



VII. A.

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

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: June 28, 2010

From: Charlie Campo, AICP
Project Planner

Mara Perry, AICP
Senior Planner

Location: Chesterfield Commons West (Lot 6B)

Applicant: Woolpert Inc.

Description: **Chesterfield Commons West (Lot 6B)**: A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 1.1 acre tract of land zoned "PC" Planned Commercial District located on the west side of RHL Drive between THF Boulevard and Edison Avenue.

PROPOSAL SUMMARY

Woolpert Inc., on behalf of THF Chesterfield Three Development LLC, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for Planning Commission review. The request is to construct an 18,180 square foot grocery store building and forty-one (41) new parking spaces. The exterior building materials will be comprised of cast stone, brick, EIFS, aluminum, CMU, metal and glass. The roof is proposed to be a flat PVC membrane roof surrounded by a parapet wall of varying height.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

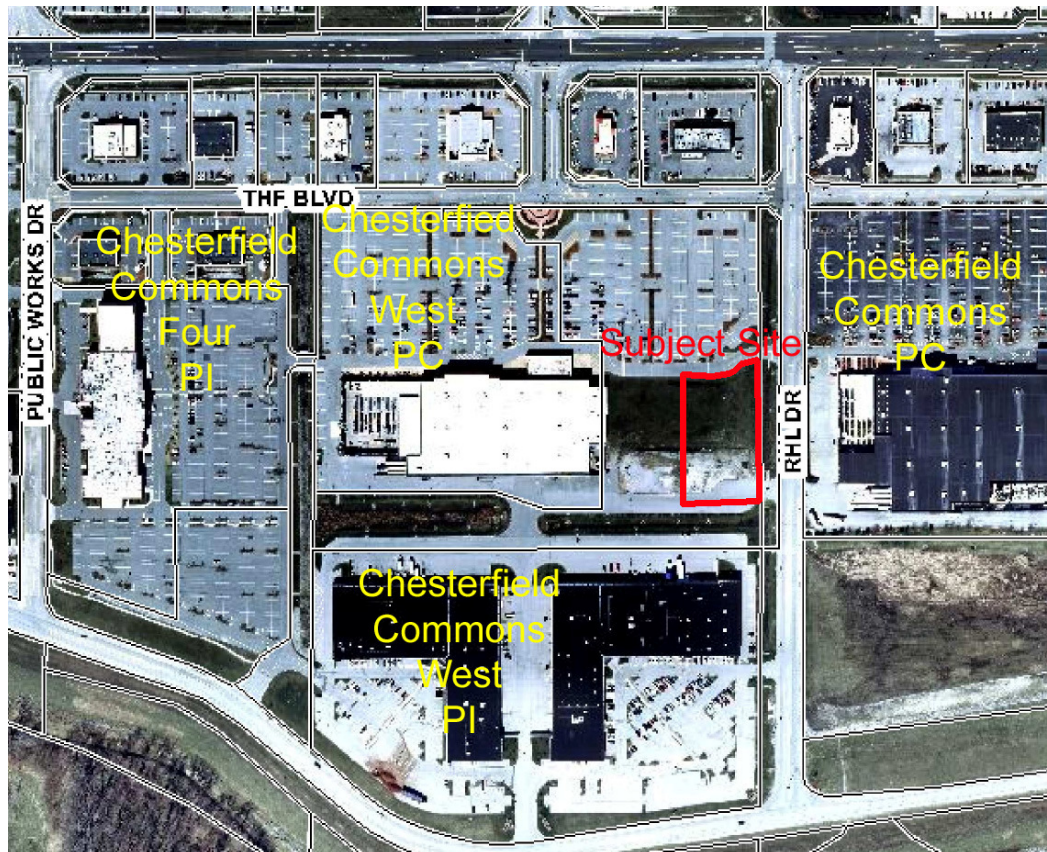
In June of 2001, this development was zoned "PC" Planned Commercial District via Ordinance 1624. In February of 2005, Ordinance 1624 was repealed and replaced with Ordinance 2156 which allowed limited outdoor seasonal storage.

A Site Development Concept Plan and various amendments to that plan were approved from 2001 through 2004.

A record plat for Plat One and Plat Two of the development were both approved by the City Council in July of 2005. A third record plat to split Lot 6 into three parcels was approved in March of 2010.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Chesterfield Commons Six	“C8” Planned Commercial District
South	Chesterfield Commons West	“PI” Planned Industrial District
East	Chesterfield Commons	“PC” Planned Commercial District
West	Chesterfield Commons Four	“PI” Planned Industrial District



STAFF ANALYSIS

Zoning

The subject site is zoned “PC” Planned Commercial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2156, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 2156 and all applicable Zoning Ordinance requirements.

Architectural Elevations

The project was reviewed by the Architectural Review Board on May 13, 2010. The Board asked the Architect to consider adding planters to the north side of the building similar to those found elsewhere in the Chesterfield Commons development. The Board also noted a few points for staff to consider during the site plan review process. A motion was passed to forward the project to Planning Commission for approval by a vote of 5-0. Planters have been added to the north side of the building and all other issues identified have been reviewed by staff.

Traffic/Access and Circulation

The site can be accessed by RHL Dr. from the east and by THF Blvd. from the north. There is a 41 space parking lot on the east side of the building that has a two-way entrance on the south

and a right-in, right-out entrance to the north. Traffic approaching the entrance from the east will not be able to turn left into the east parking lot.

Parking

Parking for the site will be provided by a forty-one (41) space parking lot on the east side of the building. There will also be a shared parking agreement to use forty-six (46) parking spaces in the Chesterfield Commons West parking lot to the north. The number of parking spaces provided meets the requirements of the Off-Street Parking and Loading Regulations section of the City of Chesterfield Zoning Ordinance.

Landscaping

A Landscape Plan was submitted showing new trees and shrubs to be installed throughout the site. The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist has reviewed the Landscape Plan and had no additional comments.

Lighting

A Lighting Plan has been submitted showing both pole mounted parking lot fixtures and building mounted fixtures. All fixture designs adhere to the City of Chesterfield Lighting Ordinance. The proposed mounting height of the parking lot fixtures is forty-two (42) feet. The maximum mounting height for parking lot fixtures allowed by the City of Chesterfield Lighting Ordinance is twenty (20) feet. The Lighting Ordinance states that the height of all light standards shall be reviewed by the Planning Commission. The applicant has submitted a request to the Planning Commission to allow a mounting height of forty-two (42) feet in order to be consistent with the height of the parking lot light standards found elsewhere on the Chesterfield Commons West site as well as throughout the rest of the Chesterfield Commons development.

Signage

A monument sign is shown on the Site Development Section Plan. The Sign Package for the development allows monument signage for outlots only. A monument sign will not be permitted for this site and the sign will be removed from the plan prior to recording.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations and has found the application to be in conformance with City of Chesterfield Ordinance 2156, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Section Plan for Chesterfield Commons West Lot 6B.

MOTION

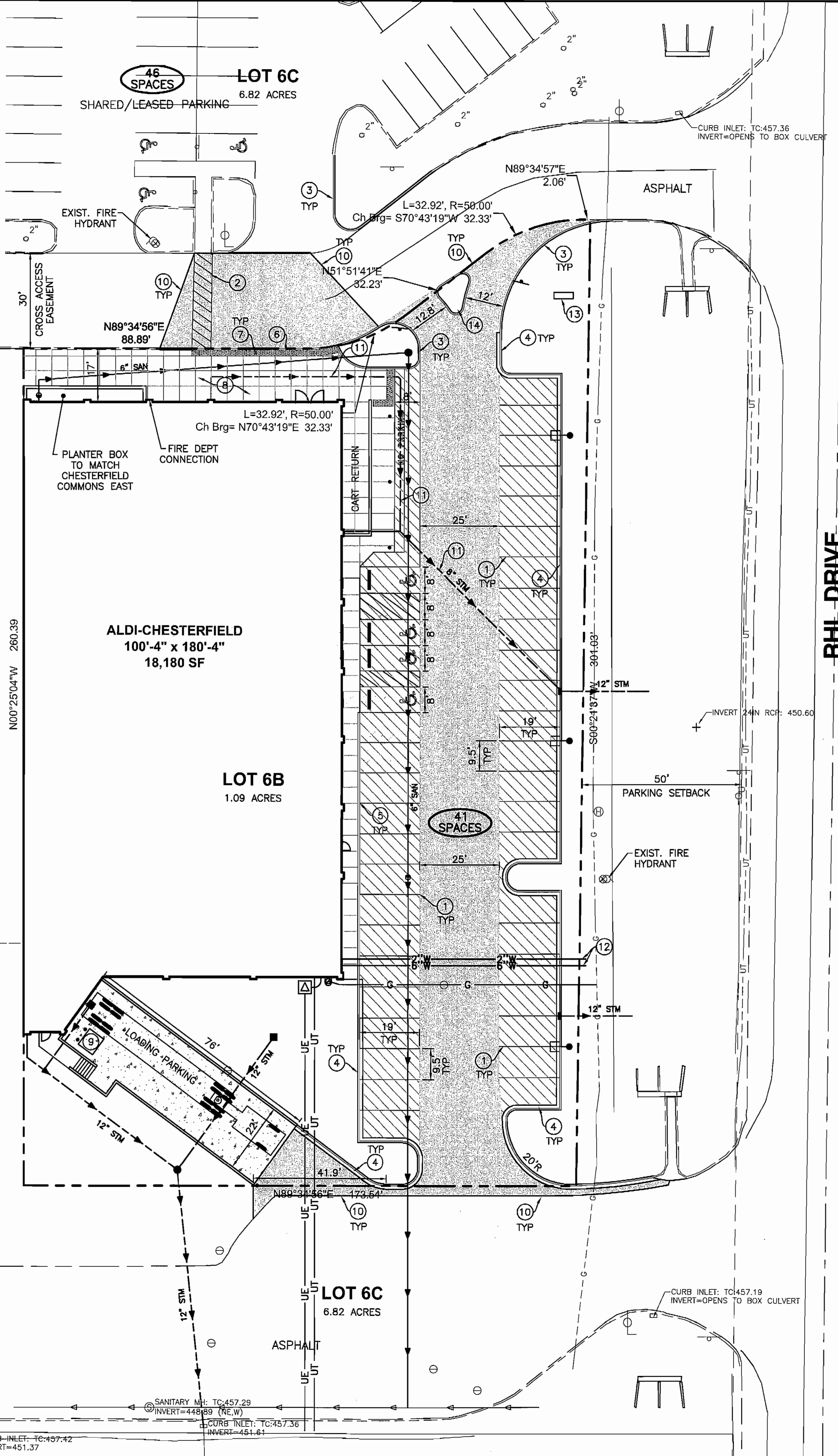
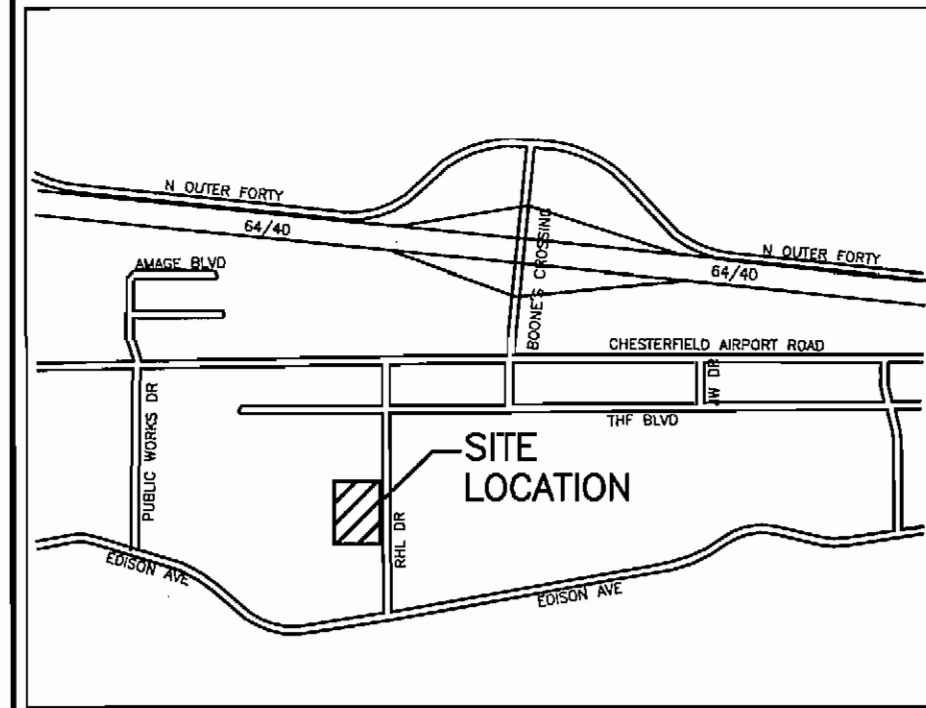
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan with modified light fixture mounting height and Architectural Elevations for Chesterfield Commons West Lot 6B."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan with modified light fixture mounting height and Architectural Elevations for Chesterfield Commons West Lot 6B, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations
Lighting Cut Sheets
Letter from THF re: Lighting Height

SITE DEVELOPMENT SECTION PLAN



KEYED NOTES

- 1 TYPICAL PARKING STRIPING, SEE DETAIL.
- 2 PAINTED CROSSWALK TO MATCH SURROUNDING "STREET PRINT" DESIGN.
- 3 BARRIER CURB TO MATCH EXISTING DEVELOPMENT.
- 4 6" VERTICAL CURB AND GUTTER.
- 5 TURNDOWN SIDEWALK WITH 6" VERTICAL CURB.
- 6 FLUSH SIDEWALK WITH TRUNCATED DOMES
- 7 BOLLARDS PER ALDI STANDARDS
- 8 CONCRETE SIDEWALK.
- 9 DUMPSTER IN LOADING DOCK AREA, SEE ARCHITECTURAL SUBMITTAL FOR SCREENING.
- 10 MATCH EXISTING GRADE.
- 11 ROOF DRAINS, CONNECT TO PROPOSED STORM SEWER.
- 12 DOMESTIC AND FIRE PROTECTION WATER SERVICE LINES.
- 13 MONUMENT SIGN.
- 14 4" MOUNTABLE CURBED ISLAND, PAINTED YELLOW.

LEGEND

- LIGHT-DUTY BITUMINOUS PAVEMENT.
- HEAVY-DUTY BITUMINOUS PAVEMENT.
- CONCRETE PAVEMENT.

SITE DATA

LOT 6B: 1.09 ACRES
 OPEN SPACE: 20%

BUILDING HEIGHT: 22'-6" (28' TOWER)

ALDI BUILDING AREA = 18,180 SF
 ALDI PARKING SPACES = 87 SPACES

REQ'D PARKING RATIO (MAX) = 4.80 SPACES/1,000 SF
 PROPOSED PARKING RATIO = 4.80 SPACES/1,000SF

REQ'D HANDICAP SPACES = 4 SPACES
 PROPOSED HANDICAP SPACES = 7 SPACES

PROPOSED ZONING = PC

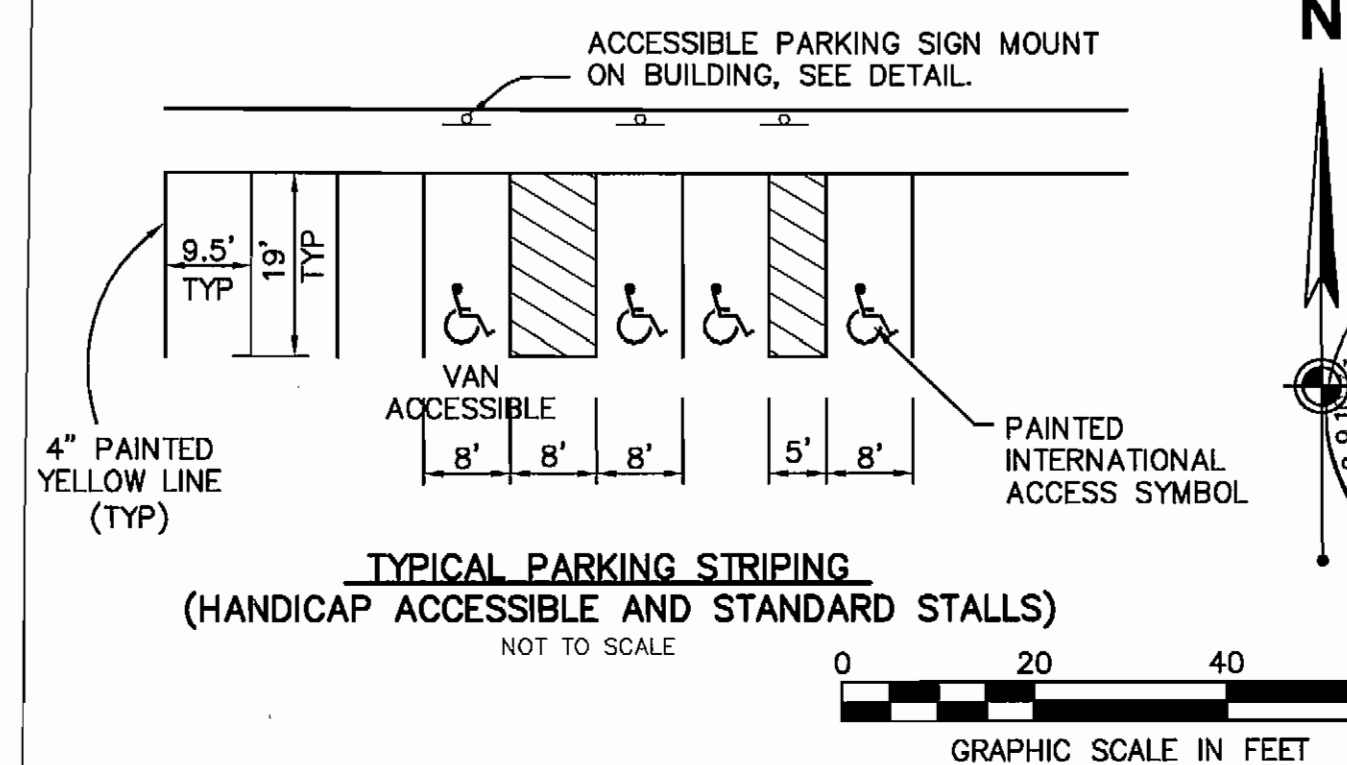
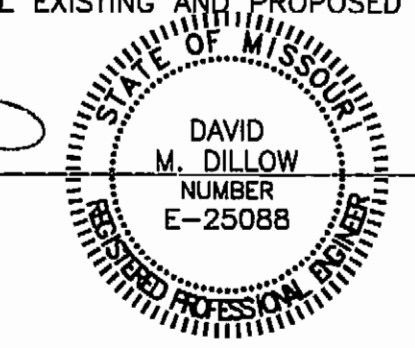
NOTES

ALL PROPOSED UTILITIES WILL BE INSTALLED UNDERGROUND.

SIGNAGE APPROVAL IS A SEPARATE PROCESS. APPROVAL OF THESE PLANS DOES NOT INDICATE APPROVAL OF SIGNAGE.

THIS IS TO CERTIFY THAT WOOLPERT, INC. HAS PREPARED THIS SITE DEVELOPMENT SECTION PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LOTS DIVISIONS.

WOOLPERT, INC.
 DAVID M. DILLOW
 MO PE E-25088
 6/17/2010
 DATE



FUTURE DEVELOPMENT BY OTHERS

LOT 6C
 6.82 ACRES

ALDI-CHESTERFIELD
 100'-4" x 180'-4"
 18,180 SF

LOT 6B
 1.09 ACRES

LEGAL DESCRIPTION

LOT 6B OF CHESTERFIELD COMMONS WEST PLAT THREE AS RECORDED ON PLAT BOOK 358, PAGE 151 AT THE ST LOUIS COUNTY RECORDER OF DEEDS.

THE CHESTERFIELD THREE DEVELOPMENT, LLC IN CONNECTION WITH A CHANGE OF ZONING FOR THE FOLLOWING DESCRIBED PROPERTY FROM PC TO FC.

THE CHESTERFIELD THREE DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, THE OWNER OF LOT 6B SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED A PERMIT TO DEVELOP PROPERTY UNDER THE PROVISIONS OF CHAPTER 1003.145, C-8 OF CITY OF CHESTERFIELD ORDINANCE #824, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE PLANNING COMMISSION, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

BY: THE CHESTERFIELD THREE DEVELOPMENT, LLC

BY: _____ DATE _____
 SIGNATURE TITLE

STATE OF MISSOURI
 COUNTY OF SAINT LOUIS COUNTY

ON _____ BEFORE ME, _____ PERSONALLY APPEARED
 PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

THIS SITE DEVELOPMENT SECTION PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE _____ DAY OF _____, 20____, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER _____ AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

PLANNING AND DEVELOPMENT SERVICES DIRECTOR
 CITY CLERK

REVISION	DATE	No.
PROJECT No:	70219	
DATE	FEB 2010	
DES.	DMB	
DR.	DMB	
CKD.	KLS	

343 Fountains Parkway, Suite 100
 Fairview Heights, Illinois
 62208-2044
 618.632.7004
 FAX: 618.632.0100

WOOLPERT

ALDI, INC.
CHESTERFIELD COMMONS THREE
 LOT 6B OF CHESTERFIELD COMMONS WEST PLAT 3, RHL DRIVE
 CHESTERFIELD, MISSOURI

SITE DEVELOPMENT SECTION PLAN

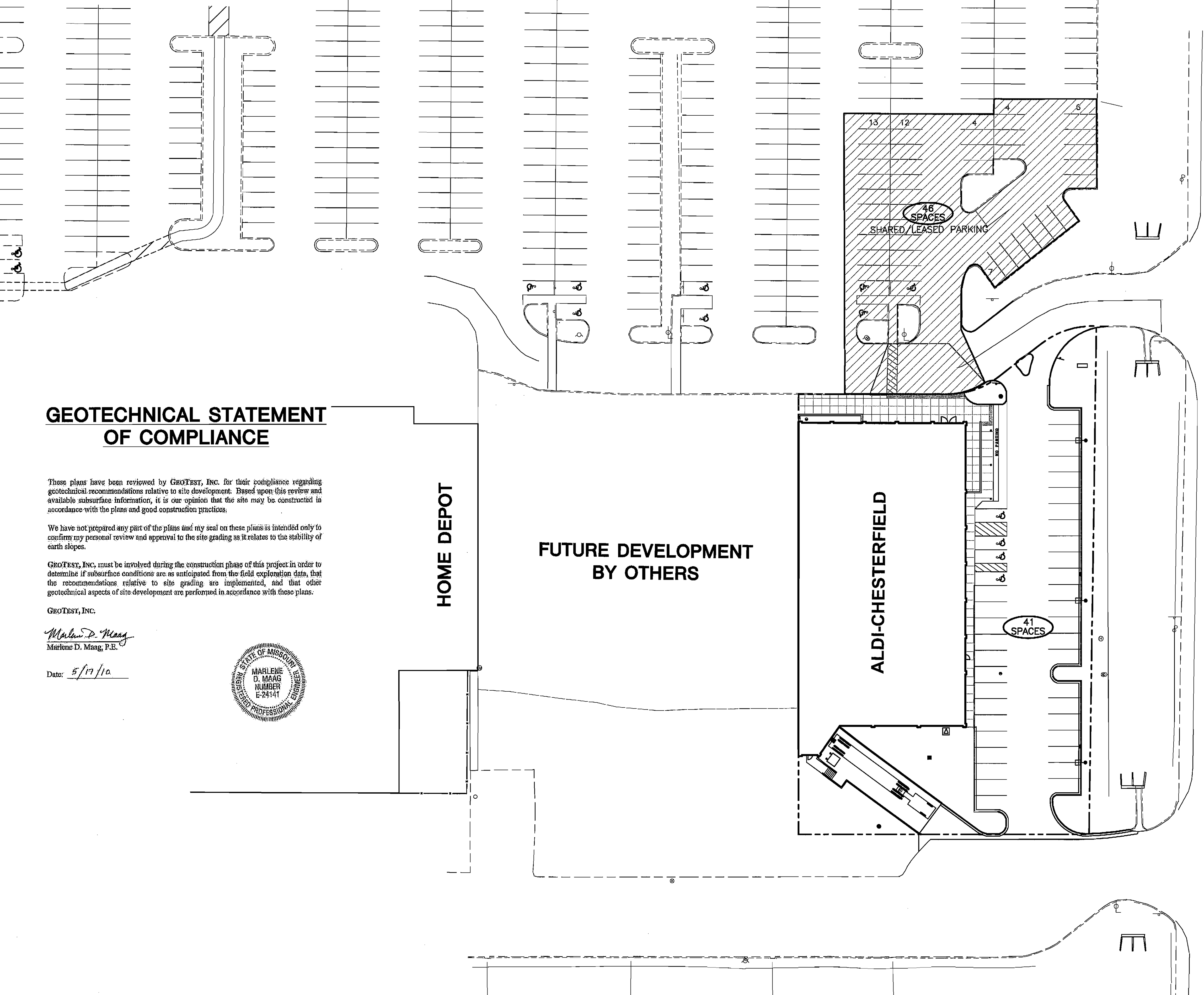
NO. _____

1A

SITE DEVELOPMENT SECTION PLAN

CHESTERFIELD COMMONS THREE RETAIL PARKING ANALYSIS

EXISTING PARKING	1,035 SPACES
ADDITIONAL PARKING	41 SPACES
PROPOSED PARKING	1,077 SPACES
HOME DEPOT	105,986 ± SQ. FT.
REQ'D RATIO	5 SPACES/1,000 SQ. FT.
REQ'D PARKING	530 SPACES
ALDI	18,180 ± SQ. FT.
REQ'D RATIO (MAX)	4.8 SPACES/1,000 SQ. FT.
REQ'D PARKING	87 SPACES
REMAINING OUTLOT	50,350 ± SQ. FT.
REMAINING PARKING	460 SPACES



GEOTECHNICAL STATEMENT OF COMPLIANCE

These plans have been reviewed by GEOTECH, INC. for their compliance regarding geotechnical recommendations relative to site development. Based upon this review and available subsurface information, it is our opinion that the site may be constructed in accordance with the plans and good construction practices.

We have not prepared any part of the plans and my seal on these plans is intended only to confirm my personal review and approval to the site grading as it relates to the stability of earth slopes.

GEOTECH, INC. must be involved during the construction phase of this project in order to determine if subsurface conditions are as anticipated from the field exploration data, that the recommendations relative to site grading are implemented, and that other geotechnical aspects of site development are performed in accordance with these plans.

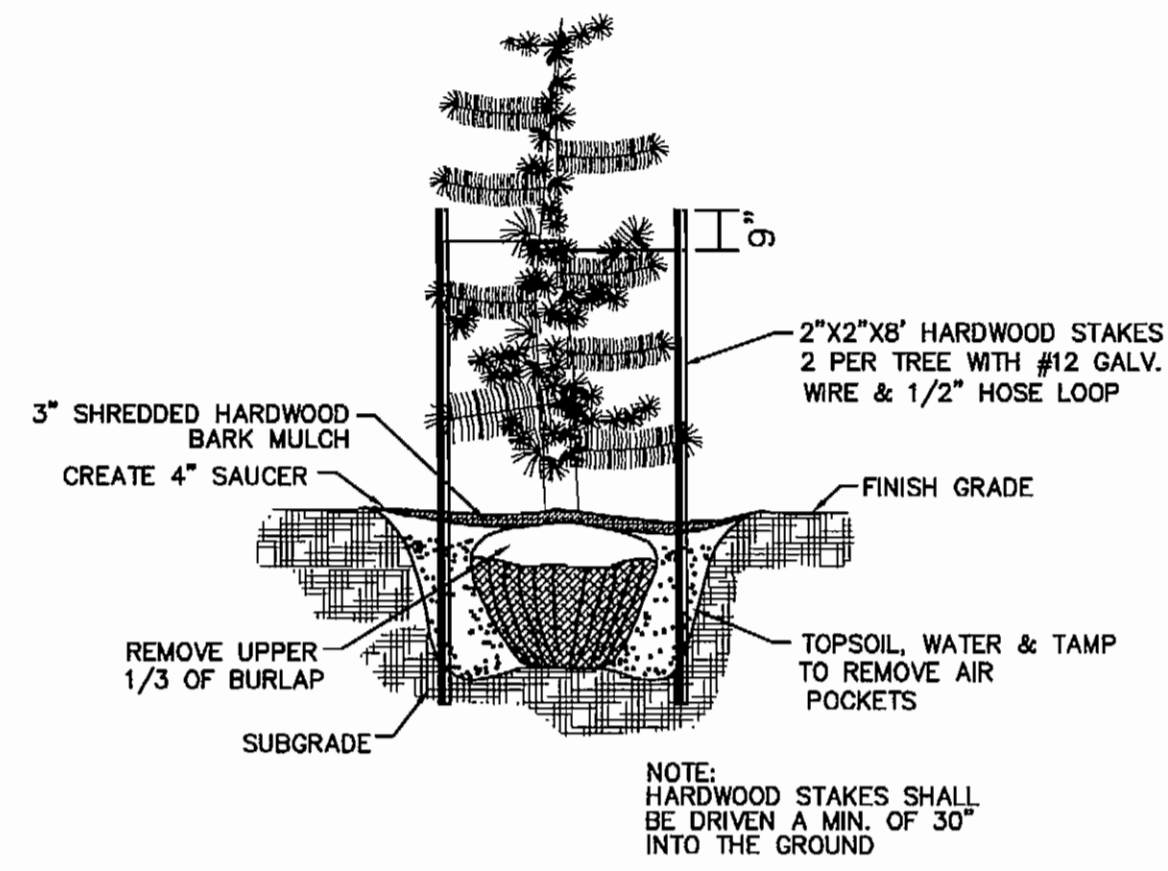
GEOTECH, INC.

Marlene D. Maag
Marlene D. Maag, P.E.

Date: 5/17/10

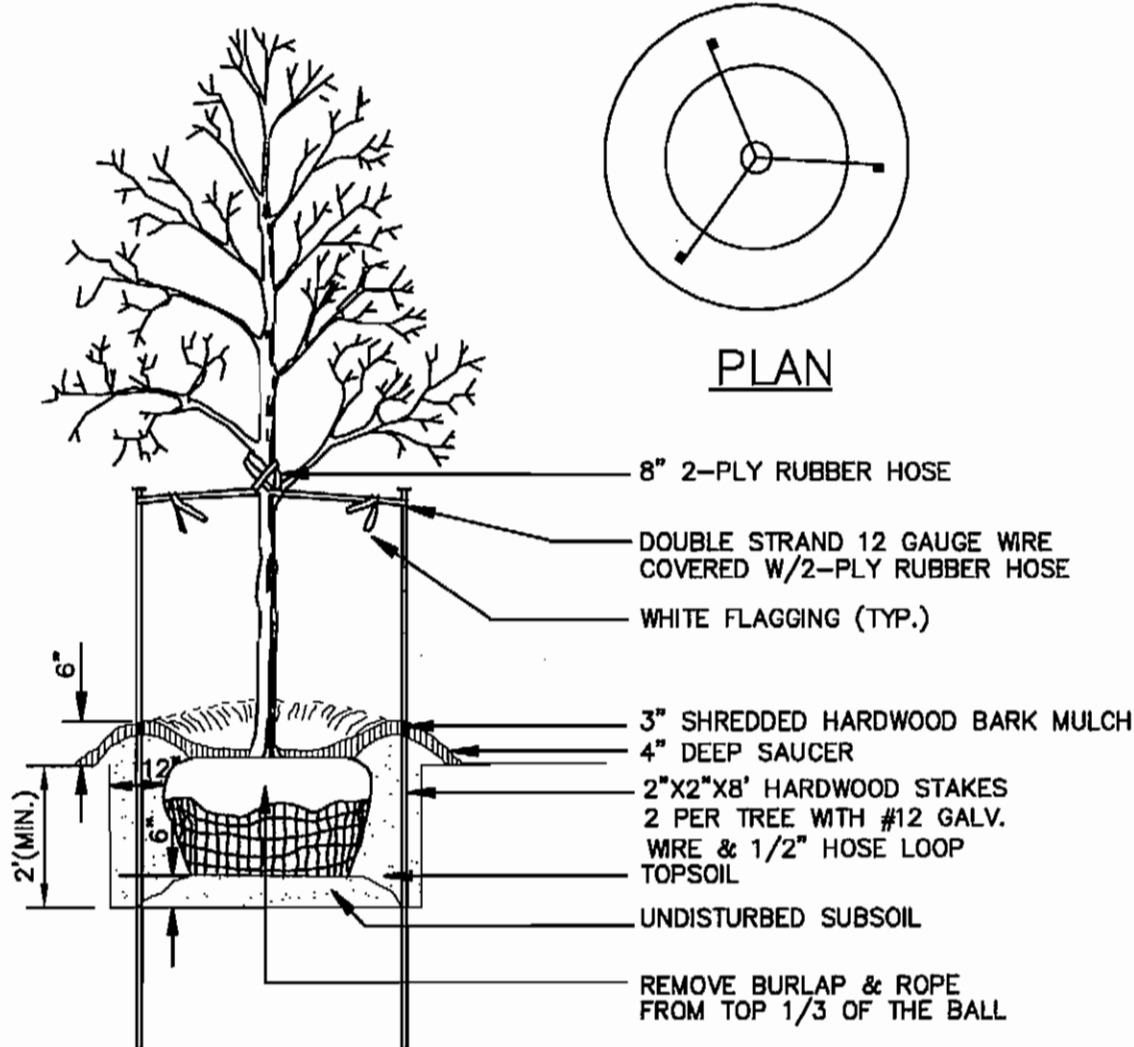


PROJECT No. 70219		DATE FEB 2010	
DES. DMB		DR. DMB	
CKD. KLS			
343 Fountains Parkway, Suite 100 Fairview Heights, Illinois 62208-2044 618.632.7004 FAX: 618.632.0100			
ALDI, INC.		CHESTERFIELD COMMONS THREE	
LOT 6B OF CHESTERFIELD COMMONS WEST PLAT 3, RHL DRIVE CHESTERFIELD, MISSOURI			
SITE DEVELOPMENT SECTION PLAN			
SHEET NO.			
1B			

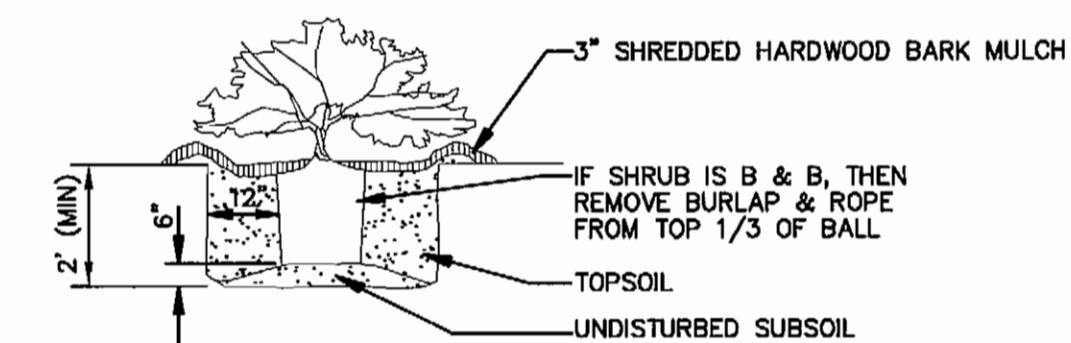


EVERGREEN PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

N.T.S.

KEY	SCIENTIFIC NAME	COMMON NAME	SIZES	QUANTITY	TYPE	HEIGHT
TREES						
AR	<i>Acer rubrum</i> 'Franksred'	Red Sunset Maple	2.5" cal.	5	Deciduous	40'-50'
QA	<i>Quercus alba</i>	White Oak	2.5" cal.	2	Deciduous	50'-80'
MS	<i>Magnolia x soulangiana</i> 'Alexandrina'	Saucer Magnolia	2.5" cal.	1	Ornamental	20'-30'
SHRUBS						
JC	<i>Juniperus chinensis</i> var. <i>sargentii</i>	Sargent's Juniper	5 gal.	10	Evergreen	1'-2'
IG	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry	5 gal.	17	Evergreen	3'-5'
LI	<i>Lagerstroemia indica</i> 'Firecracker'	Dwarf Crape Myrtle	5 gal.	2	Deciduous	3'-5'
RR	<i>Rosa x 'Radrazz'</i> p.p. #11836	Knock-Out Shrub Rose	5 gal.	14	Deciduous	3'-4'
SB	<i>Spiraea x bumalda</i> 'Anthony Waterer'	Anthony Waterer Spiraea	5 gal.	20	Deciduous	2'-3'
BG	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	5 gal.	12	Deciduous	2'-3'
ORNAMENTAL GRASSES						
CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	5 gal.	18	Evergreen	4'-6'
PA	<i>Pennisetum alopecuroides</i> 'Hamelii'	Dwarf Fountain Grass	5 gal.	17	Evergreen	2'-3'
PERENNIALS						
HS	<i>Hemerocallis x 'Stella de Oro'</i>	Stella de Oro Daylily	1 gal.	17	Evergreen	1'-2'
LM	<i>Liriope spicata</i>	Creeping Lily Turf	2 gal.	15	Evergreen	12"-18"

LANDSCAPE NOTES:

- THERE ARE NO EXISTING TREES/ TREE MASSES ON THE SITE AND THEREFORE A TREE STAND DELINEATION/ TREE PRESERVATION PLAN WILL NOT BE NECESSARY.
- OPEN SPACE CALCULATIONS:
SITE S.F. = +/- 47,485
% OF OPEN SPACE = +/- 20%
- WHERE PLANTING BEDS ABUT LAWN AREAS, 4" BLACK STEEL EDGING SHALL BE USED.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1, CURRENT EDITION.
- ALL PLANTED AREAS AND LANDSCAPE ISLANDS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH OVER A 4.1 OZ., WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC, WEED BARRIER.
- THE SIZES OF PLANT MATERIAL SHOWN IN THE PLANT CHART ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING. CONTRACTOR TO PROVIDE INFORMATION AT TIME OF BIDDING IF ALTERNATE MATERIALS ARE SUGGESTED.
- EXISTING SHRUBS TO BE REMOVED. AREAS DISTURBED BY REMOVAL SHALL BE FILLED WITH TOPSOIL AND GRADED TO MATCH SURROUNDING GRADE. SEED AND STRAW DISTURBED AREAS.
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL RECEIVE EIGHT INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

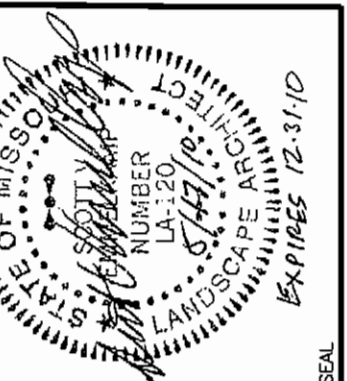
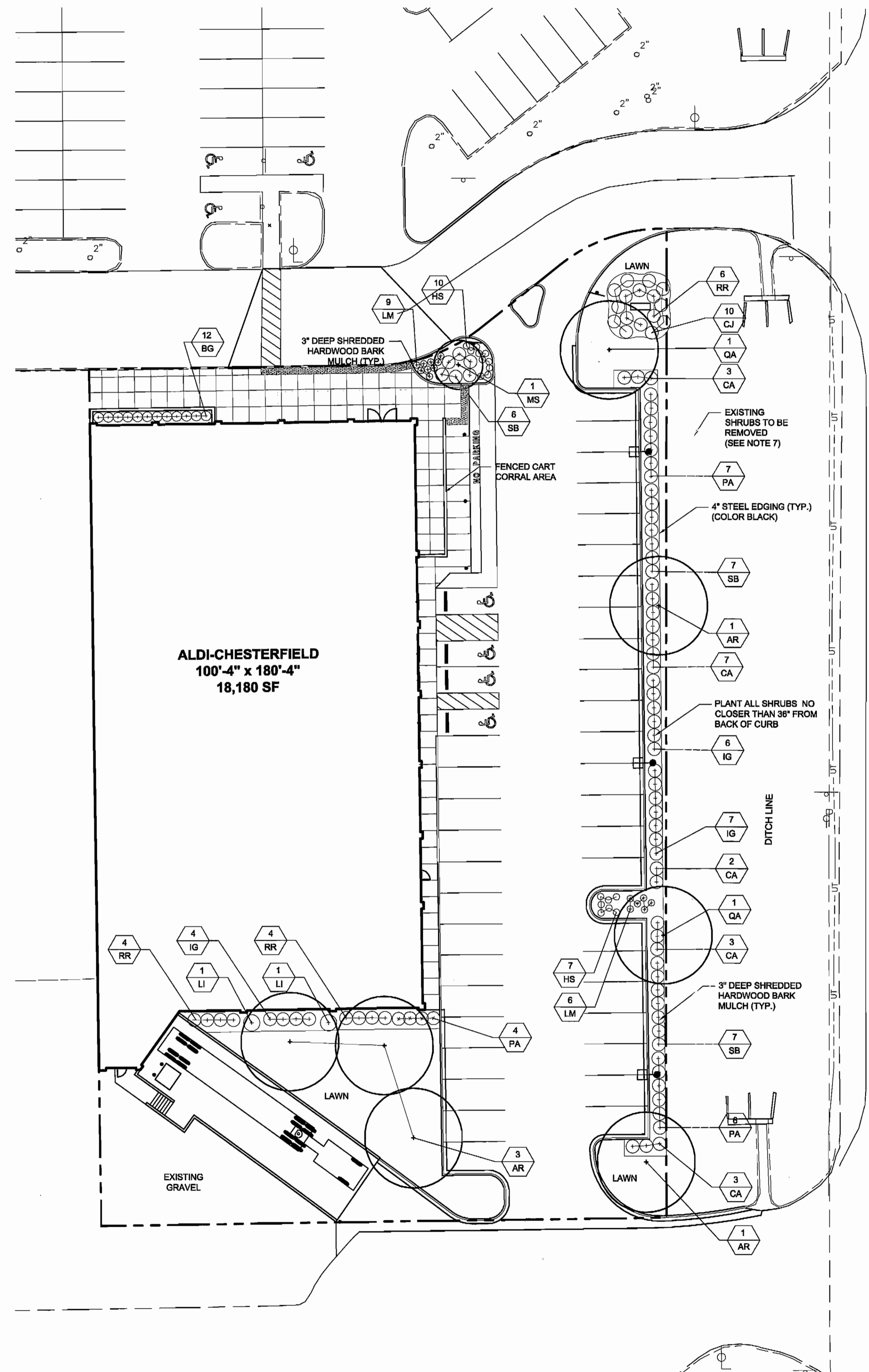
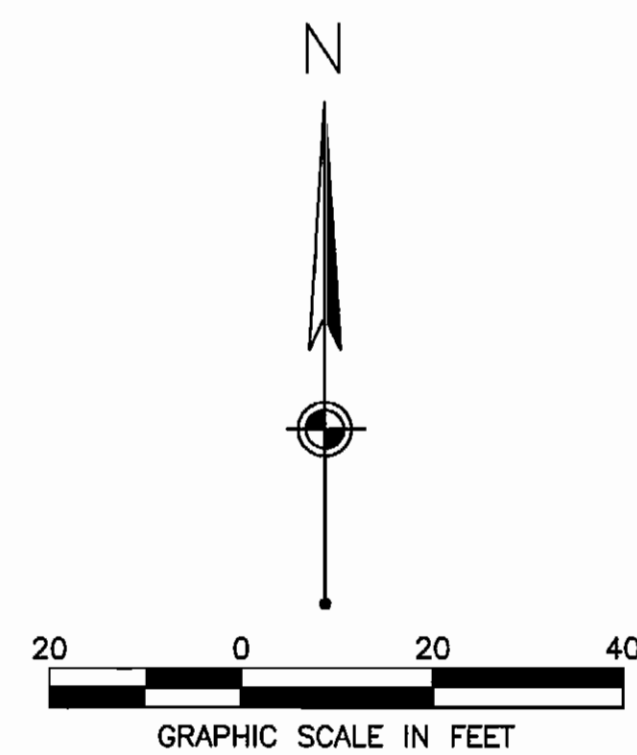
PERMANENT SEEDING

ALL FILL AND CUT SLOPES SHOULD BE SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED TO THE FOLLOWING GRASS MIXTURES:

- 6# TURF TYPE TALL FESCUE (TRIPLE BLEND)
- 8# 12-12-12 FERTILIZER (SEE SPECIFICATIONS)
- 1 1/2 BALES OF STRAW PER 1000 SQUARE FEET

TEMPORARY SEEDING

- 2# TALL FESCUE
- 2# PERENNIAL RYEGRASS 5
- # 12-12-12 FERTILIZER
- 1 1/2 BALES OF STRAW PER 1000 SQUARE FEET



REVISION	DATE	No.

PROJECT No: 70219
DATE FEB 2010
DES. JED
DR. JED
CKD. SVE

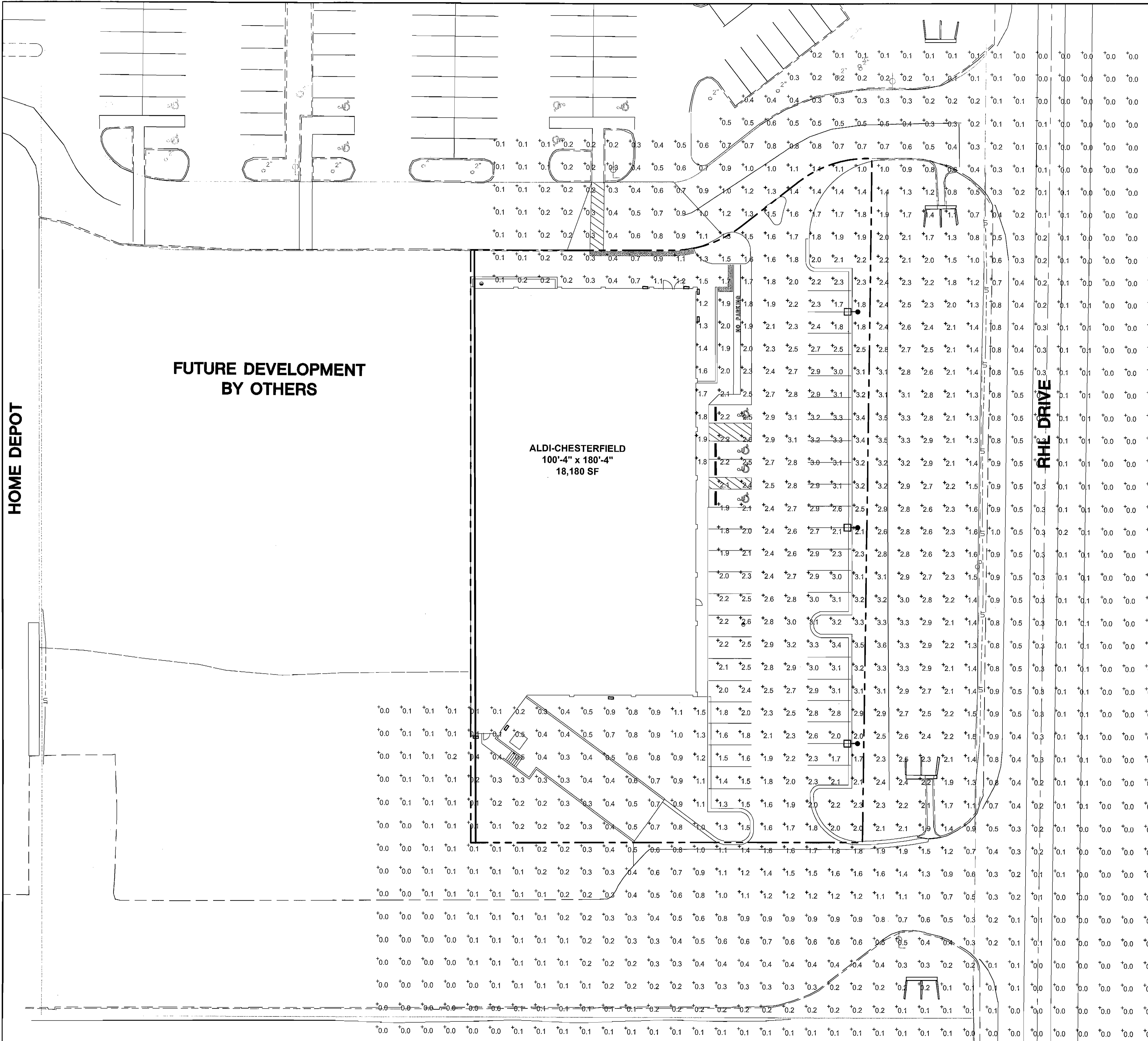
343 Fountains Parkway, Suite 100
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618.632.7004
FAX: 618.632.0100



ALDI, INC.
CHESTERFIELD COMMONS THREE
LOT 6B OF CHESTERFIELD COMMONS WEST PLAT 3, RHL DRIVE
CHESTERFIELD, MISSOURI

LANDSCAPE PLAN

SHEET NO. **2**



STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	2.5 fc	3.5 fc	1.5 fc	2.3:1	1.7:1

LIGHTING INFORMATION

PROPOSED PARKING LOT LIGHTING TO MATCH SHOPPING CENTER LIGHTING: 39 FOOT TALL BLACK/ROUND TAPERED STEEL POLES ON 3 FOOT CONCRETE BASE.

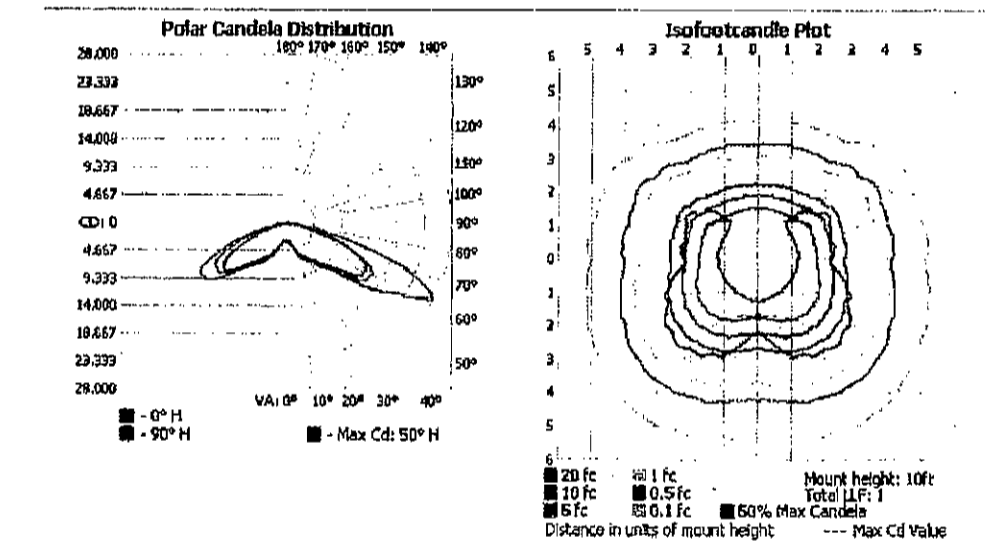
ALL BUILDING MOUNTED LIGHTING SHALL BE LIMITED TO FULLY SHIELDED, CUT-OFF OPTICS, FLAT LENS LUMINAIRES PER CITY OF CHESTERFIELD LIGHTING ORDINANCE (2228).

KVF2 1000M ASYFL - Outdoor Photometric Report Page 1 of 3

LITHONIA LIGHTING **ScullyBrands**

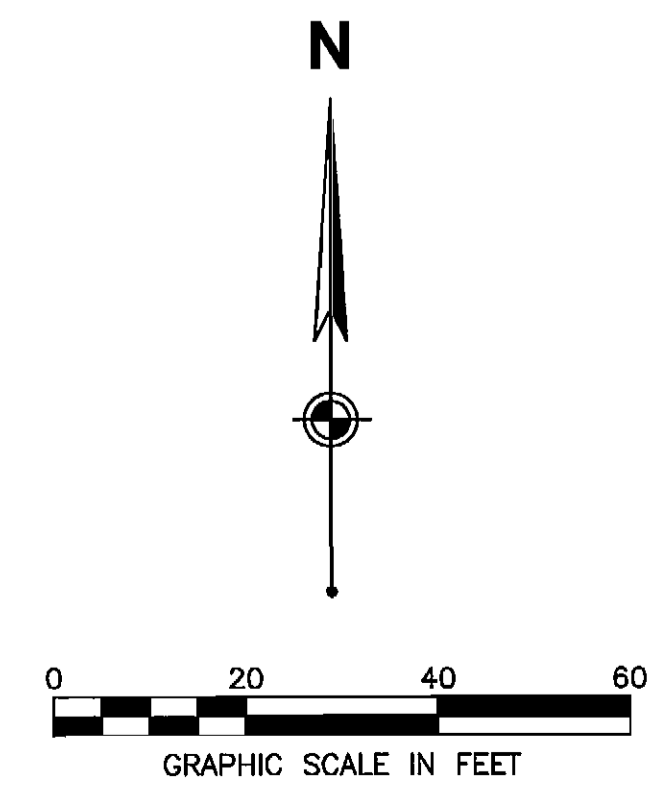
KVF2 1000M ASYFL - OUTDOOR PHOTOMETRIC REPORT

TEST # LTL1180
 ISSUE DATE: 11/11/2018
 CATALOG # KVF2 1000M ASYFL
 LUMINAIRE: SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS
 LAMP CAT # MEETS THE NIGHTTIME FRIENDLY CRITERIA
 LAMP: 1000 WATT CLEAR RT-37 METAL HALIDE, VERTICAL BASE-UP POSITION
 LAMP OUTPUT: 1 LAMP(S), RATED LUMENS/LAMP: 110000
 INPUT WATTAGE: 1000
 LUMINOUS EFFICIENCY: 110 LM/W (1 FT, W: -1.58 FT, H: 9 FT)
 EFFICIENCY: 52%
 TER CATEGORY: AREA B SITE LIGHT - TYPE IV
 TER VALUE: 29
 MAX CD: 27,950.0 AT HORIZONTAL: 90°, VERTICAL: 61.5°
 CUTOFF CLASS: FULL CUTOFF
 ROADWAY CLASS: STREET, TYPE IV



ZONE	LUMENS & TOTAL	LUMENS & TOTAL
0-10	300.6 0.1%	90-100 0 0%
10-20	1,603.1 2.1%	100-110 0 0%
20-30	2,821.1 5.1%	110-120 0 0%
30-40	5,059.6 9.1%	120-130 0 0%
40-50	8,514.0 15.0%	130-140 0 0%
50-60	14,454.9 26.1%	140-150 0 0%

http://www.visual-3d.com/tools/photometricViewer/default.aspx?id=25101 6/11/2010

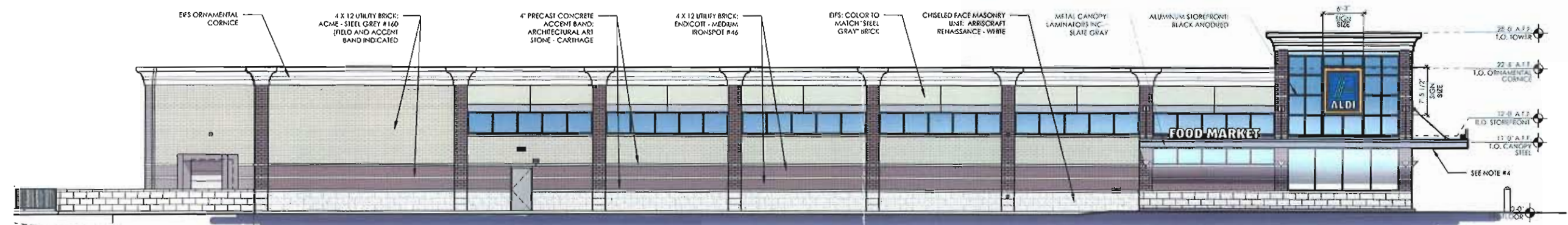


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PROJECT No: 70219	DATE FEB 2010	DES. DMB
		DR. DMB
		CKD. JFS
343 Fountains Parkway, Suite 100	Fairview Heights, Illinois	62208-2044
		618.632.7004
		FAX: 618.632.0100
WOOLPERT		
ALDI, INC.		
CHESTERFIELD COMMONS THREE		
LOT 6B OF CHESTERFIELD COMMONS WEST PLAT 3, RHL DRIVE CHESTERFIELD, MISSOURI		
LIGHTING PLAN		
SHEET NO. 3		

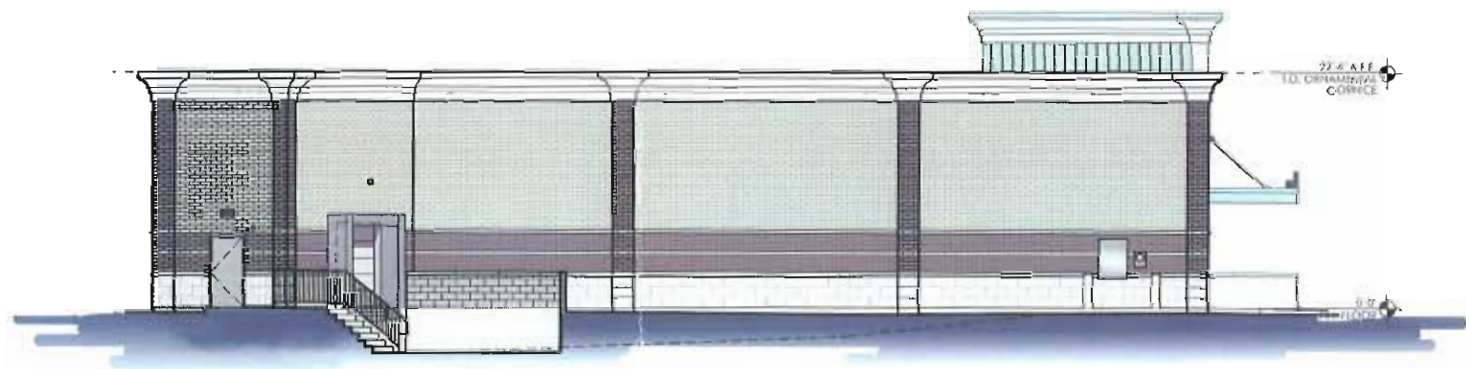


1 North Elevation
SCALE: 1/8" = 1'-0"

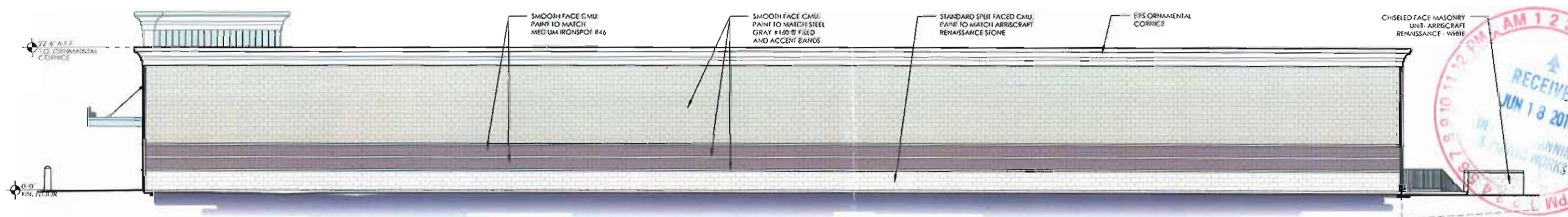
- NOTES:
1. COLORS SHOWN ARE REPRESENTATIONAL OF MATERIALS DESCRIBED IN NOTES. REFER TO MATERIAL SAMPLES FOR VERIFICATION OF FINISH. FINISHED MATERIALS NOTED ON ELEVATION #2 ARE TYPICAL AND APPLY TO ELEVATIONS #1 & #3 ON SAME HEIGHTS OR ELEVATIONS. AT ELEVATION #4, REFER TO NOTES PROVIDED.
 2. TYPICAL TRIANGULAR WALL SCORNICES WITH FIXTURES ARE BECA 12011P, BLACK ANODIZED.
 3. AT ENTRANCE CANOPY, METAL SCORNICE PANELS: PAC-COAT ANODIZED ALUMINUM (VENTED)



2 East Elevation
SCALE: 1/8" = 1'-0"



3 South Elevation
SCALE: 1/8" = 1'-0"



4 West Elevation
SCALE: 1/8" = 1'-0"

Submissions / Revisions:	Date:
1 ARCH. SCALE REVIEW	04/30/10
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	

NOT FOR CONSTRUCTION

W. Weaver

WEAVER BOOS CONSULTANTS

4085 MEGHAN BEELER COURT
SOUTH BEND, INDIANA 46628
PHONE: (574) 271-3447
FAX: (574) 271-3343
www.weaverboos.com

ALDI Inc.
475 PEARL STREET
OTTAWA, MD 23366
(534) 278-4700
FAX 534-278-4773

Project Name & Location:
**ALDI
CHESTERFIELD COMMONS
WEST THREE
CHESTERFIELD, MO**

Company: *W. Weaver*

DO NOT SCALE PLANS

Drawing Name:
EXTERIOR ELEVATIONS

Date: 04/30/10
Project No.: 2743-351

Scale: AS NOTED
Drawing No.: A201

Drawn By: DPS/JCO
Approved By: WAK





PG Indoor/Outdoor Emergency Lighting Unit

FEATURES

Application

The PG is an indoor/outdoor, die-cast architectural emergency unit. It is a wet location listed, emergency luminaire with high-output LED technology that provides path of egress illumination for mounting over entrance/exit ways and perimeter walkways. Spectron® self-testing/self-diagnostic electronics are included standard. A battery heater for cold temperature operation is available as an option.

Construction

Housing and mounting plate are constructed of 0.125" die-cast aluminum and 0.125" closed-cell, medium density, neoprene gasket. The acrylic lens allows 92% light transmission. The reflector is electro-polished aluminum with 95% reflectance. Housing finish is powder coated electro-deposition paint available in four colors: dark bronze, white, platinum silver and black.

Installation

Universal housing knockouts for mounting to standard 3 1/2" and 4" octagon and 4" square electrical boxes. A 1/2" - 1/4 NPT threaded conduit opening is provided at the top of the housing and sealed with a closure plug. The back plate mounts to the wall surface using installer supplied hardware. The housing "snaps" to the back plate by a "pin and socket" arrangement, and is secured with two Fillister head screws. AC Lockout feature prevents battery discharge prior to initial unit power-up saving installation time.

Lamps

Four high-output, long life LED lamps arranged in redundant pairs.

Compliances

- UL 924 Listed (emergency models only)
- UL Wet Location Listed
- NFPA 101 Life Safety Code
- NFPA 70 National Electrical Code
- OSHA

Warranty

Three-years full for unit, electronics and battery.

Catalog Number	
Comments	Type

**PATENTS
PENDING**



White



Dark Bronze



Platinum Silver



Black

ORDERING GUIDE

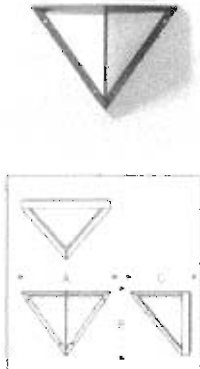
PG	W	-HTR
Series	Finish	Options
	W - White Z - Dark Bronze P - Platinum Silver B - Black	-HTR - Battery Heater (Add Suffix to Model)



Hubbell Lighting, Inc.



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Surface wall - half cone with guard

Designed for general purpose illumination for interior and exterior locations.

Wall mounted luminaires with die-cast aluminum frame. Heavy pressed crystal glass with internal texture and white ceramic coating.

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.

Polar Curve

3241P	Lamp	β	LEED	Lumen	A	B	C	D	E	Temp°C
	(1) 26W CF quad-4p			1800	15 3/4	11 7/16	11			

Technical Information

- [Specification Sheet](#)
- [Installation Instructions](#)
- [Catalog Spread](#)

Submittal Drawings

- [Download PDF](#)
- [Download DXF](#)

Photometry

- [Download IES File](#)
- [Download ISO-Template](#)
- [Download IES Library](#)

Application Photos

Estimated Lead Time

[View Product Family](#)

[↑ Back to Product Overview](#)

SPECIFICATIONS
Electronics

Upon failure of the normal utility power, a solid-state transfer switch automatically activates the emergency lamp. Upon resumption of the normal utility power, the battery is disconnected from the load and recharged through a solid-state charging unit. A low voltage battery disconnect feature protects the battery from severe damage during prolonged power failures. Spectron® self-testing/self-diagnostic circuitry provides automatic system testing on a monthly and semi-annual basis. Manual testing is available at any time using the push-to-test button: push once for a 60-second system test; push twice for a 90-minute system test.

Number of Lamps: Four high output LEDs

Lamp Configuration: Two sets of 2 LEDs provide illumination. In the unlikely event that any single LED should fail the remaining LEDs will continue to function.

Lamp Type: Solid state high output LEDs

Lamp Color: Cool White, 6350K

Total Lamp Output: 405 Lumens

Input: 120/277VAC, 60 Hz

Battery Charger: Temperature compensating, constant current

Transfer: Solid state

Functional Circuitry: AC lockout, transformer isolation, transient surge protection, low voltage battery disconnect, brownout detection, time delay retransfer

Battery Recharge Cycle: per UL time standards

Test Means: Integral test switch

Battery: Sealed, maintenance-free Nickel-Cadmium

Operating Temperature Range for Models without Heater:

0°C to 50°C (32°F to 122°F)

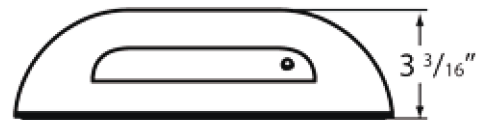
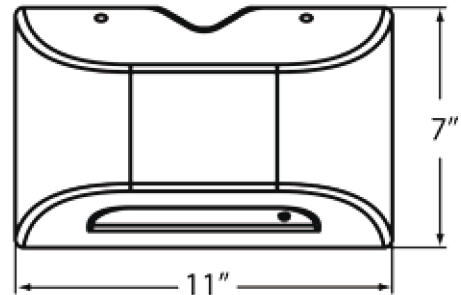
Operating Temperature Range for Models with Heater:

-30°C to 50°C (-22°F to 122°F)

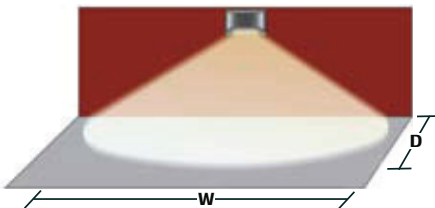
Power Consumption

Models Without Heater		Models With Heater	
120VAC	2.78 watts	120VAC	15.2 watts
277VAC	2.88 watts	277VAC	15.7 watts

Power factor, average: 0.8 (lagging)

DIMENSIONS

ILLUMINATION PATTERN
Single Unit Coverage

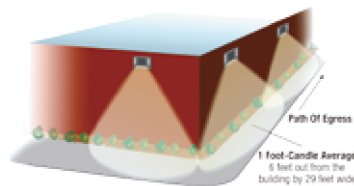
Mounting Height: 9'
 Outdoor Reflectance: 0/30/10
 Indoor Reflectance: 80/50/20



	Indoor	Outdoor
1 FC Average (W x D)	33' X 10'	27' X 10'
1 FC Minimum (W x D)	10' X 10'	9' X 10'

Multiple Unit Spacing

Mounting Height: 9'
 Illuminated Path Depth: 6'
 Outdoor Reflectance: 30/10
 Indoor Reflectance: 80/50/20



	Indoor	Outdoor
1 FC Average	44'	33'
1 FC Minimum	16'	15'

TRAPEZOIDAL WALL SCONCE



TWSMC Shown



The TWS Series trapezoidal wall sconce offers unique styling and maximum versatility with two sizes, multiple light sources, and a variety of finishes. The downlight-only design features a maximum cutoff distribution with exceptional horizontal illumination.

Fixture Specifications

FEATURES

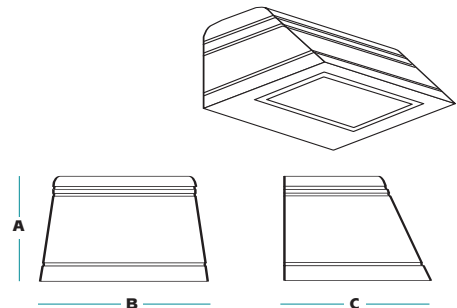
- Durable cast aluminum housing*
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lens suitable for use in wet location
- Ships complete with lamp

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

TWSX **XXXXXX** **WD** **XX** **XXX**
 Series Wattage/Source Distribution Finish Voltage

DIMENSIONS



	A	B	C
TWSMC	7.0"	16.5"	9.25"
TWSL	9.45"	24.0"	13.75"

SERIES

TWSMC Trapezoidal Wall Sconce Medium (Cast)
TWSL Trapezoidal Wall Sconce Large

WATTAGE/SOURCE¹

TWSMC	
70PMH	70 watt pulse start metal halide
100PMH	100 watt pulse start metal halide
150PMH	150 watt pulse start metal halide
70HPS	70 watt high pressure sodium
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
26QF	26 watt quad tube fluorescent
32TRF	32 watt triple tube fluorescent
42TRF	42 watt triple tube fluorescent
30LED	30 watt LED

WATTAGE/SOURCE¹

TWSL	
250MH	250 watt metal halide
400MH	400 watt metal halide
250HPS	250 watt high pressure sodium
400HPS	400 watt high pressure sodium
242TRF	(2) 42 watt triple tube fluorescent

DISTRIBUTION

WD Wide distribution (standard)
FT Forward throw (TWSMC only)

FINISH²

DB Dark Bronze
BK Black
WH White
PS Platinum Silver

VOLTAGE

120 120 volt
277 277 volt
MT Multi-Tap

OPTIONS

OSL Quartz re-strike with lamp
PC Button-type photocell (must specify voltage)
F Single fusing
FF Double fusing
EM12³ 1 MR11/MR16 two pin socket for 12v power (by others) 35w max. 35w MR11 lamp included.
2EM12³ 2 MR11/MR16 two pin sockets for 12v power (by others) 35w max. 35w MR11 lamp included.

ACCESSORIES

EM Remote emergency ballast (fluorescent only)

¹ Consult factory for other lamp wattages and sources.
² Other finishes available. Consult factory.
^{*} TWSL housing formed aluminum only. Cast version to be substituted when available.
³ Not available with LED source.



A HUBBELL LIGHTING, INC. COMPANY

Performance Designed Lighting Products

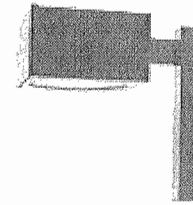
www.securitylighting.com

1085 Johnson Drive • Buffalo Grove, IL 60089 • TOLL-FREE: 800-544-4848 • PHONE: 847-279-0627 • FAX: 847-279-0642



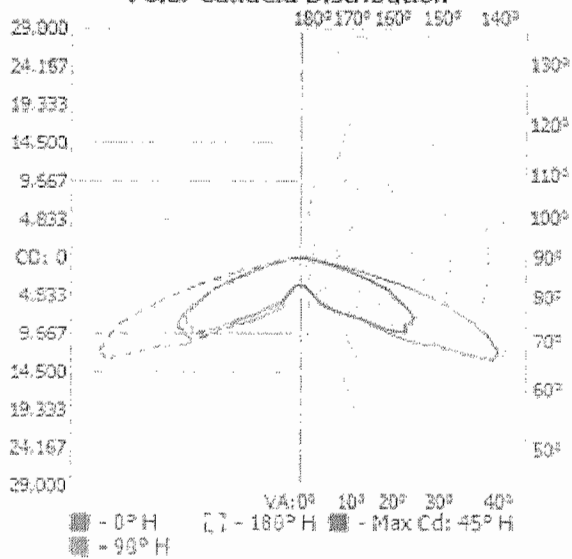
KVF2 1000M SYMFL - OUTDOOR PHOTOMETRIC REPORT

TEST #: LTL11378
 ISSUE DATE: 1/31/2008
 CATALOG #: KVF2 1000M SYMFL
 LUMINAIRE: SQUARE AREA LIGHT, SYMMETRIC DISTRIBUTION, FLAT LENS.
 MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA
 LAMP CAT #: M1000/U/BT37
 LAMP: ONE 1000-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE-UP POSITION.
 LAMP OUTPUT: 1 LAMP(S), RATED LUMENS/LAMP: 110000
 INPUT WATTAGE: 1080
 LUMINOUS OPENING: CIRCULAR (DIA: -1.58FT)
 EFFICIENCY: 60%
 TER CATAGORY: AREA & SITE LIGHT - TYPE IV
 TER VALUE: 30
 MAX CD: 28,173.0 AT HORIZONTAL: 45°, VERTICAL: 65°
 CUTOFF CLASS: FULL CUTOFF
 ROADWAY CLASS: , TYPE VS

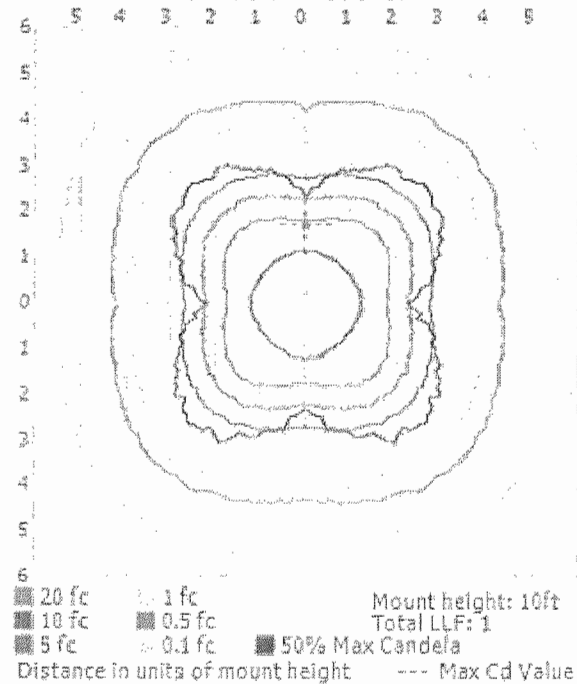


Product Page
 Specification Sheet

Polar Candela Distribution



Isofootcandle Plot



LUMENS PER ZONE					
ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	341.9	0.5%	90-100	0	0%
10-20	1,257.3	1.9%	100-110	0	0%
20-30	3,043.8	4.6%	110-120	0	0%
30-40	5,389.1	8.1%	120-130	0	0%
40-50	9,096.0	13.7%	130-140	0	0%
50-60	15,937.1	23.9%	140-150	0	0%

ZONAL LUMEN SUMMARY			
ZONE	LUMENS	% LAMP	% LUMINAIRE
0-30	4,642.9	4.2%	7%
0-40	10,032.0	9.1%	15.1%
0-60	35,065.1	31.9%	52.7%
60-90	31,485.8	28.6%	47.3%
0-90	66,550.9	60.5%	100%
90-180	0	0%	0%



June 15, 2010

Charlie Campo
Project Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Re: Chesterfield Commons West – Aldi
Site Lighting

Dear Charlie:

Pursuant to our past conversations, we have received your June 8, 2010 comment letter related to Aldi at Chesterfield Commons West Lot 6B. In reviewing the comments, I met with ownership to discuss the lighting comment #1 with respect to the maximum height of 20 feet based upon ordinance 2228 dated January 6, 2006.

The existing pole heights at Chesterfield Commons West (and throughout the entire commons development) are 39 foot poles with a 3 foot base for a total mounting height of 42 feet. I have enclosed a master development plan highlighting the areas where the existing light poles exist today at the above mentioned heights. In order to keep consistency throughout the development, the landlord is requesting a 42 foot mounting height be approved for this project as well.

We appreciate in advance your willingness to allow us to keep this consistency throughout Chesterfield Commons, as we continue to expand the shopping center.

Please contact me should you have any questions or like to discuss in greater detail.

Best Regards,
THF REALTY, INC.

Drew Bextermueller
Leasing Agent

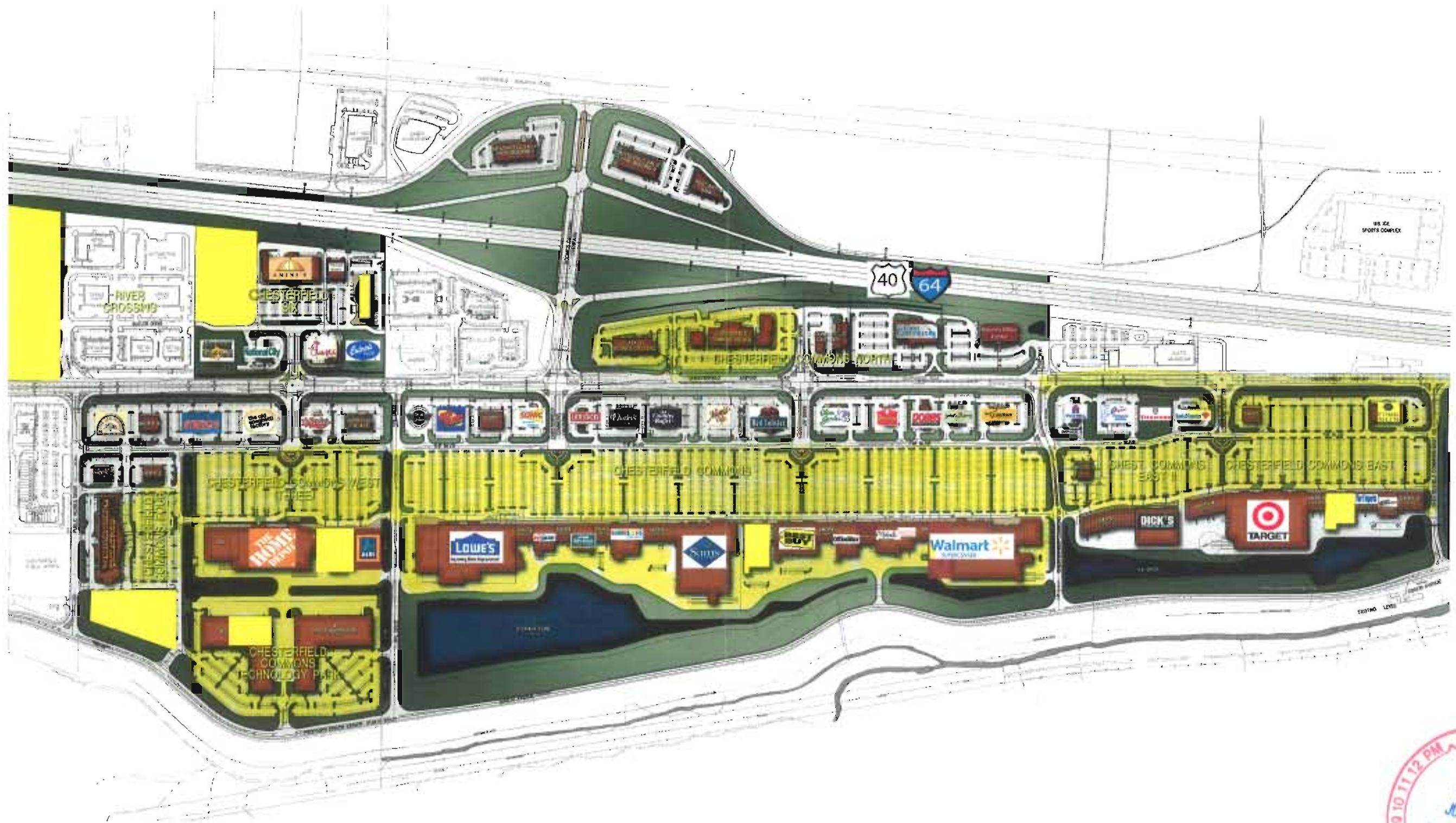
DB/km

Enclosure

Development | Leasing | Management

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www.thfrealty.com





CHESTERFIELD VALLEY MASTER DEVELOPMENT