

*Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.*



**CITY OF WELDON SPRING  
BOARD OF ALDERMEN REGULAR MEETING  
ON THURSDAY, SEPTMEBER 22, 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 Regular Board of Aldermen Meeting will be in person at 5401 Independence Road Weldon Spring, Missouri, 63304. Also, the public can attend virtually by video-conference and/or audio-conference call, you may attend the meeting on a desktop, laptop, mobile device, or telephone by following the highlighted instructions below.

**Link to join Zoom Video-Conference Meeting:**

<https://us02web.zoom.us/j/85665879998?pwd=Uk5weFl2cEhNM3ZsZUpLbStoSElzdz09>

**Meeting ID: 856 6587 9998  
Password: WS.BOA**

**Or by telephone dial: 1-312-626-6799**

**Meeting ID: 856 6587 9998  
Password: 225258**

**PAGE 1 OF 2**

*Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.*

*Our Vision - The City of Weldon Spring fosters a premier Community that is a safe place to live and enjoy life.*

**\*\*\*\*BOARD OF ALDERMEN REGULAR AGENDA – 09/22/22 at 7:30 PM\*\*\*\***

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL and DETERMINATION OF A QUORUM**

A. Ald. Baker	_____	Ald. Kolb	_____
Ald. Clutter	_____	Ald. Martiszus	_____
Ald. Conley	_____	Ald. Yeager	_____

**4. CITIZENS COMMENTS** (Citizens that would like to address the Board should fill out a comment card and remit to the City Clerk. Comments should be limited to three minutes.)

**5. APPROVAL OF MINUTES**

A. September 15, 2022 – Rescheduled Board Meeting Minutes from September 13, 2022

**6. CITY TREASURER REPORT**

A. Paid Bills to be Approved (September 7, 2022 – September 15, 2022)

**7. UNFINISHED BUSINESS**

**8. NEW BUSINESS**

- A. An Ordinance Approving the Final Development Plan for New Perspective of Weldon Spring & Matters Relating Thereto – **Alderman Baker**
- B. An Ordinance Approving the Recommended Major Site Plan for Scrubbles Car Wash Located on a Part of Lot 1 of Triad Crossing at Wolfrum Road & Missouri State Highway 94 & Matters Relating Thereto – **Alderman Yaeger**
- C. Final Escrow Release for Improvements to 6301 Weldon Spring Road – **Mayor Licklider**
- D. Repair/Replacement of Pedestrian Crossing Components (Galahad Drive & Independence Road) – **Mayor Licklider**
- E. Schedule a Work Session – Pedestrian & Traffic Count Study – **Mayor Licklider**

**9. ADJOURNMENT**

**PAGE 2 OF 2**

*Our Mission - The City of Weldon Spring will provide premier public services to the Community with integrity, transparency, and fiscal responsibility.*

CITY OF WELDON SPRING  
SPECIAL MEETING OF THE BOARD OF ALDERMEN  
SEPTEMBER 15, 2022

**CALL TO ORDER:** The regular meeting of the Board of Aldermen of the City of Weldon Spring was held on Thursday, September 15, 2022, at approximately 7:30 PM. The meeting was held at the Weldon Spring City Hall, which is located at 5401 Independence Road. Mayor Donald Licklider called the meeting to order at 7:30 PM.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

**ROLL CALL AND DETERMINATION OF QUORUM:** On a roll call, the following members were present:

Ward 1:	Alderman Clutter	Alderman Yeager
Ward 2:	Alderman Conley	Alderman Kolb
Ward 3:	Alderman Martiszus	Alderman Baker

A quorum was declared.

#### **PRESENTATION**

Mayor Licklider presented a proclamation to the “Daughter of the American Revolution” organization, which recognizes Constitution Week from September 17, 2022 to September 23, 2022.

#### **PUBLIC COMMENTS**

There were no public comments at this time.

#### **MINUTES**

August 25, 2022, Work Session Minutes – Alderman Clutter moved to approve the minutes from August 25, 2022, Work Session as written. The motion was seconded by Alderman Baker. **Motion carried** with 6 ayes.

August 25, 2022, Board Meeting Minutes – Alderman Clutter moved to approve the minutes from August 25, 2022, regular meeting as written. The motion was seconded by Alderman Baker. **Motion carried** with 6 ayes.

#### **TREASURER’S REPORT**

Alderman Martiszus made a motion to accept the Treasurer’s packet of paid bills from August 19, 2022, to September 6, 2022, and the paid credit card bill for July 2022. The motion was seconded by Alderman Clutter. **Motion carried** with 6 ayes.

#### **UNFINISHED BUSINESS:**

**Bill #1182 – An Ordinance Adopting the Budget for Fiscal Year 2023 for the City of Weldon Spring, Missouri, and Matters Relating Thereto:** Alderman Clutter made a motion to take Bill

#1182 off the table for discussion. Alderman Kolb seconded the motion. **Motion carried** with 6 ayes.

After the discussion, Alderman Yaeger made a motion to approve Bill #1182 for its second and final reading by title only. Alderman Baker seconded the motion.

On a roll call vote, the Bill #1182 was placed as Ordinance 22-10 as followed:

AYES: 6 – Baker, Clutter, Conley, Kolb, Martiszus, and Yeager  
NOES: 0  
ABSENT: 0

**Bill # 1183 - An Ordinance Repealing Ordinance 19-14 of the City of Weldon Spring, Missouri, and Enacting an Updated Videoconference Meeting Policy for Public Meeting:** Alderman Baker made a motion to approve Bill #1183 for its second and final reading by title only. Alderman Clutter seconded the motion with two minor grammatical changes on punctuation.

On a roll call vote, the Bill #1183 was placed as Ordinance 22-11 as followed:

AYES: 6 – Baker, Clutter, Conley, Kolb, Martiszus, and Yeager  
NOES: 0  
ABSENT: 0

#### **NEW BUSINESS:**

**RFP Results – Two 60” Culvert Pipes Restoration:** Alderman Baker made a motion to accept the \$89,999.74 proposal from Municipal & Contractors, Sealing Products, Inc., for repair work on Wolfrum Road. The motion was seconded by Alderman Clutter. **Motion carried** with 6 ayes.

**Fall 2022 Newsletter:** Alderman Yeager made a motion to approve the content for the upcoming Fall 2022 Newsletter. The motion was seconded by Alderman Baker. **Motion carried** with 6 ayes.

**Traffic Engineering Services: CBB Pedestrian & Traffic Count Study Proposal:** There was a lengthy discussion about reducing the scope of work for the project and conducting traffic counts. Alderman Baker made a motion that the City stop anymore communication from this consultant regarding this project. The motion died due to a lack of a seconded.

#### **REPORTS AND COMMITTEES:**

**Planning & Zoning Commission (P&Z):** Alderman Martiszus stated that the Commission met on September 12, 2022, and recommended approval for the final development plan for New Perspective of Weldon Spring and the major site plan for Scrubbles Car Wash. He added that both items would be on the agenda for the next Board meeting.

**Parks & Recreation Advisory Committee (PRAC) Report:** Alderman Martiszus stated that the PRAC Committee did not have their regular meeting in September due to the Planning & Zoning Commission being on the second Monday of the month.

**Architectural Review Commission (ARC):** Alderman Clutter told the Board that the joint work session with the ARC Commission is still in the planning stages. He is hoping that the work session would be scheduled in October.

**City Administrator Report:** The City Administrator Report was submitted to the Board prior to the meeting.

Alderman Clutter made a motion to approve Mayor Licklider's appointment of Bill Wagner as a permanent member to the Architectural Review Commission (ARC), seconded by Alderman Baker. **Motion carried** with 6 ayes.

Alderman Clutter made a motion to approve Mayor Licklider's appointment of Zig Piwowarski as a alternate member to the Architectural Review Commission (ARC), seconded by Alderman Yeager. **Motion carried** with 6 ayes.

#### **RECEIPTS & COMMUNICATIONS:**

Alderman Clutter asked if the City should have a press release to the Midrivers Magazine regarding the pending transfer of municipal court services to the City of O'Fallon. A brief discussion took place.

#### **ADJOURNMENT:**

Alderman Kolb moved to adjourn the meeting at 9:01 PM and Alderman Kolb seconded the motion. **Motion carried** with 6 ayes.

Respectfully submitted,

---

William C. Hanks  
City Clerk

**PAID BILLS TO BE APPROVED  
SEPTEMBER 7, 2022 -- SEPTEMBER 15, 2022**

**CHECKS DATED 9/2/22 -- 9/15/22**

EXCEPT FOR THE ITEMS NOTED, THE ATTACHED LIST IS APPROVED BY THE BOARD OF ALDERMAN FOR PAYMENT. APPROVED THIS  
22ND DAY OF SEPTEMBER, 2022 \_\_\_\_\_ MAYOR

9/2/2022 TO 9/15/2022

ACCOUNTS PAYABLE CLAIMS REPORT

<u>VENDOR</u>	<u>REFERENCE</u>	<u>GL ACCT NO</u>	<u>AMOUNT</u>	<u>CHECK #</u>	<u>CHECK DATE</u>
BUILDINGSTARS OPERATIONS INC	MONTHLY HOUSEKEEPING	20-20-5244	\$ 240.00	51129460	9/9/2022
CENTRAL BANK OF ST LOUIS	BANK SERVICE FEES	10-10-5216	\$ 446.24	51129463	9/7/2022
CLAUDE C KNIGHT	MUNI COURT JUDGE	10-10-5303	\$ 300.00	16618	9/7/2022
COTTLEVILLE/WELDON SPRING	SEPT GEN MEMBERSHIP MTG (2)	10-10-5201	\$ 40.00	16619	9/13/2022
KANSAS CITY LIFE INS CO	GROUP LIFE INS	10-02-2110	\$ 1.32	51129461	9/2/2022
KANSAS CITY LIFE INS CO	GROUP LIFE INS	10-10-5131	\$ 199.96	51129461	9/2/2022
LASHLY & BAER, P.C.	MUNI PROSECUTING ATTY	10-10-5304	\$ 800.00	9534	9/9/2022
MICHAEL PADELLA	CA MTG/DONUTS/BAGELS	10-10-5201	\$ 43.92	51129464	9/14/2022
MICHAEL PADELLA	MILEAGE REIMB	10-10-5202	\$ 46.28	51129464	9/14/2022
MICHAEL PADELLA	BOTTLED WATER/COPY PAPER	10-10-5243	\$ 164.72	51129464	9/14/2022
MICHAEL PADELLA	ETHINAL FREE91 OCTAIN/SM ENGIN	20-20-5243	\$ 27.17	51129464	9/14/2022
MICHAEL PADELLA	PARKS BOTTLED WATER	20-20-5255	\$ 12.57	51129464	9/14/2022
MICHAEL PADELLA	58' SAMSUNG SMART TV/BD ROOM	20-20-5560	\$ 449.99	51129464	9/14/2022
QUADIENT FINANCE USA, INC	POSTAGE FOR METER	10-10-5213	\$ 500.00	9533	9/9/2022
ST CHARLES IT	IT SERVICES	10-10-5325	\$ 618.37	9532	9/2/2022
SURECUT SOLUTIONS	ROW MOWING	22-22-5265	\$ 1,620.00	9536	9/15/2022
WEX BANK	FLEET GAS CARD	20-20-5237	\$ 274.35	9535	9/9/2022

Accounts Payable Total

\$ 5,784.89



# CITY OF WELDON SPRING

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



\*\*\*\*\*

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR NEW PERSPECTIVE OF WELDON SPRING AND MATTERS RELATING THERETO

\*\*\*\*\*

WHEREAS, Weldon Springs, RE LLC, came to a contractual real estate purchase agreement with Ronald K. & Jeanette R. Vogt to purchase a tract of land at 400 Siedentop Road”; and

WHEREAS, Boldt Capital, LLC, and Weldon Springs, RE LLC , are representatives of the developer for a proposed senior living facility to be known as New Perspective of Weldon Spring; and

WHEREAS, the City of Weldon Spring granted a Conditional Use Permit (CUP) to allow a Nursing and Residential Care Facility to be known as New Perspective of Weldon Spring in a “PC” Planned Commercial Zoning District, with the passage of Ordinance 22-04 on June 23, 2022; and

WHEREAS, the City of Weldon Spring approved the Area Plan for New Perspective of Weldon Spring with the passage of Ordinance 22-05 on June 23, 2022; and

WHEREAS, the City Planning & Zoning Commission recommended approval of the Final Development Plan for New Perspective of Weldon Spring on September 12, 2022.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, AS FOLLOWS:**

**SECTION 1:** That Weldon Springs. RE, LLC (New Perspective of Weldon Spring) has provided the City of Weldon Spring with the proper plans and documentation, which have been received by the City Staff, Mayor, & Aldermen.

**SECTION 2:** That after a public hearing by the Planning & Zoning Commission on May 2, 2022, and a public hearing by the Board of Aldermen on May 10, 2022, a Conditional Use Permit (CUP) was granted by the Board of Aldermen in Ordinance 22-04 with the following conditions:

1. The entrances on Siedentop Road will need to be aligned with the future Weldon Spring Park entrances.
2. An area plan must be submitted to the City of Weldon Spring and be approved for the site.
3. The facility must be licensed to operate as an Long Term Care Facility by the Missouri Department of Health & Senior Services.

**SECTION 3:** That the City Planner and City Engineer have reviewed the final development plan and all the conditions have been met in regard to the plan.

**SECTION 4:** On September 12, 2022, the Planning & Zoning Commission recommended approval of the final development plan after determining that it complies with the conditions of the ordinance authorizing the development.

**SECTION 5:** That the Board of Aldermen hereby approved the Final Development Plan.

**SECTION 6:** That this Ordinance shall be in full force and effect upon its enactment and approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.*

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

To approve Bill #

Motioned: \_\_\_\_\_

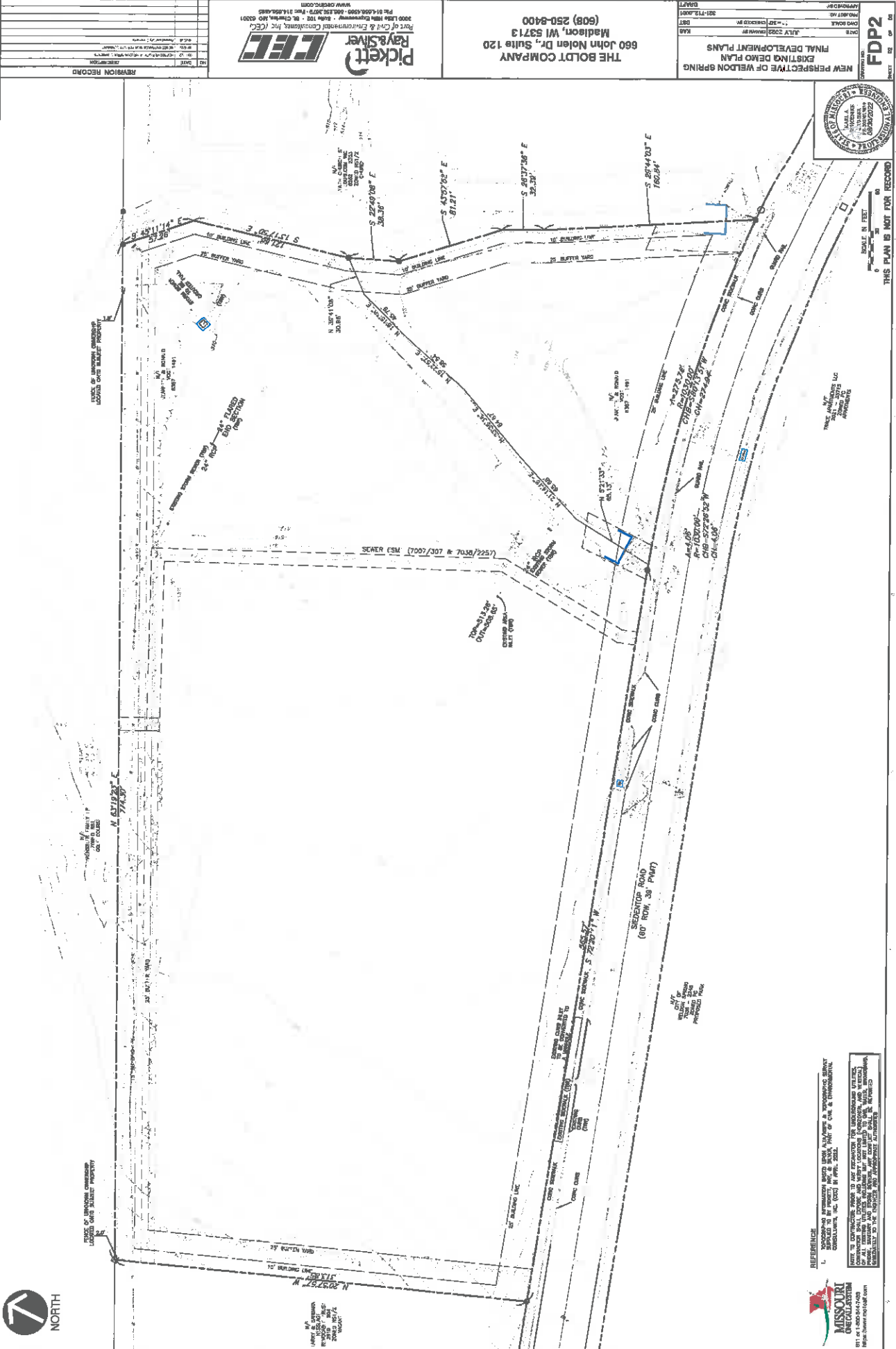
Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	_____	_____	_____
Clutter	_____	_____	_____
Conley	_____	_____	_____
Kolb	_____	_____	_____
Martiszus	_____	_____	_____
Yeager	_____	_____	_____
Licklider	_____	_____	_____

Absent: \_\_\_\_\_



THIS PLAN IS NOT FOR RECORD



SCALE IN FEET  
 1" = 50'

THIS PLAN IS NOT FOR RECORD

DATE	DESCRIPTION
NO.	DATE
1	2017-10-01
2	2017-10-01
3	2017-10-01
4	2017-10-01
5	2017-10-01
6	2017-10-01
7	2017-10-01
8	2017-10-01
9	2017-10-01
10	2017-10-01

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

**Pickett**  
**Ray&River**

Part of Civil & Environmental Consultants, Inc. (CEC)  
 2000 Laska Road, Suite 102 - St. Charles, MO 63301  
 P: 636-450-6600 F: 636-450-2879 M: 314-958-4885  
 WWW.CECMO.COM

REFERENCE

1. BACKGROUND INFORMATION BASED UPON ALIANCE & PROPOSING SERVICE CONSULTING, INC. (CSC) RECORDS.

NOTE: NO REPRESENTATION IS MADE BY THE ENGINEER FOR THE ACCURACY OR VALIDITY OF ANY INFORMATION OR DATA PROVIDED BY ANY OTHER PARTY. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED.















April 12, 2012  
 Janelle Chalmers - Landscape Architect  
 101 Lamer #1407  
 Consultant:

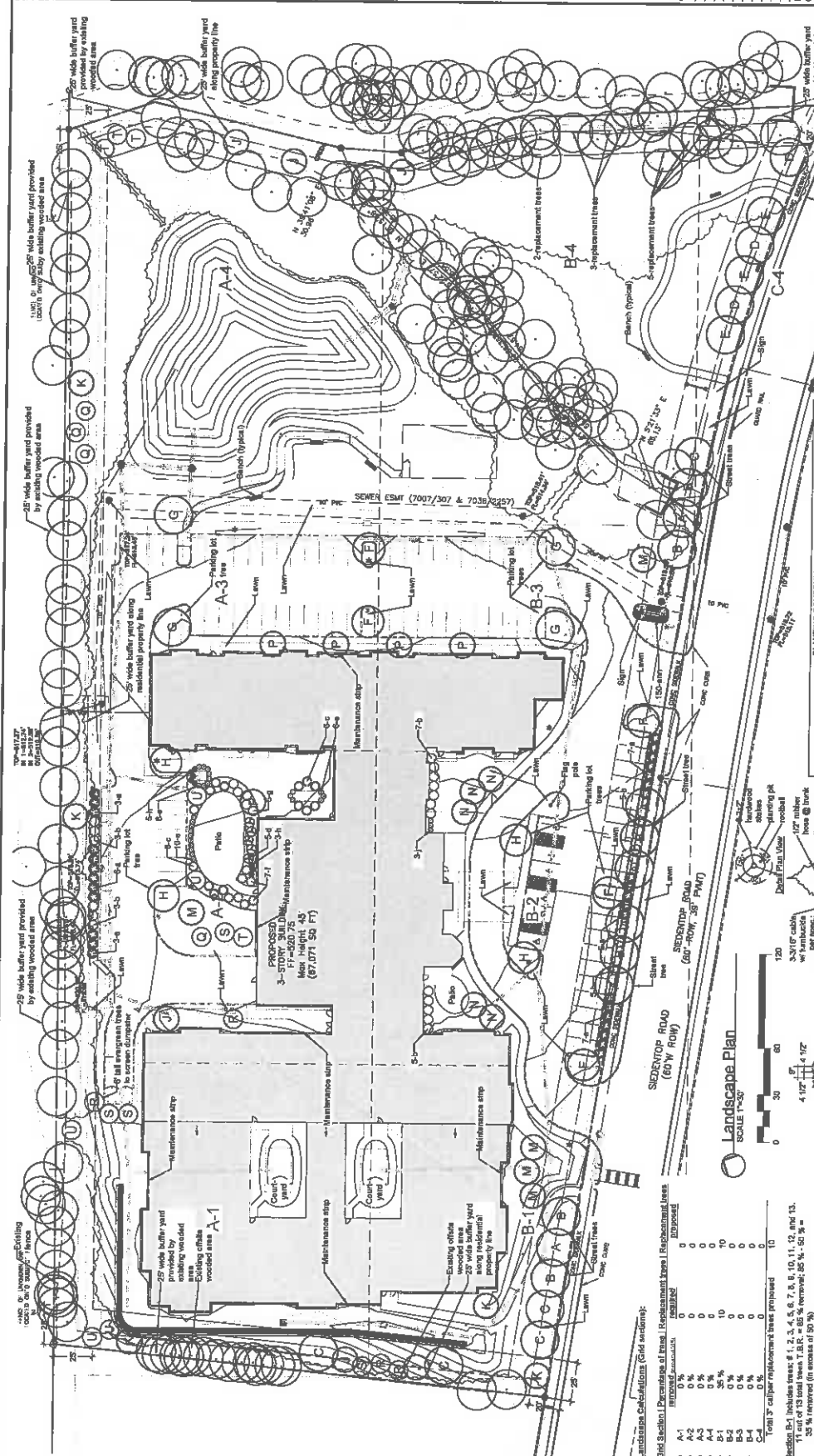
# New Perspective of Weldon Spring

Weldon Spring, Missouri

Date	Description	No.
05/22/12	City Comments	1
05/22/12	City Comments	2
05/22/12	City Comments	3
05/22/12	City Comments	4
05/22/12	City Comments	5
05/22/12	City Comments	6

Drawn: JPC  
 Checked: JRS  
 Loomis Associates Inc.  
 Landscape Architects + Planners  
 1000 West 10th Street, Suite 100  
 St. Louis, MO 63103  
 Missouri State Certificate of Authority No. LC 000019

Sheet No: L1.01  
 Date: 4/6/22  
 Job #: 177.034

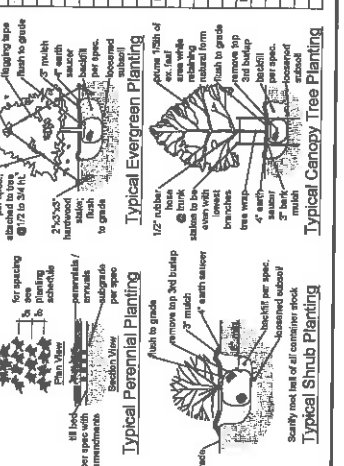


### PLANTING SCHEDULE

Code	Species	Quantity	Notes
A-1	Shrub - Spirea	24	2' x 2' o.c.
A-2	Shrub - Forsythia	24	2' x 2' o.c.
A-3	Shrub - Juniper	24	2' x 2' o.c.
A-4	Shrub - Yucca	24	2' x 2' o.c.
B-1	Tree - Maple	10	2.5' x 2.5' o.c.
B-2	Tree - Oak	10	2.5' x 2.5' o.c.
B-3	Tree - Elm	10	2.5' x 2.5' o.c.
B-4	Tree - Birch	10	2.5' x 2.5' o.c.
C-1	Tree - Magnolia	10	2.5' x 2.5' o.c.
C-2	Tree - Redwood	10	2.5' x 2.5' o.c.
C-3	Tree - Cypress	10	2.5' x 2.5' o.c.
C-4	Tree - Palm	10	2.5' x 2.5' o.c.

### PLANTING SCHEDULE

Code	Species	Quantity	Notes
D-1	Shrub - Spirea	24	2' x 2' o.c.
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F-2	Tree - Redwood	10	2.5' x 2.5' o.c.
F-3	Tree - Cypress	10	2.5' x 2.5' o.c.
F-4	Tree - Palm	10	2.5' x 2.5' o.c.



### Landscape Calculations (Gold section):

616 Schedule: Percentage of trees to be removed = 0%  
 616 Schedule: Percentage of trees to be replaced = 100%

616 Schedule: Total site area = 304,112 sq. ft. (6.98 acres)  
 Total green space area = 150,414 sq. ft. (3.43 acres)  
 2.5% of parking area shall contain landscaped material = 50,372 sq. ft.  
 50.2% of landscaped area = 76,762 sq. ft. (1.75 acres)  
 (combination of trees and shrubs)

Landscape Notes:  
 1) Lawn areas shall be laid down Tall Fescue Grass or approved equivalent.  
 2) Topsoil in all disturbed areas shall be 6" depth.  
 3) Soil mix in all shrub beds at 8" depth.  
 4) All mulch in the double ground bedk trench.  
 5) All mulch in the triple ground bedk trench.  
 6) Provide irrigation system. Contractor to provide design-build drawings for review by Landscape Architect.



Consultant:  
 James G. Lamar  
 J.G. Lamar & Associates  
 1001 Linn St. # 100  
 St. Louis, MO 63102

# New Perspective of Weldon Spring

Weldon Spring, Missouri

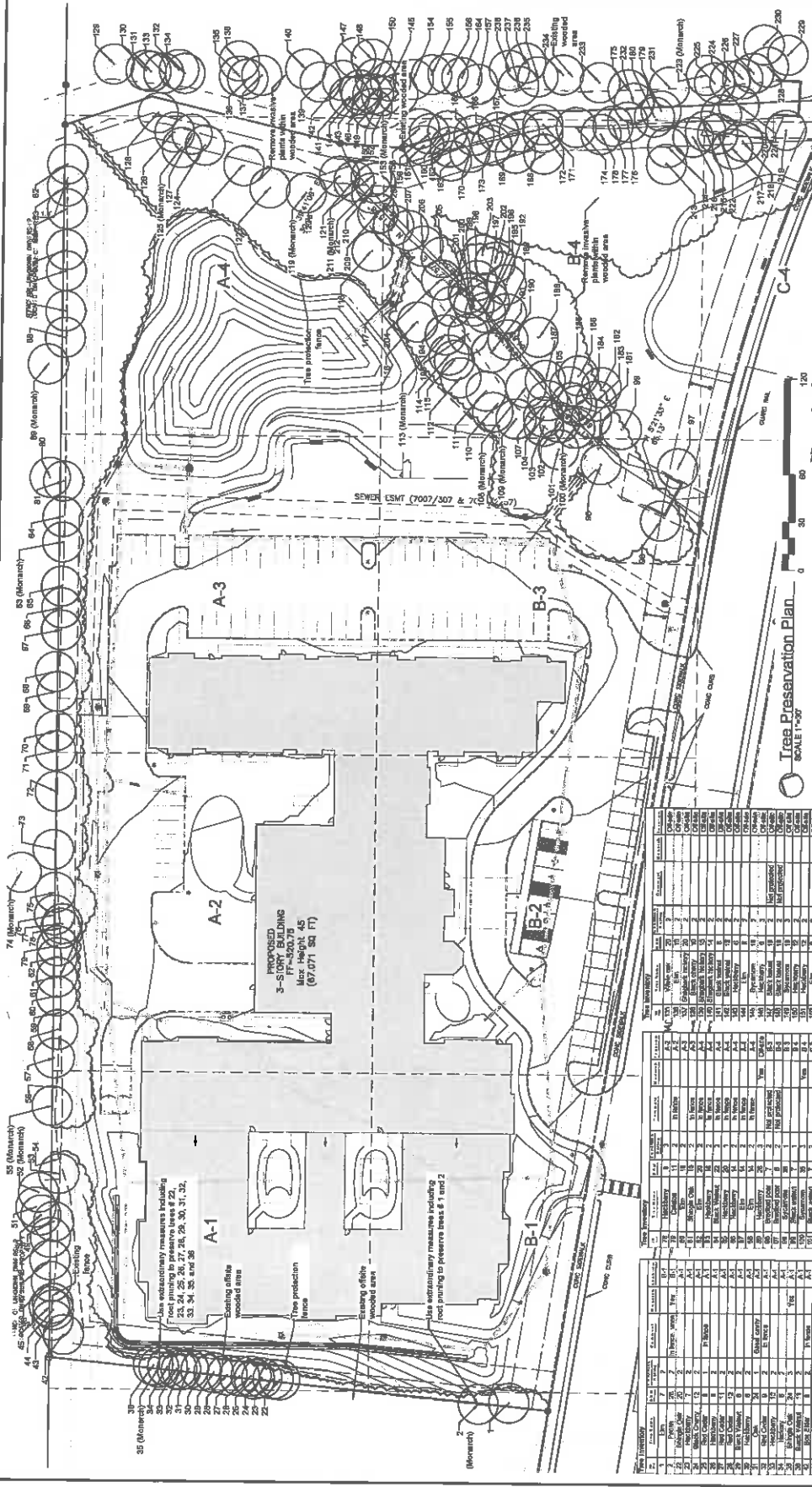
Task	Description	No.
50722	City Comments	1
50722	City Comments	2
50722	City Comments	3
50722	City Comments	4
50722	City Comments	5
50722	City Comments	6

Drawn: JGP  
 Checked: RS

**LOOMIS**  
 landscape architects + planners  
 1000 S. Brentwood Blvd.  
 St. Louis, MO 63104  
 Phone: (314) 433-8888  
 Fax: (314) 433-8889  
 Email: info@loomis.com

Missouri State Certificate of Authority # LAC 000310

Sheet Title: TPP  
 Street No: 50722  
 Date: 05/20/22  
 Job #: 171.054



**Tree Inventory**

Tree ID	Species	DBH (in)	Height (ft)	Health	Preservation	Notes
1	Black Walnut	12	25	Good	Preserve	
2	Black Walnut	15	30	Good	Preserve	
3	Black Walnut	18	35	Good	Preserve	
4	Black Walnut	20	40	Good	Preserve	
5	Black Walnut	22	45	Good	Preserve	
6	Black Walnut	24	50	Good	Preserve	
7	Black Walnut	26	55	Good	Preserve	
8	Black Walnut	28	60	Good	Preserve	
9	Black Walnut	30	65	Good	Preserve	
10	Black Walnut	32	70	Good	Preserve	
11	Black Walnut	34	75	Good	Preserve	
12	Black Walnut	36	80	Good	Preserve	
13	Black Walnut	38	85	Good	Preserve	
14	Black Walnut	40	90	Good	Preserve	
15	Black Walnut	42	95	Good	Preserve	
16	Black Walnut	44	100	Good	Preserve	
17	Black Walnut	46	105	Good	Preserve	
18	Black Walnut	48	110	Good	Preserve	
19	Black Walnut	50	115	Good	Preserve	
20	Black Walnut	52	120	Good	Preserve	
21	Black Walnut	54	125	Good	Preserve	
22	Black Walnut	56	130	Good	Preserve	
23	Black Walnut	58	135	Good	Preserve	
24	Black Walnut	60	140	Good	Preserve	
25	Black Walnut	62	145	Good	Preserve	
26	Black Walnut	64	150	Good	Preserve	
27	Black Walnut	66	155	Good	Preserve	
28	Black Walnut	68	160	Good	Preserve	
29	Black Walnut	70	165	Good	Preserve	
30	Black Walnut	72	170	Good	Preserve	
31	Black Walnut	74	175	Good	Preserve	
32	Black Walnut	76	180	Good	Preserve	
33	Black Walnut	78	185	Good	Preserve	
34	Black Walnut	80	190	Good	Preserve	
35	Black Walnut	82	195	Good	Preserve	
36	Black Walnut	84	200	Good	Preserve	
37	Black Walnut	86	205	Good	Preserve	
38	Black Walnut	88	210	Good	Preserve	
39	Black Walnut	90	215	Good	Preserve	
40	Black Walnut	92	220	Good	Preserve	
41	Black Walnut	94	225	Good	Preserve	
42	Black Walnut	96	230	Good	Preserve	
43	Black Walnut	98	235	Good	Preserve	
44	Black Walnut	100	240	Good	Preserve	
45	Black Walnut	102	245	Good	Preserve	
46	Black Walnut	104	250	Good	Preserve	
47	Black Walnut	106	255	Good	Preserve	
48	Black Walnut	108	260	Good	Preserve	
49	Black Walnut	110	265	Good	Preserve	
50	Black Walnut	112	270	Good	Preserve	
51	Black Walnut	114	275	Good	Preserve	
52	Black Walnut	116	280	Good	Preserve	
53	Black Walnut	118	285	Good	Preserve	
54	Black Walnut	120	290	Good	Preserve	
55	Black Walnut	122	295	Good	Preserve	
56	Black Walnut	124	300	Good	Preserve	
57	Black Walnut	126	305	Good	Preserve	
58	Black Walnut	128	310	Good	Preserve	
59	Black Walnut	130	315	Good	Preserve	
60	Black Walnut	132	320	Good	Preserve	
61	Black Walnut	134	325	Good	Preserve	
62	Black Walnut	136	330	Good	Preserve	
63	Black Walnut	138	335	Good	Preserve	
64	Black Walnut	140	340	Good	Preserve	
65	Black Walnut	142	345	Good	Preserve	
66	Black Walnut	144	350	Good	Preserve	
67	Black Walnut	146	355	Good	Preserve	
68	Black Walnut	148	360	Good	Preserve	
69	Black Walnut	150	365	Good	Preserve	
70	Black Walnut	152	370	Good	Preserve	
71	Black Walnut	154	375	Good	Preserve	
72	Black Walnut	156	380	Good	Preserve	
73	Black Walnut	158	385	Good	Preserve	
74	Black Walnut	160	390	Good	Preserve	
75	Black Walnut	162	395	Good	Preserve	
76	Black Walnut	164	400	Good	Preserve	
77	Black Walnut	166	405	Good	Preserve	
78	Black Walnut	168	410	Good	Preserve	
79	Black Walnut	170	415	Good	Preserve	
80	Black Walnut	172	420	Good	Preserve	
81	Black Walnut	174	425	Good	Preserve	
82	Black Walnut	176	430	Good	Preserve	
83	Black Walnut	178	435	Good	Preserve	
84	Black Walnut	180	440	Good	Preserve	
85	Black Walnut	182	445	Good	Preserve	
86	Black Walnut	184	450	Good	Preserve	
87	Black Walnut	186	455	Good	Preserve	
88	Black Walnut	188	460	Good	Preserve	
89	Black Walnut	190	465	Good	Preserve	
90	Black Walnut	192	470	Good	Preserve	
91	Black Walnut	194	475	Good	Preserve	
92	Black Walnut	196	480	Good	Preserve	
93	Black Walnut	198	485	Good	Preserve	
94	Black Walnut	200	490	Good	Preserve	
95	Black Walnut	202	495	Good	Preserve	
96	Black Walnut	204	500	Good	Preserve	
97	Black Walnut	206	505	Good	Preserve	
98	Black Walnut	208	510	Good	Preserve	
99	Black Walnut	210	515	Good	Preserve	
100	Black Walnut	212	520	Good	Preserve	
101	Black Walnut	214	525	Good	Preserve	
102	Black Walnut	216	530	Good	Preserve	
103	Black Walnut	218	535	Good	Preserve	
104	Black Walnut	220	540	Good	Preserve	
105	Black Walnut	222	545	Good	Preserve	
106	Black Walnut	224	550	Good	Preserve	
107	Black Walnut	226	555	Good	Preserve	
108	Black Walnut	228	560	Good	Preserve	
109	Black Walnut	230	565	Good	Preserve	
110	Black Walnut	232	570	Good	Preserve	
111	Black Walnut	234	575	Good	Preserve	
112	Black Walnut	236	580	Good	Preserve	
113	Black Walnut	238	585	Good	Preserve	
114	Black Walnut	240	590	Good	Preserve	
115	Black Walnut	242	595	Good	Preserve	
116	Black Walnut	244	600	Good	Preserve	
117	Black Walnut	246	605	Good	Preserve	
118	Black Walnut	248	610	Good	Preserve	
119	Black Walnut	250	615	Good	Preserve	
120	Black Walnut	252	620	Good	Preserve	
121	Black Walnut	254	625	Good	Preserve	
122	Black Walnut	256	630	Good	Preserve	
123	Black Walnut	258	635	Good	Preserve	
124	Black Walnut	260	640	Good	Preserve	
125	Black Walnut	262	645	Good	Preserve	
126	Black Walnut	264	650	Good	Preserve	
127	Black Walnut	266	655	Good	Preserve	
128	Black Walnut	268	660	Good	Preserve	
129	Black Walnut	270	665	Good	Preserve	
130	Black Walnut	272	670	Good	Preserve	
131	Black Walnut	274	675	Good	Preserve	
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133	Black Walnut	278	685	Good	Preserve	
134	Black Walnut	280	690	Good	Preserve	
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136	Black Walnut	284	700	Good	Preserve	
137	Black Walnut	286	705	Good	Preserve	
138	Black Walnut	288	710	Good	Preserve	
139	Black Walnut	290	715	Good	Preserve	
140	Black Walnut	292	720	Good	Preserve	
141	Black Walnut	294	725	Good	Preserve	
142	Black Walnut	296	730	Good	Preserve	
143	Black Walnut	298	735	Good	Preserve	
144	Black Walnut	300	740	Good	Preserve	
145	Black Walnut	302	745	Good	Preserve	
146	Black Walnut	304	750	Good	Preserve	
147	Black Walnut	306	755	Good	Preserve	
148	Black Walnut	308	760	Good	Preserve	
149	Black Walnut	310	765	Good	Preserve	
150	Black Walnut	312	770	Good	Preserve	
151	Black Walnut	314	775	Good	Preserve	
152	Black Walnut	316	780	Good	Preserve	
153	Black Walnut	318	785	Good	Preserve	
154	Black Walnut	320	790	Good	Preserve	
155	Black Walnut	322	795	Good	Preserve	
156	Black Walnut	324	800	Good	Preserve	
157	Black Walnut	326	805	Good	Preserve	
158	Black Walnut	328	810	Good	Preserve	
159	Black Walnut	330	815	Good	Preserve	
160	Black Walnut	332	820	Good	Preserve	
161	Black Walnut	334	825	Good	Preserve	
162	Black Walnut	336	830	Good	Preserve	
163	Black Walnut	338	835	Good	Preserve	
164	Black Walnut	340	840	Good	Preserve	
165	Black Walnut	342	845	Good	Preserve	
166	Black Walnut	344	850	Good	Preserve	
167	Black Walnut	346	855	Good	Preserve	
168	Black Walnut	348	860	Good	Preserve	
169	Black Walnut	350	865	Good	Preserve	
170	Black Walnut	352	870	Good	Preserve	
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184	Black Walnut	380	940	Good	Preserve	
185	Black Walnut	382	945	Good	Preserve	
186	Black Walnut	384	950	Good	Preserve	
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188	Black Walnut	388	960	Good	Preserve	
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195	Black Walnut	402	995	Good	Preserve	
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198	Black Walnut	408	1010	Good	Preserve	
199	Black Walnut	410	1015	Good	Preserve	
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205	Black Walnut	422	1045	Good	Preserve	
206	Black Walnut	424	1050	Good	Preserve	
207	Black Walnut	426	1055	Good	Preserve	
208	Black Walnut	428	1060	Good	Preserve	
209	Black Walnut	430	1065	Good	Preserve	
210	Black Walnut	432	1070	Good	Preserve	
211	Black Walnut	434	1075	Good	Preserve	
212	Black Walnut	436	1080	Good	Preserve	
213	Black Walnut	438	1085	Good	Preserve	
214	Black Walnut	440	1090	Good	Preserve	
215	Black Walnut	442	1095	Good	Preserve	
216	Black Walnut	444	1100	Good	Preserve	



# New Perspective of Weldon Spring

Weldon Spring, Missouri

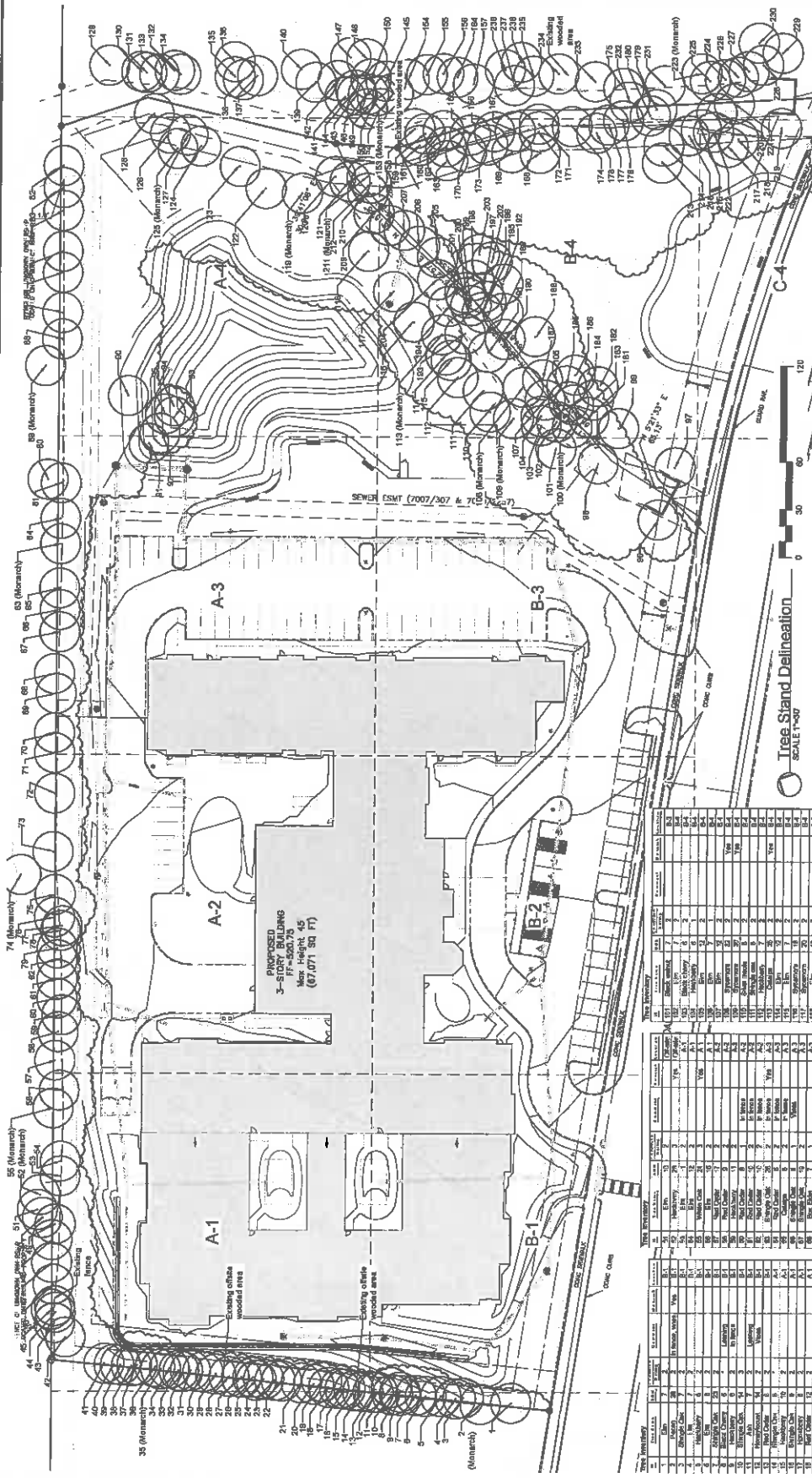
Revisions:

Date	Description	No.
5/2/22	City Comments	1
5/2/22	City Comments	2
5/2/22	City Comments	3
5/2/22	City Comments	4
5/2/22	City Comments	5
5/2/22	City Comments	6

Drawn: KP  
Checked: RS

Loomis Associates, Inc.  
1000 West 10th Street  
St. Louis, Missouri 63101  
Phone: 314.433.1000  
www.loomisassociates.com

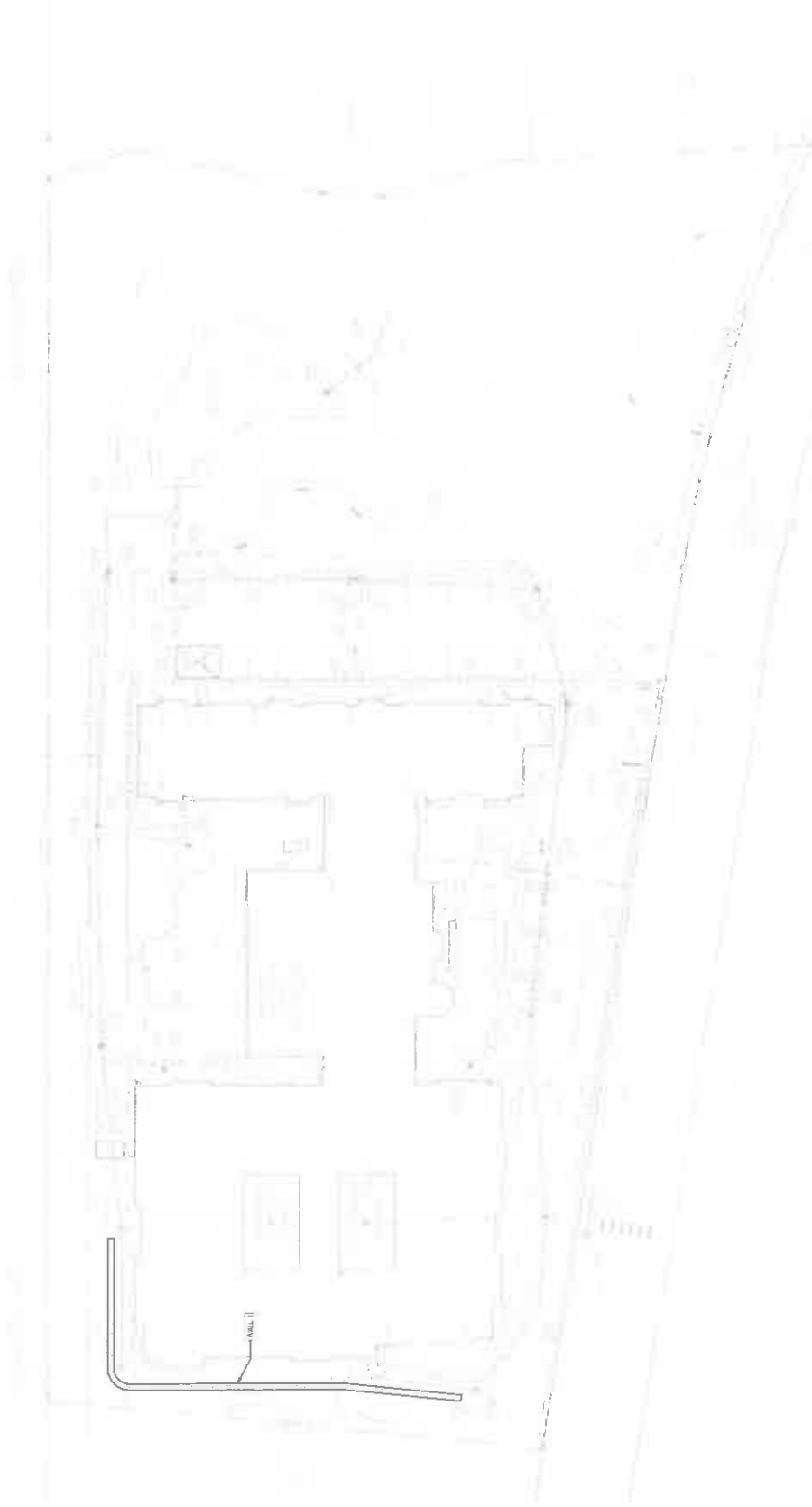
Sheet Title: TSD  
Sheet No.:  
Date: 5/28/22  
Job #: 171.054



Tree Stand Delineation  
SCALE 1"=20'

Tree Inventory	Tree ID	Species	DBH	Height	Health	Notes	Tree Condition Rating
1	1	Red Oak	12"	15'	Good		Good
2	2	White Oak	10"	12'	Good		Good
3	3	Red Oak	14"	18'	Good		Good
4	4	White Oak	11"	14'	Good		Good
5	5	Red Oak	13"	16'	Good		Good
6	6	White Oak	9"	11'	Good		Good
7	7	Red Oak	15"	20'	Good		Good
8	8	White Oak	12"	15'	Good		Good
9	9	Red Oak	10"	13'	Good		Good
10	10	White Oak	11"	14'	Good		Good
11	11	Red Oak	13"	16'	Good		Good
12	12	White Oak	14"	18'	Good		Good
13	13	Red Oak	11"	14'	Good		Good
14	14	White Oak	12"	15'	Good		Good
15	15	Red Oak	10"	13'	Good		Good
16	16	White Oak	11"	14'	Good		Good
17	17	Red Oak	13"	16'	Good		Good
18	18	White Oak	14"	18'	Good		Good
19	19	Red Oak	11"	14'	Good		Good
20	20	White Oak	12"	15'	Good		Good
21	21	Red Oak	10"	13'	Good		Good
22	22	White Oak	11"	14'	Good		Good
23	23	Red Oak	13"	16'	Good		Good
24	24	White Oak	14"	18'	Good		Good
25	25	Red Oak	11"	14'	Good		Good
26	26	White Oak	12"	15'	Good		Good
27	27	Red Oak	10"	13'	Good		Good
28	28	White Oak	11"	14'	Good		Good
29	29	Red Oak	13"	16'	Good		Good
30	30	White Oak	14"	18'	Good		Good
31	31	Red Oak	11"	14'	Good		Good
32	32	White Oak	12"	15'	Good		Good
33	33	Red Oak	10"	13'	Good		Good
34	34	White Oak	11"	14'	Good		Good
35	35	Red Oak	13"	16'	Good		Good
36	36	White Oak	14"	18'	Good		Good
37	37	Red Oak	11"	14'	Good		Good
38	38	White Oak	12"	15'	Good		Good
39	39	Red Oak	10"	13'	Good		Good
40	40	White Oak	11"	14'	Good		Good
41	41	Red Oak	13"	16'	Good		Good
42	42	White Oak	14"	18'	Good		Good
43	43	Red Oak	11"	14'	Good		Good
44	44	White Oak	12"	15'	Good		Good
45	45	Red Oak	10"	13'	Good		Good
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47	47	Red Oak	13"	16'	Good		Good
48	48	White Oak	14"	18'	Good		Good
49	49	Red Oak	11"	14'	Good		Good
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51	51	Red Oak	10"	13'	Good		Good
52	52	White Oak	11"	14'	Good		Good
53	53	Red Oak	13"	16'	Good		Good
54	54	White Oak	14"	18'	Good		Good
55	55	Red Oak	11"	14'	Good		Good
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57	57	Red Oak	10"	13'	Good		Good
58	58	White Oak	11"	14'	Good		Good
59	59	Red Oak	13"	16'	Good		Good
60	60	White Oak	14"	18'	Good		Good
61	61	Red Oak	11"	14'	Good		Good
62	62	White Oak	12"	15'	Good		Good
63	63	Red Oak	10"	13'	Good		Good
64	64	White Oak	11"	14'	Good		Good
65	65	Red Oak	13"	16'	Good		Good
66	66	White Oak	14"	18'	Good		Good
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72	72	White Oak	14"	18'	Good		Good
73	73	Red Oak	11"	14'	Good		Good
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75	75	Red Oak	10"	13'	Good		Good
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77	77	Red Oak	13"	16'	Good		Good
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88	88	White Oak	11"	14'	Good		Good
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115	115	Red Oak	11"	14'	Good		Good
116	116	White Oak	12"	15'	Good		Good
117	117	Red Oak	10"	13'	Good		Good
118	118	White Oak	11"	14'	Good		Good
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120	120	White Oak	14"	18'	Good		Good
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122	122	White Oak	12"	15'	Good		Good
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201	201	Red Oak	10"	13'	Good		Good
202	202	White Oak	11"	14'	Good		Good
203	203	Red Oak	13"	16'	Good		

# NEW PERSPECTIVE SENIOR LIVING RETAINING WALL



WALL

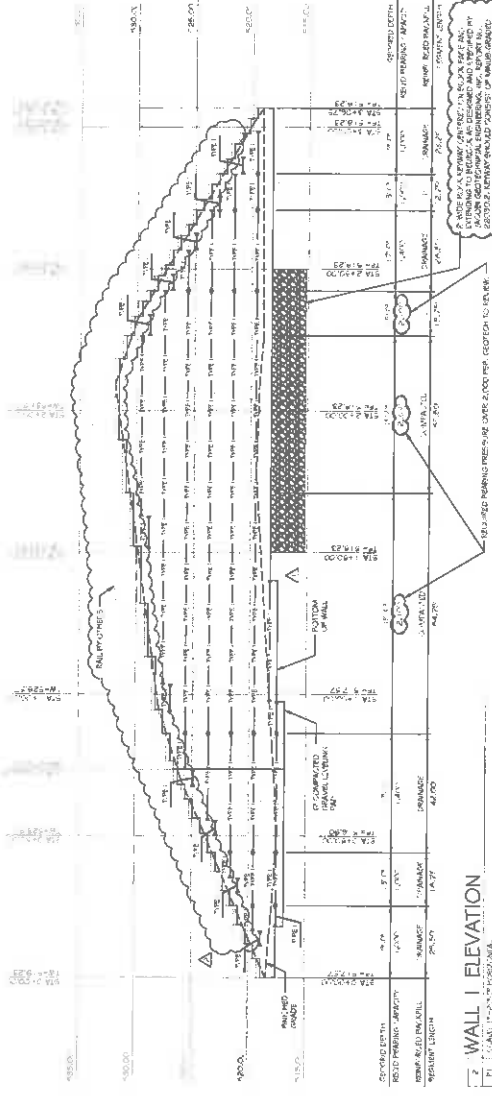
**BOSCH ENGINEERING**  
1405 WINDY COASTAL DRIVE  
INDIANHILL, MO 64040  
PHONE: 816-376-2728 FAX: 816-376-4773

**BOSCH**

IPSEL  
WELDON STRONG, P.E.  
REGIONAL  
CONTRACTS

DATE: 11/11/11  
DRAWN: J. H. HARRIS  
CHECKED: J. H. HARRIS  
SCALE: AS SHOWN  
PROJECT: 100111

ALL DRAWINGS ARE THE PROPERTY OF BOSCH ENGINEERING, INC. AND WILL BE LOANED TO YOU FOR YOUR PROJECT ONLY. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



**WALL 1 ELEVATION**  
 SCALE: 1/4" = 1'-0" VERTICAL

- ALL ELEVATION WALLS:
1. DESIGN DEPTH IS MEASURED FROM THE FRONT FACE OF WALL.
  2. MINIMUM DEPTH SHALL BE 12" BELOW FINISH GRADE.
  3. FOUNDATION SHALL BE 18" BELOW FINISH GRADE.
  4. ALL WALLS SHALL BE CONCRETE.
  5. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM OR 1/4" STUCCO.

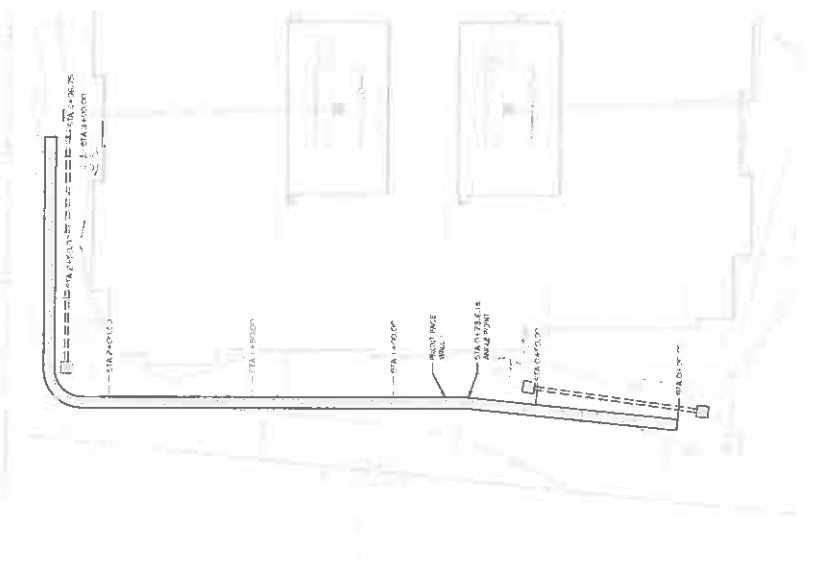
**WALL PROFILES**

SOIL TYPE	DEPTH (FEET)	PERCENT SAND	PERCENT SILT	PERCENT CLAY
TYPE 1	0 - 1.0	75	15	10
TYPE 2	1.0 - 2.0	65	25	10
TYPE 3	2.0 - 3.0	55	35	10
TYPE 4	3.0 - 4.0	45	45	10
TYPE 5	4.0 - 5.0	35	55	10

**ASSUMED DESIGN SOIL PARAMETERS:**

DEPTH (FEET)	UNIT WEIGHT (PCF)	COHESION (PSF)	ANGLE OF INTERNAL FRICTION (DEGREES)
0 - 1.0	120	100	30
1.0 - 2.0	125	100	30
2.0 - 3.0	130	100	30
3.0 - 4.0	135	100	30
4.0 - 5.0	140	100	30

NOTE: ALL WALLS SHALL BE CONCRETE. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM OR 1/4" STUCCO. ALL WALLS SHALL BE 12" THICK. ALL WALLS SHALL BE 18" BELOW FINISH GRADE. ALL WALLS SHALL BE 18" BELOW FINISH GRADE.



**PLAN VIEW OF WALL 1**  
 SCALE: 1/4" = 1'-0"

NOTE: ALL WALLS SHALL BE CONCRETE. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM OR 1/4" STUCCO. ALL WALLS SHALL BE 12" THICK. ALL WALLS SHALL BE 18" BELOW FINISH GRADE. ALL WALLS SHALL BE 18" BELOW FINISH GRADE.

**ROSCHE ENGINEERING**  
 1000 W. 10TH STREET  
 CHICAGO, IL 60605  
 PHONE: 630-819-7770  
 FAX: 630-819-7773

**WELDON SPRING, MO.**  
 RETAINING WALL  
 ELEVATION & PLAN

DATE: 6-27-22  
 DRAWN BY: BCS  
 CHECKED BY: BCS  
 REVIEWED BY: BCS

PROJECT NO: 22-0564  
 SHEET: P1

FOR THE RECORD, ALL WALLS SHALL BE CONCRETE. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM OR 1/4" STUCCO. ALL WALLS SHALL BE 12" THICK. ALL WALLS SHALL BE 18" BELOW FINISH GRADE. ALL WALLS SHALL BE 18" BELOW FINISH GRADE.









# CITY OF WELDON SPRING

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

\*\*\*\*\*  
 AN ORDINANCE APPROVING THE RECOMMENDED MAJOR SITE  
 PLAN FOR SCRUBBLES CAR WASH LOCATED ON A PART OF LOT  
 1 OF TRIAD CROSSING AT WOLFRUM ROAD AND MISSOURI STATE HIGHWAY 94  
 AND MATTERS RELATING THERETO  
 \*\*\*\*\*

**Whereas**, Triad Crossing was annexed into the corporate limits of the City of Weldon Spring with the passage Ordinance No. 04-07 on April 5, 2004; and

**Whereas**, 1.393 acres of land for Scrubbles Car Wash is under contract to be sold, and would replace Building B as depicted on the site plan for Triad Crossing that was approved by St. Charles County on February 25, 2004.

**Whereas**, 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.

**Whereas**, Under the pre-annexation agreement the current zoning for St. Charles County (C2, General Commercial) was to be kept in place for this development and the use of an automobile car wash is listed as a permissive use in the C2 District according to the St. Charles County zoning codes; and

**WHEREAS**, the Planning & Zoning Commission recommended approval of the Site Plan for Scrubbles Car Wash on September 12, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI AS FOLLOWS:

**SECTION 1:** That Bax Engineering has provided the City of Weldon Spring, Missouri, with the proper plans and documentation, which have been received by the City Staff, Mayor, and Board of Aldermen.

**SECTION 2:** That the City Planner and City Engineer has reviewed, and recommended approval of the major site plan submitted by Bax Engineering subject to the following conditions:

1. As the detention basin remains with Lot 1 of Triad Crossing there will need to be a maintenance 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.
2. 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.

**SECTION 3:** The Board of Alderman, after its review, hereby authorize the Zoning Commissioner to sign and approve the major Site Plan of Scrubbles Car Wash.

**SECTION 4:** Approval of the site plan shall be valid for a period of twelve (12) months from the date of approval by the City.

**SECTION 5:** That this ordinance shall be in full force and effect upon its enactment and Approval.

*READ TWO TIMES AND PASSED BY THE BOARD OF ALDERMEN OF THE CITY OF WELDON SPRING, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.*

\_\_\_\_\_  
Donald D. Licklider, Mayor

Attest:

\_\_\_\_\_  
William C. Hanks, City Clerk

To approve Bill #

Motioned: \_\_\_\_\_

Seconded: \_\_\_\_\_

	<u>Aye</u>	<u>Nay</u>	<u>Abstention</u>
Baker	___	___	___
Clutter	___	___	___
Conley	___	___	___
Kolb	___	___	___
Martiszus	___	___	___
Yeager	___	___	___
Licklides	___	___	___

Absent: \_\_\_\_\_



**SCRUBBLES CAR WASH**  
 A PRELIMINARY SITE PLAN FOR  
 WOLFSPRUN ROAD & HWY 84  
 WILSON SPRINGS, MO

PREPARED BY:  
 WILSON SPRINGS, MO  
 65755-1110  
 657-251-1110

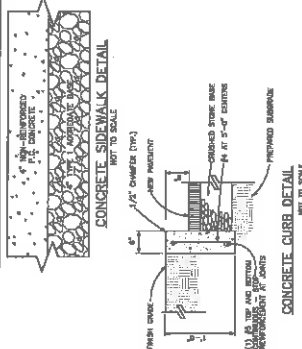
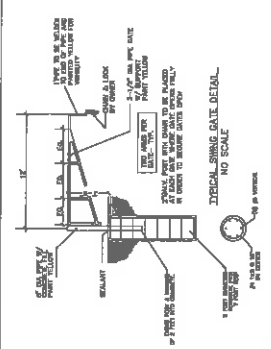
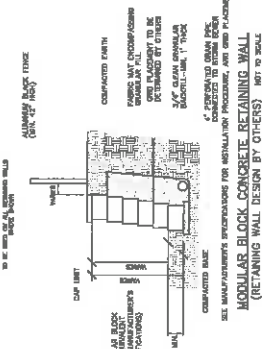
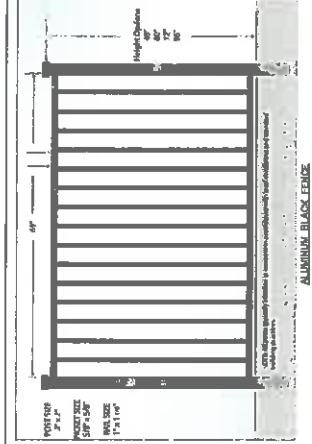


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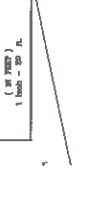
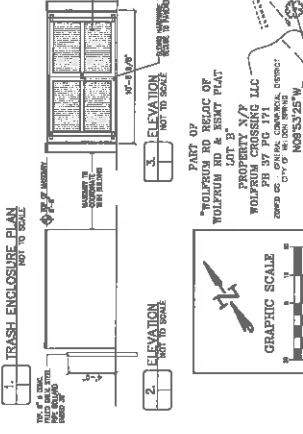
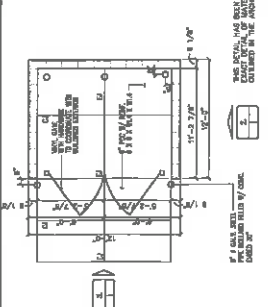
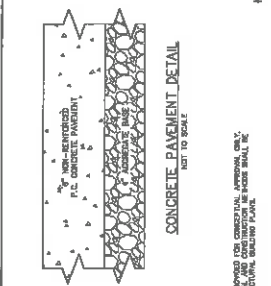
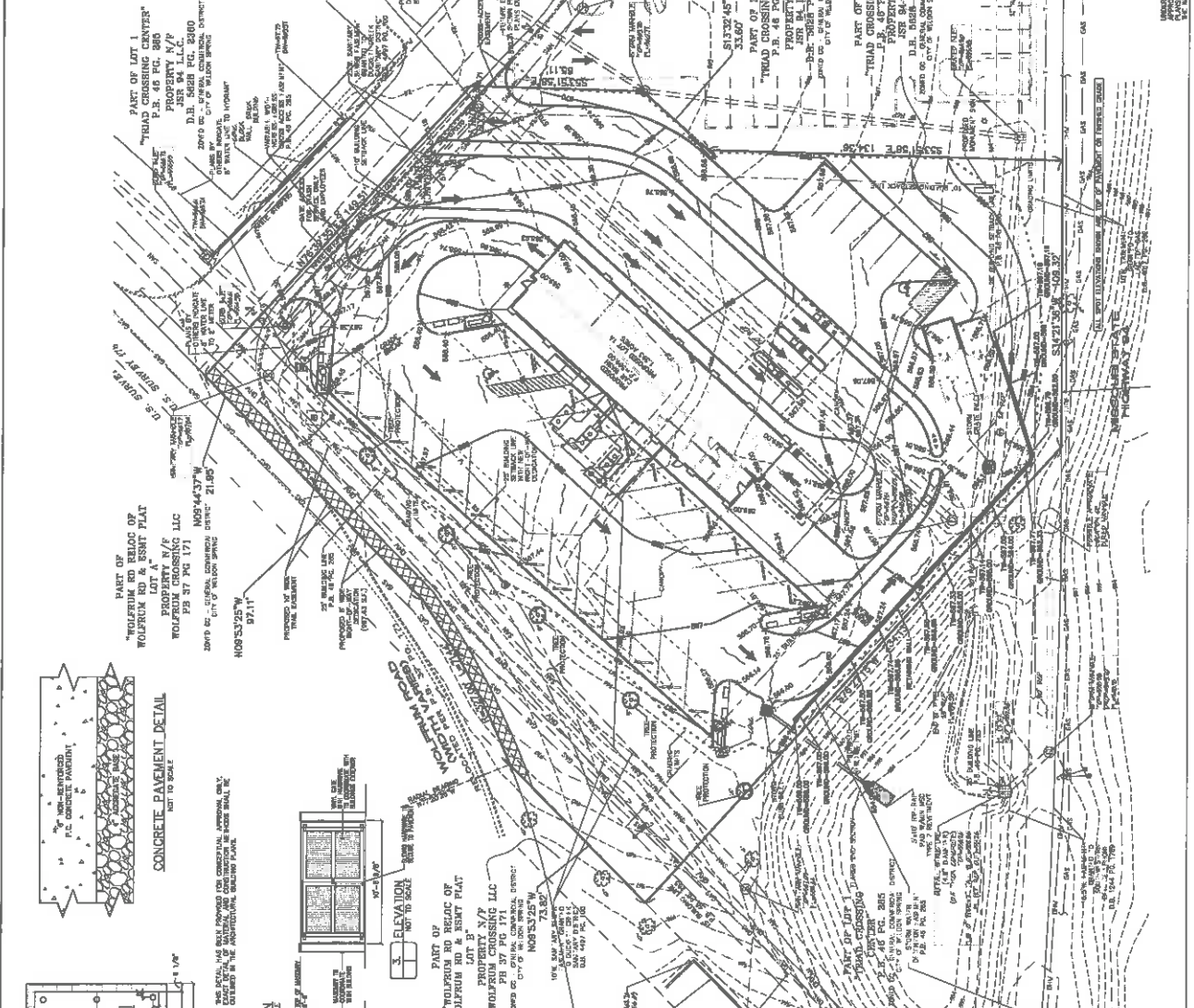
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**C-2**



CALL BEFORE YOU DIG  
 1-800-DIG-RITE



**LEGEND:**

1	CONCRETE DETAIL
2	CONCRETE SIDEWALK DETAIL
3	MODULAR BLOCK CONCRETE RETAINING WALL
4	ALUMINUM WALL FENCE
5	TRASH ENCLOSURE PLAN
6	ELEVATION
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382	ALUMINUM WALL FENCE
383	TRASH ENCLOSURE PLAN







**Mechanical Plumbing**  
**Design & Construction, Inc.**  
 1000 West 10th St., Suite 100, Waco, TX 76798  
 Phone: 817.771.1111  
 Fax: 817.771.1112  
 Email: info@designandconstruction.com  
 Website: www.designandconstruction.com

# Scrubbles Car Wash

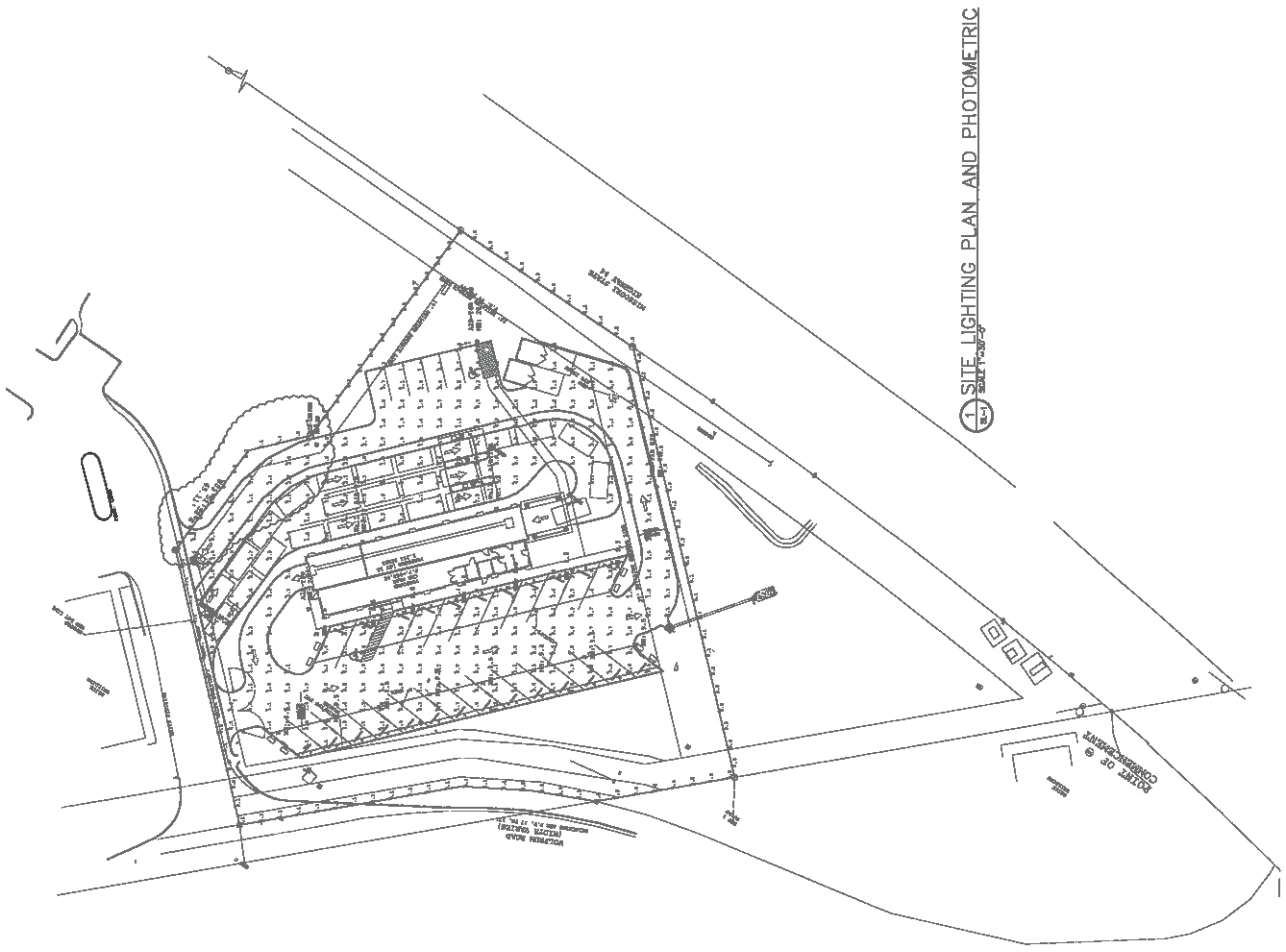
New Construction for  
 Woffrum Road and Hwy 94  
 Weldon Spring, Missouri

THIS PLAN IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

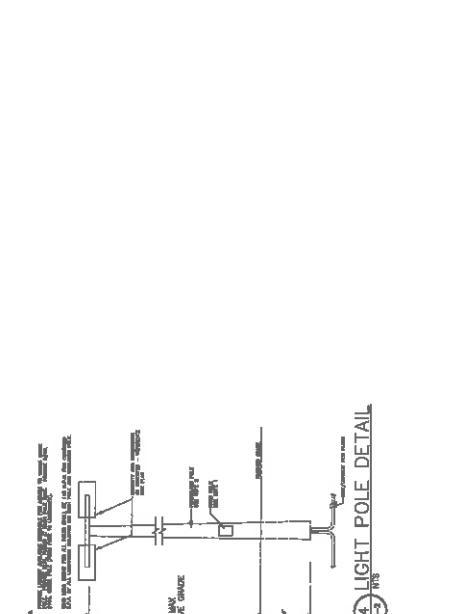


DATE	01/15/2024
BY	D. WOFFRUM
CHECKED BY	D. WOFFRUM
SCALE	AS SHOWN

**SL-1**  
 SHEET NO. 1 OF 1  
 PROJECT NO. 24-001



Location Schedule	City	Utility	Arrangement	Description	LS	Luminaire	Luminaire Watts	Total Watts
1	Waco	TECUMSEH	1	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
2	Waco	TECUMSEH	2	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
3	Waco	TECUMSEH	3	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
4	Waco	TECUMSEH	4	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
5	Waco	TECUMSEH	5	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
6	Waco	TECUMSEH	6	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
7	Waco	TECUMSEH	7	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
8	Waco	TECUMSEH	8	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
9	Waco	TECUMSEH	9	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
10	Waco	TECUMSEH	10	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
11	Waco	TECUMSEH	11	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
12	Waco	TECUMSEH	12	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
13	Waco	TECUMSEH	13	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
14	Waco	TECUMSEH	14	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
15	Waco	TECUMSEH	15	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
16	Waco	TECUMSEH	16	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
17	Waco	TECUMSEH	17	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
18	Waco	TECUMSEH	18	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
19	Waco	TECUMSEH	19	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
20	Waco	TECUMSEH	20	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
21	Waco	TECUMSEH	21	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
22	Waco	TECUMSEH	22	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
23	Waco	TECUMSEH	23	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
24	Waco	TECUMSEH	24	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
25	Waco	TECUMSEH	25	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
26	Waco	TECUMSEH	26	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
27	Waco	TECUMSEH	27	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
28	Waco	TECUMSEH	28	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
29	Waco	TECUMSEH	29	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
30	Waco	TECUMSEH	30	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
31	Waco	TECUMSEH	31	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
32	Waco	TECUMSEH	32	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
33	Waco	TECUMSEH	33	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
34	Waco	TECUMSEH	34	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
35	Waco	TECUMSEH	35	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
36	Waco	TECUMSEH	36	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
37	Waco	TECUMSEH	37	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
38	Waco	TECUMSEH	38	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
39	Waco	TECUMSEH	39	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
40	Waco	TECUMSEH	40	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
41	Waco	TECUMSEH	41	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
42	Waco	TECUMSEH	42	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
43	Waco	TECUMSEH	43	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
44	Waco	TECUMSEH	44	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
45	Waco	TECUMSEH	45	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
46	Waco	TECUMSEH	46	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
47	Waco	TECUMSEH	47	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
48	Waco	TECUMSEH	48	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
49	Waco	TECUMSEH	49	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000
50	Waco	TECUMSEH	50	10' x 10' x 10' (10' x 10' x 10')	1000	1000	1000	1000



1. SEE SPECIFICATIONS FOR LIGHT POLE AND LUMINAIRE REQUIREMENTS.  
 2. SEE SPECIFICATIONS FOR LIGHT POLE AND LUMINAIRE REQUIREMENTS.

## City Clerk

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**From:** City Engineer  
**Sent:** Tuesday, September 13, 2022 2:58 PM  
**To:** Michael Padella; City Clerk  
**Cc:** City Treasurer; City Planner; Code Enforcement Inspector  
**Subject:** Recommendation for BOA to Release Final (10%) Escrow - 6301 Weldon Spring  
**Attachments:** FinalReleaseofEscrow6301WeldonSpringRoad.pdf

Bill/Michael,

This is to recommend the Board of Alderman **release the final retainage** for the improvements at 6301 Weldon Spring Road. Mark inspected the final punch list items today, which consisted of replacing some dead landscaping. That has now been completed. The City requires the BOA to authorize the last 10% of escrow funds.

The owner did a cash escrow for this development.

The owner did a cash escrow deposit for \$49,093.46

		<b>Balance</b>
<b>Original Cash Escrow</b>		\$ 49,093.46
Release #1	\$ 1,417.50	\$ 47,675.96
Release #2	\$ 34,192.13	\$ 13,483.83
Release #3	\$ 8,186.40	\$ 5,297.43
<b>Final Release Recommended</b>	<b>\$ 5,297.43</b>	<b>\$ -</b>

The final balance to release should now be \$5,297.43.

Please let me know if I can be of further assistance on this matter.

Thanks,  
Bill

Bill J. Schnell, P.E.  
City Engineer  
Weldon Spring  
5401 Independence Rd.  
Weldon Spring, MO 63304  
636-441-2110 ext. 110



<b>CITY OF WELDON SPRING</b>
<b>STATEMENT OF PARTIAL RELEASE OF ESCROW FUNDS</b>

**Project:** 6301 Weldon Spring

**Date:** July 25, 2022

**NAME:** Jim Sherby

**Address** Ninety Four Forty Corporation

████████████████████  
 ████████████████████


**Phone:** ████████████████████

	Description	Amount Due
1	Release #4 BOA release of final 10% - Final Acceptance	\$5,297.43
2		
3		
4		
5		
6		

**Total** \$5,297.43

**Check #** \_\_\_\_\_

**Date:** \_\_\_\_\_

*Recommended 9/13/2022*  


**RECOMMENDED SYSTEM:**

To meet the performance requirements at Independence Blvd at Galahad Dr, Weldon Spring, MO, Carmanah recommends the R920-E system.

**Key Parameters Considered:**

- Maximum number of expected pedestrian activations (day and night, constant across months)
- The duration of the flashing signals following an activation
- Worst month\*\* (month with least sunlight, coldest temp, and highest RRFB load over 24 hours)

\*\*See glossary of terms on page 4 for clarification

**Recommended System:** **R920-E**

**Location:** Independence Blvd at Galahad Dr, Weldon Spring, MO

**System Configuration:**

Solar Panel (Watts)	15
Solar Panel Orientation	South
Battery Capacity (Amp-Hours)	14
<b>Fixture 1 Color and Type:</b>	<b>Yellow Light Bar</b>
Number of Fixtures	2
EMS Intensity Setting	320mA
Per-Fixture Output Intensity	1558cd
Fixture Flash Pattern	RRFB
Number of Push Buttons	1
Flash Duration Setting (sec)	20


**System Activation Method:**

Passive Detection	None
Push Button Model	Polara Bulldog
<b>Other Devices:</b>	None

**Weather Data:**

Worst Month	December
Peak Sun Hours (during month)	3.01
Minimum Temperature	33.89°F / 1.05°C

**Additional Notes:**

Adjusted Battery Capacity due to Cold Temperature	83%
Sunlight Available after Shading is Applied	50%

**Performance Summary for Worst Month**

Energy In (Watt-Hours)	<b>14.9</b>
Activations Per Day	<b>300.0</b>
Energy Out (Watt-Hours)	<b>4.1</b>
Autonomy (Days)	<b>30.7</b>
Array-to-load Ratio (ALR)	<b>3.7</b>
24-Hour Battery Usage - Depth of Discharge (%)	<b>1.0%</b>
Maximum Daily Activations in Worst Month	<b>1779</b>

*\*See page 3 for in-depth system details*

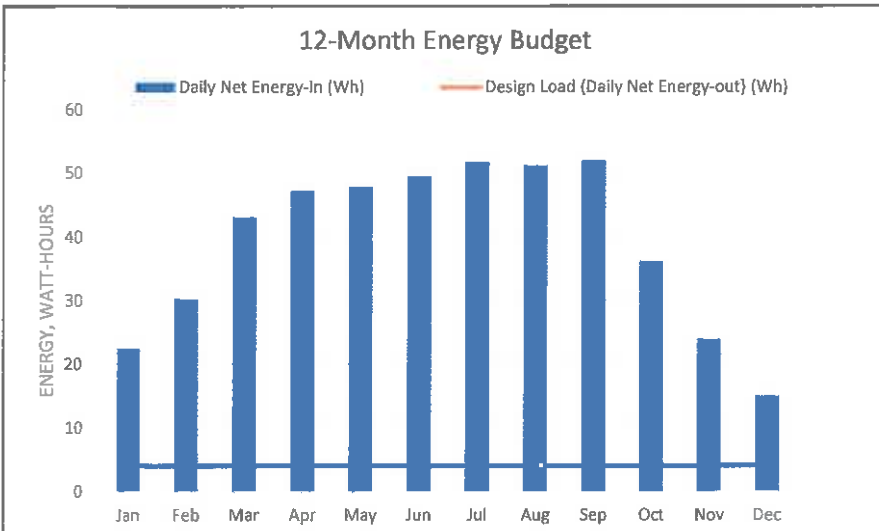


### Sun Path and Shading

"The image on the left depicts the sun's path during the worst month\*. Both the sun's path and shading affect the amount of available energy and determines the size and performance of the system.

Solid objects such as buildings block most light, while the effect of other objects – like trees, depending on their type and time of year– varies."

**Location Shade De-rating:** 50%



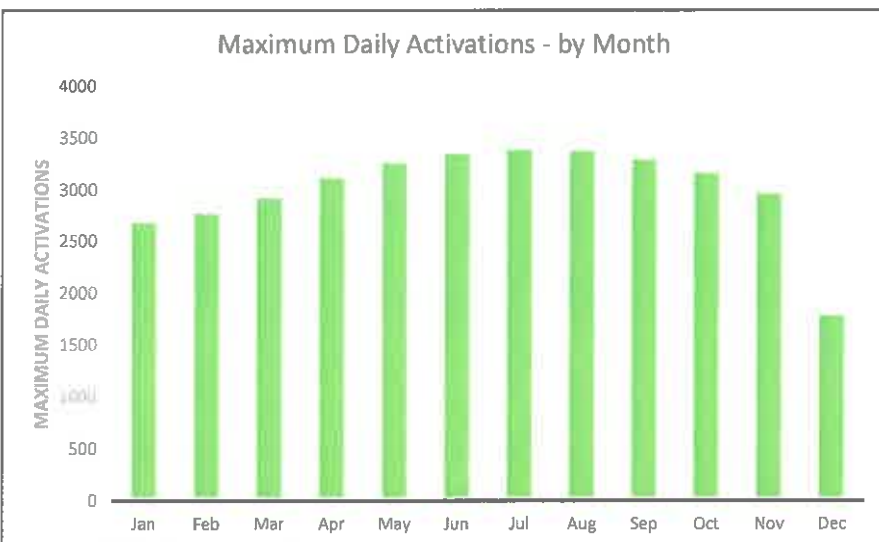
### 12-Month Energy Budget:

**Blue bars:** Energy available to run the system and charge the batteries (energy-in\*).

**Red line:** system load (energy-out\*) due to pedestrian or other system activation.

**Minimum Array-to-Load Ratio:** 3.7

**System:** R920-E  
**Activations Per Day:** 300  
**Flash Duration Setting (sec):** 20



### Maximum Daily System Activations:

**Green bars:** Maximum number of daily activations the system can support per month.

The red line on the chart above shows the simulation "design load"

The maximum number of activations will be capped when either the minimum array-to-load ratio (ALR) or the minimum allowable autonomy value has been reached. See Glossary Page 4.

**ENERGY-IN CALCULATION:**

Rated Panel Wattage (W)	15	
Worst Month Peak Sun Hours (h)	3.01	Sun Hours at 45° tilt angle worst month = December
Effective Shading (%)	50%	100% is full sun. Based on worst month = December
Peak Sun Hours Adjusted for Shading (h)	1.50	
Solar Panel Energy Pre-Battery Charger (Wh)	22.56	
Solar Panel Charge Efficiency (%)	92%	Operating specification
Battery Charge Acceptance	72%	Value based on battery manufacturer's specifications
<b>Energy into the Battery (Watt-Hours)</b>	<b>14.9</b>	

**ENERGY-OUT CALCULATION:**

Average Fixture Power Day Operation (W)	0.76	Operating specification
Ambient Auto-Adjust Maximum (%)	100%	Operating specification
Night Dimming (%)	30%	User-adjustable setting
Percentage of Activations During Day (%)	90%	Input variable
Average Fixture Power w/ Night Dim (W)	0.23	Calculated operating specification
Number of Fixtures	2	Input variable
LED Driver Efficiency (%)	95%	Lab-measured driver efficiency
<b>Activations Every 24 Hours</b>	<b>300.0</b>	Input variable per specification
Activation Time (Seconds)	20	Input variable per specification
Total Fixture Consumption (Wh)	1.615	Calculated operating specification
EMS Quiescent Current (Amps)	0.00796	Operating specification
24-hour Quiescent Energy Consumption (Wh)	2.29	24 hours x 12V battery voltage x sum of quiescent currents
Polara Bulldog Consumption (Wh)	0.17	
Passive Detection Consumption (Wh)	0.00	Includes quiescent and active output with button press
<b>Total 24-hour Energy Consumption (Wh)</b>	<b>4.1</b>	Quiescent, fixture(s) and other loads

**SYSTEM AUTONOMY:**

Battery Capacity (Ah)	14	Operating specification - room temperature
Battery Low Voltage Disconnect (%)	10%	Operating specification
Battery Capacity (Wh)	151.2	Battery capacity (Ah) X 12 Volts X (1 - Battery LVD %)
Battery Capacity Temperature De-rate Amount	83%	Reduced capacity due to temperature effects
Temperature-Adjusted Battery Capacity (Wh)	125.3	Battery capacity X temperature de-rating factor
Total Daily Energy Consumption (Wh)	4.08	Restated from above
<b>Autonomy (Days)</b>	<b>30.7</b>	Adjusted battery capacity / daily energy consumption

**ARRAY TO LOAD RATIO:**

Energy into the Battery (Wh)	14.95	Energy-in through the solar panel and EMS
Total Daily Energy Consumption (Wh)	4.08	Energy-out through the system
<b>ALR (Energy In / Energy Out)</b>	<b>3.7</b>	Recommended minimum = 1.2

**DAILY DEPTH OF DISCHARGE:**

Nominal Battery Capacity (Wh)	168	Battery capacity (Ah) x battery voltage (12V)
Daytime Energy drawn from Battery (Wh)	0.00	Energy-out through the system - daytime activations
Nighttime Energy drawn from Battery (Wh)	0.00	Energy-out through the system - nighttime activations
Total Energy Provided by Battery Only (Wh)	0.00	Total energy battery supplies system during a 24-hr cycle
<b>24-Hour Battery Usage - Depth of Discharge %</b>	<b>0.0%</b>	Daily Cyclical Battery Capacity Used

## Glossary

**12-Month Energy Budget:** The amount of daily energy available during any month to run the system and charge the batteries plotted against the amount of daily energy used for a specified usage model - the "design load".

**Hours per Day:** The number of hours during the day that the beacons are flashing in response to a control signal from a time switch or other device.

**Array-to-Load Ratio (ALR):** Defined as the total system energy consumption (Energy-Out) divided into the net energy available to the system (Energy In) on a day during the worst month. It is an accepted industry practice to specify a minimum ALR of 1.2:1 in order to account for variability of sunlight energy over time. Providing a sufficient ALR will help ensure that the batteries will return to a full-state of charge at the end of each charging day.

**Autonomy:** The length of time (in days) that a system can function without sunlight (insolation). For autonomy calculations, net battery capacity is adjusted for the effect of temperature (during the worst month of sunlight) and low-voltage-disconnect (LVD) (see LVD definition below).

**Battery Depth of Discharge:** The percentage of battery capacity used on a daily basis. This value considers times when sunlight can power LED fixtures directly, eliminating the need to draw from the battery. For lead-acid batteries, reducing the depth of discharge dramatically improves battery life. **Note:** For a system activated during the daytime only, the battery will power the system during dawn and dusk when insolation levels are lowest.

**Daily Quiescent Energy:** The passive energy drawn (measured in watt-hours) by a system when it is idle. This includes the power draw of the main circuit board (EMS), LED beacon loads, and a time switch (if present).

**Energy-In:** The total amount of useable energy collected by the solar panel during a 24-hour period. This value accounts for efficiencies between the solar panel and the battery, as well as shade de-rating. Efficiencies related to the charge controller and battery-charge acceptance are also factors.

**Energy-Out:** The total energy used by a system in a 24-hour period based on the stated number of activations per day. It includes Daily Quiescent Energy (see definition above)

**Low-Voltage-Disconnect (LVD):** The voltage at which the system will not flash when activated. LVD is a temporary state and is the result of too little sunlight or too many activations. LVD ensures that a minimal charge is retained in the battery to enable system recovery and to protect against permanent battery damage.

**Location Shade De-Rating:** Percentage of available sunlight blocked by buildings, trees and other objects. This factor is specific to the end user's site, which is why a system is always optimally sized when its exact final installation location is known or can be simulated.

**Worst Month:** The month with the least sunlight, coldest temperatures, and highest system load over 24 hours.

**Energy Management System (EMS):** The control module inside the Carmanah Solar Traffic Product responsible for all aspects of energy management and system control.

**Maximum Power Point Tracking (MPPT):** MPPT dynamically maximizes the amount of power the solar panel can produce by allowing the solar panel voltage to operate at its optimal point independent of the battery voltage.

### Disclaimer:

Access to Carmanah's solar sizing tool and the Solar Power Report is provided to you for informational purposes only. Carmanah expressly disclaims all representations and warranties with respect to such tool and report, including, without limitation, that they will meet your requirements, achieve any intended results, or be error-free. By using such tool and report, you agree and understand that solar simulations are estimates based on historical data only and cannot be relied upon as representations of future performance. Factors such as (without limitation): the presence of buildings, trees, and other obstacles; the direction of the installed solar panel; added third-party equipment; and any improper maintenance of solar panels and batteries, may dramatically affect our product's performance and lifespan. Your use of the solar sizing tool, Carmanah's website, and the report and other material generated by them, are subject to our Terms of Use, which can be found at <https://carmanah.com/policies/website-terms-of-use/>