHITECT OR OWNER, NO							
		EXCEPTIONS.								

CNTRI Controls Package - TBD

Notes, Exceptions, Clarifications

PURCHASING: All Lighting is supplied by ____. Consult with the above listed Mfgs for pricing at pre-established customer pricing. The complete package is approved and available at established discounted pricing from Commercial Lighting Industries, 81161 Indio Blvd, Indio, CA 92201, 800-755-0155. Contact _____, ___@Commercial-Lighting.net, for purchase order placement, and coordinating delivery of the package.

LTG SPEC VERIFICATION: Purchaser assumes responsibility for, and must verify with CLI the following prior to purchasing: Voltage, specific mounting details (including recessed downlight hanger bars if non-standard from the Mfg), NYC or Chicago codes, IC Rating, wind/gust pole factors, integral luminaire wiring gauge, custom reflector reflectances, Kelvin temperature, distribution, emergency use and dimming method. The above catalog #s may not be completely solidified at time of drawing issuance for construction.

PHOTOMETRIC COMPLIANCE: A complete Photometric drawing for this project as currently drawn and specified, has been submitted to approving authorities a applicable. Any substitutions or changes nullify the report and compliance and are strictly forbid without writtent approval from the owner, architect or lighting designer - NO SUBSTITUTIONS ARE ALLOWED

ENERGY COMPLIANCE: The purchasing party is responsible for solidifying the lighting package in compliance with the State Energy Code, both with respect to Lighting Power Density (LPD) and the use of mandated controls (dimmers, photocells, occupancy sensors, etc.). Consult with Istvan Derzsi, Sr. Lighting Designer of Commercial Lighting Industries 323-905-2220 to ensure compliance prior to ordering

CONTROLS: The control system being implemented has been designed per meetings with the owner and architect, determining the complete requirements of the control system, and engineered to the exact specifications of the luminaires in this schedule, and in compliance with the State Energy Code. Any changes to the above would affect the Controls engineering and thus would require re-submission to all parties: Owner, Architect, Lighting Designer, Controls Manufacturer and the State Energy Compliance Department.

DIMMING: The method of dimming each fixture type (generally either Non-Dim, ELV/MLV, 0-10v or DALI/Ecosystem) may not have been known at the time the of preliminary specifications submission. Some minaires may be available with different dimming than is indicated - see the catalog cuts. When requesting a quotation, and ordering, the purchaser must verify the dimming method desired (to match the wiring and type of dimming that will get installed) of each type and request the quotation accordingly. Once product is on site, the dimming installed will have to be compatible with the luminaires. Note: the default imming specifications are: For CA, US - all 0-10V wherever possible if using central Control System - same. Otherwise, any luminaire that is not 0-10V or combo ELV/120V, is specified as ELV because it cannot be assumed that LV wiring will be run.

WIRING: 120V Leading Edge dimmers (old technology for mostly incandescent fixtures) aka Triac/120V dimming, and 120V Trailing Edge dimmers aka ELV dimming (utilizing standard 3 wire White/Black/Green) are not interchangeable with 0-10V dimming which has two additional low voltage wires (Grey/Violet) for analog control signal, using one volt increments from 0 to 10, thus dimming the LED fixtures down to 10% or even 1%. Each fixture much be ordered with the appropriate 120V or the 0-10V driver depending on which will dim it, they are NOT interchangeable. Do Not assume a fixture with 0-10V is "standard" and will thus dim correctly if only 120V dimming is available.

VOLTAGE: Voltage to be verified. See Volt column: DV means Dual-Volt - fixtures come compatible for either 120 or 277V. MV means Multi-Volt - fixtures come compatible for either 120/208/240/277/347 volts. TBD means the fixture comes in 120 or 277 but not both and thus the voltage for these fixtures must be verified prior to ordering.

![](_page_24_Picture_15.jpeg)

#### N1A & N1B

Single Pole Mounted Area Fixture w/ 2' Arm • 120-277 Volts (UNV) or 347-480 Volts (HV) 0-10V dimming driver Driver power factor at maximum load is  $\geq$  .95, THD maximum load is 15% • All wiring UL certified for 600 VAC and 105°C Color temperatures: 4000K, 5000K Surge Protection: 20KA supplied as standard

![](_page_24_Picture_18.jpeg)

![](_page_24_Picture_19.jpeg)

Twin Pole Mounted Area Fixture 20° tilt • 120-277 Volts (UNV) or 347-480 Volts (HV) 0-10V dimming driver • Driver power factor at maximum load is ≥ .95, THD maximum load is 15% • All wiring UL certified for 600 VAC and 105°C • CRI 70 Color temperatures: 4000K, 5000K Surge Protection: 20KA supplied as standard.

![](_page_24_Picture_21.jpeg)

of p

Sp. Sr.

#### Decorative Wall Mounted Area Fixture

- 120-277 Volts (UNV) or 347-480 Volts (HV) • 0-10V dimming driver by Philips Advance
- Driver power factor at maximum load is ≥ .95,
- THD maximum load is 15%
- All internal wiring UL certified for 600 VAC and
- 105°C
- Lumileds Luxeon MX LED's
- CRI 70, 80 or 90
- Color temperatures: 2700K, 3000K, 3500K,
- 4000K, 5000K
- · Surge Protection: 20KA supplies as standard.

#### **WM-3**

#### Wall Mounted Area Fixture

- 120-277 Volts (UNV) or 347-480 (HV)
- 0-10V dimming driver by Philips Advance Driver power factor at maximum load is ≥ .95,
- THD maximum load is 15%
- · All drivers, controls, and sensors housed in
- enclosed compartment
- Lumileds Luxeon MX LED's
- CRI 70, 80, or 90
- Color temperatures: 2700K, 3000K, 3500K,
- 4000K, 5000K
- Surge Protection: 20KA optional

#### WM-4

- Wall Mounted Full Cut Off Wall Pack • 120-277 Volts (UNV) or 347-480 Volts (HV)
- 0-10V dimming driver
- Driver power factor at maximum load is ≥ .95,
- THD maximum load is 15%
- All wiring UL certified for 600 VAC and 105°C
- CRI 70
- Color temperatures: 4000K, 5000K
- Surge Protection: 20KA supplied as standard

![](_page_24_Picture_54.jpeg)

#### LIGHTING SCHEDULE

![](_page_24_Picture_56.jpeg)

17033 N Outer 40 Rd, Chesterfield, MO 63005

#### PHOTOMETRICS - LIGHTING SCHEDULE + CUT SHEET | 19

![](_page_24_Picture_62.jpeg)

## David L. Crawford

To Whom it may concern,

2/25/15

I am the Founder and retired CEO of the International Dark Sky Association. The IDA was created to protect the night time environment against light pollution. Tonight's battle is different in that lighting has converted to LED, and we are combatting color temperature, meaningless lumen outputs, and poorly designed outdoor lighting products.

This letter is intended to be a review of the VUE Series LED fixture by NLS Lighting. From a dark sky and light trespass standpoint, the "VUE" is an excellent choice for most any outdoor application. To begin with , the "VUE" is one of the only if not the only LED fixture I have seen which has the light source recessed two to three inches above the bottom plane of the housing. Additionally NLS has designed multiple optical choices to fit the application of almost any lighting design. The "VUE" hides its light source and reflects light where it is required without waste. The "VUE" is an excellent choice particularly considering that many fixtures are evaluated by total lumens regardless of whether or not they are targeted correctly. Also most other companies I have observed either use lensed optics located at or just below the bottom plane of the fixture and so are impossible to shield from long distances from any vantage point below the bottom plane of the fixture.

The President of NLS Lighting, Bill Hein, has been a devoted advocate to dark sky and full cutoff lighting fixtures. Mr. Hein was instrumental in the development of outdoor luminaires with flat lenses that outperformed convex lensed luminaires that were being used throughout the country. I am happy to see that Mr. Hein has designed a new patent pending optical system once again (The "Star Power Optical System") that has high application efficiency performance while hiding the light source deep within the fixture housing.

If you have any questions whatsoever regarding this letter please do not hesitate to write or to call myself.

Sincerely,

Dave Crawford

**Dave Crawford** 

1088 Laguna, Suite A-310, Carlsbad, CA 92008 Ph (520) 906-0445 | F (760) 434-9261 | idasony@aol.com

![](_page_25_Picture_12.jpeg)

![](_page_25_Picture_15.jpeg)

#### PHOTOMETRICS - LIGHT TRESPASS TESTIMONY | 20

#### Regarding; Real Dill Pickle

To Whom it May Concern

NLS has lit over 300 Multi-Court Tennis Clubs and Pickleball Clubs across the United States. We are among, if not the largest lighting manufacturer in the nation of Full Cutoff Tennis and Pickle Ball specific Luminaires. Our Full Cutoff Court luminaire is known as the VUE Series. The "VUE" Luminaires, tennis arms, and their lighting poles are completely made in the USA.

The VUE Series has its LED Boards recessed and concealed two to four inches above the bottom plane of the fixture housing making it the least glary and most environmentally sensitive court fixture in the nation. Our lack of night sky, neighborhood, and player glare have garnished us an dark sky sensitivity endorsement that is attached from Dr David Crawford who is the Founder of the International Dark Sky Association. The VUE fixtures we are specifying on the Pickle and Dill facility will all be rated "Full Cutoff".

In terms of the proper light levels the US Pickleball Association states that there are three categories of light levels depending on the ability of the players competing. Note also that pickleball is a faster eye hand sport than tennis because the game is played typically with all four players at the net most of the time.

The US Pickleball Classifications are as follows;

- Category 1- Professional (75 Foot Candles)
- Category 2- Club (50 Foot Candles)
- Category 3- Recreational (30 Foot Candles)

The Real Dill facility is designed at 60 and 62 foot candles initial light levels and 50 foot candles maintained which qualifies the design for Club Level. These are perfect light levels for a facility where Pickleball is one of the Main Attractions which will showcase many competitors, spectators, and photography.

With respect to Wiffleball the average on the design is 38 foot candles which is a range between Recreational light levels and Club levels. The Wiffle Ball fixtures are full cutoff as well.

If you have any questions regarding the intent of the Pickleball Court and Wiffleball Field designs please do not hesitate to call.

Sincerely,

#### Bill Hein

Bill Hein Founder, Partner IES Security and Crime Committee <u>701 Kingshill Place, Carson, CA 90746</u> M: 310.345.7954 | O: 310.341.2037 X 1015 E: <u>bhein@nlslighting.com</u> | WWW.<u>nlslighting.com</u>

Commercial Lighting Industries 81161 Indio Blvd, Indio, CA 92201

![](_page_26_Picture_17.jpeg)

10-3-22

#### PHOTOMETRICS - DESIGN LETTER | 21

![](_page_26_Picture_21.jpeg)

![](_page_27_Figure_0.jpeg)

**REAL DILL** Chesterfield

17033 N Outer 40 Rd, Chesterfield, MO 63005

**FEBRUARY 2023** 

![](_page_27_Picture_4.jpeg)

LANDSCAPING PLAN + SCHEDULE | 22

![](_page_28_Picture_0.jpeg)

![](_page_28_Picture_2.jpeg)

#### VIEW 1 - EXTERIOR RENDERING | 4

![](_page_28_Picture_4.jpeg)

![](_page_29_Picture_0.jpeg)

![](_page_29_Picture_2.jpeg)

#### VIEW 2 - EXTERIOR RENDERING | 5

FEBRUARY 2023

DLR Group

![](_page_30_Picture_0.jpeg)

![](_page_30_Picture_2.jpeg)

#### VIEW 3 - EXTERIOR RENDERING | 6

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