VII.D.

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: Amended Site Development Section Plan

Meeting Date: March 23, 2015

From: John Boyer
Senior Planner

Location: 111 St. Luke's Center Drive

Applicant: Stock & Associates Consulting Engineers, Inc.

Description: **St. Luke's Hospital Northwest Campus 5th ASDSP**: An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for a 38.28 acre tract of land zoned "MU" Medical Use District located northwest of the intersection of South Woods Mill Road and Brookings Park Drive.

PROPOSAL SUMMARY

The request is for construction of a 102,459 square foot Medical Office building. The subject site is zoned "MU" Medical Use District and is governed under the terms and conditions of City of Chesterfield Ordinance 2796.

Figure 1: Rendering

ZONING HISTORY OF SUBJECT SITE

The subject property was originally zoned "NU" Non-Urban District. In 2005, the portion of the site governed under Ordinance 2224 was rezoned to "MU" Medical Use District. The northern section of the subject property (Parcel D) was rezoned from "NU" Non-Urban and "R-1" Residence District to "MU" via ordinance 2372 in 2006. In 2007, a Board of Adjustment variance request was granted by the City of Chesterfield from Ordinance 2372 to allow a 25 foot front yard setback along Woods Mill Rd. in lieu of the required 50 foot setback. In 2008, Ordinance 2499 was approved which repealed Ordinance 2372. This ordinance amended parking standards and setbacks for the northern portion of the site. Recently, Ordinance 2796 was approved by the City of Chesterfield which repealed Ordinance 2499 and placed the entire northwest campus under one ordinance. Multiple Site Development Plans, Concept and Section Plans have been amended since 2006.

SURROUNDING ZONING

Direction	Land Use	Zoning
North	Residence	"NU" Non-Urban District
South	Assisted and Independent Living Facility	"R1" Residence District
East	Residential	"R1" Residence District with a "PEU" Planned Environment Unit Procedure
West	Residential	"R1A" Residence District with a "PEU" Planned Environment Unit Procedure

Figure 2: Aerial and Zoning

STAFF ANALYSIS

Site Relationship

This is a 38.28 acre tract which makes up the northwest campus (west of Hwy 141) of the St. Luke's facility. The 102,459 square foot proposed medical office building will be connected to the existing 144,200 square foot medical structure on site. Additional surface parking is planned to accommodate this addition. This is the first expansion under Ordinance 2796 which allowed a total of 834,000 square feet of building floor area.

Topography

The subject site is between a creek to the west and S. Woods Mill Road and Hwy 141 to the east. The western portion of the site sits on the bluff of the creek. All structures will sit higher on this lot than the adjacent roadways to the east and residential developments to the west. Associated with the proposed development and existing topography of the area is a sight-line study that has been submitted for City analysis due to the site topography versus adjoining properties, see Figure 3 below. While the buildable area of the site is highest at the west side of the property, the site loses elevation as you move east and north. The proposed building addition is 86 feet in height above adjacent average grade and similar in height to the existing structure on site. A site visit to the western residential properties revealed that the existing medical building is not visible through the thick vegetation. A total of 10 retaining walls are proposed varying from 2-10 feet in height. The walls will be constructed of concrete block walls similar to existing walls on site.

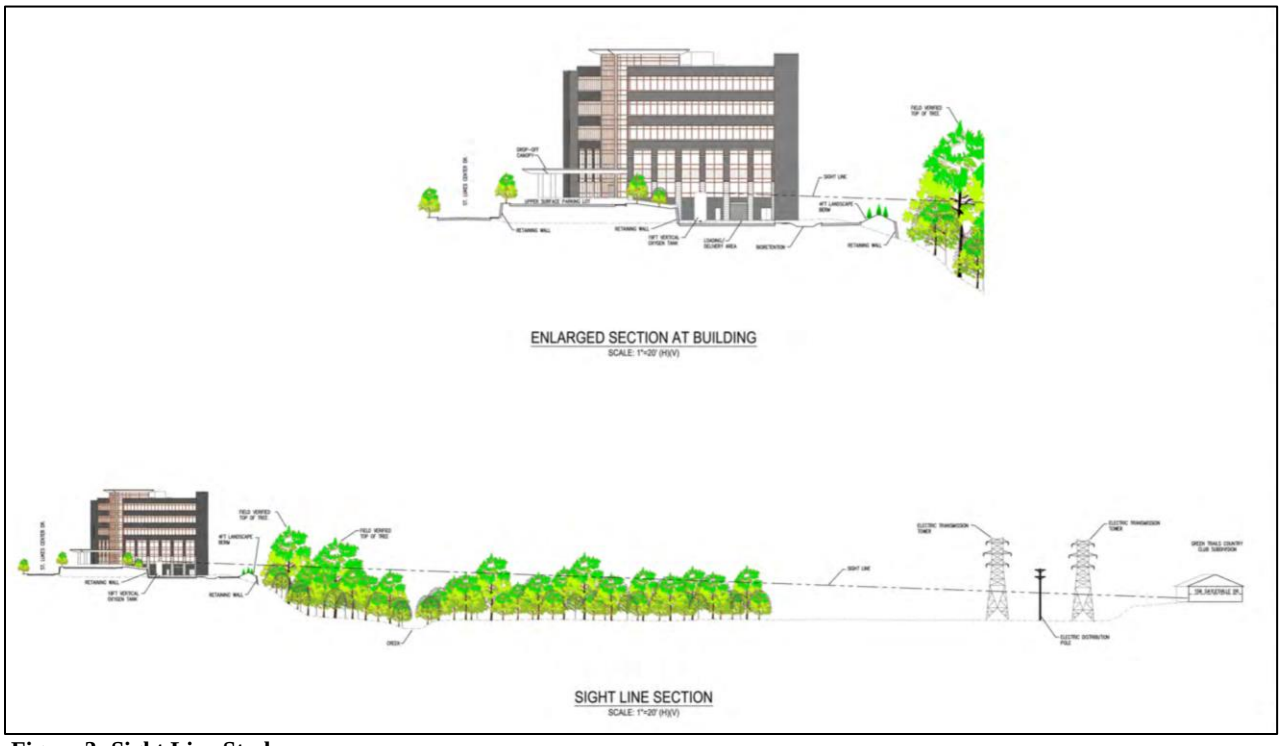


Figure 3: Sight Line Study

Transportation
Associated with this plan, a Transportation Improvement Study (TIS) was required. This TIS was accepted by all agencies; the City of Chesterfield, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. Due to the complexity of this study, information detailing specific improvements accepted by the TIS for this plan can be found on page 1 of the attached supplemental memo from Staff under Phase 2A in lieu of a full description in this report.

Parking
A total of 535 new parking spaces are proposed associated with this addition. A total of 1,038 surface parking spaces will be present on this site with the addition of the 535 spaces. All parking is compliant with City parking standards.

Architectural Elevations
The applicant is proposing a five-story medical office structure similar in height and scale with the other existing structure on the northwest campus, As mentioned in the earlier Topography section above on page 3, the height of the building is 86 feet from adjacent average grade. Due to the topography on site, this building will be viewable from the west, east and north while to the south the existing medical building will screen this new facility. Residential development exists to the west of this site approximately 1,100 feet away. An aerial photo demonstrating this distance can be found on page 2, Figure 2. This western elevation will mimic the other elevations as well as the existing structure. As discussed in the Topographic section above, the residential structures to the west may be able to view the upper portions of this proposed structure; however a majority of the building will be masked by dense vegetation which can be seen also on Figure 2 on page 2 and on the Sight Line Study seen above within Figure 3 on page 3. During the rezoning of this property, extensive discussion occurred on the height of the proposed buildings. Upon approval of the zoning change, no building would be permitted to exceed 98 feet in height from adjacent grade. The proposed structure would be 86 feet.

Materials for this proposal will mimic the existing office structure in scale, form and composition/materials. Materials include cast stone, brick, metal panels and glass which are identical to the existing medical office building see Figure 4 on page 5 for elevations.

Elevations associated with this planned development were reviewed by the Architectural Review Board (ARB) on October 23, 2014 who recommended approval 5-0 to the Planning Commission.

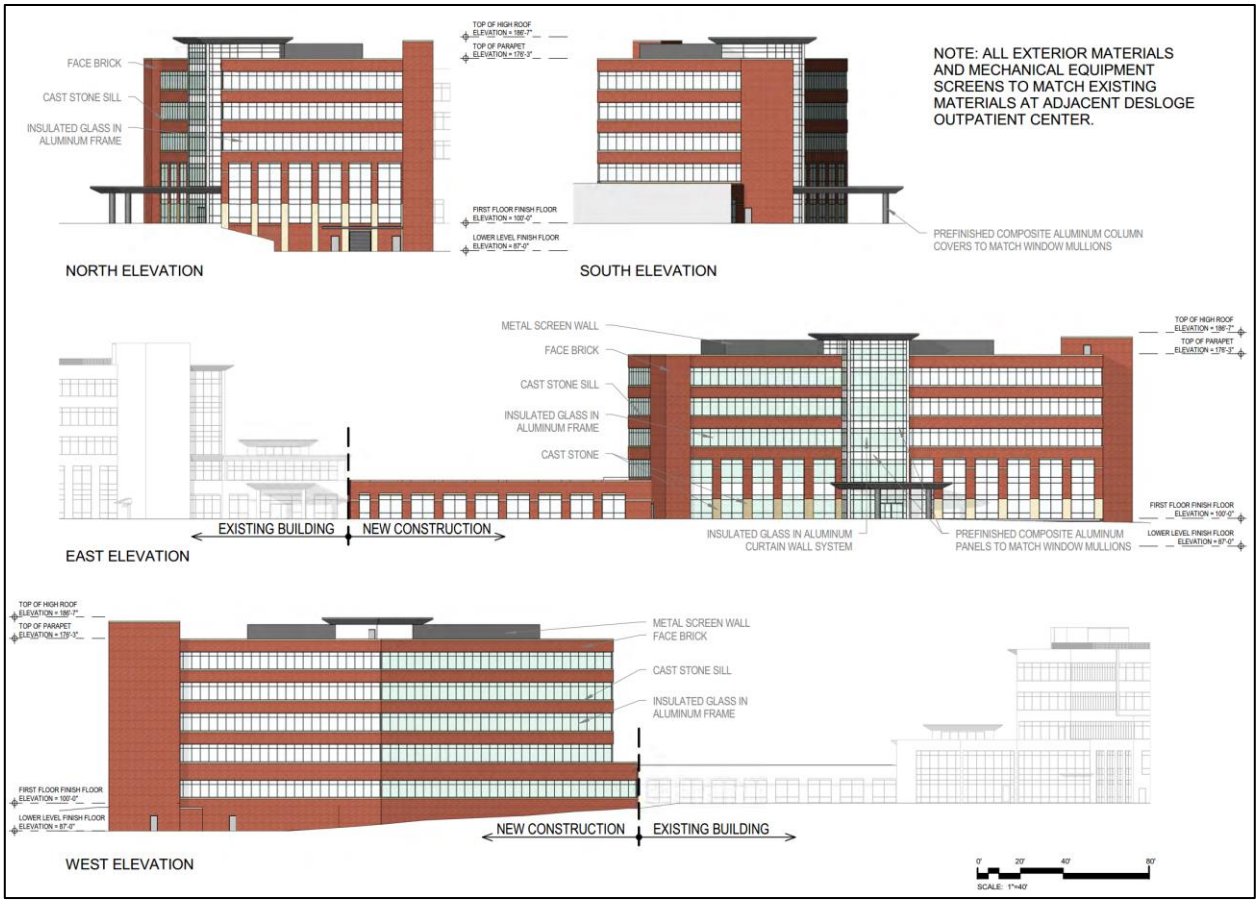


Figure 4: Elevations

Landscaping and Screening

All landscaping as identified on the submitted Landscape Plan is compliant with the Tree Preservation and Landscape Requirements of the City of Chesterfield. A combination of deciduous, coniferous and shrubs/bushes have been utilized throughout the exterior of the site in addition to existing landscaping as well as existing tree mass protected to the west. Associated with the approval of Ordinance 2796, a four foot landscape berm was required to assist in providing all year screening of this project from the west. The berm consists of a continuous row of evergreen plantings. This berm will also assist in the screening of future structures that will be placed along this bluff line in addition to the existing tree mass along the western edge of the site.

Screening is provided for the trash container, Oxygen tank and Chillers. These structures will be placed on the north elevation and be screened from view by the building to the south, a retaining wall to the east and the landscape berm and existing tree mass to the west. The sight-line study documents screening for these structures. While no screening is planned from the north, this area is below adjacent grade and will be additionally screened from view with future building additions to the north. No public visibility of this area is available, which is the intent of the City requirements. Additional mechanical equipment will be roof mounted and screened per the UDC using a metal screen wall.

Lighting

During the public hearing on this ordinance amendment for this site, concern was brought by the public, specifically residents to the west, on lighting created by additional development of this site. As proposed by the applicant, lighting is only proposed to use a combination of 3 wall mounted pack lights near the loading area and 25 new pole lights for the parking areas. No architectural building lighting is planned for this addition. With the combination of existing and proposed vegetation and the limitation of architectural lighting of the building, no lighting trespass is documented on the provided photometric plan and visual lighting for this addition should be minimal from the west. Details on planned site lighting are included for the Planning Commission's review and comment. All lighting is compliant with City of Chesterfield lighting requirements.

DEPARTMENT INPUT

Staff has reviewed the Amended Site Development Section Plan, Amended Landscape Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design. Staff has found the application to be in conformance with the site specific ordinance, Comprehensive Plan and all other applicable City of Chesterfield requirements. Staff recommends approval of the proposal as presented.

MOTION

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

1) "I move to approve (or deny) the Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for St. Luke's Northwest Campus 5th ASDSP."

2) "I move to approve the An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, Amended Tree Stand Delineation, Amended Tree Preservation Plan, Architectural Elevations and Architect's Statement of Design for St. Luke's Northwest Campus 5th ASDSP …" (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Architect's Statement of Design
Amended Site Development Section Plan
Amended Landscape Plan
Amended Tree Preservation Plan
Amended Tree Stand Delineation
Architectural Elevations
Amended Lighting Plan
Sight Line Study
Supplemental Transportation Memo

Memorandum
Planning & Development Services Division

To: Planning Commission

From: John Boyer, Senior Planner

Date: March 18, 2015

RE: **St. Luke's Hospital – Supplemental Transportation Memo**

Associated with the review of the Amended Site Development Concept Plans for the Main and Northwest Campus as well as the review of the Site Development Section Plan for the Northwest Campus, the City required the submittal of a Transportation Improvement Study (TIS) to be reviewed and accepted by all agencies affected. A TIS is a study which identifies recommended roadway improvements to be proposed which will handle anticipated traffic due to the planned construction. The TIS takes into account current traffic conditions, future roadway improvements as well as planned growth for the area. A TIS was completed and accepted by all agencies in 2006 for St. Luke's; however, this TIS was determined to be out dated by the City of Chesterfield and the applicant was required to provide an updated study.

Agencies required for this review were the City of Chesterfield, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation (MoDOT). The applicant, St. Luke's, hired a Transportation Engineer to develop the TIS for the agencies' review. After several months of meetings and correspondence with all parties, the TIS submittal has now been accepted by all agencies. By accepting the findings of the applicant's TIS, all agencies have accepted the proposed improvements to address future traffic generated by this development. Acceptance and review of the TIS is made by City Staff, in addition with the other agencies' professional staff.

For informational purposes only, Staff has provided you with a summary of each phase of road improvements associated with the TIS categorized the St. Luke's development proposal into 3 total phases; Phase 2A, Phase 2B and Phase 3. A brief summary of the proposed improvements are as follows;

- **Phase 2A:** Phase 2A is the area covered under the St. Luke's Hospital Northwest Campus 5th Amended Site Development Section Plan, or 102,499 square feet of medical structure additions. See Figure 1 on page 2 of this memo for depiction of the road improvements for Phase 2A.
    - **Woods Mill and Brooking Park**
        - This intersection is currently a four-way stop. A three-way stop will be provided.
        - In addition to the intersection change from four-way to three-way, a westbound right-turn is required and the existing westbound left lane will be converted to a dedicated left lane.
    - **Hwy 141 and Brooking Park**
        - The southbound right turn lane will be extended.
        - The eastbound and westbound lanes of Brooking Park will be re-configured for a 1 thru, 2 left-turn and 1 right turn lanes.
        - A signalized eastbound right-turn onto Hwy 141.

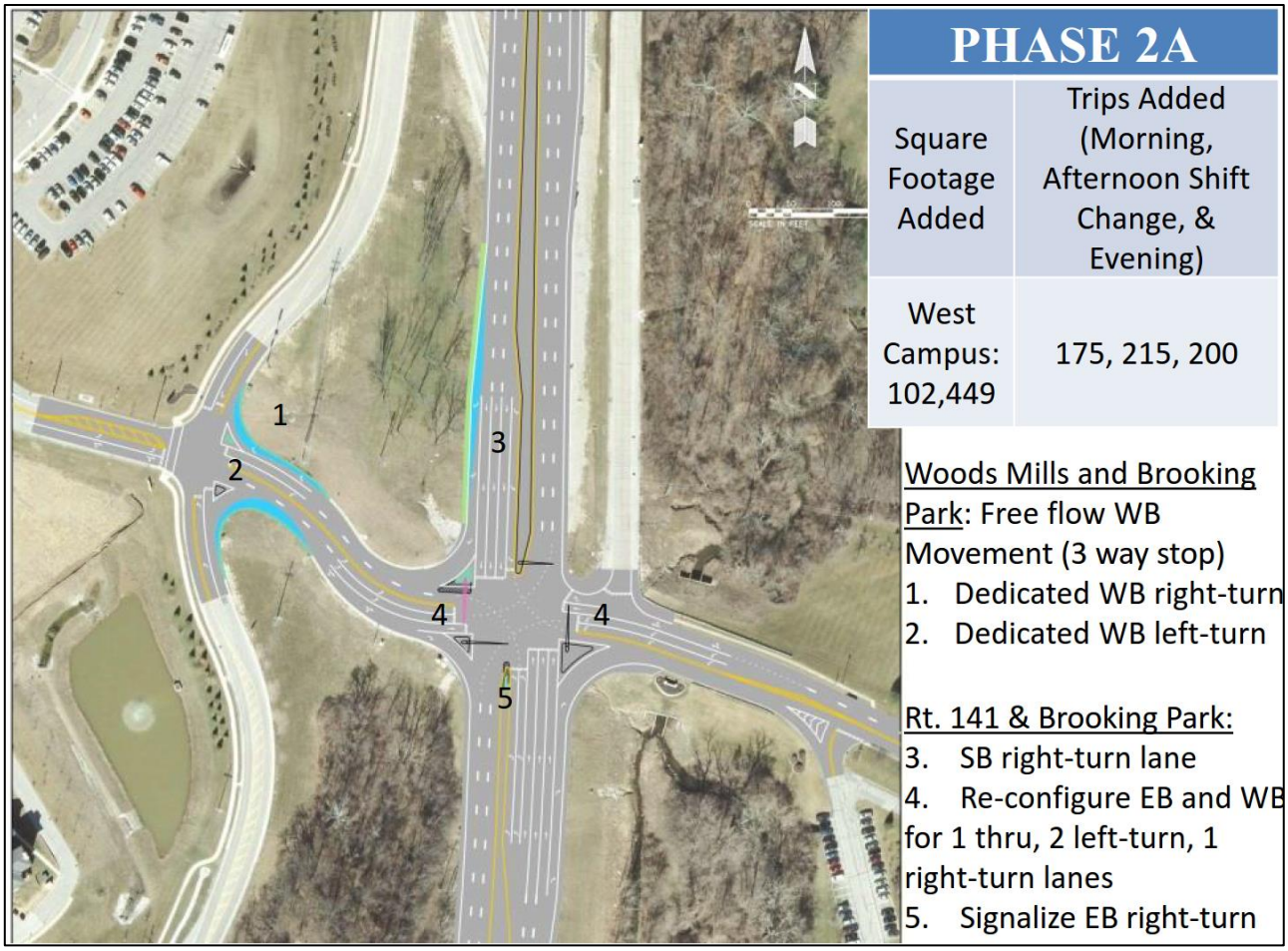


Figure 1: Phase 2A

- **Phase 2B:** Phase 2B would cover the proposed build-out of the Main Campus under the 2nd Amended Site Development Concept Plan consisting of 111,000 square feet of medical structure additions and the future construction of 93,351 square feet of future medical structures identified on the Northwest Campus 2nd Amended Site Development Concept Plan. Construction of these medical structures will be required to be depicted on future Amended Site Development Section Plans as the Site Development Concept Plans only show conceptual improvements planned to be built in phases. See below Figure 2 below and Figure 3 on page 4 for depiction of these improvements.
    - **Hwy 141 and Conway**
        - Extend the west-bound right-turn lane for a bay length and taper (Figure 2).
    - **Hwy 141 and Brooking Park**
        - Extend the south-bound left-turn deceleration lane and storage bay (Figure 3 on page 4).

Figure 2: Phase 2B Conway Improvement

PHASE 2B	
Square Footage Added	Trips Added (Morning, Afternoon Shift Change, & Evening)
West Campus: 93,351 Main Campus: 111,000	205, 255, 210

Rt. 141 & Brooking Park:
1. Extend southbound left-turn lane on Hwy 141

Figure 3: Phase 2B Hwy 141 and Brooking Park

- **Phase 3:** Phase 3 would complete the planned build-out for the Northwest campus on the 2nd Amended Site Development Concept Plan, or 471,025 square feet of medical structures. See Figure 4 for depiction of these improvements
    - **Woods Mill and Brooking Park**
        - A roundabout including two circulating lanes and multi-lane approaches.
    - **Hwy 141 and Brooking Park**
        - Add storage for the eastbound right-turn on to Hwy 141 from Brooking Park.

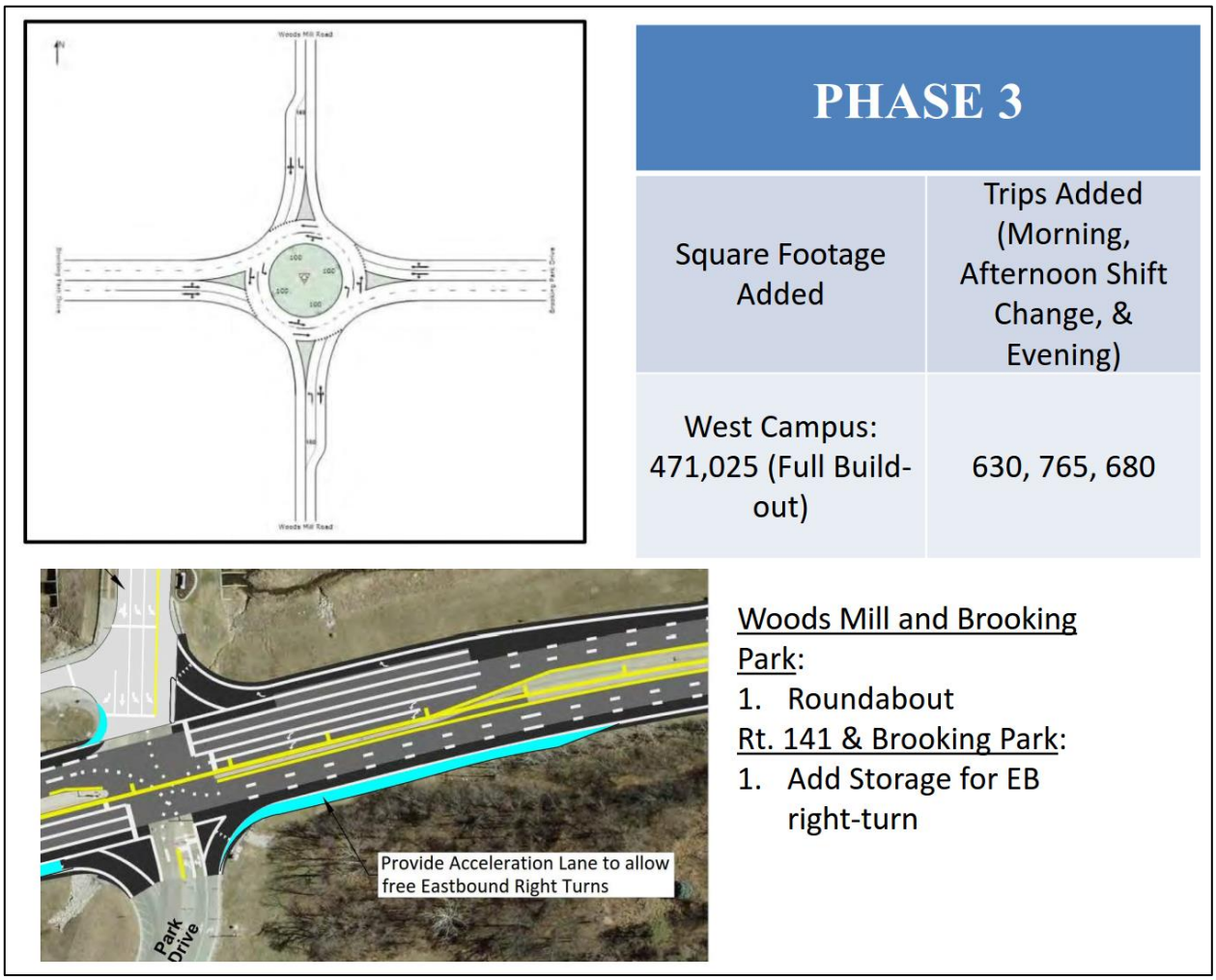


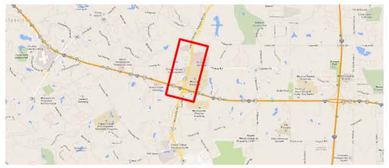
Figure 4: Phase 3

In addition the Missouri Department of Transportation (MoDOT) currently has under construction a $7 million project for Hwy 141 Phase 2 improvements. Exhibit 1 attached to this memo depicts planned Phase 2 MoDOT improvements. MoDOT Phase 2 improvements include the area from I-64 to St. Luke's Hospital Drive. Proposed improvements consist of;

- 1 northbound and southbound lane from St. Luke's Hospital to I-64.
- 2 additional left turn lanes on Hwy 141 for eastbound/westbound I-64 ramps.
- Improve the Hwy 141 and Conway Road intersection;
    - One additional thru lane on Hwy 141 each direction,
    - Additional right-turn lane on Hwy 141 each direction for movement onto Conway (east and westbound).
- Improve the Hwy 141 and Brooking Park intersection by adding lanes in each direction on Hwy 141 to allow for right turn movements east and west into St. Luke's.

Once St. Luke's Phase 2A and MoDOT Hwy 141 Phase 2 are completed, all agencies have required a new TIS which updates traffic information for the proposed St. Luke's Phase 2B and Phase 3 analyzing if additional road improvements are warranted and study existing road performance and conditions. The agencies would then re-evaluate St. Luke's remaining phase improvements against new traffic data on Hwy 141, Woods Mill Road, Conway Road and Ladue Road. Additional recommendations could be made associated with this required update and future plan submittals would document these recommendations.

This information herein is for informational purposes only as Traffic Studies are reviewed and accepted by City Staff, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation. Due to the three separate St. Luke's plans on the agenda for your consideration as separate agenda items, we are providing this memo to give comprehensive road improvement information to supplement the provided Concept and Section Plan reports. No further action is required on the accepted TIS by the Planning Commission.



Route 141 Lane Additions
St. Louis County, Missouri

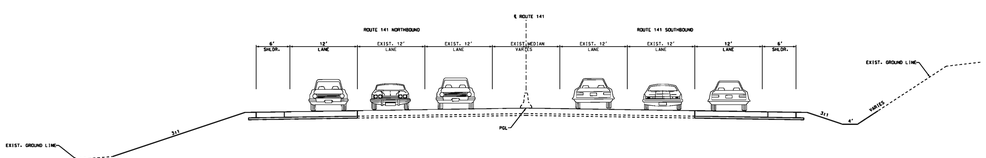
Route 141 and I-64 Interchange

Legend

- Proposed Widening
- Existing Pavement / Overlay
- Retaining Wall
- Ramp / Auxiliary Lane Removal

Exhibit 1

SCALE
0 100 200 300 400 500



Route 141 Typical Section

JACOBS

MoDOT

BSA LifeStructures

RECEIVED
City of Chesterfield
Mar 18 2015
Department of Public Services

(a LifeStructure improves lives)

October 14, 2014

Mr. John Boyer
Senior Planner
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63005

Re: St. Luke's Hospital
West Campus Building #2
121 St. Luke's Center Drive
Chesterfield, MO 63017
BSA Project No. 13540001.01

Dear Mr. Boyer:

We are pleased to submit the following project to the City of Chesterfield Architectural Review Board for their consideration. We have included the Statement of Design listed below regarding how we plan to address each of the pertinent design standards as part of the design submittal requirements.

STATEMENT OF DESIGN

General Requirements for Site Design

Site Relationship

The new Building #2 will be located at 121 St. Luke's Center Drive on the West Campus of St. Luke's Hospital and directly adjacent on the north side of the existing Desloge Outpatient Center Medical Office Building. The site gently slopes down to the north, allowing Building #2 to have a partial basement for service access at the north end. The west edge of the site will maintain and extend the existing fire lane access drive to both buildings. The building form and architectural language will be complementary to the existing building on the site.

Circulation System and Access

The building will be located at the west edge of the site with the existing St. Luke's Center Drive to remain in its current location. The building's primary access point will be at the center of the east façade to a circular arrival/departure point with a canopy. The accessible parking spaces are located directly in front of the building for easy and safe access to the building. The remaining parking is located to the east side of the property. A pedestrian crosswalk will connect the parking to the east and have an accessible ramp as well as stairs to the parking lot. A bicycle parking area will be provided at the west side of the lower level, with immediate access to changing and shower facilities adjacent to the staff entrance. The building is located within $\frac{1}{4}$ mile from a public transportation bus stop at the main campus of St. Luke's.

120 S. Central Avenue, Suite 1100 / St. Louis MO 63105.1746
Phone 314.754.6306 / Fax 314.754.4452
www.bsalifestructures.com

(a LifeStructure improves lives)

Topography

The current site is a parking area with a gentle slope to the north as shown of the site topography plan. The majority of the street trees along St. Luke's Center Drive and Hwy 141 will be preserved and additional trees planted as shown on the site landscape plan.

Retaining Walls

There will be an 8'-0" high retaining wall along the west edge of the parking area directly in front of the building creating the edge between the first floor and the service area in the lower level. The retaining wall will extend to the north and curve to the east creating a platform for the accessible parking. There will be a landscape buffer between the parking and the retaining wall. The retaining wall will be constructed of modular masonry retaining wall units. Parallel retaining walls will frame the northeast corner of the parking area to the east.

General Requirements for Building Design

Scale

This five story medical office building has been designed to be complementary to the existing building on the West Campus site. There will be a drive through canopy at the building entry on the east elevation to provide human scale as well as provide protection from the elements. The cast stone plinth of the building is an extension of the scale and language established by the adjacent Desloge Outpatient Center and provides a break in the scale of the facade.

Design

The Building #2 façade has been designed to include brick and cast stone veneer, prefinished metal panels with an aluminum and glass window and curtain wall system. The center of the building is the focal point with a full height curtain wall element located where the building plan geometry shifts. Building #2 will be connected to the Desloge Outpatient Center via an enclosed pedestrian link at the east side of the DOC. The connection will allow patient and staff movement between the buildings without exposure to the elements.

The stairs at opposite corners of the building provide a termination point for the ribbon windows on the upper floors. All facades duplicate the materials, spacing, and details of the exterior design elements of the adjacent existing building. The building will have parapet walls and prefinished metal panels to screen rooftop equipment from view. The building will be designed as a USGBC LEED Certified energy efficient building.

Materials and Colors

The exterior materials used in the building design will be brick and cast stone veneer, prefinished metal panels with an aluminum and glass window and curtain wall system. Prefinished composite aluminum panels will cap both entry canopy and the curtain wall element at the roof. The windows will be insulated low-e glass in prefinished aluminum frames. The materials and color palette of the building will be identical to the adjacent Desloge Outpatient Center. Please refer to the exterior architectural rendering. We will also bring the material samples to the Architectural Review Board meeting.

Landscape Design and Screening

(a LifeStructure improves lives)

The site has been landscaped with trees and other plantings/shrubs to compliment the scale and reduce the impact of the building and parking area. We have considered the adjacent landscape design in our selections in order to create a consistent look within the West Campus. There will be landscaped areas near the front entry to create a pedestrian scale inviting experience at arrival and departure. Multiple MSD bioretention areas will be located throughout the site. A 4'-0" high landscaped berm will be constructed at the west edge of the site between the fire lane access and the wooded area to the west. Please refer to the submitted Landscape Plan for more detailed information.

The building's trash container will be located at the lower level service area and screened by the use of a brick veneer enclosure with sight-proof composite wood swing gates. Also at the lower level service area will be a bulk oxygen storage vessel screened with a metal mesh fence per the oxygen supplier's recommendations for access to the vessel. The oxygen vessel will be screened by the landscape buffer to the east and the 8' change in elevation.

Signage

We understand that the signage review is not part of this process and will be reviewed at a later date. Any signage submitted at that time will be designed to meet the requirements of the City of Chesterfield Code.

Lighting

We understand that site lighting is not part of the Architectural Review board submittal and is reviewed through a separate process, however we have included a fixture cut sheet for the pole lights for your reference.

Please let me know if you need further information.

Respectfully Submitted,
BSA LifeStructures

Patrick L. Nolan, AIA
Senior Project Architect

McGraw-Edison

Trapezoid

Cylinder

Wedge

Quarter Sphere

SustainabLED Design™

Impact Elite Wall Series

Architectural Wall Mount Luminaires

COOPER Lighting

RECEIVED
City of Chesterfield
Mar 18 2015
Department of Public Services

IMPACT ELITE SMALL—LED

ORDERING INFORMATION

SAMPLE NUMBER: IST-B02-LED-E1-BL3-GM

PRODUCT FAMILY	NUMBER OF LIGHTBARS [1, 2]	LAMP TYPE	VOLTAGE	DISTRIBUTION	FINISH [add as suffix]	OPTIONS + ACCESSORIES [see below]
ISC=Impact Elite Small Cylinder	**B01**=[1] 21 LED LighBAR	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic [120-277V]	**BL2**=Type II w/Back Light Control	**AP**=Grey	
ISS=Impact Elite Small Quarter Sphere	**B02**=[2] 21 LED LighBARs		**347**=347V	**BL3**=Type III w/Back Light Control	**BZ**=Bronze	
ISW=Impact Elite Small Wedge	**C01**=[1] 7 LED LighBAR		**480**=480V	**BL4**=Type IV w/Back Light Control	**BK**=Black	
IST=Impact Elite Small Trapezoid	**C02**=[2] 7 LED LighBARs			**GZW**=Wall Grazer Wide	**DP**=Dark Platinum	
				SLL=90° Spill Light Eliminator Left	**GM**=Graphite Metallic	
				SLR=90° Spill Light Eliminator Right	**WH**=White	

OPTIONS + ACCESSORIES [Must be listed in the order shown and separated by a dash]

OPTIONS [3]

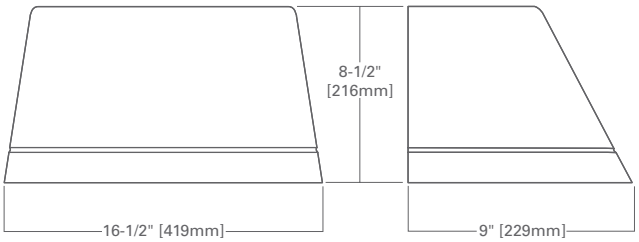
P=Button Type Photocontrol [120, 208, 240 or 277V] [4]
TR=Tamper Resistant Fasteners
ULG=Uplight Glow [5]
2L=Bi-Level Switching Capable [6]
7060=70 CRI / 6000K CCT [7]
8030=80 CRI / 3000K CCT [7]
LCF=LightBAR Cover Plate Matches Housing Finish
OSB=Occupancy Sensor Standard with Back Box Matching Housing Finish [8]
BBB-XXX=Emergency LED Power Pack (UL924 listed) 0°C/32°F Standard with Back Box Matching Housing Finish [9, 10, 11]
CWB-XXX=Emergency LED cold temperature power pack (UL924 listed) -20°C/-4°F Standard with Back Box Matching Housing Finish [9, 12]

ACCESSORIES [13]

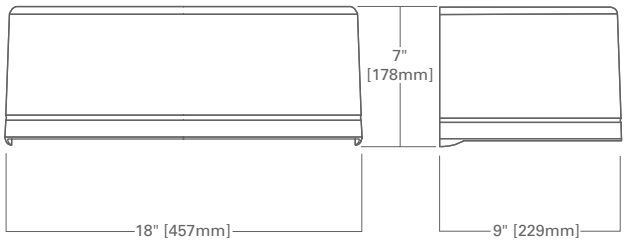
MA1253=10kV Circuit Module Replacement
MA1254-XX=Thruway Back Box—Impact Elite Trapezoid [14]
MA1255-XX=Thruway Back Box—Impact Elite Cylinder [14]
MA1256-XX=Thruway Back Box—Impact Elite Quarter Sphere [14]
MA1257-XX=Thruway Back Box—Impact Elite Wedge [14]

DIMENSIONS

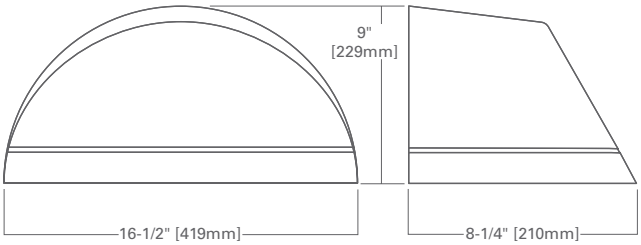
Trapezoid [IST]



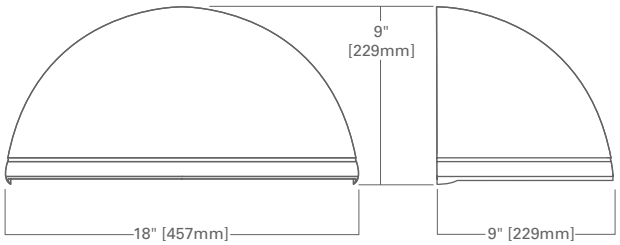
Cylinder [ISC]



Wedge [ISW]



Quarter Sphere [ISS]



CERTIFICATIONS

UL and cUL Listed
ISO 9001
IP66 LightBARs
ARRA Compliant

ENERGY DATA

Electronic LED Driver

>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
40°C Ambient Temperature Rating
-30°C Minimum Temperature

AMBIENT DATA

Ambient Temperature	Lumen Multiplier
10°C	1.04
15°C	1.03
25°C	1.00
40°C	0.96

SHIPPING DATA

Approximate Net Weight

1-2 Bars	16 [8 kgs.]

NOTE: **1** Standard 4000K CCT and nominal 70 CRI. **2** 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1 A. **3** Add as suffix. **4** Must specify voltage. **5** Provides 10% uplight in 2 bar [B02 or C02] configurations and 20% uplight in 1 bar [B01] configurations [ISC and IST only]. **6** Only available in 2 bar [B02 or C02] configurations. **7** Consult factory for lead times and lumen multiplier. **8** Only available in 2 BAR [B02 or C02] configuration; streetside LightBAR will be wired to sensor. Time delay factory setting is 15 minutes. **9** Not available with OSB. **10** Specify 120 or 277V, 0°C minimum temperature. **11** Consult factory for availability. **12** Specify 120 or 277V, -20°C minimum temperature. **13** Order separately. **14** Specify finish (color) in place of "XX". **15** Specifications and dimensions subject to change without notice.

25% PCRF

Cooper Lighting, McGraw-Edison, Impact Elite, SustainabLEDesign, LightBARs and AccuLED Optics are valuable trademarks of Cooper Industries in the United States and other countries. You are not permitted to use the Cooper Trademarks without the prior written consent of Cooper Industries.

Cooper Lighting, LLC
1121 Hwy 74 South
Peachtree City, Georgia 30269
P: 770-486-4800
www.cooperlighting.com

McGRAW-EDISON®

energy solutions

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.

Catalog #	
Project	
Comments	
Prepared by	

RECEIVED
City of Chesterfield
Mar 18 2015
Department of Public Services

Type

Date

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 (+/- 275K) CCT and minimum 70 CRI. 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, 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.

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. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.

GLEON
GALLEON LED

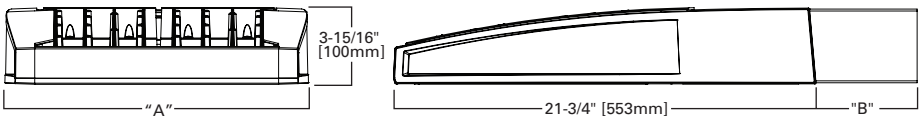
1-10 Light Squares

Solid State LED

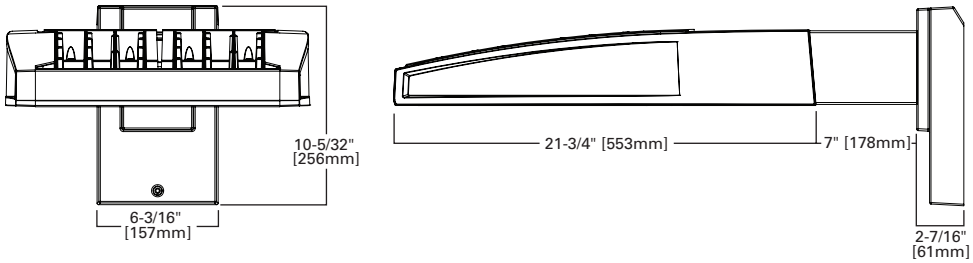
AREA/SITE LUMINAIRE

DIMENSIONS

POLE MOUNT



WALL MOUNT



DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1 Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. **2** EPA calculated with optional arm length.

CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

Cooper Lighting
by EATON

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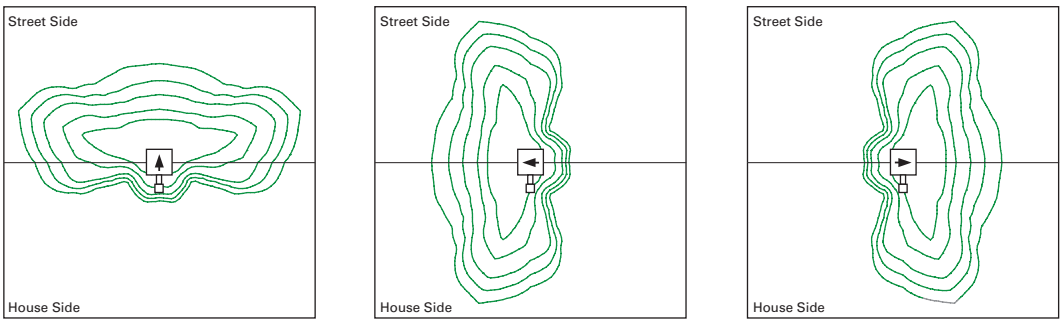
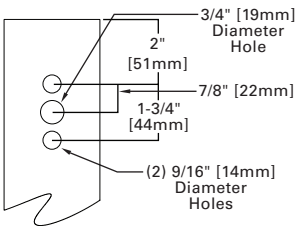
OPTIC ORIENTATION



Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

DRILLING PATTERN

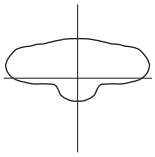
TYPE "N"



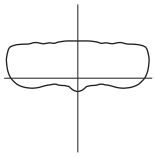
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

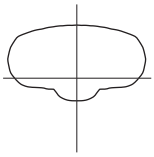
T2 (Type II)



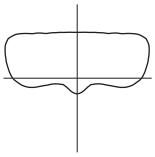
SL2 (Type II with Spill Control)



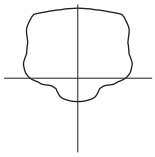
T3 (Type III)



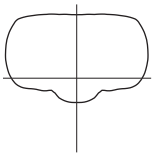
SL3 (Type III with Spill Control)



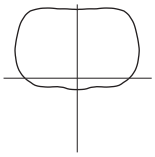
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

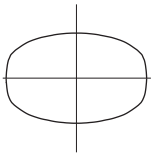


SL4 (Type IV with Spill Control)

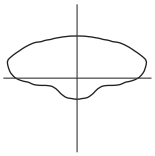


Asymmetric Roadway Distributions

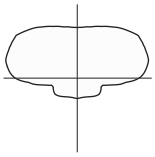
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

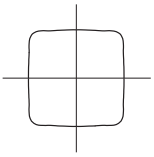


T3R (Type III Roadway)

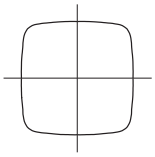


Symmertric Distributions

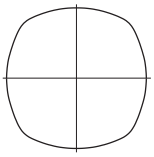
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

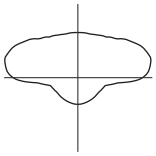


5WQ (Type V Square Wide)

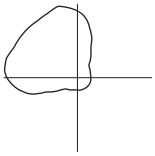


Specialized Distributions

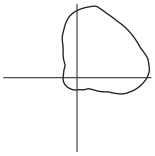
AFL (Automotive Frontline)



SLL (90° Spill Light Eliminator Left)



SLR (90° Spill Light Eliminator Right)



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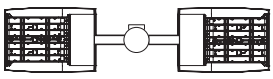
Mar 18 2015
Department of Public Services

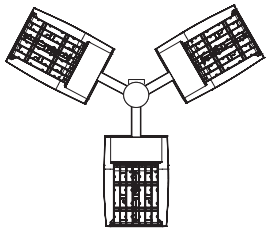
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

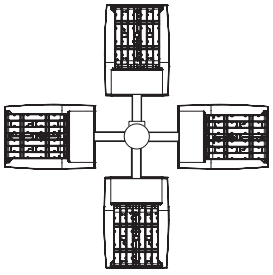
2 @ 180°



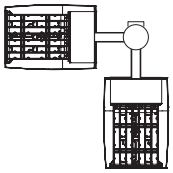
Triple[1]



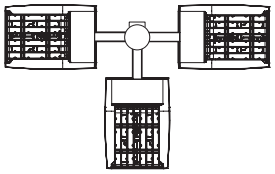
4 @ 90°



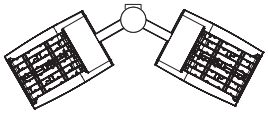
2 @ 90°



Triple[2]



2 @ 120°



Cooper Lighting by EATON

Eaton
1000 Eaton Boulevard
Cleveland, OH 44122
United States
Eaton.com

Eaton's Cooper Lighting Business
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

NOMINAL POWER AND LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)		56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)		0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)		0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)		0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)		0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
Optics											
T2	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
T3	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,288	44,940	49,756
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,320	52,392
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
5WQ	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

* Nominal data for 4000K CCT.

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City of Chesterfield
Mar 18 2015
Department of Public Services

NOMINAL POWER AND LUMENS (700MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA
Nominal Power (Watts)		38	72	105	138	176	210	243	276	314	348
Input Current @ 120V (A)		0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86
Input Current @ 208V (A)		0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69
Input Current @ 240V (A)		0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49
Input Current @ 277V (A)		0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31
Optics											
T2	Lumens	3,854	7,531	11,237	14,847	18,395	22,013	26,033	29,497	32,904	36,430
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	Lumens	4,091	7,995	11,929	15,762	19,529	23,370	27,638	31,316	34,932	38,676
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	Lumens	3,928	7,676	11,453	15,133	18,750	22,437	26,534	30,065	33,537	37,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	Lumens	4,015	7,846	11,707	15,469	19,166	22,936	27,124	30,733	34,283	37,957
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	Lumens	3,951	7,720	11,519	15,221	18,858	22,567	26,688	30,240	33,732	37,347
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	3,900	7,620	11,370	15,024	18,615	22,276	26,343	29,849	33,296	36,864
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	Lumens	3,847	7,518	11,217	14,821	18,364	21,975	25,988	29,447	32,847	36,368
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	Lumens	3,927	7,675	11,451	15,131	18,747	22,434	26,531	30,061	33,533	37,126
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	Lumens	3,731	7,292	10,880	14,376	17,812	21,315	25,208	28,562	31,861	35,275
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	Lumens	4,051	7,916	11,811	15,606	19,336	23,139	27,365	31,006	34,587	38,294
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	Lumens	4,125	8,062	12,029	15,894	19,692	23,565	27,869	31,577	35,224	38,999
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	4,136	8,083	12,061	15,936	19,745	23,628	27,943	31,661	35,318	39,103
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	3,451	6,744	10,063	13,296	16,474	19,714	23,314	26,416	29,467	32,625
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	4,014	7,844	11,704	15,465	19,162	22,930	27,118	30,726	34,274	37,948
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	Lumens	4,029	7,873	11,747	15,522	19,231	23,014	27,216	30,838	34,399	38,086
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

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NOMINAL POWER AND LUMENS (530MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA
Nominal Power (Watts)		30	54	80	105	130	159	184	209	234	259
Input Current @ 120V (A)		0.25	0.45	0.66	0.86	1.07	1.32	1.52	1.72	1.93	2.14
Input Current @ 208V (A)		0.17	0.28	0.39	0.51	0.63	0.78	0.9	1.02	1.14	1.26
Input Current @ 240V (A)		0.17	0.25	0.35	0.45	0.55	0.70	0.80	0.90	1.00	1.10
Input Current @ 277V (A)		0.19	0.24	0.32	0.40	0.49	0.64	0.72	0.80	0.89	0.98
Optics											
T2	Lumens	3,079	6,017	8,978	11,862	14,697	17,588	20,800	23,567	26,289	29,106
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4
T2R	Lumens	3,269	6,388	9,531	12,593	15,603	18,672	22,082	25,020	27,909	30,900
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
T3	Lumens	3,138	6,133	9,150	12,091	14,980	17,926	21,200	24,021	26,795	29,667
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3R	Lumens	3,208	6,269	9,354	12,359	15,313	18,325	21,671	24,555	27,390	30,326
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T4FT	Lumens	3,156	6,168	9,203	12,161	15,067	18,030	21,323	24,160	26,950	29,839
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T4W	Lumens	3,116	6,088	9,084	12,004	14,872	17,797	21,047	23,848	26,602	29,453
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL2	Lumens	3,074	6,006	8,962	11,842	14,672	17,558	20,764	23,527	26,244	29,056
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	3,138	6,132	9,149	12,089	14,978	17,924	21,197	24,018	26,791	29,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	2,981	5,826	8,693	11,486	14,231	17,030	20,140	22,820	25,456	28,184
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5
5NQ	Lumens	3,236	6,324	9,437	12,469	15,449	18,487	21,863	24,773	27,634	30,595
	BUG Rating	B1-U0-G0	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2
5MQ	Lumens	3,296	6,441	9,610	12,698	15,733	18,828	22,266	25,229	28,142	31,158
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	3,305	6,458	9,636	12,732	15,775	18,878	22,325	25,296	28,217	31,241
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	2,757	5,388	8,040	10,623	13,162	15,751	18,627	21,105	23,543	26,066
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	3,207	6,267	9,351	12,356	15,309	18,320	21,666	24,549	27,384	30,319
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3
AFL	Lumens	3,219	6,290	9,385	12,401	15,365	18,387	21,745	24,638	27,484	30,429
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

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LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C	> 90%	> 170,000

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ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family [1]	Light Engine	Number of Light Squares [2]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AE**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 **08**=8 **09**=9 **10**=10	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [3] **480**=480V [3]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [4] **MA**=Mast Arm Adapter [5] **WM**=Wall Mount

Options (Add as Suffix)

2L=Two Circuits [6, 7]
7030=70 CRI 3000K [8]
7060=70 CRI 6000K [8]
530=Drive Current Factory Set to 530mA [9]
700=Drive Current Factory Set to 700mA [9]
P=Button Type Photocontrol (120, 208, 240 or 277V)
PER7=NEMA 7-Pin Twistlock Photocontrol Receptacle
R=NEMA Twistlock Photocontrol Receptacle
HA=50°C High Ambient [7]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [10, 11, 12, 13]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [10, 11, 12, 13]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [10, 11, 12, 13]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [10, 11, 12, 13]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [10, 11, 12, 13]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [10, 11, 12, 13]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [10, 11, 12, 13]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [10, 11, 12, 13]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [10, 11, 12, 13]
DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [14]
DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [14]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [15]
HSS=Factory Installed House Side Shield [16]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [17]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
LS/HSS=Field Installed House Side Shield [16, 18]

Notes:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Standard 4000K CCT and minimum 70 CRI.
3. Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
4. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
5. Factory installed.
6. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
7. Not available with LumaWatt wireless sensors.
8. Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
9. 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
10. Consult factory for more information.
11. Replace E1 with specific voltage.
12. The FSIR-100 accessory is required to adjust parameters.
13. Not available with HA option.
14. LumaWatt wireless sensors are factory installed only requiring network components RF-EM1, RF-GW1 and RF-ROUT1 in appropriate quantities. See www.cooperlighting.com for LumaWatt application information.
15. Not available with house side shield (HSS).
16. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
17. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your Eaton's Cooper Lighting business representative for additional details.
18. One required for each Light Square.

Cooper Lighting by EATON

Eaton
1000 Eaton Boulevard
Cleveland, OH 44122
United States
Eaton.com

Eaton's Cooper Lighting Business
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

ST. LUKE'S EPISCOPAL PRESBYTERIAN HOSPITAL CAMPUS

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

5th Amended Site Development Section Plan
West Campus

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LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING SANITARY SEWERS
EXISTING STORM SEWERS
PROPOSED SANITARY SEWERS
PROPOSED STORM SEWERS
EXISTING RIGHT–OF–WAY
PROPOSED RIGHT–OF–WAY
CENTERLINE
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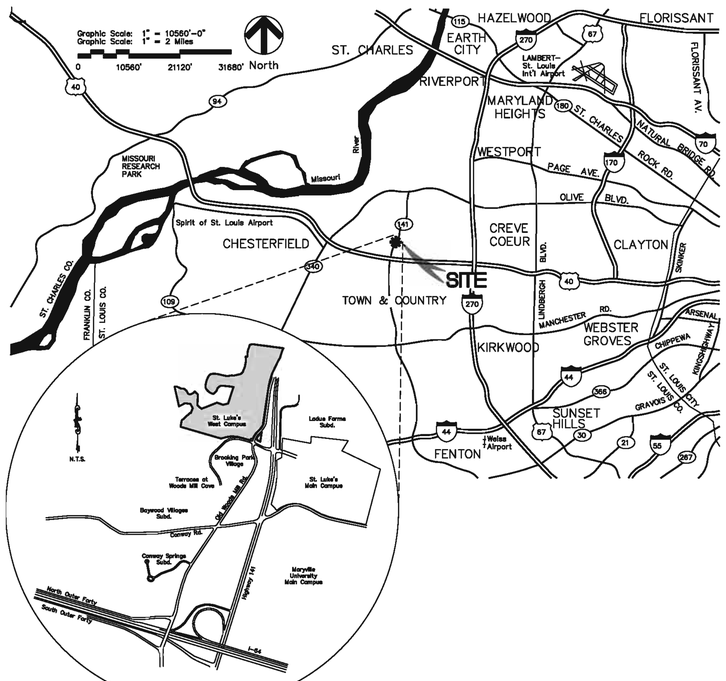
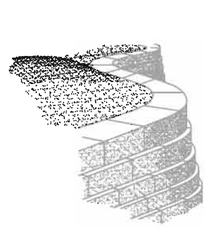
REINFORCED CONCRETE PAVEMENT
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
SWALE
TO BE REMOVED
TO BE REMOVED & RELOCATED
TO BE USED IN PLACE
BACK OF CURB
FACE OF CURB
TRASH ENCLOSURE
LIGHT STANDARD
GAS MAIN
WATER MAIN
UNDERGROUND TELEPHONE
FIRE HYDRANT
POWER POLE
HAY BALE
SILTATION CONTROL



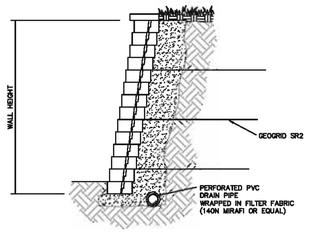
LOCATION MAP

SITE INFORMATION

SITE ACREAGE	=	38.285 Acres ±
OWNER	=	St. Luke's Espiscopal–Presbyterian Hospitals
SITE ADDRESS:	=	232 South Woodsmill Rd.
LOCATOR No.	=	18Q140343, 18Q230222, 18Q510278, 18Q510290, 18Q510300
EXISTING ZONING	=	"MU" "MEDICAL USE" (ORDINANCE NO. 2796)
FIRE DISTRICT	=	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	=	PARKWAY DISTRICT
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AMEREN U.E.
PHONE SERVICE	=	AT&T



ISOMETRIC VIEW



SECTION "A–A"

RETAINING WALL TYPICAL SECTION

NOTE *:
THE ABOVE INFORMATION IS A CONCEPT ONLY. ACTUAL DESIGN OF RETAINING WALL SHALL BE BY A LICENSED PROFESSIONAL ENGINEER & SUBMITTED TO STOCK AND ASSOCIATES FOR GENERAL COMPLIANCE W/ GRADING PLAN.

NOTES:
1.) ALL CONSTRUCTION SHALL BE PER THE MANUFACTURERS RECOMMENDATION.
2.) SHOP DRAWINGS BEARING THE SEAL OF A REGISTERED ENGINEER IN THE STATE OF MISSOURI TO BE SUPPLIED TO THIS ENGINEER FOR APPROVAL.
3.) ACCEPTABLE MANUFACTURER WALL SYSTEMS: KEYSTONE, OMEGA,) VERS–LOK.

ETAINING WALL, BW= GRADE AT BASE OF WALL.

RECEIVED
City of Chesterfield
Mar 18 2015
Department of Public Services

T. LOUIS CO. BENCHMARK

"□" IN THE CENTER ISLAND AT CROSS TRIALS ST ENTRANCE TO LADUE TRIALS); 15' NORTH OF THE CENTERLINE OF LADUE ROAD AND 0.2 MILE WEST OF HIGHWAY 141.
ELEV.=499.48

PREPARED FOR:

St. Lukes Episcopal Presbyterian Hospitals
232 South Woods Mill Road
Chesterfield, MO 63017
Phone: (314) 205–8800
Fax: (314) 205–6824
Contact: Don Miller

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON–EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo..

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE SOLELY THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PROPERTY DESCRIPTION

COMBINED PARCELS

A tract of land being part of the Lot Consolidation Plat "St. Luke's Hospital Northwest" as recorded in Plat Book 356, Page 681-682 of the St. Louis County, Missouri Recorder's Office and a tract of land conveyed to St. Luke's Episcopal Presbyterian Hospitals by a deed recorded in Deed Book 20022, Page 178 of the aforesaid Recorder's Office, and all being part of US Survey 109 and Part of Section 7 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

BEGINNING at the intersection of the Southern line "St. Luke's Hospital Northwest" a subdivision recorded in Plat Book 356, Pages 681 - 682 of the St. Louis County, Missouri Recorder's Office with the Western line of a tract of land conveyed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the aforesaid Recorder's Office; thence along the Southern line of St. Luke's Hospital Northwest" the following: North 74 degrees 49 minutes 15 seconds West, a distance of 151.72 feet to a point; thence North 77 degrees 48 minutes 14 seconds West, a distance of 99.92 feet to a point; thence North 85 degrees 55 minutes 43 seconds West, a distance of 99.92 feet to a point; thence South 80 degrees 56 minutes 14 seconds West, a distance of 100.04 feet to a point; thence South 73 degrees 57 minutes 55 seconds West, a distance of 100.07 feet to a point; thence North 74 degrees 46 minutes 35 seconds West, a distance of 765.52 feet to the Western line of said "St. Luke's Hospital Northwest"; thence along said Western line the following: North 08 degrees 53 minutes 43 seconds East, a distance of 115.49 feet to a point; thence North 46 degrees 44 minutes 38 seconds East, a distance of 205.29 feet to a point; thence South 76 degrees 22 minutes 26 seconds East, a distance of 12.67 feet to a point; thence North 21 degrees 28 minutes 00 seconds East, a distance of 97.00 feet to a point; thence North 28 degrees 58 minutes 00 seconds West, a distance of 86.20 feet to a point; thence North 81 degrees 31 minutes 00 seconds West, a distance of 99.00 feet to a point; thence South 61 degrees 27 minutes 00 seconds West, a distance of 127.50 feet to a point; thence North 13 degrees 20 minutes 00 seconds West, a distance of 366.76 feet to a point; thence North 85 degrees 54 minutes 00 seconds East, a distance of 41.00 feet to a point; thence South 64 degrees 50 minutes 00 seconds East, a distance of 76.68 feet to a point; thence South 83 degrees 59 minutes 00 seconds East, a distance of 70.00 feet to a point; thence South 48 degrees 04 minutes 00 seconds East, a distance of 48.00 feet to a point; thence South 30 degrees 11 minutes 00 seconds East, a distance of 62.00 feet to a point; thence South 64 degrees 57 minutes 00 seconds East, a distance of 38.00 feet to a point; thence North 65 degrees 11 minutes 00 seconds East, a distance of 60.00 feet to a point; thence North 42 degrees 39 minutes 00 seconds East, a distance of 46.00 feet to a point; thence South 45 degrees 54 minutes 00 seconds East, a distance of 80.00 feet to a point; thence South 00 degrees 50 minutes 00 seconds West, a distance of 192.17 feet to a point; thence South 46 degrees 45 minutes 00 seconds East, a distance of 99.00 feet to a point; thence North 67 degrees 23 minutes 00 seconds East, a distance of 306.05 feet to a point; thence South 71 degrees 42 minutes 00 seconds East, a distance of 116.65 feet to a point; thence North 75 degrees 00 minutes 00 seconds East, a distance of 94.80 feet to a point; thence North 16 degrees 57 minutes 37 seconds East, a distance of 315.29 feet to a point; thence North 81 degrees 22 minutes 26 seconds West, a distance of 73.02 feet to a point; thence North 85 degrees 37 minutes 26 seconds West, a distance of 125.00 feet to a point; thence along a curve having a radius of 100.00 feet, an arc length of 136.99 feet, and a chord which bears South 54 degrees 07 minutes 56 seconds West, a chord distance of 126.53 feet to a point; thence along a curve having a radius of 125.00 feet, an arc length of 105.00 feet, and a chord which bears South 41 degrees 59 minutes 32 seconds West, a chord distance of 101.94 feet to a point; thence along a curve having a radius of 200.00 feet, an arc length of 189.99 feet, and a chord which bears North 50 degrees 59 minutes 36 seconds West, a chord distance of 182.93 feet to a point; thence along a curve having a radius of 400.00 feet, an arc length of 190.00 feet, and a chord which bears North 13 degrees 23 minutes 32 seconds East, a chord distance of 188.22 feet to a point; thence along a curve having a radius of 125.00 feet, an arc length of 88.00 feet, and a chord which bears North 42 degrees 49 minutes 28 seconds East, a chord distance of 86.19 feet to a point; thence along a curve having a radius of 400.00 feet, an arc length of 170.00 feet, and a chord which bears South 85 degrees 56 minutes 08 seconds East, a chord distance of 168.72 feet to a point; thence South 78 degrees 57 minutes 26 seconds East, a distance of 125.00 feet to a point; thence North 76 degrees 37 minutes 34 seconds East, a distance of 62.50 feet to a point; thence South 84 degrees 07 minutes 26 seconds East, a distance of 37.00 feet to a point; thence North 76 degrees 37 minutes 34 seconds East, a distance of 130.00 feet to a point; thence along a curve having a radius of 100.00 feet, an arc length of 80.01 feet, and a chord which bears North 36 degrees 28 minutes 15 seconds East, a chord distance of 77.89 feet to a point; thence North 21 degrees 34 minutes 56 seconds East, a distance of 74.43 feet to a point; thence North 09 degrees 43 minutes 36 seconds East, a distance of 106.30 feet to a point; thence North 04 degrees 08 minutes 47 seconds West, a distance of 85.59 feet to the Northern line of said "St. Luke's Hospital Northwest"; thence along said Northern line South 83 degrees 25 minutes 35 seconds East, a distance of 29.90 feet to the intersection with the Western line of a tract of land conveyed to St. Luke's Episcopal Presbyterian Hospital by a deed recorded in Deed Book 20022, page 178 of the aforesaid Recorder's Office; thence along said Western line North 03 degrees 52 minutes 16 seconds East, a distance of 98.06 feet to a point; thence North 13 degrees 15 minutes 33 seconds East, a distance of 31.73 feet to a point; thence North 18 degrees 35 minutes 59 seconds East, a distance of 17.37 feet to a point; thence North 23 degrees 29 minutes 12 seconds East, a distance of 22.10 feet to a point; thence North 10 degrees 55 minutes 27 seconds East, a distance of 18.51 feet to a point; thence North 19 degrees 54 minutes 41 seconds East, a distance of 34.19 feet to a point; thence North 69 degrees 48 minutes 43 seconds East, a distance of 42.69 feet to the Northern line of said tract; thence along said Northern line South 83 degrees 25 minutes 36 seconds East, a distance of 576.73 feet to the Western right-of-way of Missouri State Highway 141; thence along said Western right-of-way the following: South 29 degrees 54 minutes 18 seconds West, a distance of 36.74 feet to a point; thence South 16 degrees 45 minutes 18 seconds West, a distance of 154.04 feet to a point; thence South 29 degrees 42 minutes 12 seconds West, a distance of 57.84 feet to a point; thence South 24 degrees 46 minutes 16 seconds West, a distance of 253.05 feet to a point; thence along a curve to the left having a radius of 1549.94 feet, an arc length of 304.68 feet, and a chord which bears South 13 degrees 02 minutes 49 seconds West, a chord distance of 304.19 feet to a point; thence South 08 degrees 10 minutes 33 seconds West, a distance of 12.96 feet to a point; thence South 07 degrees 37 minutes 43 seconds West, a distance of 220.03 feet to a point; thence South 07 degrees 37 minutes 40 seconds West, a distance of 425.18 feet to the Northernmost corner of a tract of land described in a deed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the aforesaid St. Louis County Recorder's Office; thence along the Western line of said tract along a curve to the right having a radius of 345.00 feet, an arc length of 120.79 feet, and a chord which bears South 37 degrees 11 minutes 29 seconds West, a chord distance of 120.18 feet to a point; thence along a curve to the left having a radius of 405.00 feet, an arc length of 182.37 feet, and a chord which bears South 34 degrees 19 minutes 18 seconds West, a chord distance of 180.83 feet to a point; thence South 81 degrees 29 minutes 29 seconds West, a distance of 34.94 feet to a point; thence South 16 degrees 14 minutes 55 seconds West, a distance of 30.00 feet to the Point of Beginning and containing 1,659,761 square feet or 38.102 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2013.

PART OF ORGINAL PARCEL "B"

A tract of land being part of the Lot Consolidation Plat "St. Luke's Hospital Northwest" as recorded in Plat Book 356, Page 681-682 of the St. Louis County, Missouri Recorder's Office and being part of US Survey 109 and Part of Section 7 in Township 45 North, Range 4 and 5 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

COMMENCING at the Southeastern corner of a tract of land described in a deed to the City of Chesterfield as recorded in Deed Book 17979, Page 5300 of the St. Louis County, Missouri Recorder's Office; thence along the Eastern line of said tract in a Northerly direction along a curve to the left having a radius of 2033.66 feet, an arc length of 16.72 feet, the chord of which bears North 08 degrees 23 minutes 03 seconds East a chord distance of 19.72 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said Eastern line the following; in a Northwesterly direction along a curve to the left having a radius of 235.00 feet, an arc length of 43.68 feet, and a chord which bears North 63 degrees 13 minutes 38 seconds West, a chord distance of 43.62 feet to a point; thence along a curve to the right having a radius of 39.00 feet, an arc length of 65.11 feet, and a chord which bears North 20 degrees 43 minutes 20 seconds West, a chord distance of 57.81 feet to a point; thence along a curve to the right having a radius of 270.00 feet, an arc length of 34.09 feet, and a chord which bears North 30 degrees 43 minutes 27 seconds East, a chord distance of 34.07 feet to a point; thence along a curve to the right having a radius of 345.00 feet, an arc length of 77.56 feet, and a chord which bears North 40 degrees 46 minutes 53 seconds East, a chord distance of 77.40 feet to a point; thence along a curve to the left having a radius of 405.00 feet, an arc length of 21.17 feet, and a chord which bears North 45 degrees 43 minutes 28 seconds East, a chord distance of 21.16 feet to the Western right-of-way line of Missouri State Highway 141; thence along said right-of-way line South 07 degrees 37 minutes 40 seconds West, a distance of 159.48 feet to a point; thence along a curve to the right having a radius of 2033.66 feet, an arc length of 18.49 feet, and a chord which bears South 07 degrees 53 minutes 18 seconds West, a chord distance of 18.49 feet to a point; thence North 81 degrees 51 minutes 05 seconds West, a distance of 0.01 feet to the Point of Beginning and containing 7,971 square feet or 0.183 acres more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during August, 2013.

ABBREVIATIONS

C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
LOC. – LOCATOR NUMBER
M.H. – MANHOLE
N/F – NOW OR FORMERLY
PB. – PLAT BOOK
PG. – PAGE
P.V.C. – POLYVINYL CHLORIDE PIPE
R.O.W. – RIGHT–OF–WAY
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT–OF–WAY WIDTH

CHRISTINE CANDIO, the President/CEO of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ "MU" (applicable subsection) – MEDICAL USE (present zoning) of the City of Chesterfield Ordinance No. 2796, do hereby agree 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 Commision, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____
CHRISTINE M. CANDIO

STATE OF MISSOURI }
COUNTY OF ST. LOUIS } SS.

On this _____ day of _____, 2015, before me appeared _____ to me known, who, being by me duly sworn, did say that he / she is the _____ of St. Luke's Episcopal Presbyterian Hospitals, a Missouri Corporation, and that the seal affixed to the foregoing Instrument is the Corporate Seal of said Corporation and that the said Instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last written above.

_____
Notary Public

_____
Print Name

My commission expires: _____

This Amended Site Development Section Plan was approved by the City of Chesterfield and duly verified on the _____ day of _____ 2015, by the Planning Commission, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

_____
City Clerk

_____
Planning and Development Services Director

Ordinance No. 2796 dated May 19th, 2014.

GEOTECHNICAL ENGINEER'S STATEMENT

SCI Engineering, Inc. and the undersigned engineer have not prepared the plan on the following plans. The seal of the undesigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that in thier opinion the grading and improvements relative to the 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 geological report for the development dated.

SCI Engineering, Inc. and the undersigned assume no responsibility for services by others (pursuant to RSMO 327.411).

Construction means and methods for implementation of these plans 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.

SCI Engineering, Inc.

_____
Shawna Erter, P.E.

Date: _____

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222–D

By: _____ 3/16/15
Daniel Ehlmann, Missouri L.S. No. 2215

DANIEL EHLMANN NUMBER PLS-2215 STATE OF MISSOURI PROFESSIONAL LAND SURVEYOR

PREPARED BY:
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530–9665
FAX (636) 530–8830
e–mail: general@stockassoc.com
Web: www.stockassoc.com
STOCK & ASSOCIATES Consulting Engineers, Inc.

SITE DEVELOPMENT SECTION PLAN FOR:

St. Luke's Hospital

WEST CAMPUS
232 SOUTH WOODSMILL ROAD
CITY OF CHESTERFIELD, MISSOURI

DATE: March 16, 2015

GEORGE MICHAEL STOCK NUMBER PLS-25116 STATE OF MISSOURI PROFESSIONAL ENGINEER

GEORGE M. STOCK E–25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

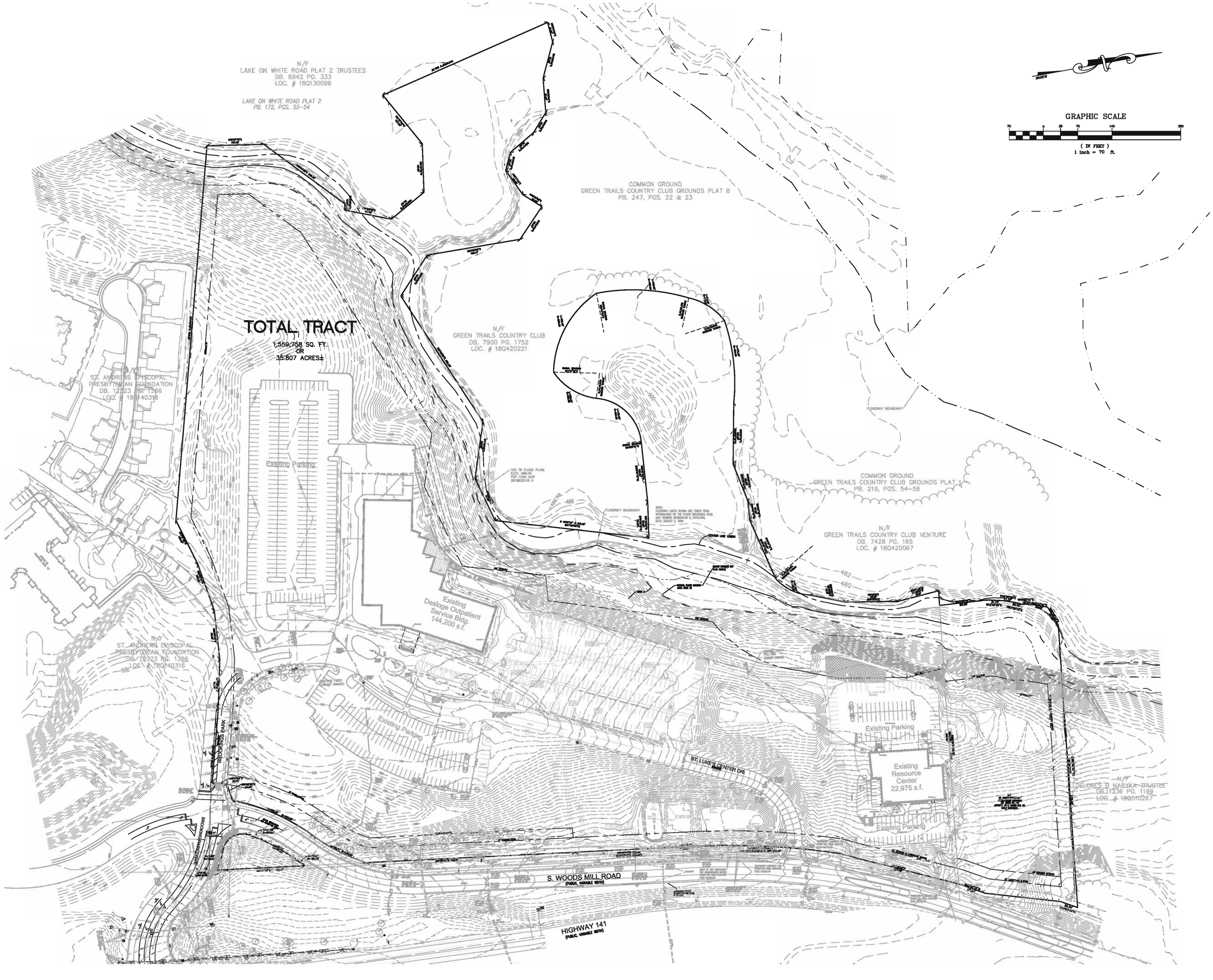
.	Issue Date	07.31.14
.	Per City Comments	09.18.14
.	Per City Comments	10.08.14
.	Per Owners Request	11.07.14
	Per TIS Report	02.27.15

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 07/31/14	JOB NO.: 213–5155.1
M.S.D. P.B. –	BASE MAP # 180
S.L.C. MAT # –	MAT ELEV. # –
M.S.M.R. # MO–00	

SHEET TITLE:
TITLE SHEET

SHEET NO.:
1

DRAWING FILE: O:\SHARED\DOCS\5155\LYCAY\5155–Base_2014–12–18.dwg LAYOUT: SD–1–TBL PLOTTED: Mar 17, 2015 – 3:09pm PLOTTED BY: Joseph Barbar



PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR:

St. Luke's Hospital

WEST CAMPUS
232 SOUTH WOODSMILL ROAD
CITY OF CHESTERFIELD, MISSOURI

DATE: March 16, 2015

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

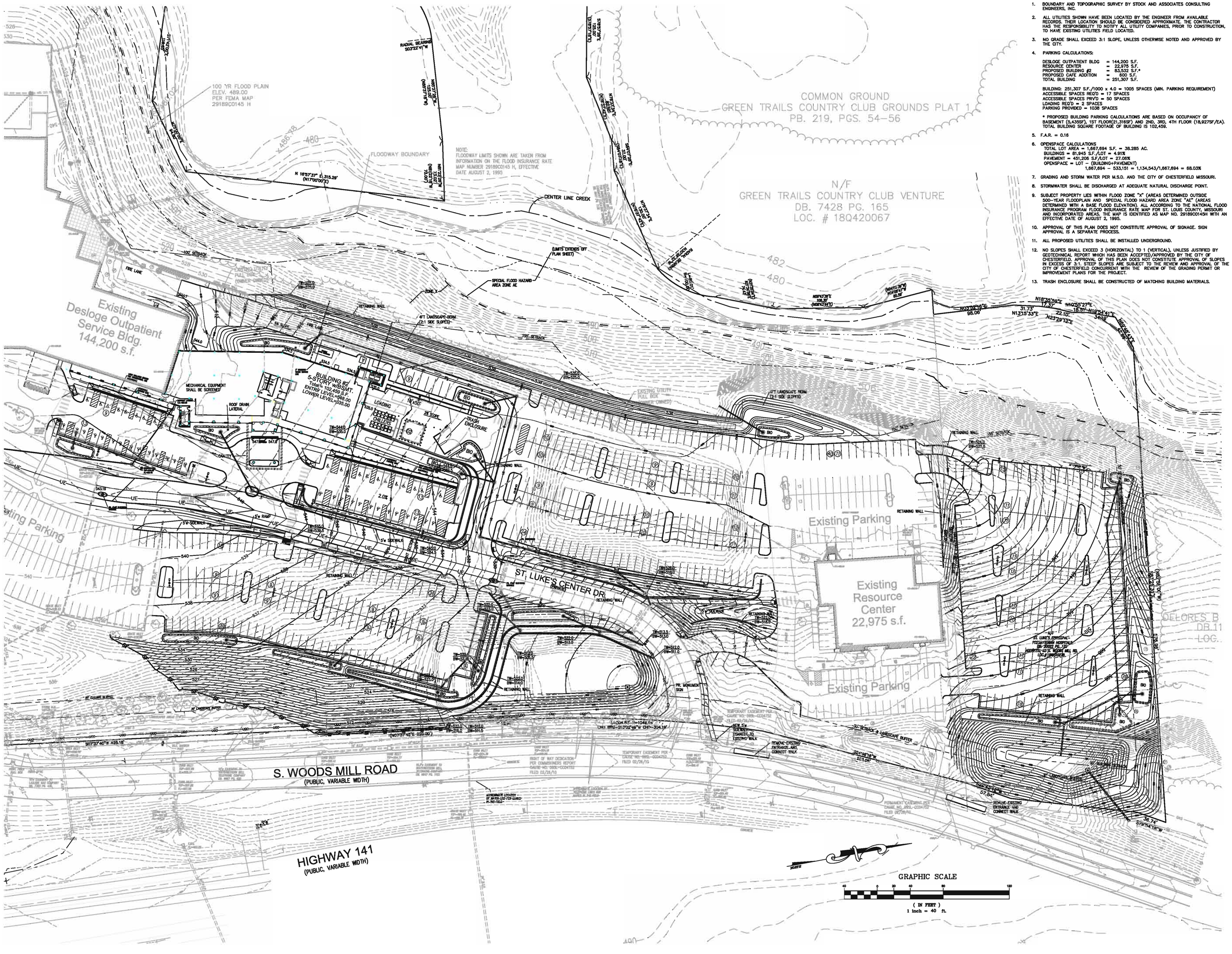
.	Issue Date	07.31.14
	Per City Comments	09.18.14
	Per City Comments	10.08.14
.	Per Owners Request	11.07.14
	Per TIS Report	02.27.15

DRAWN BY:	J.E.F.	CHECKED BY:	G.M.S.
DATE:	07/31/14	JOB NO.:	213-5155.1
M.S.D. P#	–	BASE MAP #	18Q
S.L.C. MAT #	–	MAT S.U.P. #	–
M.D.N.R. #	MO-00		

SHEET TITLE:
EXISTING SITE PLAN

SHEET NO.:
2

DRAWING FILE: O:\PROJECTS\2015\5155.1\CAD\SP-Base_2014-11-18.dwg LAYOUT: SP-2-Exist PLOTTED: Mar 17, 2015 - 2:06pm PLOTTED BY: Joseph Fischer



GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE, UNLESS OTHERWISE NOTED AND APPROVED BY THE CITY.
4. PARKING CALCULATIONS:

DESLOGE OUTPATIENT BLDG	= 144,200 S.F.
RESOURCE CENTER	= 22,975 S.F.
PROPOSED BUILDING #2	= 83,532 S.F.*
PROPOSED CAFE ADDITION	= 600 S.F.
TOTAL BUILDING	= 251,307 S.F.

   BUILDING: 251,307 S.F./1000 x 4.0 = 1005 SPACES (MIN. PARKING REQUIREMENT)
   ACCESSIBLE SPACES REQ'D = 17 SPACES
   ACCESSIBLE SPACES PROV'D = 50 SPACES
   LOADING REQ'D = 2 SPACES
   PARKING PROVIDED = 1038 SPACES

   * PROPOSED BUILDING PARKING CALCULATIONS ARE BASED ON OCCUPANCY OF BASEMENT (5,430SF), 1ST FLOOR(21,316SF) AND 2ND, 3RD, 4TH FLOOR (16,927SF/EA). TOTAL BUILDING SQUARE FOOTAGE OF BUILDING IS 102,459.
5. F.A.R. = 0.16
6. OPENSPACE CALCULATIONS
   TOTAL LOT AREA = 1,667,694 S.F. = 38.285 AC.
   BUILDINGS = 81,945 S.F./LOT = 4.91%
   PAVEMENT = 451,206 S.F/LOT = 27.06%
   OPENSPACE = LOT – (BUILDING+PAVEMENT)
   1,667,694 – 533,151 = 1,134,543/1,667,694 = 68.03%
7. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD MISSOURI.
8. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
9. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED OUTSIDE 500-YEAR FLOODPLAIN AND SPECIAL FLOOD HAZARD AREA ZONE "AE" (AREAS DETERMINED WITH A BASE FLOOD ELEVATION), ALL ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS, THE MAP IS IDENTIFIED AS MAP NO. 29189C0145H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
10. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
11. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
12. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF CHESTERFIELD. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SLOPES IN EXCESS OF 3:1. STEEP SLOPES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CHESTERFIELD CONCURRENT WITH THE REVIEW OF THE GRADING PERMIT OR IMPROVEMENT PLANS FOR THE PROJECT.
13. TRASH ENCLOSURE SHALL BE CONSTRUCTED OF MATCHING BUILDING MATERIALS.

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005
PH. (636) 530-9100
FAX (636) 530-8501
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR:

St. Luke's Hospital

WEST CAMPUS
232 SOUTH WOODSMILL ROAD
CITY OF CHESTERFIELD, MISSOURI

DATE: March 16, 2015

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-2511A — PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

.	Issue Date	07.31.14
	Per City Comments	09.18.14
	Per City Comments	10.08.14
.	Per Owners Request	11.07.14
	Per TIS Report	02.27.15

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 07/31/14	JOB NO.: 213-5155.1
B.M.S. Pg: –	BASE MAP #: 190
B.L.C. MAP #: –	MAT S.U.P. #: –
M.A.M.A. #: MO-00	

SHEET TITLE:
SECTION SITE PLAN

SHEET NO.:
3

DRAWING FILE: G:\SHARED\DGN\213\5155\1\DAILY\05-Base_2014-12-18.dwg LAYOUT: S3-2-Section PLOTTED: Mar 17, 2015 - 3:11pm PLOTTED BY: Joseph.Barker

✝ St. Luke's Hospital

SITE DEVELOPMENT SECTION PLAN FOR:

WEST CAMPUS

232 SOUTH WOODSMILL ROAD
CITY OF CHESTERFIELD, MISSOURI

PREPARED BY:

STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DATE: March 16, 2015

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-2514 — PROFESSIONAL ENGINEER

GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000898

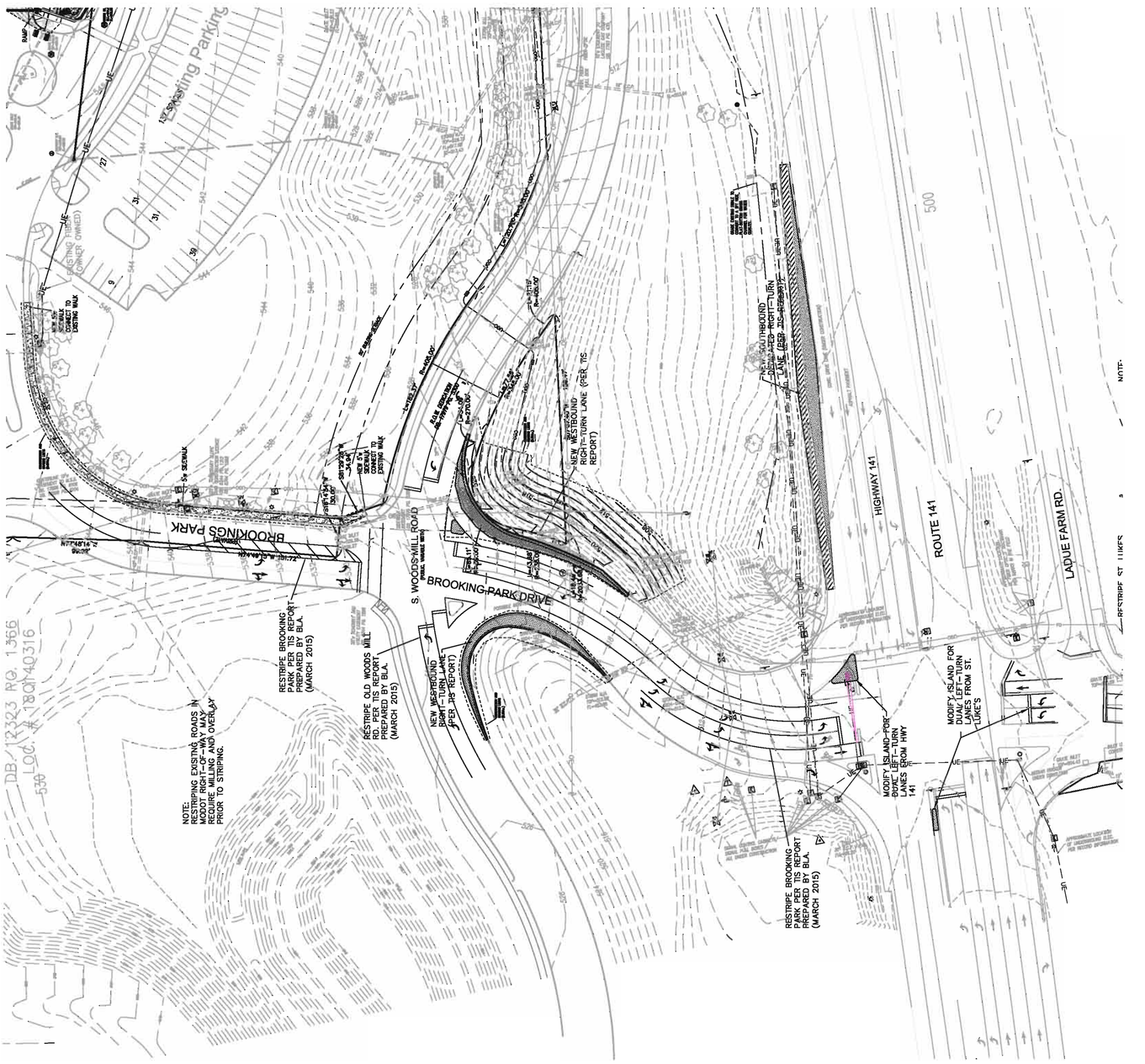
E-25116

REVISIONS:

	Issue Date	
1.	Per City Comments	06.18.14
2.	Per City Comments	10.08.14
3.	Per Owners Request	11.07.14
4.	Per TIS Report	02.27.15

DRAWN BY: J.E.F. | CHECKED BY: G.M.S.
DATE: 07.29.14 | ADD NO.: 213-3155.1
SCALE: 1" = 40' | DES. BOOK #: 190
E.I.C. NO.: # – | MAP BOOK #: –
BASIS #: MO-00
SHEET TITLE: SECTION SITE PLAN

SHEET NO.: 3A



DRAWING FILE: G:\JOBS\2012\12-0155\SURVEY\CAD\12-0155-Base_2014-12-16.dwg LAYOUT: SD-3A-Section PLOTTED: Mar 17, 2015 - 3:34pm PLOTTED BY: Jennifer Becker

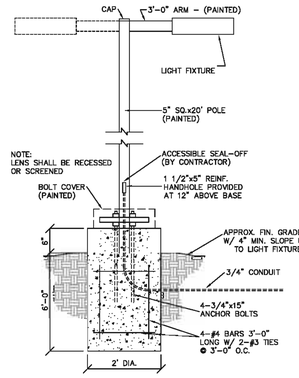
FIXTURE MOUNTING HEIGHT INCLUDES BASE
LIGHT LEVEL CALCULATED ON PARKING SURFACE

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	7	S1	SINGLE	157	1099	0.912	GLEON-AE-03-LED-E1-SL3
	14	S2	BACK-BACK	213	5964	0.912	GLEON-AE-04-LED-E1-5WQ TWIN
	2	S3	SINGLE	213	426	0.912	GLEON-AE-04-LED-E1-SL4
	2	S4	SINGLE	213	426	0.912	GLEON-AE-04-LED-E1-5WQ
*	6	EX1	SINGLE	452	2712	0.650	GSM-AM-400-MP-MT-SL-FG
	3	WP1	SINGLE	51	153	0.912	IST-B02-LED-E1-BL4

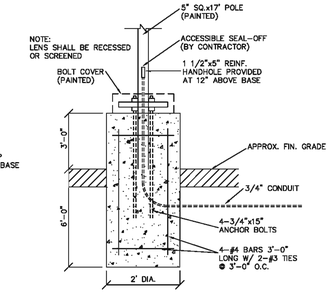
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EXISTING RESOURCE CE	Illuminance	Fc	1.86	9.4	0.0	N.A.	N.A.
NORTH LOT	Illuminance	Fc	2.85	6.6	0.9	3.17	7.33
SITE	Illuminance	Fc	2.23	7.9	0.5	4.46	15.80
SPILL LIGHT	Illuminance	Fc	0.05	4.7	0.0	N.A.	N.A.

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.
* EXISTING RESOURCE CENTER LIGHT (TO REMAIN)

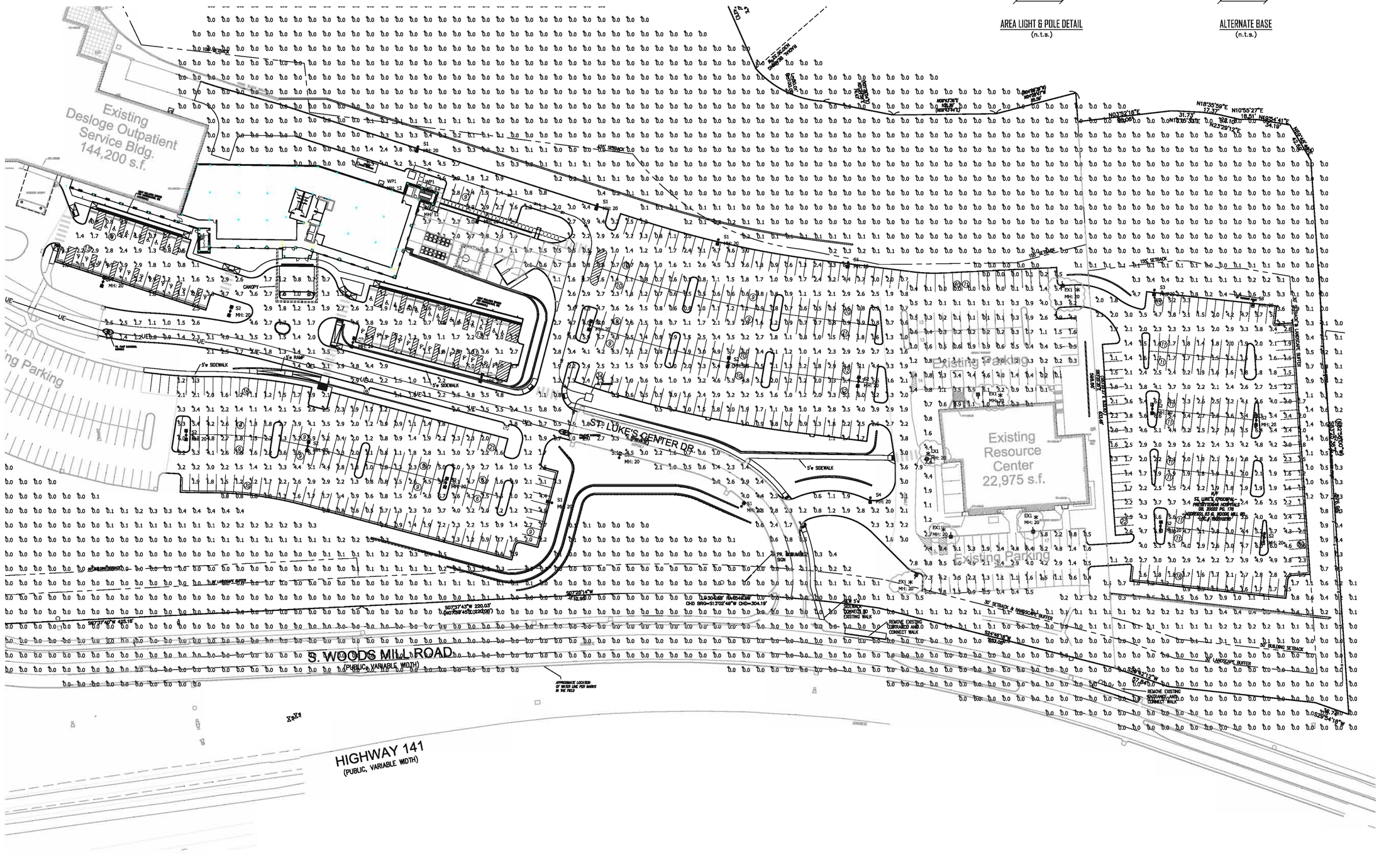
GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.



AREA LIGHT & POLE DETAIL
(n.t.s.)



ALTERNATE BASE
(n.t.s.)



PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-8501
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR:

St. Luke's Hospital

WEST CAMPUS
232 SOUTH WOODSMILL ROAD
CITY OF CHESTERFIELD, MISSOURI

DATE: March 09, 2015

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

.	Issue Date	07.31.14
	Per City Comments	09.18.14
	Per City Comments	10.08.14
.	Per Owners Request	11.07.14
	Per TIS Report	02.27.15

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 07/31/14	JOB NO.: 213-5155.1
M.S.D. Pp # –	BASE MAP # 180
E.L.C. Mnt # –	Mnt S.U.P. # –
M.D.N.R. # MO-00	

SHEET TITLE:
PHOTOMETRIC SITE PLAN

SHEET NO.:
E1

DRAWING FILE: O:\SHARED\DWG\2015\5155.1\CAD\5155-Base_2014-12-18.dwg LAYOUT: E1-Lighting PLOTTED: Mar 17, 2015 - 3:30pm PLOTTED BY: Joseph Reiher

Monarch Trees			
Tree #	Species	Rating	DBH (inches)
M01	Sycamore	Good	24
M02	Oak, White	Poor	25.5
M03	Oak, Red	Good	26
M04	Hackberry	Excellent	24
M05	Sycamore	Good	24
M08	Sycamore	Good	34
M10	Oak, Red	Good	24
M11	Maple, Silver	Excellent	28
M12	Maple, Silver	Excellent	26
M13	Oak, Black	Fair	24
M14	Maple, Silver	Excellent	24
M35	Maple, Silver	Excellent	26
M36	Maple, Silver	Excellent	28
M37	Sycamore	Good	28
M38	Maple, Silver	Excellent	30
M39	Sycamore	Good	28
M40	Sycamore	Good	35
M42	Oak, Black	Fair	24
M43	Oak, Black	Fair	26
M44	Oak, Black	Fair	28
M45	Oak, Black	Fair	31
M46	Oak, Black	Fair	24
M47	Oak, Black	Fair	26
M48	Cottonwood	Good	28
M49	Sycamore	Good	34
M50	Sycamore	Good	34
M51	Sycamore	Good	36
M53	Maple, Silver	Excellent	35
M54	Persimmon	Good	24
M55	Persimmon	Good	24
M56	Red Oak	Good	28
M57	Red Oak	Good	22
M58	Red Oak	Good	22
M59	Red Oak	Good	32
M60	Red Oak	Good	24
M61	Red Oak	Good	30

WOODLAND DESCRIPTIONS

Woodland A - The majority off Woodland A is offsite. The portion of this woodland found on this site has mostly shingle oak as the overstory with black cherry and honeysuckle as the understory.
Woodland area: 12,735 s.f., or 0.29 acres.

Woodland B - The woodland is a combination of gentle slopes and bottom land. Overstory tree composition includes white and red oak on the slopes and sycamore, hackberry, silver maple and green ash in the bottoms. The understory consists of honeysuckle, pawpaw, buckeye, blackgum, American elm and black cherry.
Woodland area: 591,239 s.f., or 13.57 acres.

TREE STAND DELINEATION - WEST CAMPUS
SCALE 1" =80'

Tree Stand Delineation Plan Prepared under direction of: Douglas DeLong
Certified Arborist MW- 4826A
Douglas A. DeLong

Existing Tree List			
	Type	Size	Condition
1	Oak	30"	Fair
2	Walnut	12"	Fair
3	Shingle Oak	10"	Fair
4	Cherry	6"	Fair
5	Spruce	10"	Fair
6	Cedar	12"	Fair
7	Spruce	12"	Fair
8	Spruce	10"	Fair
9	Redbud	10"	Fair
10	Cottonwood	30"	Fair
11	Hackberry	10"	Fair
12	Hackberry	8"	Fair
13	Cedar	10"	Fair
14	Walnut	24"	Fair
15	Cherry	12"	Fair
16	Cedar	12"	Fair
17	Cedar	12"	Fair
18	Redbud	8"	Fair
19	Cottonwood	30"	Fair
20	Cottonwood	24"	Fair
21	Cottonwood	20"	Fair
22	Cottonwood	20"	Fair
23	Cottonwood	20"	Fair
24	Cottonwood	30"	Fair
25	Cottonwood	24"	Fair
26	Cottonwood	30"	Fair
27	Cherry	15"	Fair
28	Pin Oak	12"	Fair
29	Cherry	20"	Fair
32	Pin Oak	18"	Good
33	Pin Oak	18"	Good
34	Shingle Oak	18"	Good
35	Pin Oak	17"	Good
36	Pin Oak	14"	Fair
38	White Pine	15"	Good
39	Pin Oak	17"	Fair
40	Pin Oak	6"	Good
41	Pin Oak	21"	Good
42	White Oak	14"	Good
43	Shingle Oak	15"	Good
44	Sugar Maple	15"	Good
45	Cherry	10"	Fair
46	Shingle Oak	24"	Poor
49	Boxelder	9"	Fair
50	Black Oak	9"	Good
52	White Pine	18"	Good
53	Boxelder	12"	Poor
54	Silver Maple	10"	Poor
55	Silver Maple	26"	Poor
56	Silver Maple	26"	Poor
59	Persimmon	16"	Fair
60	Walnut	28"	Poor
61	Boxelder	15"	Fair
62	Pin Oak	24"	Good
63	Pin Oak	16"	Fair
64	Pin Oak	20"	Good
65	Pin Oak	16"	Good
66	Pin Oak	16"	Good
67	Boxelder	20"	Fair
68	Pear	8"	Fair
69	Pear	8"	Fair
70	Pear	8"	Fair
71	Pear	8"	Fair
72	Crabapple	2"	Fair
73	Ginkgo	5"	Fair
74	Shingle Oak	20"	Fair
75	Ash	4"	Fair

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
3/17/15

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

St. Luke's Hospital West Campus

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
09/15/14	City Resubmittal	1
10/08/14	City Comments	2
03/10/15	City Comments	4
03/17/15	City Comments	5

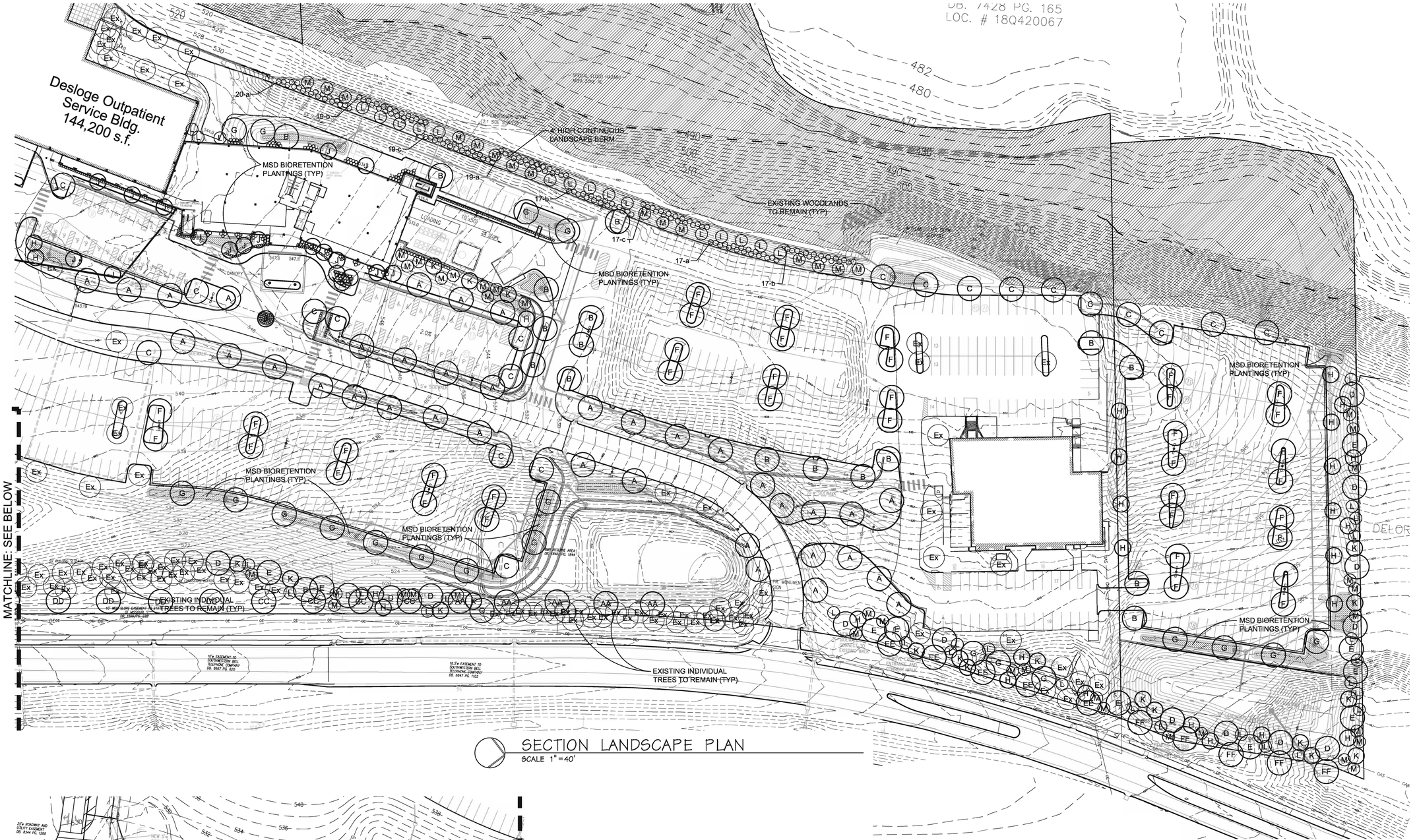
Drawn: BAR
Checked: JAS

loomisAssociates
landscape/architects/planners
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: TREE STAND DELINEATION WEST

Sheet No: TSD-W

Date: 08/01/14
Job #: 862.010



SECTION LANDSCAPE PLAN
SCALE 1" = 40'

SECTION LANDSCAPE PLAN (cont.)
SCALE 1" = 40'

Open Space Percentage - 68.03%

City of Chesterfield Landscape Requirements:

1) Street trees shall not be planted closer than three (3) feet to any curb or paved shoulder.
2) Street trees shall be located within a street right-of-way unless so approved by variance.
3) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs, and intersections.
4) No trees shall be planted within ten (10) feet of street inlets or manholes.
5) No tree, shrub, or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	RATE	MATURE HEIGHT
TREES							
A	37	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2 1/2"	Canopy	MED	45'+
B	16	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	2 1/2"	Canopy	FAST	45'+
C	19	Tilia cordata	Littleleaf Linden	2 1/2"	Canopy	SLOW	45'+
D	14	Quercus bicolor	Swamp White Oak	2 1/2"	Canopy	MED.	45'+
E	11	Platanus occidentalis	American Sycamore	2 1/2"	Canopy	FAST	45'+
F	36	Acer rubrum 'Frankered'	Red Sunset Maple	2 1/2"	Canopy	FAST	45'+
G	21	Taxodium distichum	Bald Cypress	2 1/2"	Canopy	MED.	45'+
H	30	Cercis canadensis	Redbud	2 1/2"	Ornamental	FAST	25-30'
J	16	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	2 1/2"	Ornamental	MED.	25-35'
K	19	Crataegus phaenopyrum	Washington Hawthorn	2 1/2"	Ornamental	MED.	20-30'
L	43	Pinus strobus	Eastern White Pine	6-8'	Evergreen	FAST	45'+
M	49	Picea glauca	White Spruce	6-8'	Evergreen	MED.	30-40'
SHRUBS						COMMENTS	
a	56	Viburnum rhytidophyllum	Leatherleaf Viburnum	36"	Evergreen		
b	53	Ilex x 'Blue Prince/Blue Princess'	Blue Prince/Blue Princess Holly	36"	Evergreen	1/9 ratio	
c	36	Juniperus chinensis 'Hetzii Glauca'	Hetzi Juniper	36"	Evergreen		
	250		Evergreen Shrubs	24"			
	134		Deciduous/Flowering Shrubs	24"			

STREET TREE PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	RATE	MATURE HEIGHT
AA	5	Ulmus 'Homestead'	Homestead Elm	2 1/2"	Canopy	MED/FAST	60-80
BB	5	Acer rubrum 'Frankered'	Red Sunset Maple	2 1/2"	Canopy	FAST	45'+
CC	5	Tilia cordata	Littleleaf Linden	2 1/2"	Canopy	SLOW	45'+
DD	6	Quercus bicolor	Swamp White Oak	2 1/2"	Canopy	MED.	45'+
EE	5	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	2 1/2"	Canopy	FAST	45'+
FF	5	Platanus x acerifolia	London Planetree	2 1/2"	Canopy	FAST	45'+

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
3/17/15

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

St. Luke's Hospital West Campus

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
09/15/14	Base Revision	1
10/08/14	City Comments	2
11/06/14	Revised Plan	3
03/10/15	City Comments	4
03/17/15	City Comments	5

Drawn: BAR
Checked: JAS

loomisAssociates
landscapeArchitects/planners
29 Spirit 40 Park Drive, Suite 105
Chesterfield, Missouri 63005
636/519-9568 fax 636/519-0399
e-mail: davis@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Section Landscape Plan

Sheet No: L-1

Date: 06/01/14
Job #: 862.010

Tree Preservation Plan Legend:

Symbol	Description
	Woodlands to be preserved
	Woodlands to be removed
	Tree Protection Fencing
72	Individual Tree to remain
49	Individual Tree to be removed
	Existing Phase 1 Tree to remain
	Existing Phase 1 Tree to be removed

Individual Trees To Be Removed			
	Type	Size	Condition
1	Oak	30"	Fair
2	Walnut	12"	Fair
3	Shingle Oak	10"	Fair
4	Cherry	6"	Fair
5	Spruce	10"	Fair
6	Cedar	12"	Fair
7	Spruce	12"	Fair
8	Spruce	10"	Fair
9	Redbud	10"	Fair
10	Cottonwood	30"	Fair
11	Hackberry	10"	Fair
12	Hackberry	8"	Fair
13	Cedar	10"	Fair
14	Walnut	24"	Fair
15	Cherry	12"	Fair
16	Cedar	12"	Fair
17	Cedar	12"	Fair
18	Redbud	8"	Fair
19	Cottonwood	30"	Fair
20	Cottonwood	24"	Fair
21	Cottonwood	20"	Fair
22	Cottonwood	20"	Fair
23	Cottonwood	20"	Fair
24	Cottonwood	30"	Fair
25	Cottonwood	24"	Fair
26	Cottonwood	30"	Fair
27	Cherry	15"	Fair
28	Pin Oak	12"	Fair
29	Cherry	20"	Fair
40	Pin Oak	6"	Good
42	White Oak	14"	Good
43	Shingle Oak	15"	Good
44	Sugar Maple	15"	Good
45	Cherry	10"	Fair
46	Shingle Oak	24"	Poor
49	Boxelder	9"	Fair
50	Black Oak	9"	Good
52	White Pine	18"	Good
53	Boxelder	12"	Poor
54	Silver Maple	10"	Poor
55	Silver Maple	26"	Poor
56	Silver Maple	26"	Poor
59	Persimmon	16"	Fair
60	Walnut	28"	Poor
61	Boxelder	15"	Fair
62	Pin Oak	24"	Good
63	Pin Oak	16"	Fair
64	Pin Oak	20"	Good
65	Pin Oak	16"	Good
66	Pin Oak	16"	Good
67	Boxelder	20"	Fair
75	Ash	4"	Fair

Individual Trees To Remain			
	Type	Size	Condition
32	Pin Oak	18"	Good
33	Pin Oak	18"	Good
34	Shingle Oak	18"	Good
35	Pin Oak	17"	Good
36	Pin Oak	14"	Fair
38	White Pine	15"	Good
39	Pin Oak	17"	Fair
41	Pin Oak	21"	Good
68	Pear	8"	Fair
69	Pear	8"	Fair
70	Pear	8"	Fair
71	Pear	8"	Fair
72	Crabapple	2"	Fair
73	Ginkgo	5"	Fair
74	Shingle Oak	20"	Fair

WOODLAND DATA
Total Project Site area - 38.28 ac. or 1,667,694 s.f.
Total Woodlands - 13.87 ac. or 603,974 s.f.
Total Individual Tree Canopy - 1.37 ac. or 59,771 s.f.
TOTAL EXISTING TREE CANOPY - 15.24 ac. or 663,745 s.f.

Total Woodlands to be removed - 22,522 s.f.
Total Individual Tree canopy to be removed - 55,984 s.f.
Total area to be removed (Max. 70%) - 78,506 s.f., or **11.83%**

TREE SPECIALIST
Doug Delong
Certified Arborist MW-4826-A

TREE NOTES

Preserved woodland is delineated with bold line and gray shading.

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

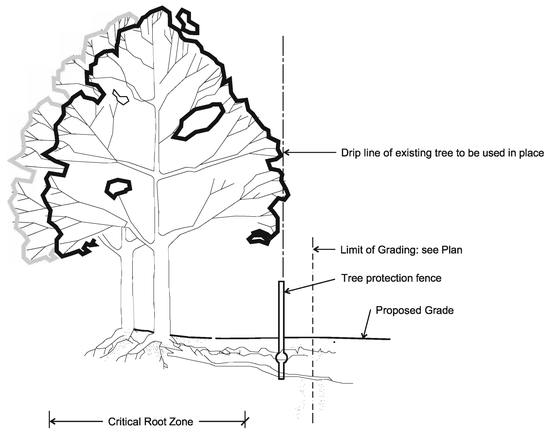
Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. No root-pruning required.
Required siltation devices to be installed along limit of disturbance line.

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 all "Limit of Disturbance" lines shown on the map.

Tree Protection Fencing shall be 4-foot tall, plastic, orange fencing. No equipment traffice/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the map.

TREE PROTECTION ACTION KEY SEQUENCE:

1. Survey limit of disturbance.
2. Install tree protection fencing.
3. Post tree protection signage on fence (No signs will be posted on trees).
4. Maintain tree protection area as an off-limits zone.



TREE PROTECTION DETAIL
N.T.S.

Monarch Trees To Remain			
Tree #	Species	Rating	DBH (inches)
M01	Sycamore	Good	24
M02	Oak, White	Poor	25.5
M03	Oak, Red	Good	26
M04	Hackberry	Excellent	24
M05	Sycamore	Good	24
M08	Sycamore	Good	34
M10	Oak, Red	Good	24
M11	Maple, Silver	Excellent	28
M12	Maple, Silver	Excellent	26
M13	Oak, Black	Fair	24
M14	Maple, Silver	Excellent	24
M35	Maple, Silver	Excellent	26
M36	Maple, Silver	Excellent	28
M37	Sycamore	Good	28
M38	Maple, Silver	Excellent	30
M39	Sycamore	Good	28
M40	Sycamore	Good	35
M42	Oak, Black	Fair	24
M43	Oak, Black	Fair	26
M44	Oak, Black	Fair	28
M45	Oak, Black	Fair	31
M46	Oak, Black	Fair	24
M47	Oak, Black	Fair	26
M48	Cottonwood	Good	28
M49	Sycamore	Good	34
M50	Sycamore	Good	34
M51	Sycamore	Good	36
M53	Maple, Silver	Excellent	35
M56	Red Oak	Good	28
M57	Red Oak	Good	22
M58	Red Oak	Good	22
M59	Red Oak	Good	32
M60	Red Oak	Good	24
M61	Red Oak	Good	30

Monarch Trees To Be Removed			
Tree #	Species	Rating	DBH (inches)
M54	Persimmon	Good	24
M55	Persimmon	Good	24

TREE PRESERVATION PLAN - WEST CAMPUS
SCALE 1"=60'

STATE OF MISSOURI
JERALD W. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
Jerald Saunders - Landscape Architect
MO License # LA-007
Consultants:

St. Luke's Hospital West Campus

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
09/15/14	Base Revision	1
10/08/14	City Comments	2
11/06/14	Revised Plan	3
03/10/15	City Comments	4
03/17/15	City Comments	5

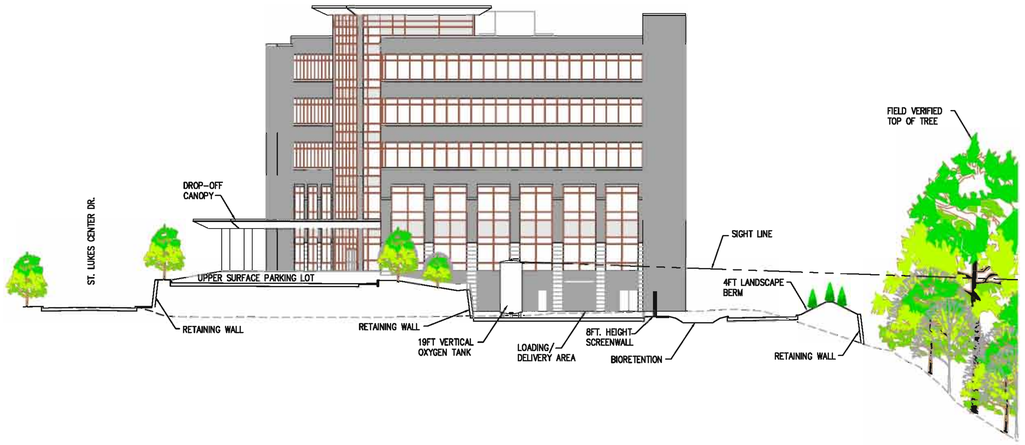
Drawn: BAR
Checked: JAS

loomisAssociates
landscapeArchitects/planners
707 Spirit 40 Park Drive, Suite 115
Chesterfield, Missouri 63005
636.519.9668 fax:636.519.0591
www.loomisassociates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Preservation Plan West

Sheet No: TPP-W

Date: 05/01/14
Job #: 862.010



ENLARGED SECTION AT BUILDING

SCALE: 1"=20' (H)(V)

SIGHT LINE SECTION

SCALE: 1"=20' (H)(V)

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005
PH. (636) 530-9730
FAX (636) 530-8350
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR:

St. Luke's Hospital

WEST CAMPUS
232 SOUTH WOODSMILL ROAD
CITY OF CHESTERFIELD, MISSOURI

DATE: March 16, 2015

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

.	Issue Date	07.31.14
	Per City Comments	09.18.14
	Per City Comments	10.08.14
.	Per Owners Request	11.07.14
	Per TIS Report	02.27.15

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 07/31/14	JOB NO.: 213-5155.1
W.M.D. PW # –	GAGE MAP # 180
S.L.C. MAT # –	MAT S.U.P. # –
M.S.D.D.R. # MO-00	

SHEET TITLE:
PLAN SIGHT SECTION

SHEET NO.:
8

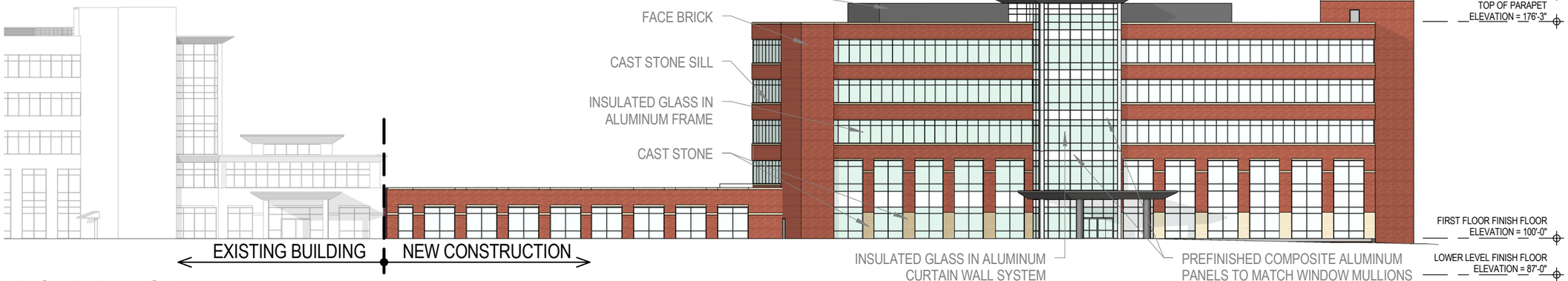
DRAWING FILE: G:\JOBS\2013\5155\5155.1\DWG\5155-Base_2014-11-18.dwg LAYOUT: SD-4-Exhibit-Section PLOTTED: Mar 17, 2015 - 2:34pm PLOTTED BY: Joseph.Reiter

NORTH ELEVATION

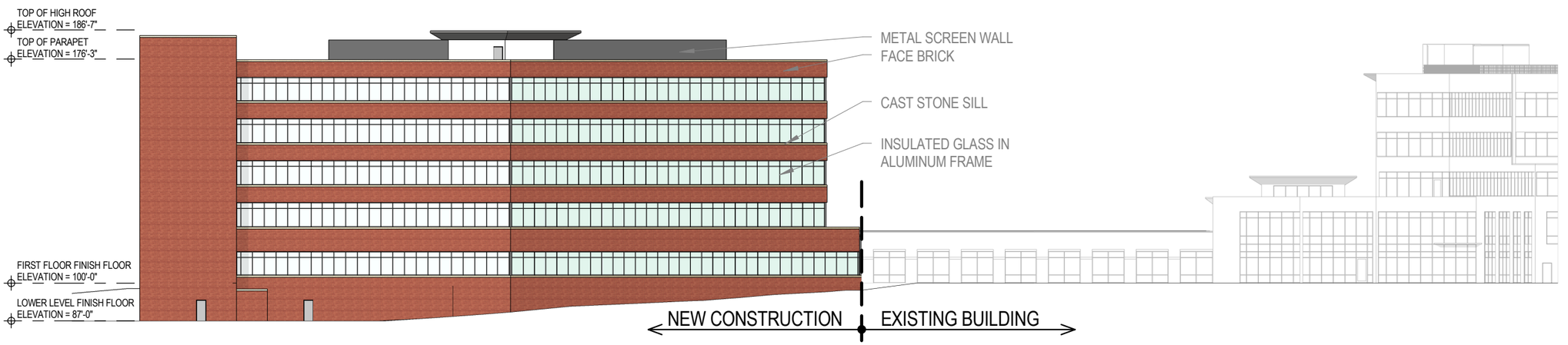
SOUTH ELEVATION

NOTE: ALL EXTERIOR MATERIALS AND MECHANICAL EQUIPMENT SCREENS TO MATCH EXISTING MATERIALS AT ADJACENT DESLOGE OUTPATIENT CENTER.

PREFINISHED COMPOSITE ALUMINUM COLUMN COVERS TO MATCH WINDOW MULLIONS



EAST ELEVATION



WEST ELEVATION

0' 20' 40' 80'

SCALE: 1"=40'

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1630 Des Peres Road, Suite 100
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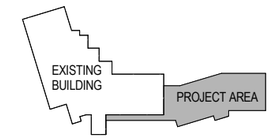
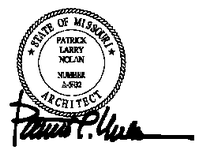
TKH TCHOUKALEFF KELLY HARTKE HEALTHCARE FACILITY PLANNING, PROGRAMMING, DESIGN

St. Luke's HOSPITAL



KEYPLAN

PLAN NORTH



EXTERIOR ELEVATIONS

CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD SUBMISSION

CLIENT NO.	1354
PROJECT NO.	13540001
DATE	03 SEPTEMBER 2014

A5