



## VII. B.

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

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March 5, 2008

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

The Planning Commission agenda for **March 10, 2008** will include the following item for your consideration:

**Pfizer (Building JJ Expansion):** A Site Development Section Plan, Landscape Plan, Architectural Elevations, 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 the Northeast corner of 700 Chesterfield Parkway West.

Planning Commission:

Kling Stubbins, has submitted on behalf of Pharmacia Corporation, a Site Development Section Plan, Landscape Plan, Architectural Elevations, and Lighting Plan for the above referenced project. The Department of Planning 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. It was subsequently amended by Ordinance Number 10,986 in 1983.

### **SUBMITTAL INFORMATION**

1. The request is for an approximately 69,000 sf. addition to existing office/laboratory facilities, located on a parcel zoned “C-8” Planned Commercial District.
2. The exterior building materials will be comprised of brick, metal panels and curtain wall. The roof is proposed to be a flat/low slope, modified bituminous membrane.

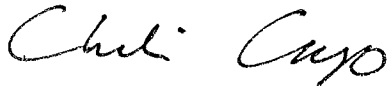
### **ARB RECOMMENDATIONS**

This project was reviewed by the Architectural Review Board on January 15, 2008. The ARB voted unanimously that the project should be forwarded for approval of the Site Development Section Plan, Landscape Plan, and Architectural Elevations to the Planning Commission.

**DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Site Development Section Plan.

Respectfully submitted,



Charlie Campo  
Project Planner

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner of Plan Review

Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments: Site Development Section Plan  
Landscape Plan  
Architectural Elevations  
Lighting Plan

AMENDED SITE DEVELOPMENT PLAN

PROPOSED BUILDING JJ 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 43 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.

CITY PLANNING BRD 11-16-2007	●	●
REVISED PLANNING SUBMISSION 1-16-2008	●	●
FOR PLANNING APPROVAL 2-26-2008	●	●

AMENDED SITE DEVELOPMENT PLAN - DRAWING LIST

C-010	COVER SHEET	●	●
C-011	PROPERTY PLAN	●	●
C-012	SITE PLAN	●	●
C-051	TREE STAND DELINEATION / TREE PRESERVATION PLAN	●	●
C-111	SITE LAYOUT PLAN	●	●
C-121	SITE GRADING PLAN	●	●
C-131	SITE UTILITY PLAN	●	●
C-151	SITE LANDSCAPING PLAN	●	●
C-161	SITE LIGHTING PLAN	●	●
C-810	SITE DETAILS	●	●
C-850	PLANTING 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'	1760' (JJ)
MIN. SIDE YARD SETBACK	200'	591' (JJ)
MIN. REAR YARD SETBACK	50'	357' (JJ)
MAX. BUILDING COVERAGE	25%	4.5%
TOTAL BUILDING SQUARE FOOTAGE	1,466,969 GSF (EXIST.)	1,515,619 GSF (PROP.)
MAX. IMPERVIOUS COVERAGE	45%	16.8%
% GREENSPACE		83.2%
MAX. BUILDING HEIGHT	COORDINATE W/ HEIGHT OF ADJACENT STRUCTURES PER ARB	49.5' (MATCH. TOP FLOOR OF BLDG JJ)
PARKING REQ. - RESEARCH FACILITIES	100,000 SF OR GREATER - 300 SPACES PLUS 2 SPACES FOR EVERY 3 EMPLOYEES OVER 400 EMPLOYEES	1514 (SEE NOTE 5)

(INCL. JJ EXP.)

TABLE B

SCHOOL DISTRICT	PARKWAY SCHOOL DISTRICT
FIRE DISTRICT	MONARCH FIRE PROTECTION
FEMA FLOODPLAIN PANEL	29189C0145H & 29189C0140H
WATER COMPANY	MISSOURI-AMERICAN WATER

TABLE C

EMPLOYEES	
TOTAL CAMPUS EMPLOYEES	1650
NOTE: TOTAL EMPLOYEE COUNT WILL NOT INCREASE DUE TO THE JJ EXPANSION PROJECT.	
PARKING	
EXISTING NUMBER OF PARKING SPACES	1361
REQUIRED PARKING SPACES (90% OCCUPANCY RATE PER TRAFFIC STUDY*)	1485
PROVIDED NEW PARKING SPACES (NRB PROJECT)	153 (NET)
TOTAL NUMBER OF PARKING SPACES PROVIDED ON CAMPUS	1514

\* TRAFFIC STUDY PREPARED BY CRAWFORD, BUNTE, BRAMMEIER, AUGUST, 2005

CONSULTANTS

ARCHITECT/ENGINEER:  
KLING STUBBINS  
2301 CHESTNUT STREET  
PHILADELPHIA, PA 19103  
PHONE: 215-589-2900  
FAX: 215-589-5863

SURVEYOR:  
PICKETT, RAY & SILVER INC.  
333 MLD RIVERS MALL DRIVE  
ST. PETERS, MO 63376  
PHONE: 636-397-1211

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 08/21/2005.
- 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). SEE C-012 FOR 100-YEAR FLOODPLAIN DELINEATION
- THIS PROPERTY LIES WITHIN THE FOLLOWING CLASSIFICATIONS - HYDROLOGIC SOIL GROUPS: "B" PONDING FREQUENCY: 0 TO 14 PERCENT SLOPE 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 BUILDING JJ EXPANSION.
- 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 824, 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

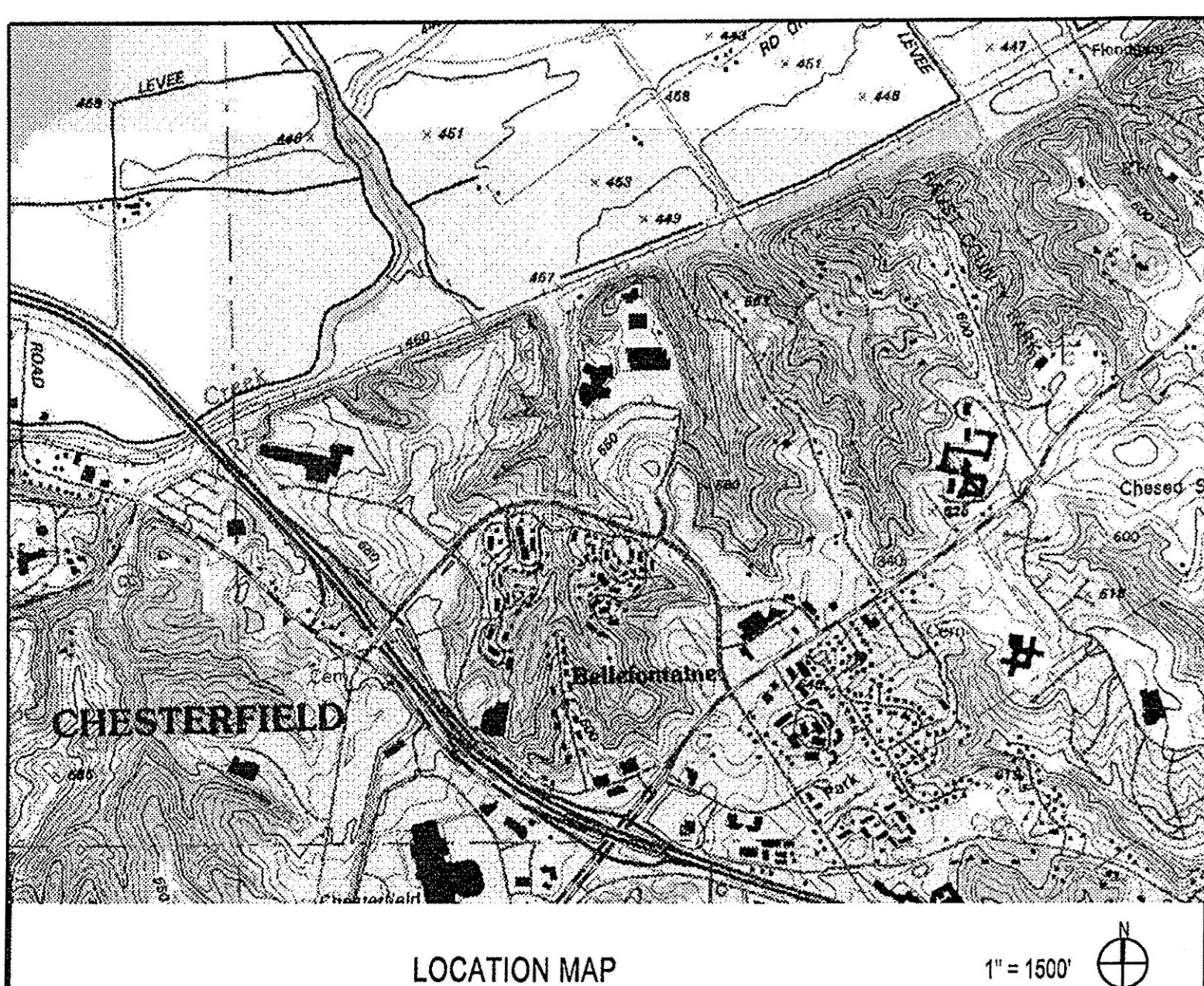
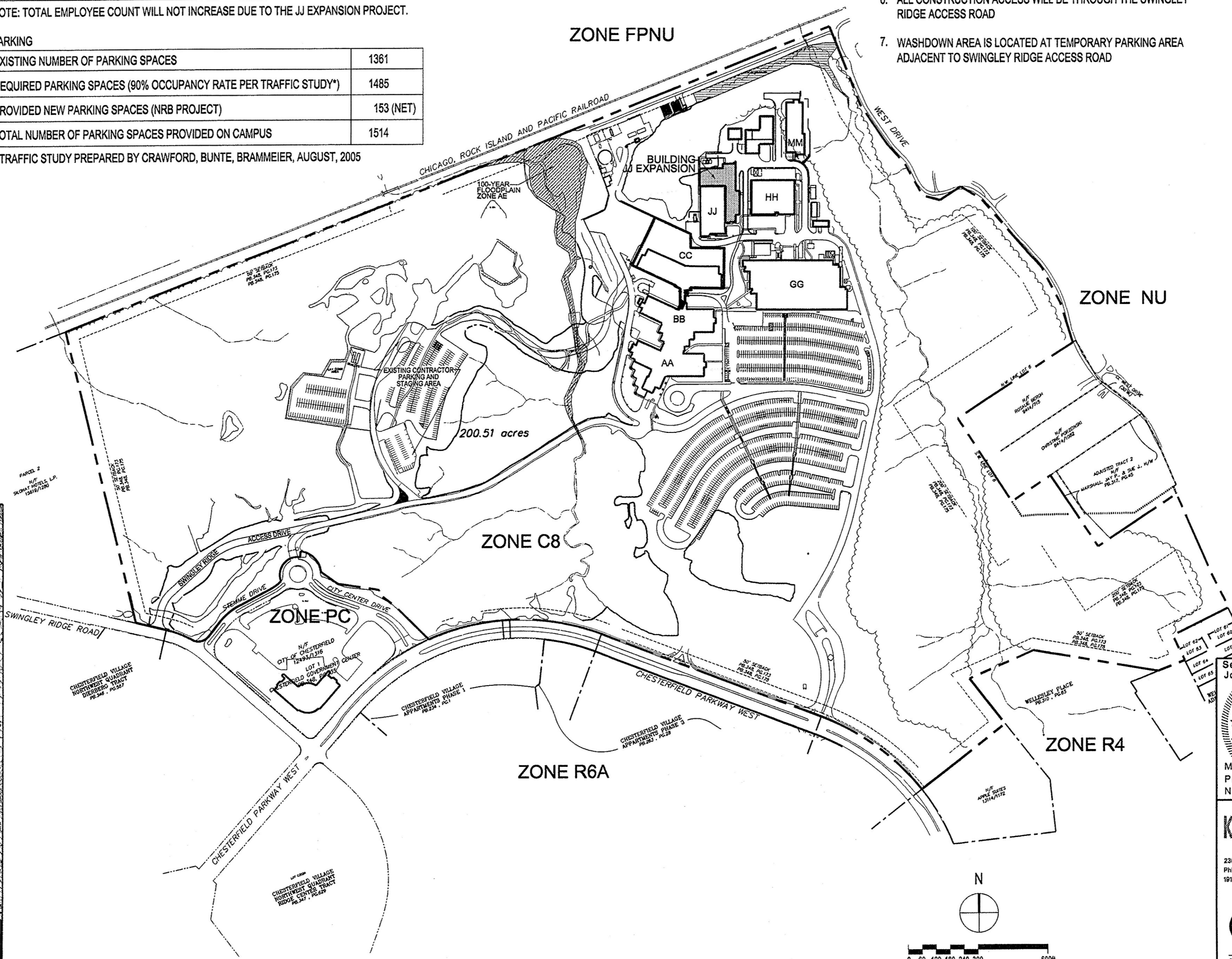
Title with  
Pharmacia Corporation

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



2/26/08	FOR PLANNING APPROVAL			
1/16/08	REVISED PLANNING SUBMISSION			
11/16/07	CITY PLANNING BOARD SUBMISSION			
NC.	DATE	BY	REVISION	APPD.



700 CHESTERFIELD PARKWAY WEST  
CHESTERFIELD, MO. 63017

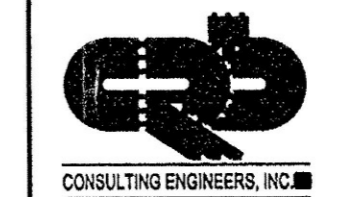
COMPANY CONFIDENTIAL

THIS DRAWING IS THE CONFIDENTIAL PROPERTY OF PFIZER INC. AND IS TO BE USED ONLY BY AUTHORIZED PERSONNEL AND IN THE INTEREST OF PFIZER. IT MUST BE ACCOUNTED FOR; SHALL NOT BE REPRODUCED IN WHOLE OR PART WITHOUT PRIOR WRITTEN PERMISSION FROM PFIZER; AND MUST BE RETURNED TO PFIZER AT ANY TIME UPON REQUEST. BUT IN ANY EVENT AT COMPLETION OF THE WORK OR JOB, THE RECIPIENT AGREES TO KEEP CONFIDENTIAL AND REQUIRE ITS EMPLOYEES TO KEEP CONFIDENTIAL THE INFORMATION CONTAINED HEREON. DISCLOSURE OF THE INFORMATION CONTAINED HEREON SHALL BE MADE ONLY TO THOSE PERSONS WHO REQUIRE SUCH INFORMATION FOR THEIR WORK ON PFIZER'S PROJECTS.

DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
JJT	11/25/07	JK			
SCALE	PROJECT NUMBER				
1" = 300' - 0"	91541600				

Seal: Joseph W. Chilla, PE  
Professional Engineer  
No. PE-2005013555

KLING STUBBINS  
2301 Chestnut Street P 215.589.2900  
Philadelphia, PA F 215.589.8983  
19103 W www.klingstubbins.com

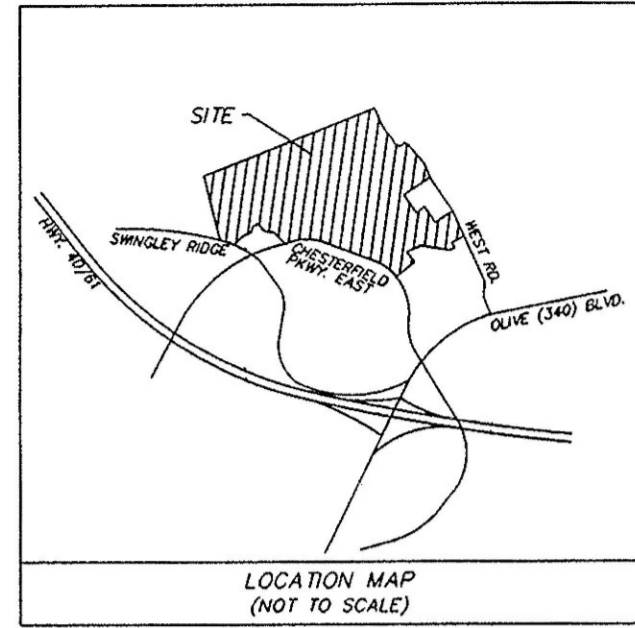


Building JJ Expansion  
Cover Sheet

CITY-C-018

DIRECTORY	LOCAT ON	FLOOR	DISCIPLINE	TYPE	SEQ. NO.	REV.
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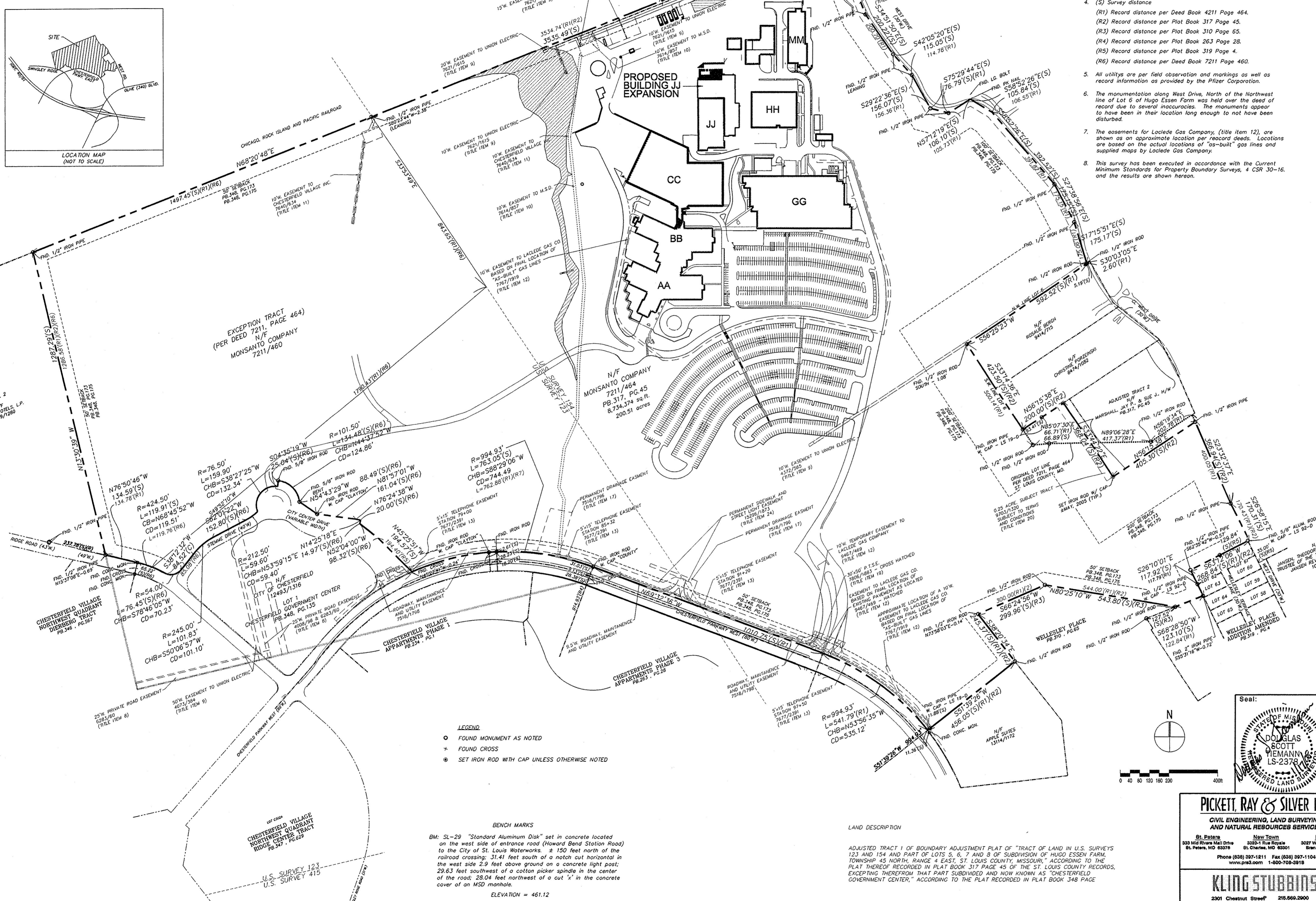
# A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI



### GENERAL NOTES

- The easements shown on this survey were plotted from items furnished Pickett, Ray & Silver by Transation Title Insurance Company, per Schedule B of Commitment No. 5-02501, dated February 9, 2005.
- Basis of bearing for this survey is the Southern property line along the North line of Chesterfield Village Parkway per Deed Book 7211 Page 464.
- This property lies within Zone X (areas outside 500-year floodplain) and Zone AE (base flood elevations determined) 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.
- (S) Survey distance  
(R1) Record distance per Deed Book 4211 Page 464.  
(R2) Record distance per Plat Book 317 Page 45.  
(R3) Record distance per Plat Book 310 Page 65.  
(R4) Record distance per Plat Book 263 Page 28.  
(R5) Record distance per Plat Book 319 Page 4.  
(R6) Record distance per Deed Book 7211 Page 460.
- All utilities are per field observation and markings as well as record information as provided by the Pfizer Corporation.
- The monumentation along West Drive, North of the Northwest line of Lot 6 of Hugo Essen Farm was held over the deed of record due to several inaccuracies. The monuments appear to have been in their location long enough to not have been disturbed.
- The easements for Laclede Gas Company, (title item 12), are shown as an approximate location per record deeds. Locations are based on the actual locations of "as-built" gas lines and supplied maps by Laclede Gas Company.
- This survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, 4 CSR 30-16, and the results are shown hereon.

- TRANSACTION TITLE INSURANCE COMPANY  
COMMITMENT NO. 5-02501  
EFFECTIVE DATE - FEBRUARY 9, 2005
- SCHEDULE B - SECTION 2  
Items 1 - 7 Standard exceptions.
- Item 8 Easements for roadway (ingress and egress) established by instruments recorded in Book 4008, Page 98; Book 6283, Page 60; and Book 6299, Page 1390 (as shown, lies in Chesterfield Government Center, does not affect).
- Item 9 Easement granted to Union Electric Company by instrument recorded in Book 800, Page 354 (undefined); Book 1803, Page 477 (as shown); Book 2143, Page 50 (not plottable); Book 4073, Page 394; Book 4372, Page 565; Book 6571, Page 914; and Book 7621, Page 1615 (as shown).
- Item 10 Easement granted to the Metropolitan St. Louis Sewer District by instrument recorded in Book 7614, Page 857. (as shown).
- Item 11 Easement granted to Chesterfield Village, Inc. to construct, use, operate, and maintain sewer lines by instrument recorded in Book 7640, Page 634 (as shown).
- Item 12 Easement granted to Laclede Gas Company by instrument recorded in Book 7767, Page 1919 and Book 9467, Page 469 (as shown and based on centerline of final "as-built" location of gas lines).
- Item 13 Easement granted to Southwestern Bell Telephone by instrument recorded in Book 7677, Page 2391 (as shown).
- Item 14 Property is subject to conditions, easements, and restrictions as contained in Ordinance No. 9002, a copy of which is recorded in Book 7401, Page 2042 (as shown).
- Item 15 Property is subject to the right-of-way of North Drive over that part of subject property embraced therein is reserved for the sole use and benefit of abutting owners in subdivision according to the certificate accompanying said subdivision plat recorded in Plat Book 11, Page 18 of the St. Louis County, Missouri Records (as shown).
- Item 16 Temporary Slope and Construction License granted to St. Louis County by the instrument recorded in Book 7518, Page 1796. (Set to terminate upon completion of Chesterfield Village Parkway North Phase III).
- Item 17 Permanent Drainage Easement granted to St. Louis County by instrument recorded in Book 7518, Page 1796 (as shown).
- Item 18 Roadway Maintenance and Utility Easement granted to St. Louis County by instrument recorded in Book 7518, Page 1798 (as shown).
- Item 19 Permanent Traffic Signal Easement granted to St. Louis County by instrument recorded in Book 7806, Page 1893 (as shown).
- Item 20 Property is subject to the terms and conditions as contained in Book 9703, Page 1320 (subject tract as shown).
- Item 21 Easements as shown on plat recorded in Plat Book 317, Page 45 (as shown).
- Item 22 Property is subject to the terms and provisions of the Development Plan according to the plat thereof recorded in Plat Book 213, Page 8; Plat Book 234, Page 11; Plat Book 346, Page 599; Plat Book 345, Page 173; and Plat Book 348, Page 175.
- Item 23 Property is subject to the terms and provisions of Ordinance No. 1266 of the city of Chesterfield, a certified copy of which is recorded in Book 11352, Page 509.
- Item 24 Permanent Sidewalk and Street Light Easement granted to the city of Chesterfield, Missouri by instrument recorded in Book 15296, Page 1873 (as platted).
- Item 25 Sewer assessments, if any.



**LEGEND**

- FOUND MONUMENT AS NOTED
- FOUND CROSS
- ⊙ SET IRON ROD WITH CAP UNLESS OTHERWISE NOTED

**BENCH MARKS**

BM: SL-29 "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; 29.83 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

**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

NO.	DATE	BY	REVISION	APP'D.
	2/26/08		FOR PLANNING APPROVAL	
1	1/11/08		REVISED PLANNING SUBMISSION	
	11/16/07		CITY PLANNING BOARD SUBMISSION	

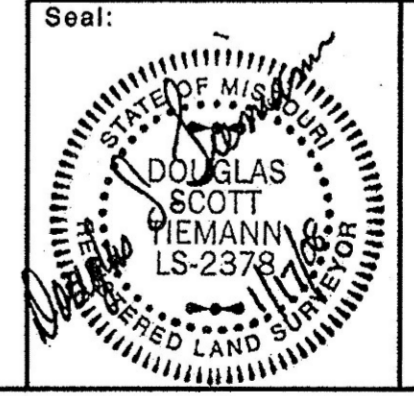
**Pfizer**  
700 CHESTERFIELD PARKWAY WEST  
CHESTERFIELD, MO. 63077  
COMPANY CONFIDENTIAL

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DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
JJT	11/7/07	JK			

SCALE: 1" = 200' - 0"

PROJECT NUMBER: 91541680



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

St. Peters: 323 Midtown Mall Drive, St. Peters, MO 63376  
New Town: 2824 Blue Ridge, St. Charles, MO 63031  
Branson: 3029 N. Hwy 76, Suite B, Branson, MO 65616

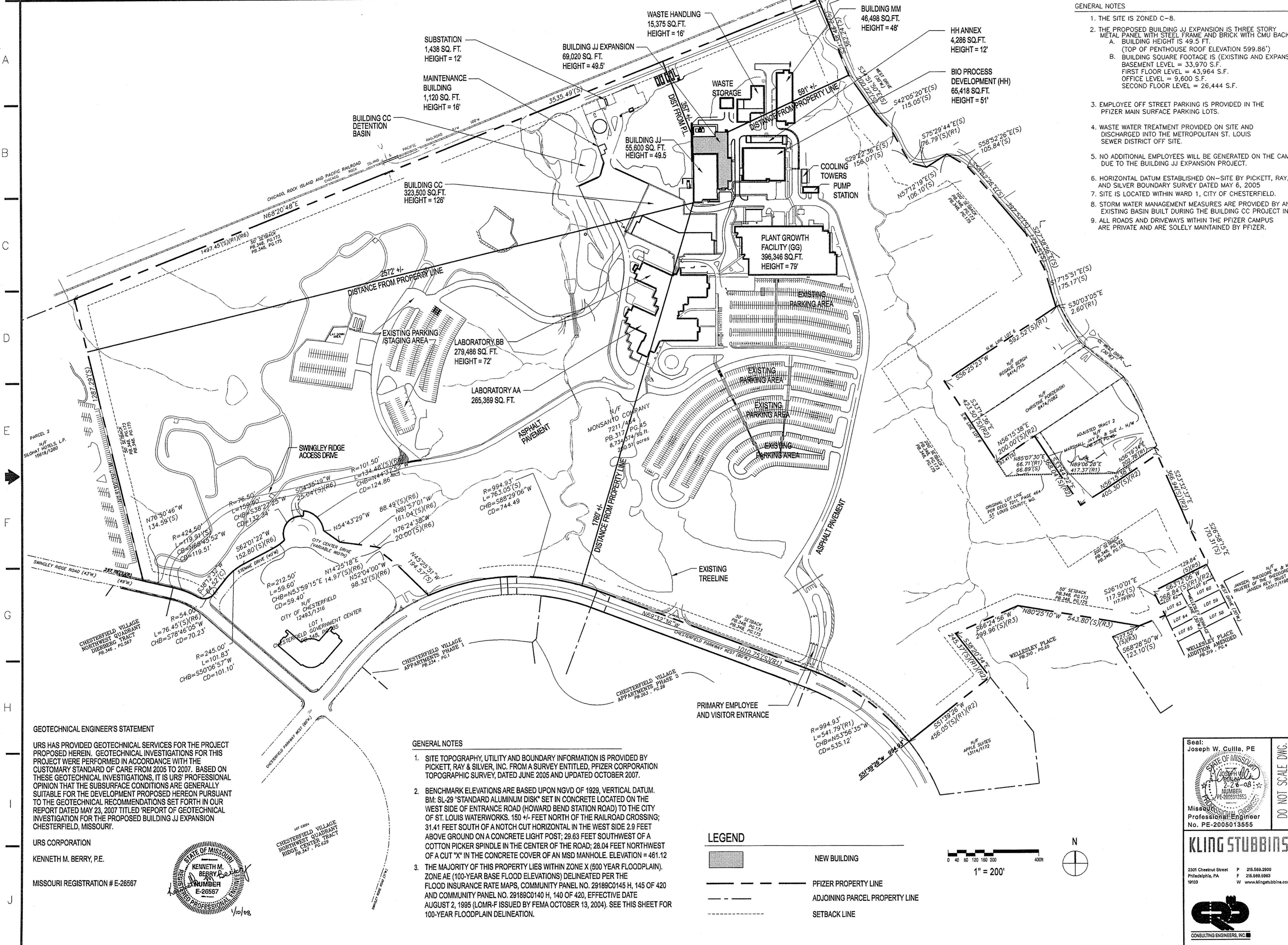
Phone (636) 397-1111 Fax (636) 397-1104  
www.prs3.com 1-800-708-3918

**KLING STUBBINS**  
2300 Chestnut Street, Philadelphia, PA 19103  
215.689.2900 F 215.689.6963  
www.klingstubbins.com

Building JJ Expansion  
Property Plan

CITY-C-011

RECORDATORY	LOCATION	FLOOR	DISCIPLINE	TYPE	SEQ. NO.	REV.



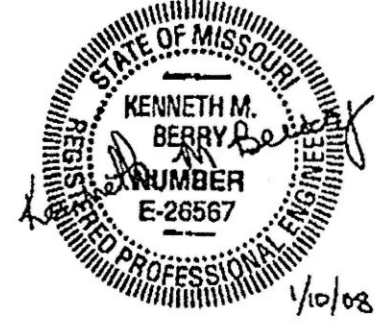
- GENERAL NOTES**
- THE SITE IS ZONED C-8.
  - THE PROPOSED BUILDING JJ EXPANSION IS THREE STORY METAL PANEL WITH STEEL FRAME AND BRICK WITH CMU BACK-UP.
    - BUILDING HEIGHT IS 49.5 FT. (TOP OF PENTHOUSE ROOF ELEVATION 599.86')
    - BUILDING SQUARE FOOTAGE IS (EXISTING AND EXPANSION):  
 BASEMENT LEVEL = 33,970 S.F.  
 FIRST FLOOR LEVEL = 43,964 S.F.  
 OFFICE LEVEL = 9,600 S.F.  
 SECOND FLOOR LEVEL = 26,444 S.F.
  - EMPLOYEE OFF STREET PARKING IS PROVIDED IN THE PFIZER MAIN SURFACE PARKING LOTS.
  - WASTE WATER TREATMENT PROVIDED ON SITE AND DISCHARGED INTO THE METROPOLITAN ST. LOUIS SEWER DISTRICT OFF SITE.
  - NO ADDITIONAL EMPLOYEES WILL BE GENERATED ON THE CAMPUS DUE TO THE BUILDING JJ EXPANSION PROJECT.
  - HORIZONTAL DATUM ESTABLISHED ON-SITE BY PICKETT, RAY, AND SILVER BOUNDARY SURVEY DATED MAY 6, 2005
  - SITE IS LOCATED WITHIN WARD 1, CITY OF CHESTERFIELD.
  - STORM WATER MANAGEMENT MEASURES ARE PROVIDED BY AN EXISTING BASIN BUILT DURING THE BUILDING CC PROJECT IN 2006.
  - ALL ROADS AND DRIVEWAYS WITHIN THE PFIZER CAMPUS ARE PRIVATE AND ARE SOLELY MAINTAINED BY PFIZER.

IMPERVIOUS AREA	AREA (SF)
EXISTING	
BUILDING 'AA'	51,165
BUILDING 'BB'	48,568
BUILDING 'GG'	86,832
BUILDING 'HH'/ANNEX	34,215
BUILDING 'JJ'	22,993
BUILDING 'CC'	80,590
BUILDING 'MM'	18,011
SUBSTATION & MISC. BLDGS	5,500
WASTE/STORAGE BLDGS	17,931
COOLING TOWER & PUMP HOUSE	5,423
EXISTING PARKING	475,058
EXISTING ROADWAYS	528,772
EXISTING WALKWAYS	30,993
TOTAL EXISTING IMPERVIOUS AREA	1,420,909
NEW	SF
NEW BUILDING JJ EXPANSION	20,997
NEW ROADWAYS (NET)	17,542
NEW WALKWAYS & DOCK AREA (NET)	3,766
TOTAL NEW IMPERVIOUS AREA	42,305
TOTAL CAMPUS IMPERVIOUS AREA	1,463,214
TOTAL LOT AREA	8,734,374
% IMPERVIOUS COVERAGE	16.8%
% GREENSPACE	83.2%
% BUILDING COVERAGE	4.5%
FAR	17.4%

**GEOTECHNICAL ENGINEER'S STATEMENT**

URS HAS PROVIDED GEOTECHNICAL SERVICES FOR THE PROJECT PROPOSED HEREIN. GEOTECHNICAL INVESTIGATIONS FOR THIS PROJECT WERE PERFORMED IN ACCORDANCE WITH THE CUSTOMARY STANDARD OF CARE FROM 2005 TO 2007. BASED ON THESE GEOTECHNICAL INVESTIGATIONS, IT IS URS' PROFESSIONAL OPINION THAT THE SUBSURFACE CONDITIONS ARE GENERALLY SUITABLE FOR THE DEVELOPMENT PROPOSED HEREON PURSUANT TO THE GEOTECHNICAL RECOMMENDATIONS SET FORTH IN OUR REPORT DATED MAY 23, 2007 TITLED 'REPORT OF GEOTECHNICAL INVESTIGATION FOR THE PROPOSED BUILDING JJ EXPANSION CHESTERFIELD, MISSOURI'.

URS CORPORATION  
KENNETH M. BERRY, P.E.  
MISSOURI REGISTRATION # E-26657

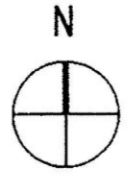
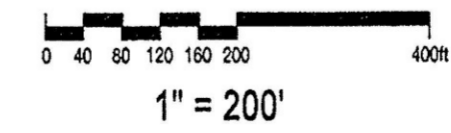


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- SITE TOPOGRAPHY, UTILITY AND BOUNDARY INFORMATION IS PROVIDED BY PICKETT, RAY & SILVER, INC. FROM A SURVEY ENTITLED, PFIZER CORPORATION TOPOGRAPHIC SURVEY, DATED JUNE 2005 AND UPDATED OCTOBER 2007.
- BENCHMARK ELEVATIONS ARE BASED UPON NGVD OF 1929, VERTICAL DATUM. BM: SL-29 "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). SEE THIS SHEET FOR 100-YEAR FLOODPLAIN DELINEATION.

**LEGEND**

- NEW BUILDING
- PFIZER PROPERTY LINE
- ADJOINING PARCEL PROPERTY LINE
- SETBACK LINE



Seal: Joseph W. Cullia, PE  
Professional Engineer  
No. PE-2005013555

**KLING STUBBINS**  
2301 Chestnut Street Philadelphia, PA 19103  
P 215.568.2000 F 215.680.0963 W www.klingstubbins.com

**CONSULTING ENGINEERS, INC.**

NO.	DATE	BY	REVISION	APPD.
	2/26/08		FOR PLANNING APPROVAL	
	1/11/08		REVISED PLANNING SUBMITTAL	
	11/16/07		CITY PLANNING BOARD SUBMITTAL	

**Pfizer**  
700 CHESTERFIELD PARKWAY WEST  
CHESTERFIELD, MO. 63017  
COMPANY CONFIDENTIAL

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DRAWN BY	DATE	CHECKED BY	DATE	APPROV'D BY	DATE
JJT	11/16/07	JK			

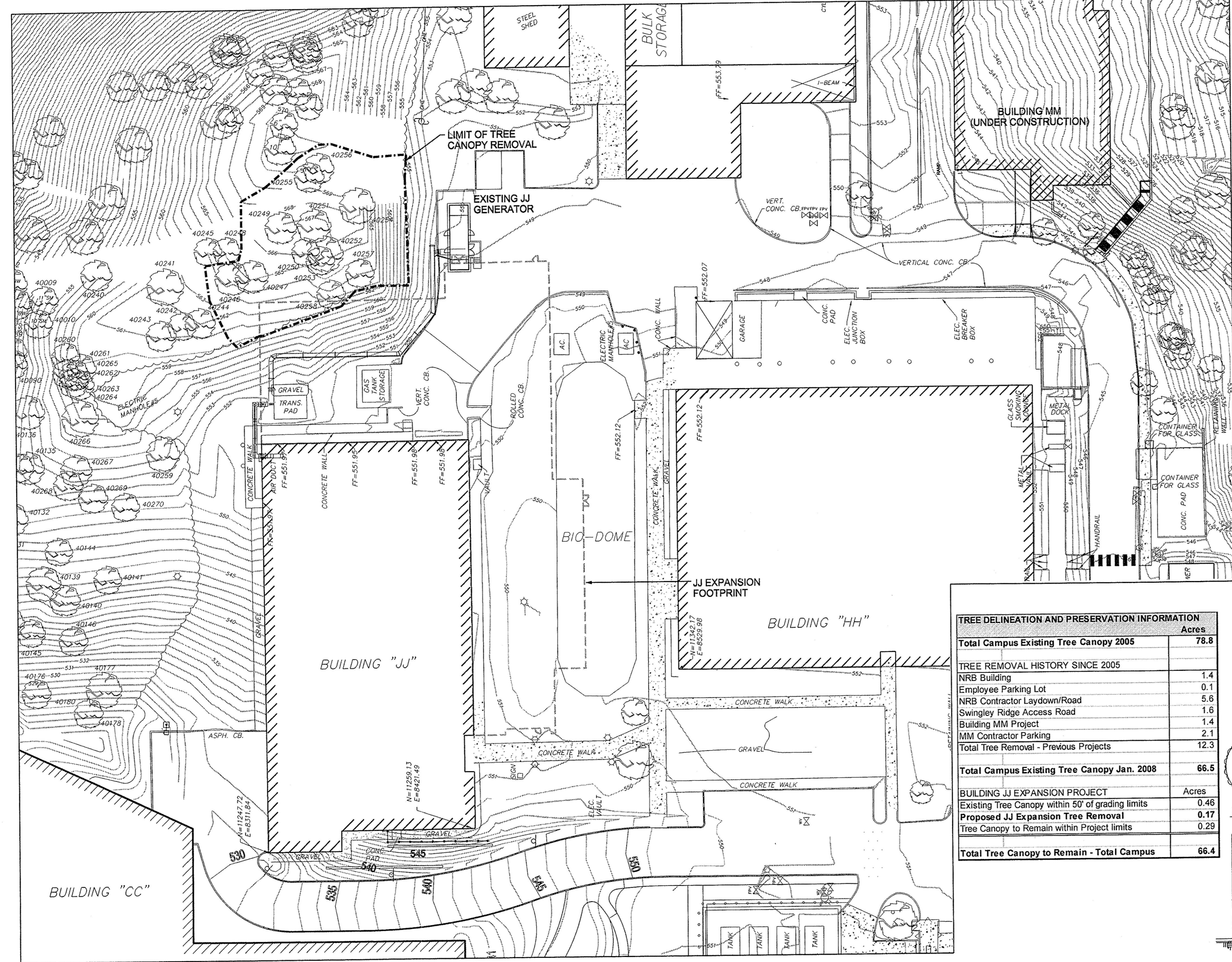
SCALE: 1" = 200' - 0"

PROJECT NUMBER: 91541680

Building JJ Expansion  
Site Plan

CITY-C-012

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

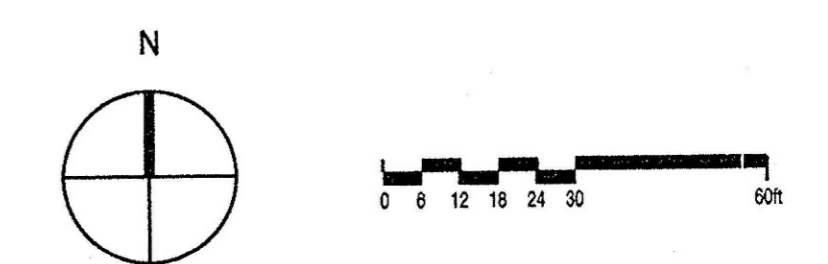
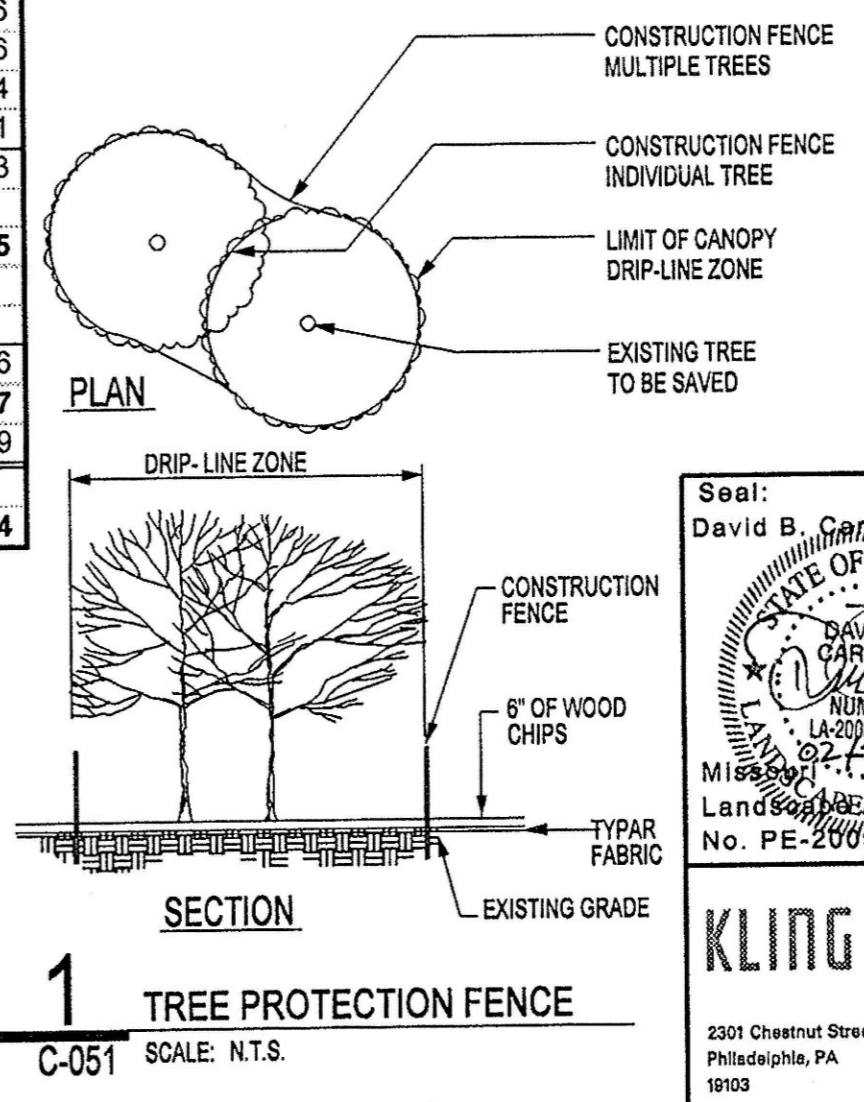


EXISTING TREE INVENTORY				
TREE#	TRUNK DIAM.	SPECIES	ELEV	CONDITION
40009	10.5"	SUGAR MAPLE	553.39	Good
40010	9.5"	SUGAR MAPLE	554.09	Good
40090	9"	BASSWOOD	548.18	Fair
40131	21"	WHITE OAK	549.41	Excellent
40132	22"	SUGAR MAPLE	550.47	Excellent
40136	20"	RED OAK	552.31	Fair
40138	23"	WHITE OAK	552.92	Fair
40139	26"	WHITE OAK	543.05	Good
40140	15"	HICKORY	542.58	Excellent
40141	8"	SUGAR MAPLE	544.00	Fair
40144	8"	SUGAR MAPLE	546.91	Fair
40145	8"	BASSWOOD	536.78	Good
40146	11"	CHINKAPIN OAK	536.06	Fair
40176	8"	SUGAR MAPLE	527.37	Fair
40177	28"	WHITE OAK	528.84	Good
40178	7"	ELM	524.41	Poor
40180	11"	ASH	522.00	Fair
40240	17"	BITTERNUT MAPLE	556.62	Good
40241	31"	RED OAK	562.37	Good
40242	9"	HICKORY, BITTERNUT	561.59	Good
40243	14"	CHINKAPIN OAK	561.09	Good
40244	14"	CHINKAPIN OAK	562.00	Excellent
40245	8"	RED OAK	564.02	Good
40246	23"	WHITE OAK	564.38	Good
40247	21"	WHITE OAK	565.17	Good
40248	7"	RED OAK	565.22	Good
40249	18"	WHITE OAK	566.74	Fair
40250	8"	SUGAR MAPLE	568.08	Good
40251	23"	RED OAK	566.40	Good
40252	28"	WHITE OAK	566.40	Good
40253	10"	BLACK OAK	566.41	Fair
40254	29"	WHITE OAK	568.60	Excellent
40255	13"	RED OAK	569.67	Good
40256	15"	RED OAK	569.92	Good
40257	11"	SUGAR MAPLE	564.05	Excellent
40258	10"	CHINKAPIN OAK	563.67	Good
40259	23"	WHITE OAK	564.37	Good
40260	8"	SUGAR MAPLE	568.91	Good
40261	12"	HICKORY, BITTERNUT	569.85	Good
40262	14"	WHITE ASH	568.85	Good
40263	11"	HICKORY, BITTERNUT	568.81	Fair
40264	11"	HICKORY, BITTERNUT	568.58	Excellent
40265	7"	SUGAR MAPLE	568.33	Good
40266	31"	SUGAR MAPLE	567.95	Fair
40267	17"	CHINKAPIN OAK	563.94	Good
40268	13"	KENTUCKY COTTON	562.56	Excellent
40269	12"	SUGAR MAPLE	561.18	Good
40270	9"	BASSWOOD	560.17	Good
40269	10"	DIAMETER		
40270	6"	DIAMETER		

LEGEND	
—UG—	GAS LINE
—UT—	PHONE LINE
—UW—	WATER LINE
—OHE—	OVERHEAD ELECTRIC
—X—	FENCE
[Symbol]	CONC. PVMT.
[Symbol]	ASPH. PVMT.
[Symbol]	GRAVEL
[Symbol]	BUILDINGS
[Symbol]	SIGN
[Symbol]	LANDSCAPE AREA
[Symbol]	ELECTRIC MANHOLE
[Symbol]	ELECTRIC METER
[Symbol]	AIR COND. UNIT
[Symbol]	CLEANOUT
[Symbol]	BOLLARD
[Symbol]	MANHOLE
[Symbol]	CURB/AREA INLET
[Symbol]	DOUBLE CURB/AREA INLET
[Symbol]	GRATE INLET
[Symbol]	IRRIGATION CONTROL VALVE
[Symbol]	FIREMAIN VALVE
[Symbol]	GAS VALVE
[Symbol]	GAS METER
[Symbol]	UTILITY POLE
[Symbol]	LIGHT STANDARD
[Symbol]	GUY WIRE
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	TREE
[Symbol]	TREE LINE
[Symbol]	BUSH

TREE REMOVAL SCHEDULE		
TREE#	TRUNK DIAM.	SPECIES
40246	23"	WHITE OAK
40247	21"	WHITE OAK
40249	18"	WHITE OAK
40250	8"	SUGAR MAPLE
40251	23"	RED OAK
40252	28"	WHITE OAK
40253	10"	BLACK OAK
40254	29"	WHITE OAK
40255	13"	RED OAK
40256	15"	RED OAK
40257	11"	SUGAR MAPLE
40258	10"	CHINKAPIN OAK

TREE DELINEATION AND PRESERVATION INFORMATION	
Total Campus Existing Tree Canopy 2005	Acres 78.8
TREE REMOVAL HISTORY SINCE 2005	
NRB Building	1.4
Employee Parking Lot	0.1
NRB Contractor Laydown/Road	5.6
Swingley Ridge Access Road	1.6
Building MM Project	1.4
MM Contractor Parking	2.1
Total Tree Removal - Previous Projects	12.3
Total Campus Existing Tree Canopy Jan. 2008	Acres 66.5
BUILDING JJ EXPANSION PROJECT	
Existing Tree Canopy within 50' of grading limits	0.46
Proposed JJ Expansion Tree Removal	0.17
Tree Canopy to Remain within Project limits	0.29
Total Tree Canopy to Remain - Total Campus	Acres 66.4



NO.	DATE	BY	REVISION	APPD.
2/26/08			FOR PLANNING APPROVAL	
2/08/08			REVISED PLANNING SUBMISSION	
1/16/08			REVISED PLANNING SUBMISSION	
11/16/07			CITY PLANNING BOARD SUBMISSION	

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 700 C-STERFIELD PARKWAY WEST  
 CHESTERFIELD, VA, 23017  
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DRAWN BY	DATE	CHECKED BY	DATE	APPROV'D BY	DATE
JJT	11/6/07	JK			

SCALE: 1" = 30'-0"  
 PROJECT NUMBER: 91541688

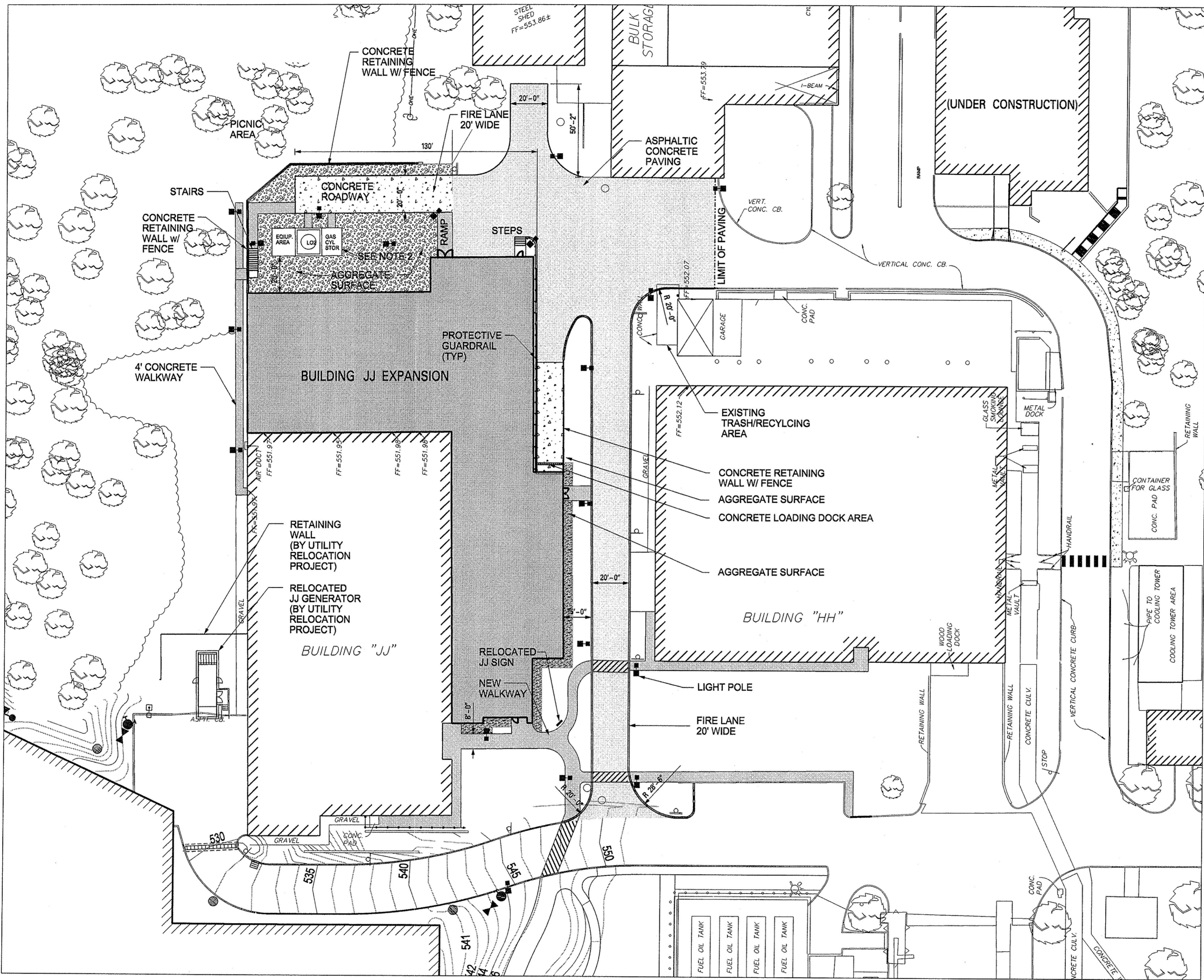
Seal: David B. Carr, RLA  
 PROFESSIONAL LANDSCAPE ARCHITECT  
 MISSISSIPPI  
 NUMBER: LA-2005012641  
 EXPIRES: 12/31/2008  
 No. PE-2008012641

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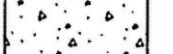
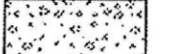
**CONSULTING ENGINEERS, INC.**

Building JJ Expansion  
 Tree Stand Delineation/  
 Tree Preservation Plan

CITY-C-051  
 DISCIPLINE - LOCATION - FLOOR - DISCIPLINE - TYPE - SEQ. NO. REV.



**NEW WORK LEGEND**

-  NEW JJ EXPANSION
-  PROPOSED ROADWAY
-  CONCRETE WALKWAY
-  GRAVEL

**NOTES:**

1. ROADWAY WIDENING IMPROVEMENTS REQUIRED TO ACCOMMODATE 2-WAY, TRACTOR-TRAILER AND EMERGENCY VEHICLE ACCESS.
2. SERVICE YARD PAD FOR GAS STORAGE, LO2 TANK AND EQUIPMENT.
3. FOR LANDSCAPING LAYOUT SEE DRAWING SMD-C-151.
4. PROPOSED UTILITY INTERFACE WITH (UTILITY RELOCATION PROJECT) BY BURNS AND McDONNELL SHALL BE VERIFIED.
5. FOR UNDERGROUND UTILITIES SEE DRAWING SMD-C-131.

2/26/08	FOR PLANNING APPROVAL			
2/08/08	REVISED PLANNING SUBMISSION			
11/16/07	CITY PLANNING BOARD REVIEW			
NO.	DATE	BY	REVISION	APPD.



700 C-ESTERFIELD PARKWAY WEST  
CHESTERFIELD, VA. 63077  
COMPANY CONFIDENTIAL

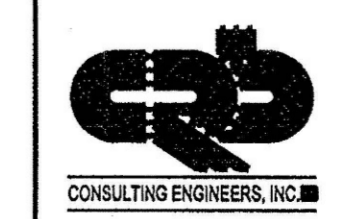
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DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
JJT	11/6/07	JK			
SCALE		PROJECT NUMBER			
1" = 30'-0"		91541600			

Seal: Joseph W. Guilla, PE  
Professional Engineer  
No. PE-2005013555

DO NOT SCALE DWG.

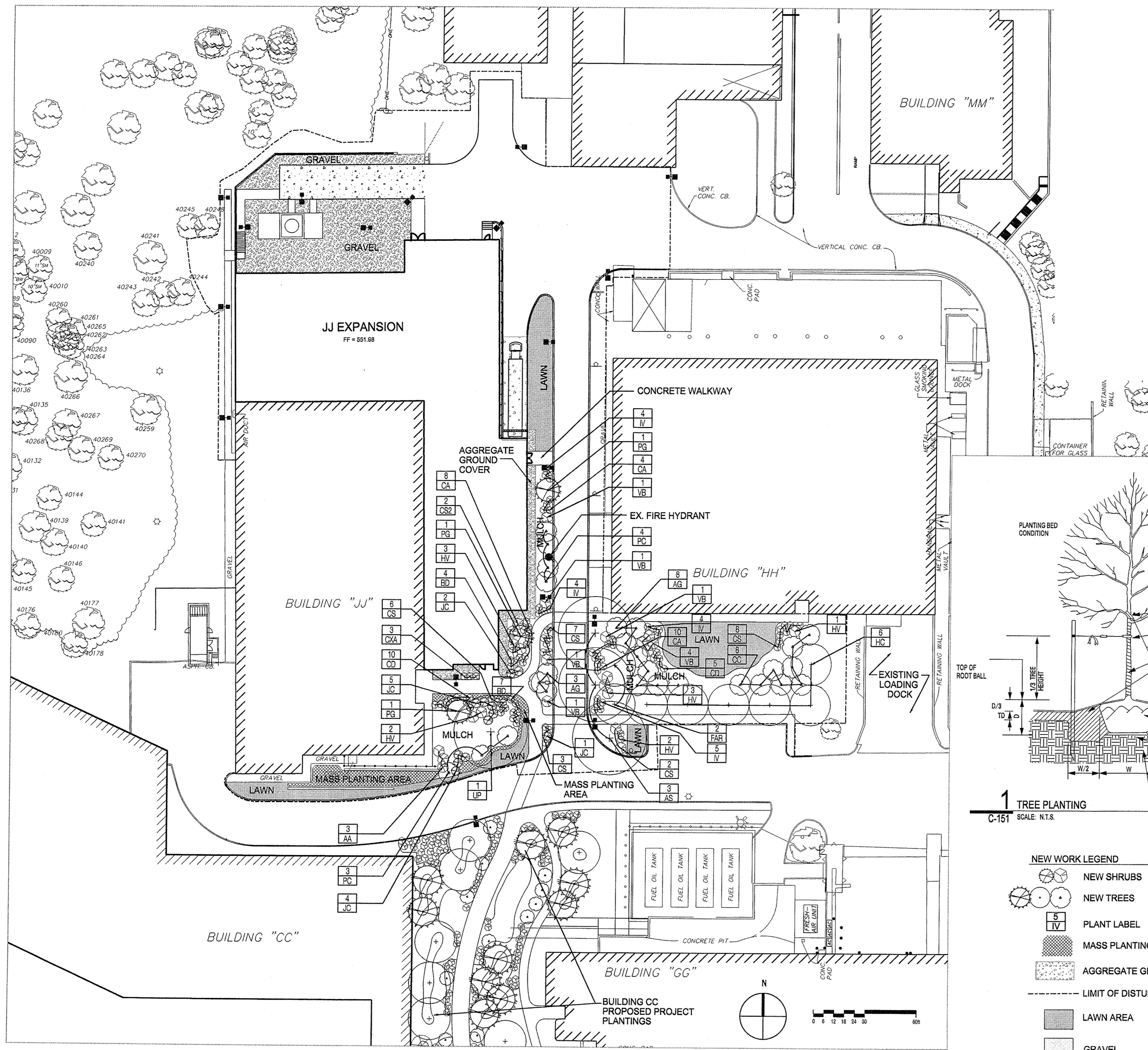
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2301 Chestnut Street P 215.569.2900  
Philadelphia, PA F 215.569.6803  
19103 W www.klingstubbins.com



Building JJ Expansion  
Site Layout Plan

CITY-C-111

RECTORY	LOCATION	FLOOR	DISCIPLINE	TYPE	SEQ. NO.	REV.
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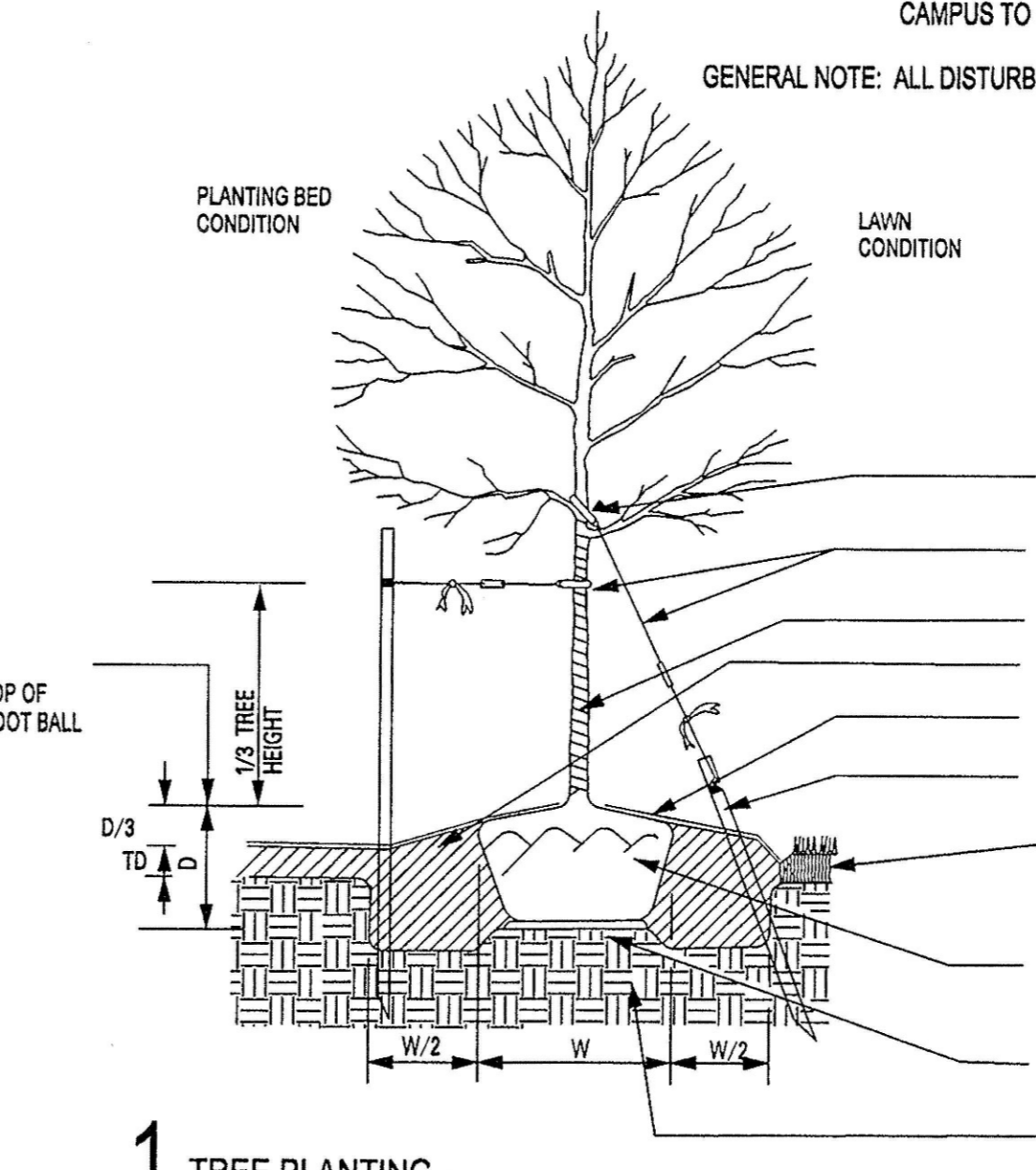


PLANT LIST	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	ROOT	REMARKS
<b>DECIDUOUS TREES</b>							
AG	11	AMELANCHIER X GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	3" CAL.	B&B	Med/ Slow Growth Rate; Medium Size	
CC	8	CERCOIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B	Fast Growth Rate; Medium Size	
FAR	2	FRAXINUS AMERICANA 'ROSEHILL'	ROSEHILL ASH	3" CAL.	B&B	Med/ Fast Growth Rate; Large Size	
HC	6	HALESIA CAROLINA	SILVERBELL	3" CAL.	B&B	Slow Growth Rate; Medium Size	
PC	7	PRUNUS CERASIFERA	PURPLE LEAF PLUM	3" CAL.	B&B	Medium Growth Rate; Small Size	
AS	3	ACER SACCHARINUM	SILVER MAPLE	3" CAL.	B&B	Fast Growth Rate; Large Size	
UP	1	ULMUS PARVIFOLIA	LACEBARK ELM	3" CAL.	B&B	Med/ Fast Growth Rate; Large Size	
<b>TOTAL</b>	<b>38</b>						
<b>EVERGREEN TREES</b>							
PG	3	PICEA GLAUCA	WHITE SPRUCE	14-16' HT.	B&B	Medium Growth Rate; Medium Size	
<b>TOTAL</b>	<b>3</b>						
<b>SHRUBS &amp; GRASSES</b>							
AA	3	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	30-36"	B&B		
BD	11	BUDDLEIA DAVIDI 'AFRICAN QUEEN'	AFRICAN QUEEN BUTTERFLY BUSH	30-36"	B&B		
CD	15	CALLICARPA DICHOTOMA	PURPLE BEAUTY BERRY	30-36"	B&B		
JC	12	JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNIPER	30-36"	B&B		
CS	26	CHAMOMILE SPECIOSA TEXAS SCARLET	RED FLOWERING CHAMOMILE	30-36"	B&B		
CA	22	CLETHRA ALNIFOLIA 'PANICULATA'	SUMMERBEEET CLETHRA	30-36"	B&B		
CS2	2	CORNUS SERICEA	RED OSIER DOGWOOD	30-36"	B&B		
HV	11	HAMMELIS VERNALIS 'CARNEA'	CARNEA VERNAL WITCHHAZEL	30-36"	B&B		
IV	17	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	30-36"	B&B		
VB	9	VIBURNUM X BURKWOODII 'MOHAWK'	BURKWOOD VIBURNUM	30-36"	B&B		
CXA	3	CALAMAGROSTIS XACUTIFLORAKARL FOERSTER	FOERSTER'S FEATHER REED GRASS	3 GAL.	CONT.		
<b>TOTAL</b>	<b>131</b>						
<b>MASS PLANTING AREA</b>							
992		TOTAL SQUARE FEET					
784		SQUARE FEET OF PLANTED AREA (80%)					
<b>TYPE 1 - GRASSES (66% OF PLANTED AREA= 476 SQUARE FEET)</b>							
159	18	CALAMAGROSTIS XACUTIFLORAKARL FOERSTER	FOERSTER'S FEATHER REED GRASS	3 GAL.	CONT.	36" O.C. TRIANGULAR SPACING CLUMP PER FIELD DIRECTION	
159	52	PANICUM VIRGATUM HEAVY METAL	SWITCH GRASS	1 GAL.	CONT.	24" O.C. TRIANGULAR SPACING CLUMP PER FIELD DIRECTION	
159	80	PENNISETUM ALOPECUROIDES HAMELYN	FOUNTAIN GRASS	1 GAL.	CONT.	18" O.C. TRIANGULAR SPACING CLUMP PER FIELD DIRECTION	
<b>TOTAL</b>	<b>128</b>						
<b>TYPE 2 - PERENNIALS (40% OF PLANTED AREA= 316 SQUARE FEET)</b>							
80	16	COREOPSIS VERTICILLATA MOONBEAM	TICKSEED	2 GAL.	CONT.	24" O.C. TRIANGULAR SPACING CLUMP PER FIELD DIRECTION	
80	16	SEDUM X ALTUM JOY	SEDUM	2 GAL.	CONT.	24" O.C. TRIANGULAR SPACING CLUMP PER FIELD DIRECTION	
80	16	SCABIOSA COLUMBIANA	PINKSHUSHION FLOWER	2 GAL.	CONT.	24" O.C. TRIANGULAR SPACING CLUMP PER FIELD DIRECTION	
80	16	RUDBECKIA FULDIGINIA SULLIVANTI	BLACK-EYED SUSAN	2 GAL.	CONT.	24" O.C. TRIANGULAR SPACING CLUMP PER FIELD DIRECTION	
<b>TOTAL</b>	<b>64</b>						

% EVERGREENS =  $\frac{3 \text{ EVERGREEN PROPOSED}}{41 \text{ TOTAL TREES PROPOSED}} = 7.3\% \text{ EVERGREENS}$

PLANTING NOTE: AN ADDITIONAL 21 TREES WILL BE PLANTED ELSEWHERE WITHIN THE PFIZER CAMPUS TO COMPLY WITH THE TREE REPLACEMENT REQUIREMENTS.  
GENERAL NOTE: ALL DISTURBED AREAS TO BE RESEDED WITH LAWN TO MATCH EXISTING.

OPEN SPACE CALCULATION	AREA (SF)	ACRES
TOTAL LOT AREA	8,734,374	200.5 ACRES
IMPERVIOUS AREAS		
BUILDING 'AA'	51,165	
BUILDING 'BB'	48,568	
BUILDING 'CC'	86,832	
BUILDING 'HH'/ANNEX	34,215	
BUILDING 'JJ'	22,993	
BUILDING 'CC'	80,590	
BUILDING 'MM'	18,011	
SUBSTATION & MISC. BLDGS	5,500	
WASTE/STORAGE BLDGS	17,931	
COOLING TOWER & PUMP HOUSE	5,423	
EXISTING PARKING	475,058	
EXISTING ROADWAYS	538,894	
EXISTING WALKWAYS	35,729	
TOTAL EXISTING IMPERVIOUS AREA	1,420,909	32.6 ACRES
NEW BUILDING JJ EXPANSION	20,997	
NEW ROADWAYS	17,542	
NEW WALKWAYS & DOCK AREA	3,766	
TOTAL NEW IMPERVIOUS AREA	42,305	
TOTAL CAMPUS IMPERVIOUS AREA	1,463,214	33.6 ACRES
TOTAL CAMPUS OPENSOURCE AREA	7,271,160	166.9 ACRES
% OPENSOURCE	83.2%	



1 TREE PLANTING  
SCALE: N.T.S.

- NEW WORK LEGEND**
- NEW SHRUBS
  - NEW TREES
  - PLANT LABEL
  - MASS PLANTING AREA
  - AGGREGATE GROUND COVER
  - LIMIT OF DISTURBANCE
  - LAWN AREA
  - GRAVEL

NO.	DATE	BY	REV. SION	APP'D.
	2/26/08		FOR PLANNING APPROVAL	
	2/28/08		REVISED PLANNING SUBMISSION	
	1/16/08		REVISED PLANNING SUBMISSION	
	11/16/07		CITY PLANNING BOARD SUBMISSION	



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DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
JJT	11/7/07	JK			

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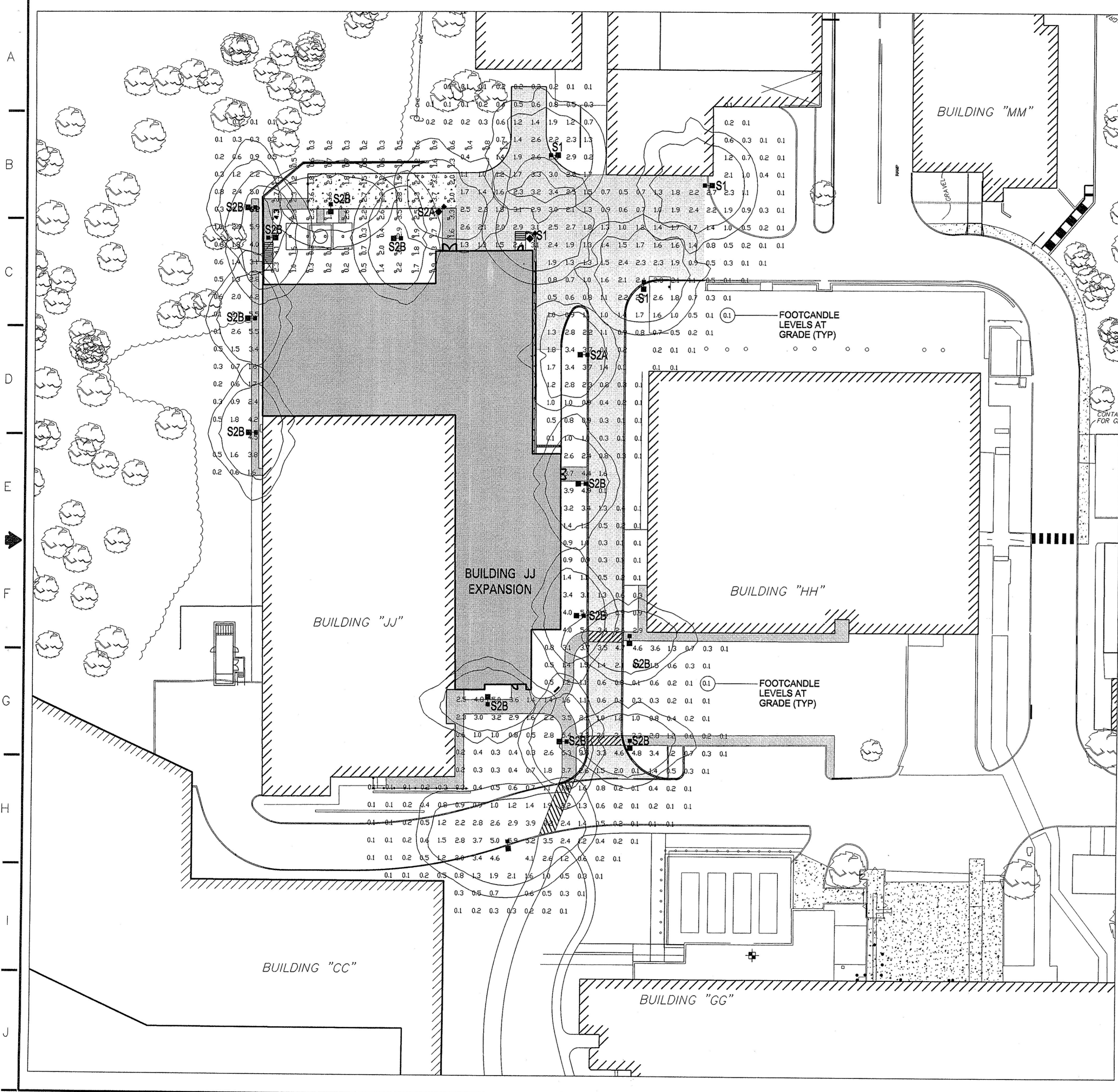
**CONSULTING ENGINEERS, INC.**

Building JJ Expansion  
Site Landscaping Plan

CITY-C-151

REVISIONS: LOCATION - FLOOR - DISCIPLINE - TYPE - SEQ. NO. REV.





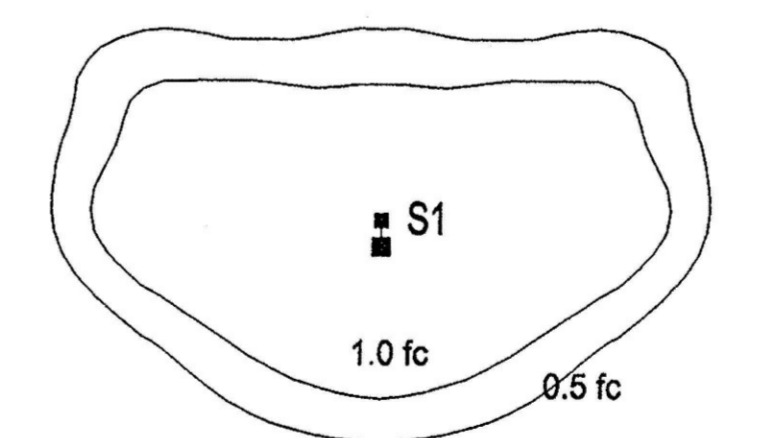
### LUMINAIRE SCHEDULE

1. ABBREVIATIONS: C=CEILING; P=PENDANT; R=RECESSED; S=SURFACE; T=TRACK; W=WALL; AI=AS INDICATED; CB=CONCRETE BASE.
2. SINGLE NUMERICAL PREFIX IN LAMP COLUMN INDICATES NUMBER OF LAMPS IN LUMINAIRE (e.g. (2) F32T8/SPX35/ECO).
3. LAMPS ARE SPECIFIED BY MFG'S LAMP ORDERING CODE, NOT ANSI CODE NUMBER. LAMPS LISTED ARE GENERAL ELECTRIC UNLESS OTHERWISE NOTED.
4. MANUFACTURER AND CATALOG NUMBER LISTED ARE PRIMARY SPECIFICATION AND INDICATE DESIGN INTENT. ALTERNATE MANUFACTURERS ARE GIVEN BY NAME ONLY. IF MANUFACTURER IS NOT LISTED, THEY SHALL COMPLY WITH THE SUBSTITUTION SECTION OF THE SPECIFICATIONS.
5. "\*" DENOTES MANUFACTURER'S CATALOG NUMBER LISTING FOR CEILING TYPE MOUNTING OPTION. CONTRACTOR SHALL COORDINATE WITH FINAL APPROVED CEILING FINISH PRIOR TO ORDERING.
6. FIRST NAMED MANUFACTURER AND CATALOG NUMBER CONSTITUTE BASIS OF DESIGN. ALTERNATE MANUFACTURERS SUBMITTED MUST MEET CONSTRUCTION, OPERABILITY, PHOTOMETRIC AND AESTHETIC CRITERIA SET FORTH BY BASIS OF DESIGN PUBLISHED INFORMATION.

TYPE	MANUFACTURER#	ALTERNATE MFG'R	DESCRIPTION	MTG.	LAMPING	VOLTS	WATTS
S1	STERNER EXEC RT21 150HPS 4W 277 C 10 N N BZ. RSS20 4.5 0.179 10 H BZ	GARDCO US ARCHITECTURAL	H.I.D. AREA LIGHT LUMINAIRE, NOMINAL 16" WIDE X 21" LONG X 6.75" HIGH, DIE CAST ALUMINUM CONSTRUCTION, BRONZE PAINTED FINISH, HORIZONTAL LAMP, IES TYPE IV DISTRIBUTION, ROTATABLE OPTICS, INTEGRAL BALLAST, FLAT GLASS LENS, 1.9 EPA, 20' TALL SQUARE STRAIGHT STEEL POLE, DARK BRONZE FINISH.	AI	(1) LU150	277	185
S2A	GARDCO G13 1 3XL 100MH 277 BRP, RA4.5 STB 14' D1 BRP	STERNER US ARCHITECTURAL	H.I.D. AREA LIGHT LUMINAIRE, NOMINAL 13.5" WIDE X 22.5" LONG X 8.5" HIGH, DIE CAST ALUMINUM CONSTRUCTION, BRONZE PAINTED FINISH, HORIZONTAL LAMP, IES TYPE III DISTRIBUTION, INTEGRAL BALLAST, FLAT GLASS LENS, 0.8 EPA, 14' TALL ROUND STRAIGHT ALUMINUM POLE, DARK BRONZE FINISH.	AI	(1) MXR100/UMED/0	277	110
S2B	GARDCO G13 1 2XL 100MH 277 BRP, RA4.5 STB 14' D1 BRP	STERNER US ARCHITECTURAL	SIMILAR TO TYPE "S2" EXCEPT IES TYPE II DISTRIBUTION	AI	(1) MXR100/UMED/0	277	110

### LEGEND

- S1 150W HPS TYPE IV DISTRIBUTION
- S2A 100W MH TYPE III DISTRIBUTION
- S2B 100W MH TYPE II DISTRIBUTION



2/26/08	FOR PLANNING APPROVAL		
2/08/08	REVISED PLANNING SUBMISSION		
1/16/08	REVISED PLANNING SUBMISSION		
11/16/07	CITY PLANNING BOARD SUBMISSION		
NO.	DATE	BY	REVISION

700 C-ESTERFIELD PARKWAY WEST  
CHESTERFIELD, VA. 63077

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DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
JJT	11/27/07	JK			

SCALE PROJECT NUMBER  
1" = 30'-0" 91541600

Seal:  
Joseph W. Cullis, PE  
Professional Engineer  
No. PE-2006013555

**KLING STUBBINS**

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CONSULTING ENGINEERS, INC.

Building JJ Expansion  
Site Lighting Plan

CITY-C-161

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

