



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

Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: June 25, 2018

From: Mike Knight, Project Planner Jmk

Location: An 8.2 acre tract of land located southeast of the intersection of Chesterfield

Parkway West and Chesterfield Center.

Description: Shelbourne Senior Living (805 Chesterfield Center): A Site Development Plan,

Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 8.2 acre tract of land located southeast of

the intersection of Chesterfield Parkway West and Chesterfield Center

PROPOSAL SUMMARY

This request is to allow for development of a 150 unit, 187,263 square-foot senior living facility. The proposed facility is three to four stories in height, depending on elevation, and contains a combination of studio apartments, as well as one and two bedroom units. The facility will serve a combination of residents, including those needing independent living, assisted living, and memory care. The subject site is zoned "UC" Urban Core District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2980. The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment. The project was reviewed by the Architectural Review Board on May 10, 2018. A motion was made to forward the Site Development Plan to the Planning Commission with a recommendation for approval by a vote of (3-0).

HISTORY OF SUBJECT SITE

In 1973, St. Louis County Ordinance 6,815 was passed by the St. Louis County Council and this site originally authorized the development of a planned commercial and residential community referred to as the Chesterfield Village. The area was zoned "C8" Planned Commercial District and was designated "Regional Shopping Center".

Most recently in January of 2018, the City of Chesterfield approved Ordinance 2980 changing the boundaries of the "C8" Planned Commercial District to a "UC" Urban Core District. A modification of

standards within the Urban Core District was approved within this zoning approval in which parking setbacks from the east boundary were reduced from 30 feet to 5 feet to accommodate a shared parking feature, which in effect results in a landscape buffer no longer being required from the eastern property line.



Figure 1: Aerial Site Photo

Surrounding Land Uses

The land use and zoning for the properties surrounding this parcel are as follows:

Direction	Zoning	Land Use
North	"C8" Planned Commercial District	Vacant
South	"R6" Residential District (2,000 sq. ft.)	Established multi-family development
East	"C8" Planned Commercial District	Chesterfield Village Mall
West	"R8" Residence District (500 sq. ft.)	Developing 345 unit multi-family development





Figure 2: Zoning

Figure 3: Surrounding Land Use

In close proximity to the subject site there are several active development projects. Below is a map of the recent active development and some high-level information about each site.



A. Watermark at Chesterfield Village

Type: Multi Family

Zoning: R8 – Residence District

Size: 12.9 acre site Height: 4 stories B. The Grove in Chesterfield (The Sheridan)

Type: Assisted Living Zoning: UC – Urban Core

Size: 3.6 acre site Height: 3 stories C. Mercy Health Systems

Type: Virtual Care Center Zoning: UC – Urban Core Size: 41.7 acre site Height: 4 stories

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan gives this parcel an Urban Core designation. The site is surrounded by the Urban Core designation with part of the property to the west being the Residential Multi-Family designation.

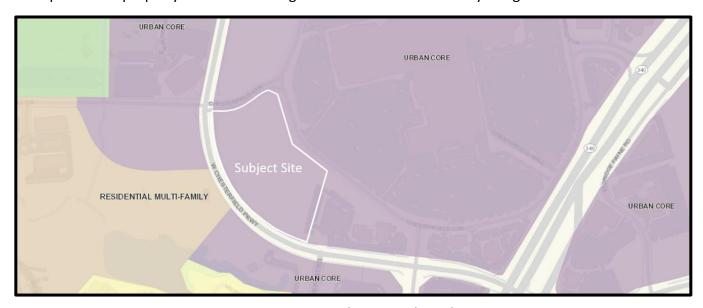


Figure 4: Comprehensive Land Use Plan

Land Use Element

The Land Use Element chapter defines Urban Core as the area known as "Chesterfield Village", centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield. The proposed use would be compliant with the Comprehensive Land Use Plan.

Plan Policies Element

The Plan Policies chapter of the Comprehensive Plan states that, "The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents."

The Plan Policy chapter specifically states that new multiple-family residences should be located in or near the Urban Core. It references: "Multiple-family projects should be located close to existing, higher density commercial and residential development so as not to alter the conditions and environment of existing single-family neighborhoods. Each multiple-family project should meet City-developed greenspace standards unless clearly identified reasons justify non-conformance." The Preliminary Plan denotes that the site will have the required 30% open space, in which the Site Development Plan exceeds this requirement generating 56% open space. The Plan Policy chapter states that the use of parking structures in the Urban Core is encouraged. This plan does not include parking structures.

Transportation Element

The subject site is connected to Chesterfield Parkway which is a St. Louis County maintained road and defined as a minor arterial by the Federal **Functional** Classification System. Minor arterial in the Transportation Element section is a road that "interconnect[s] with and augment[s] the urban principal arterial system. They provide service to trips of moderate length at a somewhat lower level of mobility than principal arterials. Emphasis is on the distribution of vehicles to higher and lower roadway classes and land uses." Figure 5 depicts the Functional Classification map for the site and neighboring Urban Core areas.

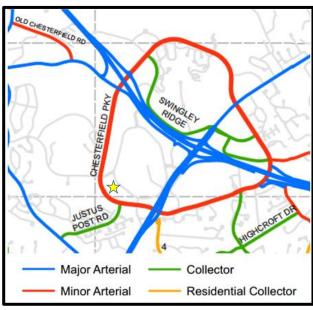


Figure 5: Functional Classification

The Comprehensive Plan states that developments in the Urban Core should be designed to accommodate a variety of and motorized non-motorized transportation choices such as mass transit, pedestrian, and vehicular. Language exists in both the UDC and Comprehensive Land Use Plan that encourage an emphasis pedestrian connectivity. This connected to the transit system which enhances the pedestrian connectivity within the Urban Core. Metro operates the St. Louis metropolitan region's public transportation system. Metro currently provides six (6) bus routes through Chesterfield. As we see in Figure 6, the subject site is a high point of

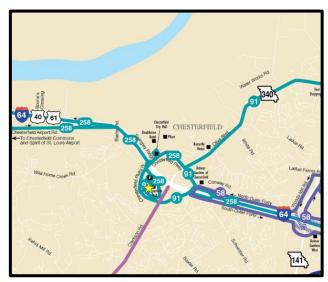


Figure 6: Transit System

connectivity for Metro within the City. The submitted Site Development Plan has multi-modal elements through a transit shelter, bike facility, pedestrian and vehicular infrastructure. These elements are further described later in this report.

Multi-Family Architecture

Section 04-01 includes specific requirements for multi-family architecture.

<u>Provide an on-site pedestrian system with access to common ground areas</u> – The buildings include sidewalks that circumnavigate the building. This system allows for pedestrian movement from the buildings to the common areas (gardens) along a route dedicated for pedestrian movement. Additionally, connections are proposed to allow for access to the 10' multi-trail along Chesterfield Parkway.

<u>Express architecturally the individual dwelling units within the building</u> – In addition to other items mentioned in the report thus far, the proposal includes recessed and projecting balconies which help emphasize the individual units within the building.

<u>Utilize color, material, and plane changes to articulate facades.</u> Avoid monotonous or institutional <u>designs</u>—The proposal includes color and material changes to avoid a monotonous design. Terrace level gardens and outdoor gathering areas are included on the first level of the development, which provide human scale and add additional detailing at the pedestrian level.

Respect the scale, proportion and character of the adjacent or predominant neighborhood – The site sits between multiple developments and use types. An office building is located on the opposite corner of Chesterfield Parkway and Lydia Hill. This building is five stories in height and building materials include a brick veneer, aluminum composite panels, and glass. Directly across Chesterfield Parkway, also at the

corner of Chesterfield Parkway and Lydia Hill, is a 4 story multi-family building that incorporates lap, board and batten, and panel designs on the units. Brick is also used on lower portions of each of the buildings. Building offsets and changes in roofline height and canopies are included in the design. The Chesterfield Mall is located behind the site and the property directly to the north is vacant.

<u>Provide functional recreation areas</u> — As previously mentioned earlier in the report, this proposal includes an independent living plaza, which includes active recreation such as bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care. Integrated among those amenities are four additional garden areas that relate to the activities within the building.

<u>Provide outdoor space for each dwelling</u> – In addition to common areas, balconies are provided. The balconies provide outdoor space for each unit and also add an element of depth to the proposed buildings.

<u>Provide visual transitions between the street and the dwelling units</u> – Inclusion of heavy buffering provides a break between the residential units and the street. Additionally, sidewalk and landscape areas are provided between the building and parking lot to provide this visual transition.

<u>Primary building material</u> - Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.

STAFF ANALYSIS

Circulation System and Access

The subject site is located northeast of Chesterfield Parkway directly south to what is currently the Chesterfield Village Mall. Given that the Parkway is classified as an arterial and located within the City's Urban Core Land Use designation, the front and side facades will be highly visible. Currently three (3), four-story multi-family buildings are under construction across the street at the corner of Lydia Hill and Chesterfield Parkway.

The subject site will be served by one dedicated entrance from Chesterfield Parkway and a secondary access point through a shared parking area with the property to the southeast. Chesterfield Parkway is a minor arterial road, owned and maintained by St. Louis County, and currently has a speed limit of 40 miles per hour. Access is limited to a right in and right out movement as the Parkway has a manicured center median that separates east and westbound traffic.

Parking is wrapped around the entire site and predominately to the rear and side of the building. Parking is spread evenly throughout the site to alleviate any area with a high concentration or "sea" of parking. There is an area of shared parking to the southeast to be used in combination with the adjacent site. The Bishop's Post restaurant is currently operating on the property to the southeast that utilizes the parking area. The shared parking is not necessary to meet the minimum parking standards of the Senior Living Facility or for the restaurant. Accessible parking is located within a circle drive next to the front entrance. There is also a loading area to the rear of the building that accommodates 2 (16x25') loading spaces.

Pedestrian circulation is present throughout the site as a sidewalk provides pedestrian access from each parking area. A sidewalk connects the site from Chesterfield Parkway and additional striping exists to enhance the safety of the pedestrian movements and to provide high-level connectivity. A sidewalk easement has been included along Chesterfield Center running north/south to provide future connectivity to a possible Chesterfield Mall redevelopment.

The outdoor amenities are organized in such a manner that they are accessible for pedestrians without requiring guests or residents to cross vehicular traffic. Each outdoor garden is unique in design to accommodate different experiences depending on individual preferences and as a wayfinding strategy. The amenities vary from an independent living plaza, which includes active recreation such as bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care. Integrated among those amenities are four additional garden areas that relate to the activities within the building. Near the entrance is a proposed area for public art that has a pedestrian walkway that circumnavigates around the piece.

Multi-modal elements exist throughout the site as there is the incorporation of pedestrian connectivity from the Parkway, vehicular parking throughout the site, a bike rack near the front entrance, and a transit shelter on the southern portion of the site along the Parkway. Figure 7 below is a Color Site Plan in which 3 specific amenities are identified (Bike Rack, Art Installation, Transit Shelter).



Figure 7: Color Site Plan

Topography and Retaining Walls

The site currently is generally flat on the southern area of the site and gradually rises as you progress north with about a 15-20' incline. There is a steep slope on the northeastern edge of the property with roughly a 30' grade change to what is currently the mall parking lot as seen on Figure 8.

Areas of the site will be both cut and fill to accommodate the building but overall the proposed elevations will be very similar to the current conditions. The Site Development Plan depicts an engineered block wall along the steep slope on the northeastern edge to the rear of the building that does not exceed 8' in height. The retaining walls will be highly visible to the residents in the rear of the building, but have low visibility from Chesterfield Parkway as they would be mostly screened by the building. Retaining wall examples are included within the Site Development Plan.



Figure 8: Current Site Grade

Architectural Elevations

This request is to allow for development of a 150 unit, 187,263-square-foot senior living facility on the property. The facility will be up to four stories in height and contain a combination of studio apartments and one and two bedroom units. The maximum height from top of roof to final elevation is 62' 6".

The proposed exterior building materials were selected to accomplish multiple functions: provide a sense of quality and permanence, build contextual relationships within the project and the surrounding community as a whole, and ensure the sustainability, longevity and maintenance of the materials themselves. The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment. The primary roofing material is an architectural shingle that combines slate with wood shakes for a natural, dimensional look. To create a visual interest at the pedestrian level there is a change to an aged copper standing seam roof at the lower porches and the porte-cochere.

The main structure of the senior living building announces the entrance with a central porte-cochere with masonry and stone piers and a front porch. A masonry base extends arounds the building anchoring to the site. The mansard and gabled roof lines fluctuate around the building façade as they highlight various functions, such as balcony projections, dormers, and intersection of wings.

The independent living is distinguished from the assisted living with a balanced asymmetrical massing with the topography, providing opportunity for terrace level gardens and outdoor gathering areas on the site. The use of color and texture begins to break the apparent height of the building providing elements of human scale. The wings of the building are punctuated with recessed and projecting balconies that break the mass of the façade. The building is detailed with strong trim and façade elements and high-quality maintenance free material.



Figure 9: South Elevation



Landscaping and Screening

Several different areas of landscaping are proposed in accordance with City Code requirements. These include street trees along the site's frontage, a 30-foot landscape buffer along Chesterfield Parkway, and landscaping within the parking lot. Additionally, the front entry features a place for proposed public art that is heavily landscaped with predominately Redbud and Ginkos.

Note that the rear portion of the site does not contain many plantings; this is due to the steep 30 ft. grade change which contains an existing woodland made with primarily a mix of Boxelder, Black Locust, Pin Oak, Elm, Ash, and Black Cherry.

The mansards also serve a separate function by providing screening of the mechanical equipment. The dumpster and fencing/trellis are a combination of brick and wood material similar to the building.

Lighting

Lighting consists of utilitarian and decorative lighting. Figures 11 and 12 are both what is characterized as roadway/parking lighting and building/decorative lighting. Lights that are not fully shielded flat lensed fixtures that enhance the architecture (decorative) will require separate approval from Planning Commission. There will be no off-site lighting produced with this development.

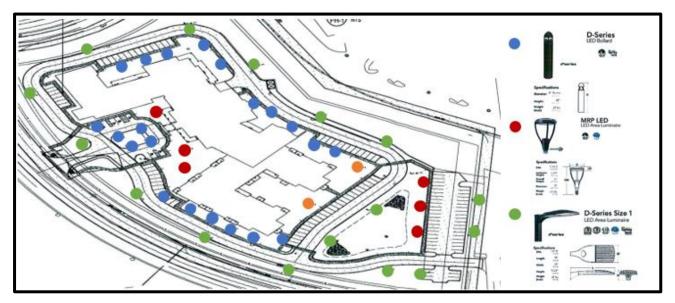


Figure 11: Roadway/Parking

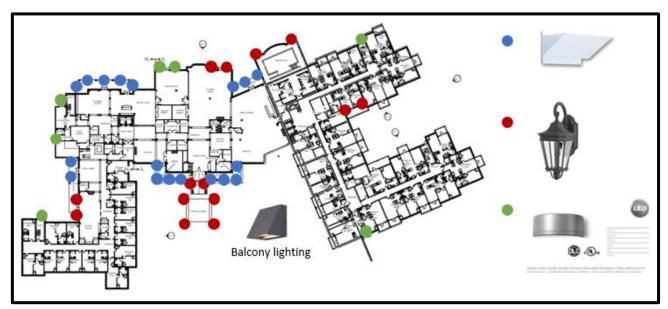


Figure 12: Building/Decorative

Three fixtures have been identified as neither fully shielded nor flat-lensed. These three fixtures can be seen below, and will require additional approval from the Planning Commission.

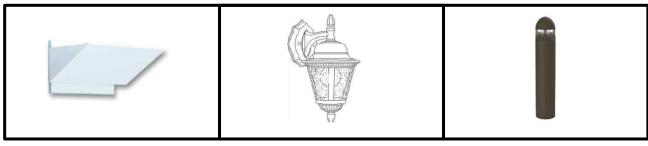


Figure 13: Fixtures Requiring Separate Approval

STAFF RECOMMENDATION

Staff has reviewed the Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of Shelbourne Senior Living (805 Chesterfield Center).

MOTION

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

- 1) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Shelbourne Senior Living (805 Chesterfield Center).
- 2) "I move to approve the Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Shelbourne Senior Living (805 Chesterfield Center), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Plan

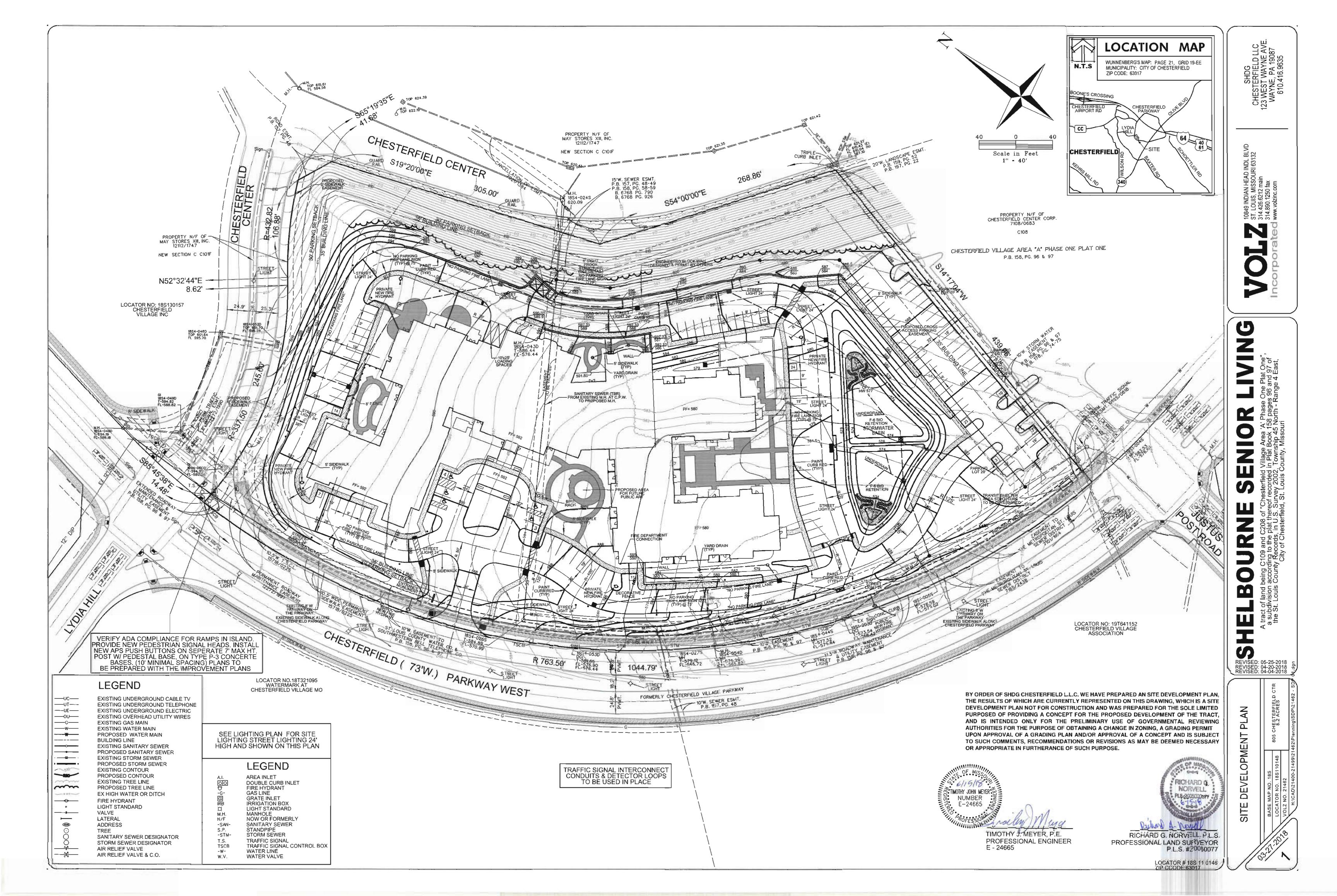
Landscape Plan

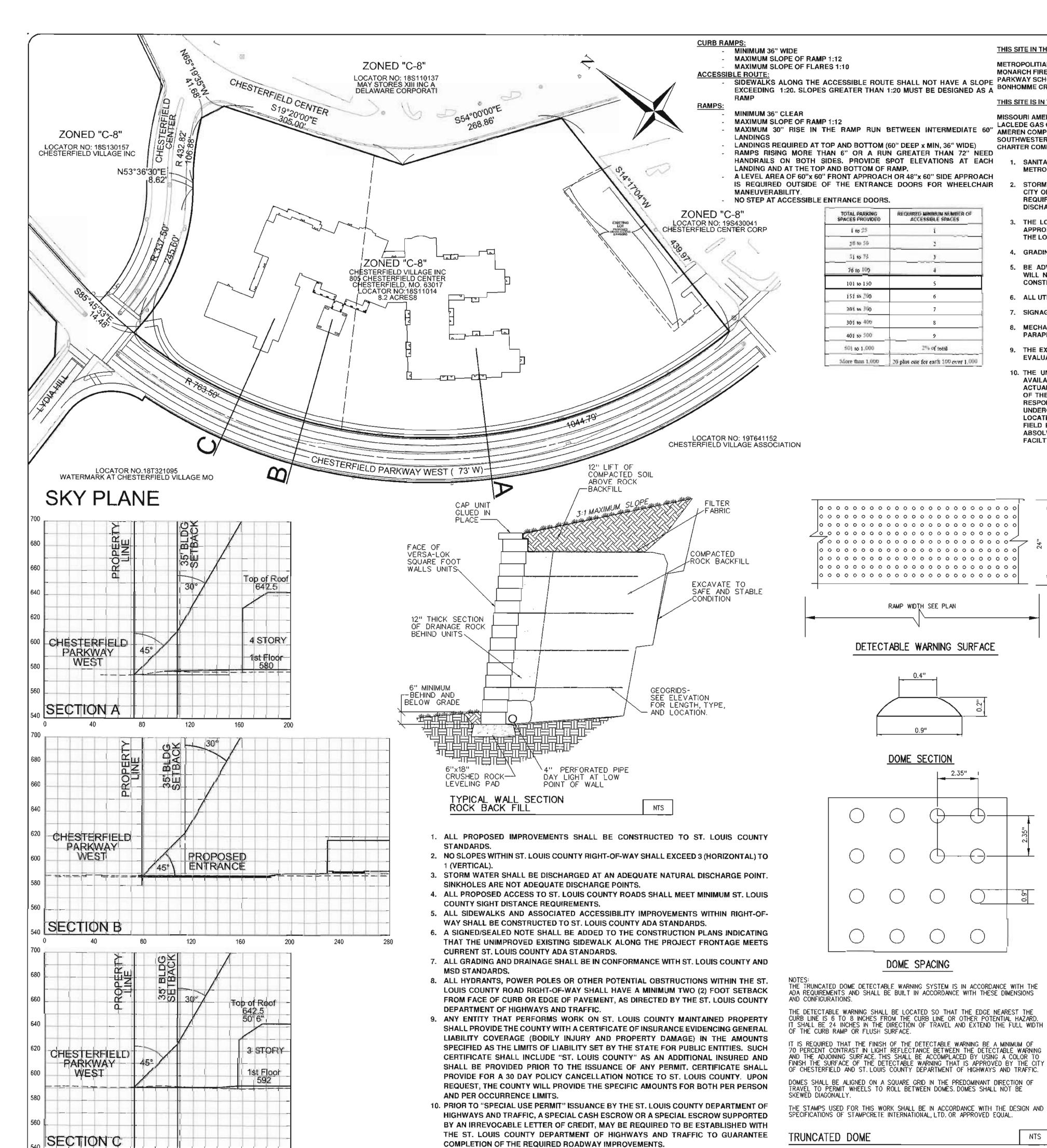
Tree Preservation Plan Tree Stand Delineation

Lighting Plan

Architect's Statement of Design

Architectural Elevations
Architectural Rendering





120

160

THIS SITE IN THE FOLLOWING DISTRICTS:

METROPOLITIAN ST. LOUIS SEWER DISTRICT MONARCH FIRE PROTECTION DISTRICT - PARKWAY SCHOOL DISTRICT **BONHOMME CREEK WATERSHED**

<u>THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:</u>

MISSOURI AMERICAN WATER COMPANY **LACLEDE GAS COMPANY** AMEREN COMPANY

DISCHARGE POINT.

REQUIRED MINIMUM NUMBER OF

ACCESSIBLE SPACES

6

7

8

2 of total

RAMP WIDTH SEE PLAN

DETECTABLE WARNING SURFACE

DOME SECTION

DOME SPACING

2.35"

SOUTHWESTERN BELL TELEPHONE COMPANY CHARTER COMMUNICATION (CABLE TV)

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITIAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLTIAN ST. LOUIS SEWER DISTRICT
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON MEMORY CARE - 18,575 SF THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
- 4. GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
- BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.
- 6. ALL UTILITIES WILL BE UNDERGROUND.
- 7. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- 8. MECHANICAL UNITS ARE LOCATED ON THE ROOF AND SCREENED BY THE PARAPETS UNLESS OTHERWISE NOTED ON THE PLAN.
- 9. THE EXISTING SIDEWALK ALONG CHESTERFIELD PARKWAY WEST TO BE EVALUATED AND UPGRADED TO ACHIEVE ADA COMPLIANCE.
- AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE PARKING PROPOSED ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY | MORE PARTICULARLY DESCRIBED AS: ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILTY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

Accessible

Vehicles

ONLY

(Full Curb Height) Upper Concrete Ramp Landing (See General Notes on C808.40)

NTS

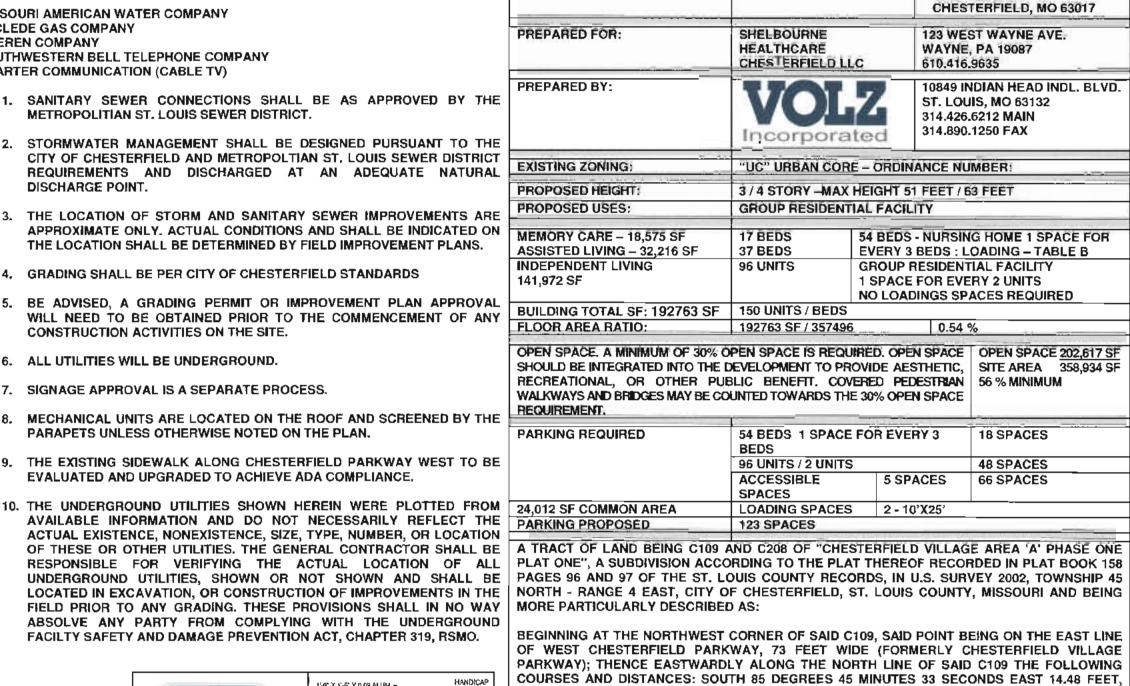
Type "4" Curb Ramp

(Parallel Changing Direction)

Type "3" Curb Ramp (Sidewalk Back of Vertical Curb)

BIKE RACK

OR APPROVED EQUAL



B.2 ACRES

185110148

805 CHESTERFIELD CENTER

CHESTERFIELD, MO. 63017

CHESTERFIELD VILLAGE

400 CHESTERFIELD CTR

ST. | 314.

SUITE 600

PROJECT NOTES:

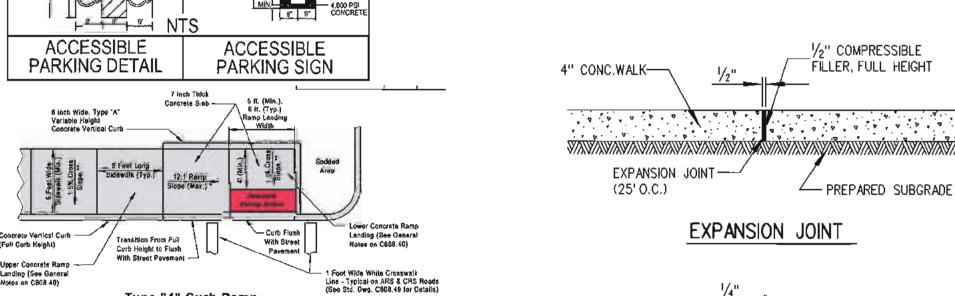
AREA OF SITE:

LOCATOR NO:

SITE ADDRESS:

OWNER OF RECORD:

BEGINNING AT THE NORTHWEST CORNER OF SAID C109, SAID POINT BEING ON THE EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE (FORMERLY CHESTERFIELD VILLAGE PARKWAY); THENCE EASTWARDLY ALONG THE NORTH LINE OF SAID C109 THE FOLLOWING COURSES AND DISTANCES: SOUTH 85 DEGREES 45 MINUTES 33 SECONDS EAST 14.48 FEET ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 04 DEGREES 14 MINUTES FROM THE LAST MENTIONED POINT, A DISTANCE OF 106,88 FEET AND SOUTH 65 DEGREES 19 MINUTES 35 SECONDS WEST 41.68 FEET TO THE EAST LINE OF SAID C109: THENCE SOUTHWARDLY ALONG SAID EAST LINE AND ALONG THE NORTHEAST LINE OF SAID C208 SOUTH 19 DEGREES 20 MINUTES 00 SECONDS EAST 305.00 FEET AND SOUTH 54 DEGREES 00 MINUTES 00 SECONDS EAST 268,86 FEET TO THE EAST LINE OF SAID C208; THENCE SOUTHWARDLY ALONG SAID EAST LINE SOUTH 14 DEGREES 17 MINUTES 04 SECONDS WEST 439.97 FEET TO SAID EAST LINE OF WEST CHESTERFIELD PARKWAY, 73 FEET WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 13 DEGREES 01 MINUTES 10 SECONDS EAST 763.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 1044.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.207 ACRES ACCORDING TO CALCULATIONS BY VOLZ INC. DURING AUGUST 2017.



* See General Notes (Std. Dwg, C608,40) " Cross Slope 1.5% (+ or - 0.5%)

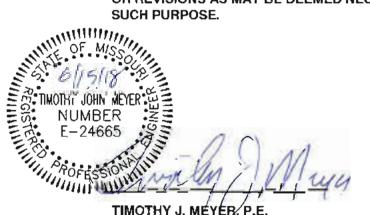
— 4" CONC. WALK JOINT (5' O.C.) PREPARED SUBGRADE-

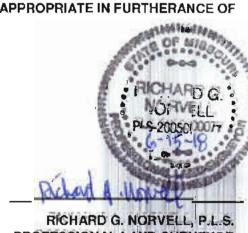
CONTROL JOINT

* CONC. WALK TO BE 6" THICK IN DRIVEWAYS AND 4'BEYOND EACH.

CONCRETE SIDEWALK

BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED AN SITE DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSED OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF





PROFESSIONAL LAND SURVEYOR

NTS

TIMOTHY J. MÉYÉB, P.E. PROFESSIONAL ENGINEER E-24665

P.L.S. #20050077

LOCATOR # 18S 11 01 ZIP CCODE:63017

1

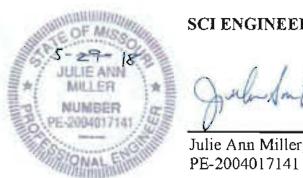
P.L.S. #20050077

PRECAST CONCRETE CAP 1 ELEVATION 6' HIGH MASONRY ENCLOSURE VENEER 4 ELEVATION 3 ELEVATION E HIGH MASOWAY ENCLOSURE VENIER TO MATCH BRICK OF BUILDING **●**(A0.4)

6 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-4"

TYPICAL MEMORY CARE GARDEN FENCE Chesterfield MO.

CONDITIONS MAY VARY FROM THOSE ENCOUNTERED DURING THE EXPLORATION OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES, WEATHER, OR OTHER CONDITIONS. THEREFORE, SCI MUST BE INVOLVED DURING THE CONSTRUCTION OF THIS PROJECT TO OBSERVE THE ACTUAL SUBSURFACE CONDITIONS AND IMPLEMENTATION OF OUR RECOMMENDATIONS RELATIVE TO CONSTRUCTION.



Julie Ann Miller, P.E.

Date: 5-29-18

1'6" TRELLIS

6' 6" FENCE

8′0″

RETAINING WALL EXAMPLE

8 DUMPSTER WALL SECTION
34" = Y-9"

PENEER TO MATCH



SEGEMENTED RETAINING WALL (SRW) UNITS SHALL BE MACHINE-FORMED, PORTLAND CEMENT CONCRETE BLOCKS SPECIFICALLY DESIGNED FOR RETAINING WALL APPLICATIONS.

CONCRETE SRW UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 1372 AND HAVE A MINIMUM NET AVERAGE 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI. COMPRESSIVE STRENGTH TEST SPECIMENS SHALL CONFORM TO THE SAW-CUT COUPON PROVISIONS OF ASTM C 140.

GEOTECHNICAL ENGINEER'S NOTE

NEITHER SCI ENGINEERING, INC. (SCI) NOR THE UNDERSIGNED HAS PREPARED ANY PART OF THESE PLANS. THE SIGNATURE AND SEAL ARE INTENDED TO CONFIRM OUR REVIEW AND PROFESSIONAL OPINION THAT THESE PLANS AND REVISIONS, THROUGH THE DATE GIVEN BELOW, COMPLY WITH THE PRELIMINARY GEOTECHNICAL REPORT DATED DECEMBER 2017 FOR THE PROJECT, AND ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE, AS ANTICIPATED FROM THE EXPLORATION

CONSTRUCTION MEANS AND METHODS SHALL BE LEFT TO THE CONTRACTOR.

IN CONCEPT, THE BUILDING, BIO-RETENTION BASINS, RETAINING WALLS, AND PROPOSED GRADING INDICATED APPEAR FEASIBLE; HOWEVER, ADDITIONAL EXPLORATION AND FINAL DESIGN RECOMMENDATIONS INCLUDING GLOBAL STABILITY OF THE RETAINING WALL WILL NEED TO BE PROVIDED BY SCI ONCE FINAL PLANS ARE AVAILABLE.

SCI ENGINEERING, INC.

SUCH PURPOSE.

TIMOTHY J. MEKER, P.E. PROFESSIONAL ENGINEER E - 24665

RICHARD G. NORWELL, P.L.S. PROFESSIONAL LAND SURVEYOR

_L.L.C. CONSIDERATION OF BEING GRANTED

_L.L.C. A MISSOURI LIMITED LIABILITY COMPANY

, PRESIDENT

APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF, "UC" PLANNED DISTRICT OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT

CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED

ON THIS _____ DAY OF ____ , A.D., 2018 , BEFORE ME PERSONALLY APPEARED

, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE PRESIDENT

IN THE STATE OF MISSOURI, AND THAT THE SAID INSTRUMENT WAS SIGNED ON

BEHALF OF SAID COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND

THE SAID PRESIDENT. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE _____ DAY

COMMISSION, AUTHORIZING THE RECORDING OF THIS AMENDED SITE

DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS

ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND

NAME

BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED AN SITE DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED

FOR THE SOLE LIMITED PURPOSED OF PROVIDING A CONCEPT FOR THE PROPOSED

DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF

GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF

_, 2018 , BY THE CHAIRPERSON OF SAID

BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL

L.L.C.

STATE OF MISSOURI

AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES:

THE CITY CLERK.

JUSTIN WYSE, AICP

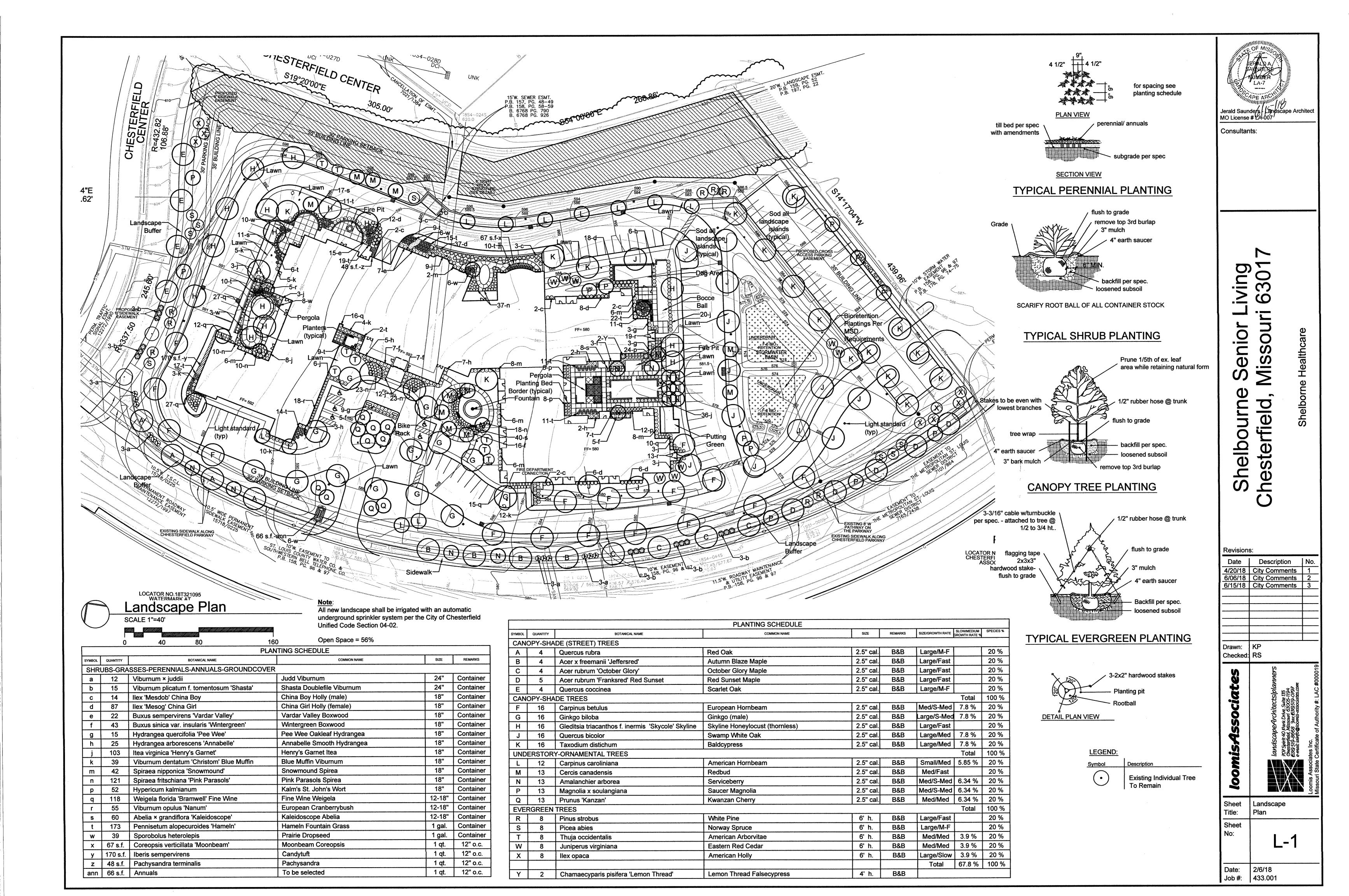
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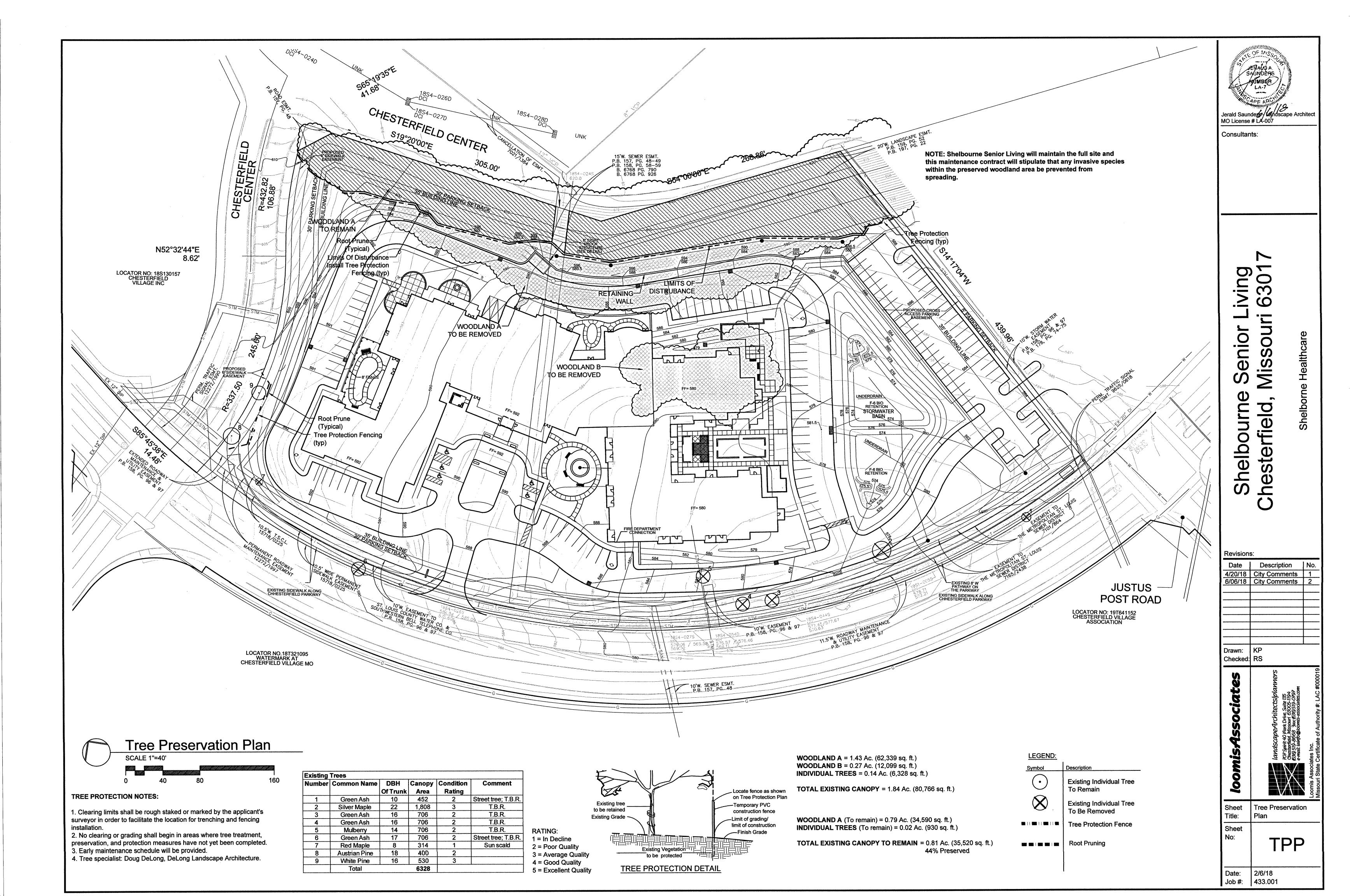
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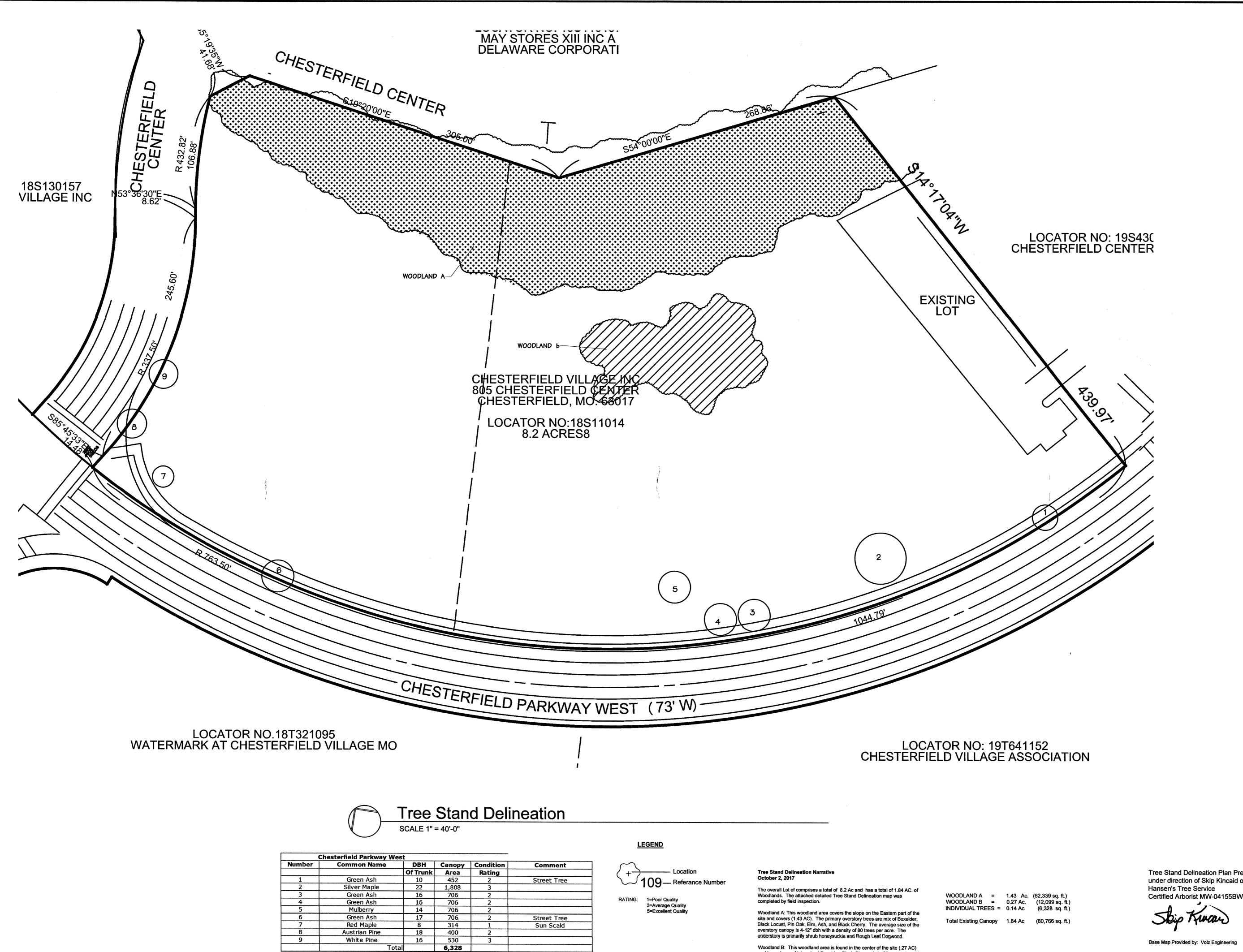
VICKIE HASS, CITY CLERK

PLANNING AND DEVELOPMENT SERVICES DIRECTOR

COUNTY OF CLAY







Woodland B: This woodland area is found in the center of the site (.27 AC) and is made up of intermixed Boxelder, Black Cherry, Ash, Silver maple, with some hickory at the south west corner. The Average size is 3-8" dbh.

No Monarch, state champion or rare trees were found on the site.

Douglas A. DeLong, Landscape Architect LA-81

Consultants: January January Company

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Missouri enior sterfield,

Revision	s:	
Date	Description	No.
2/23/18	City Comments	1

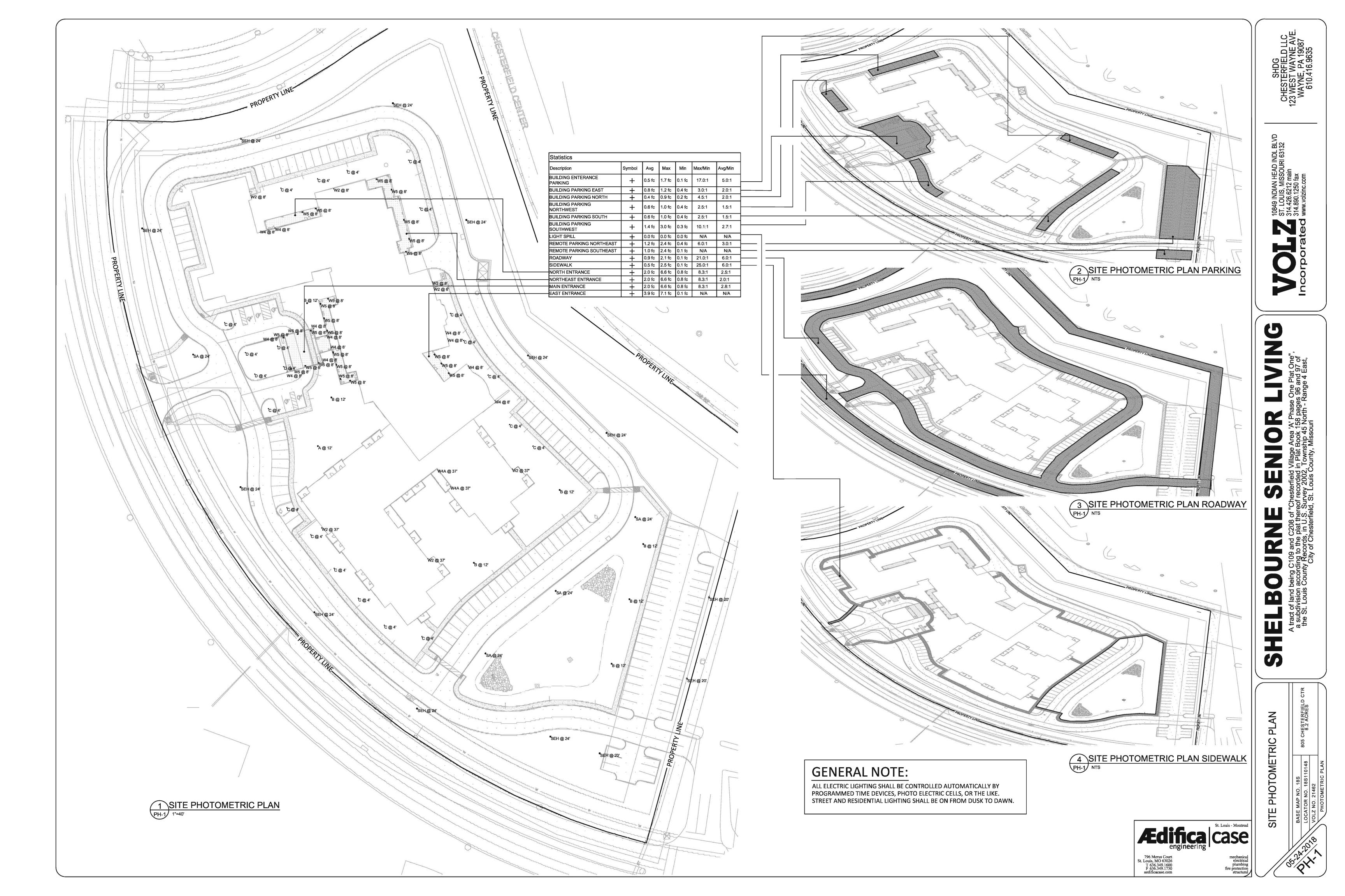
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Sheet Title:	Tree Stand Delineation
Sheet	
No:	TSD-1

10-2-2017

Job #: 154.002

Tree Stand Delineation Plan Prepared under direction of Skip Kincaid of



O S 윤

D-Series LED Bollard Tighting lettle d'series Introduction

The D-Series LED Bollard is a stylish, energysaving, long-life solution designed to perform the way a bollard should—with zero uplight. A optical exp forward, this full out-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

esaŭ lito	ing Inform						6C 700 40K SYM	
	in-	Distribut	Contrapolar	Berthalia	No.	Consequen	Margani	link
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Specifications

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A LITHONIA LIGHTING

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FEATURES & SPECIFICATIONS

INTENDED LIKE: The supped adaptivation and maintenance time performance of the D-Series LED Bolland is shoot for illuminating the ding antistrops, multing ploths and production plazas as well as any other location requiring a low-ress riting-height light source.

One seek 6 ash reard advocad digit is an elight with shake rain york for massive durphility and disease above on effector and top-gap. Disease also inverrequesting ring all loss for your loss is glaves in a region are war full 100 degree respices on placeton alignment also requested above. These Mills 117 languages parts with double; you and mailtion and PSYT may both undergraphics arranges abority Count height suff standard

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without enabling or pooling. Available in both textures and non-textured finished has OK aga ight aptical distribution care modulables sproventical and exprimentical. PSG needing USD highs angine provides remarkly greatested filter nation without up high subgit energy name a small subgit in market 40 ft 0 Kt 0 70 GHz property and 1000 Kt 180 GHz provides 1000 K

RESIDENCE. Light engil eo seneixt of high-efficiens. Elle requeted to every core sinulit boards to maximum heat disappt as sec promete, and fee, 75° III, DIShours at 700 pA as 25°C, Charill electric incluyers are designed for an expected life. of 100,000 house with in This fallow rate. Slock his law rape tents are mountained. a periodola possisting.

CSA for till additional Complian standards. Light engines are 1866 resed. Readfor APC vinction ambient Cold-reacher emergency battery backgo material for 400°C reinvision and service to

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LITHONIA LIGHTING

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TYPE 'SEH'I DSX1 LED P2 40K T3M MAOLT-DOBXD

This item is an A+ copoble luminaire, which has been

. All configurations of this luminaire most the Acuity

Brands' specification for chromatic consistency

OTC² controls marked by a shaded labouglound.

. This jurninging is A+ Certified when ordered with

OTL OLL equipped luminates meet the A+

This luminaire is part of an A+ Centified solution.

providing out of the box control compatibility

with simple commissioning, when ordered with

drivers and control options marked by a shaded

2. A+ Certified Solutions for ROAM require the order

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FEATURES & SPECIFICATIONS

CONSTRUCTION

LITHONIA LIGHTING.

FEATURES & SPECIFICATIONS

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rare. Eacily-servolable surge printection device meets a number on Category Claim for spectation.

restoral plansiners and white, has liable in textored and non-tentered linishes.

The clash design of the U. Series State Limits the resident desided Bigs performance. All had reclass.

things conductive and prevent is cooling. Focul or things of hear for each of maintenance and before light integral to provide. For UES players are not associated which content with the smaller for providing the proportions of must be only the hearings; a respectively enabled against mentione and exceptively enable against the observation of exceptively enable against mentions.

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of one ROAM node per luminaire. Sold

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Shipped repender

for ROAM* or XPoint** Wireless control networks,

operification for luminairy to photocombol

designed and tested to provide consistent color.

appearance and system-level interoperability.

C4+ Capable Luminaire

interapendality!

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To learn more about #+-

yielt www.acs.itybrands.com/ngh.s. 1. See ordering tree for details.

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D-Series Size 1

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Specifications

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A LITHONIA

Lumen Output

LIGHTING

LITHONIA LIGHTING. 0 2011-2017 doiny frands Lighting, Inc. All rights merried.

CONTRACTOR

Specifications 1.1121.54 EPA: # 186.90L Lumineiro Height: 6-3/35 Overall Heights Diameter: Weight

MRP LED

TYPE 'N' MRP LED 42C 530 40K SR2 MAOLT DOEKD TYPE 'B': MRP LED 42C 530 40K SR5 MAOLT DOEKD LED Area Luminaire

Capable Luminaire

his team is an Air capable luminates, which has been designed and tested to provide consistent color. appearence and system-level insuraperability

 All configurations of this luminate mean the Aculty Brands apacification for shromatic consistency This Lar traine by A.1 Certified other undetect with DTL[®]

controls marked by a straded background. DTL DUL

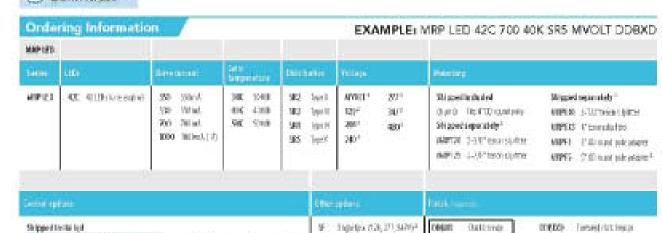
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corerol updone merced by matra-bid background' Te licem mare about Ark. wait www.co.atchronda.com/golus.

See ordering tree for deskils.

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LITHONIA LIGHTONG

OneLittoria-Mg + Corpers Georgia 2005 + Phane (800296997) + www.therea.com G.18 1-85 f Assity Transplighting, Inc. A fright reserved.

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Ordering Information

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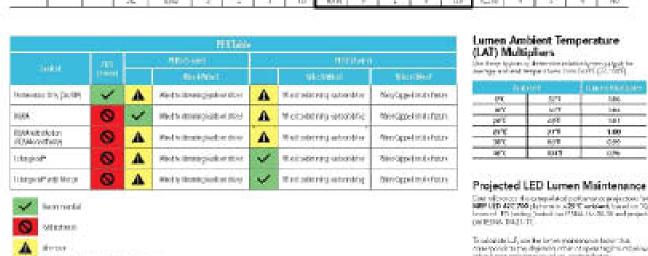
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HIRP-LED Rev. ORG/S/TT

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Resimblication

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Chill Johannia Why + Conjunt Qearys 2005 + Phone 95027 (801) + Journal Phone 554

MITERALD USE — KIS poles are not to be at least for Spottslighting applications requiring use of croscurrects mount functionises SPRTS exists poles are the constripted type for Sportslighting projects and are designed to beconfigured as a complete assembly with the desired consumis) incorporated within the polenomentatue des rigitos.

CORSTBUCTION - Note Shaft: The pole shaft is of TT-gauge (0.1796') or Z-gauge (0.1791') with a uniform wall thickness and is made of a weldable-grade @ STMA-595 Grade A or A 572 Grade 552, hot-rolled, commercial quality curbon steel taking within minimum yield of 55,000 psi, Shaft is one-piece construction with a full-length longitudinal high-Requesty plantik resistance weld and round in moss section having a aniform lives taperof, 14" per foot. Note Top: Options include tenon top, childed for side mount finding, tenon with chilling (includes extra

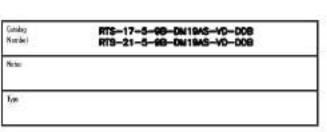
Tonchold/condeporates. Side diffied and operates poles include a removable steel top cap with satist eyes. Bandholes A early resthand tale with grounding provision a provided at 10° from the base end of the pole assembly. Every handhole includes a cover and cover attachment handware. If a 5" no tangular handhole is provided on pole with 5.9" diameter. Pole shaft with diameters greater than 5.9" are provided with a 4" of 5" raal staped landhole.

Rase Cores: A two-joint ABS, plastic full base miver is provided with each polic assembly on pole staff. disneters of 9" or less. That sized greater than 9" have a sheet steel two-piece bases over. Additional base cover options average diable upon tierto y request, Bolt coversa pasa e be substituted as innest polestiaff spas. Options include heavy duty two-pieces astallunium fell bases over and bolt covers ps. All base covers and holtower caps are finished to match pole.

And we Base Belts: Anchor base is fabricated from hot-called carbon steel plate that conforms with AST W. AGG. Archarbofts are manufactured to ASTM F1554 Prands at Grade SS, ISS Intiminium yield at length and tessile strength of 75-95 KRI, Upper portion of archos holk is galaxiesed per ASWA-150; both have in "C" hand on Notton and and ariga harrised a minimum of 12" on the three dud end. Each tot-dipped galvin bod. archot loft is famished with two hex nutrand two flat wasters. ILLEGITABLE - All structural festeries in erhigh-strength gahan bed carbon steel All hore-structural festeries.

uregalianizador a le-abited; artion stael or stainless steel. HINSIII - Standard finished include Clark Biorgo, While, Black, Medium Biorgo, Maharal Aluminum, or Not-dipped Galvariaed finish. (basic to be include Saudstone, Chancel Gray, Tenne Green, fright Recland theal Blue. Auch text us I Colorcand Special Finishes are available by quote and include first a sonot limited to tiot-dipped Galvanged, Paintover Galvanged, RAL Colors, Custom Cobra and Extended Warranty Finishes. WIRE ANTY - Typer (mited sometry Complete sometry terms for sted at:

www.acutytrandoon/CutonerResourceforms and conditions.agu NOTE: Actual performance may difference sesuit of enci-searces innormated application. Specifications subject to charge without notice.



Anchor Base Poles

ROUND TAPERED STEEL

7250 THE FLUORESCENT WEDGE™

Constructed of Formed Aluminum

 High Performance Compact Fluorescent Lamps Competible with Specification Grade Downlights: 26 watt Quad (G24g-3)

 \$2 watt Hex/Triple (GX24q-5) 42 watt Hex/Triple (GX24q-4) Voltage Options:

 Ballast Options: (refer to page III) Electronic

 Dimming* Emergency"

120 volt

• 277 volt

 Presently dimming ballasts are available using Lutron® Hi-Lume Compact^{ra} Electronic Dimming Ballasts for 26 & 32 watt lamps only. Other ballasts are available, please consult factory:

" Factory supplied emergency ballasts are available, please consult factory.

Specular Reflector

 Standard Powder Coat Finish Options: Black

 White Copper Titanium

Custom Finishes are Available

UL and CUL Listed Damp Location

Ordering Format for the 7250 Fluorescent Wedge"

SERIES	LIMP	VOLTAGE	BALLAST	FINISH
7250 The Fluxescent Wedge ^M	26 28 walt Quad	1 120 voll	E alectronic	BL black
	32 32 wuft 7thle	2 277 vot	D dimming Sit & 2 entired	WH white COP
	42 42 watt Trole	1 120 voit	E plectronic	copper
O STATE OF S		2 277 voit		tlanium

Modecatrons and eastern consigurations are available. Please contact car Sales Department.

BELFER LIGHTWIG FOR ADDRITECTURE 10-6 TEL: (732) 493-2666 . FAX: (732) 493-2941 . www.belfer.com

Lamps

Product Code	U/M	Description
BACKPLATES AND ACCESSO	RIES	
P-1029-01-00	60	Clear Replacement Lens for G215, G230, 8815 Series
P-1029-02-00	60	Frosted Lens for 6215, 8815, 6230 Series
P-1169-01-77	63	47/4" Round Cast Aluminum Backplate Black for 7215 Series
P-1169-01-78	63	4%" Round Cast Aluminum Backplate White for 7215 Series
P-1189-01-79	ea	41/4" Round Cast Aluminum Backplate Copper for 7215 Series
P-1169-01-75	60	456" Round Cast Aluminum Backplate Titarium for 7215 Series
P-1171-01-78	69	41/6" Square Cast Aluminum Backplate White for 6215, 6230 Series
□ P-1171-01-77	en	41/6" Square Cast Aluminum Backplote Black for 6215, 6230 Series
□ P-1171-01-79	69	41/6" Square Cast Aluminum Backplate Copper for 6215, 6230 Series
P-1171-01-75	60	4½* Square Cast Aluminum Backplate Titorium for 6215, 6230 Series
J P-1186-01-00	69	Clear Replacement Lens for 7215, 7310 Series
P-1185-01-00	88	Clear Replacement Lens for 7230, 7320 Series
P-1186-02-00	69	Frosted Lens for 7215,7310 Series
J P-1185-02-00	68	Frosted Lans for 7230, 7320 Series
□ P-1688-01-60	63	SawTooth Oifluser for 7215, 7310 Series
□ P-2107-01-60	63	SewTooth Oilluser for 7230, 7320 Series
□ P-2109-01-60	63	SawTooth Diffuser for 621 5, 6230, 8815 Series
☐ Swivel Kmickle Kit	60	Switch bridge Kir allows for fixture movement
A SALAN VINNORIA ME	388	SWINE KILLOUE NE BROWS FOR TIXLINE HIDDERHEIT. (6215, 7275-cold) (see 6320 Water** page 10-4 En distable)
7260 Lens Kit	es	Optional Lens Kit
Product Code	U/M	Description
LAMPS		
□ CF9/35K	63	9 watt Twin 623 Base Compact Fluorescent 3500°K
☐ CF13/35K	63	13 watt Twin GX23 Base Compact Fluorescent 3500°K
CF13Q/35K/2	60	13 writt Quad QX23-2 Base Compact Fluorescent 2500 K
CF130/35K/4	63	13 walt Quad 324q-1 Base Compact Fluorescent 3500°K
□ CF180/35K/4	es .	18 walt Quad 324q-2 Base Compact Fluorescent 3500 K
CF28Q/35K/4	83	26 watt Cuad G24q-3 Base Compact Fluorescent 3500°K
☐ F14T5/35K	68	1.4 wratt T5 Performance Fluorescent 3500 K
☐ F21T5/35K	88	21 walt 15 Performance Fluorescent 3500 K
☐ F28T5/35K	en	28 watt 75 Performance Fluorescent 3500 K
⊒ F3515/35K	en	35 watt 15 Performance Fluorescent 3500 K
☐ F24T5HO/35K	89	24 watt T5 High Output Fluorescant 3500 K
□ F89T5HO/85K	60	38 watt T5 High Output Pluorescent 35001K
☐ F54T5HO/35K	88	54 watt T5 High Output Fluorescent 35031K
3 F80T5HO/35K	AQ.	80 watt T5 High Culput Fluorescent 3500 K
3 Q1000C	49	100 watt Guurtz Halogen DC Bayonet Base Frosteil
□ Q1500€	***	150 walt Guartz Hatiger DC Bayonet Base Frusted
Africa 4° bir burgi overhang anda	Line and Marie a	

BELFER LIGHTING FOR ARCHITECTURE 10-12 TEL; (732) 493-2666 . FAX: (732) 493-2941 . www.belfer.com

PHILIPS G GARDCO Wall Mount

LED Wall Sconce 104L





Phillips Gardoo 104 LED wall scences feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 104L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

		Namber	11-1	UED Color				D pf on		
Preto	of LTDs	Onlin Current	Generation	Distribution	Streigency	Woltsge	Controls	Electrical	Finjen	
104L						To a		337.3		
ACRE SCALOR LOTE TED ADMET	IDE (PLIDE) (Proposite)	518 50m4 650 60m4 560 50m4 1000 500m4 1000 500m4	CM-61 Cad Ships SRDN, FOCK Green (Inn.) NW-61 Shipsal Africa 4000K, ToCH	2 Type 2 3 Type 3 4 Type 4	STREET COLD TO THE TOTAL COLD TO THE TOTAL COLD TO THE TOTAL COLD	UNV 10-277V WV) 327-200V 120 506 208 306V 340 340V	DO C-104 Denoming Denoming DOC Dual Croyst Control 1th Dynast Sense: Auromatic Profile Comming CSSD Self-ty 50% Denoming (Florer) 1th CSSD Self-ty 50% Denoming (Florer) 1th CSSD Section (Florer) 1th C	Floring PF Sangle (BAC 2013-4704-029 PZ Obudes (BAC 2013-4704-029 PD Consistent Depth (Ph.III (2012-240, 4904-451)	Tentured SK Hock SH White DI Bridge DGY Dath Gues MGY Medium Grag	
1 Contract	324 SELEDA (Emodule)	903 50 mi 950 minut 750 minut 1000 house	Gereralise I WAN-dr Water Walle 9000K, ToCH Generation T		TO GREET AN AN AND STREET, A ORDERSON	277 271V 347 3477 400 4077	Photosiciric systems PCR Propositivit (Full by Paris) Inflamed Blotten Response systems IMSE Integral with 40 temperature IMSE Integral with 40 temperature IMSE Integral module with 25 temperature IMSE Integral module with 25 temperature IMSE Integral module with 45 temperature IMSE Integral module with 45 temperature		Container specified BAL Specify optional color or BHI, jec OCLEPer OC 664, 7945 CC Entomorbid Michaelity adds dito for remained latters specified	

E. 32, rates for 30/C at 1000mA

 Notination for size with No. and 220.1 in Schenkus (99) and annual No. Not a reliable with LLC and DCC federal for JOYC to 26" II.
 Ansilabion 120 or 2779 entry.
 No. 1 in 5 Roll available with Dual Circuit Control (DCC) option. 6. EBPC by of scalable or (), DCC

12. Multipecife input voltage.

13. Netwishble with ED. DCC or LLC.

14. LLCZ/O Not workship with PCE, IVIE, CS/CMCCE/SA, Silvor with Wit accuracy attached to staring modes. First for use with LLCR accessory.

104L 04/18 page 1 of 5

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RTS Round Tapered Steel Poles

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	HONIA LIGHTING				POLE-903
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PITCH SINGLE WALLSCONEL

TECHLIGHTING"

output in this modern LED wall sponce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall,

An architectural profile reminiscent of beautifully classic roof lines delivers significant light

High quality LM80-tested LEDs for consistent long-life performance and color

Outstanding protection against the elements:

 Marine-grade powder coat finishes Stainless Steel mounting hardware

Impact-resistant, UV stabilized frosted caryllo lensing

Can be mounted for up lighting or down lighting

OR, IVERED LUMENS	621
WATES	24.1
VORTAGE.	120V, 277'e
DIMMING	±ix
MORTEMETERS TERM	Symmattic
MOUNTING OPTIONS	Orendylst or Ljobylst
OCT.	30006
CHI	80x
COLOR BUNNING	3 Step
BUG RATING	83-116-00
DARK SKY	Compliant (Coronight)
WET LISTED	iP6
GENERAL LISTING	FW, 196-24
START TEMP	31/2
FIELD SDRYK FARLE LED	No
CONSTRUCTION	Aluminos
HAROWARE	Marelinis Strell
PRUSH	Marine Grade People: Coal
EDIFEDME	LVILVILVILODO Houry

5 Years



PITCH SINGLE

shown in chargoal





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PROGRESS LIGHTING Inca

Progress Lighting

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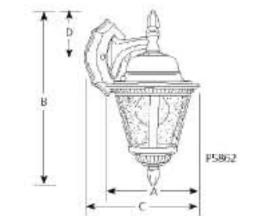
701 Millennium Blvd.

Greenville, South Carolina

www.progresslighting.com

ande	scent	Westport						Outdoor			
							Type				
							-20	-30	-31		
						P58	62 D	П			
						P58	63 🗆		\Box		
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7	12581				Dime	nsions (In	ches)				
alog	Antique Bronze	White	Black	Lamping	Α	B	Ċ	D			

P5862	-20	-30	-31	1 (m) 60w	6-7/8	12-3M	8.3/8	3-1/8
P5863	-20	-30	-31	1 (m) 100w	9	16	10-3/8	3-1/2
P5864	-20	-30	-31	2 (c) 60vc	11	19-17/	12-7/8	4.5/8
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Mounting

Wall mount

Canopy:

Electrical

based sockets

sockets

Pre-wired

Specifications: General

 Clear seeded glass: For P5862 - 5" dia x 4-1/4" ht For P5863 - 7" dla x 5-3/4" ht.

- For F5864 8-1/2" dia. x /" ht. Ribbed details with ribbed finials Ole cast aluminum construction
- Painted finishes
- Companion post top, and chain
- mounted units are available

Labeling

. c wet location listed

Rev. 1/11

Wall bracket covers a standard recessed

P5862 - 4-1/2" x 6-1/8" x 1"

P5863 - 5-1/4" x 6-3/4" x 1"

P5864 - G-3/4" x 9-1/4" x 1"

P5862 and P5863 have ceramic medium.

P5864 has phenolic candelabra based

4" hexagonal outlet box

Mounting strap included

PROGRESS Fluorescent

Progress Lighting

29607

701 Millennium Blvd

Greenville, South Carolina

vavv.progresslighting.com

Balderland			Energ	Туре				
							-20WB	31WB
						P585Z	П	
						P5863		
		Finish				P5864		
	2670	ก็เยอกเร		W-00000	Dimen	sions (Incl	hes)	
	Catalog No.	Antique Bronze	Black	(Included)	A	В	<u>C</u>	D
	P5862	-ZOWE	-34WE	1-13w CFL	6-7/8	12-3/4	B-3/8	3-1/4
	P5863	-20WE	-31WB	1-13w CFL	9	16	10-3/8	3-1/2
	P5864	-20WB	-31VVF	1-18w CFI	1.1	19-1/4	12.7/8	4-5/8
<u></u>			> P5862 ►					964

Westport

Specifications: General

 Seeded frosted glass. P5862 - 5" dia. x 4-1/4" ht. P5863 - 7" dia. x 5-3/4" ht. P5864 - 8-1/2" dia. x 7" ht.

 Beaded details with ribbed finials Die cast aluminum construction

Painted finishes

· Energy Star Certified Companion post top, chain mounted

and flush units

Labeling . c wet location listed

GU24 based socket

Mounting

Wall mount

Canopy:

Pre-wired

Electrical

Wall bracket covers a standard recessed

P5862 - 4-1/2" x 6-1/8" x 1"

P5863 - 5-1/4" x 6-3/4" x 1"

P5864 - 6-3/4" x 9-1/4" x 1"

4" octagonal outlet box

Mounting strap included

796 Mons Coart St. Louis, MO 63026 T 636.349.1600 F 636.349.1730 sodificacese.com

Outdoor

TRIC

PHOTOME

Shelbourne Senior Living at Chesterfield, Missouri

The proposed exterior building materials provide a backdrop for the understanding and quality of the architecture and context. The materials were carefully selected to accomplish multiple functions: providing a sense of quality and permanence, building contextual relationships within the project and the surrounding community as a whole, and ensuring the sustainability, longevity and maintenance of the materials themselves.

The architectural style of the buildings provides a varied look of traditional and transitional design to create engaging yet comfortable streetscapes and spaces. The color and material palate is harmonious with the surrounding community and consistent within the project. The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment. The primary roofing material is an architectural shingle that combines the luxury of slate with the rich depth of wood shakes for a natural, dimensional look. To create visual interest at the pedestrian level we change to an aged copper standing seam roof at the lower porches and the Porte Cochere.

The main structure of the senior living building announces the entrance with a dominant central Porte Cochere with masonry and stone piers and welcoming front porch. A masonry base extends around the building anchoring it to the site. At predominant common spaces, the masonry and stone extends from grade to various heights, creating articulated architectural forms. The mansard and gabled roof lines fluctuate around the building facade as they highlight various functions, such as the balcony projections, dormers, and intersection of wings. The building massing is lessened along the streetscape by creating courtyards which reduce the mass of the building and provide semi-private spaces for the residents. Generous windows and French doors create welcoming gestures to the street and courtyards while providing ample light and views for the residents.

The outdoor amenities are organized by logical and accessible pedestrian circulation that does not require guests or residents to cross vehicular access ways. Each outdoor garden is unique in design to accommodate different experiences depending on individual preferences and as a wayfinding strategy. The amenities vary from an independent living plaza, which includes active recreation such as Bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care. Integrated among those amenities are four additional garden areas that relate to the activities within the building.

The independent living is distinguished from the assisted living with a balanced asymmetrical massing harmonizing with the topography, providing opportunity for terrace level gardens and outdoor gathering areas on the site. The use of color and texture begins to break the apparent height of the building, providing a human scale to the building. The wings of the building are punctuated with recessed and projecting balconies that break down the mass of the façade. The building is detailed with strong trim and facade elements and high-quality maintenance-free materials. The quality of materials and construction ensure that the buildings maintain their level of character, detail and color over time.

Unique to this project is an enhanced entrance feature that is highly visible from and connected to Chesterfield Parkway West. The experience is directed by the sidewalks that connects to a circular plaza surrounded by ornamental plants, seasonal annuals, short evergreen hedges and ornamental trees. Centered in this plaza is a space for a water/sculpture public art element that highlights the environment. Benches, lawns and decorative concrete pavers tie the features together for a cohesive outdoor amenity.



MATERIAL LIST

BRICK, STONE,

PRECAST, SIDING, 1.

SIDING, 2.

SHINGLES

METAL ROOF,

DIMENSIONAL

TRIM,

BELDON, MODULAR GOLDENROD A

ELDORADO, AMBER FALLS

ARCHITECTURAL CAST STONE

JAMES HARDIE, MONTERY TAUPE

JAMES HARDIE, COBBLE STONE

JAMES HARDIE ARCTIC WHITE

PAC CLAD, AGED COPER STEEL

, CERTAINTEED INDEPENDANCE

WEATHERED WOOD SHANGLE

WEATHERED EDGE

K ROAD, SUITE 401, SPRINGFIELD. VA 22151 1-8057 FAX (703) 426-7280

ECU BANDOCK ROAD, SUITE 470, SPRI PHONE (703) 228-9057 FAX (703) 428-905

SHELBOURNE CHESTERFIELD

BUILDING ELEVATIONS

A4.1.1

1/58" - 1'-0"



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2 SOUTH ELEVATION

NORTH ELEVATION

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3D VIEW

