CITY OF WELDON SPRING
PLANNING & ZONING COMMISSION
ON MONDAY, SEPTEMBER 12, 2022, AT 7:30 P.M.
WELDON SPRING CITY HALL
5401 INDEPENDENCE ROAD
WELDON SPRING, MISSOURI 63304

****Tentative Agenda****

A NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission will hold a meeting at 7:30 PM on September 12, 2022, at 5401 Independence Road Weldon Spring, Missouri, 63304, with the following tentative agenda:

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF MINUTES:**
   A. June 6, 2022 – Planning & Zoning Regular Meeting
5. **VISITOR'S/PUBLIC COMMENT**
6. **REPORT OF THE BOARD OF ALDERMEN**
7. **NEW BUSINESS:**
   A. Final Development Plan - "New Perspective of Weldon Spring"
   B. Major Site Plan – Owner: JSR 94 L.LC (Triad Crossing Center) & Buyer: Tifton Car Wash LLC (Scrubbles)
   C. Election of Officers
8. **ADJOURNMENT**

ZOOM MEETING INSTRUCTIONS:

Time: September 12, 2022, at 07:30 PM

Zoom link:

https://us02web.zoom.us/j/88656132630?pwd=NC9IRmlZTVFCN2g2dUVvQmdOeklOUT09

Meeting ID: 886 5613 2630 Passcode: PZ91222

Or Dial in by Telephone: 1-312-626-6799
Meeting ID: 886 5613 2630 Passcode: 7610833

CITY OF WELDON SPRING
PLANNING AND ZONING COMMISSION
JUNE 6, 2022

CALL TO ORDER: The regular meeting of the Planning and Zoning Commission of the City of Weldon Spring was held on Monday, June 6, 2022, at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall at 5401 Independence Road. The meeting was called to order by Commissioner Szilasi.

ROLL CALL: The following Planning and Zoning members were present:

Commissioner Castrop	Commissioner Heyl
Commissioner Marstall	Commissioner Nabholz
Commissioner Reiter	Alderman Martiszus
Mayor Licklider	Chairman Szilasi

Commissioners Each, Foster and Halbrook were absent. A quorum is present.

Also, present was Bill Hanks (City Clerk), and Steve Lauer (City Planner).

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF MINUTES: Commissioner Nabholz made a motion to approve the May 2, 2022, regular meeting minutes as written, seconded by Commissioner Maristall. The motion passed with 8 ayes.

Commissioner Nabholz made a motion to approve the May 4, 2022, special meeting (at Persimmon Woods Golf Course) minutes as written, seconded by Commissioner Maristall. The motion passed with 8 ayes.

BOARD REPORT:

Alderman Martiszus updated the commissioners on the Board of Aldermen progress with the strategic planning. Chairman Szilasi asked Mayor Licklider about any recent developments around the City. Mayor Licklider stated there are no significant inquires to report at this time.

NEW BUSINESS:

Conditional Use Permit & Area Plan Discussion – "New Perspective of Weldon Spring" (Nursing & Residential Care Facility): Chris Buday, from the Boldt Company, stated that some changes were made to alleviate some of the concerns raised by Benjamin Kent, with Persimmon Woods. Mr. Buday indicated the two major changes were the height of the building was lowered to 45 feet and the size of the detention basin was increased to address possible runoff from the development. Alderman Martiszus asked about the HVAC units and the roof. Mr. Buday indicated the roof was a hip roof design.

Chairman Szilasi voiced his concern about the footprint and the density of the development. He added that he was not opposed to the land use or the traffic created from the development. A lengthy discussion took place

Next, Chairman Szilasi was concerned about the height of the retaining wall on the west side of the development, which sparked another lengthy conversation.

There were conversations about the grading, the elevation height difference between the sidewalk and building, and the parking spaces next to Siedentop Road.

Mr. Buday stated that no trees were being removed between the development and the golf course. He added that elevations cross section done by the engineer shows that the height of the building is in fact at a lower level than the Persimmon Woods Clubhouse and the existing tree line between the golf course and the proposed New Perspective of Weldon Spring development. A brief discussion took place.

Mayor Licklider asked Steve Lauer, City Planner, if the development complied with all the City Codes and Mr. Lauer said yes. Mr. Lauer added that the entire development has 55% greenspace, and the municipal code requires only 35%. A brief discussion took place.

Mr. Lauer added that there were only two comments submitted to the City on the Conditional Use Permit (CUP) application and one of the two comments were supportive for the project.

At this point, Chairman Szilasi allowed Benjamin Kent, from Persimmon Woods, to speak because he turned in a speaker card prior to the meeting. Mr. Kent stated he had two questions for the developers, which were about the potential stormwater runoff and line of sight issue.

Doug Tiemann, from CEC Engineering, stated the size of the detention basin is larger than it needs to be for this development and the elevations would not be an issue with the line of sight from the 18th hole.

Mayor Licklider made a motion to recommend approval of the Conditional Use Permit for New Perspective of Weldon Spring based on the recommendation given on the Staff Report, seconded by Commissioner Nabholz. On a roll call vote, the **motion passed** as follows:

Commissioners Heyl, Marstall, Nabholz, Reiter, and Mayor Licklider voted aye and Commissioner Castrop, Alderman Martiszus, and Chairman Szilasi voted no. Commission Eash, Foster, and Halbrook were absent.

Area Plan Discussion – "New Perspective of Weldon Spring" (Nursing & Residential Care Facility): Mr. Lauer briefly summarized the Area Plan and indicated that the final plan needs to be reviewed by the Planning & Zoning Commission.

Chairman Szilasi wanted the developer to understand the process for the money in lieu of land donation and that it would be determined by the Board of Aldermen based on an independent appraisal. Mr. Buday stated that he had a conversation with Mr. Lauer last Friday and agrees with the process.

Mayor Licklider made a motion to recommend approval of the Area Plan for New Perspective of Weldon Spring, seconded by Commissioner Maristall. On a roll call vote, the **motion passed** as follows:

Commissioners Heyl, Marstall, Nabholz, Reiter, and Mayor Licklider voted aye and Commissioner Castrop, Alderman Martiszus, and Chairman Szilasi voted no. Commission Eash, Foster, and Halbrook were absent.

ADJOURNMENT: Commissioner Nabholz made a motion to adjourn the meeting at 8:57 PM, seconded by Commissioner Castrop. The motion passed with 8 ayes.

Respectfully submitted,

_____

William C. Hanks
City Clerk

CITY OF WELDON SPRING

5401 Independence Road
Weldon Spring, MO 63304
phone: (636) 441-2110
fax: (636) 441-8495
www.weldonspring.org

STAFF REPORT

To: Planning & Zoning Commission **Date:** 09/01/2022

From: Steve Lauer, City Planner

Subject: New Perspective of Weldon Spring – Final Development Plan

Cc: Mayor Don Licklider, City Administrator Michael Padella, City Clerk Bill Hanks, City Engineer Bill Schnell & City Attorney Bob Wohler

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In accordance with Section 405.355 of the Code of Ordinances of the City of Weldon Spring the Final Development Plan for the New Perspective of Weldon Spring was submitted to the City of Weldon Spring on July 13, 2022. As the entire tract of land as approved under the Area Plan was submitted, the required submittal is the Final Development Plan.

On August 16, 2022, the Architectural Review Commission recommended approval for the New Perspective of Weldon Spring commercial/institutional building and the entrance monument sign.

City staff has reviewed the Final Development Plan for the New Perspective of Weldon Spring and all of the corrections have been made to the plan.

THIS PLAN IS NOT FOR RECORD

NEW PERSPECTIVE OF WELDON SPRING

TRACTS OF LAND BEING PART OF U.S. SURVEYS 1796, TOWNSHIP 47
NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN

GENERAL NOTES

1. CURRENT ZONING: VIC PLANNED COMMERCIAL
2. PROPOSED ZONING: VIC PLANNED COMMERCIAL
3. OWNER OF THE TRACT: JEANETTE R. & RONALD K. VOIGT
   8 ROBERT JOAN WAY
   ST. CHARLES, MO 63303
4. AREA OF TRACT: 478 ACRES / 20,823.68 FT
5. EXISTING USE: AGRICULTURAL
6. PROPOSED USE: MIXED USE RESIDENTIAL CARE FACILITY
7. THE TRACT IS IN OR SERVED BY:
   A. FIRE DISTRICT: BOONSLICK FPD
   B. SEWER: MARNET CREEK SANITARY DISTRICT
   C. WATER: MISSOURI AMERICAN WATER CO.
   D. TELEPHONE: ATT OR SPECTRUM
   E. ELECTRIC: AMEREN UE
   F. GAS: SPIRE GAS CO.
8. SETBACK AND YARD REQUIREMENTS:
   FRONT: 30 FT
   SIDE: 10 FT
   REAR: 30 FT
   BUFFER: 20 FEET WIDE ADJACENT A TRACT OF LAND BEING USED OR ZONED FOR SINGLE FAMILY
9. ZONING REGULATIONS:
   MINIMUM LOT AREA: 20,000 SQ FT
   MINIMUM LOT WIDTH: 100 FT
   MINIMUM LOT DEPTH: 100 FT
   MAXIMUM BUILDING HEIGHT: 45 FEET OR 3 STORIES
   MAXIMUM SITE COVERAGE: 60%
10. SIGNAGE TO BE REVIEWED SEPARATELY FROM SITE PLAN PER SIGNAGE REGULATIONS.
11. SIGNAGE SHALL BE PERMITTED SEPARATELY.
12. PARKING BASED ON WELDON SPRING ZONING REGULATIONS.
13. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
14. ALL PEDESTRIAN WALKWAYS SHALL BE HANDICAPPED ACCESSIBLE PER APPLICABLE REQUIREMENTS.
15. BICYCLE RACKS/STORAGE SHALL BE PROVIDED FOR EACH BUILDING DEVELOPED.
16. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES.
17. ALL DOWNSPOUTS ARE TO FADE OF CLOSE UNDER NOTED OTHERWISE.
18. FIRE HYDRANTS SHALL BE FLOW TESTED BY THE FIRE DISTRICT.
19. TRASH ENCLOSURE DIMENSIONS SHALL BE 10 FT 10 FEET IN HEIGHT AND OF MASONRY CONSTRUCTION WITH MATERIALS OR COMPLEMENTS THE PRIMARY BUILDING.
20. SITE PLAN SHALL COMPLY TREE AND LANDSCAPE REQUIREMENTS.
21. THE PROPERTY IS NOT WITHIN THE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 29183C0203G & DATED JANUARY 20, 2004.
22. PARKING LOT LIGHTING FIXTURES TO BE DORMANT MASSIVE STYLE LED UNLESS DECORATIVE IN NATURE.
   22a. ANY LUMINARY WITH A LAMP RATING OF MORE THAN 1800 LUMENS AND ALL FLOOD OR SPOT LUMINAIRES WITH A LAMP RATED ABOVE 900 LUMENS SHALL BE MOUNTED IN A FULL CUT-OFF FIXTURE.
   22b. THE COLOR OF LIGHTING SHALL BE CONSISTENT WITH THE OLD TOWN COMMERCIAL AREA.
23. ALL UTILITIES TO BE PRIVATE UNLESS OTHERWISE SPECIFICALLY CALLED OUT AS PUBLIC AND ACCEPTED FOR DEDICATION BY THE CITY OF WELDON SPRING.
24. A FINAL LANDSCAPE PLAN SHALL BE INCORPORATED WITH THE CITY OF WELDON SPRING PLANNING DEPARTMENT.
25. WORK WITH QUALITY MEASURES WILL BE ADDED AS DEEMED NECESSARY BY CITY ENGINEERING STAFF DURING THE IMPROVEMENT PLAN REVIEW AND APPROVAL PROCESS.
26. A FINANCIAL GUARANTEE SHALL BE A SUBMITTED CONTAINING THE COST OF THE SITE IMPROVEMENTS (SIDEWALKS, STORM SEWERS, PARKING, LANDSCAPING, ETC) PRIOR TO THE ISSUANCE OF A LAND USE PERMIT TO ENSURE COMPLETION OF THE SITE IMPROVEMENTS.
27. THE FINANCIAL GUARANTEE SHALL BE AN IRREVOCABLE AGREEMENT, A LETTER OF CREDIT OR A SITE DEVELOPMENT BOND EXPERSEABLE BY OR PAYABLE TO THE CITY OF WELDON SPRING.
28. A PRE-DEVELOPED TREE PLAN SHALL BE PREPARED, SUBMITTED TO THE CITY AND APPROVED BY THE APPROPRIATE BOARD OR COMMISSION PRIOR TO THE REMOVAL OF ANY PROPERTED TREE EXCEPT AS SPECIFICALLY ALLOWED BY THE TREE CONSERVATION AND PROTECTION CHAPTER, 1288.
29. ALL CONSTRUCTION PLANS TO MEET ST. CHARLES COUNTY DESIGN CRITERIA FOR THE PREPARATION OF IMPROVEMENT PLANS, REVISED JANUARY 2018 AND CITY OF WELDON SPRING, MO CODE/MANUAL, MAY 2012
30. BOUNDARY ADJUSTMENT PLAT TO BE COMPLETED PRIOR TO DEVELOPMENT TO CONSOLIDATE THE TWO PARCELS INTO ONE LOT.
31. THE MONUMENT SIGN MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.
32. THE FLAG POLE SHALL NOT EXCEED 30 FEET IN HEIGHT. A PERMIT WILL BE REQUIRED FOR THE FLAG POLE BUT THERE IS NO FEE FOR REVIEWING.
33. CROSSWALK CONNECTION TO PROPOSED CITY PARK SHALL HAVE BLOCK STRIPING AND A PEDESTRIAN PLANNING SIGNAL ACCORDING TO MUTCD STANDARDS.
34. STORM WATER DETENTION CALCULATION SHALL MEET THE SAINT CHARLES COUNTY, MO STANDARDS AND BE INCLUDED IN THE IMPROVEMENT PLAN SET.
35. THE REMAINING WALL SHALL BE VARIFIED AND BUILT SUCH THAT THERE WILL BE NO IMPACT ON THE NEIGHBORING PROPERTIES.
36. A COPY OF THE SWPP SHALL BE KEPT ONSITE DURING CONSTRUCTION AND UPDATED WITH ANY FIELD CHANGES.
   36.1. DURING CONSTRUCTION: THE DEVELOPER WILL BE REQUIRED TO PERFORM WEEKLY INSPECTIONS AND PERFORM EVENT INSPECTIONS. MAINTAIN/PROVIDE INSPECTIONS. A COPY OF THE INSPECTIONS MUST BE EMAILED WEEKLY TO THE CITY OF WELDON SPRING.
   36.2. A MAINTENANCE AGREEMENT WILL BE REQUIRED AS PART OF THE IMPROVEMENT PLAN APPROVAL FOR THE STORM WATER SWPP.

SANITARY SEWER FLOW ESTIMATE

RESIDENTS
177 Beds @ 120 gpd /bed = 21,240 Gallons per Day

EMPLOYEES
30 (Max. on shift) @ 25 gpd/person = 750 Gallons per Day

TOTAL = 22,040 Gallons per Day

PARKING CALCULATIONS

COMMERCIAL CARE
1 SPACE PER PROPERTIES LIVING UNIT
80 UNITS = 1 SPACE = 80 SPACES

ASSISTED LIVING
1 SPACE PER 4 BEDS ASSISTED LIVING
120 BEDS = 1 SPACE PER 3 BEDS = 30 SPACES

EMPLOYEES
1 PER EVERY EMPLOYEE ON MAX SHIFT
30 EMPLOYEES = 1 SPACE PER EMPLOYEE = 30 SPACES

TOTAL PARKING REQUIRED: 80 SPACES

PARKING PROVIDED

IN SURFACE PARKING SPOTS PROVIDED, INCLUDING 8 ADA

LOT COVERAGE CALCULATIONS

TOTAL AREA OF LOT - 20.823 SF. = 478 ACRES (100)
TOTAL PROPOSED BUILDING AREA = 62,007 SF. (3.0)
TOTAL PAVED PARKING AREA = 46,000 SF (2.2)
REMAINING GREEN SPACE = 700,000 SF. (80.8)

DISTURBED AREA

4.4 ACRES / 192,000 SQ FT

LOT DENSITY CALCULATIONS

MAX ALLOWED DENSITY = 10.47 UNITS
24 UNITS / ACRE = 478 ACRES = 10.47 UNITS

PROPOSED NUMBER OF UNITS
42 UNITS WITH KITCHENS = 1 = 42 UNITS
96 UNITS WITHOUT KITCHENS = .5 = 48 UNITS
= 90 UNITS

PROPOSED DENSITY
90 UNITS / 478 ACRES = 1.88 UNITS / ACRE

REFERENCE

1. TOPOGRAPHIC INFORMATION BASED UPON ALTA/NSPS & TOPOGRAPHIC SURVEY SUPPLIED TO BY PICKETT, RAY, & SILVER, PART OF CAM. & ENVIRONMENTAL CONSULTANTS, INC. (CEC) IN APRIL 2022.

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND APPROPRIATE AUTHORITIES.

MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

SITE BENCHMARK:

BM1 ELEV. 525.41
REBAR marking the Western front property corner behind the sidewalk along Selbring Road

BM2 ELEV. 539.18
REBAR marking the Eastern front property corner behind the sidewalk along Selbring Road

LOCATION MAP

GENERAL LEGEND:

Sanitary Sewer (Proposed)		Sanitary Structure		No Outlet	
Sanitary Sewer (Existing)		Storm Structure		Yield Sign	
Storm Sewer (Proposed)		Test Hole	R.C.P.	Reinforced Concrete Pipe	
Storm Sewer (Existing)		Power Pole	C.M.P.	Corrugated Metal Pipe	
Water Line & Size		Light Standard	C.I.P.	Cast Iron Pipe	
Existing water line		Double Meter Meter Setting	P.V.C.	Polyvinyl Chloride	
Tee & Valve		Single Meter Meter Setting	V.C.P.	Vitrified Clay Pipe	
Hydrant	C.I.	Curb Inlet	C.O.	Clean Out	
Cap		Slotted Curb Inlet	V.T.	Vent Trap	
18 Lot or Building Number		Double Curb Inlet	T.B.R.	To Be Removed	
Existing Fence Line	G.I.	Grate Inlet	T.B.R.&R	To Be Removed & Relocated	
Existing Tree Line	A.I.	Area Inlet	T.B.P.	To Be Protected	
Street Sign	D.A.I.	Double Area Inlet	T.B.A.	To Be Abandoned	
Existing Contour	C.C.	Concrete Collar	B.O.	Base Of Curb	
Proposed Contour	F.E.	Flared End Section	T.C.	Top Of Curb	
Rip-Rap	E.P.	End Pipe	T.W.	Top Of Wall	
End of Lateral	E.D.	Energy Dissipater	B.W.	Base Of Wall	
Asphalt Pavement	M.H.	Manhole	(TYP)	Typical	
Concrete Pavement	C.P.	Concrete Pipe	U.N.O.	Unless Noted Otherwise	
Structures		Stop Sign	U.I.P.	Use In Place	
Septic Tank		Sewer Cleanout			

Sheet List Table

Sheet Description	Sheet Number	Sheet Title
01	FDP1	COVER SHEET
02	FDP2	EXISTING DEMO PLAN
03	FDP3	SITE PLAN
04	FDP4	GRADING PLAN
05	FDP5	UTILITY PLAN
06	FDP6	LIGHTING PLAN

STATE OF MISSOURI KARL A. HONEKENS NUMBER E-22013 08/30/2022 PROFESSIONAL ENGINEER

THIS PLAN IS NOT FOR RECORD

TITLE DESCRIPTION:

PARCEL 1:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WELDON SPRING, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF "VOGT SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 238-240 OF THE ST. CHARLES COUNTY RECORDS, THENCE ALONG THE SAID NORTHWEST CORNER OF LOT 2 OF "VOGT SUBDIVISION", NORTH 30 DEGREES 38 MINUTES 38 SECONDS WEST 60.08 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO JERRY D. AND BARBARA A. NESSLADE ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 3010 PAGE 804 OF THE SAID RECORDS AND BEING THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG THE SAID EAST LINE OF THE NESSLADE PROPERTY, NORTH 20 DEGREES 38 MINUTES 38 SECONDS WEST 312.90 FEET TO A POINT ON THE SOUTHERLY LINE OF PROPERTY CONVEYED TO HANSBLER FAMILY L.P. ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 1878 PAGE 1883 OF THE SAID RECORDS; THENCE ALONG THE SOUTHEAST LINE OF THE HANSBLER FAMILY L.P. PROPERTY, NORTH 63 DEGREES 19 MINUTES 23 SECONDS EAST 718.18 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO FAITH CHURCH ST. LOUIS ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 6262 PAGE 2303 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 48 DEGREES 11 MINUTES 14 SECONDS EAST 86.88 FEET; AND SOUTH 13 DEGREES 23 MINUTES 33 SECONDS EAST 121.86 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO SIGHTSTOP PROFESSIONAL PARK PARTNERSHIP, LLC ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 3106 PAGE 769 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE SIGHTSTOP PROFESSIONAL PARK PARTNERSHIP, LLC PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 40 DEGREES 10 MINUTES 11 SECONDS WEST 31.02 FEET; SOUTH 18 DEGREES 18 MINUTES 38 SECONDS WEST 45.79 FEET; SOUTH 18 DEGREES 29 MINUTES 57 SECONDS WEST 88.54 FEET; SOUTH 33 DEGREES 39 MINUTES 38 SECONDS WEST 54.67 FEET; SOUTH 21 DEGREES 14 MINUTES 18 SECONDS WEST 86.88 FEET; AND SOUTH 05 DEGREES 21 MINUTES 33 SECONDS WEST 63.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIGHTSTOP ROAD, 60 FEET WIDE, AS ESTABLISHED BY DEED RECORDED IN BOOK 3184 PAGE 1980 OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SIGHTSTOP ROAD, ON A CURVE TO THE LEFT, AN ARC DISTANCE OF 20.00 FEET, AS ESTABLISHED BY DEED RECORDED IN BOOK 3184 PAGE 1980 OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SIGHTSTOP ROAD, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT, BEARS SOUTH 72 DEGREES 05 MINUTES 07 SECONDS WEST 4.08 FEET AND HAVING RADIUS POINT BEARS SOUTH 17 DEGREES 30 MINUTES 18 SECONDS EAST 1030.00 FEET FROM THE LAST MENTIONED POINT; AN ARC DISTANCE OF 4.08 FEET; AND SOUTH 72 DEGREES 20 MINUTES 11 SECONDS WEST 31.02 FEET TO THE POINT OF BEGINNING, ACCORDING TO CALCULATIONS BY BAX THOMPSON COMPANY DURING SEPTEMBER, 2018.

PARCEL 2:

A TRACT OF LAND BEING PART OF U.S. SURVEY 1796, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WELDON SPRING, ST. CHARLES COUNTY MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF "VOGT SUBDIVISION", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 238-240 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SAID NORTHWEST CORNER OF LOT 2 OF "VOGT SUBDIVISION", NORTH 30 DEGREES 38 MINUTES 38 SECONDS WEST 60.08 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO JERRY D. AND BARBARA A. NESSLADE ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 3010 PAGE 804 OF THE SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF THE NESSLADE PROPERTY, NORTH 20 DEGREES 38 MINUTES 38 SECONDS WEST 312.90 FEET TO A POINT ON THE SOUTHEAST LINE OF PROPERTY CONVEYED TO HANSBLER FAMILY L.P. ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 1878 PAGE 1883 OF THE SAID RECORDS; THENCE ALONG THE SOUTHEAST LINE OF THE HANSBLER FAMILY L.P. PROPERTY, NORTH 63 DEGREES 19 MINUTES 23 SECONDS EAST 718.18 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED TO FAITH CHURCH ST. LOUIS ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 6262 PAGE 2303 OF THE SAID RECORDS; THENCE ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 48 DEGREES 11 MINUTES 14 SECONDS EAST 86.88 FEET; AND SOUTH 13 DEGREES 23 MINUTES 33 SECONDS EAST 121.86 FEET TO THE ACTUAL POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE ALONG THE SAID WEST LINE OF THE FAITH CHURCH ST. LOUIS PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 22 DEGREES 48 MINUTES 08 SECONDS EAST 35.35 FEET; SOUTH 43 DEGREES 34 MINUTES 18 SECONDS EAST 80.58 FEET; SOUTH 39 DEGREES 37 MINUTES 38 SECONDS EAST 312.38 FEET; AND SOUTH 39 DEGREES 44 MINUTES 03 SECONDS EAST 160.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SIGHTSTOP ROAD, 60 FEET WIDE, AS ESTABLISHED BY DEED RECORDED IN BOOK 3184 PAGE 1980 OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF SIGHTSTOP ROAD, ALONG A CURVE TO THE LEFT, WHOSE CHORD BEARS SOUTH 80 DEGREES 13 MINUTES 56 SECONDS WEST 274.84 FEET AND WHOSE RADIUS POINT BEARS SOUTH 02 DEGREES 05 MINUTES 33 SECONDS EAST 1030.00 FEET FROM THE MENTIONED POINT, AN ARC DISTANCE OF 275.79 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO MARY JAN VOGT, TRUSTEE OF THE OAK CLUB SIGHTSTOP AND 1994 A SIGHTSTOP REVOCABLE LIVING TRUST ACCORDING TO THE DEED THEREOF RECORDED IN BOOK 6307 PAGE 1481 OF THE SAID RECORDS; THENCE ALONG THE SAID EAST LINE OF THE VOGT PROPERTY, THE FOLLOWING COURSES AND DISTANCES, NORTH 05 DEGREES 21 MINUTES 33 SECONDS WEST 63.13 FEET; NORTH 21 DEGREES 14 MINUTES 18 SECONDS EAST 86.88 FEET; NORTH 33 DEGREES 39 MINUTES 38 SECONDS EAST 54.67 FEET; NORTH 15 DEGREES 23 MINUTES 37 SECONDS EAST 88.54 FEET; NORTH 18 DEGREES 15 MINUTES 38 SECONDS EAST 45.79 FEET; AND NORTH 40 DEGREES 10 MINUTES 11 SECONDS WEST 31.02 FEET TO THE POINT OF BEGINNING, ACCORDING TO CALCULATIONS BY BAX THOMPSON COMPANY DURING SEPTEMBER, 2018.

REVISION RECORD

NO.	DATE	DESCRIPTION
1	8-18-22	REVISED PER CITY REVIEW COMMENTS
2	8-25-22	REVISED PER CITY REVIEW COMMENTS
3	8-30-22	REVISED PER CITY REVIEW COMMENTS

Pickett Ray & Silver
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5000 Oakbrook Parkway, Suite 120, Norcross, GA 30093
Ph: 314.644.4949 • FAX: 314.644.4959
www.cecinc.com

THE BOLDT COMPANY
660 John Nolen Dr., Suite 120
Madison, WI 53713
(608) 250-8400

NEW PERSPECTIVE OF WELDON SPRING
COVER SHEET
FINAL DEVELOPMENT PLANS

DATE:	JULY 2022
DRAWN BY:	KAB
SCALE:	1"=30'
CHECKED BY:	DST
PROJECT NO:	321-173.2001
APPROVED BY:	DRAFT

DRAWING NO.: FDP1

SHEET 01 OF 06

THIS PLAN IS NOT FOR RECORD

NORTH

FENCE OF UNKNOWN OWNERSHIP LOCATED ONTO SUBJECT PROPERTY

N 63°19'23" E
774.30'

25' BUILDING LINE

N/F
LARRY & BARBARA
W'OODCOCK - TRUST
3818 - 504
20NR13 691/2
VACANT

N 20°37'37" W
311.86'

SCHOCK ESM (7037/207 & 7038/2257)

EXISTING STORM SEWER (TYP)
24" RCP
24" FLARED END SECTION (TYP)

N/F
JEAN & RONALD
VOS
5387 - 1481

STORM SEWER GROUND FALL

S 63°19'23" E
93.76'

S 13°17'56" E
147.86'

N 32°41'08"
30.86'

N/F
C-HIRCH ST
LOUIS COW INC
3303
20NR13 691/2
C-HIRC

S 22°49'08" E
38.36'

S 43°57'52" E
81.21'

S 26°37'36" E
32.39'

S 25°44'03" E
160.84'

N 18°16'00" E
45.78'

N 15°23'57" E
56.34'

N 33°32'34" E
64.67'

N 21°14'18" E
65.68'

N 5°21'33"
65.13'

TOP=813.28'
OUT=808.83'
EXISTING AREA INLET (TYP)

EXISTING CURB INLET TO BE CONVERTED TO A MEDIAN

CONC SIDEWALK

CONC CURB

EXISTING SIDEWALK (TYP)

EXISTING CURB (TYP)

25' BUILDING LINE

365.97'
S 72°20'11" W

SIEDENTOP ROAD
(80' ROW, 39' PVMT)

N/F
CITY OF
WELDON SPRING
7026 - 3045
ZONED PC
PROPOSED PARK

A=4.06'
R=1030.00'
CHB=S72°26'52"W
CH=4.06'

GUARD RAIL

A=273.76'
R=1030.00'
CHB=S80°13'37"W
CH=273.8'

N/F
JEAN & RONALD
VOS
5387 - 1481

25' BUILDING LINE

N/F
TRICE APARTMENTS LLC
3021 - 3515
ZONED PC
APARTMENTS

SCALE IN FEET
0 30 60

THIS PLAN IS NOT FOR RECORD

MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

REFERENCE

1. TOPOGRAPHIC INFORMATION BASED UPON ALTA/NSPS & TOPOGRAPHIC SURVEY SUPPLIED TO BY PICKETT, RAY, & SILVER, PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) IN APRIL 2022.

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STATE OF MISSOURI
KARL A. HOHENBERGER
NUMBER
PE-2004041998
09/30/2022
PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION
01	10-12-22	PROPERTY LINE SHIFTED PER REV. PLAN
02	11-11-22	REVISED PARKING & SIDEWALK LAYOUT
03	12-16-22	REVISED PER CITY COMMENTS

Pickett Ray & Silver
Part of Civil & Environmental Consultants, Inc. (CEC)
3000 Lake Boulevard - Suite 100, St. Charles, MO 63301
Ph: 314 - 344 - 1010 Fax: 314 - 344 - 1011
www.cecinc.com

THE BOLDT COMPANY
660 John Nolen Dr., Suite 120
Madison, WI 53713
(608) 250-8400

NEW PERSPECTIVE OF WELDON SPRING
EXISTING DEMO PLAN
FINAL DEVELOPMENT PLANS

DATE	JULY 2022	DRAWN BY: KAB
DWG SCALE:	1"=30'	CHECKED BY: DRT
PROJECT NO:		3812-2-J001
APPROVED BY:		DRAFT

DRAWING NO.: FDP2

SHEET 02 OF 06

THIS PLAN IS NOT FOR RECORD

NORTH

PROPOSED SINGLE STORY

PROPOSED SINGLE STORY

PROPOSED SINGLE STORY

PROPOSED 3-STORY BUILDING
FF=520.75
Max Height 45'
(87,071 SQ FT)

CONC PATIO

CONC PATIO

PROPOSED WET DETENTION POND w/ FOUNTAIN

PROPOSED DOG PARK

SIEDENTOP ROAD
(60' ROW, 39' PVMT)

N 63°19'23" E
774.30'

S 22°20'11" W
165.09'

N 20°37'32" W
371.08'

S 13°17'50" E
174.55'

S 22°49'08" E
38.36'

S 43°57'32" E
81.21'

S 26°37'36" E
32.39'

S 29°44'03" E
160.64'

N 39°41'06" E
30.86'

N 18°15'28" E
40.79'

N 13°32'37" E
98.34'

N 23°36'36" E
64.67'

N 31°14'18" E
65.46'

N 5°21'33" E
65.13'

A=4.06'
R=1030.06'
CHB=S72°26'52"W
CH=4.06'

A=324.74'
R=1030.06'
CHB=S60°13'37"E
CH=274.94'

SCALE IN FEET
0 30 60

THIS PLAN IS NOT FOR RECORD

SITE PLAN KEYED NOTES

1. PROPOSED PAVEMENT (HEAVY DUTY ASPHALT)
2. PROPOSED PAVEMENT (LIGHT DUTY ASPHALT)
3. PROPOSED CONCRETE PAVEMENT
4. PROPOSED 6" VERTICAL CURB
5. PROPOSED MONUMENT SIGN W/LED FLOOD LIGHT
6. PROPOSED SIDEWALK (4" THICK CONCRETE)
7. PROPOSED COURTYARD
8. PROPOSED ADA SIDEWALK RAMP
9. PROPOSED ADA PARKING STALLS
10. PROPOSED TRASH ENCLOSURE
11. PROPOSED MODULAR BLOCK RETAINING WALL (see design by others)
12. PROPOSED CROSS WALK WITH BLOCK STRIPING AND PEDESTRIAN FLASHING SIGNS PER MUTCD STANDARDS
13. PROPOSED FLAG POLE (NOT TO EXCEED 25')

REFERENCE

1. TOPOGRAPHIC INFORMATION BASED UPON ALTA/NSPS & TOPOGRAPHIC SURVEY SUPPLIED TO BY PICKETT, RAY, & SILVER, PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) IN APRIL 2022.

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MISSOURI ONE CALL SYSTEM
811 or 1-800-344-7483
https://www.mo1call.com

REVISION RECORD

NO	DATE	DESCRIPTION
1	10/14/22	REPRESENTATIVE WELLCOMPANY, INC.
2	10/24/22	REVISED PER CITY COMMENTS
3	11/14/22	REVISED PER CITY COMMENTS
4	12/14/22	REVISED PER CITY COMMENTS
5	12/27/22	REVISED PER CITY COMMENTS
6	1/4/23	REVISED PER CITY COMMENTS

Pickett Ray & Silver

Part of Civil & Environmental Consultants, Inc. (CEC)
2800 Crossroads Blvd., Suite 100, Madison, WI 53718
Ph: 314.656.4848 - 888.354.3879 - Fax: 314.656.4855
www.cecinc.com

THE BOLDT COMPANY
660 John Nolen Dr., Suite 120
Madison, WI 53713
(608) 250-8400

NEW PERSPECTIVE OF WELDON SPRING
SITE PLAN
FINAL DEVELOPMENT PLANS

DATE: JULY 2022	DRAWN BY:	KAB
DWG SCALE: 1"=30'	CHECKED BY:	DBT
PROJECT NO: 321-112_0001		
APPROVED BY:		DRAFT

STATE OF MISSOURI
KARL A. BECHTHOLD
NUMBER PE-2003051423
08/30/2022
PROFESSIONAL ENGINEER

DRAWING NO. FDP3

SHEET 03 OF 06

THIS PLAN IS NOT FOR RECORD

NORTH

PROPOSED SINGLE STORY

PROPOSED SINGLE STORY

PROPOSED SINGLE STORY

PROPOSED 3-STORY BUILDING FF=520.75 Max Height 45 (87,071 SQ FT)

PROPOSED DOG PARK

PROPOSED 10' CONCRETE

SIEDENTOP ROAD (60' ROW, 38' PVMT)

N 63°19'23" E 774.30'

S 22°20'11" W

N 22°37'37" W

S 43°57'52" E 81.21'

S 26°37'36" E 32.39'

S 29°44'03" E 160.84'

S 22°49'08" E 38.36'

N 38°41'08" E 30.66'

N 5°21'33" 65.13'

A=4.06' R=1030.00' CHB=S72°26'52"W CH=4.06'

CHB=S01°13'35"W CH=27.42'

N/A CITY OF WELDON SPRING 7035 - 2248 ZONED PC PROPOSED PARK

N/A TRACE APARTMENTS LLC 3021 - 3074 ZONED PC APARTMENTS

N/A LARRY & BARBARA 3919 - 604 ZONED R1/2 VACANT

N/A CHURCH OF CHRIST 3383 - 3383 ZONED R1/2 CHURCH

N/A JAMES & RONALD 6387 - 1461

FENCE OF UNKNOWN OWNERSHIP LOCATED ONTO SUBJECT PROPERTY

REFERENCE

1. TOPOGRAPHIC INFORMATION BASED UPON ALTA/NSPS & TOPOGRAPHIC SURVEY SUPPLIED TO BY PROJECT, BRY, & SILVER, PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) IN APRIL 2022.

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MISSOURI ONE CALL SYSTEM 811 or 1-800-344-7483 https://www.mo1call.com

SCALE IN FEET 0 30 60

THIS PLAN IS NOT FOR RECORD

STATE OF MISSOURI KARL A. WITCHER 2/15/2023 PE-2001021013 05/30/2023 PROFESSIONAL ENGINEER

REVISION RECORD

NO	DATE	DESCRIPTION
01	07-14	REPRESENTS 21-01 RESULT FINAL DEVELOPMENT PLAN
02	10-21	REPRESENTS 21-01 RESULT FINAL DEVELOPMENT PLAN
03	10-21	REPRESENTS 21-01 RESULT FINAL DEVELOPMENT PLAN
04	11-22	REPRESENTS 21-01 RESULT FINAL DEVELOPMENT PLAN

Pickett Ray & Silver

Part of Civil & Environmental Consultants, Inc. (CEC)
3900 Lakeside Avenue - Suite 100 - Cleveland, OH 44114
Ph: 314.656.4848 - 888.350.3879 - Fax: 314.656.4888
www.cecinc.com

THE BOLDT COMPANY
680 John Nolen Dr., Suite 120
Madison, WI 53713
(608) 250-8400

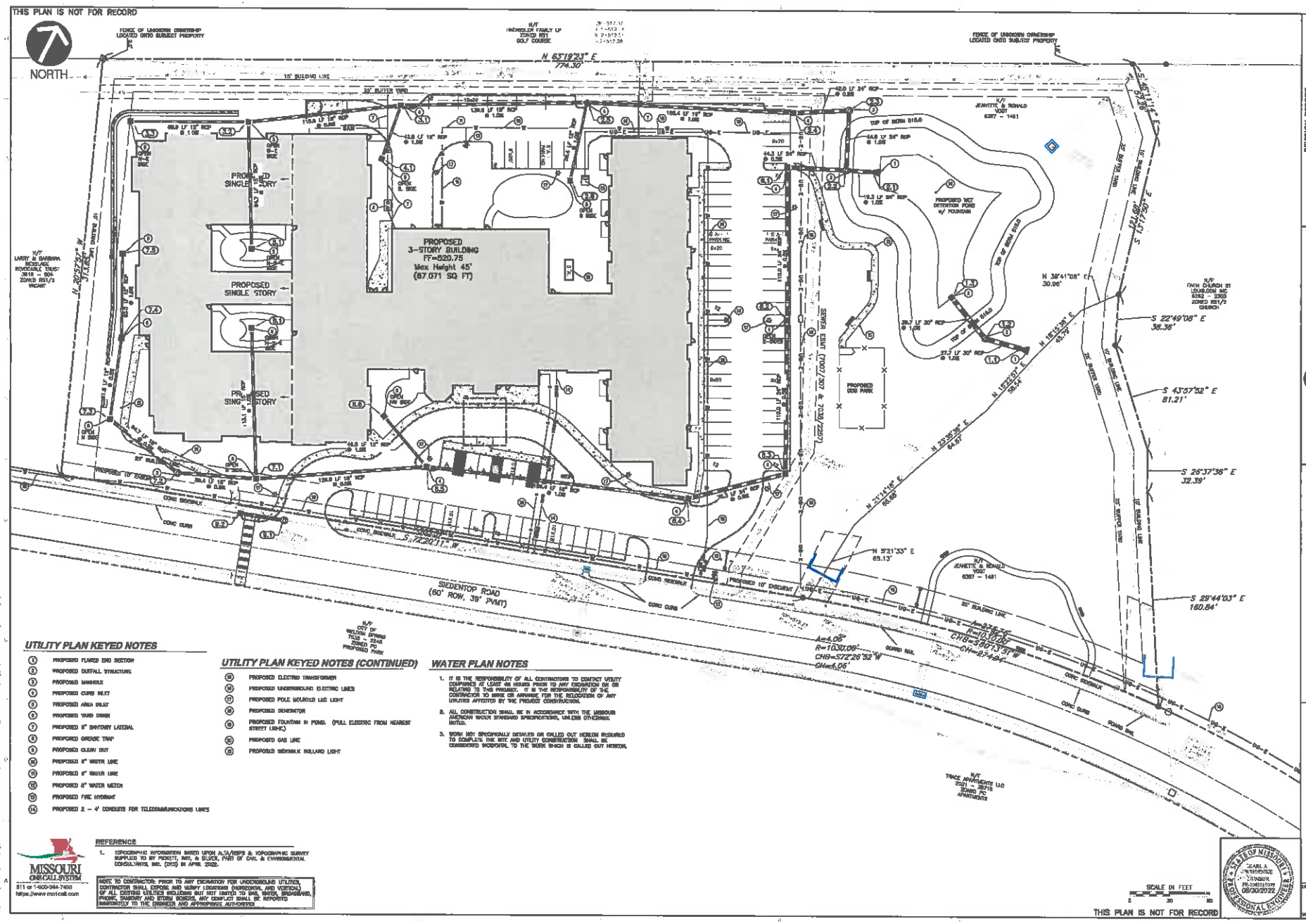
NEW PERSPECTIVE OF WELDON SPRING
GRADING PLAN
FINAL DEVELOPMENT PLANS

DATE	JULY 2022	DRAWN BY: KAB
DATE		CHECKED BY: DBT
DWG SCALE:	1"=30'	
PROJECT NO:		321-713_0001
APPROVED BY:		DRAFT

DRAWING NO. FDP4

SHEET 04 OF 05

THIS PLAN IS NOT FOR RECORD



UTILITY PLAN KEYED NOTES

1. PROPOSED FLARED END SECTION
2. PROPOSED OUTFALL STRUCTURE
3. PROPOSED MANHOLE
4. PROPOSED CURB INLET
5. PROPOSED AREA INLET
6. PROPOSED YARD DRAIN
7. PROPOSED 6" SANITARY LATERAL
8. PROPOSED GREASE TRAP
9. PROPOSED CLEAN OUT
10. PROPOSED 6" WATER LINE
11. PROPOSED 8" WATER LINE
12. PROPOSED 6" WATER METER
13. PROPOSED FIRE HYDRANT
14. PROPOSED 2 – 4" CONDUITS FOR TELECOMMUNICATIONS LINES

UTILITY PLAN KEYED NOTES (CONTINUED)

15. PROPOSED ELECTRIC TRANSFORMER
16. PROPOSED UNDERGROUND ELECTRIC LINES
17. PROPOSED POLE MOUNTED LED LIGHT
18. PROPOSED GENERATOR
19. PROPOSED FOUNTAIN IN POND. (FULL ELECTRIC FROM NEAREST STREET LIGHT)
20. PROPOSED GAS LINE
21. PROPOSED SIDEWALK BOLLARD LIGHT

WATER PLAN NOTES

1. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON OR RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MISSOURI AMERICAN WATER STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
3. WORK NOT SPECIFICALLY DETAILED OR CALLED OUT HEREON SHALL BE CONSIDERED INCIDENTAL TO THE WORK WHICH IS CALLED OUT HEREON.

REFERENCE

1. TOPOGRAPHIC INFORMATION BASED UPON ALTA/NSPS & TOPOGRAPHIC SURVEY SUPPLIED TO BY PICKETT, RAY, & SILVER, PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) IN APRIL 2022.

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MISSOURI ONE CALL SYSTEM
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https://www.mocall.com

STATE OF MISSOURI
CARL A. VONDERHAAR
NUMBER
PE-2003015799
08/30/2022
PROFESSIONAL ENGINEER

THIS PLAN IS NOT FOR RECORD

REVISION RECORD

NO	DATE	DESCRIPTION
1	8-30-22	REVISIONS PER CITY COMMENTS
2	9-6-22	REVISIONS PER CITY COMMENTS

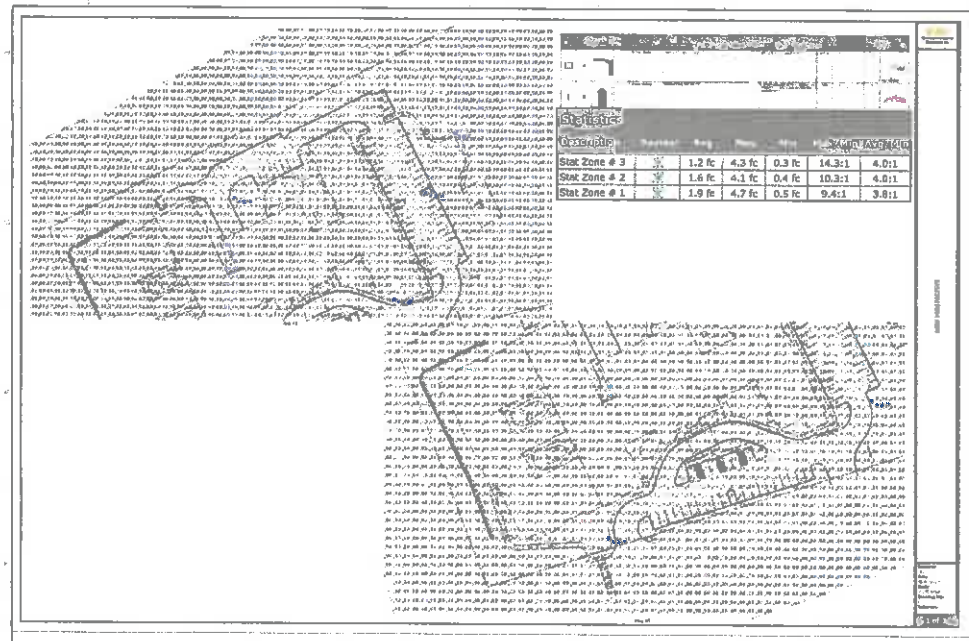
Pickett Ray & Silver
Part of Civil & Environmental Consultants, Inc. (CEC)
8200 Watson Road, Suite 200, St. Louis, MO 63119
Ph: 314.966.4500 - 800.365.1879 - Fax: 314.966.4606
www.cecinc.com

THE BOLDT COMPANY
660 John Nolen Dr., Suite 120
Madison, WI 53713
(608) 250-8400

NEW PERSPECTIVE OF WELDON SPRING
UTILITY PLAN
FINAL DEVELOPMENT PLANS

DATE	JULY 2022
DRAWN BY	KAB
DATE SCALE	1"=30'
CHECKED BY	DBT
PROJECT NO.	521-272-2001
APPROVED BY	DRAFT

DRAWING NO. FDP5
SHEET 05 OF 08



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 3		1.2 fc	4.3 fc	0.3 fc	14.3:1	4.0:1
Stat Zone # 2		1.6 fc	4.1 fc	0.4 fc	10.3:1	4.0:1
Stat Zone # 1		1.9 fc	4.7 fc	0.5 fc	9.4:1	3.8:1

LIGHTING NOTES:

1. ALL LIGHT FIXTURES ARE 20' OR 23' TALL.
   1.1. LIGHT AT SW ENTRANCE AND ADA PARKING – 20' TALL.
   1.2. LIGHTS ALONG NORTH PARKING LOT – 20' TALL.
   1.3. LIGHTS ALONG EASTERN PARKING LOT – 23' TALL.
2. BOLLARD LIGHTS ALONG SIDEWALKS ARE 3' TALL.
3. CUTOFF SHIELD WILL BE PLACED ON LIGHT FIXTURES TO REDUCE/ELIMINATE ANY SPILLOVER ONTO THE NEIGHBORING PROPERTIES.
4. THE PARKING LOT LIGHTS WILL NOT BE RUN AT FULL POWER.

Dabmar 36W LED Linear Flood & Sign Light, 3384 lm, 85V-265V, 5000K, Bronze

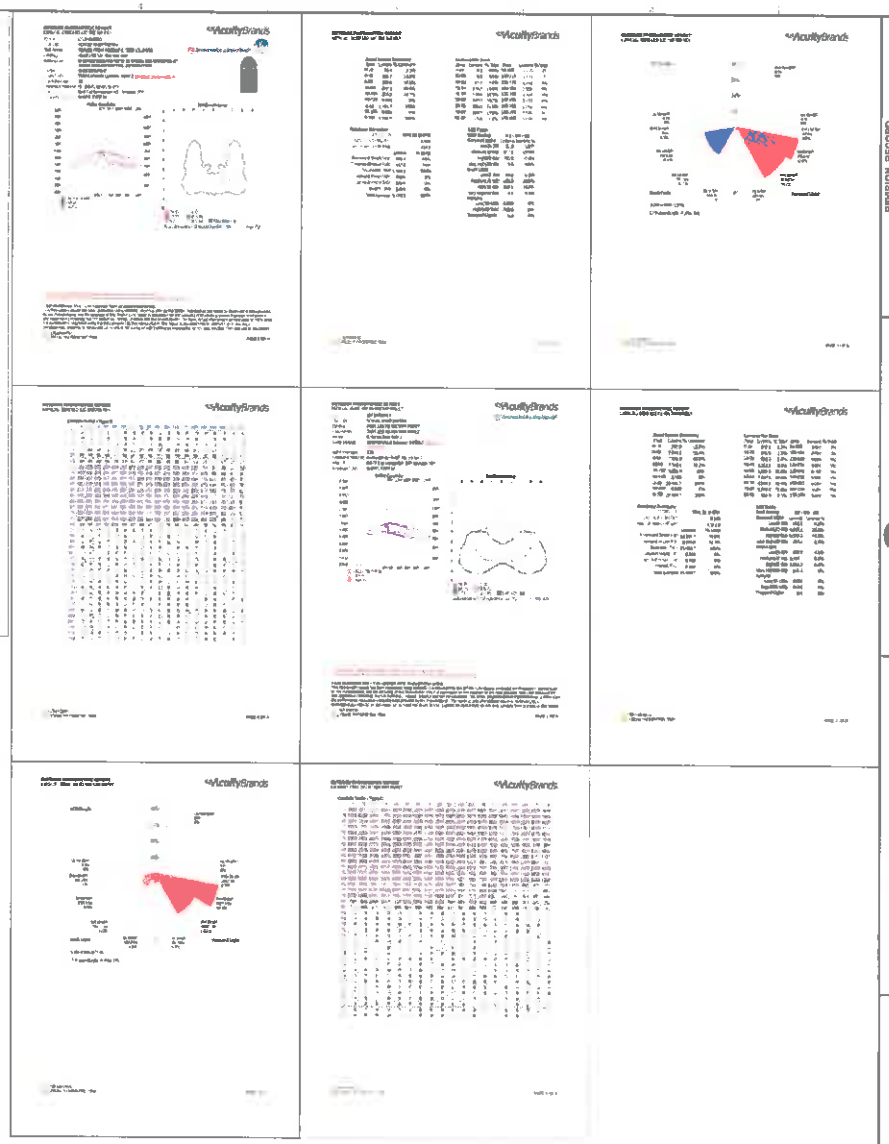
DabmarDF-LED3602-BZ-RGBM

Dabmar Lighting's 36W LED Linear Flood & Sign Light produces a powerful light distribution that is perfect for illuminating signage, wall buildings, and many other commercial lighting applications. Shop this linear LED today at HomePlace!

- Bronze color finish
- 36W, 3384 lm, 85V-265V
- Lamp life 50,000 lifetime hours
- Powder coat and aluminum construction
- Clear, heat-resistant, tempered glass lens
- Adjustable bracket with 1/2 in NPT included
- Integral LED circuit board lamp included
- In ground or surface mount installation
- Dimensions: 47.5 cm (18) x 8.52 cm (3) x 2.79 cm (1)

LED FLOOD LIGHT NOTES:

1. DABMAR 36W LED LINEAR FLOOD & SIGN LIGHT, 3384 lm, 85V-265V, 5000K, BRONZE
2. SKU DAB-DF-LED3602-BZ-RGBM
3. OR APPROVED EQUIVALENT



THIS PLAN IS NOT FOR RECORD

STATE OF MISSOURI
KARL A. MCKENZIE
E-23048
PE-2006041019
08/30/2022
PROFESSIONAL ENGINEER

REVISION RECORD

NO.	DATE	DESCRIPTION

Pickett Ray & Silver
Part of Civil & Environmental Consultants, Inc. (CECI)
3000 Lake Drive Expressway - Suite 100 - St. Charles, MO 63301
Tel: 636.946.6100 - Fax: 636.946.6200
www.cecinc.com

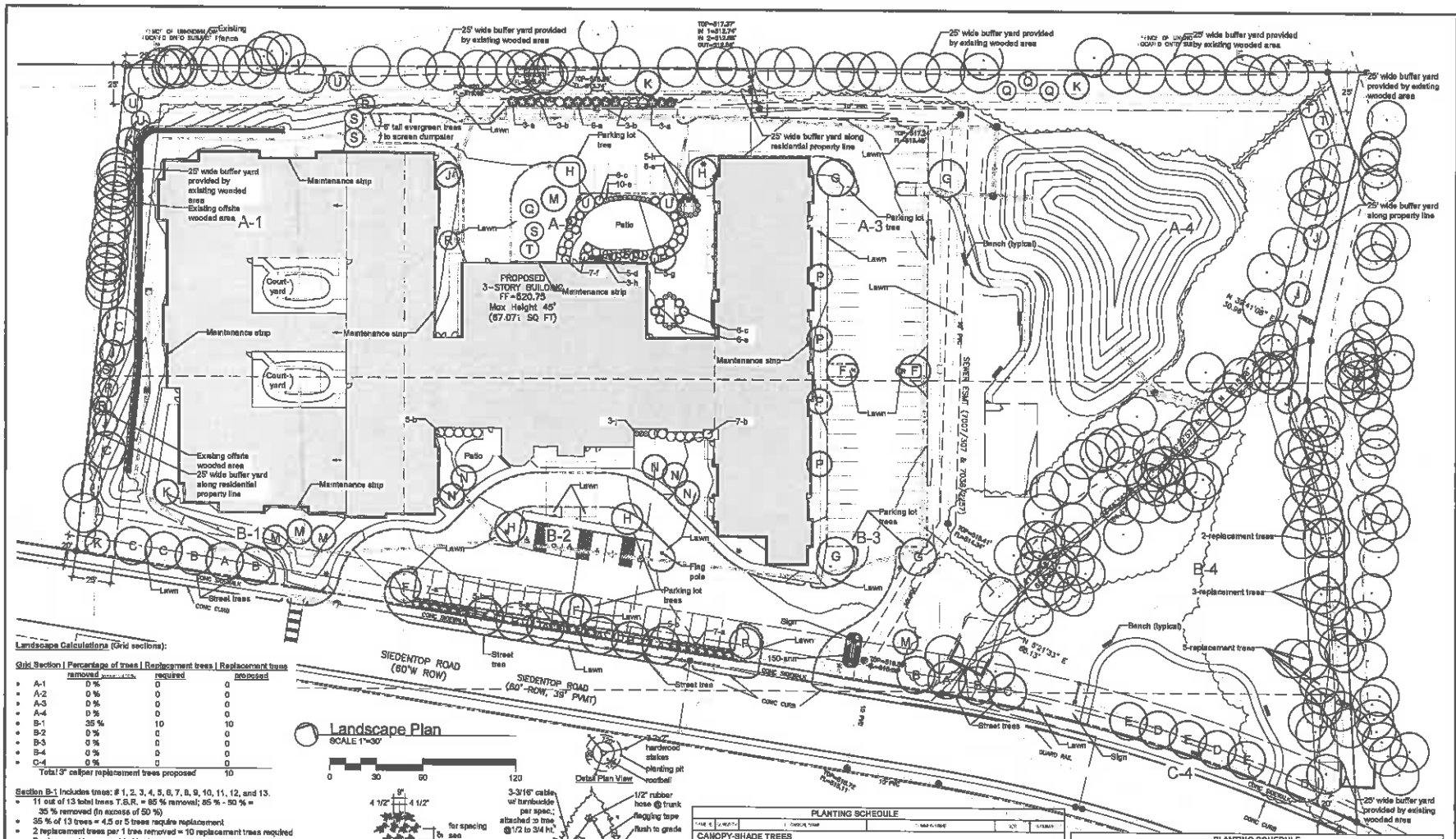
THE BOLDT COMPANY
660 John Nolen Dr., Suite 120
Madison, WI 53713
(608) 250-8400

NEW PERSPECTIVE OF WELDON SPRING
LIGHTING PLAN
FINAL DEVELOPMENT PLANS

DATE	JULY 2022	DRAWN BY: KAA
DWG SCALE	1"=20'	CHECKED BY: DRT
PROJECT NO		321-212-2001
APPROVED BY:		DRAFT

DRAWING NO.: FDP6

SHEET 06 OF 06



Landscape Plan

SCALE 1"=30'

0 30 60 120

Landscape Calculations (Grid sections):

Grid Section	Percentage of trees removed	Replacement trees required	Replacement trees proposed
A-1	0 %	0	0
A-2	0 %	0	0
A-3	0 %	0	0
A-4	0 %	0	0
B-1	35 %	10	10
B-2	0 %	0	0
B-3	0 %	0	0
B-4	0 %	0	0
C-4	0 %	0	0
Total 3" caliper replacement trees proposed			10

Section B-1 includes trees: # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13.

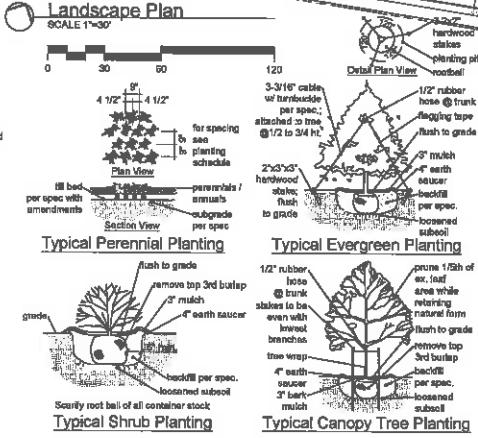
- 11 out of 13 total trees T.S.R. = 85 % removal; 85 % - 50 % = 35 % removed (in excess of 50 %)
- 35 % of 13 trees = 4.5 or 5 trees require replacement
- 2 replacement trees per 1 tree removed = 10 replacement trees required
- Replacement trees provided by tree preservation in all other grid areas per City of Weldon Spring ordinance for tree removal credits.
- Preserved tree area is approximately 75,762 s.f.
  - ⇔ 75,762 s.f. / 1,000 s.f. = 75 replacement tree credits

Landscape Calculations:

- Total site area = 304,112 s.f. (6.98 acres)
  Total greenspace area = 171,531 s.f. (56.4 % of total site area)
- 2.5% of Parking area shall contain landscaped material
  - ⇔ Parking area = 50,372 s.f.
  - ⇔ 50,247 s.f. x 2.5% = 1,256 s.f. landscaping required
    4,892 s.f. landscaping proposed (combination of trees and shrubs)

Landscape Notes:

1) Lawn areas shall be turf-type Tall Fescue Grass or approved equivalent.
2) Topsoil in all disturbed lawn areas at 6" depth.
3) Soil mix in all shrub beds at 6" depth.
4) All mulch to be double ground bark mulch.
5) Bed edges to be spade cut.
6) Provide underground irrigation system. Contractor to provide design-build drawings for review by Landscape Architect.



PLANTING SCHEDULE					
CANOPY-SHADE TREES					
A	6	Acer saccharum	Sugar Maple	3" cal.	B&B
B	6	Acer rubrum	Red Maple	3" cal.	B&B
C	5	Quercus rubra	Red Oak	3" cal.	B&B
D	3	Tilia cordata	Littleleaf Linden	3" cal.	B&B
E	3	Gleditsia triacanthos 'Inermis'	Honeylocust (thornless)	3" cal.	B&B
F	5	Nyssa sylvatica 'UFB-red'	Firestarter Blackgum	2.5" cal.	B&B
G	4	Acer rubrum 'Frank Jr.'	Redpointe Maple	2.5" cal.	B&B
H	4	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" cal.	B&B
UNDERSTORY-ORNAMENTAL TREES					
J	8	Cercis lexensis 'Oklahoma'	Oklahoma Redbud	2.5" cal.	B&B
K	5	Amelanchier x grandiflora	Autumn Brilliance Serviceberry	2.5" cal.	B&B
M	5	Malus 'Prairiefire'	Prairiefire Crabapple	2.5" cal.	B&B
N	5	Prunus sargentii 'Columnaris'	Columnar Sargent Cherry	2.5" cal.	B&B
P	5	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2.5" cal.	B&B
EVERGREEN TREES					
Q	4	Pinus strobus	White Pine	6' h.	B&B
R	4	Picea abies	Norway Spruce	6' h.	B&B
S	4	Picea pungens	Colorado Blue Spruce	6' h.	B&B
T	4	Juniperus virginiana	Juniper	6' h.	B&B
U	5	Ilex opaca	American Holly	6' h.	B&B

PLANTING SCHEDULE					
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	31	Juniper virginiana 'Grey Owl'	Grey Owl Juniper	24"	72" o.c.
b	29	Ilex glabra 'Shamrock'	Shamrock Inkberry	24"	72" o.c.
c	14	Ilex x meserveae 'Blue Girl'&'Blue Boy'	Berri-Magic Kids Holly Combination	24"	72" o.c.
d	5	Taxus x media 'Densiformis'	Dense Spreading Yew	24"	72" o.c.
e	24	Buxus x 'Green Mountain'	Green Mountain Boxwood	24"	36" o.c.
f	7	Physocarpus opulifolius	Center Glow Ninebark	24"	72" o.c.
g	5	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	24"	72" o.c.
h	6	Calamagrostis x acutiflora	Karl Foerster Feather Reed Grass	3 gal.	36" o.c.
i	3	Buxus x 'Green Mountain'	Green Mountain Boxwood	24"	36" o.c.
ann	150	Annuals	Annuals	2" c.p.	12" o.c.

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

New Perspective of Weldon Spring

Weldon Spring, Missouri

Revisions:

Date	Description	No.
5/3/22	City Comments	1
5/26/22	City Comments	2
5/31/22	City Comments	3
6/8/22	City Comments	4
6/30/22	City Comments	5
9/28/22	City Comments	6

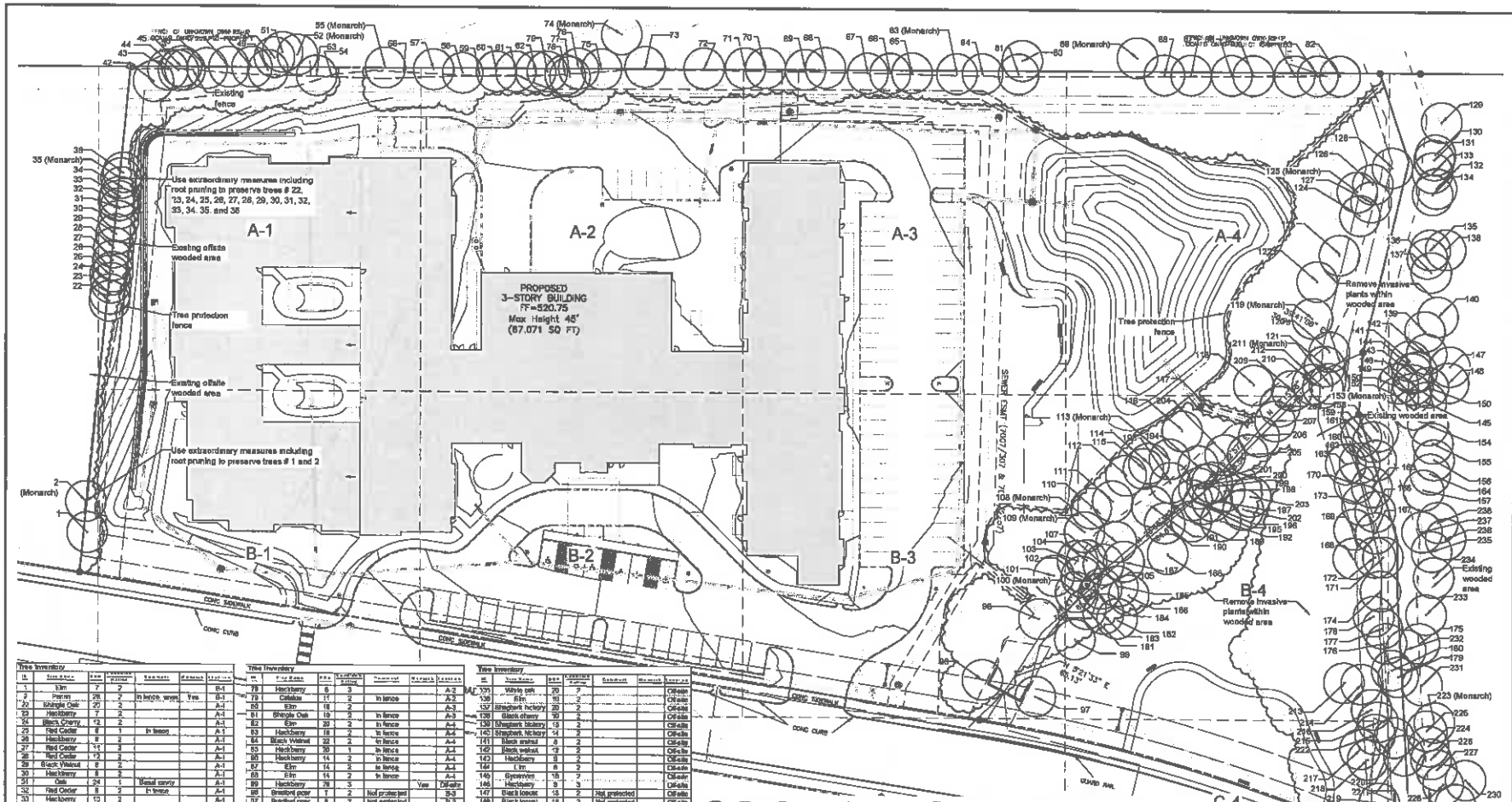
Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
Loomis Associates Inc.
Missouri State Certificate of Authority # LAC 2006019

Sheet Title: Landscape Plan

Sheet No: L1.01

Date: 4/8/22
Job #: 771.034



Tree Preservation Plan

SCALE 1"=30'

Tree Inventory							
ID	Tree Name	DBH	Condition Rating	Remarks	Disturb	Remove	Location
1	Elm	7	2				B-4
2	Pecan	26	2	In fence, wires		Yes	B-1
22	Shingle Oak	20	2				A-1
23	Hackberry	7	2				A-1
24	Black Cherry	13	2				A-1
25	Red Cedar	6	1	In fence			A-1
26	Hackberry	8	2				A-1
27	Red Cedar	14	3				A-1
28	Red Cedar	13	2				A-1
29	Black Walnut	6	2				A-1
30	Hackberry	8	2				A-1
31	Oak	24	1	Basal cavity			A-1
32	Red Cedar	8	2	In fence			A-1
33	Hackberry	13	2				A-1
34	Hackberry	8	2				A-1
35	Shingle Oak	24	3			Yes	A-1
36	Black Walnut	14	2				A-1
42	Box Elder	8	2	In fence			A-1
43	Red Oak	20	1	Basal cavity			A-1
44	Red Oak	13	2				A-1
45	White Oak	13	2				A-1
46	Hackberry	10	2				A-1
47	Hackberry	8	2				A-1
48	Shingle Oak	29	3				A-1
49	Elm	28	1	In fence			A-1
50	Hackberry	8	2				Off-site
51	Elm	13	2				Off-site
52	Hackberry	28	3			Yes	Off-site
53	Elm	11	2				A-1
55	White Oak	24	3			Yes	A-1
57	Red Cedar	17	2				A-2
58	Red Cedar	9	2				A-2
60	Red Cedar	8	1	In fence			A-2
61	Red Cedar	10	2	In fence			A-2
62	Red Cedar	10	2	In fence			A-2
63	Shingle Oak	28	2	In fence		Yes	A-3
64	Red Cedar	8	2	In fence			A-3
65	Catalpa	8	2	In fence			A-3
66	Shingle Oak	6	1	Vines			A-3
67	Shingle Oak	10	2				A-3
68	Box Elder	7	1				A-3
69	Black Walnut	13	2				A-3
70	Box Elder	10	1				A-3
71	Shingle Oak	10	2				A-3
72	Box Elder	7	3				A-3
73	Hackberry	7	2				Off-site
74	Catalpa	28	3			Yes	Off-site
75	Hackberry	7	2				A-2
76	Red Oak	20	3				A-2
77	Hackberry	15	3				A-2

Tree Inventory							
ID	Tree Name	DBH	Condition Rating	Remarks	Disturb	Remove	Location
78	Hackberry	6	3				A-2
79	Catalpa	11	2	In fence			A-2
80	Elm	18	2				A-3
81	Shingle Oak	19	2	In fence			A-3
82	Elm	20	2	In fence			A-3
83	Hackberry	18	2	In fence			A-4
84	Black Walnut	22	2	In fence			A-4
85	Hackberry	20	1	In fence			A-4
86	Hackberry	16	2	In fence			A-4
87	Elm	14	2	In fence			A-3
88	Elm	14	2	In fence			A-4
89	Hackberry	28	3			Yes	Off-site
90	Bradford pear	8	2	Not protected			B-3
97	Bradford pear	8	2	Not protected			B-3
98	Sycamore	38	1				B-3
99	Black walnut	7	1				B-4
100	Sycamore	38	3			Yes	B-4
101	Black walnut	7	2				B-3
102	Elm	7	2				B-4
103	Black cherry	6	2				B-4
104	Hackberry	8	1				B-4
105	Elm	12	2				B-4
106	Elm	7	1				B-4
107	Elm	10	2				B-4
108	Sycamore	30	2			Yes	B-4
109	Sycamore	30	2			Yes	B-4
110	Silver maple	8	2				B-4
111	Shingle oak	8	2				B-4
112	Hackberry	7	2				B-4
113	Catalpa	36	2			Yes	B-4
114	Elm	10	2				B-4
115	Elm	7	2				B-4
116	Sycamore	16	2				B-4
118	Elm	10	2				A-4
119	Sycamore	50	3			Yes	A-4
120	Sycamore	9	2				A-4
121	Sycamore	8	2				A-4
122	Shadblow	7	2				A-4
123	Black locust	12	3	Not protected			A-4
124	Sycamore	12	2				A-4
125	Sycamore	28	2			Yes	A-4
126	Sycamore	20	2				A-4
127	Sycamore	16	2				A-4
128	Sycamore	20	2				A-4
129	Black locust	7	2	Not protected			Off-site
130	Hackberry	13	2				Off-site
131	Hackberry	11	3				Off-site
132	Hackberry	8	3				Off-site
133	Hackberry	8	3				Off-site
134	Black locust	12	3	Not protected			Off-site

Tree Inventory							
ID	Tree Name	DBH	Condition Rating	Remarks	Disturb	Remove	Location
135	White oak	20	2				Off-site
136	Elm	10	2				Off-site
137	Shagbark hickory	20	2				Off-site
138	Black cherry	10	2				Off-site
139	Shagbark hickory	15	2				Off-site
140	Shagbark hickory	14	2				Off-site
141	Black walnut	8	2				Off-site
142	Black walnut	12	2				Off-site
143	Hackberry	8	2				Off-site
144	Elm	8	2				Off-site
145	Sycamore	16	2				Off-site
146	Hackberry	8	3				Off-site
147	Black locust	13	2	Not protected			Off-site
148	Black locust	18	2	Not protected			Off-site
149	Sycamore	16	3				Off-site
150	Hackberry	12	2				Off-site
151	Hackberry	12	3				Off-site
152	Elm	8	2				Off-site
153	Sycamore	34	3			Yes	Off-site
154	Hackberry	18	2				Off-site
155	Black walnut	18	2				Off-site
156	Red Cedar	15	2				Off-site
157	Red Cedar	18	2				Off-site
158	Elm	3	2				Off-site
159	Elm	10	2				Off-site
160	Elm	12	2				Off-site
161	Black locust	12	2	Not protected			B-4
162	Red Cedar	10	2				B-4
163	Hackberry	12	2				B-4
164	Catalpa	10	2				Off-site
165	Black locust	8	1	Not protected			B-4
166	Black locust	6	1	Not protected			B-4
167	Black locust	10	1	Not protected			B-4
168	Black locust	12	1	Not protected			B-4
169	Black locust	12	1	Not protected			B-4
170	Black locust	12	2	Not protected			B-4
171	Black locust	7	2	Not protected			B-4
172	Black locust	7	2	Not protected			B-4
173	Elm	10	2				B-4
174	Red Cedar	14	2				B-4
175	Sycamore	36	3				Off-site
176	Black walnut	10	2				B-4
177	Black walnut	7	3				B-4
178	Black locust	7	2	Not protected			B-4
179	Red Cedar	18	3				B-4
180	Red Cedar	10	2				B-4
181	Black walnut	8	2				B-4
182	Black walnut	12	2				B-4
183	Elm	7	2				B-4
184	Black cherry	11	2				B-4

Tree Inventory							
ID	Tree Name	DBH	Condition Rating	Remarks	Disturb	Remove	Location
185	Black walnut	14	2				B-4
186	Black walnut	9	2				B-4
187	Red Cedar	14	2				B-4
188	Black walnut	12	2				B-4
189	Black walnut	15	2				B-4
190	Sycamore	12	2				B-4
191	Sycamore	10	2				B-4
192	Black walnut	13	2				B-4
193	Red Cedar	15	2				B-4
194	Catalpa	10	2				B-4
195	Black locust	8	1	Not protected			B-4
196	Black locust	6	1	Not protected			B-4
197	Black locust	10	1	Not protected			B-4
198	Black locust	12	1	Not protected			B-4
199	Black locust	12	1	Not protected			B-4
200	Black locust	10	1	Not protected			B-4
201	Black locust	9	1	Not protected			B-4
202	Black locust	10	2	Not protected			B-4
203	Elm	13	2				B-4
204	White oak	8	3				B-4
205	Black cherry	8	2				B-4
206	Black locust	10	2	Not protected			B-4
207	Black locust	15	2	Not protected			B-4
208	Red Cedar	7	2				B-4
209	Hornbeam	18	3				A-4
210	Black locust	14	2	Not protected			A-4
211	Silver maple	27	2			Yes	A-4
212	Elm	8	2				A-4
213	Elm	6	2				A-4
214	Elm	7	2				B-4

Tree Inventory							
ID	Tree Name	DBH	Condition Rating	Remarks	Disturb	Remove	Location
215	Elm	7	2				B-4
216	Black walnut	7	2				C-4
217	Bradford pear	5	2	Not protected			C-4
218	Bradford pear	5	2	Not protected			C-4
219	Bradford pear	5	2	Not protected			C-4
220	Cottonwood	12	2				C-4
221	Willow	6	2				C-4
222	Black cherry	7	2				C-4
223	Shingle oak	32	3			Yes	Off-site
224	Black cherry	9	2				Off-site
225	Alder	6	2				Off-site
226	Alder	6	2				Off-site
227	Alder	6	2				Off-site
228	Alder	6	2				Off-site
229	Sycamore	12	2				Off-site
230	Sycamore	12	2				Off-site
231	Red Cedar	14	2				Off-site
232	Elm	13	2				Off-site
233	Hackberry	12	1				Off-site
234	Shingle oak	17	2				Off-site
235	Shingle oak	17	2				Off-site
236	Mulberry	13	1	Not protected			Off-site
237	Red Cedar	14	2				Off-site
238	Elm	10	2				Off-site

Note: Monarch trees are to be preserved.
Use extraordinary measures including root pruning to preserve trees.

City of Weldon Springs, Missouri Chapter 236, Tree Conservation and Protection - Section 236.050, Tree Removal Regulations:

[illegible]

Tree Protection Detail

Tree Condition Rating:

Dead	0
Critical	1
Poor	2
Fair	3
Good	4

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

New Perspective of Weldon Spring

Weldon Spring, Missouri

Revisions:

Date	Description	No.
5/2/22	City Comments	1
5/26/22	City Comments	2
5/31/22	City Comments	3
6/9/22	City Comments	4
6/30/22	City Comments	5
8/29/22	City Comments	6

Drawn: KP
Checked: RS

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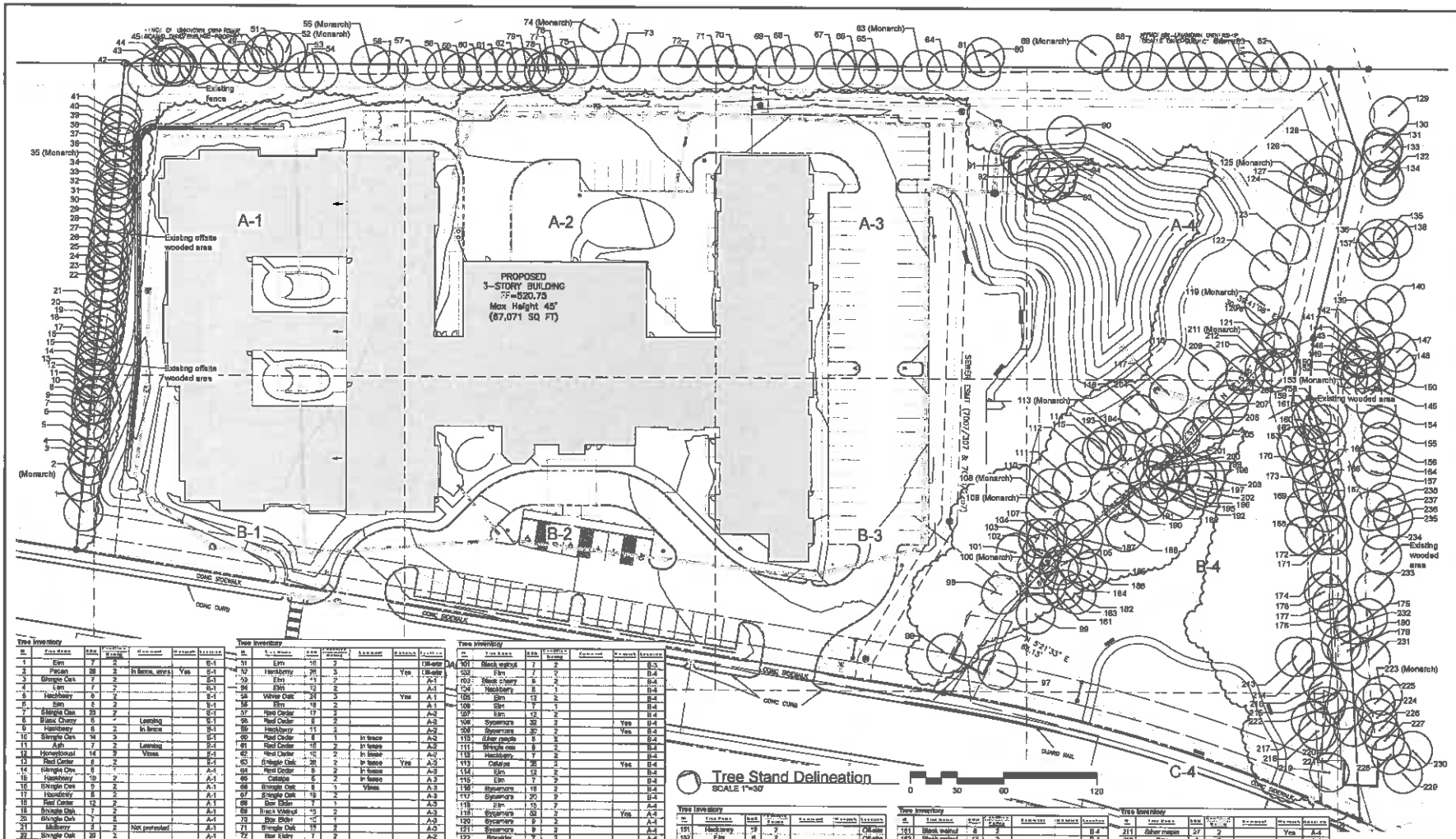
Missouri State Certificate of Authority # LAC #000016

Sheet Title: Tree Preservation Plan

Sheet No: TPP

Date: 5/26/22
Job #: 771.034



Tree Stand Delineation

SCALE 1"=30'

0 30 60 120

Tree Inventory

ID	Tree Name	DBH	Condition Rating	Comment	Remarks	Location
1	Elm	7	2			B-1
2	Pecan	28	2	In fence, vines	Yes	B-1
3	Shingle Oak	7	2			B-1
4	Elm	7	2			B-1
5	Hackberry	6	2			B-1
6	Elm	8	2			B-1
7	Shingle Oak	23	2			B-1
8	Black Cherry	6	*	Leaning		B-1
9	Hackberry	6	2	In fence		B-1
10	Shingle Oak	14	3			B-1
11	Ash	7	2	Leaning		B-1
12	Honeylocust	14	2	Vines		B-1
13	Red Cedar	6	2			B-1
14	Shingle Oak	6	*			A-1
15	Hackberry	10	2			A-1
16	Shingle Oak	9	2			A-1
17	Hackberry	6	2			A-1
18	Red Cedar	12	2			A-1
19	Shingle Oak	7	2			A-1
20	Shingle Oak	7	2			A-1
21	Mulberry	7	2	Not protected		A-1
22	Shingle Oak	20	2			A-1
23	Hackberry	7	2			A-1
24	Black Cherry	12	2			A-1
25	Red Cedar	8	*	In fence		A-1
26	Hackberry	6	2			A-1
27	Red Cedar	11	2			A-1
28	Red Cedar	12	2			A-1
29	Black Walnut	6	2			A-1
30	Hackberry	6	2			A-1
31	Oak	24	1	Basal cavity		A-1
32	Red Cedar	9	2	In fence		A-1
33	Hackberry	10	2			A-1
34	Hickory	6	2			A-1
35	Shingle Oak	24	3		Yes	A-1
36	Black Walnut	11	2			A-1
37	Elm	6	2			A-1
38	Black Cherry	19	*			A-1
39	Black Cherry	14	*	Poor trunk		A-1
40	Elm	10	*	Twin		A-1
41	Black Cherry	7	*	Twisted, vines		A-1
42	Box Elder	6	2	In fence		A-1
43	Red Oak	20	*	Basal cavity		A-1
44	Red Oak	12	2			A-1
45	White Oak	10	2			A-1
46	Hackberry	12	2			A-1
47	Hackberry	6	2			A-1
48	Shingle Oak	28	3			A-1
49	Elm	18	*	In fence		A-1
50	Hackberry	6	2			Off-site

Tree Inventory

ID	Tree Name	DBH	Condition Rating	Comment	Remarks	Location
51	Elm	14	2			Off-site
52	Hackberry	26	3		Yes	Off-site
53	Elm	11	2			A-1
54	Elm	12	2			A-1
55	White Oak	24	3		Yes	A-1
56	Elm	18	2			A-1
57	Red Cedar	17	2			A-2
58	Red Cedar	8	2			A-2
59	Hackberry	11	2			A-2
60	Red Cedar	8	1	In fence		A-2
61	Red Cedar	10	2	In fence		A-2
62	Red Cedar	10	2	In fence		A-2
63	Shingle Oak	28	2	In fence	Yes	A-3
64	Red Cedar	8	2	In fence		A-3
65	Catalpa	6	2	In fence		A-3
66	Shingle Oak	8	1	Vines		A-3
67	Shingle Oak	19	2			A-3
68	Box Elder	7	1			A-3
69	Black Walnut	10	2			A-3
70	Box Elder	10	1			A-3
71	Shingle Oak	19	2			A-3
72	Box Elder	7	2			A-2
73	Hackberry	7	2			Off-site
74	Catalpa	29	3		Yes	Off-site
75	Hackberry	7	2			A-2
76	Red Oak	28	3			A-2
77	Hackberry	18	2			A-2
78	Hackberry	8	3			A-2
79	Catalpa	11	2	In fence		A-2
80	Elm	16	2			A-3
81	Shingle Oak	13	2	In fence		A-3
82	Elm	20	2	In fence		A-4
83	Hackberry	18	2	In fence		A-4
84	Black Walnut	22	2	In fence		A-4
85	Hackberry	25	1	In fence		A-4
86	Hackberry	28	2	In fence		A-4
87	Elm	14	2	In fence		A-4
88	Elm	14	2	In fence		A-4
89	Hackberry	28	3		Yes	Off-site
90	Catalpa	8	1	Poor form		A-4
91	Sycamore	7	2			A-3
92	Sycamore	8	2			A-4
93	Sycamore	8	2			A-4
94	Sycamore	8	2			A-4
95	Sycamore	8	2			A-4
96	Bradford pear	7	2	Not protected		B-3
97	Bradford pear	6	2	Not protected		B-3
98	Sycamore	28	1			B-4
99	Black walnut	7	1			B-4
100	Sycamore	36	3		Yes	B-4

Tree Inventory

ID	Tree Name	DBH	Condition Rating	Comment	Remarks	Location
101	Black walnut	7	2			B-3
102	Elm	7	2			B-4
103	Black cherry	6	2			B-4
104	Hackberry	6	1			B-4
105	Elm	13	2			B-4
106	Elm	7	1			B-4
107	Elm	12	2			B-4
108	Sycamore	32	2		Yes	B-4
109	Sycamore	30	2		Yes	B-4
110	Silver maple	6	2			B-4
111	Shingle oak	9	2			B-4
112	Hackberry	8	2			B-4
113	Catalpa	26	2		Yes	B-4
114	Elm	12	2			B-4
115	Elm	7	2			B-4
116	Sycamore	18	2			B-4
117	Sycamore	20	2			B-4
118	Elm	10	2			A-4
119	Sycamore	32	2		Yes	A-4
120	Sycamore	9	2			A-4
121	Sycamore	9	2			A-4
122	Boxelder	7	2			A-4
123	Black locust	12	2	Not protected		A-4
124	Sycamore	12	2			A-4
125	Sycamore	28	2		Yes	A-4
126	Sycamore	20	2			A-4
127	Sycamore	10	2			A-4
128	Sycamore	20	2			A-4
129	Black locust	7	1	Not protected		Off-site
130	Hackberry	12	2			Off-site
131	Hackberry	11	2			Off-site
132	Hackberry	6	2			Off-site
133	Hackberry	6	2			Off-site
134	Black locust	7	2	Not protected		Off-site
135	White oak	25	2			Off-site
136	Elm	10	2			Off-site
137	Shagbark hickory	20	2			Off-site
138	Black cherry	10	2			Off-site
139	Shagbark hickory	15	2			Off-site
140	Shagbark hickory	14	2			Off-site
141	Black walnut	8	2			Off-site
142	Black walnut	13	2			Off-site
143	Hackberry	8	2			Off-site
144	Elm	8	2			Off-site
145	Sycamore	18	2			Off-site
146	Hackberry	6	3			Off-site
147	Black locust	13	2	Not protected		Off-site
148	Black locust	13	2	Not protected		Off-site
149	Sycamore	18	2			Off-site
150	Hackberry	12	2			Off-site

Tree Inventory

ID	Tree Name	DBH	Condition Rating	Comment	Remarks	Location
151	Hackberry	29	2			Off-site
152	Elm	6	2			Off-site
153	Sycamore	34	3		Yes	Off-site
154	Hackberry	15	2			Off-site
155	Black walnut	15	2			Off-site
156	Red Cedar	15	3			Off-site
157	Red Cedar	14	2			Off-site
158	Elm	8	2			Off-site
159	Elm	10	2			Off-site
160	Elm	12	2			Off-site
161	Black locust	12	2	Not protected		B-4
162	Red Cedar	10	2			B-4
163	Hackberry	12	2			B-4
164	Hackberry	11	2			B-4
165	Black locust	15	2	Not protected		B-4
166	Black locust	11	2	Not protected		B-4
167	Black locust	9	2	Not protected		B-4
168	Honeylocust	11	2			B-4
169	Black locust	12	2	Not protected		B-4
170	Black locust	12	2	Not protected		B-4
171	Black locust	7	2	Not protected		B-4
172	Black locust	7	2	Not protected		B-4
173	Elm	10	2			B-4
174	Red Cedar	14	2			B-4
175	Sycamore	36	3			Off-site
176	Black walnut	10	2			B-4
177	Black walnut	7	2			B-4
178	Black locust	7	2	Not protected		B-4
179	Red Cedar	13	2			B-4
180	Red Cedar	10	2			B-4

Tree Inventory

ID	Tree Name	DBH	Condition Rating	Comment	Remarks	Location
181	Black walnut	8	2			B-4
182	Black walnut	12	2			B-4
183	Elm	7	2			B-4
184	Black cherry	11	2			B-4
185	Black walnut	14	2			B-4
186	Black walnut	9	2			B-4
187	Red Cedar	14	2			B-4
188	Black walnut	12	2			B-4
189	Black walnut	15	2			B-4
190	Sycamore	12	2			B-4
191	Sycamore	10	2			B-4
192	Black walnut	13	2			B-4
193	Red Cedar	16	2			B-4
194	Catalpa	19	2			B-4
195	Black locust	8	1	Not protected		B-4
196	Black locust	8	1	Not protected		B-4
197	Black locust	10	1	Not protected		B-4
198	Black locust	12	1	Not protected		B-4
199	Black locust	12	1	Not protected		B-4
200	Black locust	10	2	Not protected		B-4
201	Black locust	8	1	Not protected		B-4
202	Black locust	10	2	Not protected		B-4
203	Elm	13	2			B-4
204	White oak	8	2			B-4
205	Black cherry	8	2			B-4
206	Black locust	10	2	Not protected		B-4
207	Black locust	13	2	Not protected		B-4
208	Red Cedar	7	2			B-4
209	Honeylocust	15	2			A-4
210	Black locust	14	2	Not protected		A-4

Tree Inventory

ID	Tree Name	DBH	Condition Rating	Comment	Remarks	Location
211	Silver maple	27	2		Yes	A-4
212	Elm	6	2			A-4
213	Elm	6	2			A-4
214	Elm	7	sp			B-4
215	Elm	7	sp			B-4
216	Black walnut	7	2			C-4
217	Bradford pear	6	2	Not protected		C-4
218	Bradford pear	6	2	Not protected		C-4
219	Bradford pear	6	2	Not protected		C-4
220	Cottonwood	13	2			C-4
221	Willow	8	2			C-4
222	Black cherry	7	2			C-4
223	Shingle oak	33	3		Yes	Off-site
224	Black cherry	9	2			Off-site
225	Alder	6	2			Off-site
226	Alder	8	2			Off-site
227	Alder	8	2			Off-site
228	Alder	8	2			Off-site
229	Sycamore	12	2			Off-site
230	Sycamore	12	2			Off-site
231	Red Cedar	14	2			Off-site
232	Elm	12	2			Off-site
233	Hackberry	12	*			Off-site
234	Shingle oak	17	2			Off-site
235	Shingle oak	17	2			Off-site
236	Mulberry	18	*	Not protected		Off-site
237	Red Cedar	14	2			Off-site
238	Elm	10	2			Off-site

Tree Condition Rating:

Dead	0
Critical	1
Poor	2
Fair	3
Good	4

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

New Perspective of Weldon Spring

Weldon Spring, Missouri

Revisions:

Date	Description	No.
5/2/22	City Comments	1
5/26/22	City Comments	2
5/31/22	City Comments	3
6/9/22	City Comments	4
6/30/22	City Comments	5
8/26/22	City Comments	6

Drawn: KP
Checked: RS

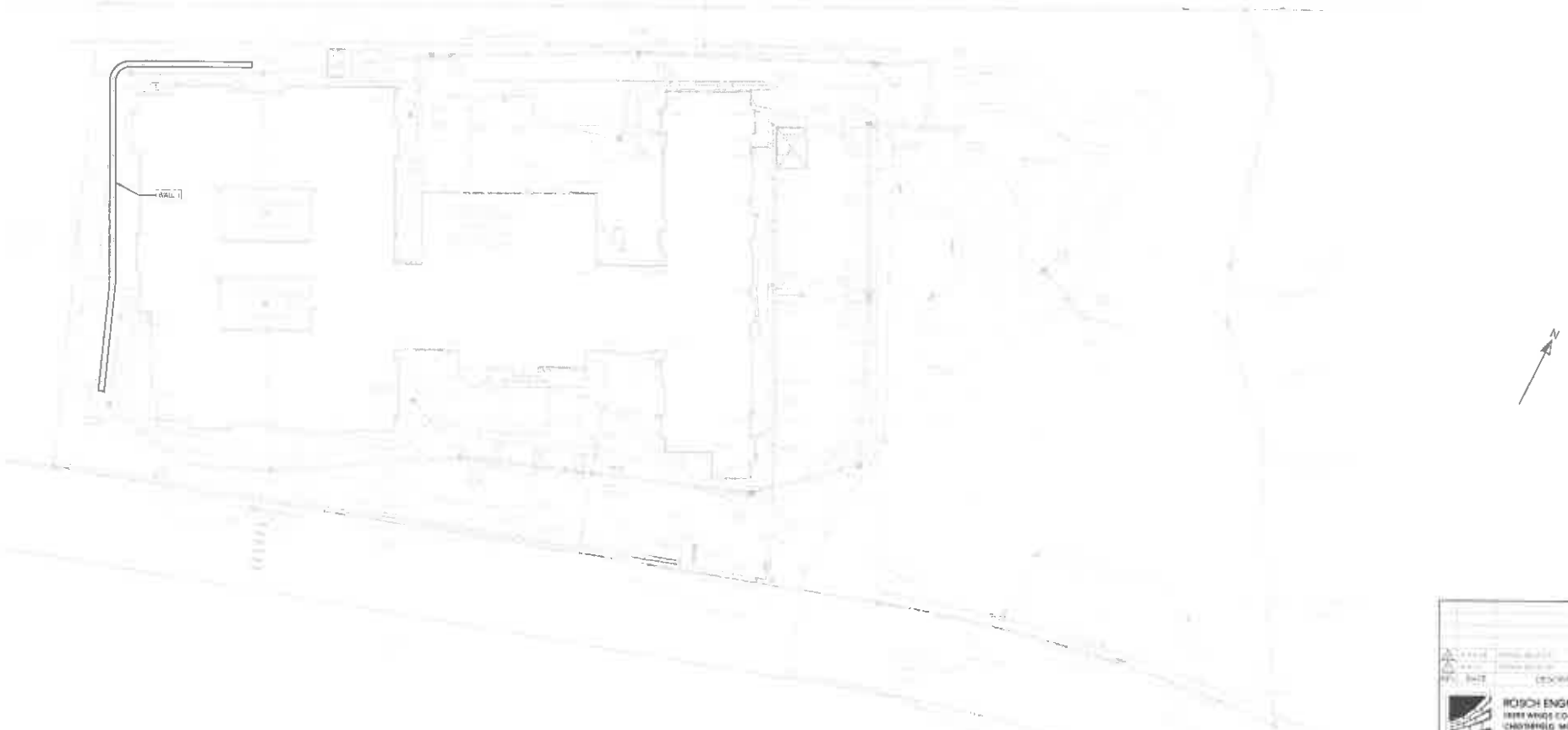
LOOMIS ASSOCIATES
landscape architects + planners
Loomis-Associates Inc.
Missouri State Certificate of Authority # LAC 2000016

Sheet Title: Tree Stand Delineation

Sheet No: TSD

Date: 5/26/22
Job #: 771.034

NEW PERSPECTIVE SENIOR LIVING RETAINING WALL

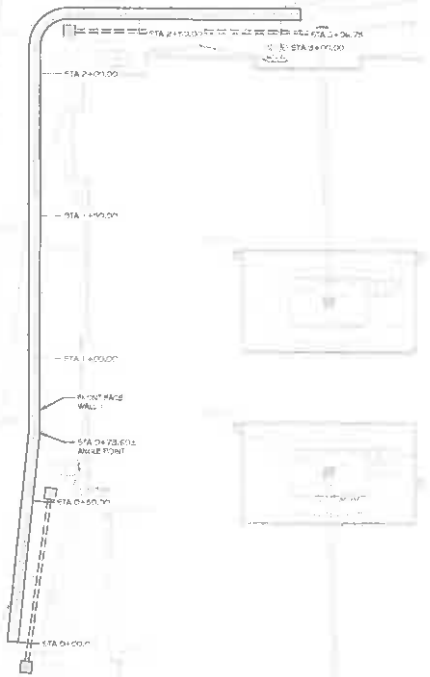


REV.	DATE	DESCRIPTION

ROSCH ENGINEERING
[illegible] CORPORATE DRIVE
CHESTERFIELD, MO 63005
PHONE 636-519-7770
FAX: 636-532-7770

NPSL
WELDON SPRING, MO
RETAINING WALL
COVER SHEET

DRAWN	RCS
CHECKED	RCS
DATE	6-27-22
JOB NO.	22-0684
SHEET	COVER

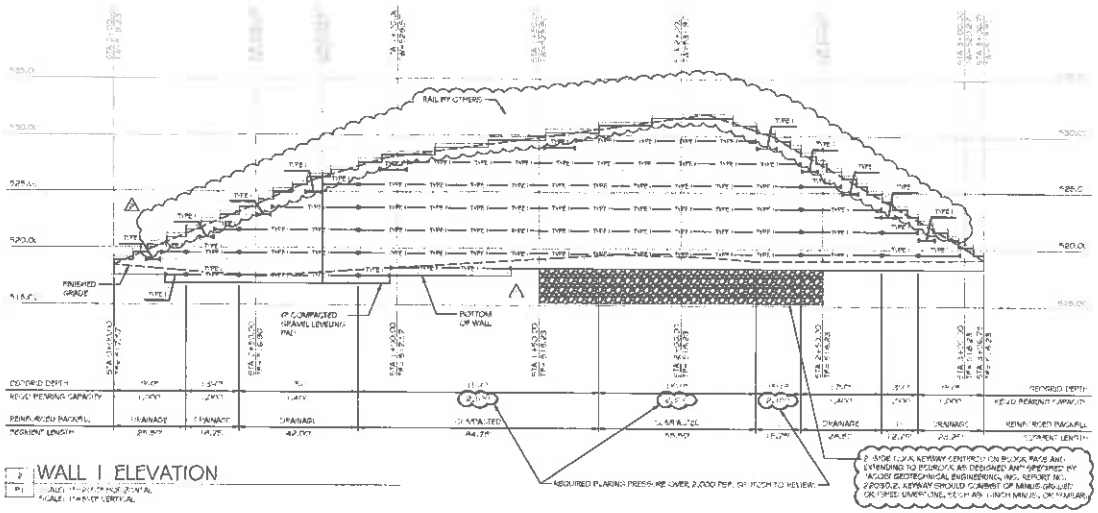


PLAN VIEW OF WALL 1

P1 SCALE: 1"=20'-0"

N

THIS WALL PLAN IS INTENDED FOR GENERAL LOCATION PURPOSES ONLY. REFER TO PROJECT SITE PLANS FOR ACTUAL DIMENSIONS.



WALL 1 ELEVATION

P1 SCALE: 1"=20'-0" HORIZONTAL
SCALE: 1"=5'-0" VERTICAL

ASSUMED DESIGN SOIL PARAMETERS				
	DESCRIPTION	φ (DEGREES)	γ (PCF)	c (PSF)
FOUNDATION SOIL	LEAN CLAY	26	125	0
RETAINED SOIL	CLAY	21	120	N/A
REINFORCED BACKFILL	VARIES*	34	110-130	N/A

*SEE NOTE FOR ADDITIONAL INFORMATION

PRECAUTION AVAILABLE IN FORMAL, THERE MAY BE FAT CLAY AT THE BOTTOM OF WALL. ANY FAT CLAY AT THE BOTTOM OF WALL MUST BE REMOVED AND REPLACED WITH LEAN CLAY OR STRUCTURAL FILL AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER.

WALL PROPERTIES		
FACE SLOPE	3:1	H:V
	18.4	DEGREES
TOE SLOPE		H:V
		DEGREES
BATTER	7.13	INCHES/FOOT
SETBACK	4.0	INCHES
SURCHARGE		
DEAD LOAD	0	PSF
LIVE LOAD	25	PSF

3:1 FACE SLOPE EXTENDS 30' BEHIND WALL

STORM PIPES, STORM STRUCTURES, LIGHT POLES, PANELS, ETC ARE SHOWN FOR INFORMATIONAL REFERENCE ONLY AND ARE BASED ON THE INFORMATION SHOWN ON THE PROJECT CIVIL PLANS REFERENCED IN OTHER ALNOTE. L.A. AGREES TO CURRENT PROJECT CIVIL PLANS FOR ALL REFERENCE INFORMATION AVAILABLE AT THE TIME OF THE AND LOCATION.

STRUCTURAL DESIGN HEREIN, METHODS AND & RULES RELATED TO THE THE GENERAL CONTRACTOR OR OWNER SHALL PROVIDE ALL INTERIM BRACING, TIE RODS, INTERIM DRAINAGE PROVISIONS, DRAINAGE DIVERSION AND EROSION PROTECTION REQUIRED UNTIL FINAL CAPPING, PAVING, FLASHING AND COMPLETION OF FINAL STORM DRAIN SYSTEM IS INSTALLED.

REV.	DATE	DESCRIPTION
3	6-24-22	DESIGN REVISION
2	4-4-22	DESIGN REVISION

ROSCH ENGINEERING
15390 WINGS CORPORATE DRIVE
CHESTERFIELD, MO 63005
PHONE: 636-519-7770
FAX: 636-532-7773

NPSL
WELDON SPRING, MO
RETAINING WALL
ELEVATION & PLAN

STATE OF MISSOURI
BRIAN SCHALLER
E-27709
PROFESSIONAL ENGINEER
6 27 22

DESIGNED:	BCS
DRAWN:	JTM
DESIGN ENGINEER:	BCS
REVIEWED:	BCS
DATE:	6-27-22
JOB NO.	22-0584
SHEET:	P1

GENERAL NOTES:

1. RETAINING WALL DESIGN:

1.1. STRUCTURAL DESIGN HEREIN REPRESENTS A FINISHED STRUCTURE. THE GENERAL CONTRACTOR MUST PROVIDE ALL INTERIM BRACING, SHORING, INTERIM DRAINAGE FROM AREAS, DRAINAGE DIVERSION AND EROSION PROTECTION REQUIRED UNTIL FINAL CAPPING, PAVING, GRADING AND INSPECTION OF FINAL STORM DRAIN SYSTEM.

1.1.1. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, WHICH MUST ENSURE THAT THE FINISHED SITE DRAINAGE IS DIRECTED AWAY FROM THE RETAINING WALL SYSTEM.

1.1.2. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, WHICH MUST ENSURE THAT THE SURFACE WATER RUNOFF FROM ADJACENT CONSTRUCTION AREAS IS NOT ALLOWED TO ENTER THE RETAINING WALL AREA OF THE CONSTRUCTION SITE.

1.4. THE DESIGN OF THE SEGMENTAL RETAINING WALLS IS BASED ON THE FOLLOWING DOCUMENT:

GEOTECHNICAL REPORT DATED 8/1/2022 PREPARED BY: ALLIANCE GEOTECHNICAL ENGINEERING, INC.

[illegible]

1.5. THE DESIGN OF THE SEGMENTAL RETAINING WALLS PRESENTED ON THE INDIVIDUAL WALL PROFILES PRESENTED WITHIN THESE PLANS ARE BASED ON THE FOLLOWING CRITERIA:

SEISMIC ACCELERATION = N/A

HYDROSTATIC LOADING = NONE

2. SETTLEMENT:

2.1. SEGMENTAL RETAINING WALLS ARE FLEXIBLE MASSES THAT CAN TOLERATE MINOR SETTLEMENT. SETTLEMENT SENSITIVE RIGID MASSES FOUNDED ON OR ABOVE THE SEGMENTAL RETAINING WALL SHOULD BE REPORTED AND, IF REQUIRED, A SETTLEMENT ANALYSIS SHOULD BE PERFORMED BY THE PROJECT GEOTECHNICAL ENGINEER. SETTLEMENT ANALYSIS IS OUTSIDE OF ROSCH ENGINEERING'S SCOPE OF WORK.

3. MATERIAL PROPERTIES:

3.1. SEGMENTAL CONCRETE WALL UNITS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C1372 AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND A MINIMUM DENSITY OF 125 PCF. ALL UNITS SHALL BE SOUND AND FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH THE PROPER PLACING OF THE UNIT OR ENCUMBRANCE IMPAIR THE STRENGTH OR PERFORMANCE OF THE CONSTRUCTION.

3.4. LOW PERMEABLE SOIL SHALL CONSIST OF MATERIAL HAVING A MINIMUM PLASTICITY INDEX OF 15. NO MORE THAN 15% SHALL BE RETAINED ON A NO. 4 SIEVE AND NO LESS THAN 15% SHALL PASS A NO. 200 SIEVE. MATERIAL WITH A USCS DESIGNATION OF ML, CL, OR OL ARE ACCEPTABLE FOR USE AS LOW PERMEABLE SOIL.

3.5. DRAINAGE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F405 OR ASTM F758.

4. EXCAVATION:

4.1. THE CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE PLANS. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS TO MINIMIZE OVER-EXCAVATION.

4.2. EXCAVATION SUPPORT, INCLUDING THE STABILITY OF THE EXCAVATION AND THE INFLUENCE ON ADJACENT PROPERTY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5. FOUNDATION SOIL PREPARATION:

5.1. REGARDING EXCAVATION FOR THE LEVELING PAD AND THE REINFORCED SOIL ZONE, FOUNDATION SOIL SHALL BE EXAMINED BY THE OWNER'S GEOTECHNICAL ENGINEER TO ASSURE THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS THE REQUIRED BEARING STRENGTH. SOIL NOT MEETING THE REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH SOIL MEETING THE DESIGN CRITERIA, AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER.

5.2. FOUNDATION SOIL IS DEFINED AS THE SOIL UNDER THE SEGMENTAL RETAINING WALL VOLUME, EXTENDING FROM THE TOE OF THE LEVELING PAD TO THE BACK OF THE REINFORCED MASS.

6. BASE LEVELING PAD INSTALLATION:

6.1. LEVELING PAD SHALL BE PLACED AS SHOWN ON THE DRAWINGS AND CONSIST OF EITHER:
LEAN CONCRETE (2,500 PSI) - 6" MINIMUM THICK
WELL GRADED FINE GRAVEL WITH FINES - 6" MINIMUM THICK

6.2. SAND OR GRAVEL BASE SHALL BE COMPACTED WITH 3 PASSES OF A VIBRATORY COMPACTOR TO PROVIDE A FIRM, LEVEL BEARING PAD.

7. UNIT INSTALLATION:

7.1. THE FIRST COURSE OF SEGMENTAL CONCRETE WALL UNITS SHALL BE PLACED ON THE LEVELING PAD AND CHECKED FOR LEVELNESS, ALIGNMENT, AND FULL CONTACT WITH BASE.

7.2. UNITS SHALL BE PLACED SIDE BY SIDE FOR FULL LENGTH OF WALL. ALIGNMENT SHALL BE DONE BY MEANS OF A STRING LINE OR OFFSET MEASUREMENT FROM BASE LINE.

7.4. LAYER BY LAYER COURSE REQUIRES POSITIVE CONTACT BETWEEN PREVIOUS COURSE IS ACHIEVED.

7.3.1. PLACE GEOGRID ON CONCRETE WALL UNITS. PLACE THE NEXT COURSE OF UNITS. PLACE THE DRAINAGE FILL. FULL SECURE TIGHT PRIOR TO BACKFILLING.

9.2. COMPACTED ROCK SHALL BE COMPACTED TO A MINIMUM 95% OF STANDARD PROCTOR DENSITY PER ASTM D698 UNLESS NOTED OTHERWISE ON THE INDIVIDUAL WALL PROFILES.

9.4. ONLY LIGHT-WEIGHT HAND-OPERATED COMPACTION EQUIPMENT SHALL BE USED WITHIN 3' OF THE BACK FACE OF BLOCK.

9.5. REINFORCED BACKFILL SHALL BE PLACED, SPREAD, AND COMPACTED IN SUCH A MANNER THAT ELIMINATES THE DEVELOPMENT OF WRINKLES AND/OR BACKSLOPE IN THE DESIGNED.

10. DRAIN PIPE INSTALLATION:

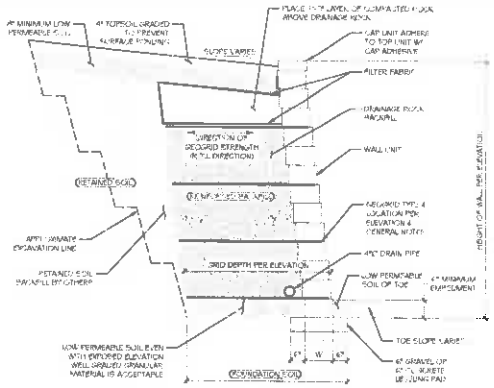
10.1. DRAINAGE COLLECTION PIPES SHALL BE INSTALLED TO MAINTAIN GRAVITY FLOW OF WATER OUTSIDE OF THE REINFORCED SOIL ZONE. THE DRAINAGE COLLECTION PIPE SHOULD CONNECT INTO A STORM SEWER MANHOLE OR DAYLIGHT THROUGH THE FACE OF THE WALL.

12.2. TESTING METHODS, FREQUENCY AND VERIFICATION OF MATERIAL SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE INDEPENDENT THIRD PARTY INSPECTOR. AT A MINIMUM, COMPACTION TESTING SHALL INCLUDE ONE COMPACTION TEST PER EACH LIFT BUT NOT LESS THAN ONE TEST FOR EVERY 50 LINEAR FEET OF COMPACTED FILL AT A STAGGERED NOT TO EXCEED 1 FT.

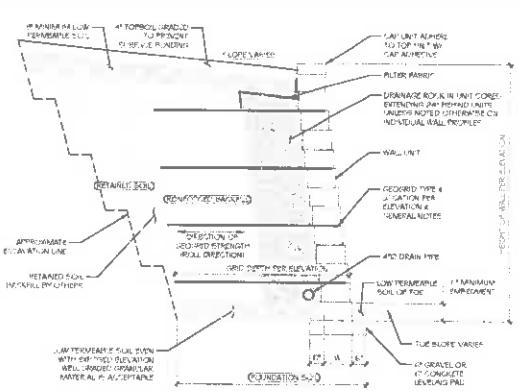
ABBREVIATIONS

FGE	FINISHED GRADE EXTERIOR
FGI	FINISHED GRADE INTERIOR
FL	FLOW LINE
MIN	MINIMUM
OC	ON CENTER
PL	PROPERTY LINE
STA	STATION
TE	TOP OF EXISTING ELEVATION
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

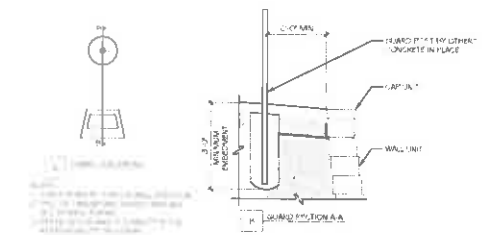
ROSCH ENGINEERING HAS PERFORMED DESIGN CALCULATIONS BASED ON THE DESIGN CRITERIA, ASSUMED WALL PARAMETERS, AND KNOWN LIMITING CONDITIONS AS LISTED IN THESE DRAWINGS. THE OWNER'S REPRESENTATIVE, INDEPENDENT THIRD PARTY SPECIAL INSPECTOR AND INSTALLER SHALL NOTIFY ROSCH ENGINEERING IF ANY CHANGES OR DIFFERENCES IN ACTUAL SITE CONDITIONS WHICH VARY FROM THOSE LISTED, PRIOR TO CONSTRUCTING THE WALL.



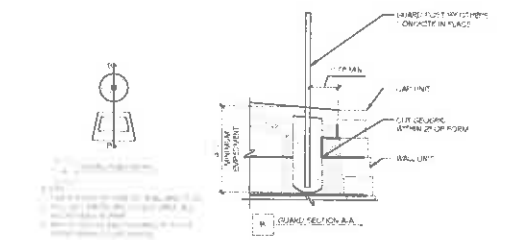
1 TYPICAL SECTION - DRAINAGE ROCK
D1 NTS



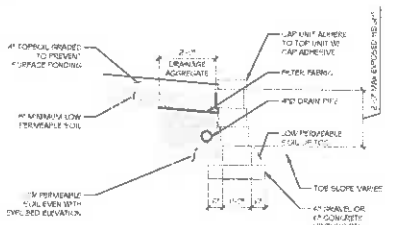
2 TYPICAL SECTION - COMPACTED ROCK
D1 NTS



3 TYPICAL POST AT UNREINFORCED WALL
D1 NTS



4 TYPICAL POST AT REINFORCED WALL
D1 NTS



5 TYPICAL SECTION - UNREINFORCED WALL
D1 NTS

ATTENTION: THE DESIGN HEREIN REPRESENTS A FINISHED STRUCTURE. THE GENERAL CONTRACTOR MUST PROVIDE ALL INTERIM BRACING, SHORING, INTERIM DRAINAGE FROM AREAS, DRAINAGE DIVERSION AND EROSION PROTECTION REQUIRED UNTIL FINAL CAPPING, PAVING, GRADING AND CLEANOUT OF FINAL STORM DRAIN SYSTEM IS COMPLETE.

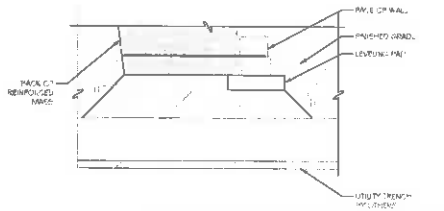
REV.	DATE	DESCRIPTION
1	6-27-22	DESIGN REVISION

ROSCH ENGINEERING
16390 WRIGHT CORPORATE DRIVE
CHESTERFIELD, MO 63005
PHONE: 636-519-7770
FAX: 636-532-7773

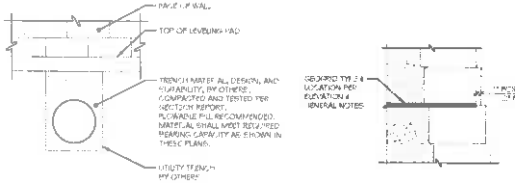
NPSL
WELDON SPRING, MO
RETAINING WALL
NOTES & DETAILS

DESIGNED:	BCS
DRAWN:	JTM
DESIGN ENGINEER:	BCS
REVIEWER:	BCS
DATE:	6-27-22
JOB NO.:	22-0584
SHEET:	D1

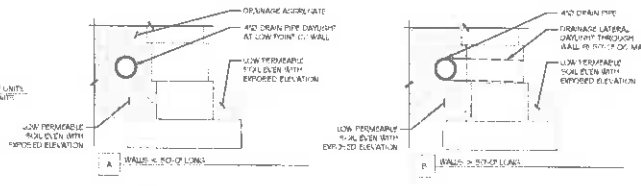
STATE OF MISSOURI BRYAN SCHALLER E-28708 PROFESSIONAL ENGINEER
6-27-22



6 UTILITY TRENCH CROSSING DETAIL
D1 NTS



7 GEOGRID PLACEMENT
D1 NOT TO SCALE



8 DRAIN PIPE INSTALLATION
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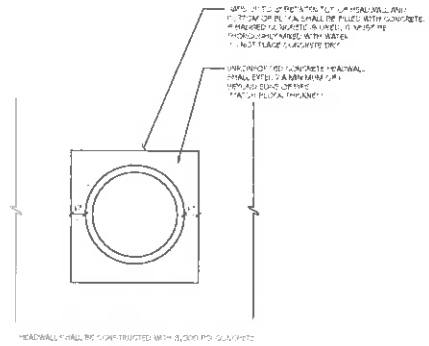
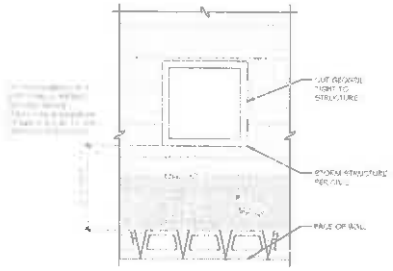
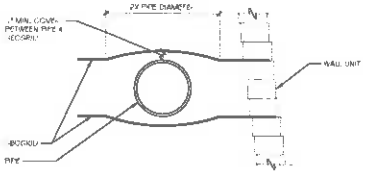


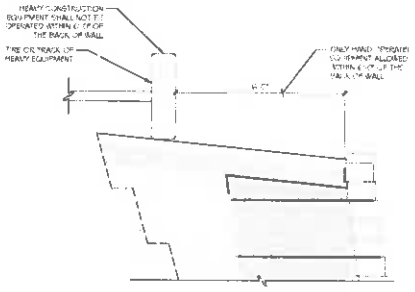
1 TYPICAL CONCRETE HEADWALL
D2 NTS

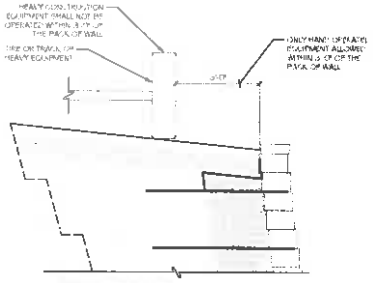


2 TYPICAL SECTION - AT STRUCTURE
D2 NTS



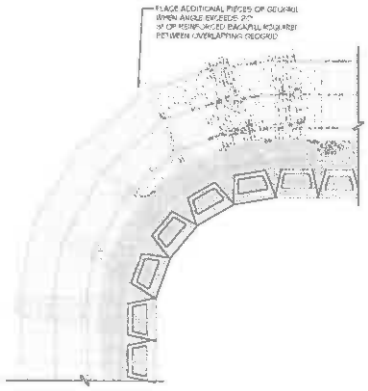
3 TYPICAL SECTION - AT PIPE
D2 NTS

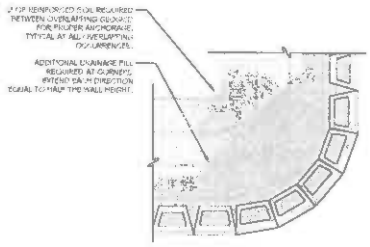




4 HEAVY EQUIPMENT AT TOP OF WALL
D2 NTS

SEE DETAIL 1/D2 FOR ADDITIONAL INFORMATION NOT SHOWN





5 TYPICAL CONCAVE CORNER DETAIL
D2 NTS

REV.	DATE	DESCRIPTION

ROSCH ENGINEERING
18390 WINGS CORPORATE DRIVE
CHESTERFIELD, MO 63005
PHONE: 636-519-7770
FAX: 636-532-7773

NPSL
WELDON SPRING, MO
RETAINING WALL
DETAILS

DESIGNER:	DCS
DRAWN:	JTM
DESIGN ENGINEER:	DCS
REVIEWER:	DCS
DATE:	6.27.22
JOB NO.:	22.0584
SHEET:	D2

STATE OF MISSOURI
BRIAN SCHALLER
E-27703
PROFESSIONAL ENGINEER
6.27.22

CITY OF WELDON SPRING

5401 Independence Road
Weldon Spring, MO 63304
phone: (636) 441-2110
fax: (636) 441-8495
www.weldonspring.org

STAFF REPORT

To: Planning & Zoning Commission **Date:** 09/01/2022

From: Steve Lauer, City Planner

Subject: Scrubbles Car Wash, Major Site Plan

Cc: Mayor Don Licklider, City Administrator Michael Padella, City Clerk Bill Hanks, City Engineer Bill Schnell & City Attorney Bob Wohler

---

The proposed Scrubbles Car Wash is located on a part of Lot 1 of Triad Crossing located on Wolfrum Road and Missouri State Highway 94. The location of the car wash would replace Building B as depicted on the site plan for Triad Crossing that was approved by St. Charles County on February 25, 2004.

As the 1.393 acres of land for the car wash is under contract to be sold, a minor subdivision preliminary plat creating Lot 1A has been submitted for staff review.

Upon approval of the site plan the applicant would have to submit the building for review and approval by the Architectural Review Commission.

Triad Crossing was annexed into the corporate limits of the City of Weldon Spring (Ordinance No. 04-07 on April 5,2004. The Petition for Voluntary Annexation was contingent upon satisfying all conditions of the Pre-Annexation Agreement between Triad Crossing L.L.C. and the City of Weldon Spring. Under the pre-annexation agreement the current zoning for St. Charles County (C2, General Commercial) was to be kept in place for this development. Under the C2 zoning district the use of an automobile car wash is listed as a permissive use. Henceforth the site plan was submitted with the car wash as a permitted use and not a

conditional use per Weldon Spring City Codes. The City can't block revisions so long as they conform to County standards.

On the site plan five foot of additional right-of-way is being dedicated along Wolfrum Road to match the dedication strip on the other side of Wolfrum Road that was dedicated as part of the Wolfrum Crossing development. A ten (10) foot wide trail easement has been added along Wolfrum Road for a shared use path as designated in the Weldon Spring Parks and Greenway Master Plan as adopted by Resolution 08-09-22-B .

As the detention basin remains with Lot 1 of Triad Crossing there will need to be a deeded agreement with the property owners of Triad Crossing Center to utilize this basin. A copy of any proposed deed restrictions and covenants will need to be submitted to the City for review.

In the title the word Preliminary will need to be changed to Major. The full title should read: A Major Site Plan for Scrubbles Car Wash Wolfrum Road & Hwy 94.

Please advise if there are any additional questions or comments regarding the Major Site Plan for Scrubbles Car Wash.

A PRELIMINARY SITE PLAN FOR
SCRUBBLES CAR WASH
WOLFRUM ROAD & HWY 94

A TRACT OF LAND BEING
PART OF LOT 1 OF "TRIAD CROSSING CENTER"
PLAT BOOK 46 PAGE 285
IN US SURVEY 1785
TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF WELDON SPRINGS,
ST. CHARLES COUNTY, MISSOURI

N.T.S.

LOCATION MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LANDSCAPE LEGEND

INDICATES PROPOSED RED MAPLE TREE (3 TOTAL) MIN. 2-1/2" CAL.

INDICATES PROPOSED BURNING BUSH 40 SF/UNIT (31 TOTAL) MIN. 2 GAL.

INDICATES PROPOSED NEWELLA BUSH 30 SF/UNIT (16 TOTAL) MIN. 2 GAL.

ACTUAL SPECIES AND LOCATIONS WILL BE DETERMINED BY A QUALIFIED LANDSCAPE ARCHITECT AND A PLAN WILL BE PROVIDED DURING THE CONSTRUCTION PLAN PERMITTING PROCESS FOR COMPLIANCE TO CODES AND ORDINANCES FOR THIS DEVELOPMENT BY THE DEVELOPER.

THE ABOVE IS REQUIRED PER CURRENT CODES

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
3		FRAXINUS PENNSYLVANICA LANCEOLATA	ASH TREE	2-1/2" CAL.
3		CERCIS CANADENSIS	EASTERN REDBUD	2-1/2" CAL.
4		TAXUS CUSPIDATA DENSIFORMIS	DENSIFORMIS YEW	2 GAL.
1		FORSYNIUS ALATUS COMPACTUS	DWARF BURNING BUSH	2 GAL.

REFER TO SHEET C-4 AS THESE ARE REQUIRED IN ADDITION TO CURRENT CODES AND SHALL BE PLANTED OFFSITE FROM PRIOR DEVELOPMENT AGREEMENTS.

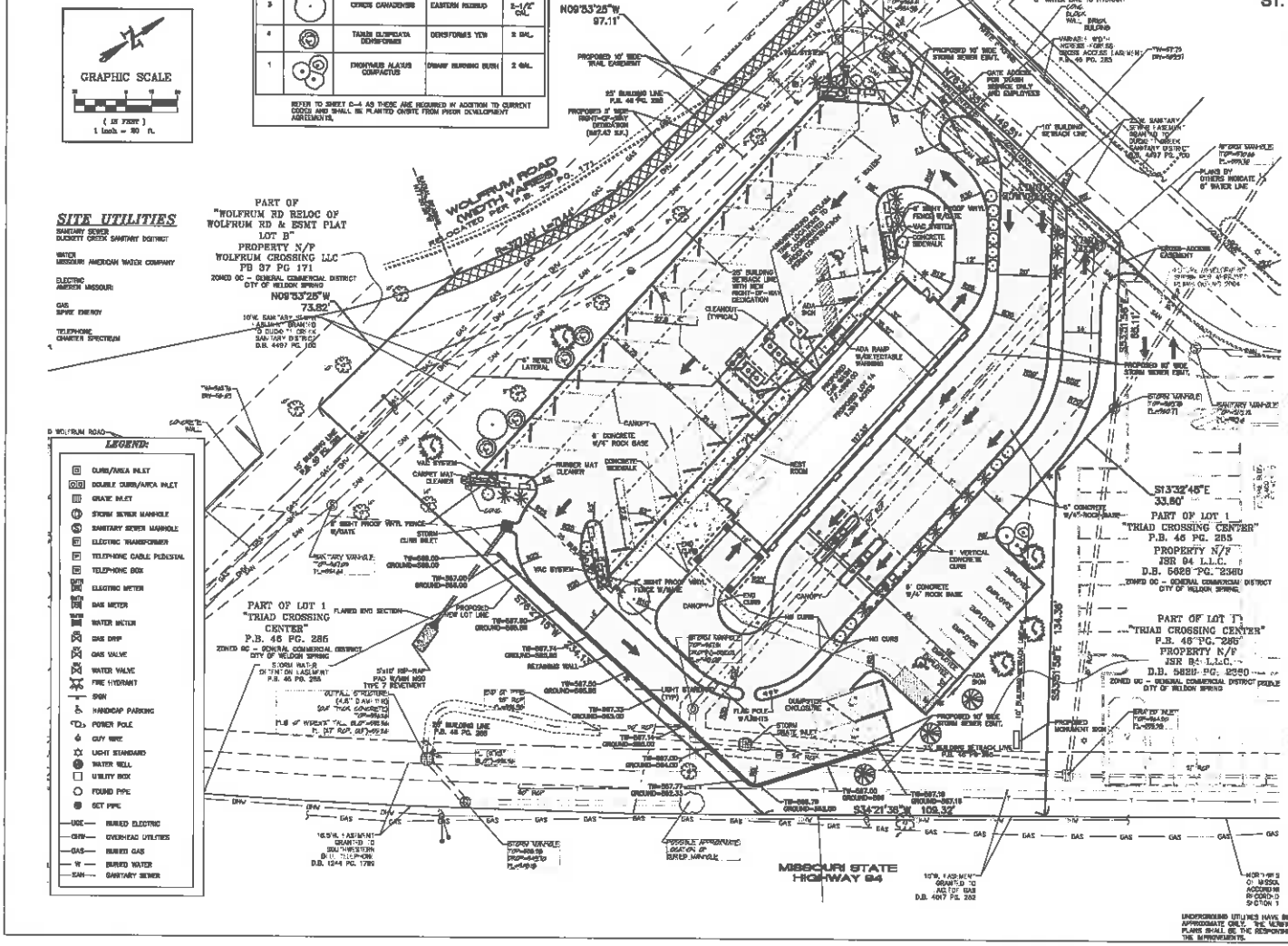
BENCHMARKS

REFERENCE BENCHMARK: THE CONVERTED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGS.NOAA.GOV AS DESIGNATION "CSC 01" WITH A PID OF DF7919 AND A PUBLISHED ELEVATION OF 595.8 (NAVD88).

DESCRIPTION: BRONZE CITY OF ST. CHARLES SURVEY MARKER DISK STAMPED "CSC 01 2003" AND SET INTO THE TOP OF A 13 IN DIAMETER CONCRETE MONUMENT FLUSH WITH THE GROUND, LOCATED ALONG McCLAY ROAD AT THE McCLAY BRANCH LIBRARY, IN THE GRASSY AREA BETWEEN THE EN WANCES TO SAID LIBRARY.

SITE BENCHMARK (NAVD 88)- CHISELED CROSS ON NORTHEAST CORNER OF CONCRETE PAD FOR ELECTRIC TRANSFORMER LOCATED AT NORTHWEST CORNER OF SUBJECT PROPERTY. (ELEVATION = 575.08).

CALL BEFORE YOU DIG!
1--800--DIG--RITE



SITE UTILITIES

SANITARY SEWER
DUCKETT CREEK SANITARY DISTRICT

WATER
MISSOURI AMERICAN WATER COMPANY

ELECTRIC
AMEREN MISSOURI

GAS
SPIRE ENERGY

TELEPHONE
CHARTER SPECTRUM

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DEVELOPMENT NOTES

1. AREA OF TRACT: 1.363 ACRES
2. CURRENT ZONING: GC (GENERAL COMMERCIAL)
3. PROPOSED USE: CAR WASH
   PEAK TIMES THURSDAY THRU SUNDAY 11AM–3PM
   AM PEAK HOUR TRIPS 30 TOTAL (18 IN/12 OUT)
   PM PEAK HOUR TRIPS 60 TOTAL (30 IN/30 OUT)
4. PROPERTY OWNER: JSR 94 L.L.C.
   12247 OLIVE BLVD STE 240,
   ST LOUIS MO, 63141
   UNDER CONTRACT: TIFTON CAR WASH, LLC
   P.O. BOX 7728
   TIFTON, GEORGIA 31794
5. SETBACKS FOR GC ZONED PROPERTY:
   ALL BUILDINGS SHALL BE SET BACK FROM ALL STREET RIGHT-OF-WAY LINES
   NOT LESS THAN 30 FEET
   SIDE YARD 10 FEET
   REAR YARD 10 FEET
   BUILDING HEIGHT FORTY-FIVE (45) FEET OR THREE (3) STORIES.
   (PROPOSED CAR WASH TO HAVE 27'-2" TO APEX OF ROOF.)
6. BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
7. TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0343G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.
   COMMUNITY: CITY OF WELDON SPRING
   NUMBER: 290896
   PANEL: 0343
   SUFFIX: G
   BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. SITE COVERAGE CALCULATIONS:
   TOTAL SITE = 1.363 ACRES
   BUILDING = 0.08 ACRES (6%)
   PAVING = 0.78 ACRES (57%)
   GREEN SPACE = 0.54 ACRES (40%)
9. ALL SIGNAGE TO BE PERMITTED SEPARATELY.
10. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
11. PARKING REQUIREMENTS FOR CAR WASH:
    REQUIRED: STACKING EQUAL TO 5 PARKING SPACES (APPROXIMATELY 100 FEET)
    PROVIDED: STACKING EQUAL TO 20 PARKING SPACES (APPROXIMATELY 400 FEET)
    PLUS 5 EMPLOYEE PARKING SPACES
12. MAXIMUM SLOPES NOT TO EXCEED 3:1.
13. LANDSCAPE REQUIREMENTS
    1 TREE PER 40 FEET OF STREET FRONTAGE
    WOLFRUM ROAD FRONTAGE 109.8 FEET / 40 = 4.7 ~ 5 TREES REQUIRED
    5 EXISTING TREES SHALL REMAIN.
    HIGHWAY 94 FRONTAGE 109.32 FEET / 40 = 2.7 ~ 3 TREES REQUIRED
    PARKING LANDSCAPE REQUIREMENTS
    3.5% OF TOTAL PARKING SPACE AREA TO BE LANDSCAPED.
    VACUUM STALLS AREA = 7,792 S.F., EMPLOYEE PARKING STALLS = 1,802 S.F.
    9,594 S.F. x 3.5% = 335 S.F. LANDSCAPED. 1,360 S.F. PROVIDED WHERE SHRUBS ARE PLANTED INTERIOR TO THE SITE.
14. ALL POLE AND BUILDING MOUNTED FIXTURES TO BE DOWNCAST UNLESS DECORATIVE AS APPROVED BY THE PLANNING DEPARTMENT.
15. UPON APPROVAL OF THE SITE PLAN, THE ARCHITECTURAL REVIEW COMMISSION (ARC) WILL NEED TO REVIEW AND APPROVE THE BUILDING, RETAINING WALL, AND ENCLOSURE FOR THE TRASH DUMPSTER. AS THE RETAINING WALL IS OVER FOUR (4) FEET IN HEIGHT IT ALSO MUST BE APPROVED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN MISSOURI.
16. UPON APPROVAL OF THE SITE PLAN, CONSTRUCTION PLANS WILL NEED TO BE SUBMITTED TO THE CITY ENGINEER FOR HIS REVIEW AND APPROVAL.
17. A MISSOURI DEPARTMENT OF NATURAL RESOURCES (MoDNR) LAND DISTURBANCE PERMIT WILL BE NEEDED AS THE SITE WILL DISTURB AN AREA GREATER THAN ONE (1) ACRE IN SIZE. A PERMIT WILL BE FILED UNDER THE CONSTRUCTION PLAN SUBMITTAL WHICH WILL INCLUDE A SWPPP (STORM WATER POLLUTION PREVENTION PLAN) THAT WILL BE REQUIRED TO BE POSTED ONSITE IN WHICH TRAINED PERSONNEL WILL BE REQUIRED TO KEEP VARIOUS INSPECTIONS AS REQUIRED BY MoDNR WHICH WILL BE OUTLINED IN THE SWPPP PLAN.
18. WITH THIS SITE PLAN BEING AN AMENDMENT TO THE SITE PLAN THAT WAS ORIGINALLY APPROVED ON FEBRUARY 23, 2004, THE CITY OF WELDON SPRING WOULD LIKE TO PURSUE WITH THE ORIGINAL THE NECESSARY STEPS TO TERMINATE THE PRE-ANNEXATION AGREEMENT AS PART OF THE REVIEW PROCESS. AS THE SITE PLAN HAS BEEN PREVIOUSLY AMENDED IN 2010 WITH THE DIVISION OF THE PARCEL INTO TWO (2) LOTS THIS PROCESS SHOULD HAVE BEEN INITIATED AT THAT TIME.
19. ALL DESIGN AND CONSTRUCTION PLANS TO MEET ST. CHARLES COUNTY DESIGN CRITERIA FOR THE PREPARATION OF IMPROVEMENT PLANS, REVISED JANUARY 2019 AND CITY OF WELDON SPRING, MO ORDINANCES, AUGUST 2022
20. ALL DESIGN AND CONSTRUCTION PLANS TO MEET "DESIGN REQUIREMENTS FOR SANITARY SEWERS" AND "DESIGN REQUIREMENTS FOR STORM DRAINAGE FACILITIES" PER THE CURRENT STANDARDS AND REGULATIONS (2018) OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT'S "RULES AND REGULATION AND DRAINLINE DESIGN REQUIREMENTS FOR SANITARY SEWER AND STORMWATER DRAINAGE FACILITIES" AND "STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES."
21. THESE PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION.

A PRELIMINARY SITE PLAN FOR
SCRUBBLES CAR WASH
WOLFRUM ROAD & HWY 94
WELDON SPRINGS, MO

PREPARED FOR:
TIFTON CAR WASH, LLC
P.O. BOX 7728
TIFTON, GEORGIA 31794
(229) 387-2244

BAX
ENGINEERING
PLANNING
SURVEYING
651 Tidal Wave Blvd.
St. Charles, MO 63304
636-946-9000
FAX 946-1760

Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering 000946
Missouri State Certificate of Authority
Surveying 2003144

REVISIONS

8-12-22	CITY COMMENTS
8-29-22	CITY COMMENTS

DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project, or survey other than those identified by my seal.

STATE OF MISSOURI
JEFF D. BAXLER
NUMBER E-24577
NOTARY PUBLIC
08/21/22
Jeff D. Baxler
Civil Engineer
Engineers License 2007028349

6-29-22
DATE

09-146560
PROJECT NUMBER

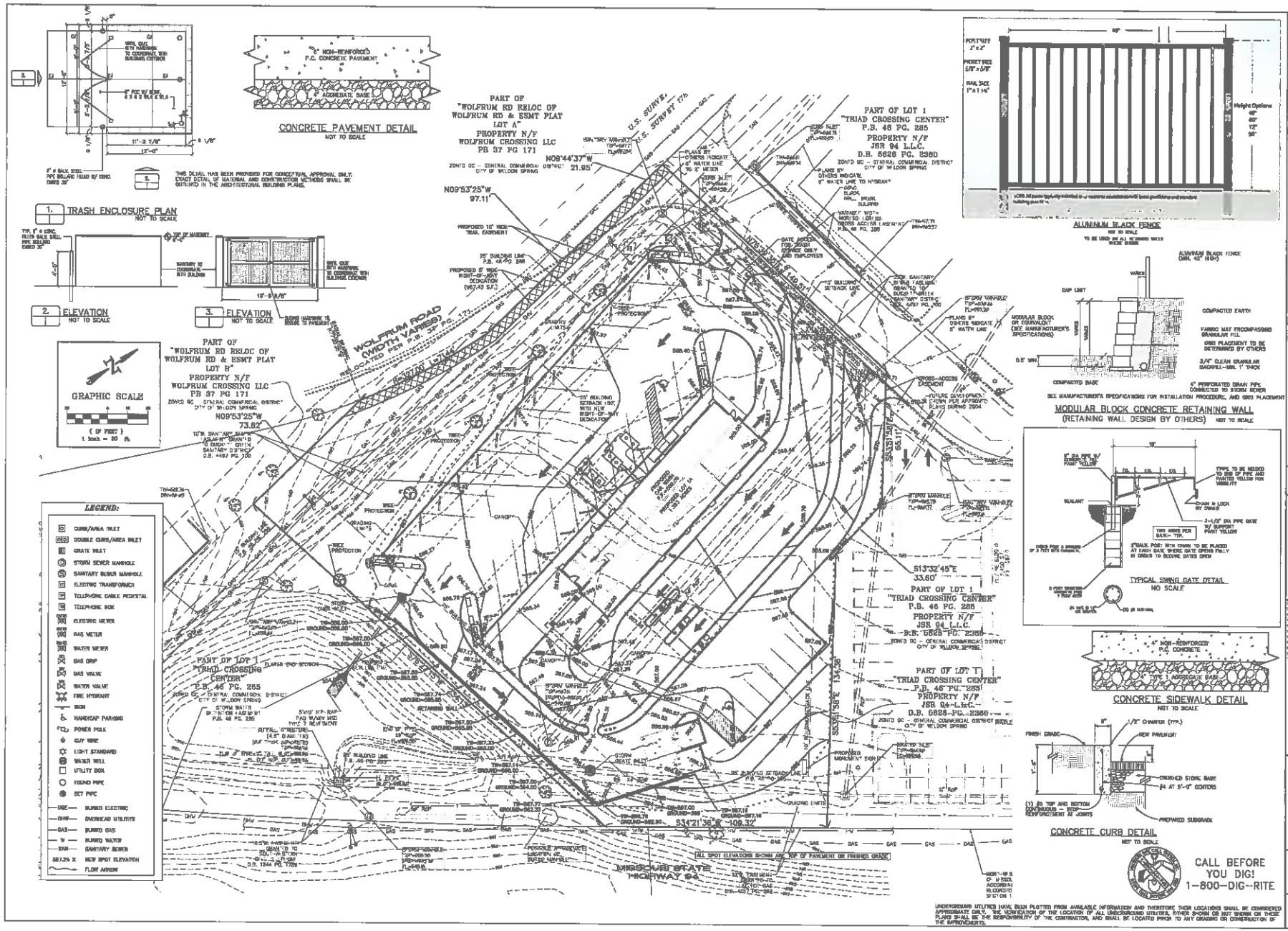
146560PRE.DWG
FILE NAME

SWR
DRAWN

SWR LDW
REVIEWED CHECKED

SITE PLAN

C-1


TRASH ENCLOSURE PLAN
NOT TO SCALE
ELEVATION
NOT TO SCALE
CONCRETE PAVEMENT DETAIL
NOT TO SCALE
THIS DETAIL HAS BEEN PROVIDED FOR CONCEPTUAL APPROVAL ONLY. EXACT DETAIL OF MATERIAL AND CONSTRUCTION METHODS SHALL BE OUTLINED IN THE ARCHITECTURAL BUILDING PLANS.
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
LEGEND:
CURB/AREA INLET
DOUBLE CURB/AREA INLET
GRATE INLET
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
ELECTRIC TRANSFORMER
TELEPHONE CABLE PEDESTAL
TELEPHONE BOX
ELECTRIC METER
GAS METER
WATER METER
GAS DRIP
GAS VALVE
WATER VALVE
FIRE HYDRANT
SIGN
HANDICAP PARKING
POWER POLE
GUY WIRE
LIGHT STANDARD
WATER WELL
UTILITY BOX
FOUND PIPE
SET PIPE
BURIED ELECTRIC
OVERHEAD UTILITIES
BURIED GAS
BURIED WATER
SANITARY SEWER
NEW SPOT ELEVATION
FLOW ARROW
PART OF "WOLFRUM RD RELOC OF WOLFRUM RD & ESMT PLAT LOT A" PROPERTY N/F WOLFRUM CROSSING LLC PB 37 PG 171
PART OF "WOLFRUM RD RELOC OF WOLFRUM RD & ESMT PLAT LOT B" PROPERTY N/F WOLFRUM CROSSING LLC PB 37 PG 171
PART OF LOT 1 "TRIAD CROSSING CENTER" P.B. 46 PG. 285 PROPERTY N/F JSR 94 L.L.C. D.B. 6628 PG. 2360
WOLFRUM ROAD (WIDTH VARIES)
MISSOURI STATE HIGHWAY 94
ALL SPOT ELEVATIONS SHOWN ARE TOP OF PAVEMENT OR FINISHED GRADE
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
ALUMINUM BLACK FENCE
NOT TO SCALE
TO BE USED ON ALL RETAINING WALLS WHERE SHOWN
MODULAR BLOCK CONCRETE RETAINING WALL
(RETAINING WALL DESIGN BY OTHERS) NOT TO SCALE
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION PROCEDURE, AND GEO PLACEMENT
TYPICAL SWING GATE DETAIL
NO SCALE
CONCRETE SIDEWALK DETAIL
NOT TO SCALE
CONCRETE CURB DETAIL
NOT TO SCALE
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WOLFRUM ROAD & HWY 94
WELDON SPRINGS, MO
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ENGINEERING
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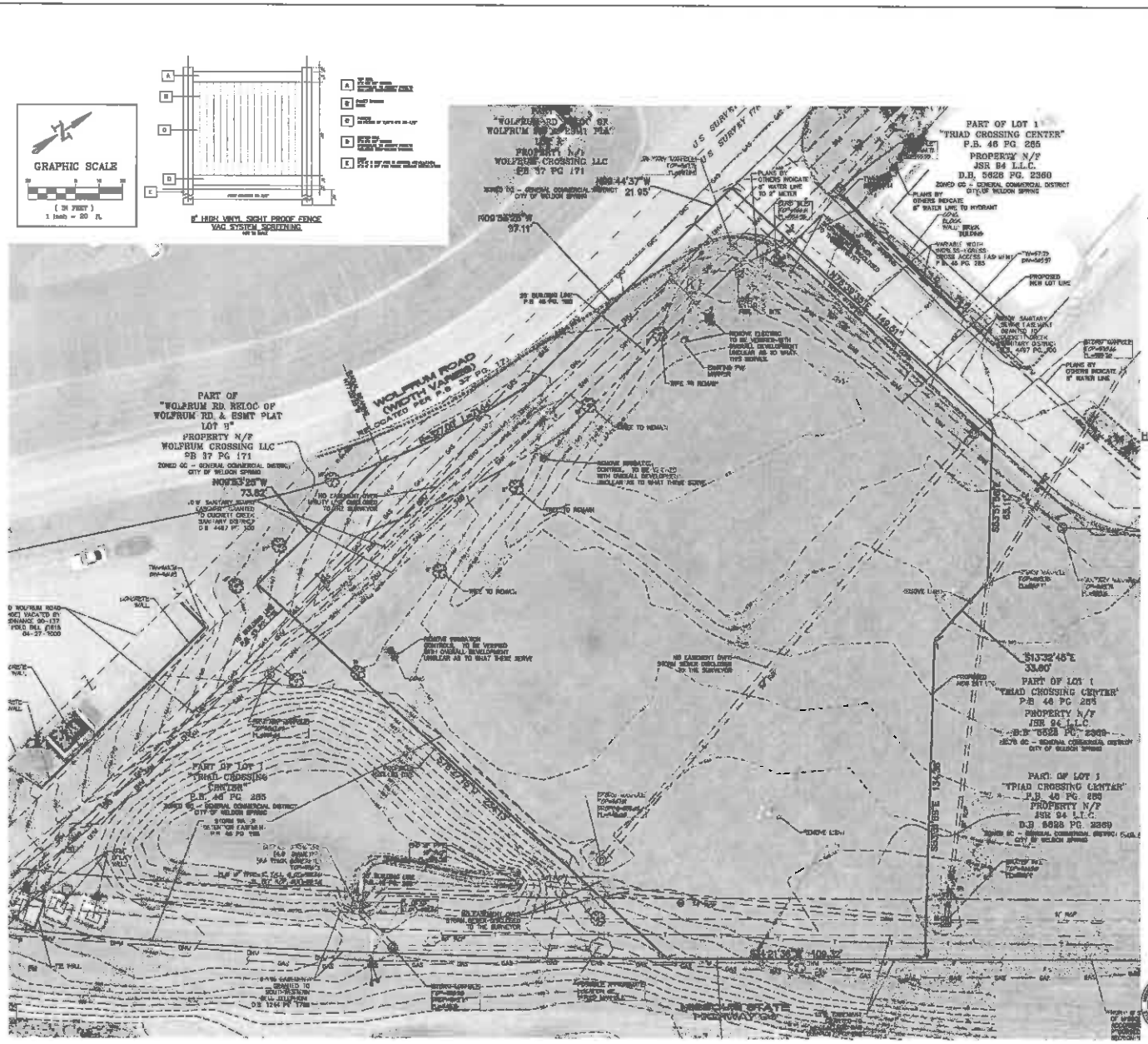
REVISIONS
6-15-22 CITY COMMENTS
8-29-22 CITY COMMENTS
8/29/22
6-29-22
D9-14656D
14656DPRE.DWG
SWR
SWR LDW
GRADING PLAN
C-2



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A PRELIMINARY SITE PLAN FOR
SCRUBBLES CAR WASH
WOLFRUM ROAD & HWY 94
WELDON SPRINGS, MO

PREPARED FOR
TRIAD CROSSING LLC
[illegible]

BAX ENGINEERING PLANNING SURVEYING
[illegible]
Bax Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering [illegible]
Missouri State Certificate of Authority
Surveying [illegible]

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STATE OF MISSOURI
JEFFREY D. KOLLER
NUMBER E-30078
NOTARY PUBLIC
08/29/22
Jeff D. Koller
Civil Engineer
Engineer's License 2007023343

8-29-22
DATE

09-146560
PROJECT NUMBER

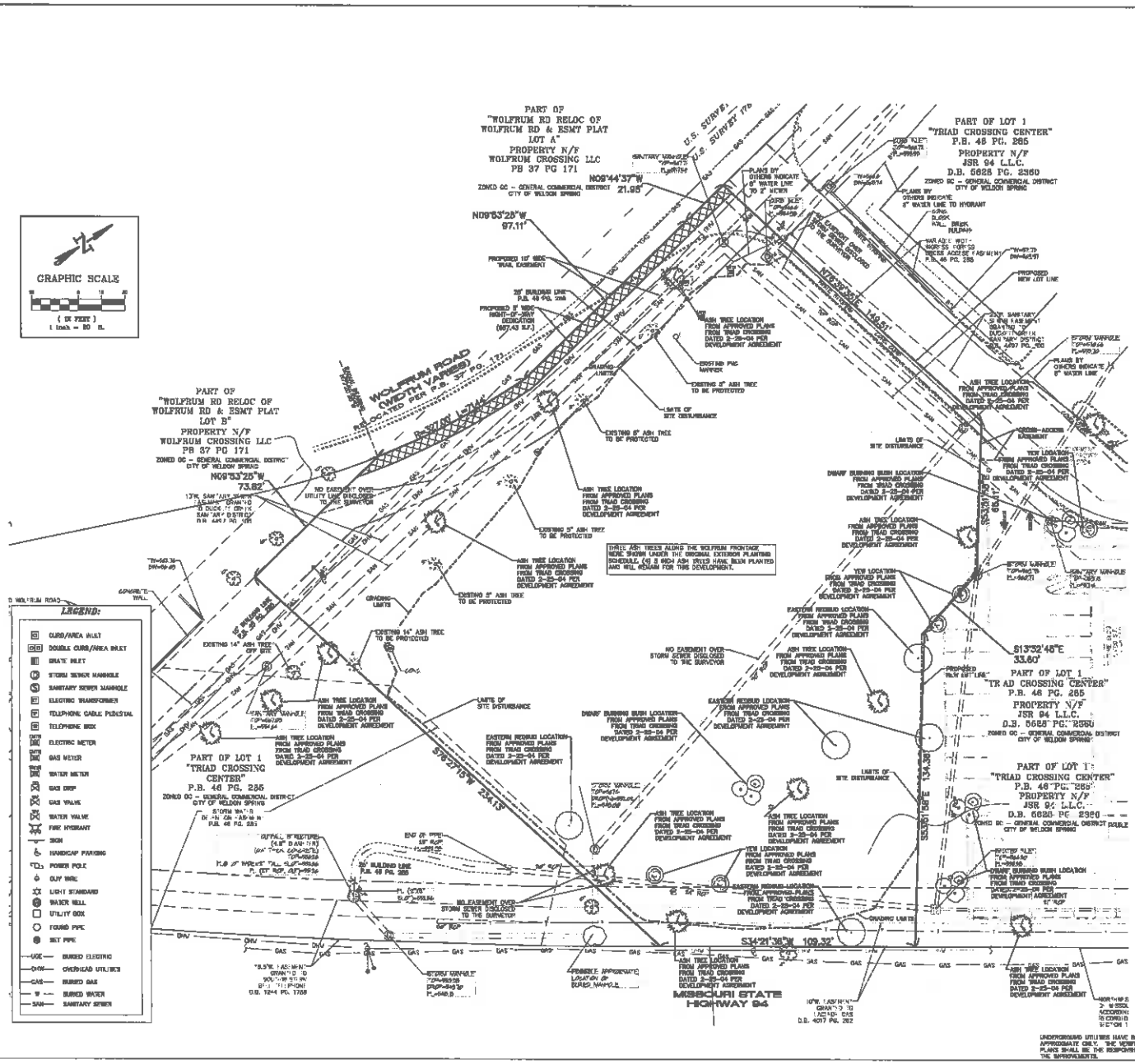
146560PRE.DWG
FILE NAME

SWR
DRAWN

SWR LOW
REVIEWED APPROVED

EXISTING CONDITIONS/ DETAILS

C-3



Predevelopment Tree Plan. The applicant for any site development plan, minor site plan, preliminary subdivision plat, or area plan shall submit a tree plan to be prepared for the site proposed for development. For minor site plan applications, the tree plan need only show the area affected by new impervious surfaces and any monarch trees or protected trees to be removed. The tree plan shall be submitted with the site development plan, minor site plan, preliminary subdivision plat or area plan application. The tree plan shall include a survey of the entire site prepared by the applicant with the site divided into grids of approximately two hundred (200) feet square (forty thousand (40,000) square feet). The tree plan shall indicate the following with each grid:

1. A clear indication of any undisturbed tree areas and the square footage of such undisturbed tree areas.
2. The location of every monarch tree and every protected tree, the species, and the caliper size if deciduous or a standard tree, or the height if coniferous, unless the monarch tree or protected tree is within an undisturbed tree area. Any dead or dying monarch tree shall also be noted if not located within an undisturbed tree area.
3. The location of every unprotected tree which is proposed for removal, including the species or caliper size or height sufficient to determine that it is an unprotected tree.
4. A database of all monarch trees and all protected trees to remain (except trees within an undisturbed tree area) and all monarch trees and all protected trees to be removed. In the case of a monarch tree, the reason for removal shall also be provided.
5. A tally of the total number of monarch trees and the total number of protected trees to be removed. The tally shall also include the total number of protected trees to remain and the total number of protected trees to be removed within each two-hundred-square-foot grid.

THERE ARE NO MONARCH TREES ON THIS LOT. ALL (8) EXISTING TREES ON THIS LOT SHALL BE PROTECTED AND WILL REMAIN ON SITE.

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8		FRAXINUS PENNSYLVANICA LANCEOLATA	ASH TREE	3-1/2" CAL.
3		CERCIS CANADENSIS	EASTERN REDBUD	3-1/2" CAL.
4		TAXUS CUSPIDATA DENSIFORMIS	DENSIFORMIS YEW	2 GAL.
1		EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	2 GAL.

THE QUANTITY NUMBERS SHOWN ARE WITHIN THE NEWLY CREATED LOT 1A THAT HAVE NOT BEEN PLANTED UNDER THE ORIGINAL EXTERIOR PLANTING SCHEDULE AS APPROVED ON 2-23-2004. THESE SHALL BE INCORPORATED INTO THE SITE PLAN FOR PLANTING OF THE SITE UNLESS THE PRE-ANNEXATION AGREEMENT WILL BE TERMINATED AT WHICH TIME THESE PLANTINGS SHALL BE WOODS AND CITY CODES WOULD ESTABLISH A NEW PLANTING SCHEDULE FOR THE NEW LOT.

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SCRUBBLES CAR WASH
WOLFRUM ROAD & HWY 94
WILDSON SPRINGS, MO

PREPARED FOR:
TITAN CAR WASH, LLC
TITAN CAR WASH, LLC
TITAN CAR WASH, LLC

ENGINEERING PLANNING SURVEYING
501 Point West Blvd.
St. Charles, MO 63301
636-928-9600
FAX 928-1711

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Missouri State Certificate of Authority Engineering #000800
Missouri State Certificate of Authority Surveying #000144

REVISIONS	
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STATE OF MISSOURI
LARRY D. KOLLER
NUMBER E-24877
PROFESSIONAL ENGINEER
08/29/22
Larry D. Koller
Civil Engineer
Engineers License 2007E030343

8-29-22
DATE

09-146560
PROJECT NUMBER

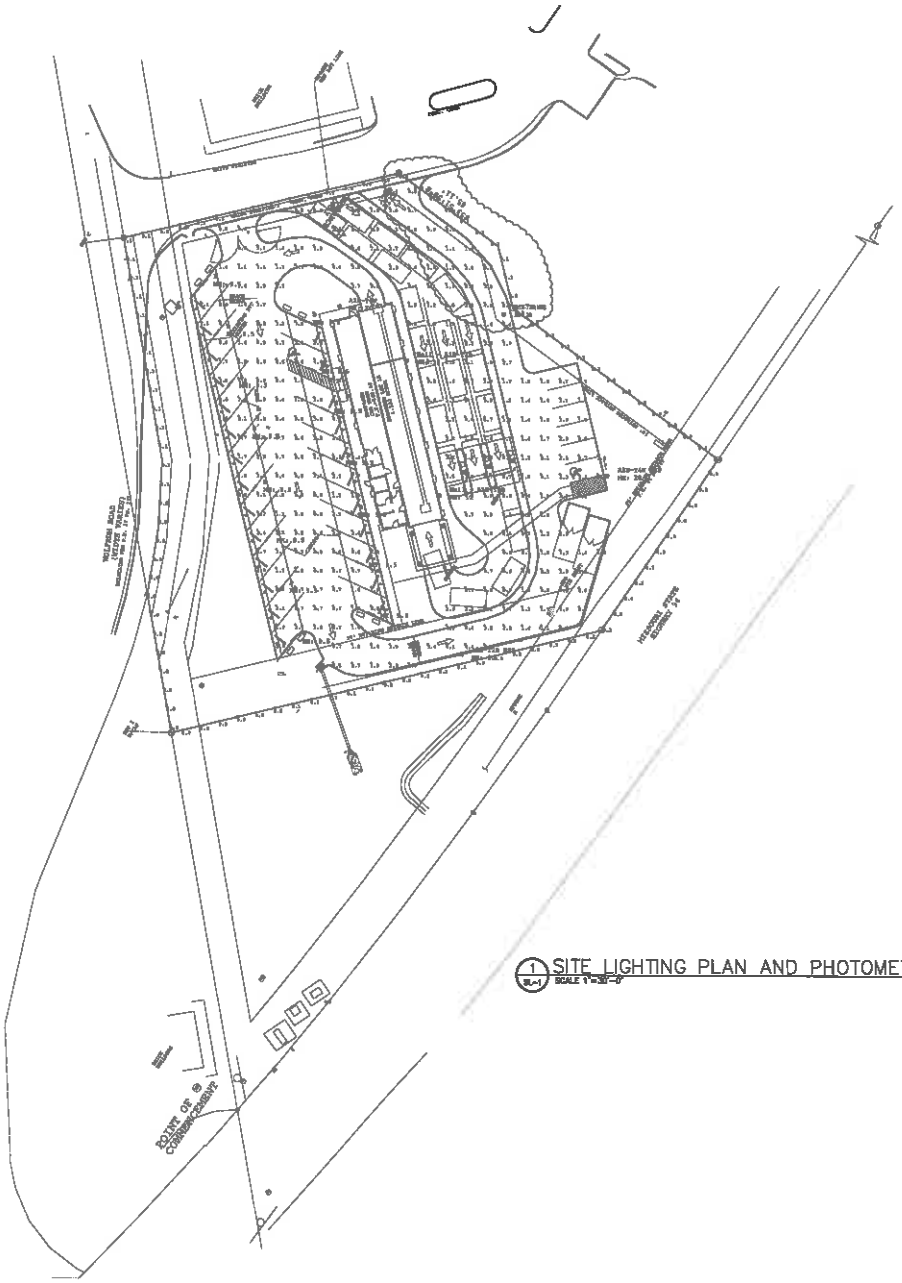
146560PRE.DWG
FILE NAME

SWR
DRAWN

SWR | DW
REVIEWED | CHECKED

TREE PLAN

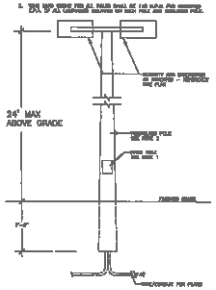
C-4



1 SITE LIGHTING PLAN AND PHOTOMETRIC
SL-1 SCALE 1"=30'-0"

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	A18-T2R HSS	Single	MW-PA18-740-U-T2R-HSS	0.900	7815	74	148
	1	A28-T4W	Single	MW-PA28-740-U-T4W	0.900	15431	151	151
	1	A28-T4W HSS	Single	MW-PA28-740-U-T4W-HSS	0.900	14072	151	151
	2	Wall - A18-T2R	Single	MW-P-PA18-740-U-T2R	0.900	7912	52.8	105.6
	15	B	Single	ASMLED-LD5-12SL-UW-DMV-LM40-CS3-U	0.900	2914	22.1	331.5

Calculation Summary								
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.94	8.7	0.5	3.88	17.40
Property Line	Illuminance	Fc	0.15	0.9	0.0	N.A.	N.A.



4 LIGHT POLE DETAIL
E-2 NTS

Mechanical
Electrical
Plumbing

Design & Construction, Inc.

New Construction for

Scrubbles Car Wash

Wolfrum Road and Hwy 94
Weldon Spring, Missouri

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PLANS ARE NOT VALID UNLESS ORIGINAL SEAL AND SIGNATURE IS PRESENT, AND DATED.

STATE OF MISSOURI
DAVID H. POLLMANN
NUMBER PE-31777
PROFESSIONAL ENGINEER

8-17-22

#	Date	Description
1.	8-15-22	FOR PERMIT

Sheet Number

SL-1

Project No.	11020
Drawn By	D POLLMANN
Modified By	D POLLMANN