

IV. B.

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee

From: Mara M. Perry, Senior Planner of Site Plan Review

Date: 05/19/2008

RE: **St. Luke's Hospital Parcel A (Campus Parking Lot Addition) Site Development Section Plan:** A Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape Plan and Lighting Plan for a section of a 55 acre lot of land zoned "MU" Medical Use District located at the southeast corner of Highway 141 (Woods Mill) at the intersection with St. Luke's Drive.

Summary

At the May 12, 2008 meeting of the City of Chesterfield Planning Commission, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0. This project has Automatic Power of Review.

Attached please find a copy of staff's report, the Site Development Section Plan, Tree Stand Delineation Plan, Tree Preservation Plan, Landscape Plan and Lighting Plan.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Site Plan Review

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works

MONARCH TREES WITHIN WOODLANDS

Existing Monarch Trees #	Caliper	Type	Condition
A	28"	Sycamore	Fair
B	36"	Cottonwood	Fair
C	40"	Sycamore	Good
D	40"	Sycamore	Fair
E	24"	Sycamore	Fair
F	28"	Sycamore	Fair
G	24"	Sycamore	Fair
H	24"	Sycamore	Fair
I	28"	Sycamore	Fair
J	28"	Sycamore	Fair
K	40"	Cottonwood	Fair
L	34"	Cottonwood	Fair
M	36"	Cottonwood	Good
N	36"	Cottonwood	Fair
O	36"	Sycamore	Fair
P	28"	Cottonwood	Fair

DESCRIPTION OF WOODLAND AREAS

A. Area along existing creek dominated by mature cottonwood and sycamore forest. Several Monarch trees are found immediately at the creek edges. The wooded understory consists of young cottonwood and sycamore with invasive honeysuckle.

Total S.F. of Type "A" Woodlands: 137,710 S.F.

B. This area is predominately a young woodland consisting of first succession vegetation along existing drainageways. Cottonwoods and sycamores are the dominant species. Small trees (1/2"-3") and honeysuckle shrubs are interspersed with occasional 12"-20" caliper trees found at creek edges. Much of the area is located off the property on State Highway 141 ROW.

Total S.F. of Type "B" Woodlands: 75,950 S.F.

C. Woodland areas along the perimeter of the property are dominated by deciduous canopy trees generally located within 5-10 feet of either side of the property line. Trees are a mix of upland deciduous varieties (oaks, maples, ash) creating a canopy that generally shades the area behind the eight-foot fence constructed on the hospital property. Occasional evergreens trees (white pines 12"-15") create additional buffering. Understory is dominated by invasive honeysuckle.

Total S.F. of Type "C" Woodlands: 32,630 S.F.

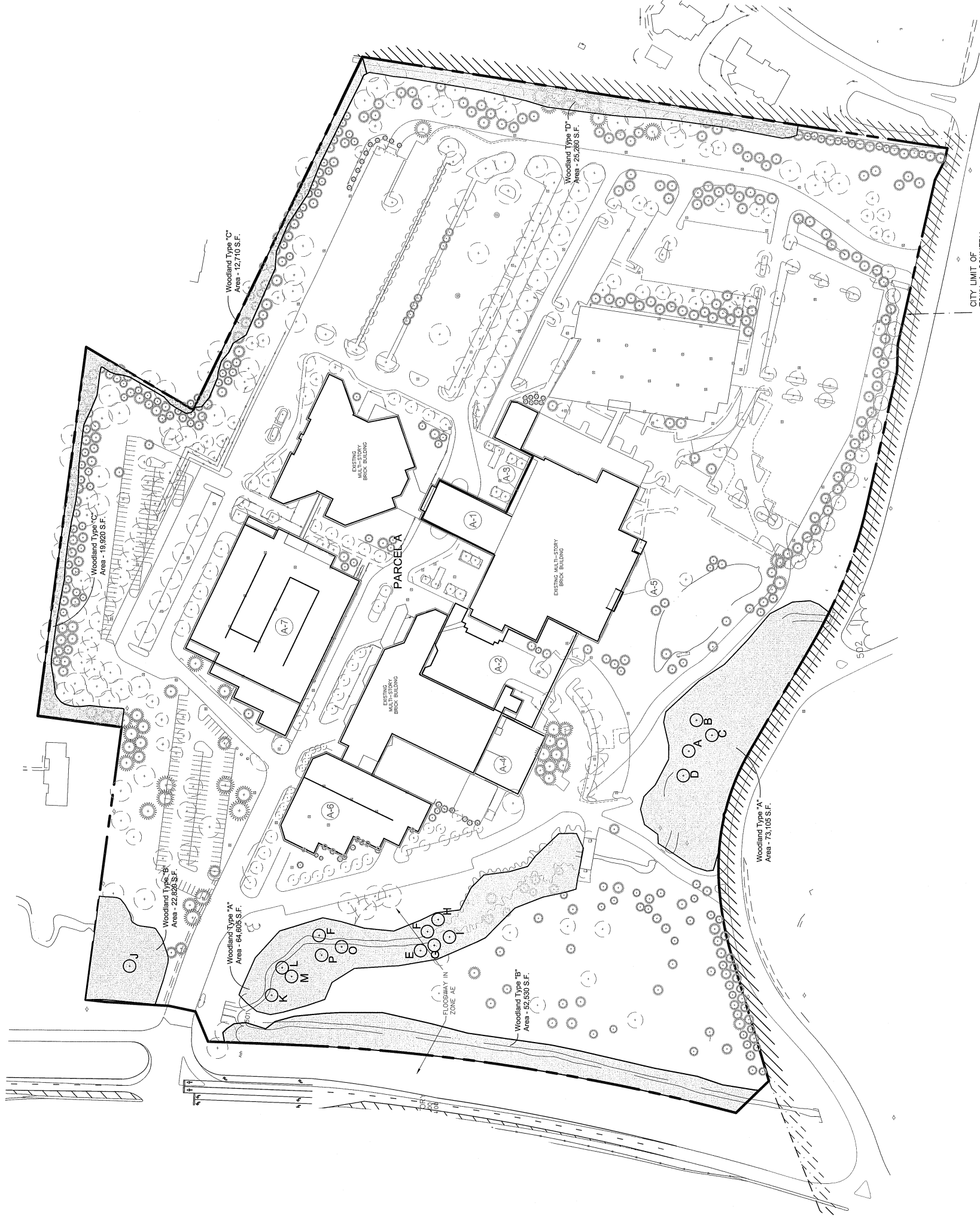
D. Woodland areas along the eastern perimeter consisting of a mixture of deciduous trees (oaks, maples, ash) that are located on either side of the driveway easement. The trees range in size but are generally found to be 12"-20" and create a fairly consistent deciduous canopy. Understory is limited to occasional honeysuckle.

Total S.F. of Type "D" Woodlands: 25,260 S.F.

Total S.F. of Woodlands on site: 270,560 S.F., or 6.22 acres

Tree Specialist:
James M. Hines
Hines Tree Services
Arborist # MW-4337A

NOTE: Location of existing individual trees derived from AMENDED SITE DEVELOPMENT PLAN created by Healdman Associates, dated 10/24/02.



TREE STAND DELINEATION PLAN - OVERALL
SCALE 1"=60'

CITY LIMIT OF TOWN & COUNTRY

Revised April 10, 2008



Tree Stand Delineation Plan - Overall
204-3314.19 - Feb. 19, 2008



St. Luke's
HOSPITAL

ST. LUKE'S EPISCOPAL PRESBYTERIAN
HOSPITAL CAMPUS
CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE:
HOSPITAL PLANNER:
CIVIL ENGINEER:
LANDSCAPE ARCHITECT:

DOSTER, MICKES, JAMES, & LULLOM, LLC
TKH ARCHITECTS
STOCK & ASSOCIATES, INC.
LOOMIS ASSOCIATES



TREE STAND DELINEATION PLAN - SECTION
SCALE 1"=30'

Condition Key
10 = Excellent
1 = Very poor

Existing Trees #	Caliper	Type	Canopy	Condition
1	6"	Scrub Oak	400 S.F.	5
2	6"	Scrub Oak	400 S.F.	5
3	20"	Pin Oak	700 S.F.	7
4	15"	Ash	500 S.F.	6
5	6"	Spruce	400 S.F.	5
6	6"	Spruce	400 S.F.	5
7	15"	Pin Oak	600 S.F.	4
8	24"	Pin Oak	900 S.F.	Monarch
9	15"	Ash	500 S.F.	6
10	15"	Scrub Oak	400 S.F.	5
11	15"	Scrub Oak	400 S.F.	5
12	12"	Pin Oak	500 S.F.	6
13	15"	Pin Oak	600 S.F.	5
14	15"	Pin Oak	600 S.F.	5
15	6"	Scrub Oak	400 S.F.	5
16	12"	Pin Oak	500 S.F.	6
17	6"	Pin Oak	400 S.F.	6
18	24"	Pin Oak	900 S.F.	6
19	6"	Oak	400 S.F.	3
20	15"	Scrub Oak	400 S.F.	5
21	6"	Scrub Oak	400 S.F.	5
22	6"	Scrub Oak	400 S.F.	5
23	15"	Scrub Oak	400 S.F.	4
24	15"	Austrian Pine	500 S.F.	5
25	6"	Scrub Oak	400 S.F.	5
26	6"	Hawthorn	300 S.F.	4
27	6"	Hawthorn	300 S.F.	4
28	6"	Hawthorn	300 S.F.	4

Existing Trees #	Caliper	Type	Canopy	Condition
29	20"	Pin Oak	800 S.F.	8
30	15"	Ash	500 S.F.	5
31	15"	Ash	500 S.F.	5
32	15"	Pin Oak	600 S.F.	5
33	24"	Pin Oak	900 S.F.	8
34	24"	Pin Oak	900 S.F.	8
35	12"	Sheet Gum	500 S.F.	5
36	12"	Sheet Gum	500 S.F.	5
37	24"	Pin Oak	900 S.F.	8
38	14"	Sugar Maple	500 S.F.	7
39	24"	Pin Oak	900 S.F.	8
40	12"	White Pine	500 S.F.	5
41	12"	White Pine	500 S.F.	5
42	18"	White Pine	600 S.F.	5
43	15"	White Pine	500 S.F.	5
44	15"	White Pine	500 S.F.	5
45	15"	White Pine	500 S.F.	5
46	18"	Pine	400 S.F.	6
47	15"	Pine	400 S.F.	6
48	15"	Pine	400 S.F.	6
49	15"	Pine	400 S.F.	6
50	6"	White Pine	400 S.F.	4
51	15"	White Pine	500 S.F.	5
52	15"	White Pine	500 S.F.	5
53	10"	Pine	400 S.F.	5
54	10"	Pine	400 S.F.	5
55	12"	White Pine	500 S.F.	5
56	12"	White Pine	500 S.F.	5
57	12"	White Pine	500 S.F.	5
58	15"	Ash	500 S.F.	6

Existing Monarch Trees #	Caliper	Type	Canopy	Condition
1	20"	Scrub Oak	1,000 S.F.	Fair

DESCRIPTION OF WOODLAND AREAS
 B. This area is predominately a young woodland consisting of first succession vegetation along existing drainageways. Cottonwoods and sycamores are the dominant species. Small trees (12'-37') and honeysuckle shrubs are interspersed with occasional 12'-20" caliper trees found at creek edges.
 C. Woodland areas along the perimeter of the property are dominated by deciduous canopy trees generally located within 5-10 feet of either side of the property line. Trees are a mix of upland deciduous varieties (oaks, maples, ash) creating a canopy that is approximately 10-15 feet high. The understory is dominated by invasive honeysuckle. Occasional evergreens trees (white pines 12'-15') create additional buffering.

Tree Specialist:
 Jesse Noel
 Hansen's Tree Service
 Arborist # MW-4337A



Tree Stand Delineation Plan - Section
 204-3314-19 - Feb. 19, 2008



**ST. LUKE'S EPISCOPAL PRESBYTERIAN
 HOSPITAL CAMPUS**
 CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE:
 DOSTER, MICKES, JAMES, & ULLOM, LLC
 HOSPITAL PLANNER:
 TKH ARCHITECTS
 CIVIL ENGINEER:
 STOCK & ASSOCIATES, INC.
 LANDSCAPE ARCHITECT:
 LOOMIS ASSOCIATES

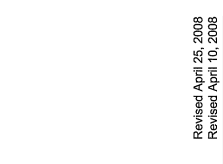
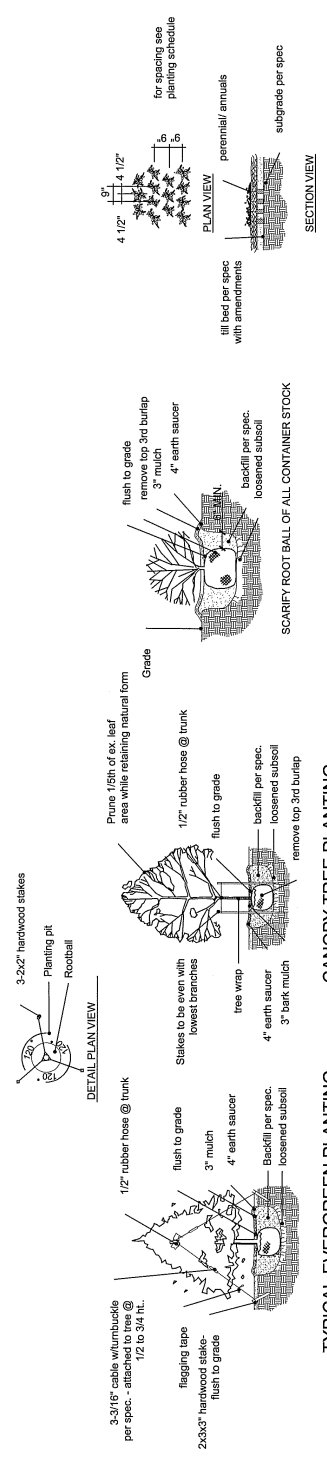


LANDSCAPE PLAN
SCALE 1"=30'

NO.	QUANTITY	SYMBOL	PLANTING SCHEDULE	DATE	MARKED HEIGHT	TYPE
A	8	Asper	Asper ributum 'Red Sunset'	2 1/2'	25'+	Deciduous
B	1	Tilia	Tilia cordata	2 1/2'	45'+	Deciduous
C	6	Fraxinus	Fraxinus americana 'Junglirater'	2 1/2'	45'+	Deciduous
D	5	Taxodium	Taxodium distichum	2 1/2'	45'+	Deciduous
E	5	Liriodendron	Liriodendron tulipifera	2 1/2'	45'+	Deciduous
F	12	Pinus	Pinus strobus	6'	45'+	Evergreen
G	12	Picea	Picea alauca	6'	45'+	Evergreen
H	14	Cercis	Cercis canadensis	2 1/2'	25' - 35'	Deciduous

- General Notes:
 1) All disturbed areas will be seeded.
 2) In ground automatic irrigation system to be provided for landscape areas
 3) Openpace calculations:

Total Property Land: 54.76 Ac.
 Total Coverage : 25.20 Ac. (46.0%)
 Total Openpace: 29.56 Ac. (54.0%)



LANDSCAPE PLAN
204-3314.19 - Feb. 19, 2008

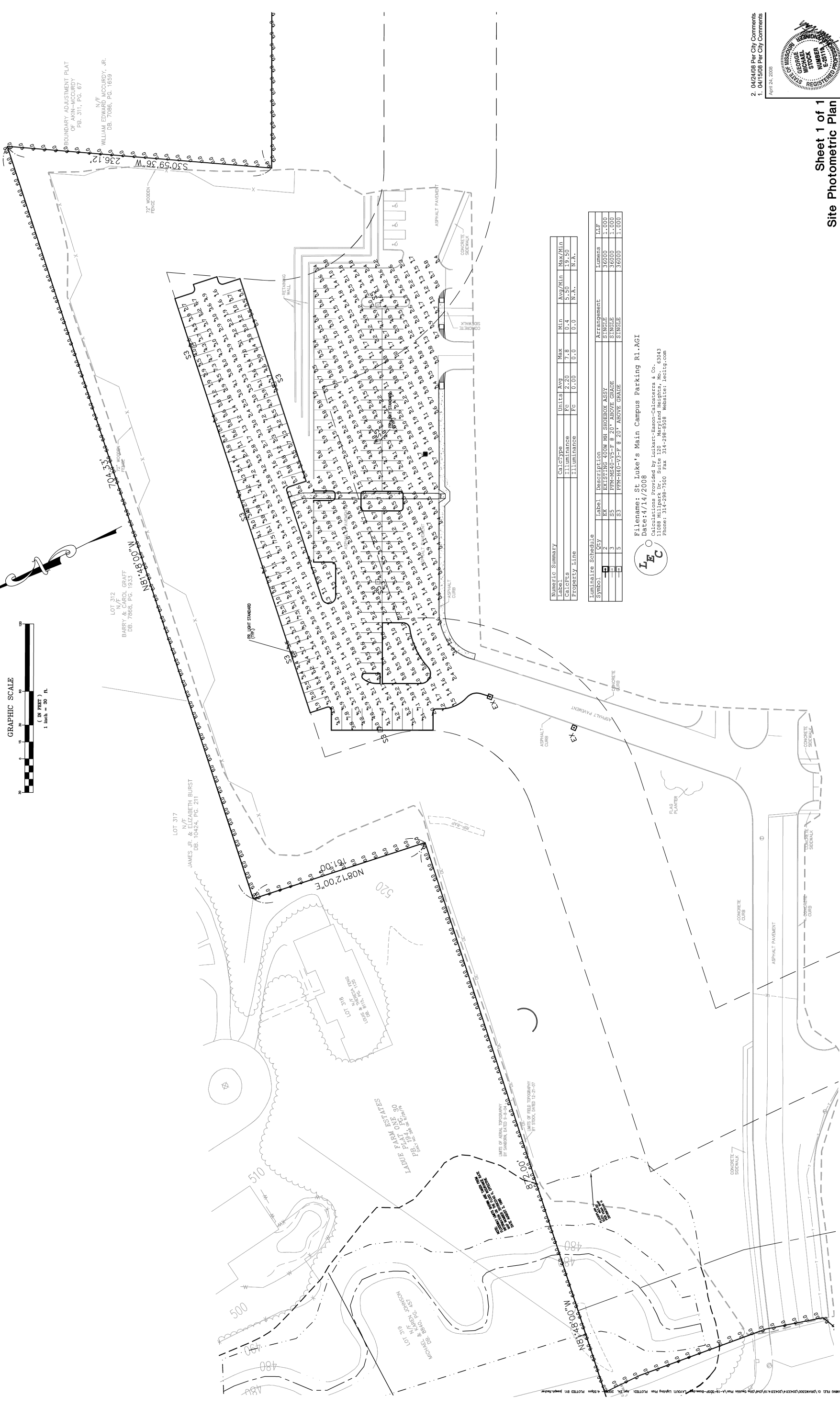
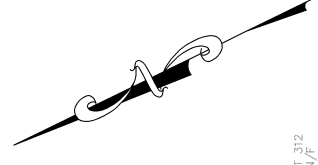
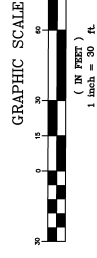


St. Luke's
HOSPITAL

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Numeric Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcType	FC	2.20	0.8	0.4	5.50	9.50	N/A
Property Line	FC	0.00	0.0	0.0	N/A	N/A	N/A

Luminaire Schedule

Symbol	Label	Description	Beam Spread	Height	LF/F
EX	EXISTING	400W MH SHROEX ASSY	SINGLE	36000	1.000
SS	FFM-H40-V5-F	8' 20" ABOVE GRADE	SINGLE	36000	1.000
S3	FFM-H40-V3-F	8' 20" ABOVE GRADE	SINGLE	36000	1.000



 Filename: St Luke's Main Campus Parking R1.AGI

 Date: 4/14/2008

 Calculations Provided by Luikart-Eason-Calcesters & Co.

 11088 Millpark Dr. Suite 120 Maryland Heights, Mo. 63043

 Phone: 314-298-7500 Fax 314-298-8508 Website: leclog.com

2. 04/24/08 Per City Comments
 1. 04/15/08 Per City Comments
 April 24, 2008



Sheet 1 of 1
Site Photometric Plan
 204-3314.19 - Feb. 20, 2008
 GEORGE M. STOCK E-25116



ST. LUKE'S EPISCOPAL PRESBYTERIAN
HOSPITAL CAMPUS
CHESTERFIELD, MISSOURI

OWNER'S REPRESENTATIVE:
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PROFORMER SERIES

Cat. #		Approvals
Job	Type	

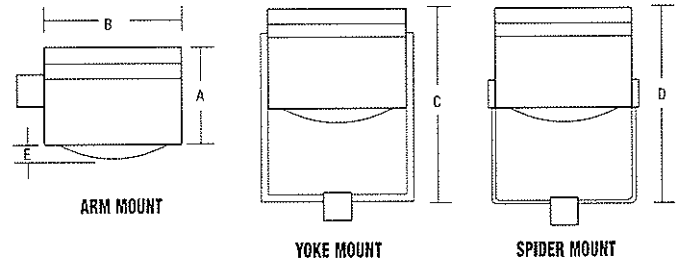
SPAULDING LIGHTING

APPLICATIONS

- Provides maximum pole spacing with uniform lighting for any commercial application.

SPECIFICATIONS

- Square, formed aluminum housing with embossed decorative band. Optional color vinyl trim stripe available.
- Formed aluminum door with round, clear, convex tempered glass lens, fully gasketed to housing, secured with hinge and two captive screws. Optional flat glass lens requires reduced envelope lamp.
- Specular, anodized aluminum, segmented reflectors for vertical lamp, provide Type III, IV, V square, or V rectangular light patterns. IESNA Full cutoff lighting classification achieved with flat lens. Tool-free fasteners allow easy access to ballast. Type V4 optics factory-rotatable in H40 and H1K wattage/source.
- Extruded aluminum arm required for pole mount. Spider mount has four twin-tube arms attaching housing to pole top fitter. Yoke mount has two square arms securing housing to pole top fitter.
- Mogul porcelain socket, pulse rated, with spring-loaded, nickel-plated center contact and reinforced lamp grip screw shell.
- CWA type ballast, HPF, starting rated at -20°F (-40°F for HPS).
- Durable Lektrocote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service.



	A	B	C	D	E	EPA (arm)	Weight (arm)
PFM	12"	21.125"	37.25"	39.5"	-	2.2 ft. ²	46 lbs
FLAT	305 mm	536 mm	946 mm	1003 mm	-	0.2 m ²	20.8 kg
PFM	12"	21.125"	37.25"	39.5"	2.875"	2.3 ft. ²	47 lbs
CONVEX	305 mm	536 mm	946 mm	1003 mm	73 mm	0.2 m ²	21.3 kg
PFL	16"	25"	45.5"	46"	-	3.4 ft. ²	77 lbs
FLAT	406 mm	635 mm	1143 mm	1168 mm	-	0.3 m ²	34.9 kg
PFL	16"	25"	45.5"	46"	4"	3.5 ft. ²	79 lbs
CONVEX	406 mm	635 mm	1143 mm	1168 mm	102 mm	0.3 m ²	35.8 kg

NOTE: EPA and weight values do not include mounting arm
 NOTE: Spider mount adds: PFM - 0.5 ft.² EPA (9 lbs.), PFL - 0.6 ft.² EPA (11 lbs.)
 YOKE mount adds: PFM - 1.6 ft.² EPA (11 lbs.), PFL - 2.6 ft.² EPA (18 lbs.)

LISTINGS/CERTIFICATIONS

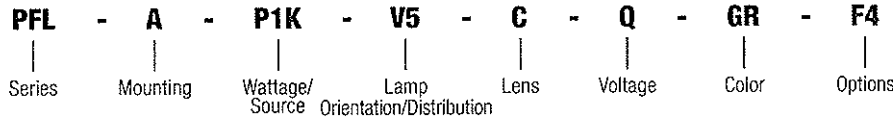
- UL and CSA listed for wet locations.
- IESNA full cutoff classification when configured with flat lens.



Star View compliant

ORDERING INFORMATION

ORDERING EXAMPLE



SERIES

PFM	Medium Proformer (175-400W)
PFL	Large Proformer (400-1000W)

MOUNTING

A	Arm Mount (arm not included, order separately)
S4	Spider Mount - Pad (4" square pole) PFM only
S5	Spider Mount - Pad (5" square pole)
S6	Spider Mount - Pad (6" square pole)
ST	Spider Mount (2.375" tenon)
Y4A	Yoke Mount - Pad (4" sq. alum. pole) PFM only
Y5A	Yoke Mount - Pad (5" sq. alum. pole) PFM only
Y6A	Yoke Mount - Pad (6" sq. alum. pole)
Y4S	Yoke Mount - Pad (4" sq. steel pole) PFM only
Y5S	Yoke Mount - Pad (5" sq. steel pole) PFM only
Y6S	Yoke Mount - Pad (6" sq. steel pole)
YT	Yoke Mount (2.375" tenon)

WATTAGE/SOURCE

METAL HALIDE	
H17	175 watt (ED-28) PFM only
H25	250 watt (ED-28) PFM only
H40¹	400 watt (ED-37)
H1K¹	1000 watt (BT-56) PFL only
SUPER METAL HALIDE	
MS17	175 watt (ED-28) PFM only
MS25	250 watt (ED-28) PFM only
MS40	400 watt (ED-28) PFM only
PULSE START METAL HALIDE	
P25	250 watt (ED-28) PFM only
P32¹	320 watt (ED-37) PFM only
P35¹	350 watt (ED-37) PFM only
P40^{1,2}	400 watt (ED-37) PFM only
P45	450 watt (ED-37) PFL only
P75	750 watt (BT-37) PFL only
P1K	1000 watt (BT-37) PFL only
HIGH PRESSURE SODIUM	
S25	250 watt (ED-18) PFM only
S40	400 watt (ED-18) PFM only
S1K¹	1000 watt (E-25) PFL only

LAMP ORIENTATION/DISTRIBUTION

V3	Vertical III
V4	Vertical IV
V5²	Vertical V (square)
VT³	Vertical V (rectangle) PFL only

LENS

F	Flat
C	Convex

VOLTAGE

Q⁴	Quad-Tap ⁵ - 120/208/240/277V
5	480V
T⁶	Tri-Tap ⁶ - 120/277/347V CSA

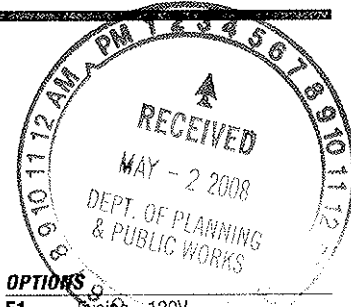
COLOR

DB	Dark Bronze
BL	Black
WH	White
GR	Gray
PS	Platinum Silver
RD	Red (premium color)
FG	Forest Green (premium color)
CC	Forest Green (premium color)

- Reduced envelope lamp required with flat lens.
- ED-37 lamp required with 1000W HPS.
- PFL with convex lens only.
- Factory wired for highest voltage unless specified.
- Flat lens only.
- PFL uses standard sized lamp.

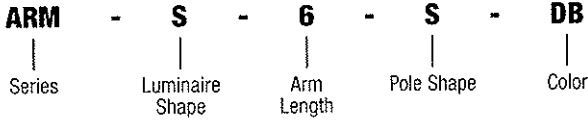
OPTIONS

F1	Fusing - 120V
F2	Fusing - 208V
F3	Fusing - 240V
F4	Fusing - 277V
F5	Fusing - 480V
F6	Fusing - 347V
PR1	Photo Cell Receptacle - 120V
PR2	Photo Cell Receptacle - 208V
PR3	Photo Cell Receptacle - 240V
PR4	Photo Cell Receptacle - 277V
PR5	Photo Cell Receptacle - 480V
PR6	Photo Cell Receptacle - 347V
QZ	Quartz Restrike with lamp
HS⁷	Internal House Side Shield
VG	Polycarbonate Vandal Guard
RDB	Reveal (Dark Bronze)
RBL	Reveal (Black)
RWH	Reveal (White)
RGR	Reveal (Gray)
RPS	Reveal (Platinum Silver)
RRD	Reveal (Red)
RFG	Reveal (Forest Green)
L	Lamp



ORDERING INFORMATION

ORDERING EXAMPLE ARM



SERIES

ARM Rigid Arm

LUMINAIRE SHAPE

S Square

ARM LENGTH

6 6" Arm (EPA=0.24 ft², 3.5 lbs)
(0.02 m², 1.5 kg)

12¹ 12.5" Arm (EPA=0.5 ft², 6.0 lbs)
(0.04 m², 2.7 kg)

POLE SHAPE

#1 DRILL PATTERN FOR POLE

S Square

R4 Round Straight (4.5")

R5 Round Straight (5")

R6 Round Straight (6")

#2 DRILL PATTERN FOR POLE

T2 Round Tapered (2.5")

T3 Round Tapered (3")

T35 Round Tapered (3.5")

T4 Round Tapered & Straight (4")

COLOR

DB Dark Bronze

BL Black

WH White

GR Gray

PS Platinum Silver

RD Red (premium color)

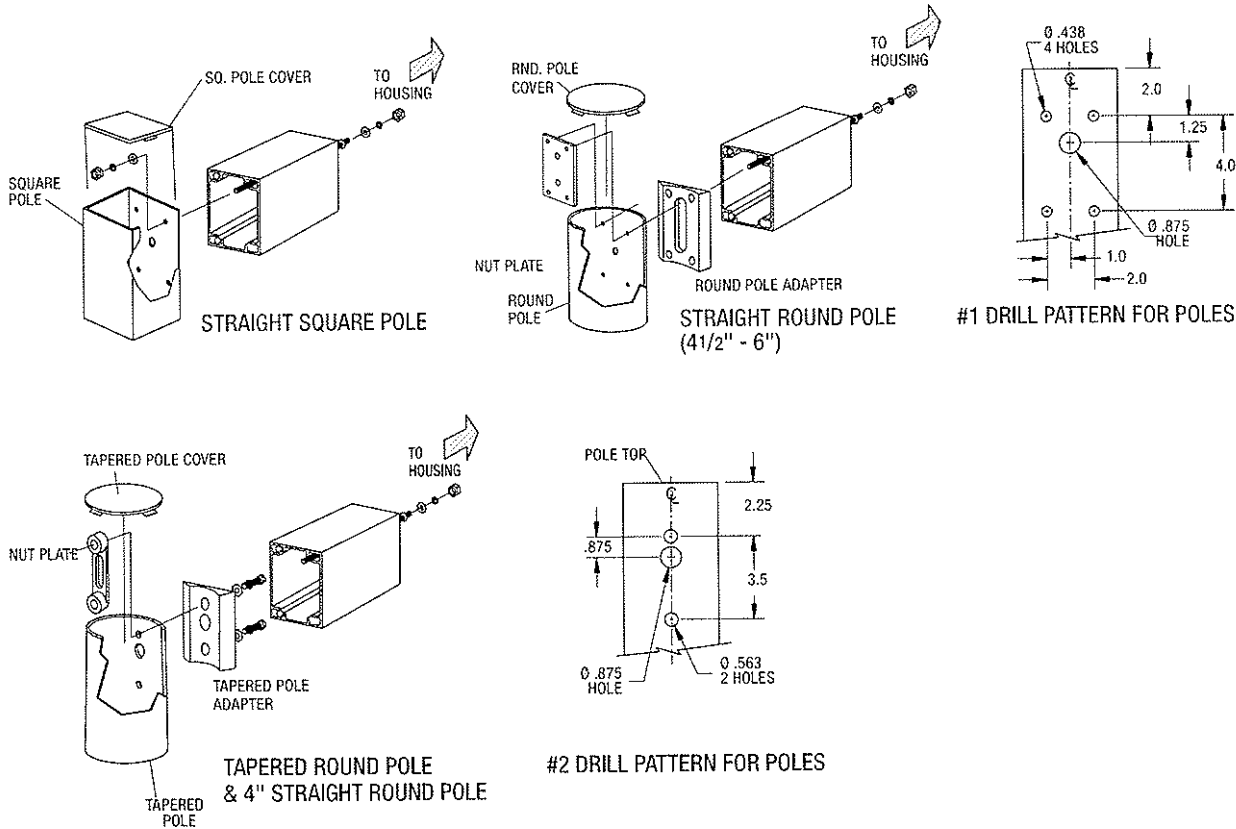
FG Forest Green (premium color)

CC Custom Color (consult factory)

¹ Required for 90° configurations.

WALL BRACKET

WB-S-XX Bracket only, arm not included nor required for fixture mounting. Replace **XX** with color designation.



Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Spaulding Lighting • 101 Corporate Drive • Spartanburg, SC 29303 • PHONE: 864-599-6000
For more information visit our web site: www.spauldinglighting.com