



VII. B.

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

January 21, 2009

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **January 26, 2009** will include the following item for your consideration:

Pfizer (Haul Road and Parking Expansion): An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Lighting Plan for a 200.51 acre lot of land zoned “C-8” Planned Commercial District and “FPC-8” Flood Plain Planned Commercial District, located at 700 Chesterfield Parkway West.

Planning Commission:

Picket Ray and Silver and Kling Stubbins, on behalf of Pharmacia Corporation, have submitted an Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Lighting Plan for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

1. Development of the tract was originally authorized by St. Louis County Ordinance Number 9002 in 1979.
2. In 1982, St. Louis County approved Ordinance 10,688 amending Section 2 to allow for service access to the Metropolitan St. Louis Sewer District pumping station and Union Electric electrical substation from West Dr.
3. In March of 1983, St. Louis County approved Ordinance 10,986 amending Section 2 to revise parking regulations.

4. In March of 1989, the City of Chesterfield approved Ordinance 258 to allow limited production and storage of materials at the site.
5. In November of 2005, an Amended Site Development Plan was approved to construct Building CC (NRB Building) and associated parking.
6. In May of 2007, an Amended Site Development Concept and Site Development Section plan were approved to construct Building MM (PGM Biopharma Building).
7. In March of 2008, an Amended Site Development Section Plan was approved to construct a 69,000 sf. addition to building JJ.

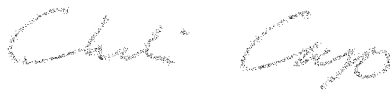
SUBMITTAL INFORMATION

1. The request is to add 92 parking spaces, west of the AA, BB and CC buildings. It also includes making a temporary construction drive that runs from the existing Swingley Ridge access drive to the east of the CC building a permanent drive.
2. The Landscape Plan is in compliance with the City of Chesterfield Tree Manual.
3. The Lighting Plan is in compliance with City of Chesterfield Ordinance 2228.

DEPARTMENTAL INPUT

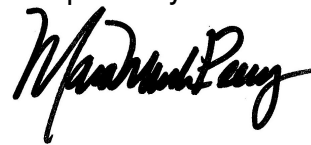
The submittal is in compliance with all applicable City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation Plan, Tree Preservation Plan and Lighting Plan.

Respectfully submitted,



Charlie Campo
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Department of Public Works

Attachments: Amended Site Development Section Plan
Landscape Plan
Tree Stand Delineation Plan/Tree Preservation Plan
Lighting Plan

AMENDED SITE DEVELOPMENT SECTION PLAN

PROPOSED HAUL ROAD AND AND NRB PARKING EXPANSION



CHESTERFIELD VILLAGE CAMPUS
700 WEST CHESTERFIELD PARKWAY
CHESTERFIELD, MO. 63017

LAND DESCRIPTION
ADJUSTED TRACT 1 OF BOUNDARY ADJUSTMENT PLAT OF "TRACT OF LAND IN U.S. SURVEYS 123 AND 154 AND PART OF LOTS 5, 6, 7 AND 8 OF SUBDIVISION OF HUGO ESSEN FARM, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI," ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 317 PAGE 45 OF THE ST. LOUIS COUNTY RECORDS, EXCEPTING THEREFROM THAT PART SUBDIVIDED AND NOW KNOWN AS "CHESTERFIELD GOVERNMENT CENTER," ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 348 PAGE 135 OF THE ST. LOUIS COUNTY RECORDS.

Drawing Number	Drawing Name
1 of 7	COVER SHEET
2 of 7	BOUNDARY LEGAL DESCRIPTION
3 of 7	NRB PARKING ADDITION - TREE STAND DELINEATION & PRESERVATION PLAN
4 of 7	HAUL ROAD SITE LAYOUT PLAN
5 of 7	NRB PARKING ADDITION - SITE PLAN
6 of 7	NRB PARKING ADDITION - LANDSCAPING PLAN
7 of 7	NRB PARKING ADDITION - LIGHTING PLAN & DETAILS

TABLE A		
LOT DATA	REQUIRED / PERMITTED	PROVIDED
ZONING	C-8/PLANNED COMMERCIAL	
REQ. MINIMUM LOT AREA (ACRES)	1.0	200.51
EXISTING LOT AREA (ACRES)	200.51	
MIN. FRONT YARD SETBACK	50'	1048' (AA)
MIN. SIDE YARD SETBACK	200'	223' (MM)
MIN. REAR YARD SETBACK	50'	230' (MM)
MAX. BUILDING COVERAGE	25%	4.6%
TOTAL BUILDING SQUARE FOOTAGE	1,515,619 GSF	1,515,619 GSF
MAX. IMPERVIOUS COVERAGE	45%	17.6%
% OPENSACE		82.4%
MAX. BUILDING HEIGHT	COORDINATE W/ HEIGHT OF ADJACENT STRUCTURES PER ARB	N.A.
PARKING REQ. - RESEARCH FACILITIES	300 SPACES PLUS 2 SPACES FOR EVERY 3 EMPLOYEES OVER 400 EMPLOYEES	1609 (SEE NOTE 5)

TABLE B	
SCHOOL DISTRICT	PARKWAY SCHOOL DISTRICT
FIRE DISTRICT	MONARCH FIRE PROTECTION
FEMA FLOODPLAIN PANEL	29189C0145H & 29189C0140 H
WATER COMPANY	MISSOURI-AMERICAN WATER

TABLE C	
EMPLOYEES	
TOTAL CAMPUS EMPLOYEES	1650

NOTE: TOTAL EMPLOYEE COUNT WILL NOT INCREASE DUE TO THE PROPOSED IMPROVEMENTS.

PARKING	
EXISTING NUMBER OF PARKING SPACES	1361
REQUIRED PARKING SPACES	1133
PROVIDED PARKING SPACES (CC PROJECT - 2005)	156 (NET)
PROPOSED PARKINGS SPACES WEST OF BUILDING CC	92
TOTAL NUMBER OF PARKING SPACES PROVIDED ON CAMPUS	1609

CONSULTANTS	
KLING STUBBINS 2301 CHESTNUT STREET PHILADELPHIA, PA 19103 PHONE: 215-569-2900 FAX: 215-569-5963	
PICKETT, RAY & SILVER INC. 333 MLD RIVERS MALL DRIVE ST. PETERS, MO 63376 PHONE: 636-397-1211	
URS CORPORATION 1001 HIGHLANDS PLAZA DRIVE WEST SUITE 300 ST. LOUIS, MO 63110 PHONE: 314-429-0100	
APPLICANT PHARMACIA CORP./PFIZER INC. 700 CHESTERFIELD PARKWAY WEST CHESTERFIELD, MO 63017	
OWNERS OF RECORD PHARMACIA CORPORATION 100 ROUTE 206 NORTH PEAPACK, NJ 07977	

GENERAL NOTES

- SITE TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION IS PROVIDED BY PICKETT, RAY & SILVER, INC. FROM A SURVEY ENTITLED, PFIZER CORPORATION TOPOGRAPHIC SURVEY, DATED 06/21/2005.
- BENCHMARK ELEVATIONS ARE BASED UPON NGVD OF 1929, VERTICAL DATUM. BM: SL-29 (MSD 7-14) "STANDARD ALUMINUM DISK" SET IN CONCRETE LOCATED ON THE WEST SIDE OF ENTRANCE ROAD (HOWARD BEND STATION ROAD) TO THE CITY OF ST. LOUIS WATERWORKS. 150 +/- FEET NORTH OF THE RAILROAD CROSSING; 31.41 FEET SOUTH OF A NOTCH CUT HORIZONTAL IN THE WEST SIDE 2.9 FEET ABOVE GROUND ON A CONCRETE LIGHT POST; 29.63 FEET SOUTHWEST OF A COTTON PICKER SPINDLE IN THE CENTER OF THE ROAD; 28.04 FEET NORTHWEST OF A CUT "X" IN THE CONCRETE COVER OF AN MSD MANHOLE. ELEVATION = 461.12
- THE MAJORITY OF THIS PROPERTY LIES WITHIN ZONE X (500 YEAR FLOODPLAIN). ZONE AE (100-YEAR BASE FLOOD ELEVATIONS) DELINEATED PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 29189C0145 H, 145 OF 420 AND COMMUNITY PANEL NO. 29189C0140 H, 140 OF 420, EFFECTIVE DATE AUGUST 2, 1995 (LOMR-F ISSUED BY FEMA OCTOBER 13, 2004).
- THIS PROPERTY LIES WITHIN THE FOLLOWING CLASSIFICATIONS - HYDROLOGIC SOIL GROUPS: "B" PONDING FREQUENCY: 0 TO 14 PERCENT SOIL GRADIENT: 15 PERCENT OR GREATER SOIL MAP: MENFRO SILT LOAM, 20 TO 45 PERCENT SLOPES (2F) AND MENFRO SILT LOAM, 9 TO 14 PERCENT SLOPES (2D) DRAINAGE CLASS: WELL DRAINED
- NO ADDITIONAL EMPLOYEES WILL BE GENERATED ON THE CAMPUS DUE TO THE PROPOSED IMPROVEMENTS.
- ALL CONSTRUCTION ACCESS WILL BE THROUGH THE SWINGLEY RIDGE ACCESS ROAD
- WASHDOWN AREA IS LOCATED AT TEMPORARY PARKING AREA ADJACENT TO SWINGLEY RIDGE ACCESS ROAD

CITY OF CHESTERFIELD PLANNING COMMISSION
This Site Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 258, as attested to by the Director of Planning and the City Clerk.

Director of Planning

City Clerk

Ordinance _____ dated _____ which prescribed conditions relating to approved _____ is recorded as Daily Number _____ on the _____ day of _____, 20____ in the St. Louis County Recorder's Office.

Pharmacia Corporation, the owner (s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provision of Chapter 1003, C-8 of City of Chesterfield Ordinance 624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Print Name

Signature

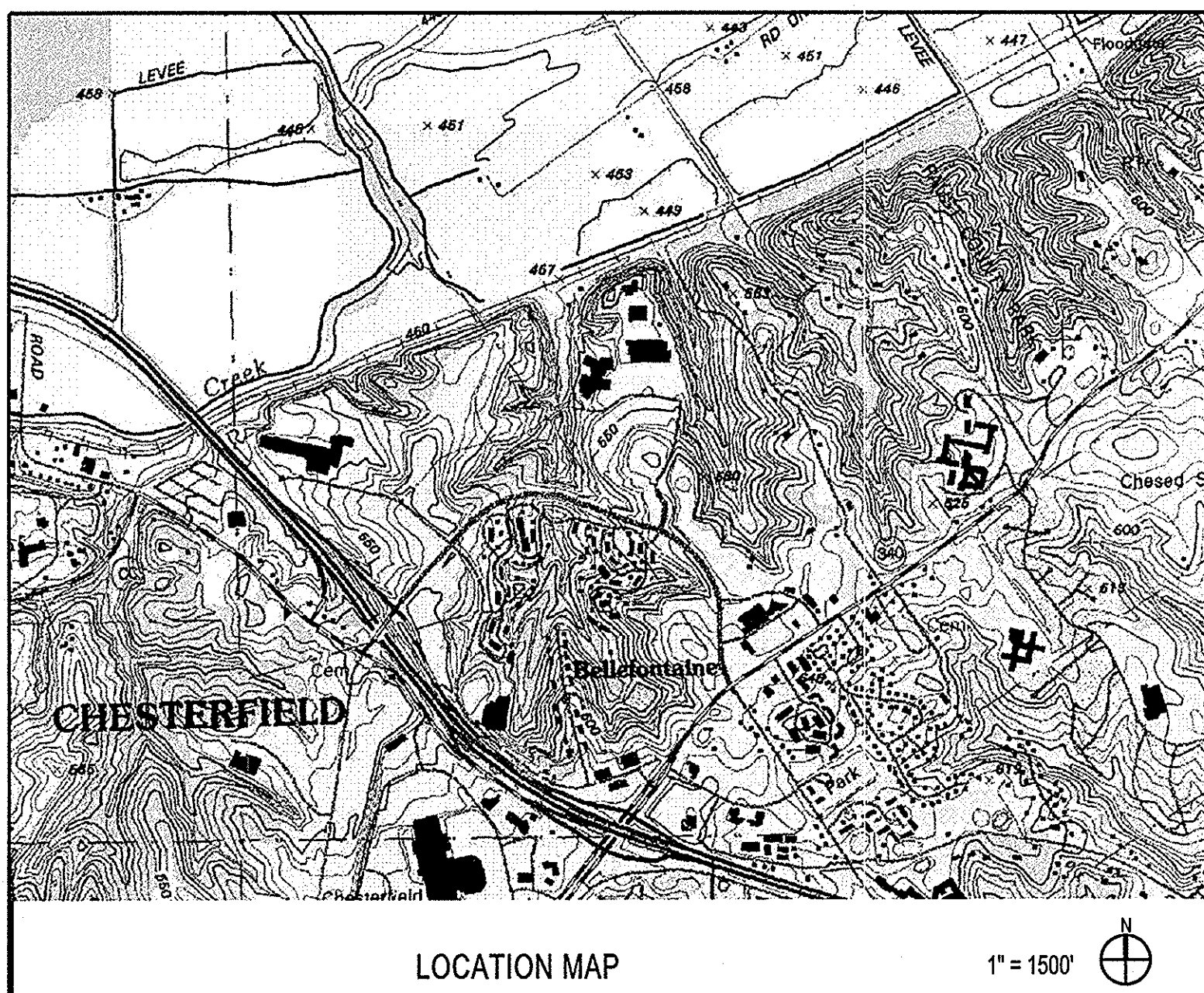
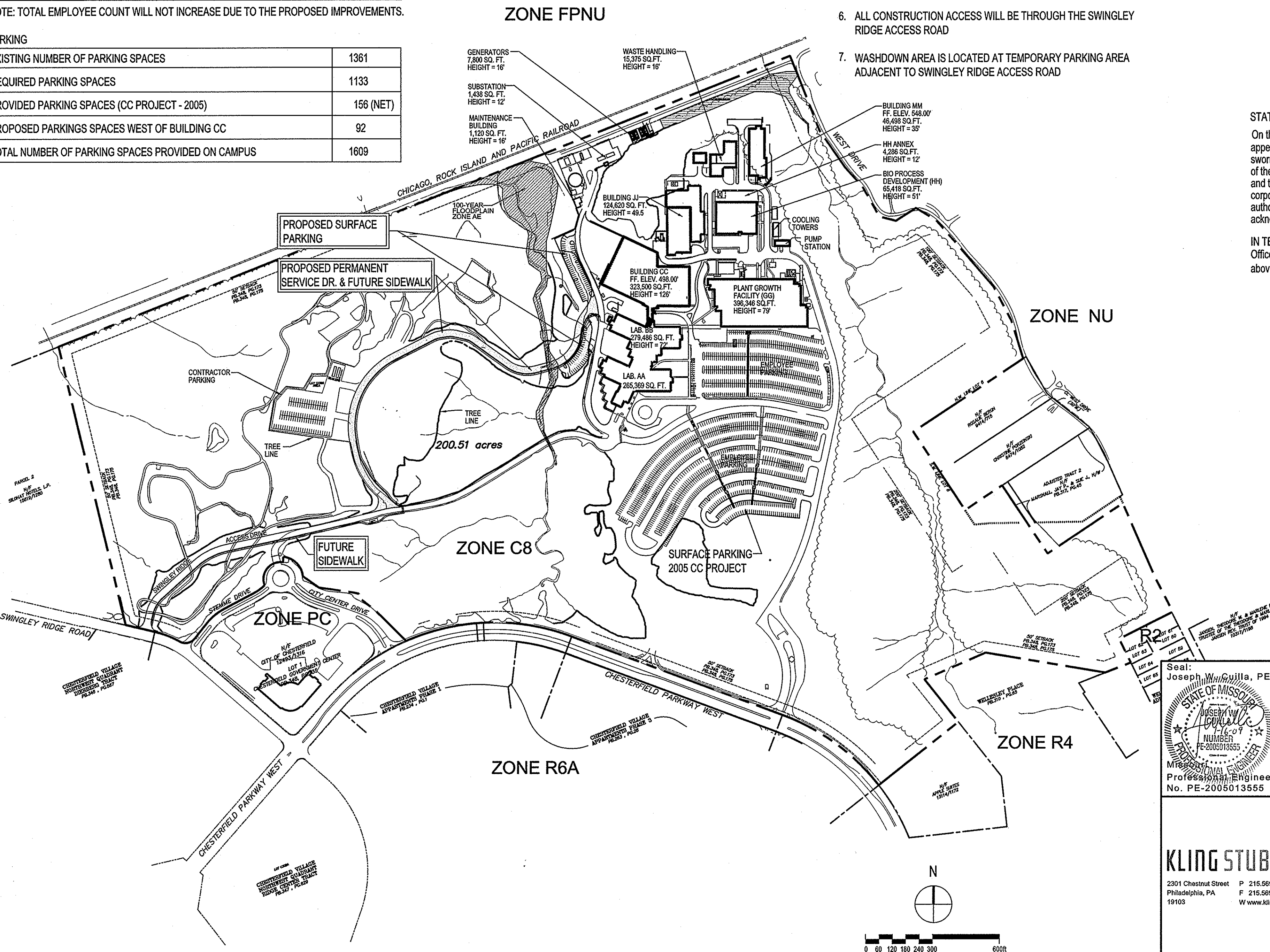
Title with
Pharmacia Corporation

STATE OF MISSOURI - COUNTY OF ST. LOUIS

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

IN TESTIMONY WHEREOF, I have set my hand and affixed my Notarial Seal at my Office in _____, the day and year last above written. My term expires _____.

Notary Public



1/16/09	CITY PLANNING SUBMISSION			
11-24-08	CITY PLANNING SUBMISSION			
10/14/08	CITY PLANNING SUBMISSION			
NO.	DATE	BY	REVISION	APPRO.



700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017

COMPANY CONFIDENTIAL

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DRAWN BY	DATE	CHECKED BY	DATE	APPROV'D BY	DATE
JK	9/4/08	JK			

SCALE: 1" = 300' - 0"

PROJECT NUMBER: 91488388

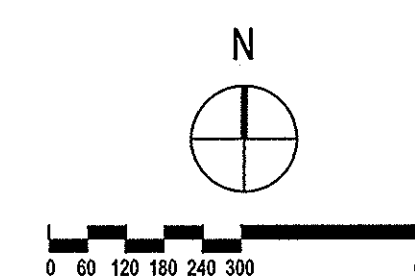
Site Section
Cover Sheet

SECTI ON-C-001

DIRECTORY - LOCATION - FLOOR - DISCIPLINE - TYPE - SEQ. NO. REV.

Seal: Joseph Whigham, PE
Professional Engineer
No. PE-2005013555

KLING STUBBINS
2301 Chestnut Street
Philadelphia, PA 19103
P 215.569.2900
F 215.569.5963
www.klingstubbins.com

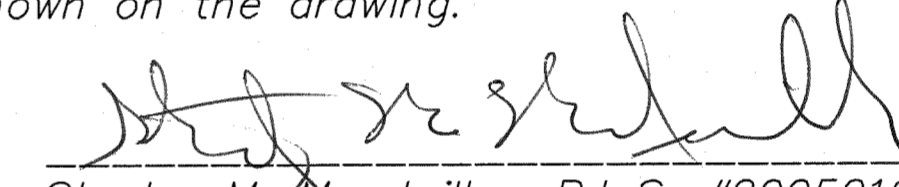


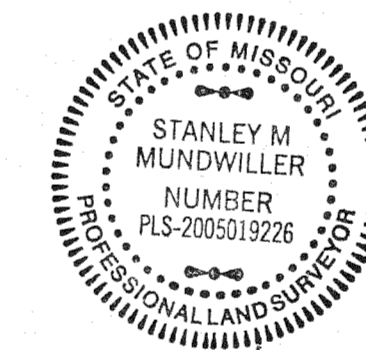
DESCRIPTION
MONSANTO BOUNDARY
200.51 ACRES

Adjusted Tract One of Boundary Adjustment Tract of "tract of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7, and 8 of the subdivision of Hugo Essen Farm, Township 45 North, Range 4 East, St. Louis County, Missouri" according to the plat thereof recorded in Plat Book 317, Page 45 of the St. Louis County, Missouri Records excepting therefrom that part subdivided and now known as "Chesterfield Government Center" according to the plat recorded in Plat Book 348, Page 135 of the St. Louis County, Missouri Records and being more particularly described as follows:

BEGINNING at the intersection of the western line of West Drive (30' wide) and the southern line of the Chicago Rock Island and Pacific Railroad; thence along the western of said West Drive the following courses and distances: South 21°38'46" East a distance of 362.24 feet to a point; thence South 34°51'50" East a distance of 200.22 feet to a point; thence South 42°05'20" East a distance of 115.05 feet to a point; thence South 29°22'36" East a distance of 156.07 feet to a point; thence South 75°29'44" East a distance of 76.79 feet to a point; thence North 57°12'19" East a distance of 106.10 feet to a point; thence South 58°52'26" East a distance of 105.84 feet to a point; thence South 58°52'26" East a distance of 392.52 feet to a point; thence South 27°38'56" East a distance of 175.15 feet to a point; thence South 17°15'51" East a distance of 175.17 feet to a point; thence South 30°03'05" East a distance of 2.60 feet to a point in the northwest line of the aforementioned Lot 6 of Hugo Essen Farm, said point also being along the northwestern line of a tract now or formerly of Rosalie Bergh as recorded in Deed Book 9414, Page 715 of the St. Louis County, Missouri Recorder's Office; thence leaving the western line of said West Drive along the northwestern line of said Bergh tract South 56°25'23" West a distance of 592.52 feet to a point on the southwestern line of said Lot 6, said point also being the southwestern line of said Bergh tract; thence leaving the northwestern line of said Lot 6 along the southwestern line of said Lot 6 South 33°14'36" East a distance of 423.50 feet to a point in the southeastern line of a tract of land now or formerly of Christine Porzeinski as recorded in Deed Book 8474, Page 1082 of the St. Louis County, Missouri Records; thence leaving the southwestern line of said Lot 6 along the southeastern line of said Porzeinski tract North 56°15'38" East a distance of 200.00 feet to a point being the northwest corner of Adjusted Tract Two as recorded in Plat Book 317, Page 45 of the St. Louis County, Missouri Records; thence leaving the southeastern line of said Porzeinski tract along the southwestern line of Adjusted Tract Two South 33°44'22" East a distance of 368.04 feet to a point; thence North 56°15'38" East a distance of 405.30 feet to a point in the western line of the aforementioned West Drive (30' wide); thence along the western line of said West Drive South 23°32'37" East a distance of 366.94 feet to a point; thence South 26°58'15" East a distance of 170.31 feet to a point on the northern line of Wellesley Place Addition Amended as recorded in Plat Book 319, Page 4 of the St. Louis County, Missouri Recorder's Office; thence along the northern line of said Wellesley Place South 63°12'06" West a distance of 268.84 feet to a point; thence South 26°10'01" East a distance of 117.92 feet to a point on the northern line of Wellesley Place as recorded in Plat as recorded in Plat Book 310, Page 65 of the St. Louis County, Missouri Recorder's Office; thence along the northern line of said Wellesley Place South 68°28'50" West a distance of 123.10 feet to a point; thence North 80°25'10" West a distance of 543.80 feet to a point; thence South 66°24'56" West a distance of 299.96 feet to a point on the southwestern line of said Wellesley Place; thence along the southwestern line of said Wellesley Place South 38°20'34" East a distance of 245.37 feet to a point on the northern line of a tract of land now or formerly of Apple Sweets as recorded in Deed Book 13114, Page 1172 of the St. Louis County, Missouri Recorder's Office; thence along the northern line of said Apple Sweets tract South 51°39'26" West a distance of 456.05 feet to a point in the northern line of Chesterfield Village Parkway (80' wide); thence leaving the northern line of Apple Sweets tract along the northern line of said Chesterfield Village Parkway the following courses and distances: along a curve to the left having a radius of 994.93 feet, an arc length of 541.79 feet, a chord of which bears North 53°56'35" West a chord distance of 535.12 feet to a point; thence North 69°32'36" West a distance of 1010.75 feet to a point; thence along a curve to the left having a radius of 994.93 feet, an arc length of 763.05 feet, a chord of which bears South 88°29'06" West a chord distance of 744.49 feet to a point, said point being the intersection of the northern line of said Chesterfield Village Parkway and the northeastern line of City Center Drive (variable width) as shown on Lot 1 of the Chesterfield Government Center as recorded in Plat Book 348, Page 135 of the St. Louis County, Missouri Records; thence leaving the northern line of Chesterfield Village Parkway along the northeastern line of said City Center Drive North 45°25'51" West a distance of 194.57 feet to a point; thence North 52°04'00" West a distance of 98.32 feet to a point; thence North 14°25'18" East a distance of 14.97 feet to a point; thence North 76°24'38" West a distance of 20.00 feet to a point; thence North 81°57'01" West a distance of 161.04 feet to a point; thence North 54°43'29" West a distance of 88.49 feet to a point; thence along a curve to the left having a radius of 101.50 feet, an arc length of 134.48 feet, a chord of which bears North 44°37'52" West a chord distance of 124.86 feet to a point; thence South 04°35'19" West a distance of 25.04 feet to a point; thence along a curve to the left having a radius of 76.50 feet, an arc length of 159.90 feet, a chord of which bears South 38°27'25" West a chord distance of 132.34 feet to a point; thence along a curve to the right having a radius of 212.50 feet, an arc length of 59.60 feet, a chord of which bears North 53°59'15" East a chord distance of 59.40 feet to a point; thence South 62°01'22" West a distance of 152.80 feet to a point; thence along a curve to the left having a radius of 245.00 feet, an arc length of 101.83 feet, a chord of which bears South 50°06'57" West a chord distance of 101.10 feet to a point; thence South 38°12'32" West a distance of 84.52 feet to a point; thence along a curve to the right having a radius of 54.00 feet, an arc length of 76.45 feet, a chord of which bears South 78°46'05" West a chord distance of 70.23 feet to a point in the northern line of Swingley Ridge Road (49' wide); thence along the northern line of said Swingley Ridge Road along a curve to the left having a radius of 424.50 feet, an arc length of 119.91 feet, a chord of which bears North 68°45'52" West a chord distance of 119.51 feet to a point; thence North 76°50'46" West a distance of 134.59 feet to a point on the eastern line of a tract of land now or formerly of Silohat Hotels, L.P. as recorded in Deed Book 15619, Page 1280 of the St. Louis County, Missouri Recorder's Office; thence leaving the northern line of Swingley Ridge Road along the eastern line of said Silohat Hotels, L.P. tract North 13°30'39" West a distance of 1287.29 feet to a point in the southern line of the aforementioned Chicago Rock Island and Pacific Railroad; thence along the southern line of said Chicago Rock Island and Pacific Railroad North 68°20'48" East a distance of 3535.49 feet to the POINT OF BEGINNING and containing 8,734,374 square feet or 200.51 acres more or less.

We, Pickett, Ray & Silver, Inc., during the month of April 2005, executed a boundary survey from actual field data and record information on a tract of land being part of Adjusted Tract 1 of Boundary Adjustment Plat of tracts of land in U.S. Surveys 123 and 154 and part of Lots 5, 6, 7 and 8 of the Subdivision of Hugo Essen Farm in Township 45 North, Range 4 East, St. Louis, Missouri in accordance with the Current Minimum Standards for Property Boundary Surveys at that time and the results of that survey are shown hereon. No additional field or office work has been performed and the surveyor does not purport to the accuracy of the conceptual information shown on the drawing.

By: 
Stanley M. Mundwiler, P.L.S. #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D



1/19/09

2	1-19-09	SM	REMOVED TITLE COMMITMENT	
1	9-19-08		CONCEPT PLAN	
NO.	DATE	BY	REVISION	APPD.



700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017

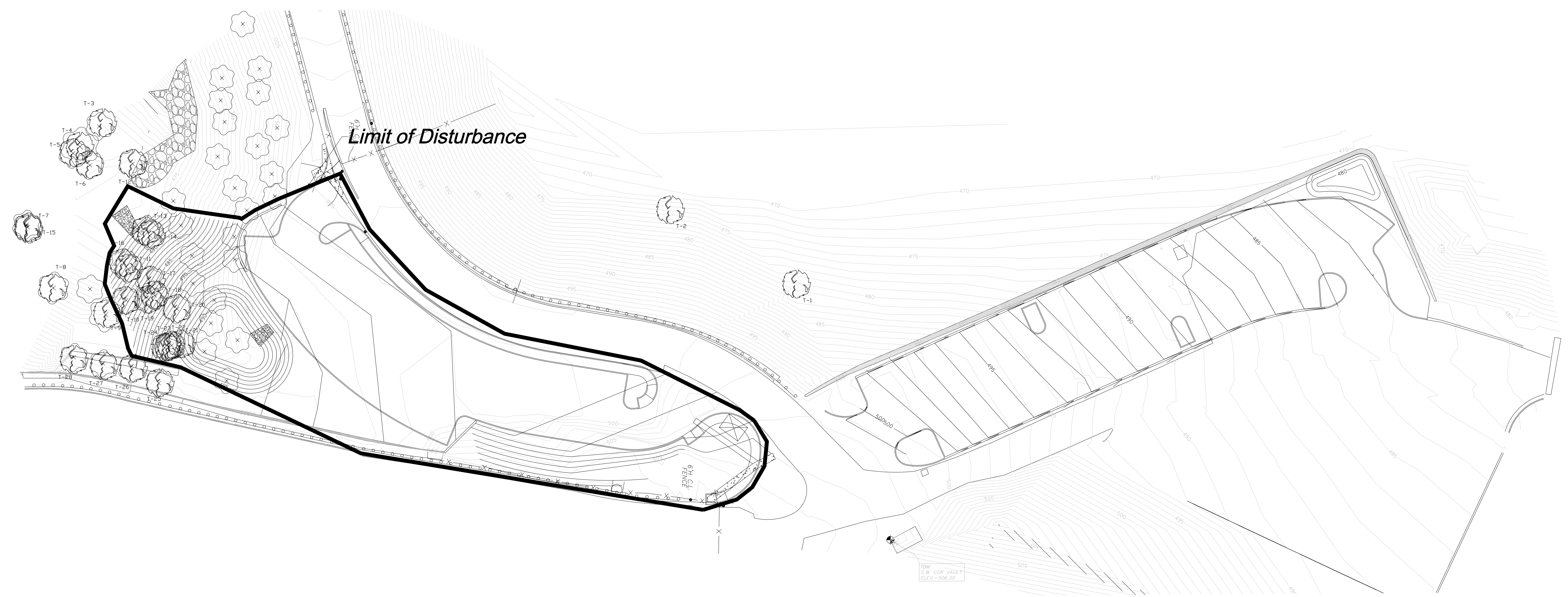
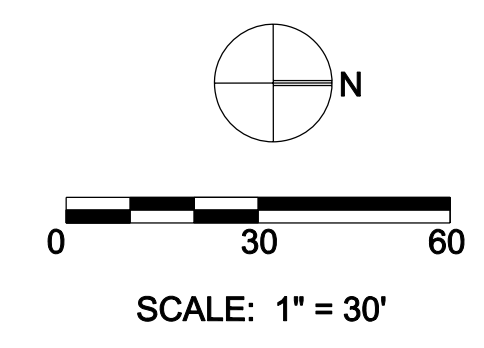
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DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
BWT	11-18-08	SM	11-18-08		
					91-4883-00
914883008			PROJECT NUMBER		

BOUNDARY LEGAL
DESCRIPTION

CONCEPT PLAN

DIRECTORY - LOCATION - FLOOR - DISCIPLINE - TYPE - SEQ. NO.	REV.
	11/19/08



NRB - PARKING ADDITION

URS
 URS Corporation
 1001 Highlands Plaza Drive West
 Suite 300
 St. Louis, Missouri 63110
 (314) 429-0100
 FAX (314) 429-0462 www.urscorp.com

WHEN THIS DRAWING IS REPRODUCED AT ORIGINAL SCALE THIS BAR = 1 INCH



Pfizer
 700 CHESTERFIELD PARKWAY WEST
 CHESTERFIELD, MO. 63017

TABLE 1: TREE TABLE

Tree #	Common Name	Genus Species	DBH (Inches)	Condition	Removal Status	Monarch
T1	Sycamore	<i>Platanus occidentalis</i>	12.5	Good	To be Preserved	No
T2	Sycamore	<i>Platanus occidentalis</i>	14	Good	To be Preserved	No
T3	Hackberry	<i>Celtis occidentalis</i>	8	Good	To be Preserved	No
T4	Cottonwood	<i>Populus deltoides</i>	41	Fair	To be Preserved	Yes
T5	Sugarberry	<i>Celtis laevigata</i>	12	Fair	To be Preserved	No
T6	Green Ash	<i>Fraxinus pennsylvanica</i>	7	Fair	To be Preserved	No
T7	American Elm	<i>Ulmus americana</i>	9	Poor	To be Preserved	No
T8	Sycamore	<i>Platanus occidentalis</i>	17	Good	To be Preserved	No
T9	Siberian Elm	<i>Ulmus pumila</i>	30	Good	To be Removed	Yes
T10	Boxelder	<i>Acer negundo</i>	5	Good	To be Removed	No
T11	Boxelder	<i>Acer negundo</i>	6	Good	To be Removed	No
T12	Boxelder	<i>Acer negundo</i>	10	Fair	To be Preserved	No
T13	Siberian Elm	<i>Ulmus pumila</i>	15	Good	To be Removed	No
T14	Siberian Elm	<i>Ulmus pumila</i>	8.5	Good	To be Removed	No
T15	Boxelder	<i>Acer negundo</i>	7	Good	To be Preserved	No
T16	Boxelder	<i>Acer negundo</i>	6.5	Good	To be Removed	No
T17	Boxelder	<i>Acer negundo</i>	8	Good	To be Removed	No
T18	American Elm	<i>Ulmus pumila</i>	5.5	Good	To be Removed	No
T19	Sugarberry	<i>Celtis laevigata</i>	5.5	Good	To be Preserved	No
T20	Sycamore	<i>Platanus occidentalis</i>	12	Good	To be Removed	No
T21	American Elm	<i>Ulmus americana</i>	6	Fair	To be Removed	No
T22	Boxelder	<i>Acer negundo</i>	10	Good	To be Removed	No
T23	American Elm	<i>Ulmus pumila</i>	7	Good	To be Removed	No
T24	American Elm	<i>Ulmus pumila</i>	4	Good	To be Removed	No
T25	American Elm	<i>Ulmus pumila</i>	4.5	Good	To be Preserved	No
T26	American Elm	<i>Ulmus pumila</i>	6.5	Good	To be Preserved	No
T27	American Elm	<i>Ulmus pumila</i>	5	Good	To be Preserved	No
T28	American Elm	<i>Ulmus pumila</i>	7	Good	To be Preserved	No

TREE NOTES:

Per the City of Chesterfield, this tree study provides data for the onsite trees within the construction zone and 50-feet off the limit of disturbance. All trees shown on this map are 5 inches and greater.

The limit of disturbance area is indicated on the map. This includes all road surfaces, material storage, equipment traffic and grade changes associated with this project. Most of the trees within this area will be removed.

Tree Protection Fencing (see diagram) will be installed along the entire limit of disturbance in order to protect the remaining woodland and monarch trees. Tree Protection signage (see diagram) will be posted along fenced zone to designate tree protection area; no signs will be attached to remaining trees.

Pre-construction meeting to be held on-site will include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.

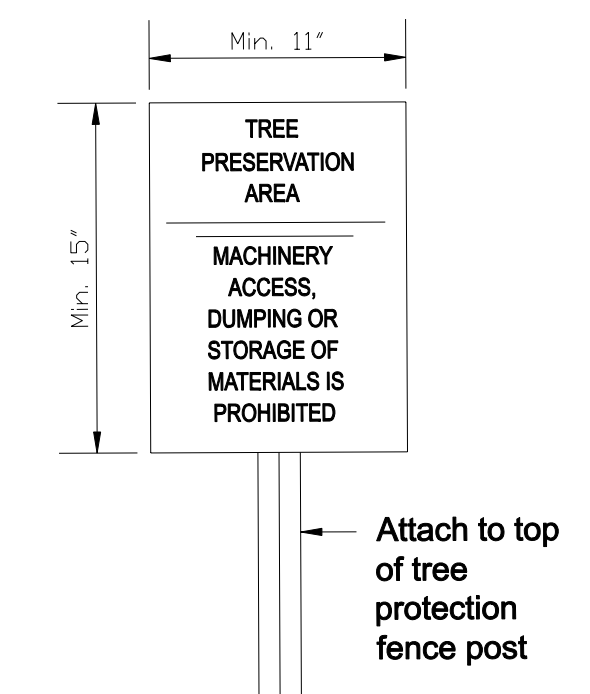
Clearing Limits to be rough staked or marked by tree specialist in order to facilitate location for installation of protection fencing.

No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along "Limit of Disturbance" lines shown on the map. Siltation control, as required by Chesterfield, will also be installed along the "Limit of Disturbance".

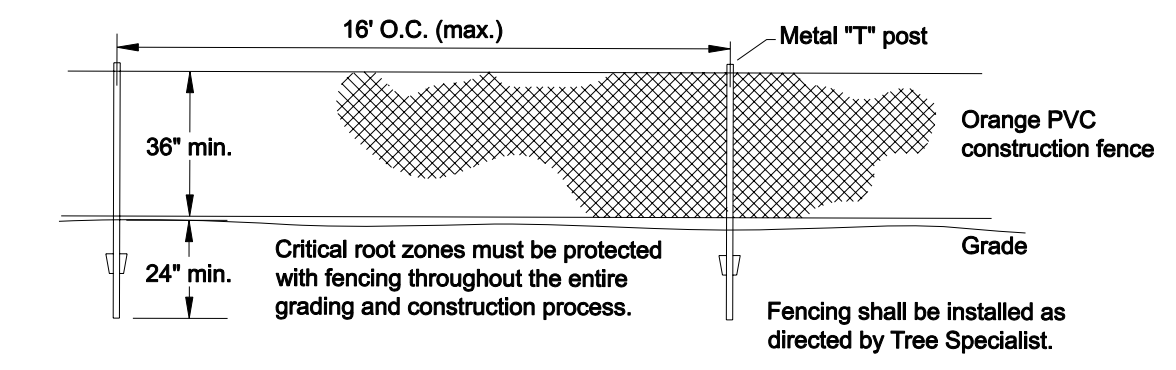
Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area.

The woodland on this site is considered mature cottonwood and sycamore forest with American elm and boxelder understory.

Legend:

 Identified Trees; Corresponding to Tree # in Table 1
 Limit of Disturbance/ Location of Tree Protection Fencing.


Tree Protection Sign
 N.T.S.



Tree Protection Fence
 N.T.S.



The Professional Engineer whose signature and seal appear on this document, assumes responsibility for the data, calculations, drawings, and specifications shown hereon, and declares responsibility for all other phases of the project, including, but not limited to, the design, construction, and maintenance of the project. This seal is not to be used for any other project or purpose without the express consent of the Engineer. The Engineer's seal is not to be used for any other project or purpose without the express consent of the Engineer. The Engineer's seal is not to be used for any other project or purpose without the express consent of the Engineer.

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: MGC
 CHECKED BY: JCV
 RB PROJ NO: 21562027
 ISSUE DATE: OCTOBER 16, 2008
TREE STAND DELINEATION AND PRESERVATION

PICKETT, RAY & SILVER INC.
 CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES

New Town: 3320-1 Blue Royals St. Charles, MO 63301
 St. Peters: 333 Mid Rivers Mall Drive St. Peters, MO 63376
 Branson: 3027 W. Hwy 76, Suite B Branson, Mo 65616

Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-708-3918

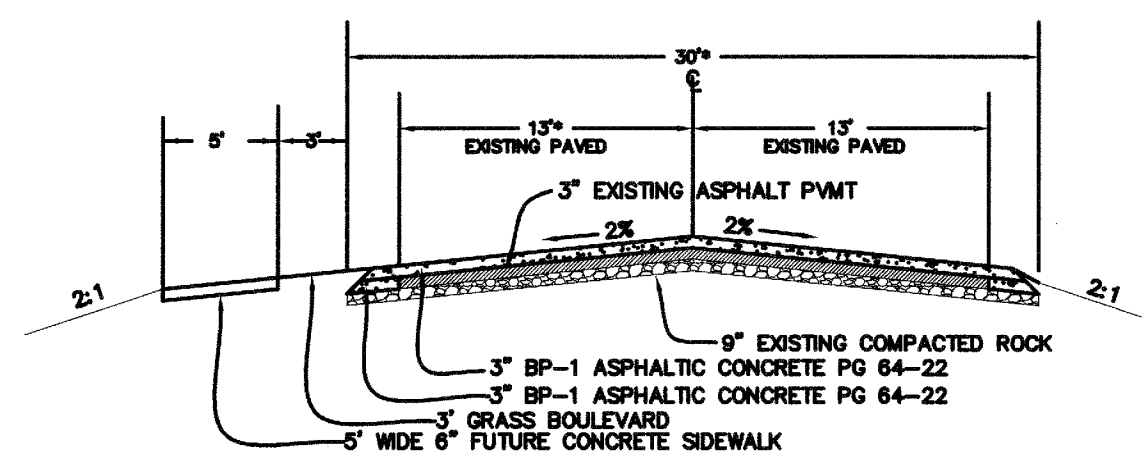
Tree Stand Delineation Prepared by Pickett, Ray and Silver
 ISA Certified Arborist: Matthew Cosby
 ISA Certification #: MW 4599A
 Expiration: 6/30/2009
 PRS Project #: 02136.URSC.00E

DRAWING NO: **12**

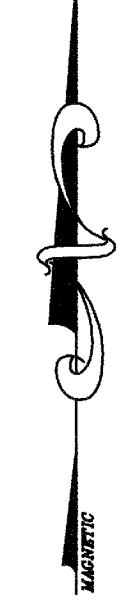
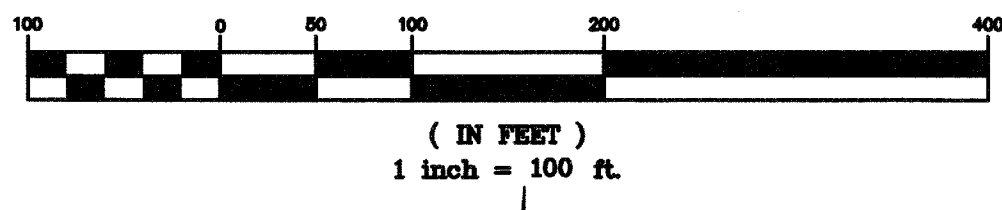
10/17/2008
 es:\transportation\21562027_Pfizer\Drawings\12_TREE_DELINEATION.dwg

16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

A
B
C
D
E
F
G
H
I
J



PERMANENT HAUL ROAD IMPROVEMENTS GRAPHIC SCALE



SHEET 5 OF 10

NO.	DATE	BY	REVISION	APPD.
7-15-08			CONCEPT PLAN	



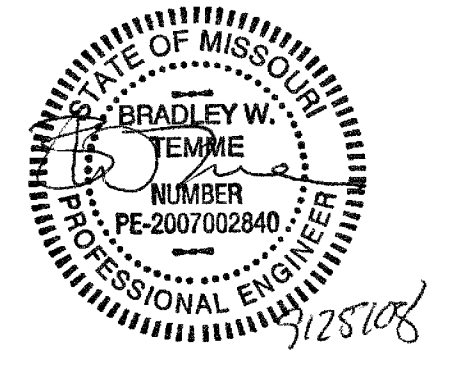
700 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017

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DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
BWT	9-22-08	DT	9-22-08		

02136.PFIZ.19R	91-4883-00
	PROJECT NUMBER

CONCEPT PLAN



HAUL ROAD SITE LAYOUT PLAN					
DIRECTORY	LOCATION	FLOOR	DISCIPLINE	TYPE	SEQ. NO.
CONCEPT PLAN					9-22-08

\\server\projects\02136\dwg\02136 ROADWAY IMPROVEMENTS 19R REV 9-23.dwg, 9/25/2008 8:11:57 AM, Brad Temmie

**NRB - PARKING
ADDITION**

URS
URS Corporation
1001 Highlands Plaza Drive West
Suite 300
St. Louis, Missouri 63110
(314) 429-0100
FAX (314) 429-0462 www.urscorp.com

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CHESTERFIELD, MO. 63017

STATE OF MISSOURI
MICHAEL L. BROWN
NUMBER
2001015611
PROFESSIONAL ENGINEER
10/16/08

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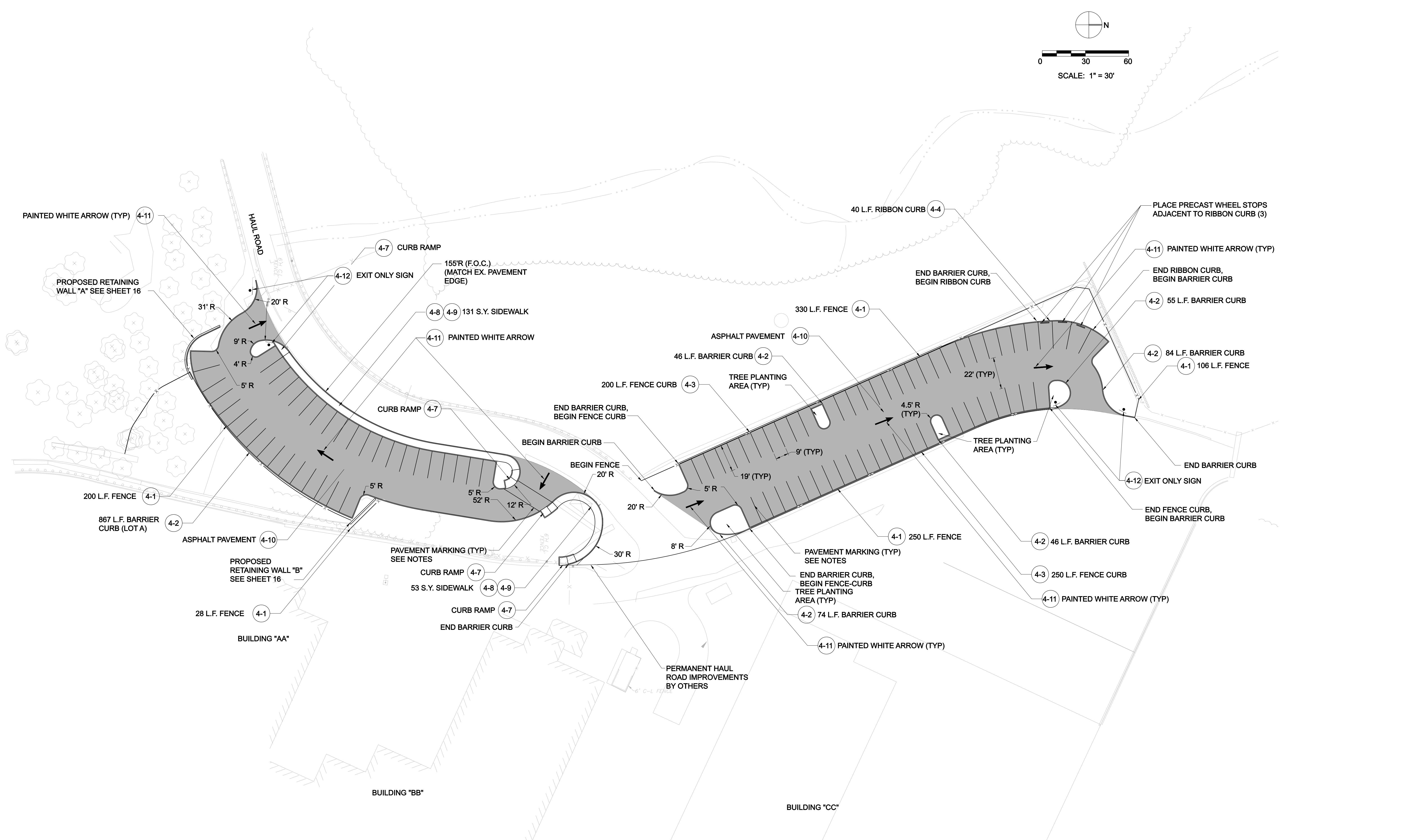
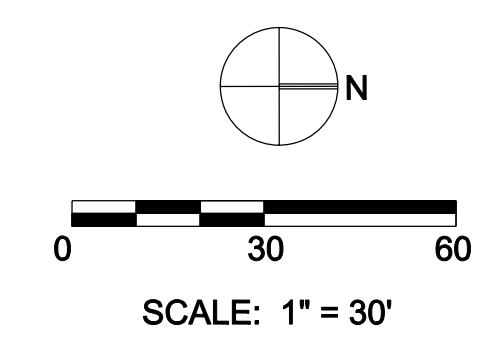
REVISIONS:

NO.	DATE	DESCRIPTION
1.	05/27/2008	LOT A/B
2.	08/08/2008	LOT A/B

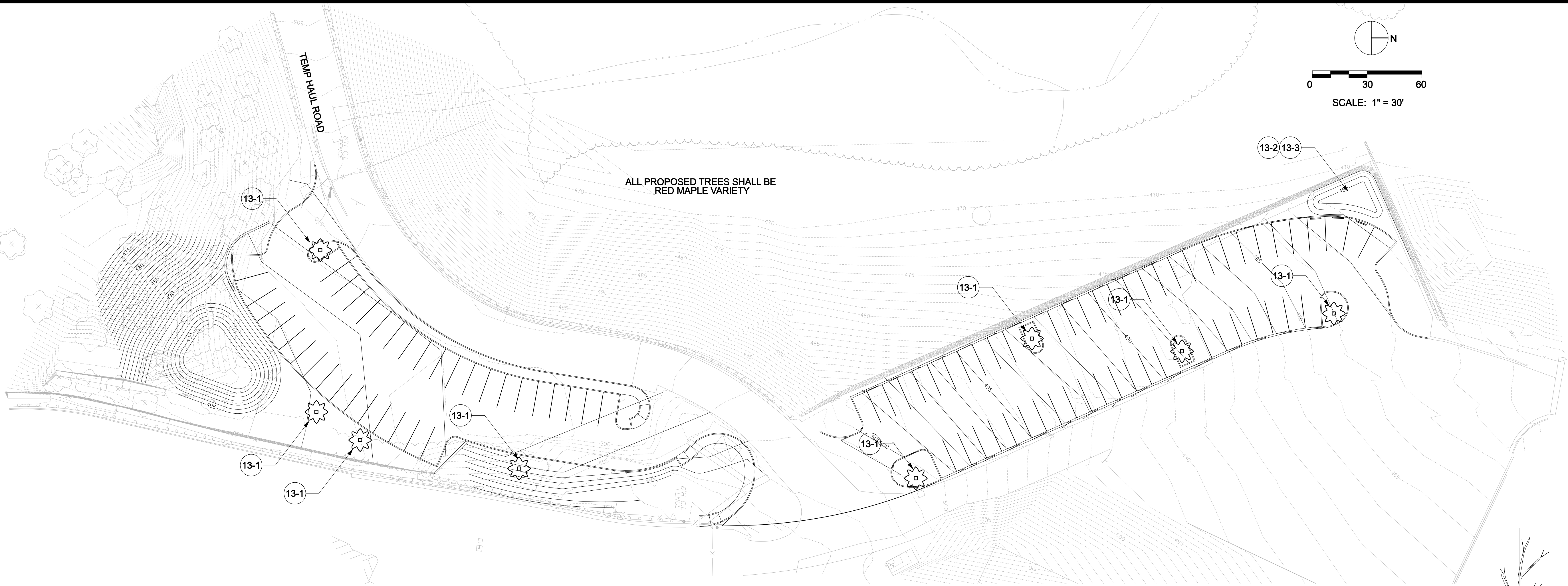
DRAWN BY: TWP
CHECKED BY: MLB
RB PROJ NO: 21562027
ISSUE DATE: OCTOBER 16, 2008
DRAWING TITLE:

SITE PLAN

DRAWING NO:
3



- NOTES:**
1. ALL SITE CONSTRUCTION, INCLUDING GRADING, PAVING, CONCRETE, PAVEMENT MARKING AND RETAINING WALLS SHALL CONFORM TO ST. LOUIS COUNTY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT EDITION.
 2. ALL MATERIALS SHALL CONFORM TO ST. LOUIS COUNTY STANDARDS EXCEPT AS NOTED ON THE PLANS.
 3. AGGREGATE FOR BASE SHALL BE INSTALLED TO ST. LOUIS COUNTY STANDARDS SECTION 304.
 4. ALL PAVEMENT MARKINGS SHALL BE HOT SPRAY THERMOPLASTIC AND SHALL CONFORM TO ST. LOUIS COUNTY SECTION 1048.
 5. ALL ASPHALTIC PAVEMENT CONSTRUCTION AND MATERIAL SHALL CONFORM TO ST. LOUIS COUNTY SPECIFICATIONS, DIVISION 400.
 6. ALL RADIUS' SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



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 700 CHESTERFIELD PARKWAY WEST
 CHESTERFIELD, MO. 63017

STATE OF MISSOURI
MICHAEL BROWN
 NUMBER 2001015611
 PROFESSIONAL ENGINEER
 11/20/08

The Professional Engineer whose signature and seal appear on this document, assumes responsibility for all other plans, specifications, schedules, reports, drawings or instruments made available to the Public Engineer relating to, or intended to be used for, any part of the engineering project to which this document refers. Plans made by the engineer have the cabinet or seal and of the Engineer under the signature and date. Copy of this document as signed and sealed, have been retained by the Professional Engineer. The Professional Engineer will not be responsible for subsequent changes to this document, unless the changes are made by the Engineer or his/her designee's written authorization. The Engineer does not certify the accuracy of information provided by others on these plans.

REVISIONS:

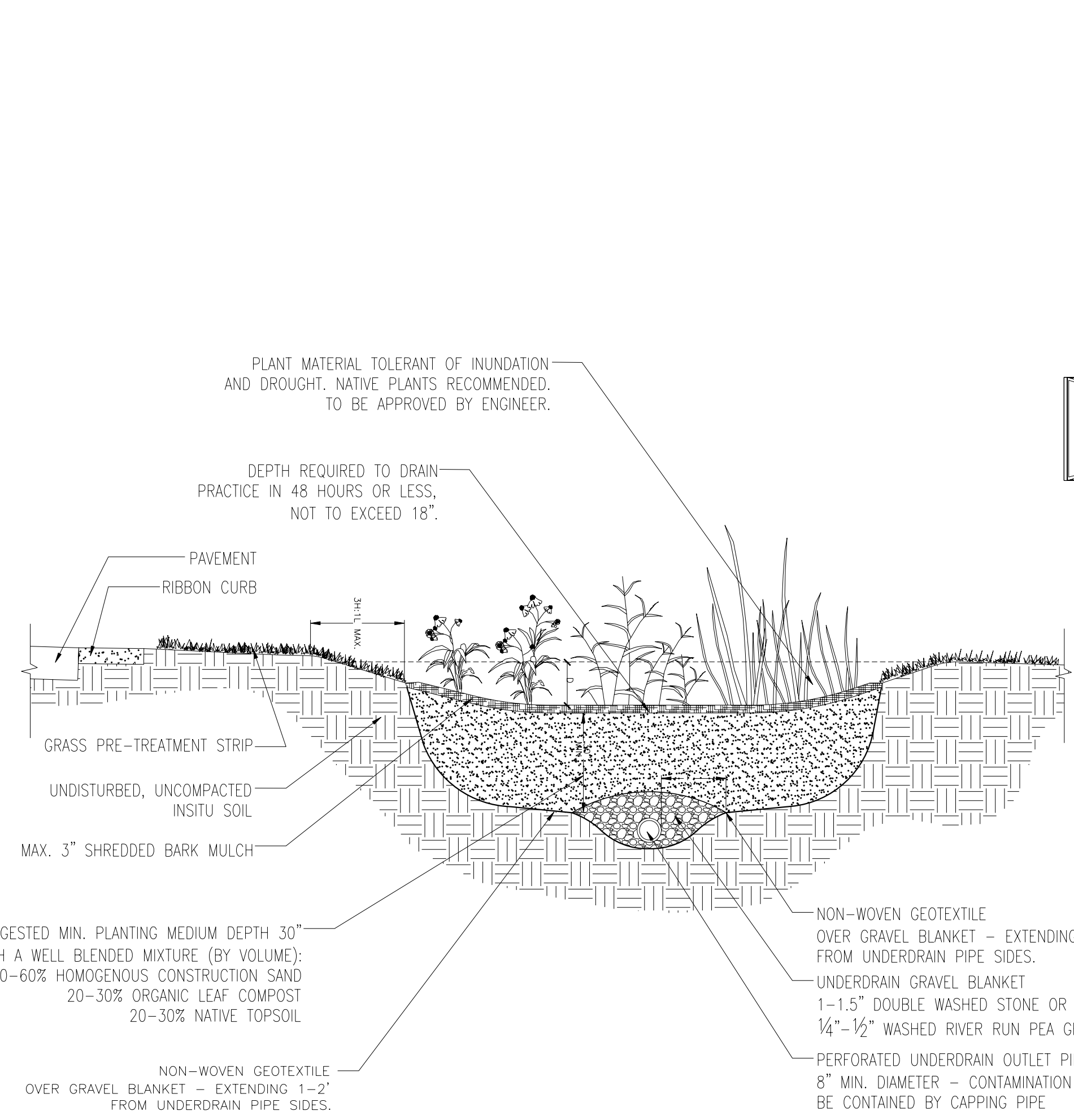
NO.	DATE	DESCRIPTION
1.	05/27/2008	LOT A/B
2.	08/08/2008	
3.	11/08/2008	ADDED TREE TYPE

DRAWN BY: TWP
 CHECKED BY: MLB
 RB PROJ NO.: 21562027
 ISSUE DATE: NOVEMBER 20, 2008
 DRAWING TITLE:

LANDSCAPING PLAN

DRAWING NO.:

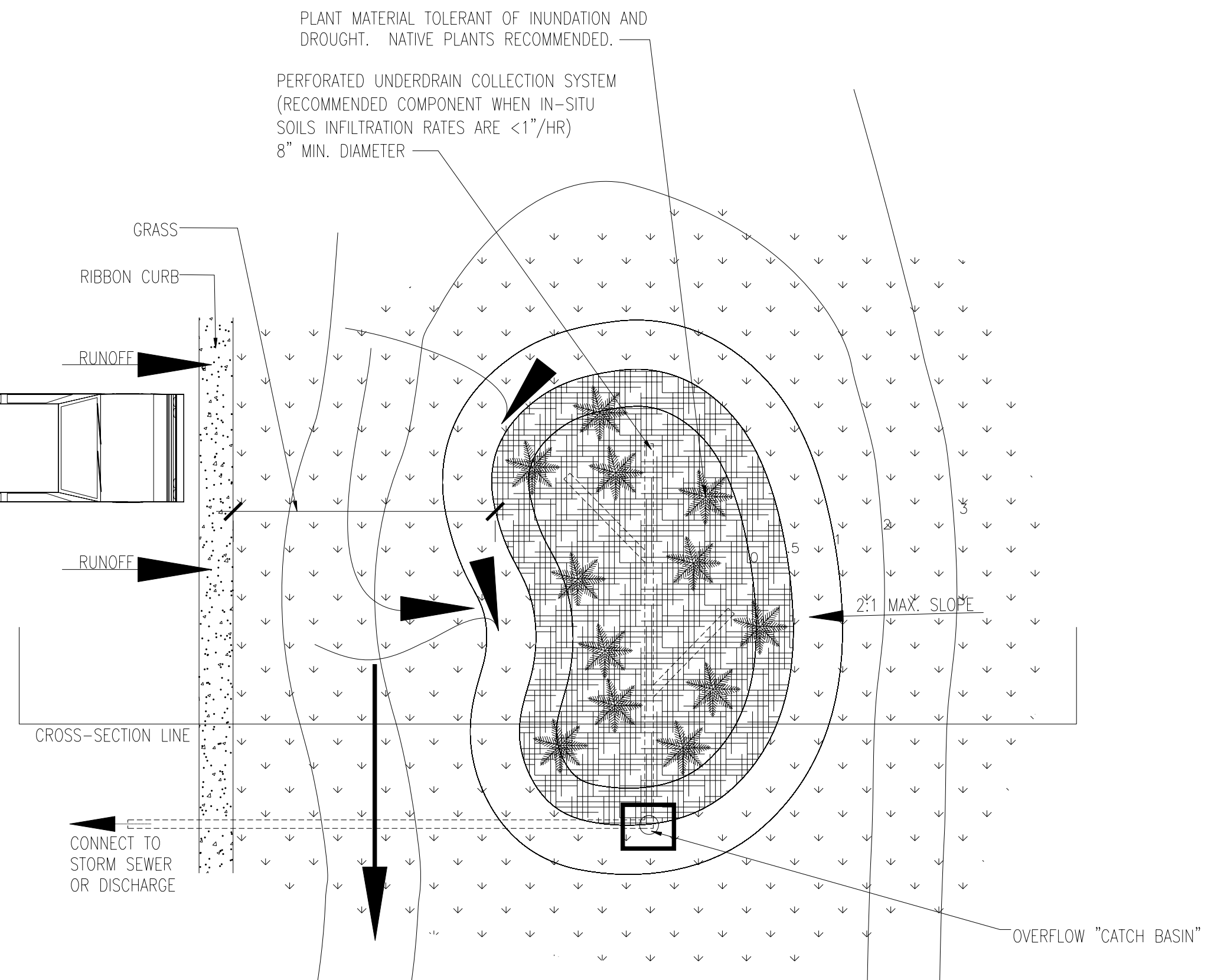
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SEDIMENTATION BASIN TYPICAL SECTION

NTS

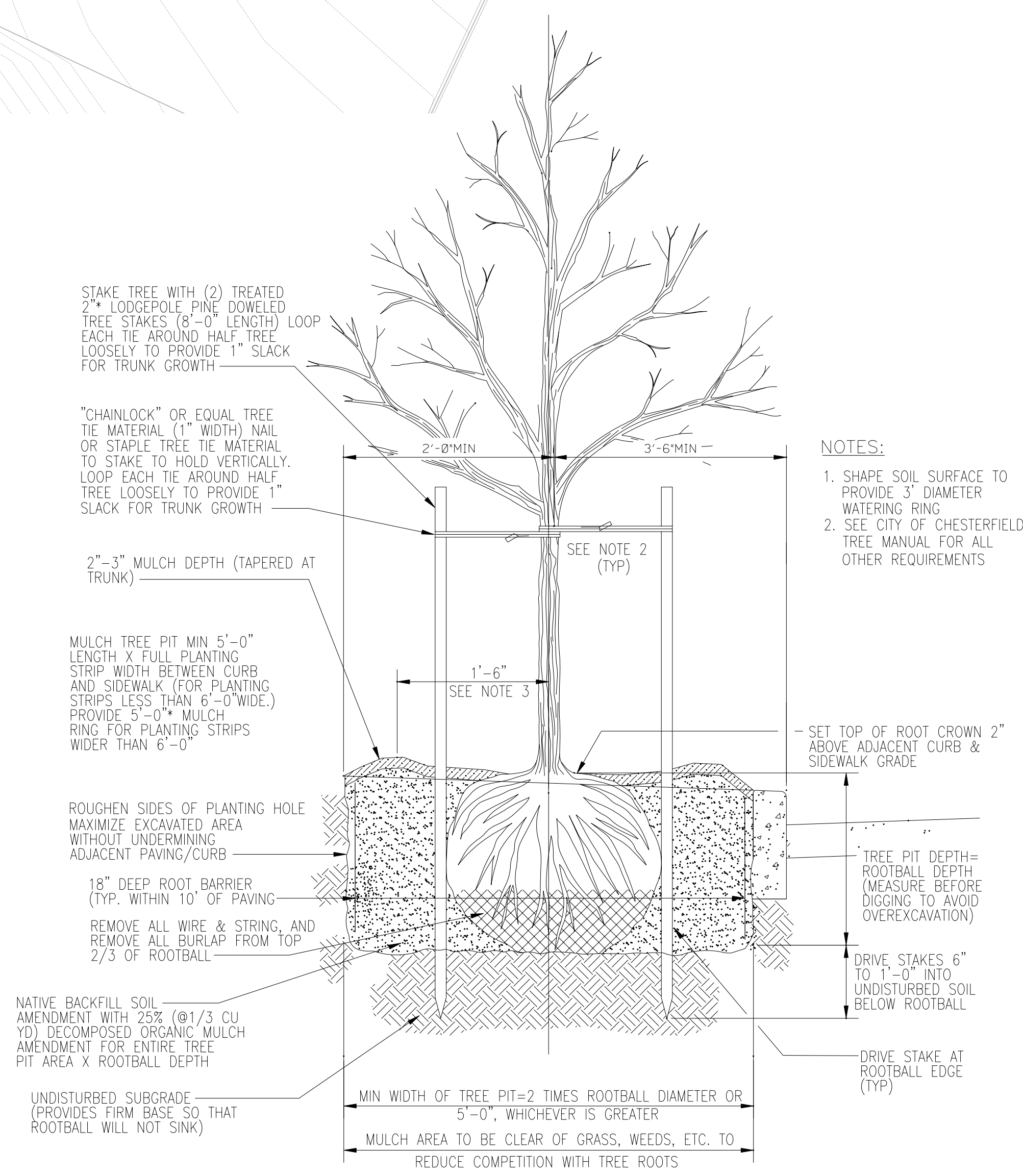
13-3



SEDIMENTATION BASIN PLAN VIEW

NTS

13-2



TREE PLANTING DETAIL (RED MAPLE)

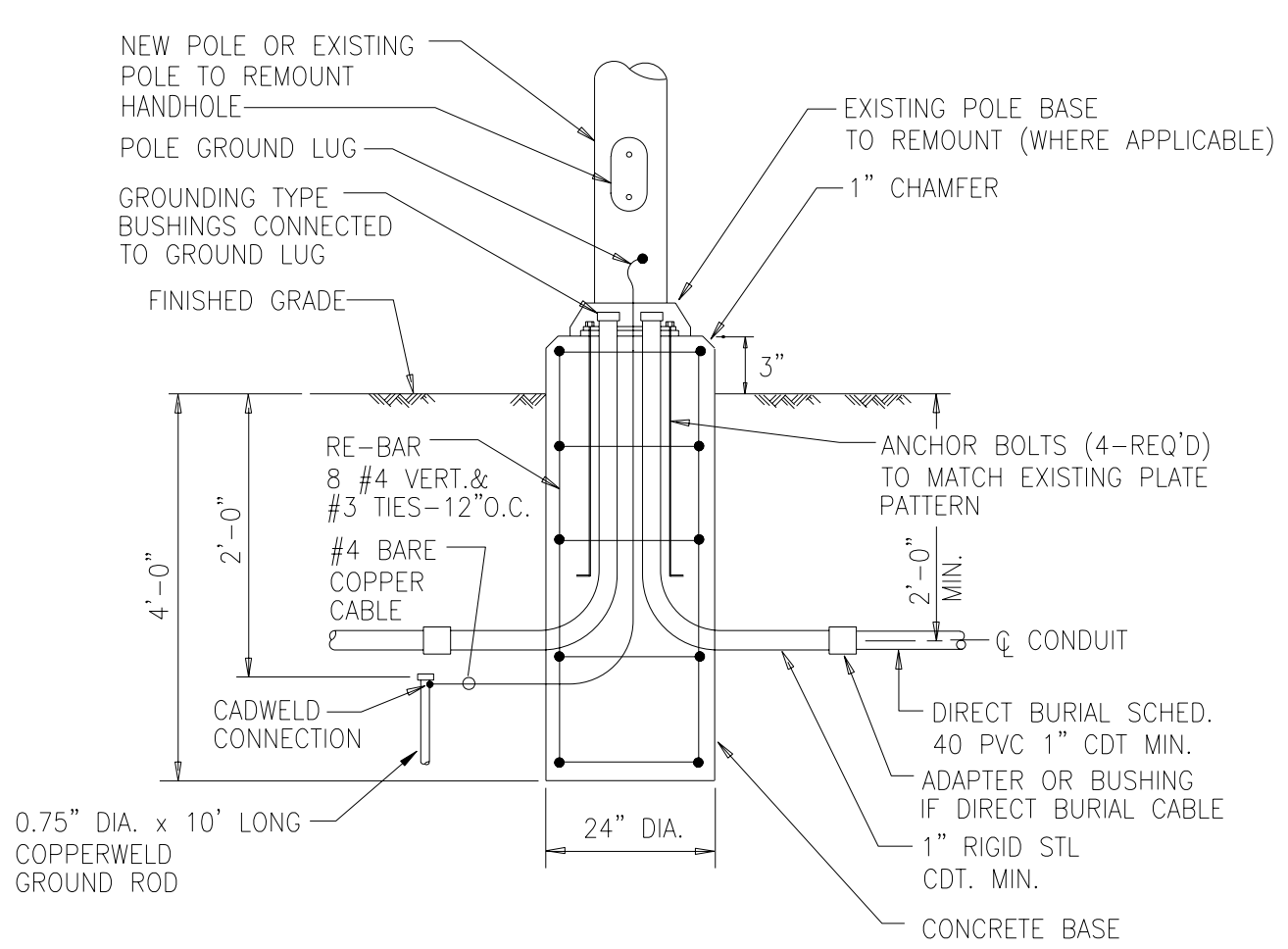
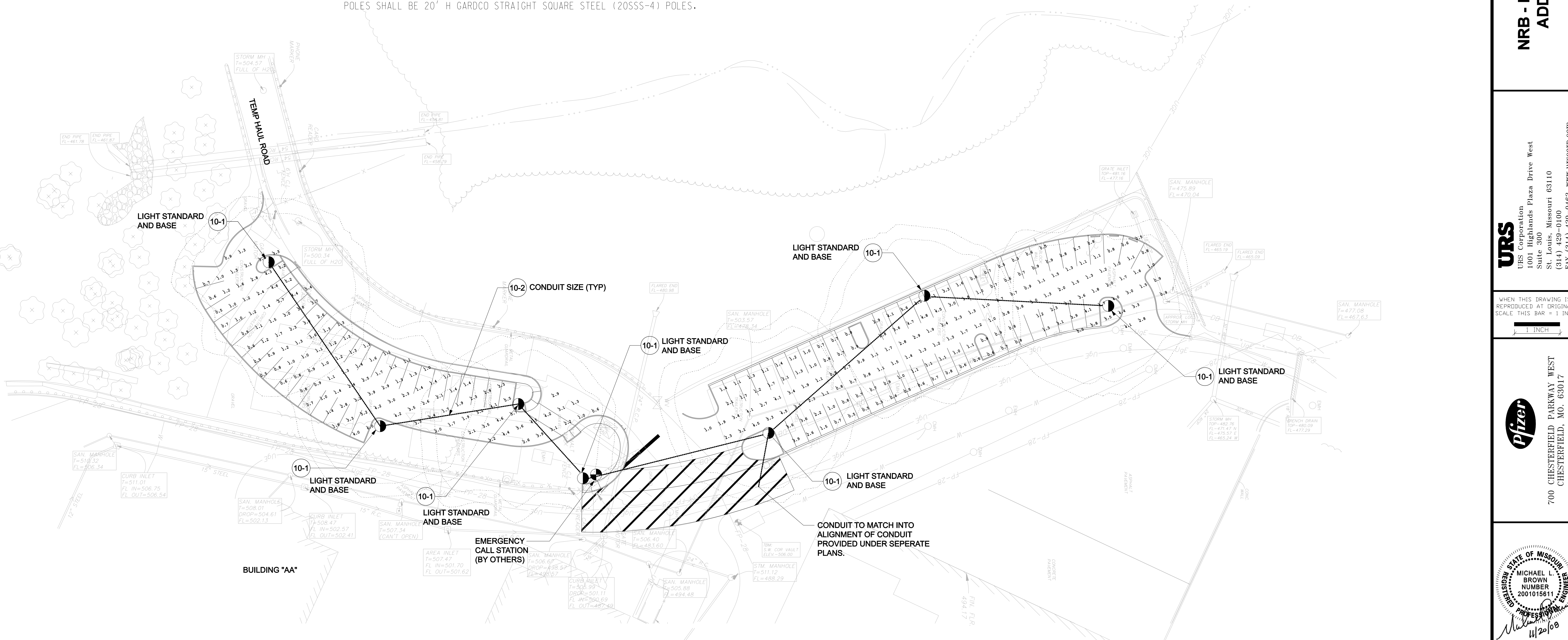
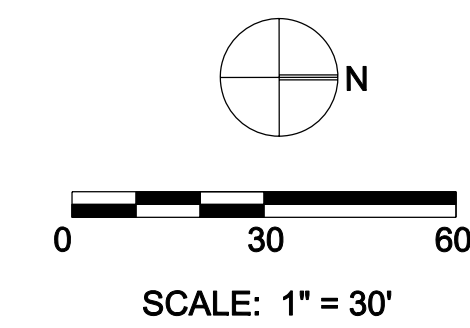
NTS

13-1

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
●	6	A	SINGLE	28000	0.800	GARDCO-EH19-1-4X-250HPS-277-BRA-PC/SSS20-4-11-D1-BRP

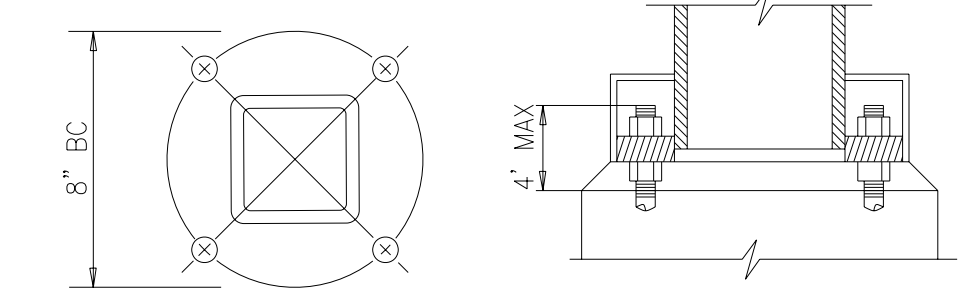
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Lot 1	Illuminance	Fc	2.22	6.0	0.5	4.44
Lot 2	Illuminance	Fc	1.82	5.8	0.5	3.64

POLES SHALL BE 20' H GARDCO STRAIGHT SQUARE STEEL (20SSS-4) POLES.



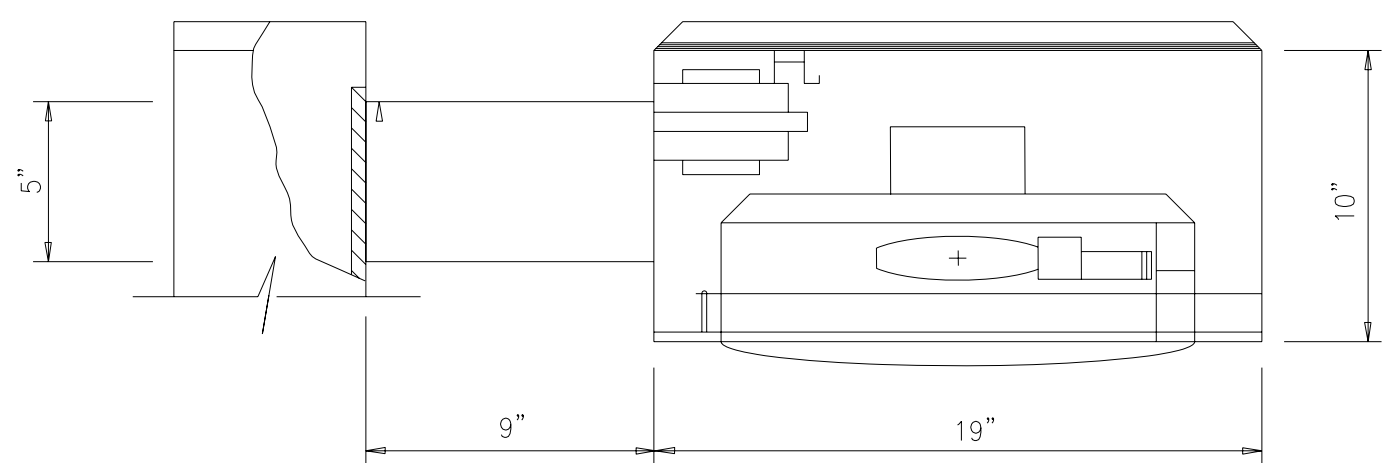
LIGHT POLE DETAIL

NTS
POLES SHALL BE 20' H.



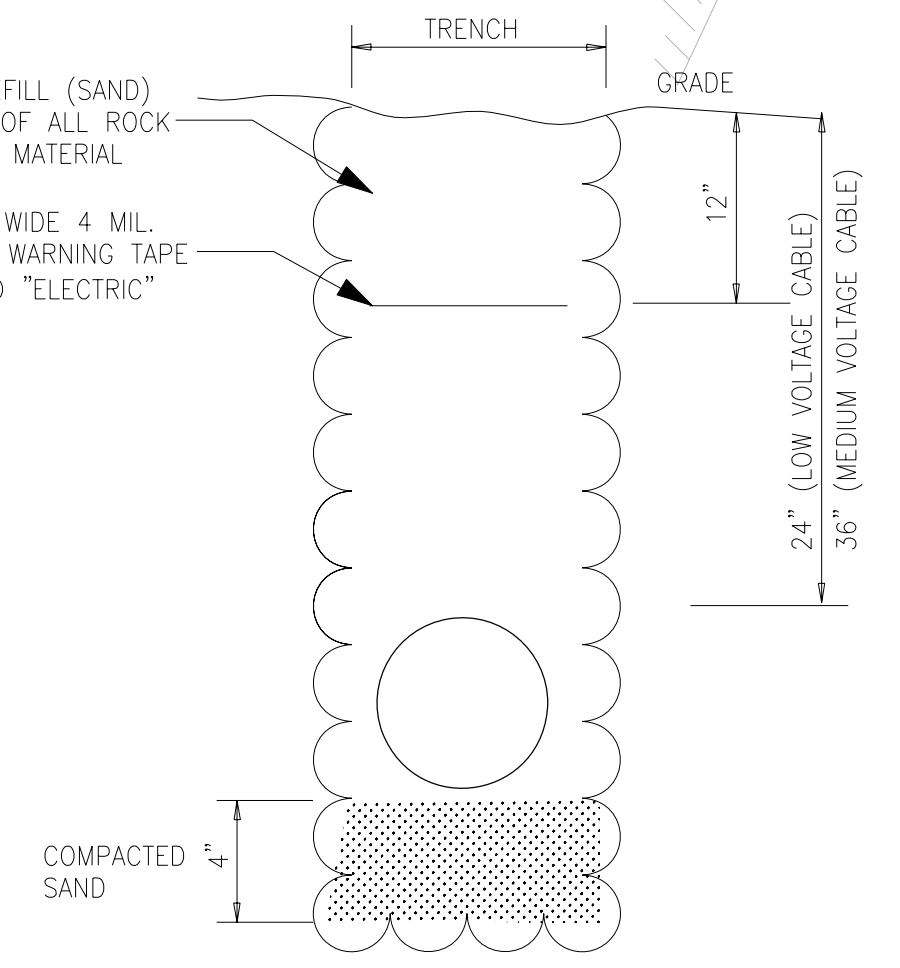
LIGHT POLE MOUNT DETAIL

NTS



LUMINAIRE DETAIL

NTS



CONDUIT TRENCH DETAIL

NTS

- NOTE:**
1. ALL LIGHTING FIXTURES AND POLES SHALL BE APPROVED BY OWNER REPRESENTATIVE.
 2. EMERGENCY CALL STATION SHALL BE APPROVED BY OWNER REPRESENTATIVE.
 3. CONTRACTOR SHALL PROVIDE ACCESS TO PERMANENT POWER AT LIGHT POLE ADJACENT TO EMERGENCY CALL STATION FOR CALL STATION INSTALLATION.

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CHESTERFIELD, MO. 63017

STATE OF MISSOURI
MICHAEL BROWN
NUMBER 2001015611
PROFESSIONAL ENGINEER
11/20/08

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REVISIONS:		
NO.	DATE	DESCRIPTION
1.	05/27/2008	LOT A/B
2.	08/08/2008	LOT A/B
3.	11/20/2008	ADDED POLE HEIGHT

DRAWN BY: TWP
CHECKED BY: MLB
RB PROJ NO: 21562027
DATE: NOVEMBER 20, 2008

LIGHTING PLAN

DRAWING NO: **10**