



VII. C.

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

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: February 13, 2017

From: Jessica Henry, AICP
Senior Planner

Location: Southeast corner of Ladue Road and Greentrails Drive.

Applicant: St. Charles Engineering & Surveying, Inc. on behalf of Onofrio Serra

Description: **Trails West Village of Greentrails, Lot 270 B:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 3.6 acre tract of land zoned "C-8" Planned Commercial District, located at the southeast corner of Ladue Road and Greentrails Drive.

PROPOSAL SUMMARY

The request is for a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a new retail center to be located on Lot 270 B of the Trails West Village of Greentrails subdivision. Although this subdivision is primarily residential in nature, Lot 270, outlined in yellow on the image on the following page, is zoned "C-8" Planned Commercial District. Accordingly, the applicant is proposing to construct a 4,000 square foot building with four separate entries to tenant spaces. The proposed building is to be constructed of earth tone brick veneer, cementer fiber lap siding, shake siding accents on the gables, accent stone on the end columns, definition residential shingles and a glass storefront with wood framed show windows, transom windows, and full glass entry doors.

HISTORY OF SUBJECT SITE

In December of 1966, St. Louis County rezoned the subject site from the "NU" Non-Urban District to the "C-8" Planned Commercial District via Ordinance 4165 and established the permitted uses as being all permitted uses in the "C-2 and "C-3" Shopping Districts. In June of 1969, Ordinance 5084 amended the previous ordinance to limit the permitted uses to "C-2" Shopping District permitted uses as well as one neighborhood gasoline service station. On February 4th, 1985, St. Louis County approved Ordinance 11,900 which amended St. Louis County Ordinance 5084 and 4165 which had governed the site.

On November 20, 1989, The City of Chesterfield approved Ordinance 378 which amended portions of the sign requirements for the site. Additionally, the original Lot 270 was split into Lots A and B in 1986, with Lot A being further subdivided into Lot A1 and A2 in 2007, as shown in the image below. Lot 270 B is presently vacant with remaining portions of a parking area that are in disrepair.



Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the *Neighborhood Retail (Retail/Office/Warehouse)* which is defined as *a center no larger than 50,000 square feet that provides general merchandise and services and attracts customers from adjacent neighborhoods within Chesterfield that will generally travel up to 10 minutes to reach the center.* This subject site is not located in any sub-area identified by the Comprehensive Plan.

The Comprehensive Plan includes the following Commercial Development Policies which are applicable to the proposed development:

Commercial Development Policies

- **3.1.1 Quality of Design**—Overall design standards should be provided for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

- **3.1.2 Buffering of Neighborhoods**—Development should substantially buffer the neighboring residential uses in all directions by employing good site design, addressing vehicular access, building materials selection, tree preservation, and expanded setbacks.
- **3.2.1 Neighborhood Retail Facilities**—Additional neighborhood/service-oriented retail development should be limited to redevelopment and expansion of existing locations within defined boundaries. New development should be located at or near intersections as currently identified on the Land Use Map. Smaller-scale should be achieved through smaller sized projects, small individual tenants, neighborhood/local business mix, and/or creative architectural design.
 - *These policies are met by the proposed development. Please see Access and Site Circulation, Parking, Landscaping and Open Space, and Architectural Elevations sections. These sections discuss each of these items in detail, as they apply to this project.*

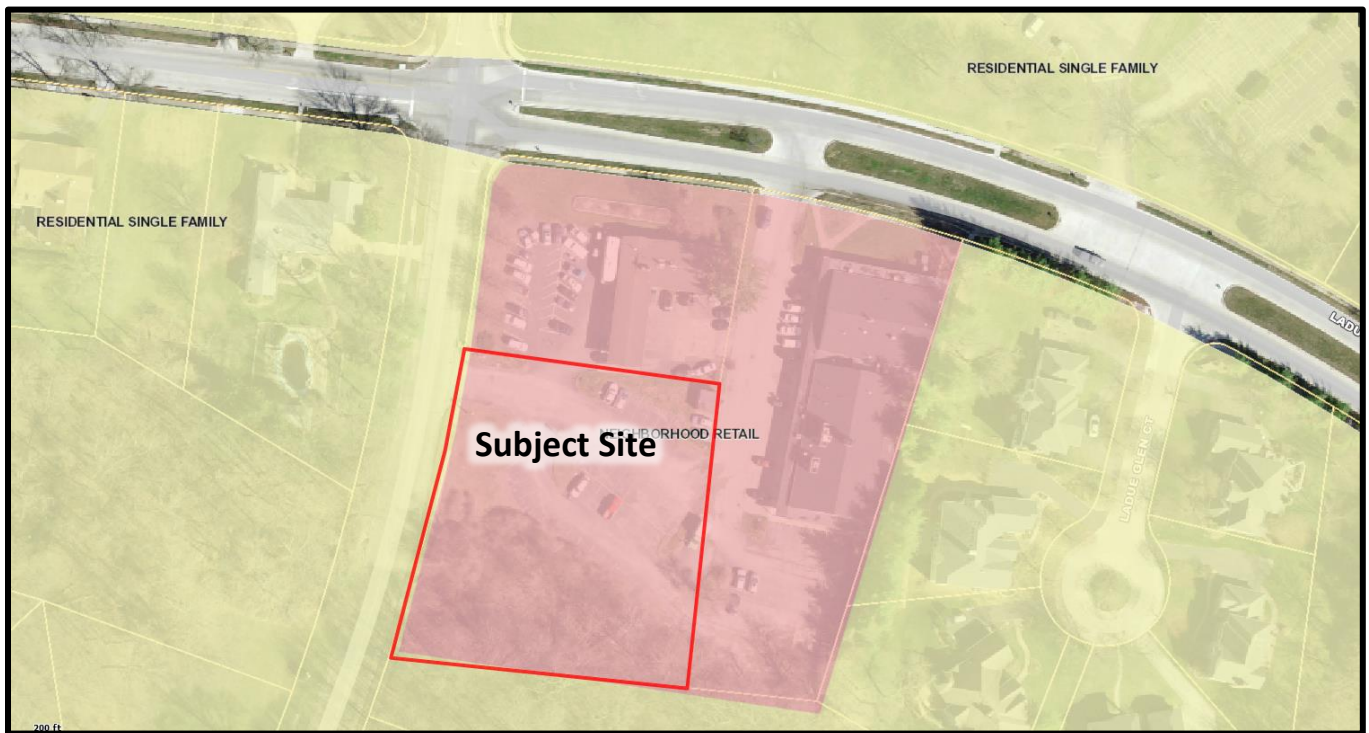


Figure 2: Comprehensive Plan Land Use Designation

STAFF ANALYSIS

Access and Site Circulation

The subject site has direct access from South Greentrails Drive as well as access from Ladue Road via the shared internal drive. No changes to the location of these access points are proposed. Internal circulation to each lot within the development will remain, and minor changes within the lots and to the shared drive areas are proposed in an effort to facilitate and improve circulation.

Parking

The subject site is located within the small commercial development that comprises the southeast quadrant of the intersection of Ladue Road and South Greentrails Drive. The three lots within the development share cross access, and Lots 270 A1 and A2 currently contain a neighborhood service station and commercial retail building, respectively. The applicant is proposing to utilize the building as restaurant and retail space, and is providing the amount of parking required by city code.

Landscaping and Tree Preservation

As required by the UDC, a thirty foot landscape buffer and berm planted with trees, shrubs, and ornamental grasses is provided along the South Greentrails Drive frontage. This will serve to buffer the adjacent residential area from the commercial use of the site and to provide screening from headlights. Additional trees and plantings are located within the parking area in accordance with City code. A creek runs through the wooded portion of the site, and the required creek bank setback is provided. The wooded area of the site is remaining largely intact, with minimal tree removal. Over 44% open space is being provided.

Lighting

The lighting plan proposes the typical fully shielded, full cut-off pole mounted parking lot light fixtures and building entry wall mounted light fixtures. Each of these fixtures meets City code requirements.

Architectural Elevations

Ordinance 378 states that submittals for buildings within this development should *“show the architectural character of the neighborhood and how the buildings blend in and complement the surrounding residential neighborhood.”*

This project was presented to the ARB in March of 2016, where a motion to recommend approval with recommendations was passed. The recommendations primarily pertained to the screening of the roof-mounted mechanical units and lack of residential character in the building design.

Subsequently, the property owner engaged a new Architect and made substantial design revisions in order to incorporate the ARB’s recommendations into the design proposal. The project was then presented for a second time to the ARB in January of 2017. The comparison below shows the original design reviewed by the ARB in March of 2016 and the revised design presented in January of 2017.

March 2016 Architectural Elevation—Front and Rear Elevations

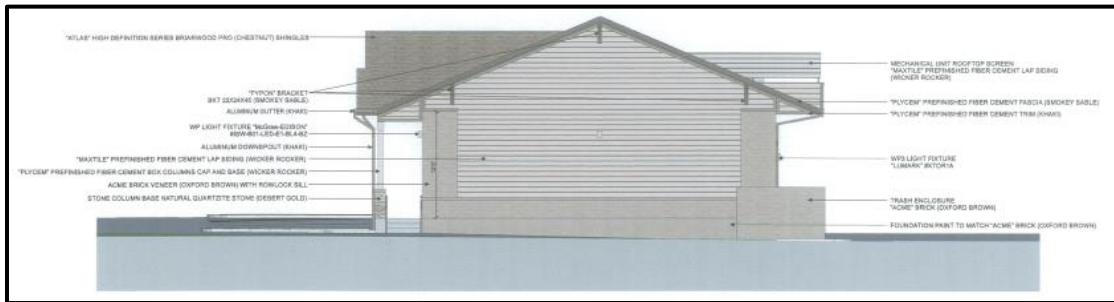


January 2017 Architectural Elevation—Front and Rear Elevations

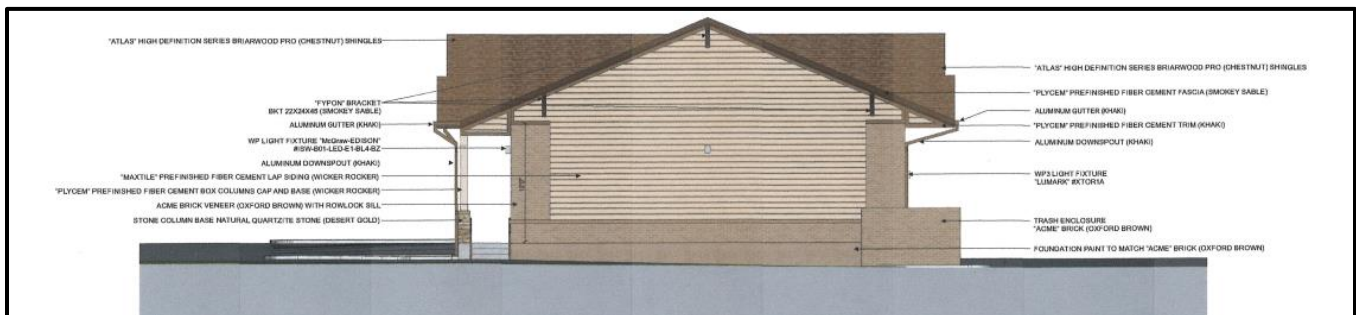


At the January 2017 ARB meeting, the ARB noted that the overall design was substantially improved and incorporated the Board’s recommendations from the March 2016 meeting. However, the ARB did provide additional feedback on the proposed screening unit on the rear of the building and also recommended that the applicant incorporate additional landscape along the northern building elevation.

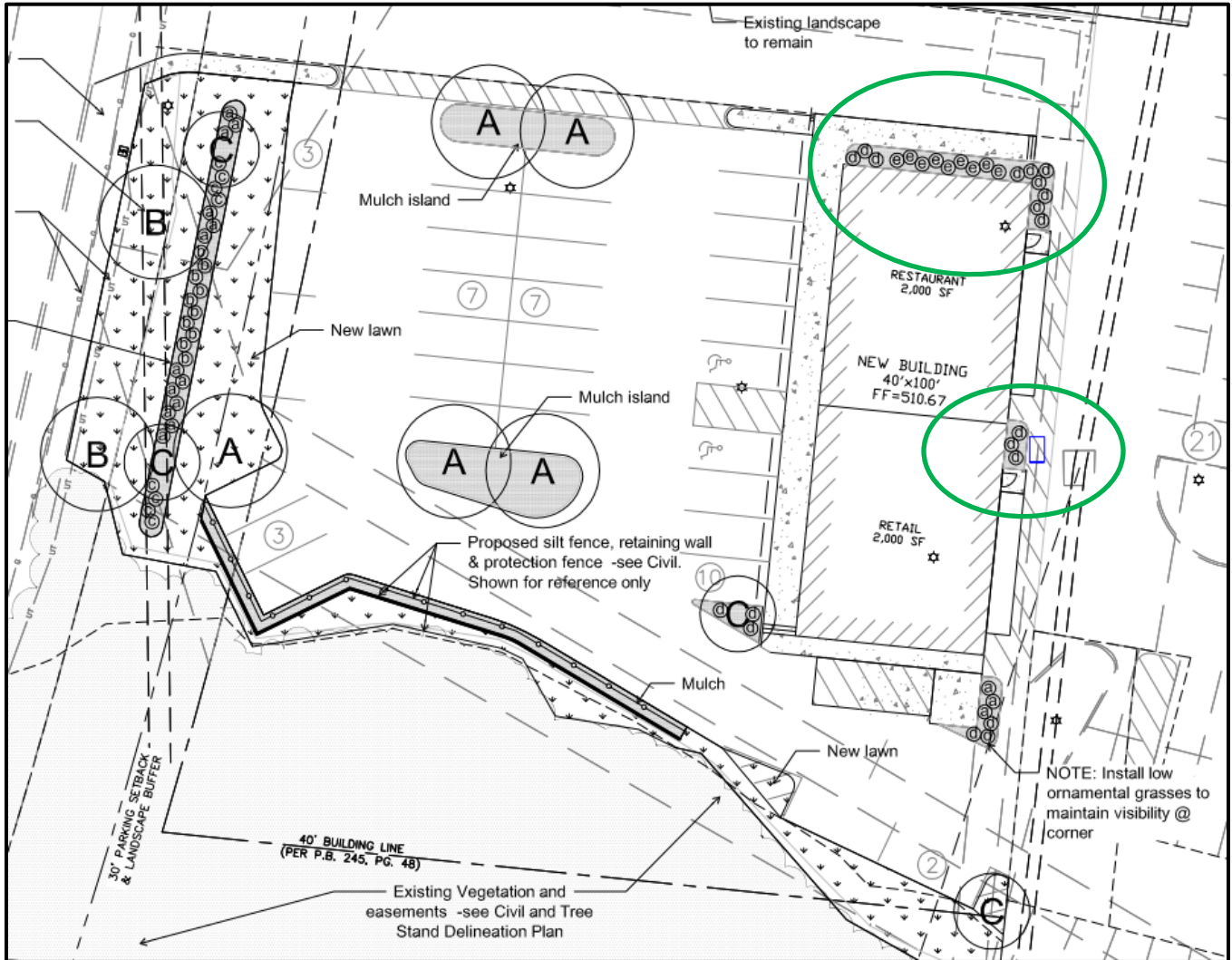
The following excerpts from the Architectural Elevations and rendering show the screening unit that was presented at the January 2017 ARB meeting:



The following excerpts from the Architectural Elevations and rendering show the revised screening unit that was submitted in response to the ARB's recommendation:



The applicant also added some additional landscape areas along the north and east building elevations, as indicated below in the excerpt from the Landscape Plan:



Upon receipt of the revised proposal, Staff requested feedback from the ARB Chair, who found the landscaping and building design were “much improved.” He further stated that the “changes appear to be what we were asking for.”

STAFF RECOMMENDATION

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design. Staff has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and City Code requirements. Staff recommends approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Trails West Village of Greentrails, Lot 270 B.

MOTION

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

- 1) “I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Trails West Village of Greentrails, Lot 270 B as presented by the Applicant.

1. “I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for Trails West Village of Greentrails, Lot 270 B with the following conditions:

Attachments: Architect’s Statement of Design
Architectural Elevations
Site Development Section Plan Packet

CC: Justin Wyse, Director of Planning and Development Services

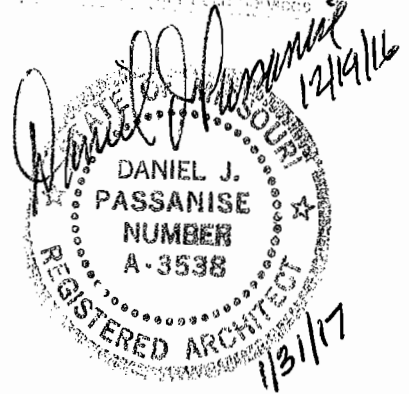
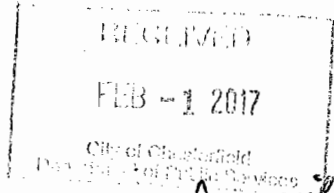
Dan Passanise
ARCHITECT

6842 ARDALE DRIVE
ST. LOUIS, MO 63123
314-677-7738



TRAILS WEST VILLAGE OF GREENTRAILS
LOT B
116 S. GREENTRAILS
CHESTERFIELD, MISSOURI

ARCHITECT'S STATEMENT OF DESIGN



Project Description

The proposed project is a 4000 square foot retail building and site development to accommodate two commercial retail spaces, new parking lot surface, block retaining wall, and landscaping.

The adjacent buildings and uses are an Auto Repair/ Service Station and Retail Shopping Strip. (Music Studio, Laundry/Dry Cleaner, Veterinary Clinic, Beauty Parlor, Brokerage Office, Pizza Restaurant, Office Space)

The proposed project is located on a site surrounded by a well maintained residential community. The project site is the only commercial center in the immediate area, and it is well used by the community residence and visitors.

The new proposed retail building will promote a new fresh look to compliment the residential area and the adjacent retail and service businesses on this site.

It is expected that based on the needs of the area, the people in the community will be excited and enthusiastic about the new building (retail space) and site development of what is an existing unsightly, un-used parking area.

Architectural Design Features:

The exterior of the building is designed to reflect the fabric of the surrounding residential architectural scale, details and materials.

"Acme Brick"
Oxford Brown

The exterior walls will be an earth tone brick veneer (with rowlock window sills) color coordinated prefinished fiber cement lap siding gable ends and accent walls with color coordinated trim.

Ledgestone thin set
at column bases
"Designers Image"
"Desert Gold" Dry Stack Stone

The Storefront entrances to the retail spaces will provide for easy pedestrian access from the parking lot areas, including two ADA accessible handicap parking spaces.

Projecting double gables at each retail space with prefinished fiber cement board boxed columns with textured ledgestone column bases provides a building scale that is compatible with the adjacent retail spaces and surrounding homes.

Prefinished Fiber Cement
Siding (Menards) "Maxitile"
siding and color match
trim w/PPG machine applied
coating
"Plycem trim" Smokey Sable Color
"Fypon Brackets"
Smoky Sable Color
"Shake Siding" Khaki Color
"Lap Siding" Wicker Rocker Color

The Storefront area also provides a warm welcoming feeling with prefinished color coordinated wood framed show windows and full glass entry doors.

The double gables will include prefinished fiber cement shake siding and wood bracket accents to provide a more residential scale and add an interesting texture to the predominant entry points.

The shake gable areas will provide space for signage that shall meet the Chesterfield Signage requirements at the time of the retail space build outs.

The roof will be a 5 in 12 pitch (Gable) with Architectural High definition shingles. Aluminum gutters and downspouts to match the siding trim color.

"Atlas" high definition color
series
Briarwood Pro "Chestnut"HD

The condensing units and other rooftop equipment will be placed on a flat section of the roof concealed by a prefinished fiber cement siding screen to match the siding at the main roof gables.

Aluminum tube guardrails will be provided at elevated entry sidewalk areas and at service/delivery door ramps. Aluminum color to match the prefinished fiber cement trim color.

Landscaping will be provided at parking lot islands and trash enclosure area.

The trash enclosure shall be constructed of solid masonry walls 6 foot minimum height with brick veneer to match the building with cast stone or limestone cap. The swing gate will have a galvanized steel frame with fiber cement board lap siding to match the building gable siding.

Optional:

Add 2 feet to the 5 foot wide sidewalk at the front entry to the retail spaces.

This will allow for the ledgestone column bases and adequate width for ADA access and pedestrian circulation.

Provide planters between columns for evergreen and flower arrangements at the front of retail space entry.

Optional planters
between double columns.

EXP. DATE: 12/31/17

DATE:

Dan Passanise
 ARCHITECT
 6842 A RDALIE DRIVE
 ST. LOUIS, MO 63123
 314-677-7738



3 EAST ELEVATION

Daniel Passanise
 DANIEL J. PASSANISE
 REGISTERED ARCHITECT
 NUMBER A-3538
 11/31/17

NEW RETAIL STRIP
 AT
 116 GREENTRAILS S.
 CHESTERFIELD, MO 63368



4 WEST ELEVATION

EAST AND WEST
 ELEVATIONS

the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. (applicable subsection) (present zoning) Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____

(Name Typed): _____

State of _____)
County of _____) SS.

On this _____ day of _____, A.D., 20____, before me personally appeared _____ (Officer of Corporation) to me known, who, being by me sworn in, did say that he/she is the _____ (Title) of _____ (Name of Corporation) corporation in the State of _____ and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

State of _____)
County of _____) SS.

On this _____ day of _____, A.D., 20____, before me personally appeared _____ (Individual) and _____ (Wife) to be the person(s) described in, and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her, or their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____ (County and State) the day and year last above written.

My term expires _____

(Notary Public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield, Missouri

Vickie Hess, City Clerk
City of Chesterfield, Missouri

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING AND SURVEYING, INC. AT THE REQUEST AND FOR THE EXCLUSIVE USE OF ONOFRIO & LUCRETIA SERRA DURING THE MONTH OF JUNE, 2014 EXECUTED A BOUNDARY & TOPOGRAPHIC SURVEY OF "116 GREENTRAILS DRIVE", TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 16 "MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (20 CSR 20.30-16.010-16.110)."

Richard Keith Sieckmann 1-26-17
RICHARD KEITH SIECKMANN MO. P.L.S. #2002014094 DATE



COMPLIANCE WITH GEOTECHNICAL REPORT

JACOBI GEOTECHNICAL ENGINEERING AND THE UNDERSIGNED ENGINEER HAVE NOT PREPARED THE PLAN ON THIS SHEET. THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER HAS BEEN AFFIXED AT THE REQUEST OF ONOFRIO & LUCRETIA SERRA AND IS A PROFESSIONAL OPINION TO INDICATE THAT THE UNDERSIGNED HAS REVIEWED THE PLANS AND THAT IN HIS OPINION THE GRADING AND IMPROVEMENTS RELATED TO SLOPE CONSTRUCTION AS SHOWN ON THE PLANS, AS WELL AS THE FOUNDATIONS, ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE AS DESCRIBED IN THE GEOTECHNICAL REPORT FOR THE DEVELOPMENT DATED APRIL 2016.

JACOBI GEOTECHNICAL ENGINEERING AND THE UNDERSIGNED ASSUME NO RESPONSIBILITY FOR SERVICES BY OTHERS (PURSUANT TO RSMO 327.411).

CONSTRUCTION MEANS AND METHODS FOR IMPLEMENTATION OF THE GRADING PLAN SHALL BE LEFT TO THE DEVELOPER/CONTRACTOR. OBSERVATIONS OF THE DEVELOPER/CONTRACTOR'S COMPLIANCE WITH THE APPLICABLE SPECIFICATIONS SHALL BE IDENTIFIED AND VERIFIED IN WRITING.

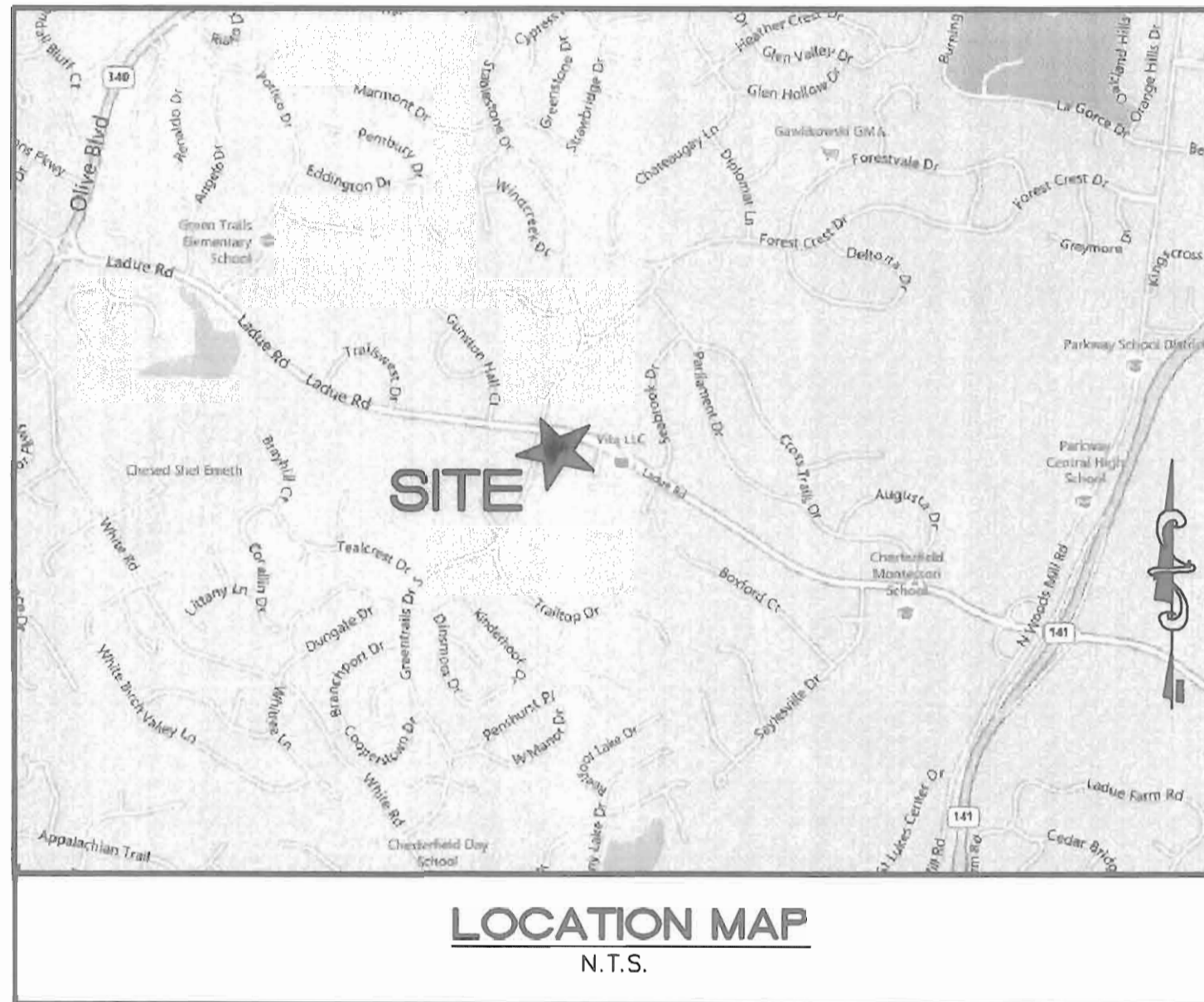


Carl L. Jacobi 1/26/17
CARL L. JACOBI MO. P.L.S. #0620850 DATE

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

AMENDED SITE DEVELOPMENT SECTION PLAN
116 GREENTRAILS DRIVE
LOT B OF THE RESUBDIVISION OF LOT 270 OF TRAILS
WEST SECTION OF GREEN TRAILS SUBDIVISION
TOWNSHIP 45 NORTH, RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI



UTILITY & SERVICE PROVIDERS

- WATER: MISSOURI AMERICAN WATER COMPANY, 727 CRAIG ROAD, ST. LOUIS, MISSOURI 63141, 314-822-5846
- SANITARY SEWER: METROPOLITAN ST. LOUIS SEWER DISTRICT, 2350 MARKET STREET, ST. LOUIS, MISSOURI 63103, 314-768-6200
- ELECTRIC: AMEREN CORPORATION, PO BOX 66149, ST. LOUIS, MISSOURI 63166, 314-342-1111
- GAS: LACLEDE GAS COMPANY, 3950 FOREST PARK, ST. LOUIS, MISSOURI 63108, 314-658-5417
- FIRE PROTECTION: MONARCH FIRE PROTECTION DISTRICT, 13725 OLIVE BLVD., CHESTERFIELD, MISSOURI 63017, 314-514-0900
- CABLE TV: CHARTER COMMUNICATIONS, 941 CHARTER COMMONS DRIVE, TOWN & COUNTRY, MISSOURI 63017, 636-220-2175
- TELEPHONE: AT&T, 13075 MANCHESTER ROAD, 3RD FLOOR, DES PERES, MISSOURI 63631, 636-220-2175

BENCHMARK

ST LOUIS COUNTY BENCHMARK
12-142 ELEVATION 523.93 - "SQ." IN THE CENTER OF AN ISLAND AT SEABROOK DRIVE (WEST ENTRANCE TO LADUE TRAILS); 10' NORTH OF THE CENTERLINE OF WESTBOUND LANES OF LADUE ROAD.

SITE BENCHMARK

ELEVATION 516.20 - "OLD IRON PIPE" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GREENTRAILS DRIVE AND LADUE ROAD. 30' EAST OF CENTERLINE OF GREENTRAILS DRIVE.

INDEX OF SHEETS

COVER SHEET	1
SITE PLAN	2
PARKING STUDY	3
TREE PRESERVATION PLAN	4
CREEK STUDY	5
LIGHTING PLAN	6-10

GENERAL NOTES:

- PROPERTY OWNER: ONOFRIO & LUCRETIA SERRA
- SITE ADDRESS: 116 GREENTRAILS DRIVE, CHESTERFIELD, MISSOURI 63017
- ST. LOUIS COUNTY PARCEL ID NUMBER: 17R320372
- AREA OF TRACT: 1.11 AC
- CURRENT/PROPOSED ZONING: C8
- REQUIRED SETBACKS: 30' PARKING & LANDSCAPE - GREENTRAILS, 40' FRONT - GREENTRAILS, 40' SIDE - ALONG SOUTH PROPERTY LINE, 0' REAR - LOT B EAST PROPERTY LINE
- PROPOSED USE: 2,000 SF=RETAIL, 2,000 SF=RESTAURANT
- PARKING & LOADING REQUIREMENTS AND PROVISIONS PER CITY OF CHESTERFIELD THE UNIFIED DEVELOPMENT CODE: 4 SPACES PER 1000 SF OF RETAIL SPACE, 2000 SF RETAIL X 4 SPACES PER 1000 SF= 8 SPACES, 12 SPACES PER 1000 SF OF RESTAURANT SPACE, 2000 SF RESTAURANT X 12 SPACES PER 1000 SF= 24 SPACES, TOTAL PARKING REQUIRED: 32 SPACES, TOTAL PARKING PROVIDED: 32 SPACES
- PER F.I.R.M. RATE MAP PANEL 29189C0170 K, THIS PARCEL LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
- AREA OF DISTURBANCE: 0.75 AC
- PROPOSED RESTAURANT SHALL BE A SIT DOWN RESTAURANT
- SIGN APPROVAL IS A SEPARATE PROCESS
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND
- HVAC SHALL BE PLACED ON THE ROOF OF BUILDING.

PERVIOUS / IMPERVIOUS DIFFERENTIAL CALCULATION

EXISTING IMPERVIOUS	0.53 AC
PERVIOUS	0.58 AC
PROPOSED IMPERVIOUS	0.63 AC
PERVIOUS	0.48 AC
DIFFERENTIAL IMPERVIOUS	(+0.10 AC)
PERVIOUS	(-0.10 AC)

15YR. - 20 MIN. DIFFERENTIAL CALCULATION

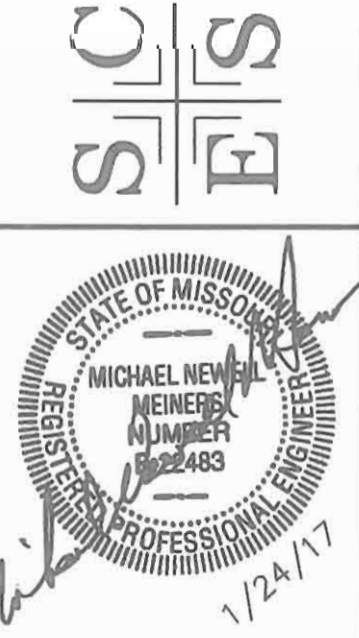
EXISTING IMPERVIOUS	-0.53 AC X 3.54 = 1.87 CFS
PERVIOUS	-0.58 AC X 1.70 = 0.99 CFS
PROPOSED IMPERVIOUS	-0.63 AC X 3.54 = 2.23 CFS
PERVIOUS	-0.48 AC X 1.70 = 0.82 CFS
DIFFERENTIAL	(+0.19 CFS)

LEGEND

(Symbol)	SANITARY STRUCTURE	B.C.	BACK OF CURB
(Symbol)	STORM STRUCTURE	T.C.	TOP OF CURB
(Symbol)	POWER POLE	T.W.	TOP OF WALL
(Symbol)	LIGHT STANDARD	TYP.	TYPICAL
(Symbol)	CURB INLET	-572	EXISTING CONTOUR
(Symbol)	DOUBLE CURB INLET	-578	PROPOSED CONTOUR
(Symbol)	GRATE INLET (EXISTING)	(Symbol)	TREE LINE
(Symbol)	AREA INLET (EXISTING)	E.O.A.	EDGE OF ASPHALT
(Symbol)	DOUBLE AREA INLET	E.O.C.	EDGE OF CONCRETE
(Symbol)	WATER METER	(Symbol)	SIGN
(Symbol)	WATER VALVE	(Symbol)	CONCRETE PAVEMENT
(Symbol)	WATER SHUT OFF	(Symbol)	ASPHALT PAVEMENT
(Symbol)	GAS VALVE		
(Symbol)	CLEAN OUT		
(Symbol)	TELEPHONE HANDHOLE		
(Symbol)	IRON PIPE		
(Symbol)	HYDRANT		
(Symbol)	UT		UNDERGROUND TELEPHONE (EXISTING)
(Symbol)	UE		UNDERGROUND ELECTRIC (EXISTING)
(Symbol)	G		UNDERGROUND GAS LINE (PROPOSED)
(Symbol)	OH		OVERHEAD ELECTRIC LINE
(Symbol)	W		WATER LINE

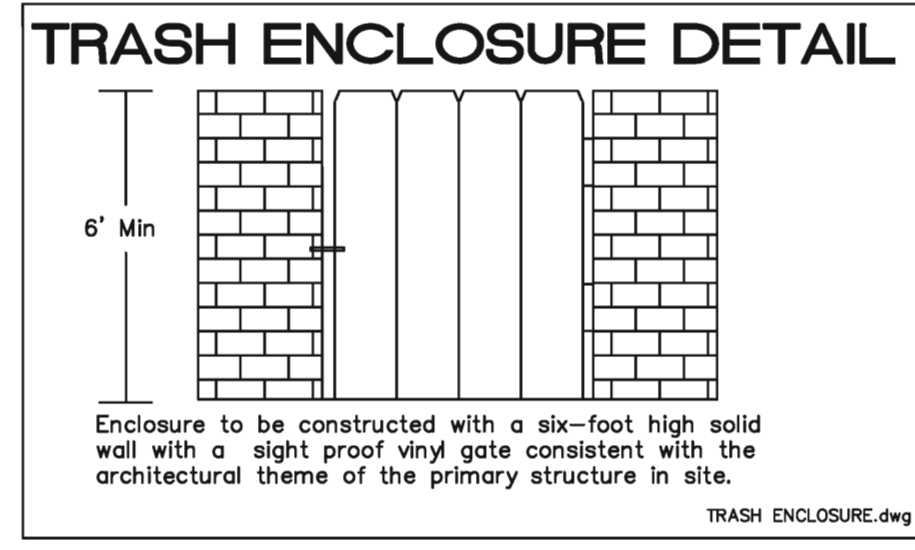
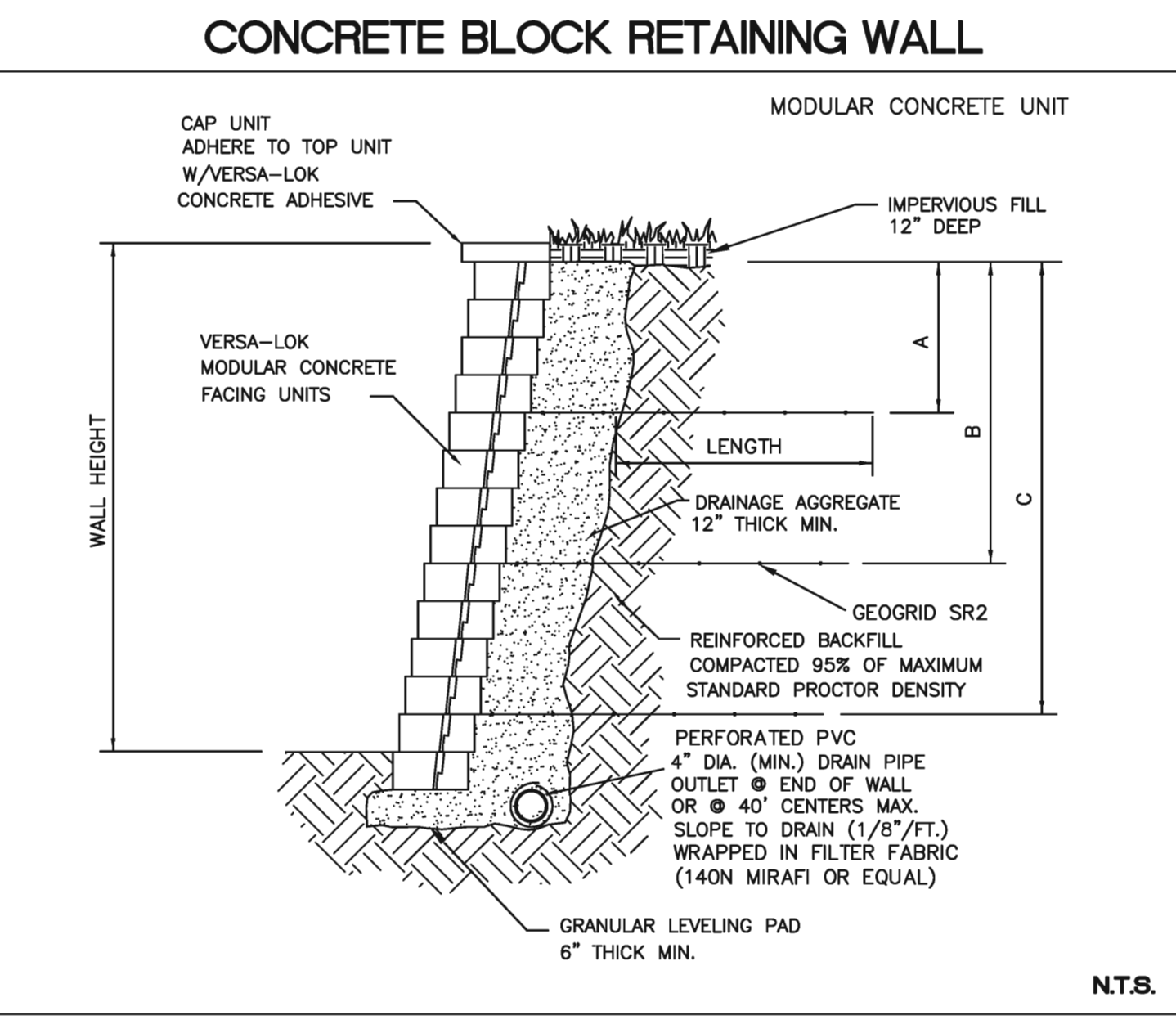
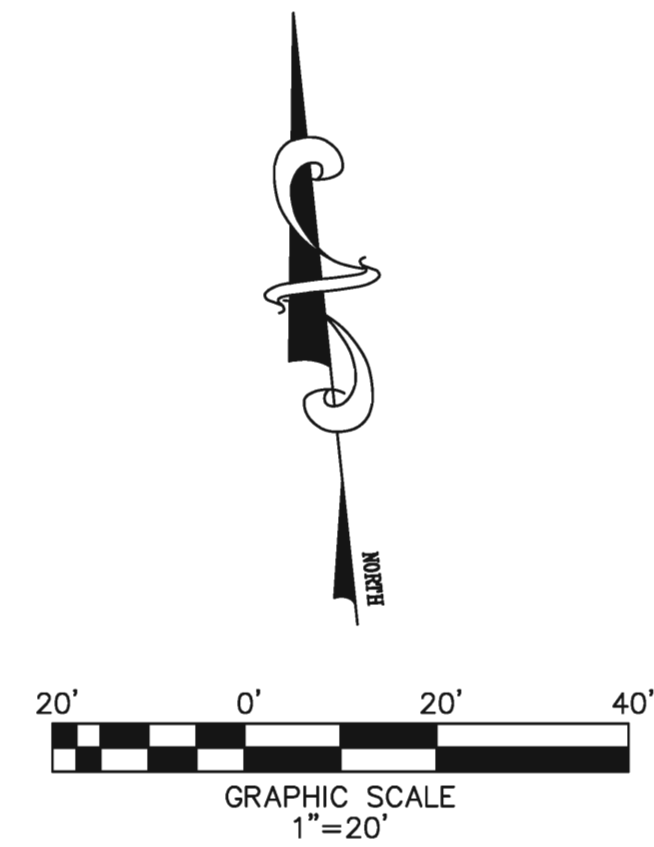
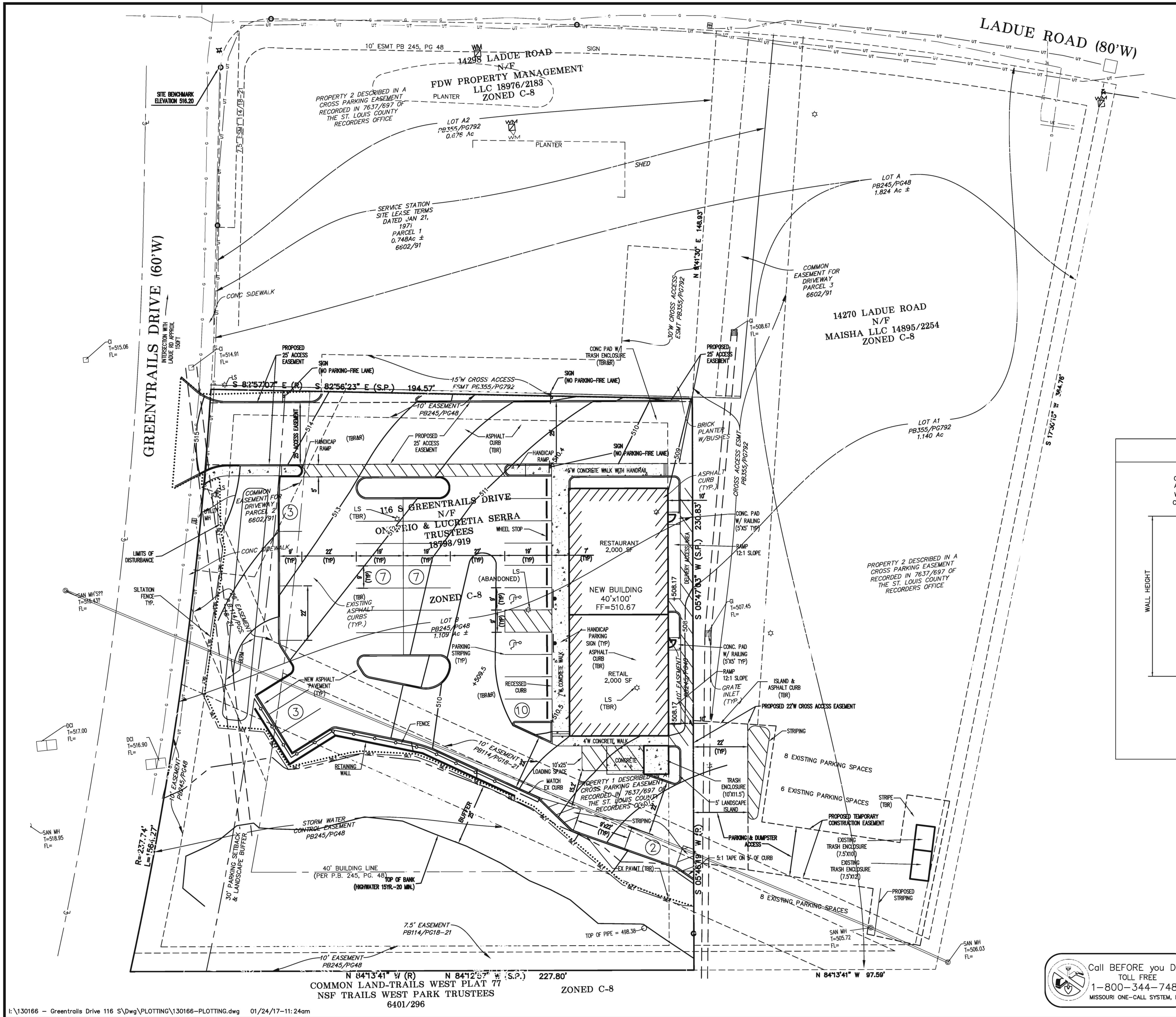
AMENDED SITE DEVELOPMENT SECTION PLAN 116 S GREENTRAILS DRIVE COVER SHEET

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-9448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY -001647



ORDER NO. 13-0166

DATE 1/24/17



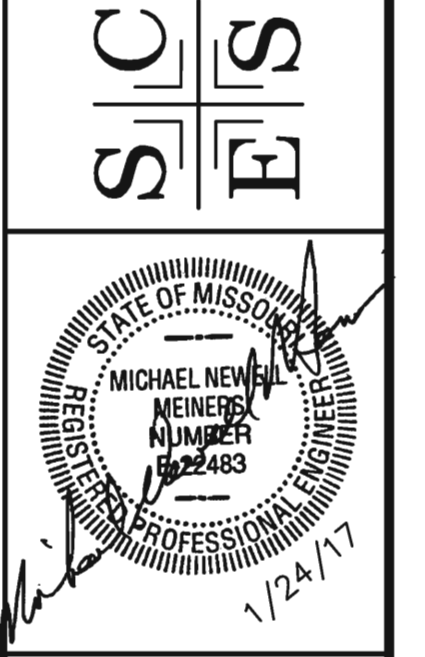
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DATE	COMMENTS
07/14/2015	CITY COMMENTS
10/27/2015	CITY COMMENTS
11/18/2015	CITY COMMENTS
12/23/2015	CITY COMMENTS
02/24/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
12/22/2016	CITY COMMENTS
01/24/2017	CITY COMMENTS

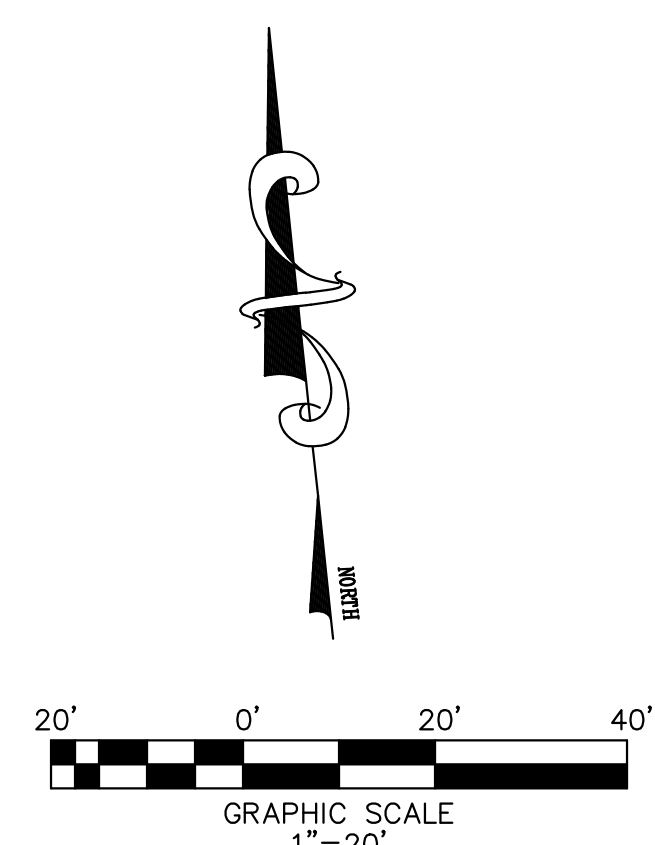
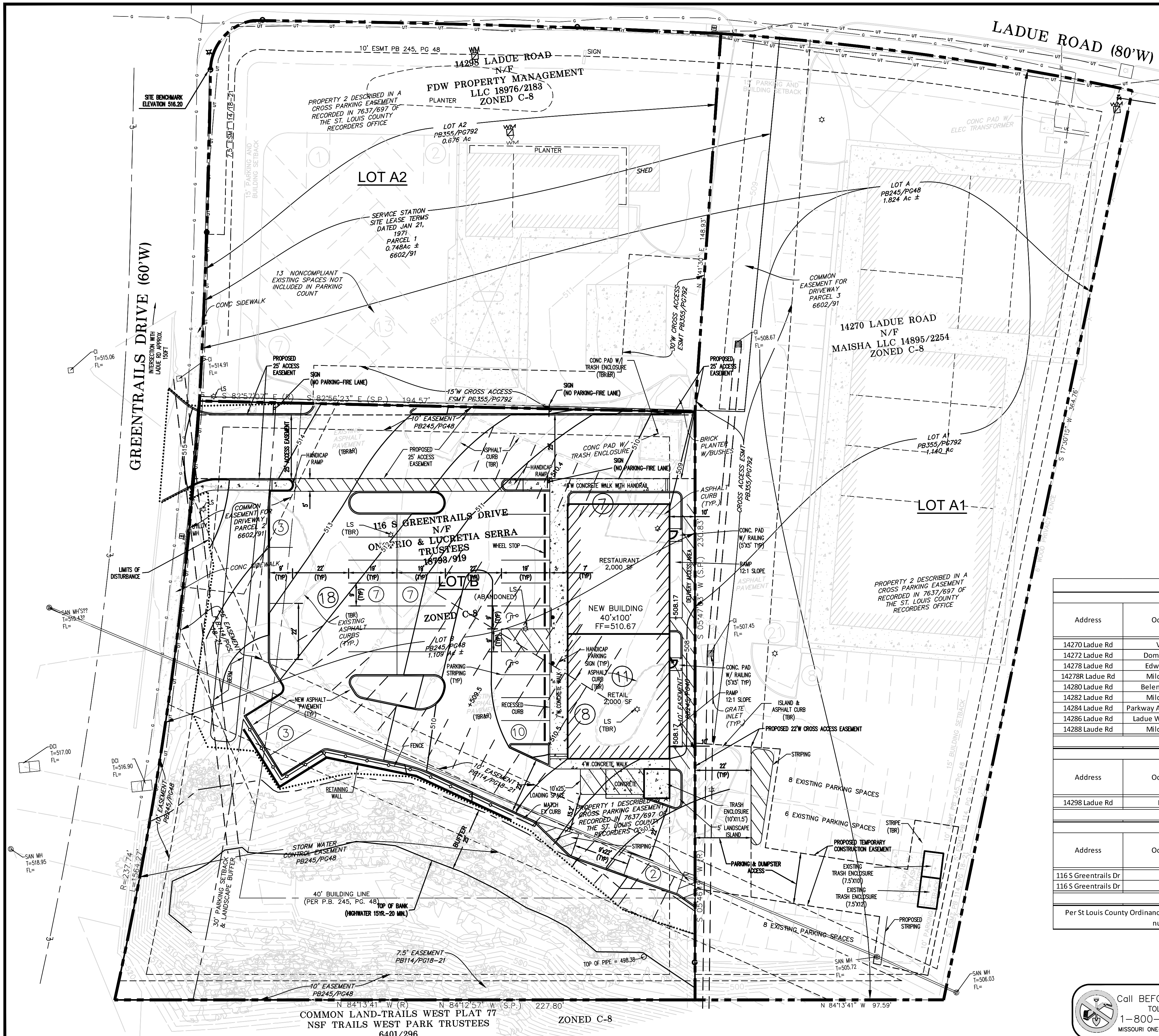
AMENDED SITE DEVELOPMENT
SECTION PLAN
116 S GREENTRAILS DRIVE
SITE PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63801
TEL: (636) 947-0607 FAX: (636) 947-2448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO. 18-0166
DATE 1/24/17
2

N 84°13'41" W (R) N 84°12'57" W (S.P.) 227.80'
COMMON LAND-TRAILS WEST PLAT 77
NSF TRAILS WEST PARK TRUSTEES
6401/296
ZONED C-8



LOT B
Existing improvement shown per field survey performed by St Charles Engineering & Surveying, LLC on DEC 2013.

All striping shown scaled in per visual field inspection and best available aerial photos.

No verification of existing drive isles and parking stall dimensions included with this plan.

LOT A1 & A2
Existing improvements (i.e. buildings and pavement) shown scaled in per best available aerial photos.

All striping shown scaled in per visual field inspection and best available aerial photos.

Existing building square footages shown per amended site development plan BK 355, PG 793.

Existing building uses shown per visual field inspection on June 2014.

No verification of existing drive isles and parking stall dimensions included with this plan.

PARKING COUNT		
Lot	Existing	Proposed
Lot A1	51	49
Lot A2	10	10
Lot B	44	32
Total	105	91

PARKING REQUIREMENTS						
Lot A1						
Address	Occupant	Use	Parking Requirement per City of Chesterfield Unified Development Code	Size	Required Spaces	
14270 Ladue Rd	Vacant	Office (general)	3.3 per 1,000 GFA	1,200	4	
14272 Ladue Rd	Dominos Pizza	Restaurant (take out)	5 per 1,000 GFA	1,200	6	
14278 Ladue Rd	Edward Jones	Office (general)	3.3 per 1,000 GFA	1,600	6	
14278R Ladue Rd	Milder Music	Commercial Services	4.5 per 1,000 GFA	800	4	
14280 Ladue Rd	Belens Fashions	Beauty Shop	5 per 1,000 GFA	400	2	
14282 Ladue Rd	Milder Music	Commercial Services	4.5 per 1,000 GFA	800	4	
14284 Ladue Rd	Parkway Animal Hospital	Veterinary Clinic	3.3 per 1,000 GFA	800	3	
14286 Ladue Rd	Ladue West Cleaners	Dry Cleaning	3.3 per 1,000 GFA	1,600	6	
14288 Ladue Rd	Milder Music	Commercial Services	4.5 per 1,000 GFA	3,000	14	
Total					49	
Lot A2						
Address	Occupant	Use	Parking Requirement per City Ordinance 378	Size	Required Spaces	
14298 Ladue Rd	Mobil	Neighborhood Service Station	Not more than 10 automobiles		10	
Total					10	
Lot B						
Address	Occupant	Use	Parking Requirement per City of Chesterfield Unified Development Code	Size	Required Spaces	
116 S Greentrails Dr	N/A	Retail Sales (Neighborhood)	4 per 1,000 GFA	2000 sf	8	
116 S Greentrails Dr	N/A	Restaurant (sit down)	12 per 1,000 GFA	2000 sf	24	
Total					32	
Per St Louis County Ordinance No. 11,900 approved on June 24, 1969, A 20% reduction shall be permitted in the number of parking spaces required for this development.					Grand Total	91
					20% Less Total	73

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TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

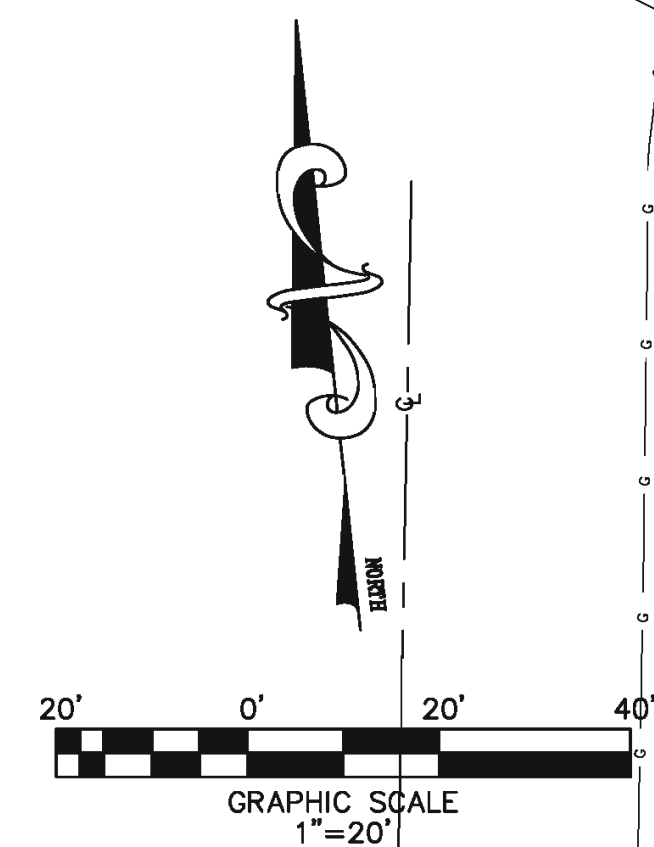
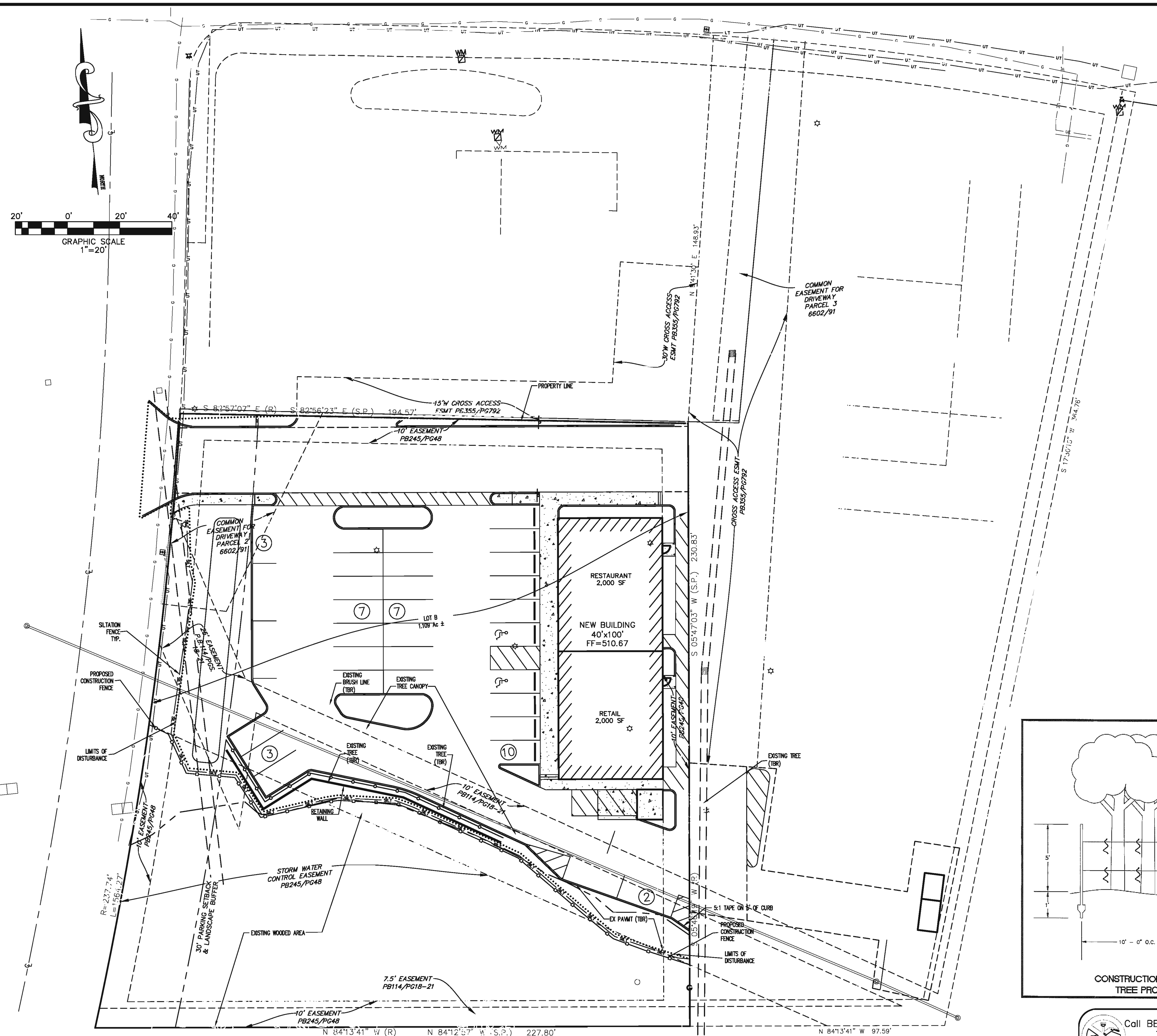
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

AMENDED SITE DEVELOPMENT SECTION PLAN 116 S GREENTRAILS DRIVE PARKING STUDY

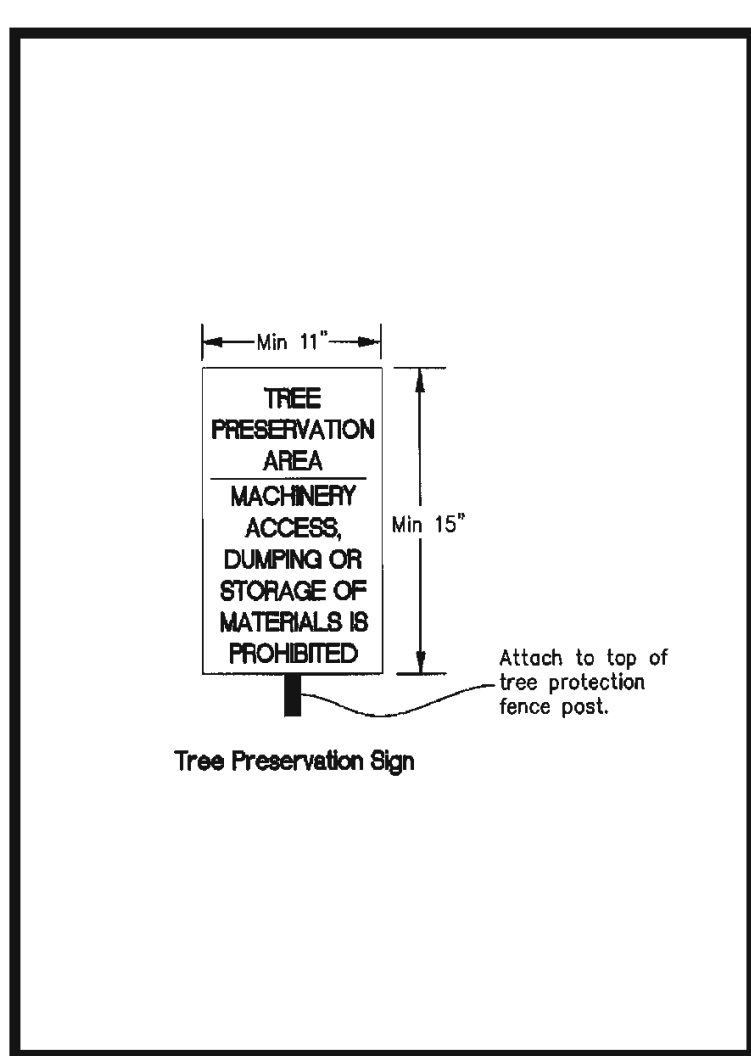
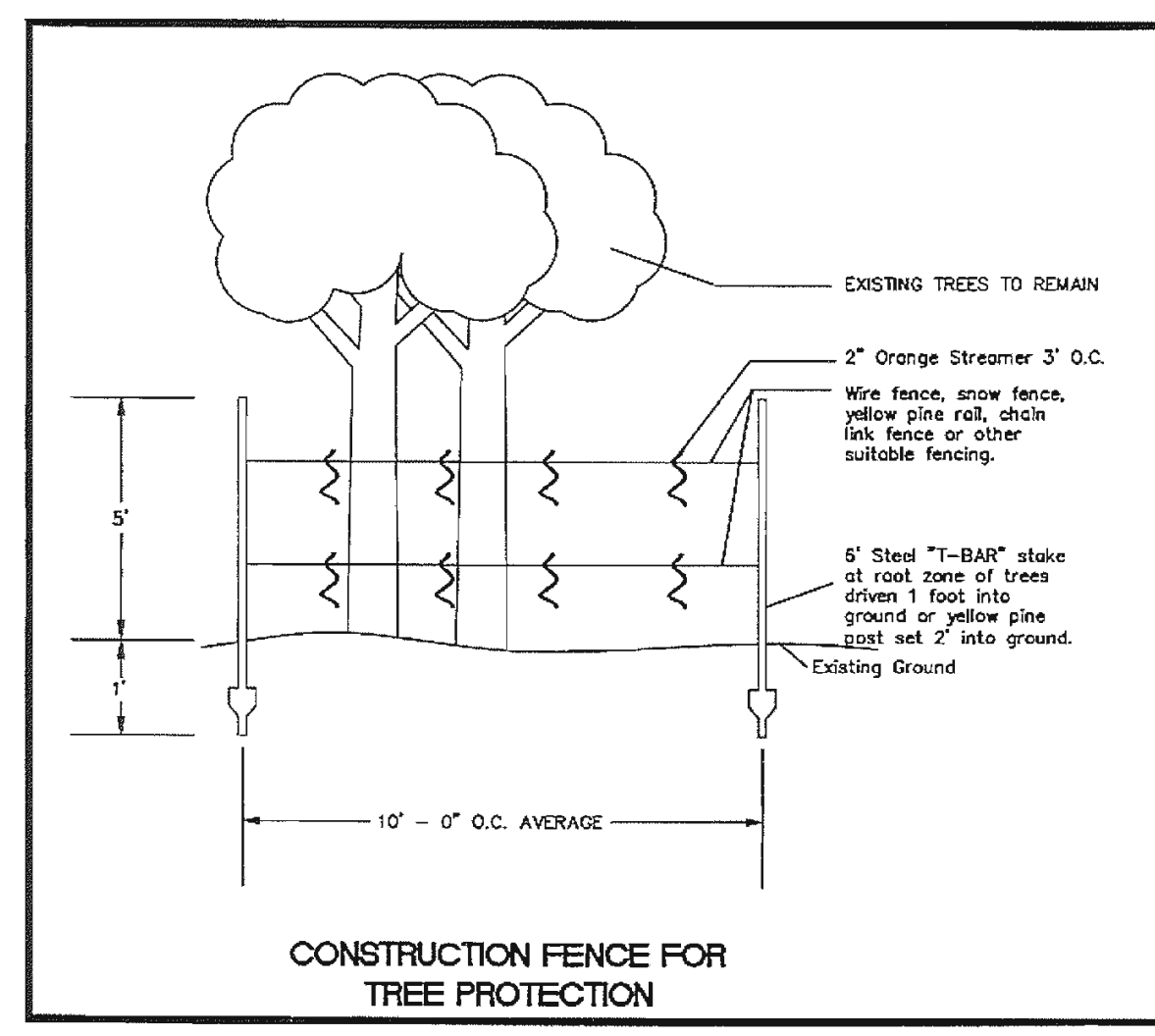
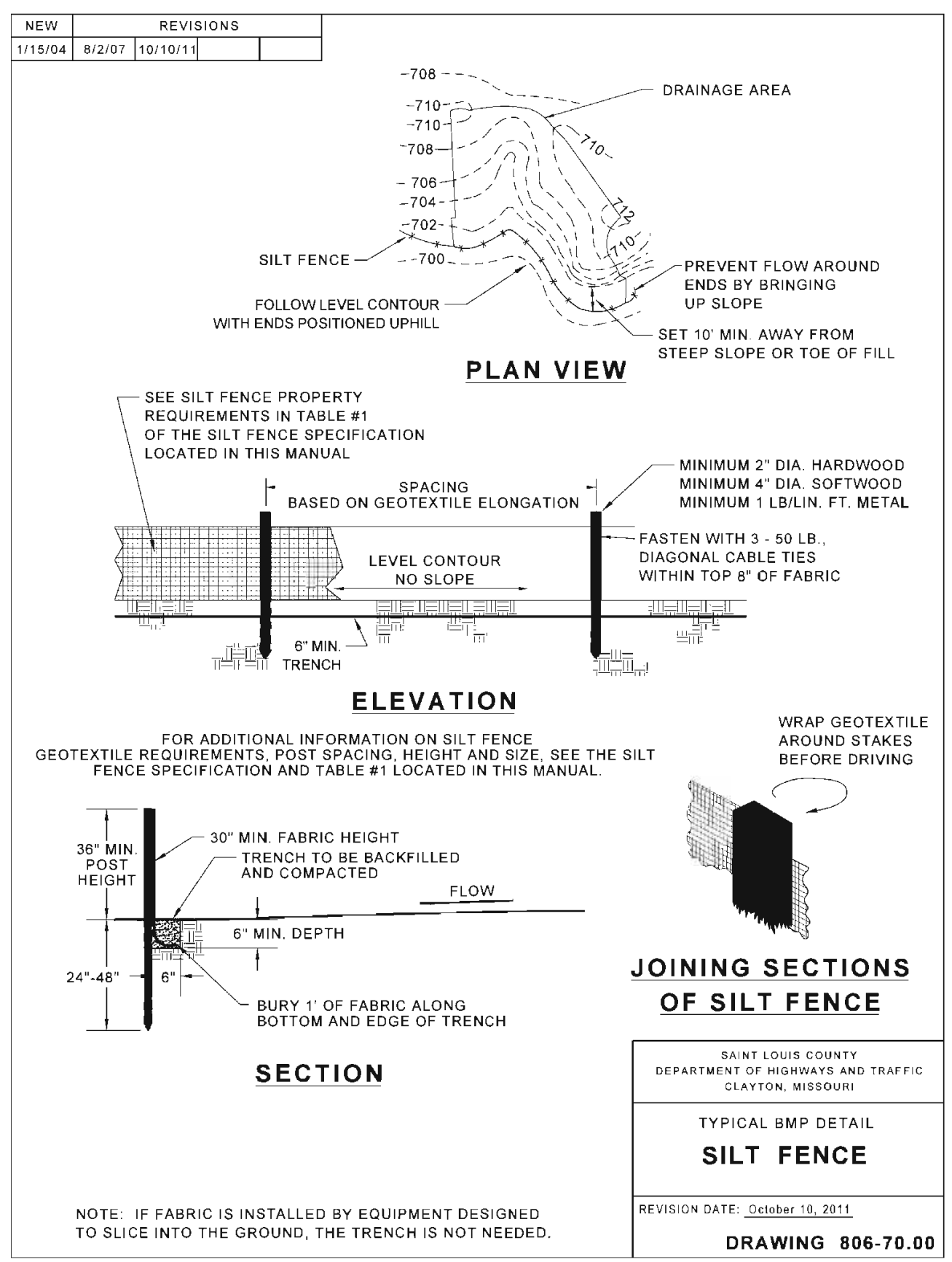
ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63901
TEL: (636) 947-0607 FAX: (636) 947-2448
ST. CHARLES ENGINEERING AND SURVEYING, INC.
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647

1/24/17

ORDER NO. 13-0166
DATE 1/24/17
3



- GENERAL NOTES:**
1. AREA OF TRACT: 1.11 AC.
 2. LIMITS OF DISTURBANCE: 0.75 AC.
 3. EXISTING TREE CANOPY: 0.35 AC.
 4. EXISTING TREE CANOPY TO BE REMOVED: 0.10 AC.
 5. EXISTING TREE CANOPY TO BE PRESERVED: 0.34 AC.
 6. CLEARING LIMITS SHALL BE ROUGH STAKED OR MARKED BY THE APPLICANT'S SURVEYOR IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
 7. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT, PRESERVATION AND PROTECTION MEASURES HAVE NOT YET BEEN COMPLETED.
 8. PROTECTIVE DEVICES: CONSTRUCTION FENCE, SILTATION FENCE
 9. NO MAINTENANCE SCHEDULE REQUIRED
 10. TREE SPECIALIST: TREES, FORESTS AND LANDSCAPING, INC. WILLIAM SPRADLEY, PRESIDENT



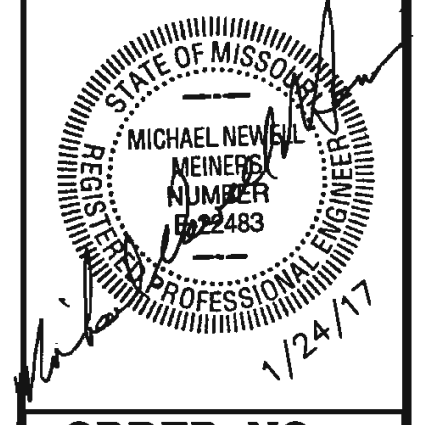
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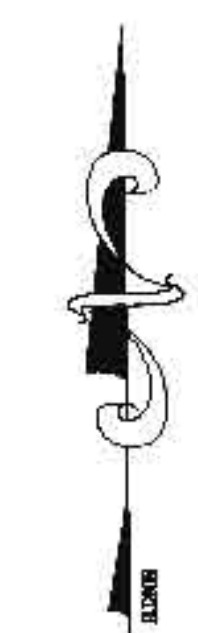
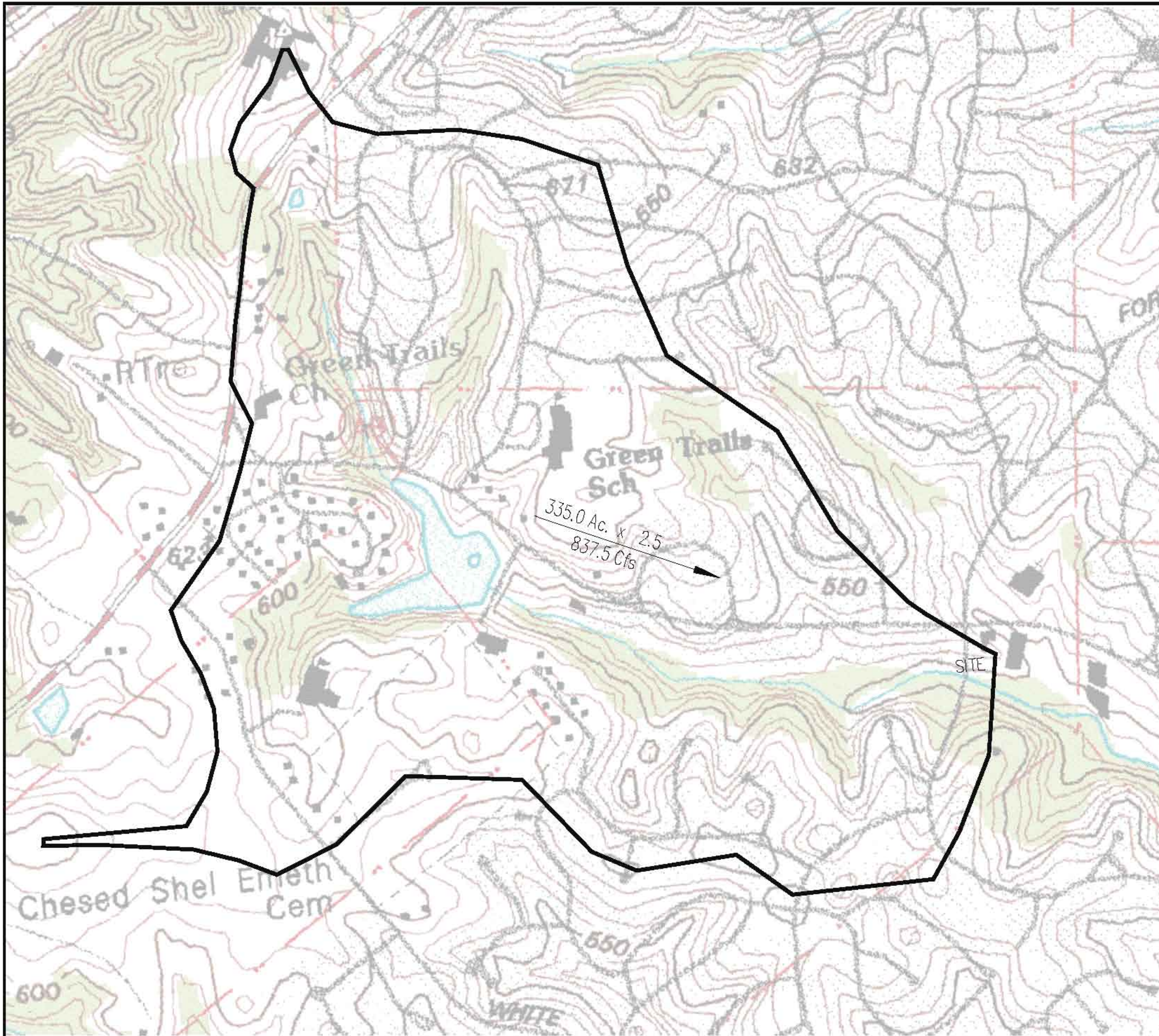
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10/27/2015	CITY COMMENTS
11/18/2015	CITY COMMENTS
12/23/2015	CITY COMMENTS
02/24/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
12/22/2016	CITY COMMENTS
01/24/2017	CITY COMMENTS

AMENDED SITE DEVELOPMENT SECTION PLAN
116 S GREENTRAILS DRIVE
 TREE PRESERVATION PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.
 801 S. FIFTH STREET, SUITE 202
 ST. CHARLES, MO 63801
 TEL: (686) 947-0607 FAX: (686) 947-2448
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 18-0166
DATE
 1/24/17
4



SCALE - 1"=300'

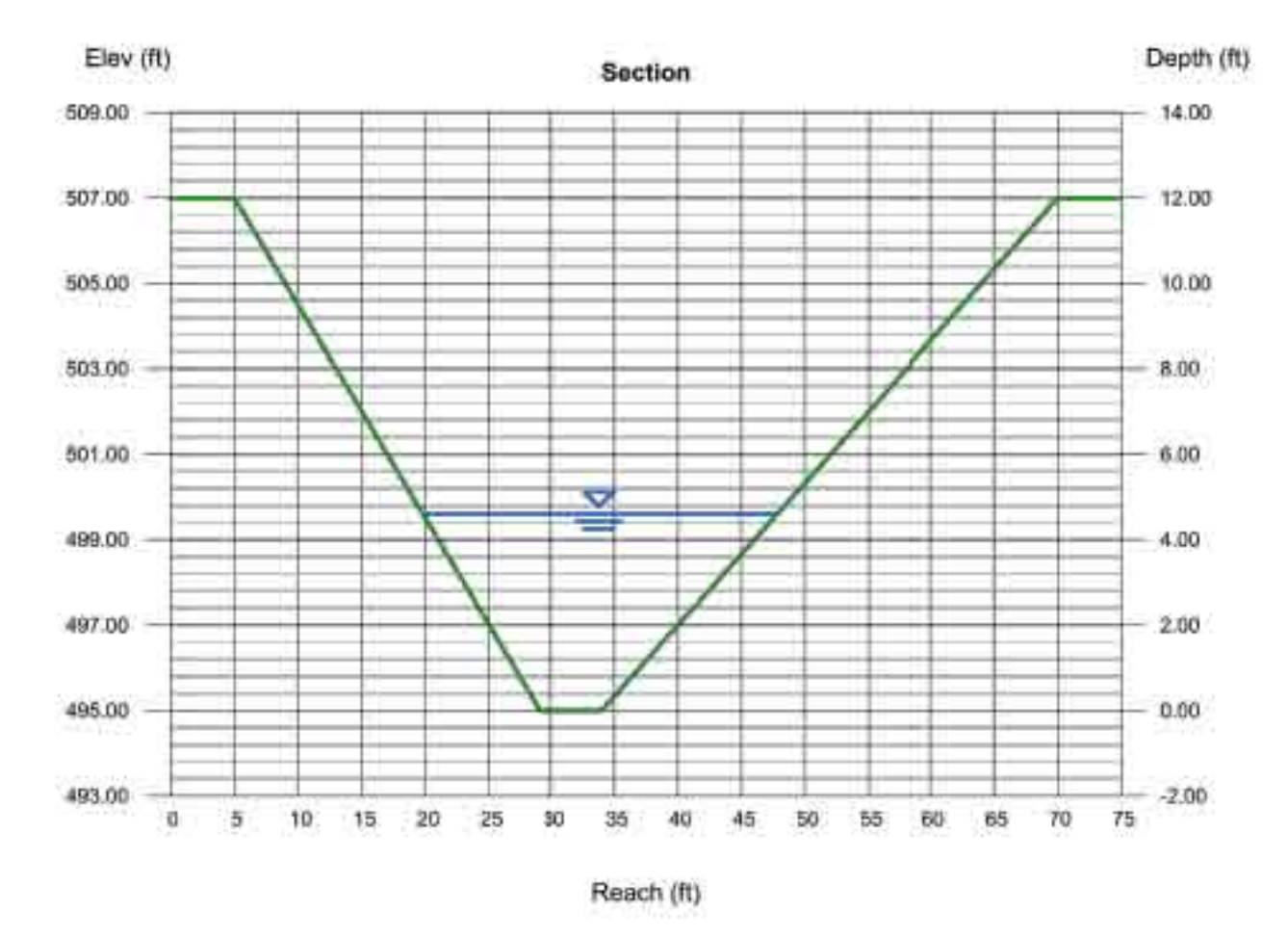
HIGH WATER
15YR. 20MIN.

Channel Report

Hydroflow Express Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. Friday, Oct 9 2016

130166 GREENTRAILS CREEK STUDY

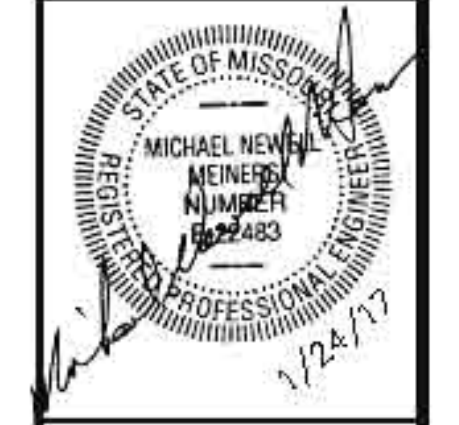
Trapezoidal		Highlighted	
Bottom Width (ft)	= 5.00	Depth (ft)	= 4.60
Side Slopes (z:1)	= 2.00, 3.00	Q (cfs)	= 837.50
Total Depth (ft)	= 12.00	Area (sqft)	= 75.90
Invert Elev (ft)	= 495.00	Velocity (ft/s)	= 11.03
Slope (%)	= 1.00	Wetted Perim (ft)	= 29.83
N-Value	= 0.025	Crit Depth, Yc (ft)	= 4.98
		Top Width (ft)	= 28.00
Calculations		EGL (ft)	= 6.49
Compute by:	Known Q		
Known Q (cfs)	= 837.50		



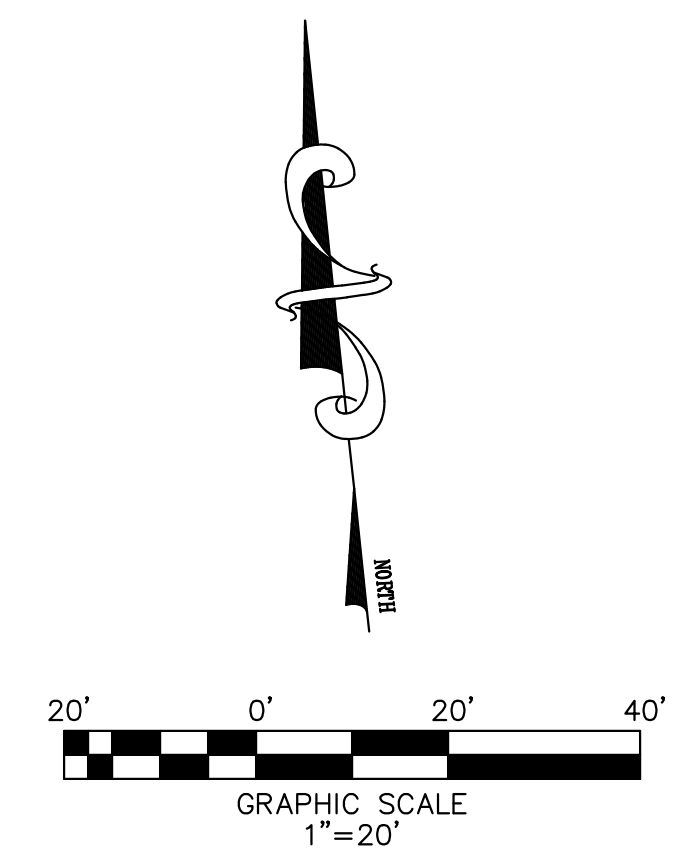
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07/11/2015	CITY COMMENTS
10/27/2015	CITY COMMENTS
11/18/2015	CITY COMMENTS
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02/24/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
12/22/2016	CITY COMMENTS
01/24/2017	CITY COMMENTS

AMENDED SITE DEVELOPMENT
SECTION PLAN
116 S GREENTRAILS DRIVE
CREEK STUDY

ST. CHARLES ENGINEERING & SURVEYING, INC.
901 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0807 FAX: (636) 947-2446
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13-0166
DATE
1/24/17
5



POLE FIXTURES MOUNTED ON 15' POLE & 2.5' BASE
LIGHT LEVEL CALCULATED ON PARKING SURFACE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.12	2.7	0.3	3.73	9.00
SPILL LIGHT	Illuminance	Fc	0.34	1.5	0.0	N.A.	N.A.

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	2	F1	SINGLE	30	60	1.000	GLEON-AE-01-LED-E1-SL4-530-HSS
	3	F2	SINGLE	30	90	1.000	GLEON-AE-01-LED-E1-SL2-530-HSS
	2	F3	SINGLE	38	76	1.000	GLEON-AE-01-LED-E1-SWQ-700
	5	WP	SINGLE	27	135	1.000	ISW-801-LED-E1-BL4
	4	WP3	SINGLE	7	28	1.000	XTORIA

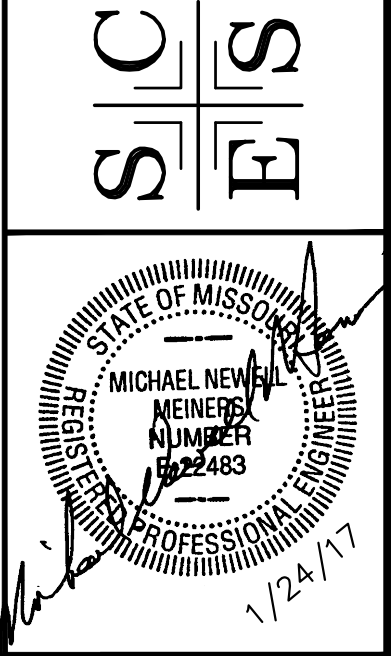
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED BY THE USER OR PROVIDER. ANY CHANGES IN EXISTING RECORD OR LOCATION DATA, AND/OR FIELD AND DISTANCE MEASUREMENTS, THAT EFFECT ANY OF THE PROVIDED INFORMATION, WILL VOID CURRENT AND FUTURE CALCULATIONS AND CHANGE SCHEDULE AND RECALCULATION.

DATE	COMMENTS
07/14/2015	CITY COMMENTS
10/27/2015	CITY COMMENTS
11/18/2015	CITY COMMENTS
12/23/2015	CITY COMMENTS
02/24/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
01/24/2017	CITY COMMENTS

**AMENDED SITE DEVELOPMENT
SECTION PLAN
116 S GREENTRAILS DRIVE**

LIGHTING PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.
 801 S. FIFTH STREET, SUITE 202
 ST. CHARLES, MO 63301
 TEL: (636) 947-0607 FAX: (636) 947-2448
 ST. CHARLES ENGINEERING AND SURVEYING, INC.
 PROFESSIONAL ENGINEERING CORPORATION
 MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO.
13-0166
DATE
1/24/17

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building exteriors and security lighting applications. IP66 rated.

SPECIFICATION FEATURES

Construction Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to give the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70lm/ft². Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can

be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL4, SL4 or AFL optics.

Electrical LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in 40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting Extruded aluminum arm includes internal bolt guides allowing for

easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA Extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Hat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color match available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty Five-year warranty.

McGraw-Edison

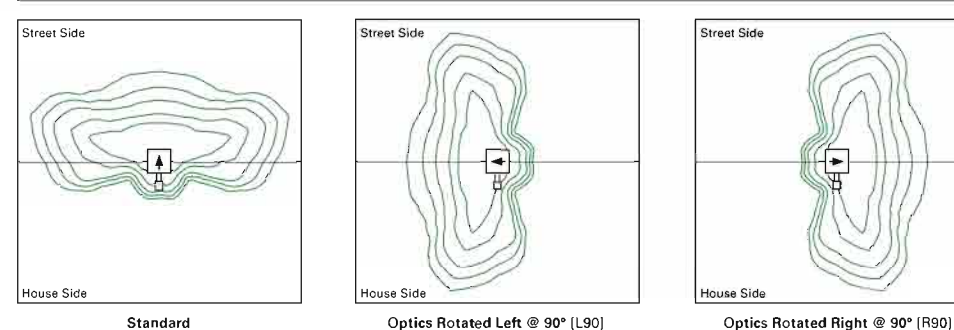
Table with columns: Catalog #, Project, Comments, Prepared by, Type, Date. Includes project name 'Greentrails' and date '11/24/2015'.

GLEON GALLEON LED

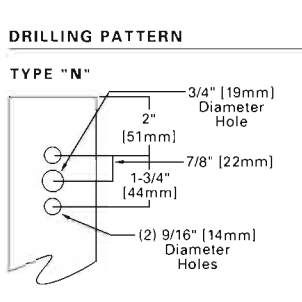
1-10 Light Squares Solid State LED

AREA/SITE LUMINAIRE

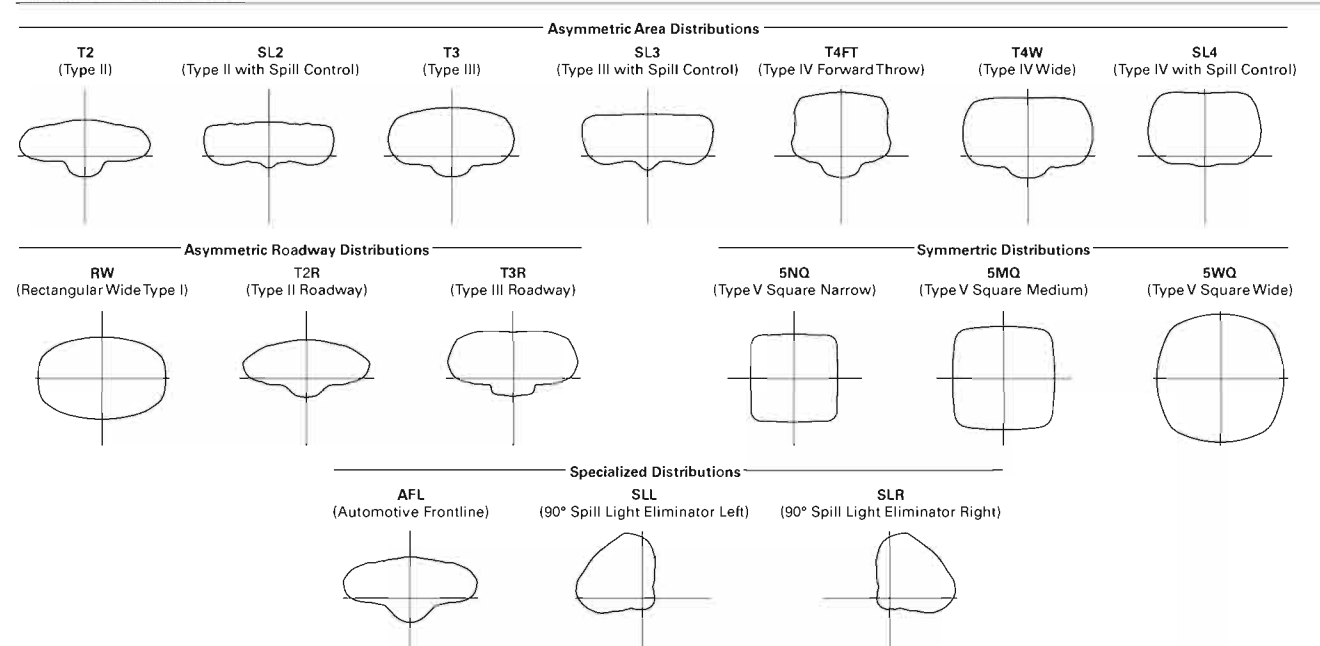
OPTIC ORIENTATION



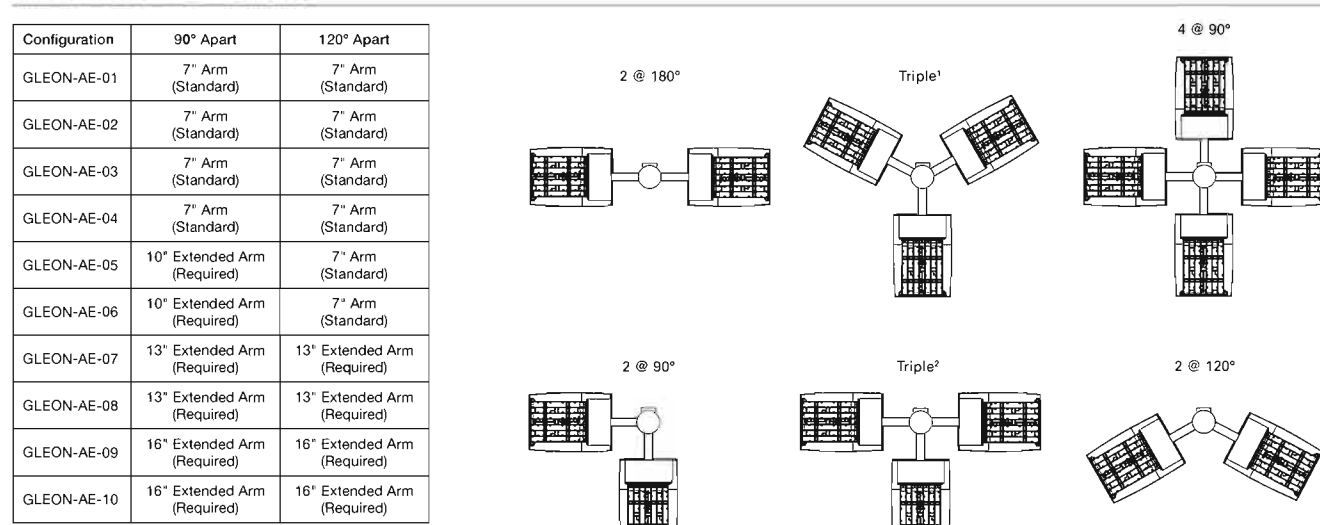
DRILLING PATTERN



OPTICAL DISTRIBUTIONS

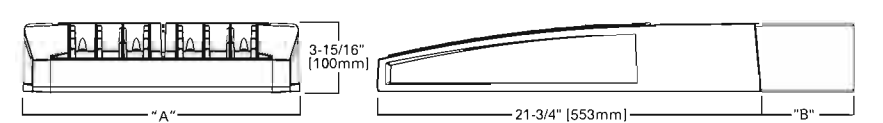


ARM MOUNTING REQUIREMENTS

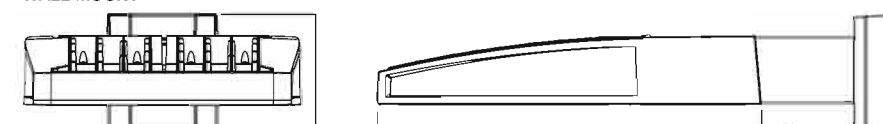


DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Table with columns: Light Squares, 'A' Width, 'B' Standard Arm Length, 'C' Optional Arm Length, Weight with Arm, EPI with Arm.

Cooper Lighting

121 Highway 18 South, Phoenix, CA 94122, 774-268-6500, www.cooperlighting.com



CERTIFICATION DATA

UL/cUL Wet Location Listed, 500 9001, LMT9 / LMB0 Compliant, 3G Vibration Rated, IP66 Rated, DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver, 0.3 Power Factor, <math>< 200</math> Total Harmonic Distortion, 120V 277V 600V, 347V & 480V 60Hz, 40°C Max. Temperature, 50°C Max. Temperature (HA Option)

ADH140426 2015-03-06 14:56:19

Cooper Lighting

121 Highway 18 South, Phoenix, CA 94122, 774-268-6500, www.cooperlighting.com

Cooper Lighting

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121 Highway 18 South, Phoenix, CA 94122, 774-268-6500, www.cooperlighting.com

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NOMINAL POWER AND LUMENS (700MA)

Table showing nominal power and lumens for 700mA drive current across 1-10 light squares.

NOMINAL POWER AND LUMENS (530MA)

Table showing nominal power and lumens for 530mA drive current across 1-10 light squares.

LUMEN MULTIPLIER

Table showing lumen multiplier values for ambient temperatures from 0°C to 50°C.

LUMEN MAINTENANCE

Table showing lumen maintenance percentages for ambient temperatures from 0°C to 50°C.

Cooper Lighting

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NOMINAL POWER AND LUMENS (1A)

Table showing nominal power and lumens for 1A drive current across 1-10 light squares.

GLEON GALLEON LED

*Nominal data to 4000K CCT

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ORDERING INFORMATION

Table with columns: Product Family, Light Engine, Number of Light Squares, Lamp Type, Voltage, Distribution, Color, Mounting. Includes detailed accessories list.

Notes: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org... 2. Not available with LMB0 and LMB1 options...

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AMENDED SITE DEVELOPMENT SECTION PLAN 116 S GREENTRAILS DRIVE LIGHTING PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC. 801 S. FIFTH STREET, SUITE 202 ST. CHARLES, MO 63301. TEL: (636) 947-0607 FAX: (636) 947-2448

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

SPECIFICATION FEATURES

Construction Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (v. 2750K CCT and minimum 70 CRI). Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an arm and house side shield accessory can

be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option, 3G-vibration rated.

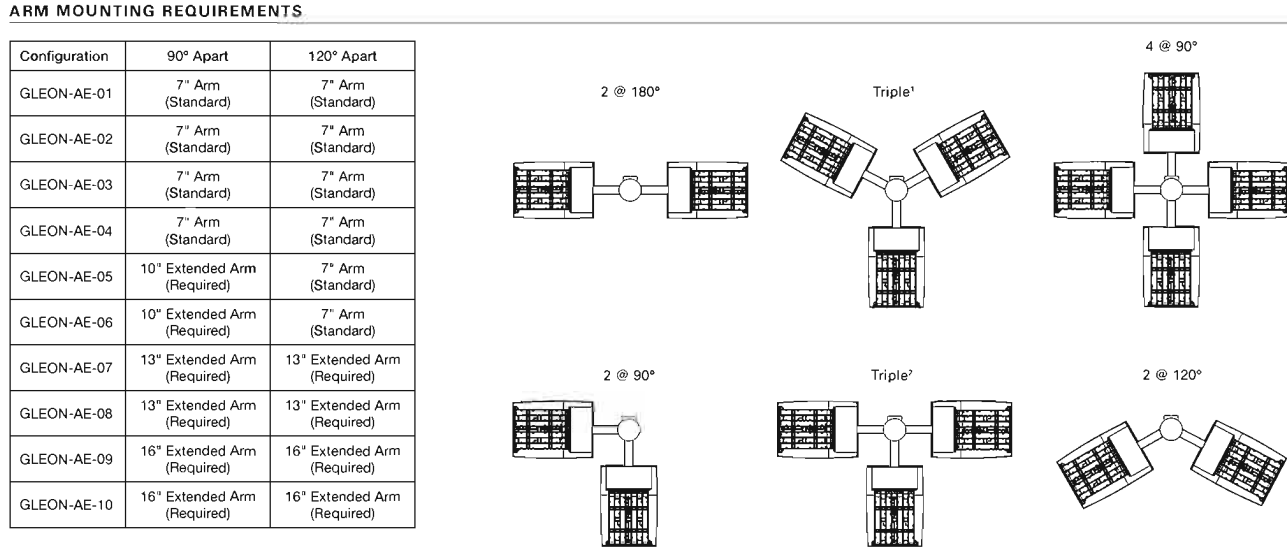
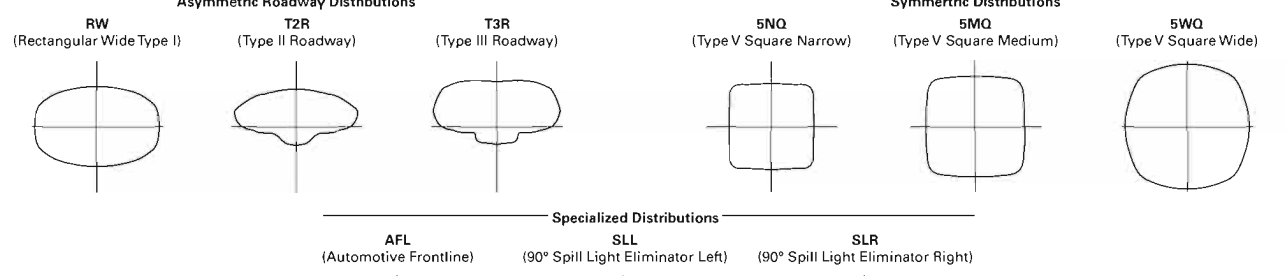
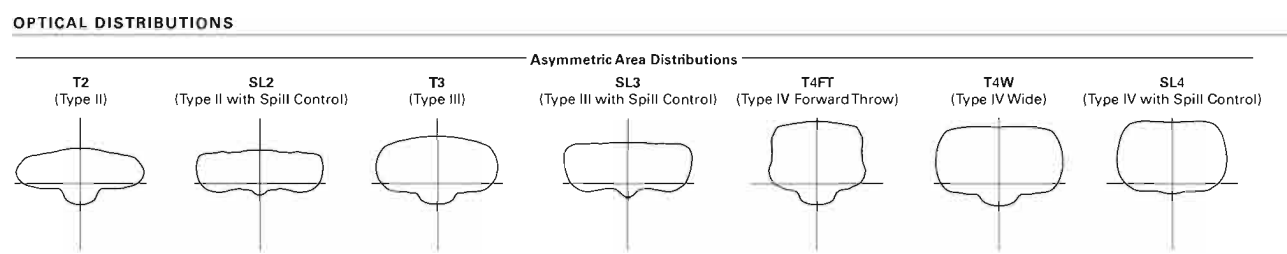
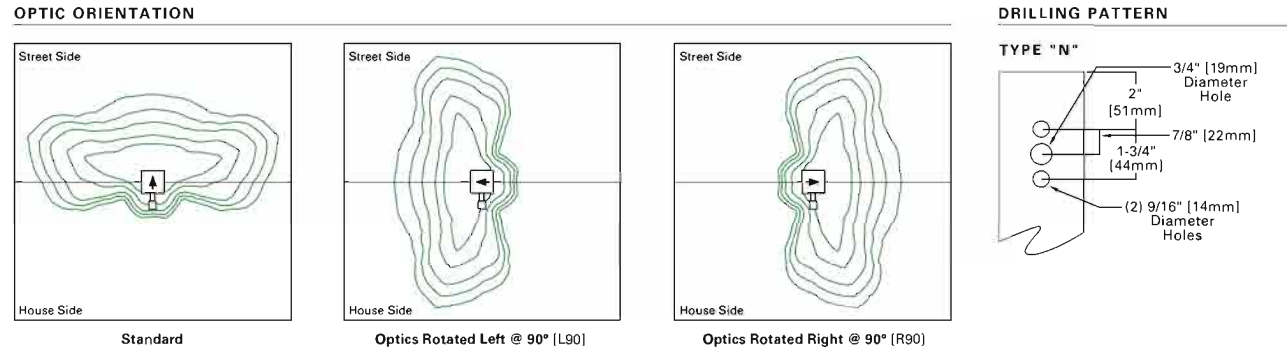
Finish Housing finished in super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard color includes black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architecture Colors brochure for the complete selection.

Warranty Five-year warranty.

Mounting Extruded aluminum arm including front and back shields accessory can

McGRAW-EDISON®

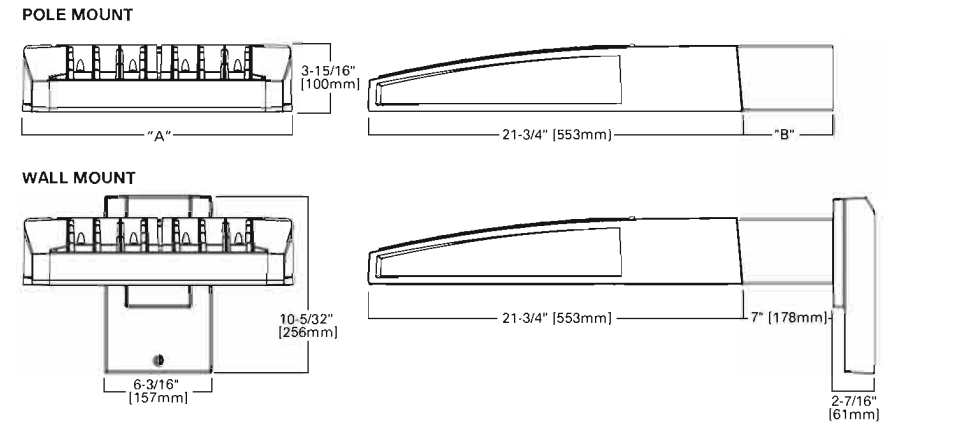
Product information table with columns for Catalog #, Project, Comments, and Prepared by.



ARM MOUNTING REQUIREMENTS table with columns for Configuration, 90° Apart, and 120° Apart.

ENERGY DATA table with columns for Configuration, Power Factor, THD, and Temperature.

DIMENSIONS



DIMENSION DATA table with columns for Number of Light Squares, A* Width, B* Standard Arm Length, C* Optional Arm Length, Weight with Arm, and E*W* with Arm.

Cooper Lighting

Cooper Lighting logo and contact information including website and phone number.

CERTIFICATION DATA section listing UL, IEC, and other certifications.

ENERGY DATA section providing technical specifications.

Cooper Lighting logo and contact information.

NOMINAL POWER AND LUMENS (1A)

NOMINAL POWER AND LUMENS (1A) table with columns for Drive Current, Nominal Power, and Input Current for 1 through 10 light squares.

Table showing Lumens and BUG Rating for various configurations (T2, T2R, T3, T3R, T4FT, T4W, SL2, SL3, SL4, SMD, SWO, SLR/SLR, RW, AFL).

*Nominal data for 4000K CCT

Cooper Lighting logo and contact information.

Cooper Lighting logo and contact information.

NOMINAL POWER AND LUMENS (530MA)

NOMINAL POWER AND LUMENS (530MA) table with columns for Drive Current, Nominal Power, and Input Current for 1 through 10 light squares.

Table showing Lumens and BUG Rating for various configurations (T2, T2R, T3, T3R, T4FT, T4W, SL2, SL3, SL4, SMD, SWO, SLR/SLR, RW, AFL).

*Nominal data for 4000K CCT

LUMEN MULTIPLIER and LUMEN MAINTENANCE tables showing ambient temperature effects on lumen output.

Cooper Lighting logo and contact information.

Cooper Lighting logo and contact information.

Cooper Lighting logo and contact information.

Cooper Lighting logo and contact information.

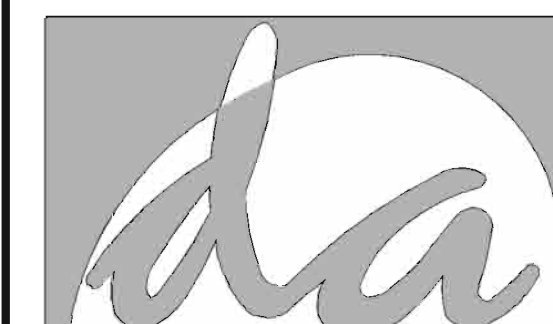
Cooper Lighting logo and contact information.

Cooper Lighting logo and contact information.

AMENDED SITE DEVELOPMENT SECTION PLAN 116 S GREENTRAILS DRIVE LIGHTING PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC. 801 S. FIFTH STREET, SUITE 202 ST. CHARLES, MO 63301 TEL: (636) 947-0607 FAX: (636) 947-2448

ORDER NO. 18-0166 DATE 1/24/17 10



1 Landscape Development Planting Plan

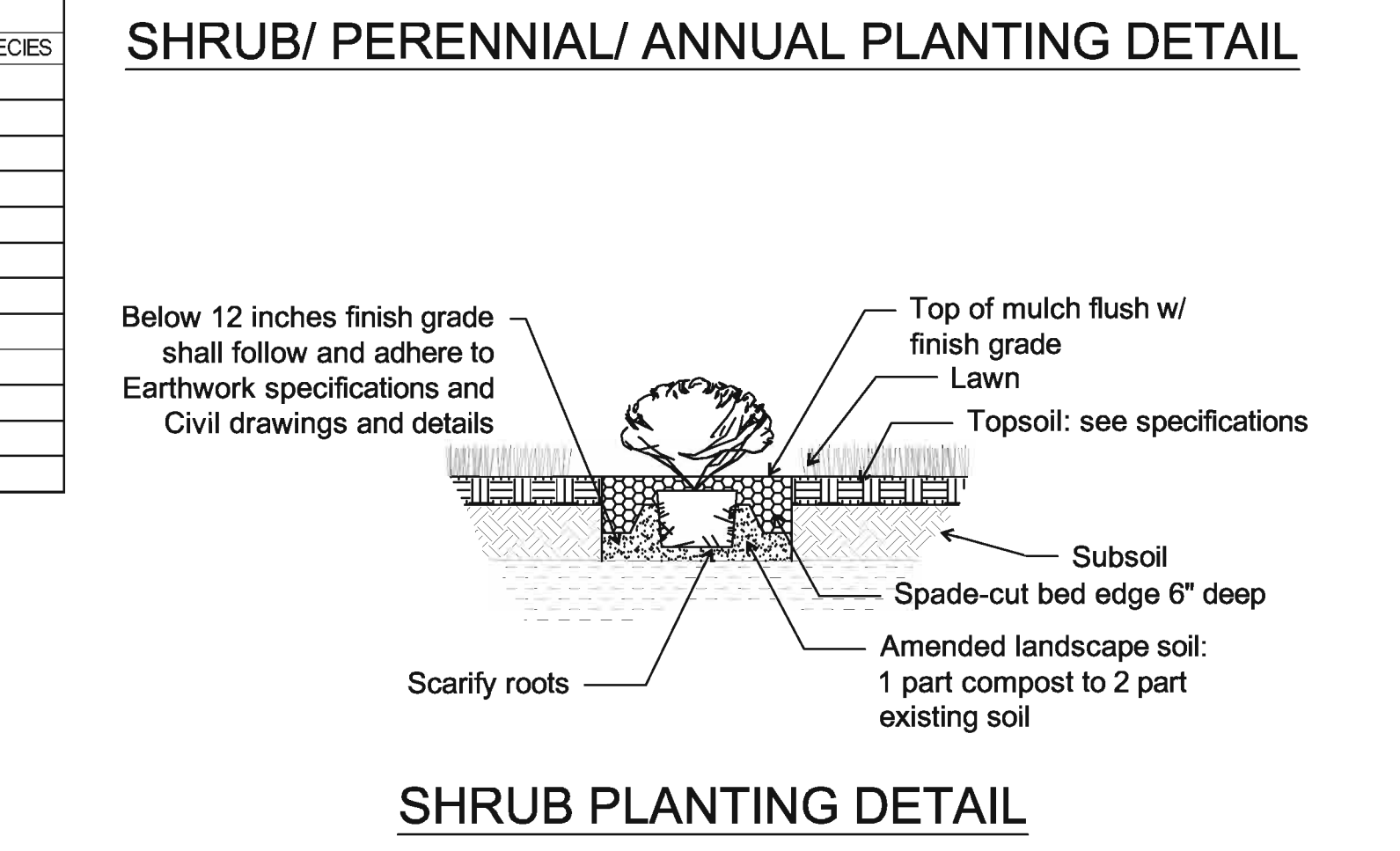
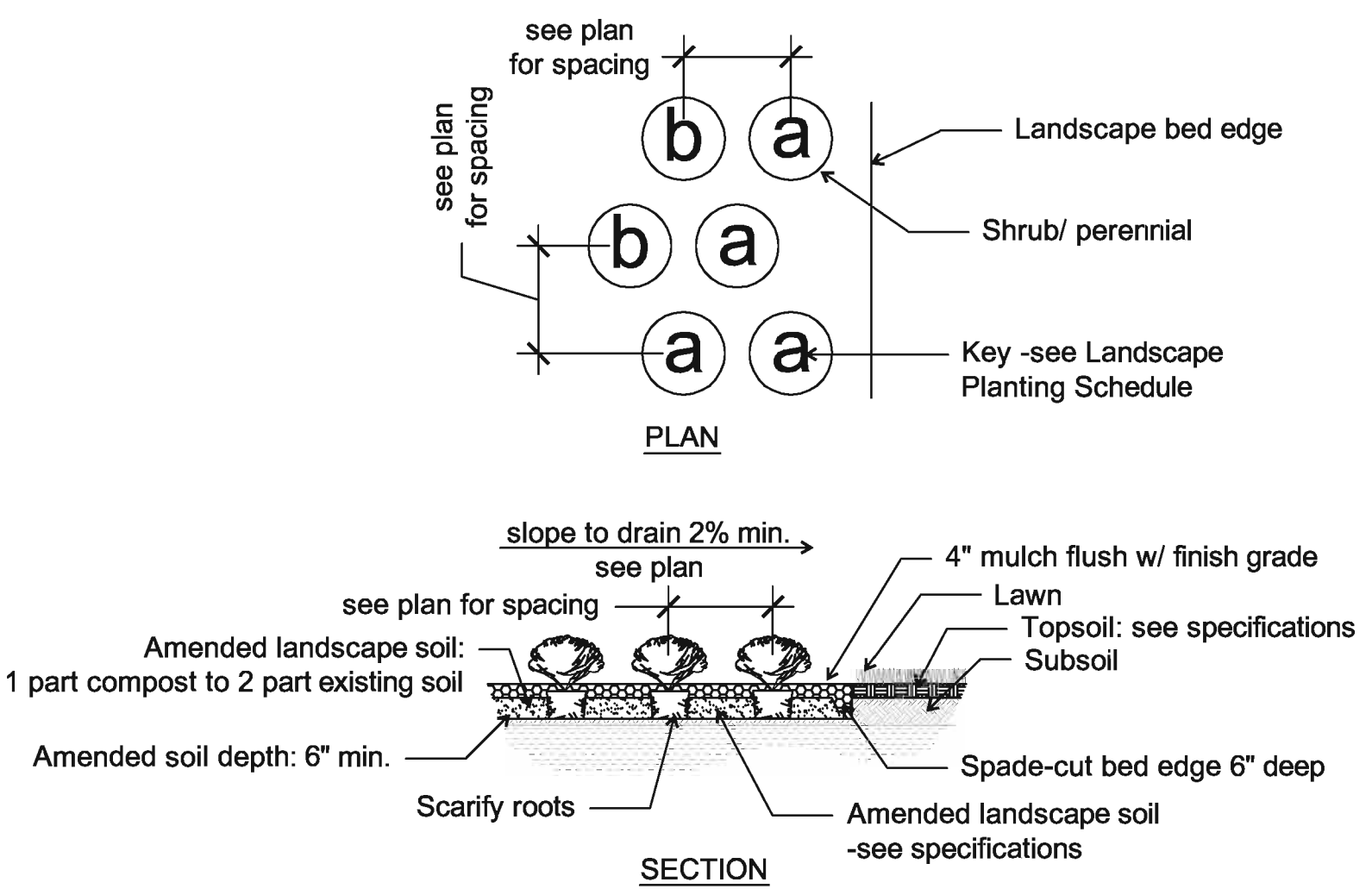
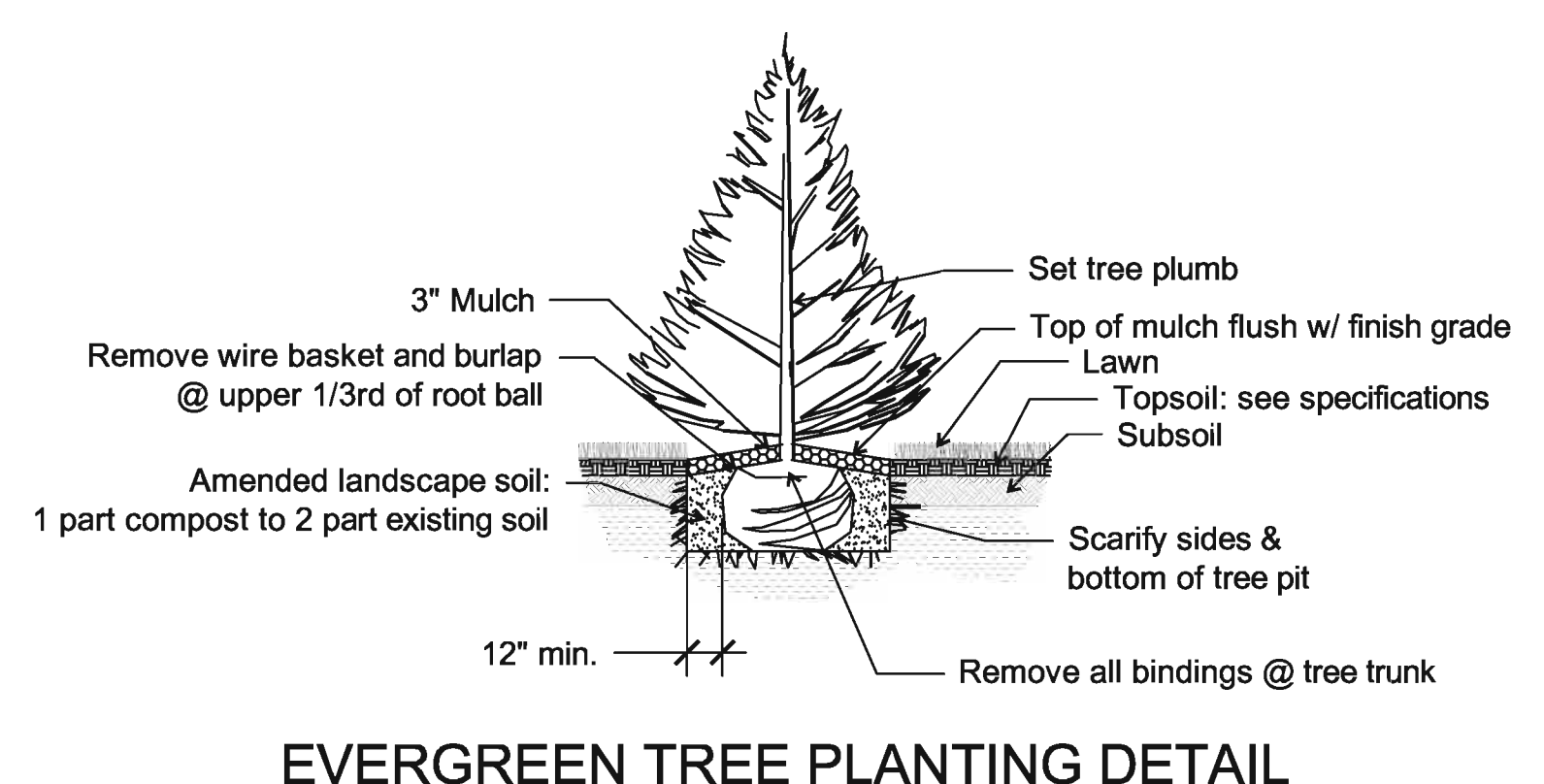
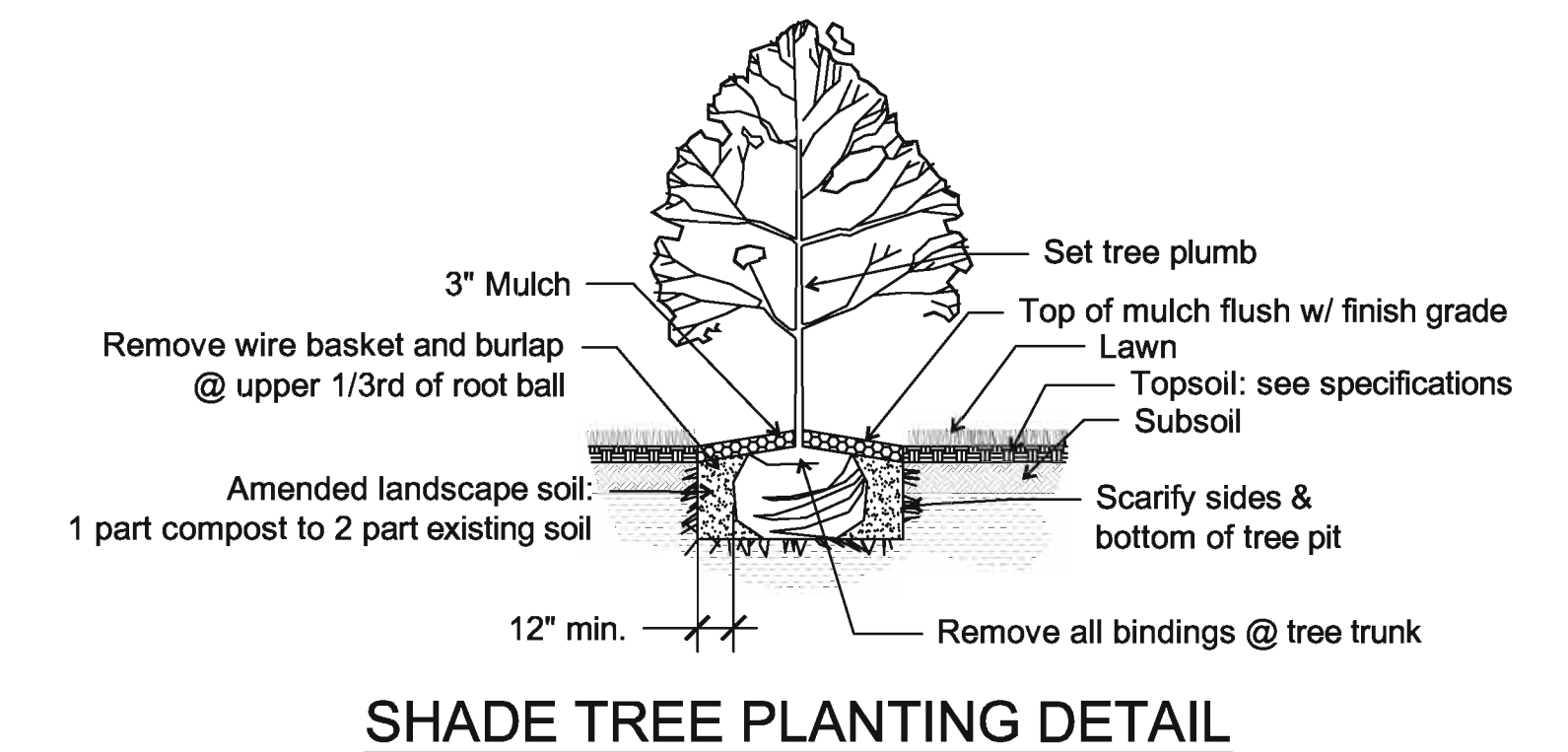
- SITE DEVELOPMENT SECTION PLAN-LANDSCAPING NOTES:**
- See Civil sheets for specific information pertaining to existing and proposed easement, ROW, utilities and boundary
 - All trees shown on this plan are selected from TREE PRESERVATION AND LANDSCAPE REQUIREMENTS (see City of Chesterfield Unified Development Code).
 - Parking lots trees are located within 50 feet of parking stalls and 33.3% of parking lot trees species are a slow or medium growth rate (30% min. required).
 - Contractor to review and field verify existing and proposed conditions prior to installation.
 - Contractor to notify owner of any discrepancies. Contractor to coordinate and cooperate with other trades.
 - Contractor to adjust plantings accordingly, notify owner and City of Chesterfield of any changes to landscape design due to unforeseen field conditions
 - Proposed plant material is to be selected by the contractor and approved by Owner prior to installation.
 - All planting beds and islands to receive 4 inch layer of mulch in a continuous bed. Apply a granular pre-emergent weed control prior to mulching.
 - 6" Spade cut landscape bed areas.
 - Repair all landscape and lawn areas disturbed during and due to construction. See Civil sheets for limits of site construction.
 - Contractor is responsible for installing all plant material, seed, topsoil and mulch as shown on plan.
 - Plant Schedule is for informational purposes only. Contractor is responsible for verifying and installation of quantities on drawings.
 - Contractor to provide in-ground automatic irrigation system. Coordinate point of connection, back-flow prevent and controller location with owner's representative.
 - Lawn areas to be irrigated with 6" pop-up spray heads with head-to-head coverage
 - Annuals to be irrigated with 12" pop-up spray heads with head-to-head coverage
 - Shrubs and grasses to be irrigated with drip irrigation
 - See Civil sheets for limits of disturbance and removal. Repair all lawn and landscape areas disturbed during construction.
 - Shrub border along parking lot will screen front of cars from roadway and residential neighborhood across from project.

LANDSCAPE PLANTING SCHEDULE:

Key	Qty.	Scientific Name	Common Name	Size	Condition	Mature Height	Growth Rate	Type	PLANT TYPE	% PLANT SPECIES
A	5	Acer rubrum 'Columnare'	Upright Red Maple	2 1/2" Cal.	B&B	45+	Fast	Parking Lot Tree	SHADE TREES	45.5%
B	2	Gleditsia triacanthos inermis 'Skyline'	Honey Locust	2 1/2" Cal.	B&B	45+	Fast	Street Tree		18.2%
C	4	Cercis canadensis 'Forest Pansy'	Redbud -Forest Pansy	2 1/2" Cal.	B&B	20-40'	Med	Parking Lot Tree	ACCENT TREE	36.4%
a	16	Juniperus chinensis 'Sea Green'	Juniper	18-20"	5 Gal.	Hedge	Slow	Buffer Planting	EVERGREEN	25.8%
b	10	Rosa 'Home Run'	Home Run Rose	2 Gal.	3 canes	48-60"	Fast	Buffer Planting	FLOWERING	16.1%
c	8	Panicum virgatum 'Shenandoah'	Red Switch Grass	1 Gal.		36-48"	Fast	Buffer Planting	NATIVE GRASS	12.9%
d	19	Schizachyrium scoparium	Little Blue Stem	1 Gal.		20-36"	Fast	Parking Lot Island	NATIVE GRASS	30.6%
e	9	Schizachyrium scoparium	Hydrangea	18-24"	5 Gal.	36-40"	Fast	Building Proper	FLOWERING	14.5%
		1,900 sf Double Ground Bark Mulch								
		4,400 sf Fescue Sod								

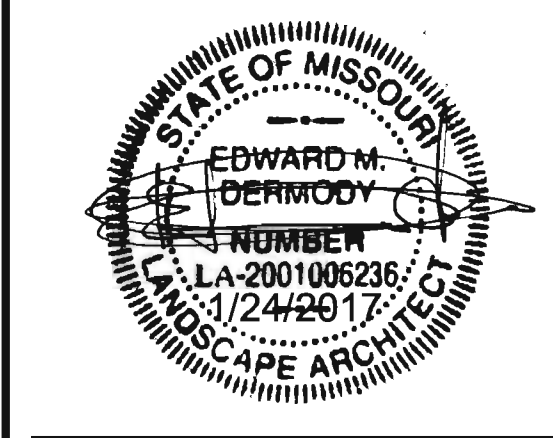
Open Space Site Calculations

Description	Sq. Ft. Area	Site %
Property	48,520	100%
Non-Open Space Area	27,070	55.80%
Open Space	21,450	44.20%



Revisions:

No.	Description	Date:
1	City Comment	4/4/2015
2	City Comment	7/14/2015
3	City Comment	9/14/2015
4	City Comment	11/18/2015
5	City Comment	12/23/2015
6	City Comment	1/14/2016
7	City Comment	5/16/2016
8	City Comment	8/26/2016
9	City Comment	1/24/2017



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Issue Date: December 15, 2014
Drawn by: EMD
Checked By:

Sheet Title
Landscape Development Planting Plan

Project Number: 454.001