



**VII. A.**

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## **Planning Commission Staff Report**

**Project Type:** Site Development Section Plan

**Meeting Date:** September 10, 2012

**From:** Justin Wyse, Senior Planner

**Location:** North side of Wild Horse Creek Rd., west of Long Rd

**Applicant:** Vision Ventures, LLC

**Description:** **Chesterfield Senior Living:** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an 8.04 acre tract of land zoned "E-1" Estate One Acre District with Conditional Use Permit #34 located on the north side of Wild Horse Creek Road, west of Long Rd.

### **PROPOSAL SUMMARY**

Civil Engineering Design Consultants (CEDC), on behalf of Vision Ventures, LLC, has submitted a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 105,000 square foot senior living facility located on the north side of Wildhorse Creek Road, west of Long Road. The exterior building materials will be comprised of brick, fiber cement siding, glass and architectural shingles. The roof is proposed to be comprised of an asphalt shingle. The roof is proposed as a hipped roof.

### **LAND USE AND ZONING HISTORY OF THE SUBJECT SITE**

The subject site was originally zoned "NU" Non-Urban District by St. Louis County in 1965. In 2006 a request for a change in zoning to "PC" Planned Commercial District with a "WH" Overlay was approved for the site to permit a neighborhood office development. However, no office development was constructed on the site. The applicant came back to the City of Chesterfield in 2010 and ultimately zoned the parcel "E-1" Estate One Acre District with a Conditional Use Permit to allow for a senior living center.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Golf Course	"M-3" Planned Industrial District
South	Child Care Center, Office, Residential	E ½ and NU
East	Residential	"NU" Non-Urban District
West	Residential	"NU" Non-Urban District



**STAFF ANALYSIS**

Zoning

The subject site is currently zoned E-1 Estate District with a Conditional Use Permit (CUP) to allow for a senior living facility including assisted and independent living units. The submittal was reviewed against the requirements of CUP #34 and all applicable Zoning Ordinance requirements and found to be in compliance with all requirements.

Traffic Access and Circulation

Proposed access to the site is provided by an existing shared access from Wildhorse Creek Road across the child care center. As required by CUP #34, the proposal includes the first phase of a roadway that, once completed, will intersect Wildhorse Creek Road at Greystone Manor Parkway on the west and Wildhorse Parkway on the east. Once the east-west loop road is completed, the access directly on to Wildhorse Creek Road from the child care center will be closed off.

Pedestrian circulation includes provision of a sidewalk along the east-west loop street. Additionally, multiple connections from the proposed sidewalk into the site are included.

#### Open Space, Tree Preservation and Landscaping

City of Chesterfield Conditional Use Permit #34 requires a minimum of 55% open space for the development. The site, as proposed, shows 66% open space. Open space is generally spread around the site.

The northern portion of the site is generally covered with existing vegetation that is proposed to be retained. The tree preservation plan shows that this area will largely be preserved. In total, 74% of the existing vegetation on the site is proposed to be retained. Additionally, CUP #34 requires an existing 'gap' in the vegetation on the bluff to be restored with a similar density and species of vegetation. The submitted landscape plan includes this proposed restoration.

The proposed landscape plan includes numerous plantings across the site. The plan includes 55 deciduous trees, 43 evergreen trees and 43 ornamental trees. Landscaping also includes a landscape buffer along the future east-west loop road as required by the conditional use permit.

#### Parking

Parking for the site is spread around the perimeter of the building, thus avoiding large, concentrated parking fields. While the site meets the City's minimum parking requirements, there is a shared parking agreement with the child care center to the south of the subject site to allow for overflow parking if necessary. For reference, the child care center has 33 parking spaces.

#### Signage

The proposed plan shows potential sign locations that will be subject to a future review and approval of Sign Package. The plan indicates locations for four free-standing signs; one on each side of the two entrances. The requirements for the site development plan include sign location. In order to avoid having to amend the site plan after approval of the Sign Package, the locations of up to four signs have been included. Approval of the Site Development Plan does not approve the four signs, only locations where future signs can be placed.

#### Architectural Elevations

Exterior building materials will be comprised of brick, fiber cement siding, glass and architectural shingles. The roof is proposed to be comprised of an asphalt shingle. The roof is proposed as a hipped roof to provide consistency with the residential nature of the area. The project was reviewed by the Architectural Review Board on July 12, 2012. ARB passed a motion with two recommendations.

- 1. Redesign the carport roof line by dividing it into thirds and elevating the middle section to add some dimension.*

As can be seen in the elevations, the proposal has complied with this recommendation.

2. *Staff is to work with the petitioner to reorient the trash enclosure.*

The trash enclosure has been rotated to minimize the direct line of sight of the front gate of the trash enclosure from the front of the building.

The included color elevations are somewhat misleading to the final colors. To assist the Commission in their review of the proposed building materials and color palette, images from the existing child care center have been provided on the next page and the proposed building will match the existing materials and colors of the child care center. Larger images will be available during the site plan review session prior to the September 10, 2012 Planning Commission meeting.

**DEPARTMENT INPUT**

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, Architect's Statement of Design and Tree Preservation Plan and has found the proposal to be in compliance with Conditional Use Permit #34 and all City Code requirements. Staff recommends approval of the proposed development of Chesterfield Senior Living.

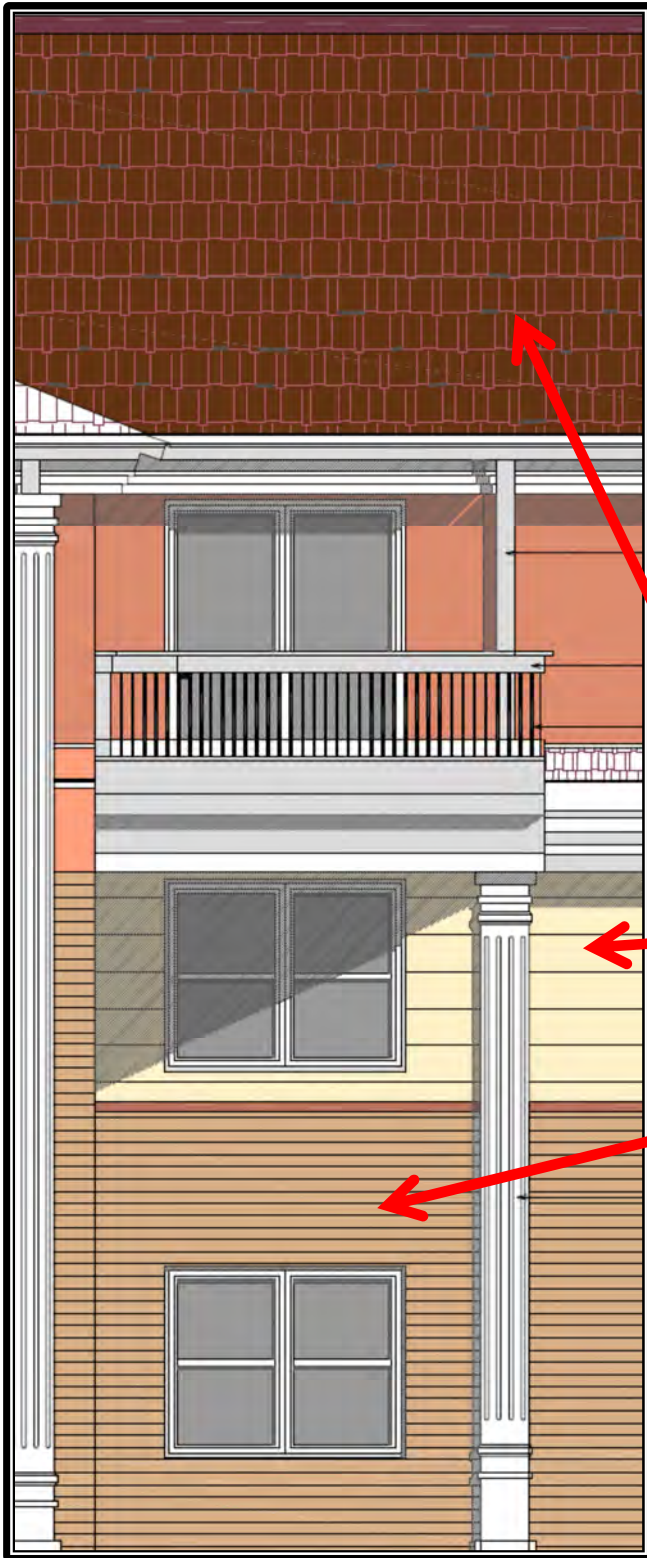
**MOTION**

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

cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning, Public Works, and Parks  
Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Architectural Elevations  
Architect's Statement of Design  
Tree Preservation Plan





Harnessing team work, creativity and technology to achieve better buildings.

June 30, 2012

RE: Chesterfield Senior Care



**ARCHITECTS STATEMENT**

**INTRODUCTION**

Located at 17655 Wildhorse Creek Road directly north of the existing CCC building the proposed Chesterfield Senior Care contains (27) Independent Living Units on the 3<sup>rd</sup> floor, (64) Assisted Living Units on the first floor and one half of the second floor and (29) memory care units on the second floor, for a total of 120 living units. Each category of care has a mix of one bedroom, two bedroom, and studio living units. The building is designed in a figure eight manner, creating (2) interior courtyards, with most services located in the center intersection. This arrangement allows for a continuous loop hallway for the memory care wing and allows for the stepped two and three story arrangement.

**GENERAL REQUIREMENTS FOR SITE DESIGN**

**A. Site Relationships**

The site slopes dramatically to the north/northwest overlooking the Chesterfield Valley so the project footprint is naturally long on the east-west axis. By combining all care types into a single structure, required building services can be located on the approach side (south) and the north side reserved for resident rooms with views and common areas such as great room, outdoor decks and activity areas. Also by combining all care types into a single building, green space was improved by approximately 20% and pedestrian and vehicular circulation on the site is controlled at a single dominant central location. The fire safety loop road on the north is devoid of any parking and/or service access thereby minimizing site pavement area. A porte cochere and one story pitched and vaulted spaces announce the entry on the main (southern) approach.

**B. Circulation Systems & Areas**

The vehicular and pedestrian circulation is obvious and clearly visible from the southwest corner entry that creates the safest left turn movements to the main entrance porte cochere. Visitor and handicapped parking are adjacent to the main entry with resident parking migrating to the east and west sides where it is an intentional destination decision. The main service court is tucked to the west of the one story kitchen area within masonry screen walls matching the building façade. This minimizes the visual and pavement impact to the site. Resident access the building on three sides at central entries but will exit the structure only at the main entry. A sidewalk loops the building all around adjacent to the parking spaces and service road providing code compliant egress path but at minimal impervious surface impact.

### C. Topography

The site slopes to the northwest and senior care facilities have to maintain a level floor situation; therefore a small retaining wall/areaway is required on the east of the building and a larger retaining wall at the northwest corner is shown to provide ADA compliant slopes and access to the structure. The approach side (south) contains a heavily landscaped continuous swale that migrates into a retention area to the west. This is planned as a landscape feature area that will contain boulders, evergreen plants and flower beds and other landscape items so as to both manage water flow and become a visual feature enhancing both the resident and visitor experience. The modifications to the topography will appear to be a natural extension of the surrounding terrain.

### D. Retaining Walls

The height of the east retaining wall is approximately 2-3' and is a modular masonry segmented split faced block type to match the color of the building masonry.

The 2 terraced northwest retaining wall will be a modular masonry segmented battered split faced block to match the building masonry as well, and will not be visible from the building side. From the north/northwest view the wall will be screened by existing trees and vegetation as well as required reforestation trees as proposed.

## GENERAL REQUIREMENTS FOR BUILDING DESIGN

### A. Scale

1. The building is designed as a combination 2 and 3 story structure to show a residential scale at the main view and approach from Wildhorse Creek Road and 3 story portion toward the west; well screened by the existing Childhood Development Center. The Independent Living units are contained on the 3<sup>rd</sup> floor affording the most privacy and best views to the valley.
2. Hipped roofs extended to the window heads provide real window shading and lower the façade that places visual emphasis on deck and accent roof elements at pedestrian levels.

### B. Design

1. The color scheme is to closely mirrored with the existing Childhood Development Center as far as masonry, windows, trim, siding, deck pickets, gutters and downspouts, roof shingle type and color, etc...
2. The main entry is designed with one story elements to bring the focal point to human scale
3. The masonry, pilaster and free standing columns, deck elements, accent roofs at side entry's and projected gable elements are designed to articulate the faced, add depth and bring visual interest as close to eye level as practical.
4. No exterior art work is proposed. Interior courtyards are to have sculpted water features and landscape furniture.
5. All four sides of the building adhere to the same materials treatment scheme.
6. The building shall employ a mechanical system requiring no exterior condensers or roof top equipment on sloped roofs. Kitchen area HVAC rooftop equipment is contained in the service court and is visually screened from the approach and other adjacent properties.
7. A vestibule, canopied sitting/gathering area, and porte cochere clearly identify the main entry to the facility.
8. There are no current plans for any temporary barriers or walls.
9. The hipped roof design matches the existing Childhood Development Center and maintains the lowest profile façade possible.

### C. Materials and Colors

The materials and color scheme is to closely mirrored with the existing Childhood Development Center as far as masonry, windows, trim, siding, deck pickets, gutters and downspouts, roof shingle type and color, etc. Other unique building elements such as pilasters and deck components will be white or near white to be consistent in color and appearance as well.

### D. Landscape and Screening

The landscape design compliments the pedestrian sidewalks and approaches as well as screening and creating visual inters at the approach swale and retention area required for storm water management. Boulders, articulated planting beds, evergreens, perennials and annual planting are all employed to provide visual interest all along the loop road but concentrated at the frontage road swale. The service court is screened by a masonry wall approx. 9'-0" high matching building masonry as is designed to blend into the building façade. All 4 main building entry's will have sitting/gathering areas with seating benches.

### E. Signage

Site visible signage for traffic control and directory information will generally be on grade monumental type and will adhere to City of Chesterfield standards via a separate review submittal and process.

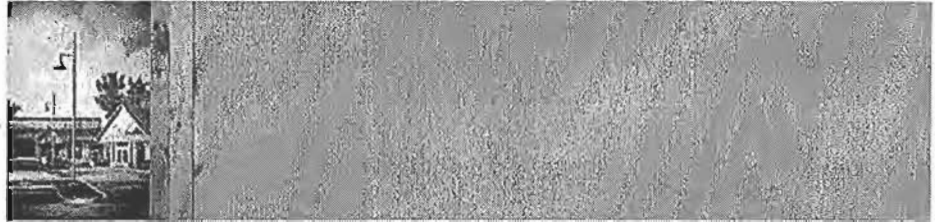
### F. Lighting

The site and building lighting has been submitted and is being reviewed. Fixture detail sheets are included as part of this submittal.

## **CONCLUSION**

This project employs the second man principle in that a vast majority of building appearance features, form and materials employ the exact items as the existing Childhood Development Center to help create a coherent building group and campus atmosphere. This will help encourage interaction of the children and senior residents which studies show is nothing but a good thing. By bringing the Independent Living units into a single building the project site impact was greatly reduced and will greatly aide in the overall economic viability and long term success of the project as an asset to the Chesterfield community.



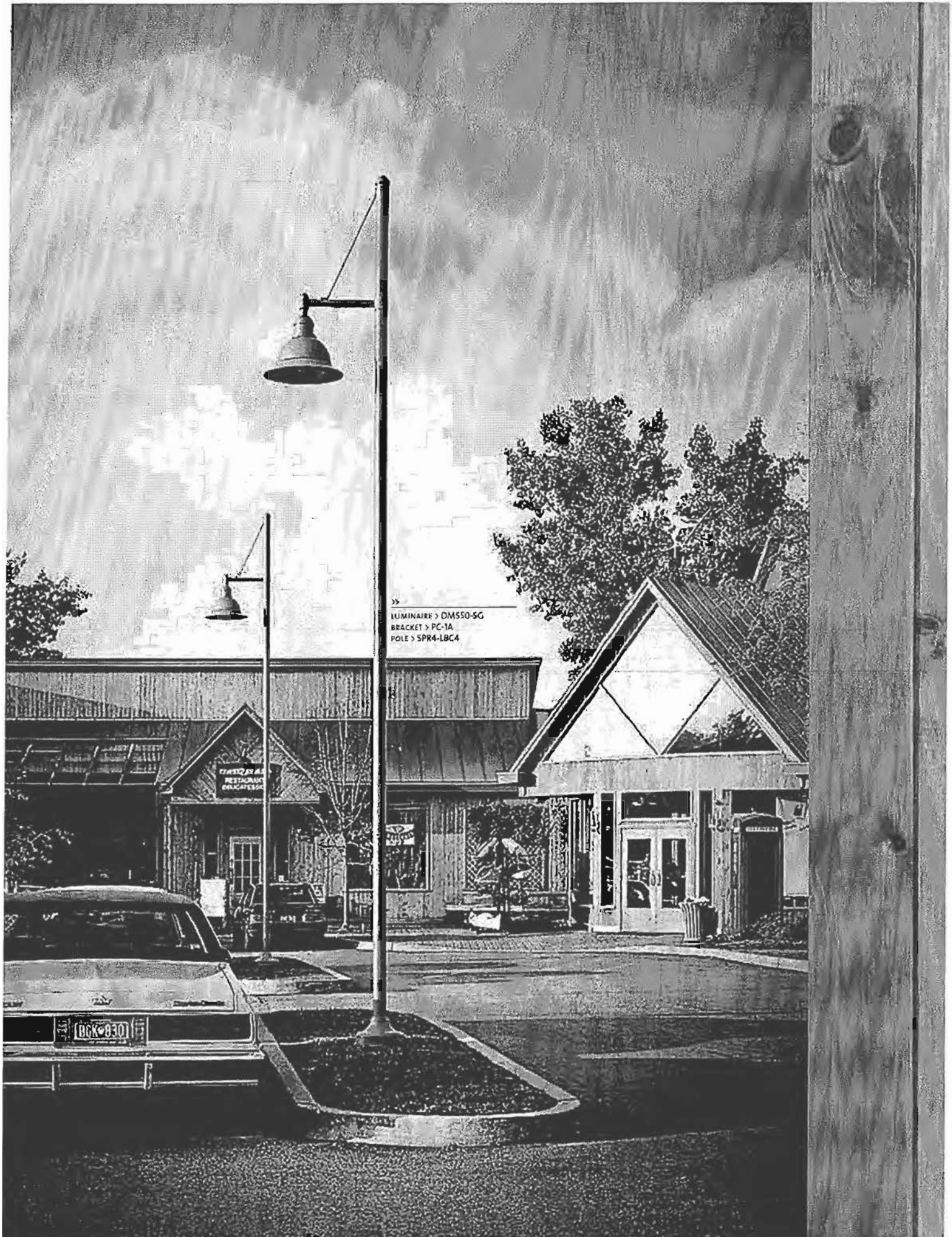


# DOMUS

SERIES

Product Overview and Technical information >>

**PHILIPS**  
**LUMEC**



>>  
LUMINAIRE > DM550-SG  
BRACKET > PC-1A  
POLE > SPR4-LBC4



RESTAURANT





LEDGINE



Some luminaires of this series are IDA (International Dark-Sky Association) approved.



DM560-SHA

DM550-SG-LM

DM550-SHA-HM

DM550-SG-LD-MM

# DOMUS SERIES

**Designed Equilibrium /** The Domus Series of products – Domus, Domus 55, and Domus Small – are all designed to complement each other and bring balance to any environment. Their charm is undeniable. Simplicity, refinement, and elegance, all fuse together to create harmonious beauty through designed equilibrium. >>





LUMINAIRE > DMSS0-SG  
BRACKET > MM-1A  
POLE > AMG

## ELEGANT DESIGN

The Domus Series is one of the most versatile luminaires offered by Philips Lumec. This classic shape was one of the first in a line of pioneering Philips Lumec designs. Encompassing most of the exclusive Philips Lumec innovations, the Domus can fit into any environment; be it the main street of a small Alaskan village or the downtown of a high-tech center. Combined with today's efficient optics, Domus embodies the tradition of excellence in Philips Lumec products.

## PRACTICAL TECHNOLOGY

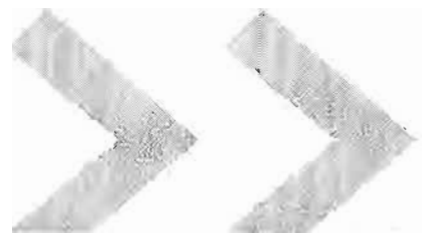
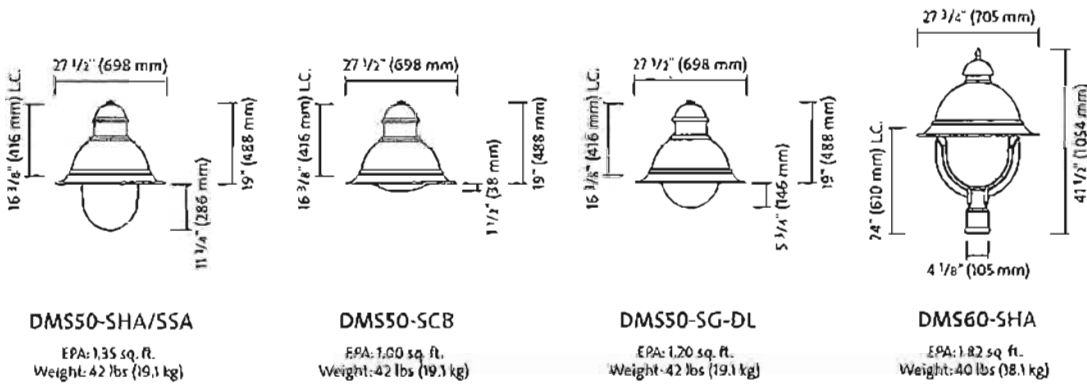
Harmonizing beautifully with virtually any urban setting, the Domus Series luminaires are representative of the new generation of lighting units. Constructed from top-quality materials, the Domus Series maintains excellent performance in even the most demanding environments. The Smartseal™ optical systems (IP66) of the Domus virtually eliminate Luminaire Dirt Depreciation (LDD), while the toolfree access to the lamp and electrical components make maintenance a breeze. >>

# BENEFITS

- Constructed from top-quality materials, the Domus Series maintains excellent performance in even the most demanding environments.
- Can be powered by the LifeLED™, Philips Lumec's state-of-the-art, energy-efficient LED light engine.
- SHA and SSA optical chambers reduce glare by using a unique combination of reflectors and internal prism refractors.
- SCB optical chamber offers exceptional performance and cut-off with a combination of a hydro-formed aluminum reflector and a tempered glass lens.
- Dark-sky friendly SG optics provide full cut-off in five distributions.

# LUMINAIRES

Conform to the UL 1598 and CSA C22.2 No. 250.0-08 standards

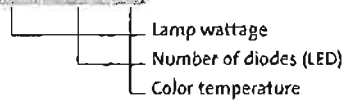


Philips Lumec reserves the right to substitute materials or change the manufacturing process of its products without prior notification. For the latest updates go to [www.lumec.com](http://www.lumec.com)

**PHILIPS  
LUMEC**

# LAMPS / LED

## LAMP CODE DEFINITION / 40W 49LED 4K



LIFELED	LAMP	RATED LIFE HRS <sup>1</sup>	INITIAL LUMENS	CRI	COLOR TEMPERATURE <sup>2</sup>	WATTAGE		MAX SYSTEM AC CURRENT: 120V	LED MA	OPTICAL SYSTEM AVAILABLE	
						LAMP	SYSTEM <sup>3</sup>			DMS50 / DMS60 <sup>4</sup>	
										LE2A / LE3A / LE4A	LE2F / LE2S / LE3F / LE3S / LE4F / LE4S / LE5F / LE5S
	40W49LED4K	70000	4600	70	4000K	47	47	0.48A	285mA	✓	✓
	65W49LED4K	70000	5890	70	4000K	65	72	0.72A	428mA	✓	✓
	90W49LED4K	70000	6860	70	4000K	90	102	0.95A	571mA	✓	✓

LEDGINE	LAMP	RATED LIFE HRS <sup>1</sup>	INITIAL LUMENS	CRI	COLOR TEMPERATURE <sup>2</sup>	WATTAGE		MAX SYSTEM AC CURRENT: 120V	LED MA	OPTICAL SYSTEM AVAILABLE	
						LAMP	SYSTEM <sup>3</sup>			DMS50 / DMS60 <sup>4</sup>	
										LE2A / LE3A / LE4A	LE2F / LE2S / LE3F / LE3S / LE4F / LE4S / LE5F / LE5S
	70W64LED4KES	100000	7744	70	4000K	70	77	0.72A	350mA	N/A	✓
	85W64LED4KES	100000	9152	70	4000K	80	94	0.84A	400mA	N/A	✓
	110W64LED4KES	100000	11264	70	4000K	110	120	1.09A	530mA	N/A	✓
	90W80LED4KES	100000	9680	70	4000K	90	100	0.90A	350mA	N/A	✓
	105W80LED4KES	100000	11440	70	4000K	110	115	1.05A	400mA	N/A	✓
	135W80LED4KES	100000	14080	70	4000K	135	150	1.36A	530mA	N/A	✓

<sup>1</sup> Rated life represents the time it takes for the LED system to reach 70% of initial lumen output.

<sup>2</sup> On average

<sup>3</sup> System wattage includes the lamp and the LED driver.

<sup>4</sup> DMS60 is not available with LEDGine.

New

The Domus, now available powered by LEDgine, offers high output for parking lot and high density street lighting. The LEDgine provides a uniform, comfortable, smooth light distribution for a safe way home while maintaining excellent performance even in the most demanding environments.

- Saves up to 60% in energy costs
- Can replace up to 400W PSMH
- Equivalent up to 90 Lumen per watt

## VOLTAGE

120 / 208 / 240 / 277 / 347\* / 480\*

\* Comes with a step-down transformer with 40W49LED4K and 65W49LED4K (LifeLED).

## OPTICAL SYSTEMS / LED



### Flat lens (LifeLED and LEDGine)

IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass flat lens permanently sealed onto the lower part of the heat sink.

LE2F: Asymmetrical  
LE3F: Asymmetrical  
LE4F: Asymmetrical  
LE5F: Symmetrical (square)



### Sag lens (LifeLED and LEDGine)

IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with a tempered-glass sag lens permanently sealed onto the lower part of the heat sink.

LE2S: Asymmetrical  
LE3S: Asymmetrical  
LE4S: Asymmetrical  
LE5S: Symmetrical (square)



### Prismatic globe (LifeLED)

IP66 rated optical system, composed of individual pre-oriented lens to achieve desired distribution, assembled with globe having an inner prismatic surface permanently sealed onto the lower part of the heat sink.

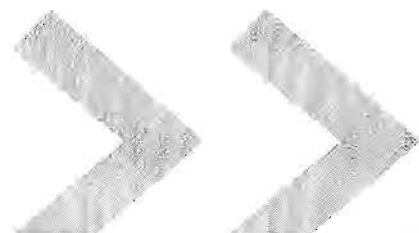
LE2A: Asymmetrical  
LE3A: Asymmetrical  
LE4A: Asymmetrical

> LE2A/LE3A/LE4A available in acrylic and borosilicate.

Add suffix ACDR or PC to optical system code.

\* Photometry available on Philips Lumec web site [www.lumec.com](http://www.lumec.com)

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LUMEC

# LAMPS / HID

WATTAGE	DMS50			DMS60		
	SCB3M SHA3M-PC SSA3M-PC	SHA3M-ACDR SSA3M-ACDR	SG	SCB3M SHA3M-PC SSA3M-PC	SHA3M-ACDR SSA3M-ACDR	SG
50 MH, medium	✓	✓	✓	✓	✓	RB
70 MH, medium	✓	✓	✓	✓	✓	RB
100 MH, medium	✓	✓	✓	✓	✓	RB
150 MH, medium	✓	✓	✓	✓	✓	RB
200 MH, mogul	✓	N/A	✓	✓	N/A	RB
175 PSMH, mogul	✓	✓	✓	✓	✓	N/A
250 PSMH, mogul	✓	N/A	✓	✓	N/A	RB
400 PSMH, mogul <sup>†</sup>	N/A	N/A	RB, RJ	N/A	N/A	N/A
35 HPS, mogul	✓	✓	✓	✓	✓	RB
50 HPS, mogul	✓	✓	✓	✓	✓	RB
70 HPS, mogul	✓	✓	✓	✓	✓	RB
100 HPS, mogul	✓	✓	✓	✓	✓	RB
150 HPS, mogul	✓	✓	✓	✓	✓	RB
200 HPS, mogul <sup>†</sup>	✓	N/A	✓	✓	N/A	RB
250 HPS, mogul <sup>†</sup>	✓	N/A	✓	✓	N/A	RB
400 HPS, mogul <sup>†</sup>	N/A	N/A	RB	N/A	N/A	N/A

✓ : Available    N/A : Not available    RB: Remote Ballast Required  
 RJ: Reduced Jacket ED28 Required    I: N/A with SGFM

## CosmoPolis™ / new generation of ceramic metal halide lamp

WATTAGE	SCB3M / SHA3M-PC / SSA3M-PC	SHA3M-ACDR / SSA3M-ACDR
60 CW	✓	✓
90 CW	✓	✓
140 CW*	✓	✓

✓ : Available    I: Not available with 120 volts

# OPTICAL SYSTEMS / HID

(Lamps not included)



### SHA and SSA optics

Sealed optical chamber consisting of a reflector permanently assembled on top of an internal prismatic globe.

SHA3M: Asymmetrical  
 SSA3M: Asymmetrical

> House shield available in option (HS)

In the above optics, the sleeve and shutter permit exact positioning of the lamp. SHA & SSA retractors available in: ACDR: Acrylique (175 W max.) PC: Polycarbonate. Add suffix to optical system code.



### SCB optics

Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered-glass sag lens.

SCB3M: Asymmetrical

> House shield available in option (HS)



### SG Optics

Segmented cut-off reflector system set in faceted air-image duplicating patterns.

SGQ: Symmetrical  
 SGT: Symmetrical  
 SGZ: Asymmetrical  
 SGA: Asymmetrical  
 SGFM: Forward throw

> House shield available for SGZ and SGA

In the above optics, the sleeve and shutter permit exact positioning of the lamp.

\* Photometry available on Philips Lumec web site [www.lumec.com](http://www.lumec.com)

# VOLTAGE

DHI: 120 / 208 / 240 / 277 / 347 / 480  
 CosmoPolis™: 120 / 208 / 240 / 277

\* Multi-top ballast also available

# LAMPS / QL

WATTAGE	SCB5	SHA
55 QL	✓	✓
85 QL	✓	✓

✓ : Available

High frequency generator for induction lamp (4000K).  
 Instant start. Operating range 50-60 Hz or DC.  
 Lamp minimum starting temperature -40F (-40 °C).

# VOLTAGE

120 / 208 / 240 / 277

# OPTICAL SYSTEMS / QL

(Lamps included)



### SHA optics

Sealed optical chamber consisting of a reflector permanently assembled on top of an internal prismatic globe.

SHA: Asymmetrical

> House shield available in option (HS)



### SCB5 optics

Sealed optical chamber consisting of a reflector permanently assembled on top of a tempered-glass sag lens.

SCB5: Symmetrical

> House shield available in option (HS)

\* Photometry available on Philips Lumec web site [www.lumec.com](http://www.lumec.com)



## LUMINAIRE OPTIONS

- HS** House shield  
(Not available with LED)
- LD** Luminous dome, 250 W maximum  
(SG optics only) (only with DMSSO)  
(remote ballast for 200 and 250 W in bracket or pole)  
(Not available with LED)
- LR** Luminous ring,  
250 W maximum  
(SG optics only) (only with DMSSO)  
(remote ballast for 200 and 250 W in bracket or pole)  
(Not available with LED)
- SLG** Tempered glass sag lens  
(SG optics only)(Not available with LED)

## ADAPTORS



### SMB

The luminaire is suspended by means of a decorative side-mounting cast-aluminium adaptor. This adaptor accepts tubes from 1 5/8" to 2 3/8" (41 to 60 mm) and is adjustable to more or less 50.

## SMART LUMINAIRE OPTIONS

Domus allows you many options in order to get different smart functionalities.

**DMG** (available with LifeLED and LEDgine\*)  
Driver is compatible with dimmer from 0 to 10 volts.

**CDMG** (available with LifeLED and LEDgine\*)  
Dynamdimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings. (see Dynamdimmer brochure for more information on pre-programmed scenarios)

**CDMGP** (available with LifeLED and LEDgine\*)  
Dynamdimmer custom dimming scenario allowing the user to program up to 5 time periods and multiple dimming levels from 100% to 10% of total wattage.

**OVR** (available with LEDgine\* only)  
Dynamdimmer override function offering the possibility to go back to full power at any time via an electrical signal of 120VAC to 277VAC from a motion sensor, a switch, a relay or else.

**CLO** (available with LEDgine\* only)  
Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the lamp.

**AST** (available with LEDgine\* only)  
Pre-set driver for progressive start-up of the lamp to optimize energy management and enhance user visual comfort at start-up.

**OTL** (available with LEDgine\* only)  
Pre-set driver to signal end of life of the lamp for better fixture management.

**DALI** (available with LEDgine\* only)  
Pre-set driver compatible with the DALI control system.

\* Not available with 347 and 480 volt

## SMART SYSTEM OPTIONS

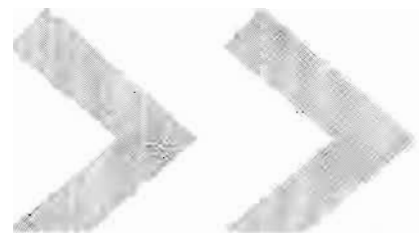
Different options are available according to your needs. Please contact us for more information.

## SMART CITY OPTIONS

**AMPLIGHT** (available with LEDgine\* only)  
Amplight is the intelligent monitoring and control, automated management system that delivers up to 35% streetlight energy savings and makes it easy to monitor and manage the entire system, in real time. Please contact us for more information.

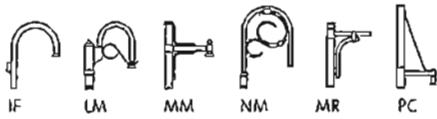
\* Not available with 347 and 480 volt.

Other options are also available according to your needs. Please contact us for more information



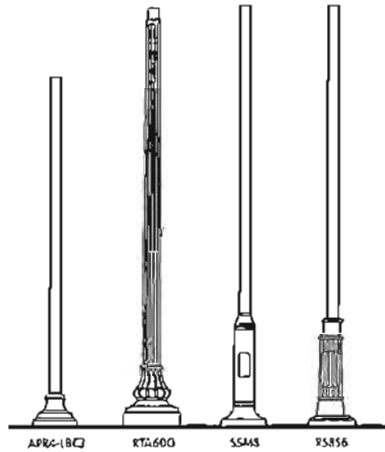
# MOUNTINGS

(Consult the Pole Guide for details and the complete line of mountings)



# POLES AND POLE OPTIONS

(Consult the Pole Guide for details and the complete line of poles)



# FINISHES

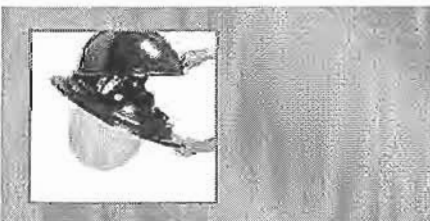
(Consult Philips Lumec's Color Chart for complete specifications)

The specially formulated Lumital powder coat finish is available in a range of many standard colors.

# ORDERING SAMPLE

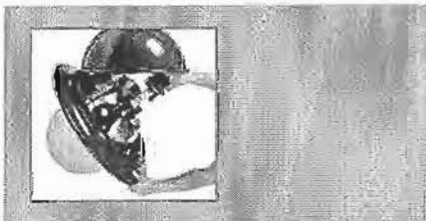
LUMINAIRE	LAMP	GLOBE/LENS	OPTICAL SYSTEM	VOLTAGE	ADAPTOR	OPTIONS	MOUNTING & CONFIGURATION	POLE	FINISH
DM550	100 HPS	ACDR	SHA31-ACDR	120	SMB	FS-LR	MR-1A	R80-15	CNTX

# MAINTENANCE



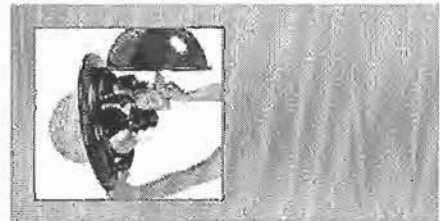
## ACCESS TO INTERNAL COMPONENT

The luminaire's hood can be opened by simply applying pressure on the latch located on the technical ring. The hood can then be pivoted along a hinge incorporated in the technical ring. A built-in stopper holds the cover at 90° from the technical ring.



## ACCESS TO LAMP

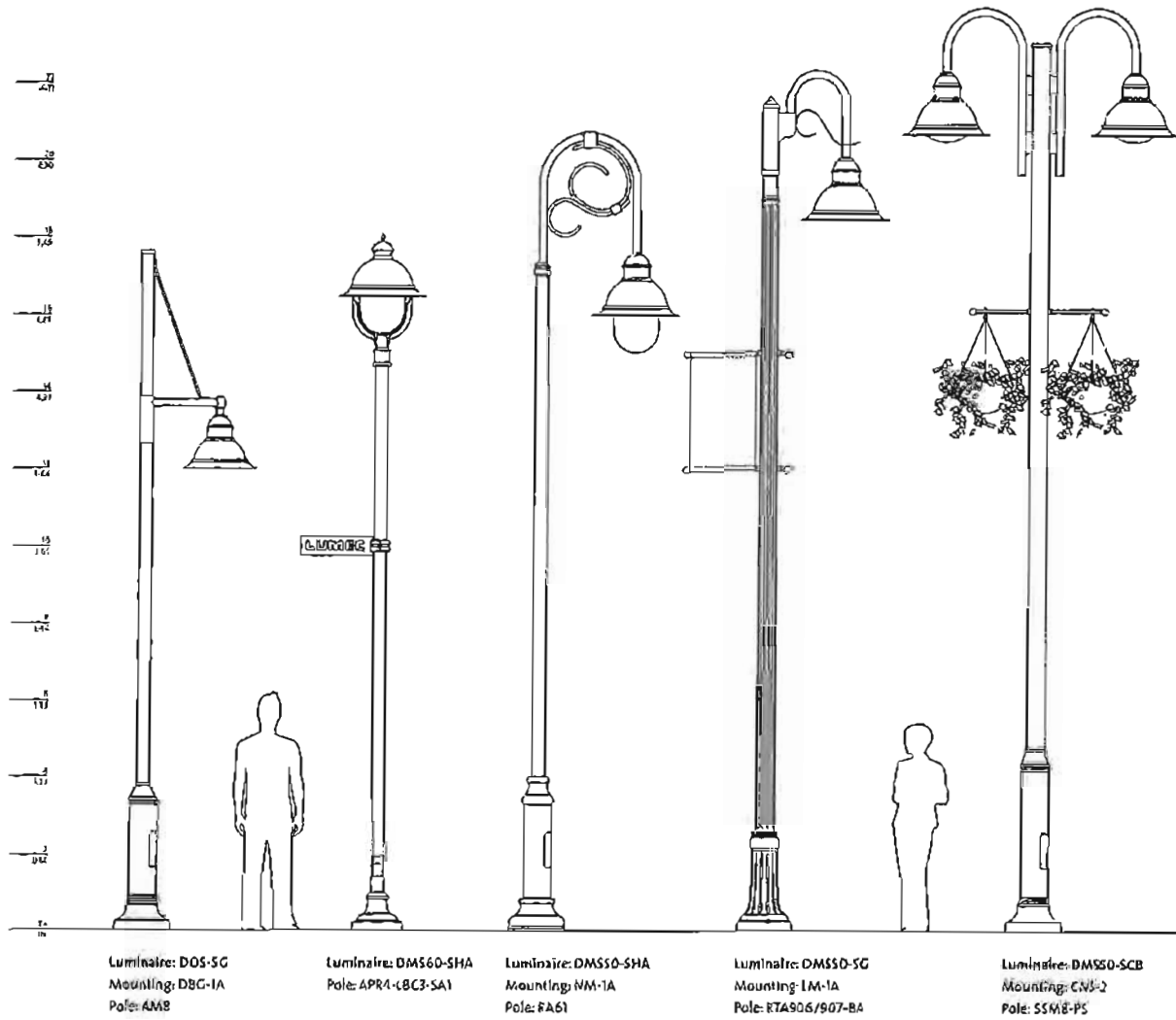
A simple quarter-turn of the **Smartseal™** shutter provides easy access to the lamp. Quick-disconnect terminals between the lamp and the ballast tray ensure safe and easy lamp replacement.

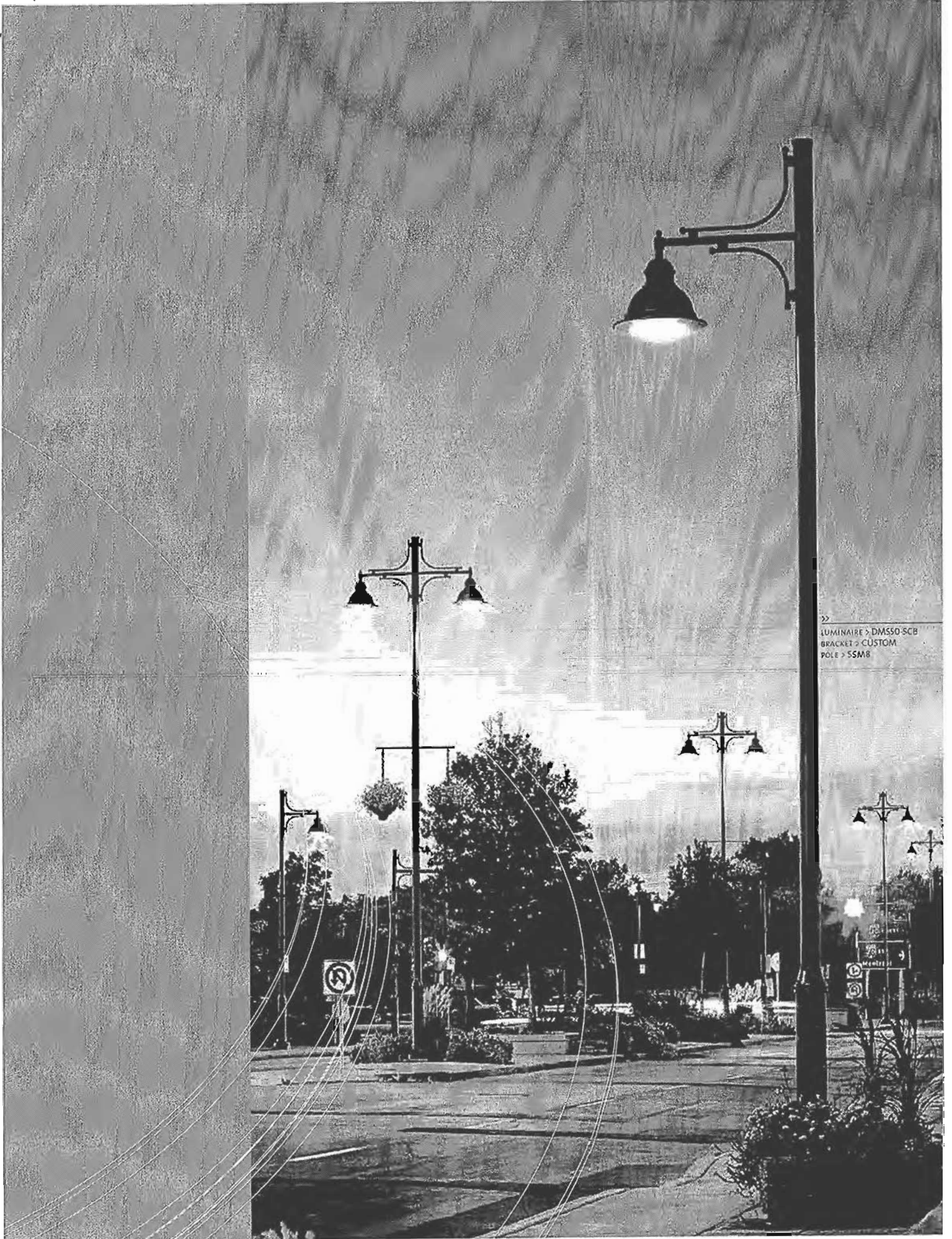


## ACCESS TO BALLAST

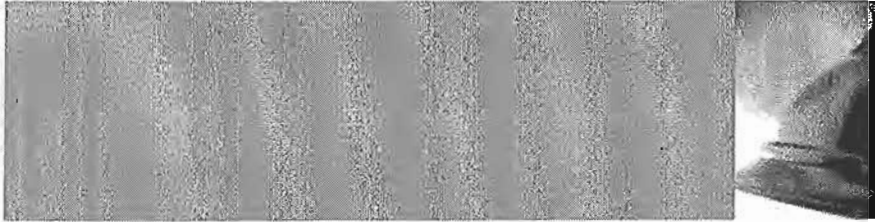
The tool-free drop-in unitized ballast tray is slipped into the post top box which rests on the optical support plate. Here again, the use of quick-disconnect terminals ensures safe and easy ballast maintenance.

# ASSEMBLY EXAMPLES





>>  
LUMINAIRE > DMSSO-SCB  
BRACKET > CUSTOM  
POLE > SSM8



[www.lumec.com](http://www.lumec.com)

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For the details of our different agents and representatives, please consult the Contact us section of our Website.

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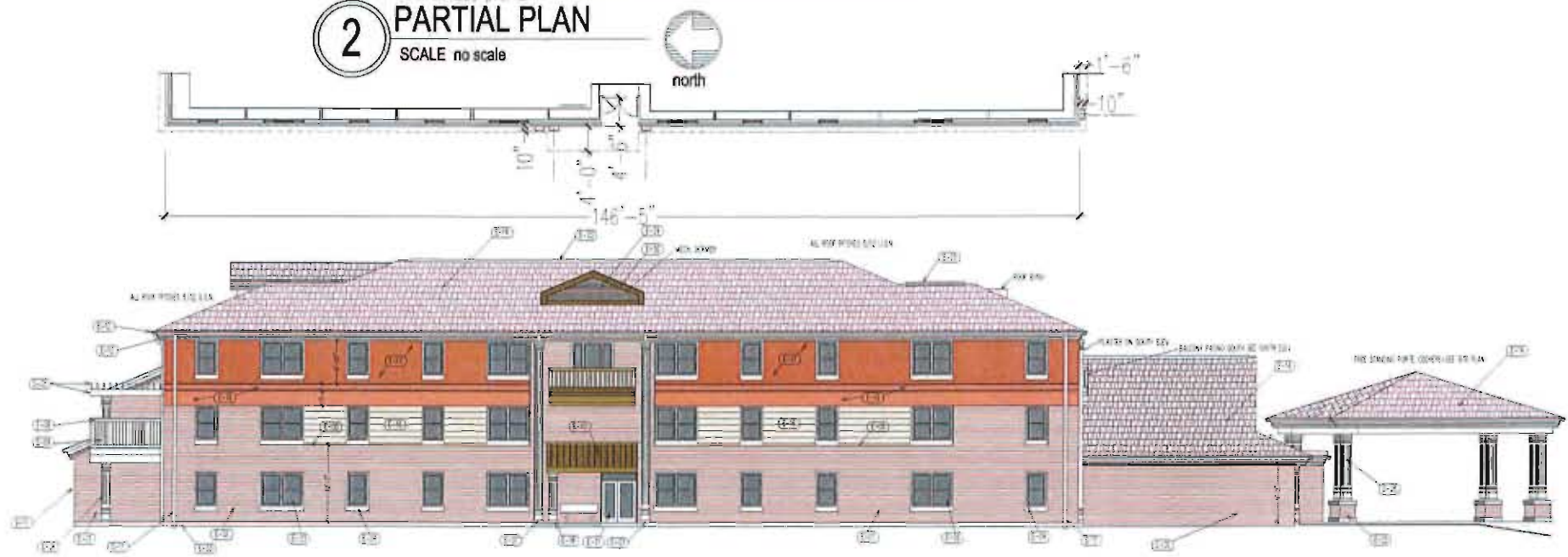
Some luminaires use fluorescent or high intensity discharge (HID) lamps that contain small amounts of mercury. Such lamps are labeled "Contains Mercury" and/or with the symbol "Hg." Lamps that contain mercury must be disposed of in accordance with local requirements. Information regarding lamp recycling and disposal can be found at [www.lamprecycle.org](http://www.lamprecycle.org)



The choice to not print paper brochures anymore but to make them available on-line is an example of the positive environmental actions that Philips Lumec has decided to undertake. This not only considerably reduces our paper consumption but also guarantees the exactitude of the information our clients receive.



2 west facade profile  
**PARTIAL PLAN**  
 SCALE no scale



**WEST ELEVATION**

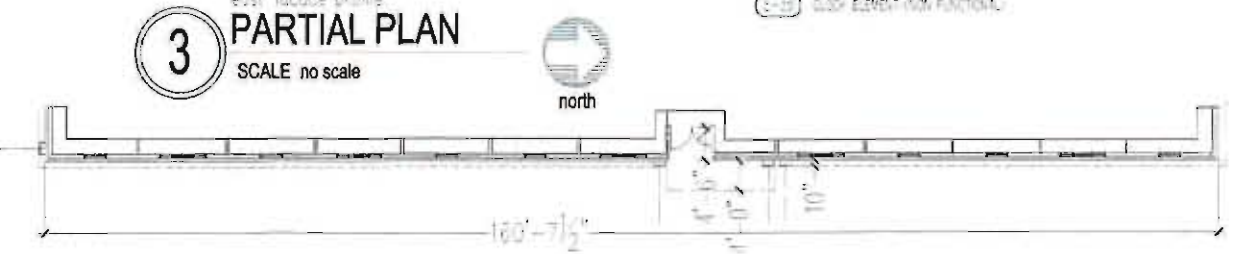
**ELEVATION KEY NOTES**  
(SEE PLAN SECTION REFERRED TO FOR DIMENSIONS)

- (E-01) BRICK VENEER-BRICK FIELD COLOR
- (E-02) BRICK VENEER-BRICK ACCENT COLOR
- (E-03) VINYL WINDOW UNIT-WOOD FRAME COLOR
- (E-04) COMPOSITE WOOD TRIM-WOOD TRIM COLOR
- (E-05) PREFINISHED ALUM. BRICK GAR FLASHING METAL BRICK GAR COLOR
- (E-06) PRECAST CONCRETE FLASHER-PLASTER COLOR
- (E-07) PRECAST CONCRETE FLASHER-NO DOWNSPOUT COLOR FLASHER COLOR
- (E-08) CLUSTER COLOR THROUGH DECKING/RAILINGS/STAIRS COLOR
- (E-09) PREFINISHED METAL CEILING-PREFINISHED COLOR
- (E-10) PREFINISHED METAL ROOFING-RAKE FASCIA TRIM-WOOD ROOF COLOR
- (E-11) PREFINISHED METAL DOWNSPOUTS COLOR
- (E-12) PREFINISHED VINYL WATER-BUTTER COLOR
- (E-13) PREFINISHED PROFILED VINYL FASCIA-RAKE COLOR
- (E-14) ARCHITECTURAL CHIMNEY SHADE ROOF-TOP SHADE COLOR
- (E-15) PROFILED COMPOSITE BALCONY COLOR
- (E-16) PRECAST CONCRETE SERVICE CONNECTION
- (E-17) DIRECT APPLIED TEXTURE COATING-TEXTURE COATING COLOR-ACCENT
- (E-18) METAL/PLASTIC RIDGE VENT-RIDGE VENT COLOR
- (E-19) PROFILED PREFINISHED METAL RAKE TRIM (MATCH FASCIA)
- (E-20) BRICK VENEER COLUMN BASE WITH 4" CAST CONCRETE BASE AND CAP FIELD BRICK COLOR AND MASONRY WALL CAP COLOR
- (E-21) PREFAB COLUMN SURROUND-FIELD PAINT TO MATCH PLASTER COLOR
- (E-22) COATED CONCRETE WALL WITH PRECAST CONCRETE WALL CAP-CONCRETE WALL COATING COLOR
- (E-23) STAINED DIMENSIONAL WOOD PERGOLA-PERGOLA COLOR
- (E-24) METAL VENT DRILL-FIELD PAINT-VENT DRILL COLOR
- (E-25) METAL FASCIA/RAKE TRIM FLAT PROFILE-FLAT TRIM COLOR
- (E-26) HILL METAL AND GLASS DOOR-FIELD PAINT-GLASS DOOR COLOR
- (E-27) APPROX GRADE LINE SEE CIVIL
- (E-28) PREFINISHED VINYL 2X4 BR TRIM WALL ATIC VENT-ATIC VENT COLOR
- (E-29) FIRE DEPT SERVICE CONNECTION
- (E-30) GOLF ELEVATOR (NON FUNCTIONAL)



**CHESTERFIELD SENIOR CARE  
 CHESTERFIELD ARB SUBMITTAL  
 AUG. 14, 2012 VISION VENTURES LLC**

3 east facade profile  
**PARTIAL PLAN**  
 SCALE no scale

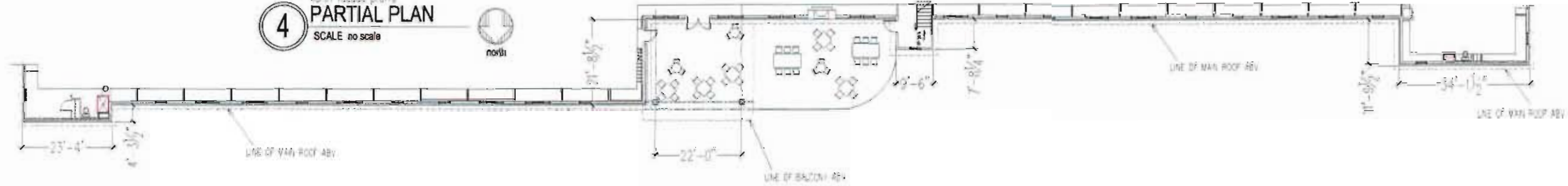


**EAST ELEVATION**

CHESTERFIELD SENIOR CARE  
 CHESTERFIELD ARB SUBMITTAL  
 AUG. 14, 2012 VISION VENTURES LLC



4 north facade profile  
**PARTIAL PLAN**  
 SCALE no scale



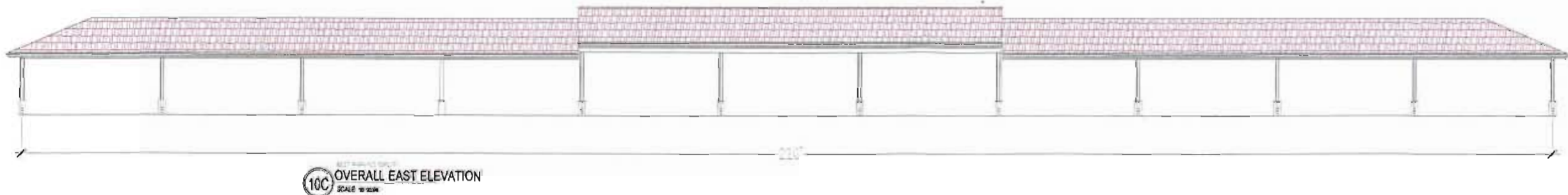
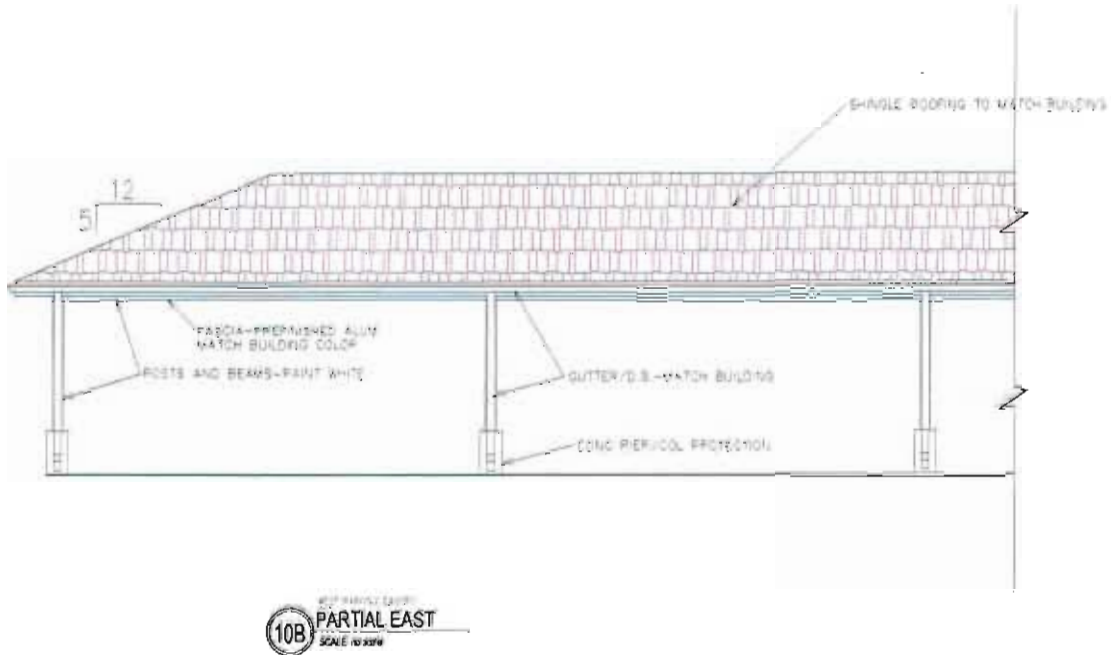
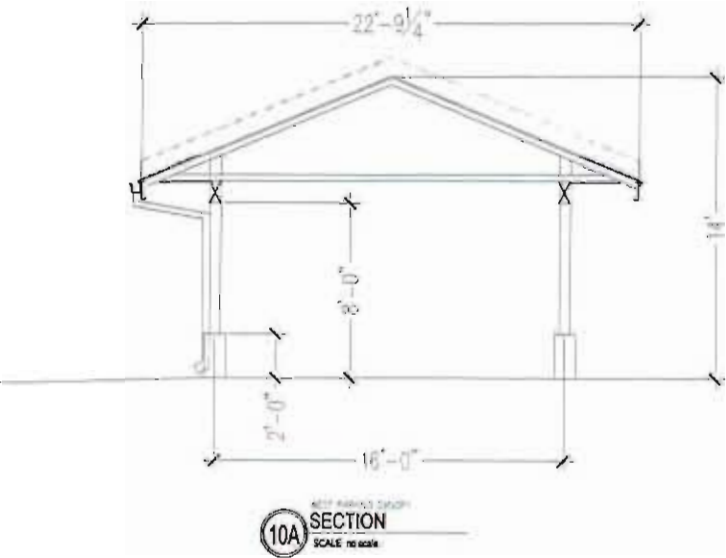
NORTH ELEVATION

ELEVATION KEY NOTES

- |   |  |  |  |  |  |
|---|--|--|--|--|--|
| <ul style="list-style-type: none"> <li>1. BRICK VENEER - 8" x 8" x 16" CLAY</li> <li>2. BRICK VENEER - 4" x 8" x 16" CLAY</li> <li>3. WALL MOUNTED WEATHER STRIP</li> <li>4. CONCRETE WORK - 4" x 8" x 16" CLAY</li> <li>5. FINISHES WITH BRICK VENEER</li> </ul> | <ul style="list-style-type: none"> <li>6. FINISHES WITH BRICK VENEER</li> <li>7. FINISHES WITH BRICK VENEER</li> <li>8. FINISHES WITH BRICK VENEER</li> <li>9. FINISHES WITH BRICK VENEER</li> <li>10. FINISHES WITH BRICK VENEER</li> </ul> | <ul style="list-style-type: none"> <li>11. FINISHES WITH BRICK VENEER</li> <li>12. FINISHES WITH BRICK VENEER</li> <li>13. FINISHES WITH BRICK VENEER</li> <li>14. FINISHES WITH BRICK VENEER</li> <li>15. FINISHES WITH BRICK VENEER</li> </ul> | <ul style="list-style-type: none"> <li>16. FINISHES WITH BRICK VENEER</li> <li>17. FINISHES WITH BRICK VENEER</li> <li>18. FINISHES WITH BRICK VENEER</li> <li>19. FINISHES WITH BRICK VENEER</li> <li>20. FINISHES WITH BRICK VENEER</li> </ul> | <ul style="list-style-type: none"> <li>21. FINISHES WITH BRICK VENEER</li> <li>22. FINISHES WITH BRICK VENEER</li> <li>23. FINISHES WITH BRICK VENEER</li> <li>24. FINISHES WITH BRICK VENEER</li> <li>25. FINISHES WITH BRICK VENEER</li> </ul> | <ul style="list-style-type: none"> <li>26. FINISHES WITH BRICK VENEER</li> <li>27. FINISHES WITH BRICK VENEER</li> <li>28. FINISHES WITH BRICK VENEER</li> <li>29. FINISHES WITH BRICK VENEER</li> <li>30. FINISHES WITH BRICK VENEER</li> </ul> |
|---|--|--|--|--|--|

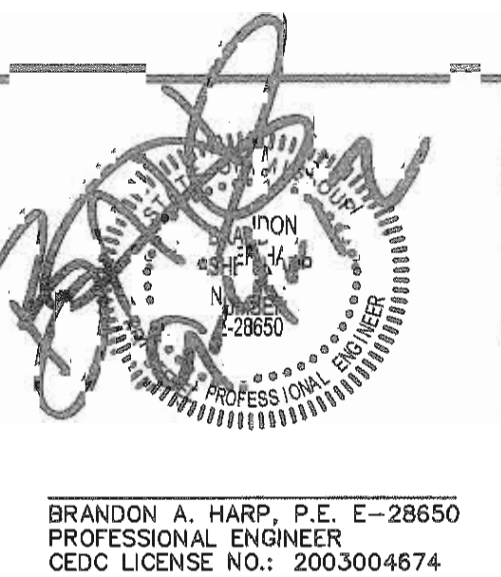
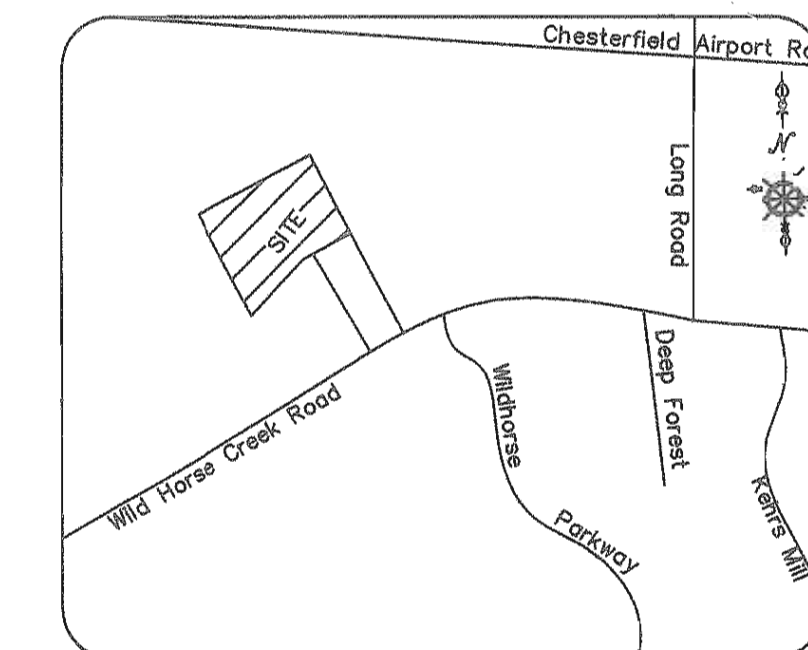
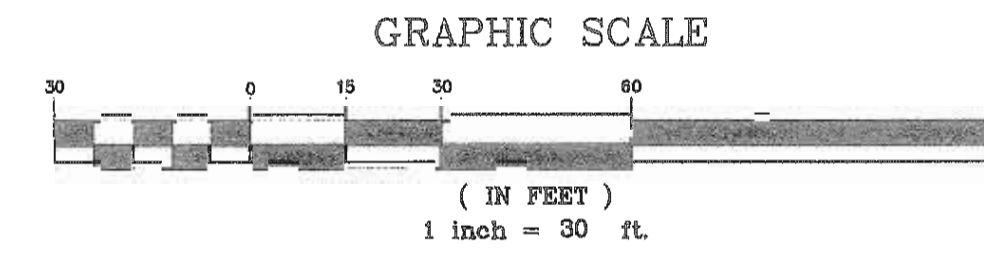


# PARKING CANOPY



# SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING LOT B AND PART OF LOT A OF THE WILDHORSE-SCHAEFFER SUBDIVISION AS RECORDED IN BK. 354, PG. 867 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



BRANDON A. HARP, P.E. E-28650  
PROFESSIONAL ENGINEER  
CEDC LICENSE NO.: 2003004674

## LEGEND

- EXISTING CONTOURS --- 433 ---
- PROPOSED CONTOURS --- 433 ---
- EXISTING STORM SEWER ---
- PROPOSED STORM SEWER ---
- EXISTING SANITARY SEWER ---
- PROPOSED SANITARY SEWER ---
- RIGHT-OF-WAY ---
- EASEMENT ---
- CENTERLINE ---
- EXISTING TREE ---
- EXISTING SPOT ELEVATION --- 433.28 ---
- PROPOSED SPOT ELEVATION --- 433.28 ---
- SWALE/DRAINAGE PATH ---
- TO BE REMOVED ---
- TO BE REMOVED & RELOCATED ---
- TO BE USED IN PLACE ---
- TO BE ABANDONED ---
- BACK OF CURB ---
- FACE OF CURB ---
- WATER MAIN ---
- GAS MAIN ---
- UNDERGROUND TELEPHONE ---
- OVERHEAD WIRE ---
- UNDERGROUND ELECTRIC ---
- FIRE HYDRANT ---
- POWER POLE ---
- WATER VALVE ---

## ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CONC CONCRETE
- ASPH ASPHALT
- PLAT BOOK
- DEED BOOK
- PG PAGE
- SF SQUARE FEET
- AC ACRES
- ELEV ELEVATION
- FF FINISH FLOOR
- FL FLOWLINE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- STM STORM
- SAN SANITARY
- (S) SET
- (R) REMOVE

## SYMBOLS

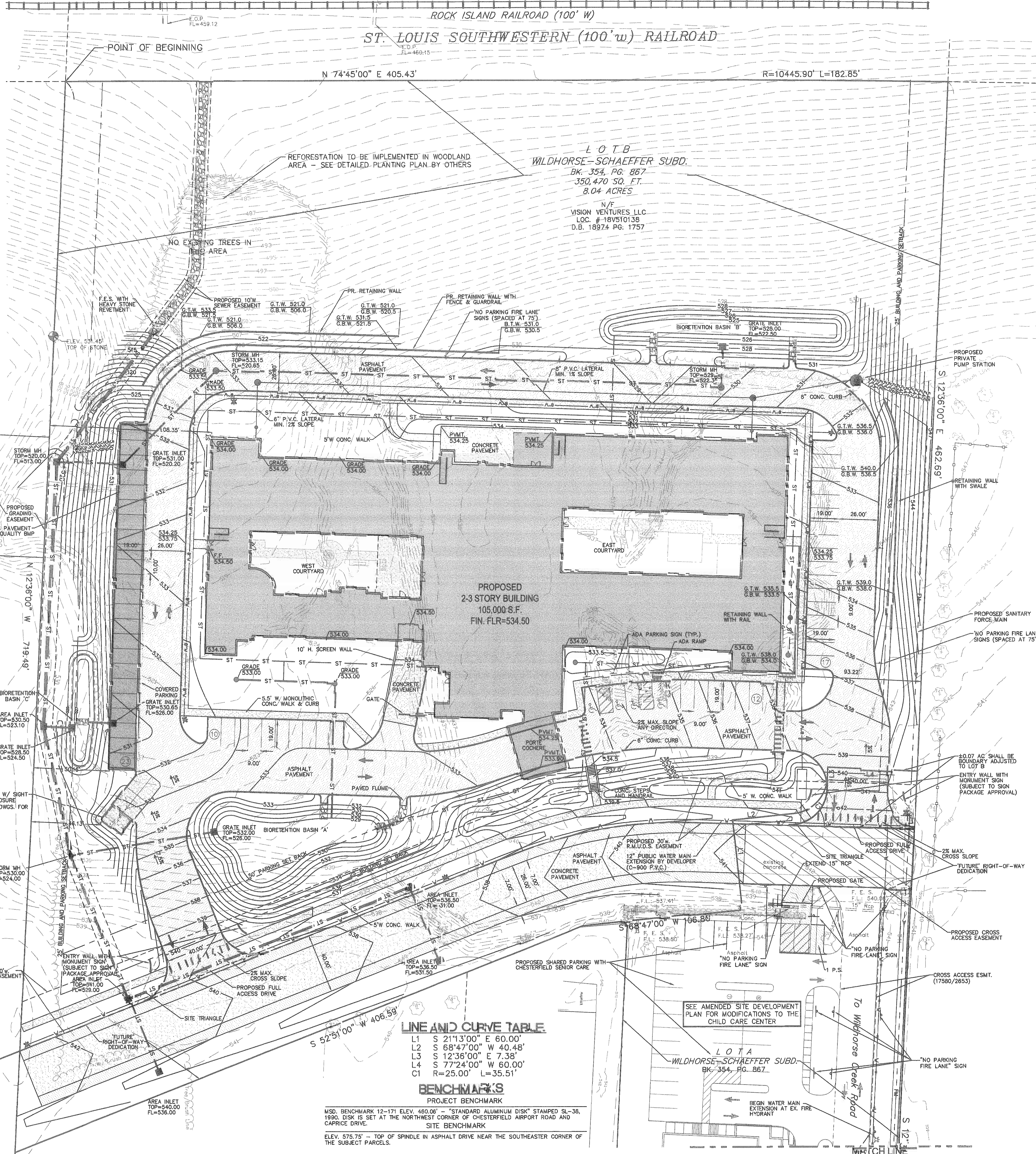
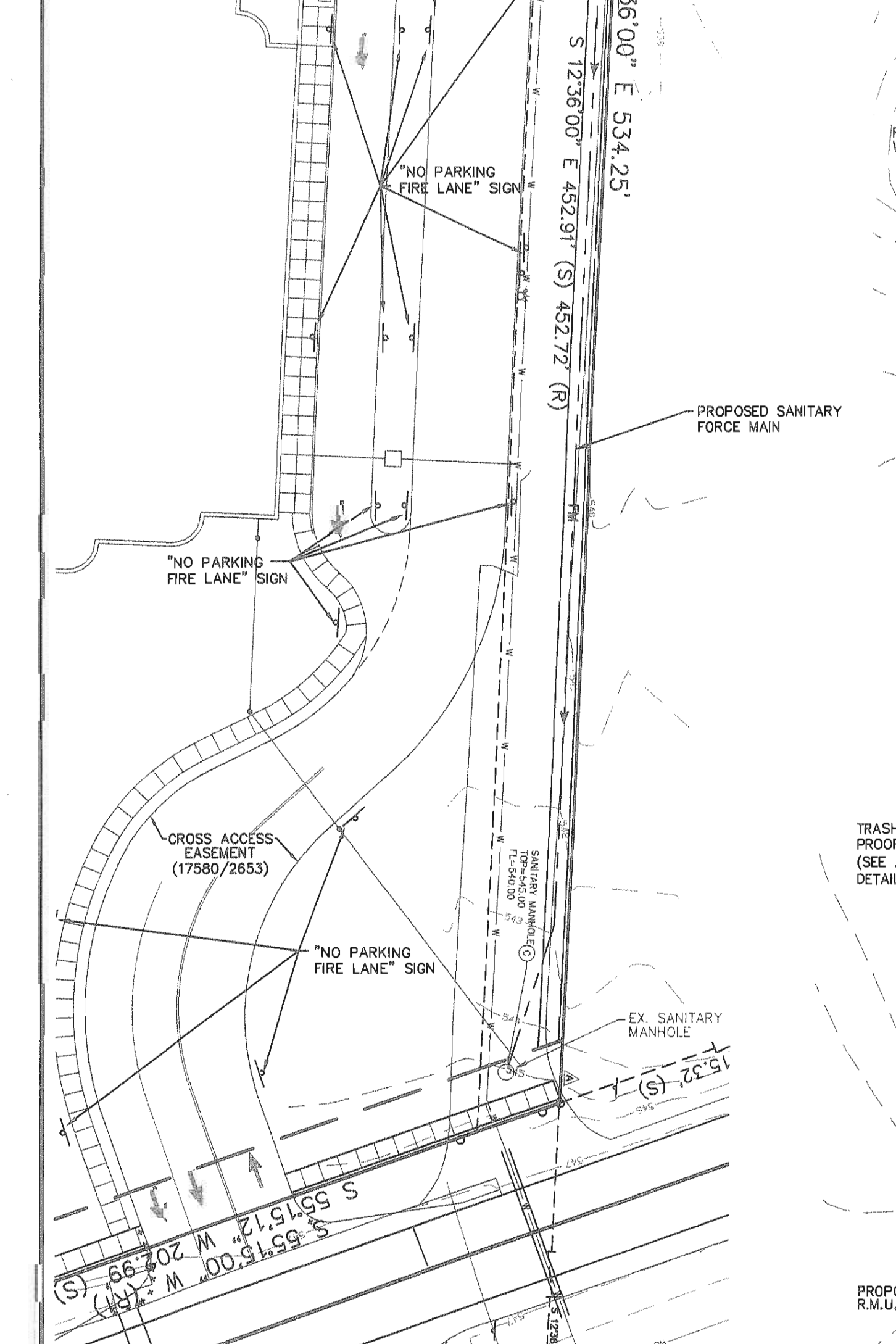
- WV WATER VALVE
- WMH WATER MANHOLE
- TMH TELEPHONE MANHOLE
- BRUSH & SHRUB LINE
- 36" TREE & SIZE
- 96" BUSH & SIZE
- SIGN
- ELECTRIC YARD LIGHT
- BORING LOCATION
- MBX MAIL BOX
- EBB ELECTRIC BOX
- PP POWER POLE
- PP-- POWER POLE & OUT
- COO CLEAN OUT
- GV GAS VALVE
- GM GAS METER
- GD GAS DRIP

## LAND DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS 2 & 3 OF MARY SCHAEFFER ESTATE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 17 PAGE 4 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/4" IRON PIPE BEING ON THE WESTERN LINE OF LOT 2 AT THE SOUTHERN RIGHT OF WAY LINE OF THE ROCK ISLAND RAILROAD (100' W); THENCE EASTWARDLY ALONG SAID RAILROAD RIGHT OF WAY, NORTH 74 DEGREES 45 MINUTES 00 SECONDS EAST A DISTANCE OF 405.43 FEET TO A SET 1/2" x 18" REBAR WITH CAP STAMPED MARLER L.S. 347-D (TYPICAL); THENCE CONTINUING ALONG SAID RAILROAD RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10445.92 FEET, AND AN ARC LENGTH OF 182.85 FEET AND A DELTA OF 01 DEGREES 00 MINUTES 11 SECONDS TO A SET REBAR, SAID POINT BEING ON THE EASTERN LINE OF APFORESAID LOT 3; THENCE ALONG SAID EAST LINE OF LOT 3, SOUTH 12 DEGREES 36 MINUTES 00 SECONDS EAST A DISTANCE OF 462.89 FEET TO A SET REBAR; THENCE LEAVING SAID EAST LINE, SOUTH 77 DEGREES 24 MINUTES 00 SECONDS WEST A DISTANCE OF 80.00 FEET TO A SET REBAR; THENCE SOUTH 12 DEGREES 36 MINUTES 00 SECONDS EAST A DISTANCE OF 40.48 FEET TO A SET REBAR; THENCE SOUTH 21 DEGREES 13 MINUTES 00 SECONDS WEST A DISTANCE OF 60.00 FEET TO A SET REBAR; SAID REBAR BEING ON THE SOUTHERN RIGHT OF WAY OF OLD WILD HORSE CREEK ROAD, AS VACATED BY COUNTY COUNCIL OF FEBRUARY 8, 1937, A CERTIFIED COPY OF WHICH IS RECORDED IN DEED BOOK 1415 PAGE 481; THENCE ALONG SAID FORMER SOUTHERN RIGHT OF WAY, THE FOLLOWING COURSES AND DISTANCES: SOUTH 69 DEGREES 47 MINUTES 00 SECONDS WEST A DISTANCE OF 106.80 FEET TO A SET REBAR; THENCE SOUTH 52 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 405.99 FEET TO A SET REBAR; SAID REBAR BEING ON THE WESTERN LOT LINE OF APFORESAID LOT 2; THENCE ALONG SAID WESTERN LINE OF LOT 2, NORTH 12 DEGREES 36 MINUTES 00 SECONDS WEST A DISTANCE OF 713.49 FEET TO THE POINT OF BEGINNING, CONTAINING 350,470 SQUARE FEET OR 8.04 ACRES AS SURVEYED BY MARLER SURVEYING COMPANY INC. DURING THE MONTH OF AUGUST 2006.

## MATCH LINE



### LINE AND CURVE TABLE

L1	S 211°3'00" E 60.00'
L2	S 68°47'00" W 40.48'
L3	S 12°36'00" E 7.38'
L4	S 77°24'00" W 60.00'
C1	R=25.00' L=35.51'

### BENCHMARK'S

PROJECT BENCHMARK  
SITE BENCHMARK

NSD, BENCHMARK 12-171 ELEV. 460.00' - "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990, DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

ELEV. 575.73' - TOP OF SPINDLE IN ASPHALT DRIVE NEAR THE SOUTHEAST CORNER OF THE SUBJECT PARCELS.

## LOCATION MAP

## PROPERTY DATA

- OWNER = VISION VENTURES, L.L.C.  
 ADDRESS = 17655 WILD HORSE CREEK ROAD  
 LOCATOR NO. = 18V510095  
 ACREAGE = 8.04 ACRES  
 EXISTING ZONING = E-1 W/C.U.P.  
 FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICT = ROCKWOOD  
 SEWER DISTRICT = METRO, ST. LOUIS SEWER DISTRICT  
 WATER SHEET = MISSOURI RIVER  
 FEMA MAP = 28189C0120H  
 ELECTRIC COMPANY = AMERENUE  
 GAS COMPANY = LACLEDE GAS COMPANY  
 PHONE COMPANY = ATT  
 WATER COMPANY = MISSOURI AMERICAN WATER COMPANY

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL STATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL STATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN LUMBER, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1V:20H. SLOPES GREATER THAN 1V:20H MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG AND THE INFORMATION ON THE PLANS, THE ADAAG SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 28189C0120 H AND COMMUNITY NUMBER 29098 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1995 (REVISED TO REFLECT LOMAR DATED APRIL 17, 2000). THE PROPERTY LIES WITHIN UNSHADDED ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN).
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJACENT PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- "NO PARKING-FIRE LANE" SIGNS TO BE INSTALLED ON BOTH SIDES OF THE ACCESS ROADS EXCEPT AT AREAS DESIGNATED FOR PARKING. SIGNAGE SHALL COMPLY WITH SECTION 503.3 AND 103.6 OF THE 2009 IFC. SIGN SPACING SHALL NOT EXCEED 75 FEET.
- DEVELOPER SHALL ENTER INTO A SHARED PARKING AGREEMENT WITH CHESTERFIELD CHRISTIAN ACADEMY AND PROVIDE A COPY TO THE CITY.
- BOUNDARY ADJUSTMENT PLAN WILL BE REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL.
- AVIGATION EASEMENT (BK. 2010, PAGE 2110) ENJOYERS SUBJECT PROPERTY. THE DEVELOPER SHALL DISCLOSE TO PROSPECTIVE RESIDENTS THAT THIS SITE IS IN CLOSE PROXIMITY TO THE SPIRIT OF ST. LOUIS AIRPORT.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL ROADWAY AND RELATED IMPROVEMENTS REQUIRED BY C.U.P. NO. 34 WILL BE CONSTRUCTED OR GUARANTEED IN A MANNER ACCEPTABLE TO THE CITY OF CHESTERFIELD PRIOR TO THE ISSUANCE OF AN INTERIM PERMIT OR THE UNIT OF ISSUANCE OF A BUILDING PERMIT FOR THE TENTH UNIT OR FIVE YEARS FROM THE APPROVAL OF THIS C.U.P., WHICHEVER OCCURS FIRST.
- THE AREA DESIGNATED AS FUTURE RIGHT-OF-WAY SHALL BE DEDICATED UPON DEMAND (TO THE CITY OF CHESTERFIELD) AT SUCH TIME THAT DEVELOPMENT OCCURS TO THE EAST OR WEST OF THIS DEVELOPMENT AND A CONNECTION IS MADE TO WILD HORSE CREEK ROAD.
- OPEN SPACE CALCULATIONS:  
 SITE AREA = TOTAL SITE AREA - ROW DEDICATION TO CITY  
 OPEN SPACE = 211,324 S.F.  
 SITE AREA = 319,006 S.F.  
 (211,324 / 319,006) x 100 = 66%
- PARKING CALCULATIONS:  
 PARKING REQUIRED = 1 SPACE PER UNIT  
 NURSING HOME = 1 SPACE PER 3 BEDS  
 GROUP HOME FOR ELDERLY = 27 UNITS X 1.0 = 27 SPACES  
 NURSING HOME (83 UNITS) = 98 BEDS X 0.33 = 33 SPACES  
 TOTAL SPACES REQ'D. = 60 SPACES  
 \* 88 UNITS WITH ONE BED AND 4 UNITS WITH TWO BEDS  
 PARKING PROVIDED = 62 SPACES (INCLUDES 4 A.D.A.)

VISION VENTURES, L.L.C., the owner(s) of the property shown on this plan for and in (Name of Owner(s))  
 consideration of being granted a permit to develop property under the provisions of Chapter 1003, (Name of City) of the City of Chesterfield Ordinance  
 (applicable subsection) (present zoning) of the City of Chesterfield Ordinance  
 #624, 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 voted or voided by order of ordinance of the City of Chesterfield Council.  
 (Signature): \_\_\_\_\_  
 (Name Typed): ROONEY HENRY  
 Manager  
 State of Missouri }  
 County of St. Louis } ss.  
 On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared ROONEY HENRY, \_\_\_\_\_, to me known, who, being by me sworn in, did say (Officer of Limited Liability Company)  
 that he/she is the \_\_\_\_\_ of the VISION VENTURES, L.L.C. (Name of Limited Liability Company)  
 a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said ROONEY HENRY (Officer of Limited Liability Company) acknowledged said instrument to be the free act and deed of said corporation.

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Chairperson of the Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as amended by the Director of Planning and the City Clerk.

Planning and Development Services Director  
 City Clerk  
 Ordinance \_\_\_\_\_ dated \_\_\_\_\_, which prescribed conditions relating to approved \_\_\_\_\_, is recorded as Duly Number \_\_\_\_\_ on the day of \_\_\_\_\_, 20\_\_\_\_, in the St. Louis County Recorder's Office.

PREPARED FOR:  
 VISION VENTURES, L.L.C.  
 C/O RODNEY HENRY  
 1402 NORWOOD HILLS DRIVE  
 O'FALLON, MISSOURI 63386  
 PHONE: 636-299-8272

PREPARED BY:  
  
 11402 Gravois Road  
 Suite 100  
 Saint Louis, Missouri 63126  
 314-729-1400  
 Fax: 314-729-1404  
 www.cedc.net

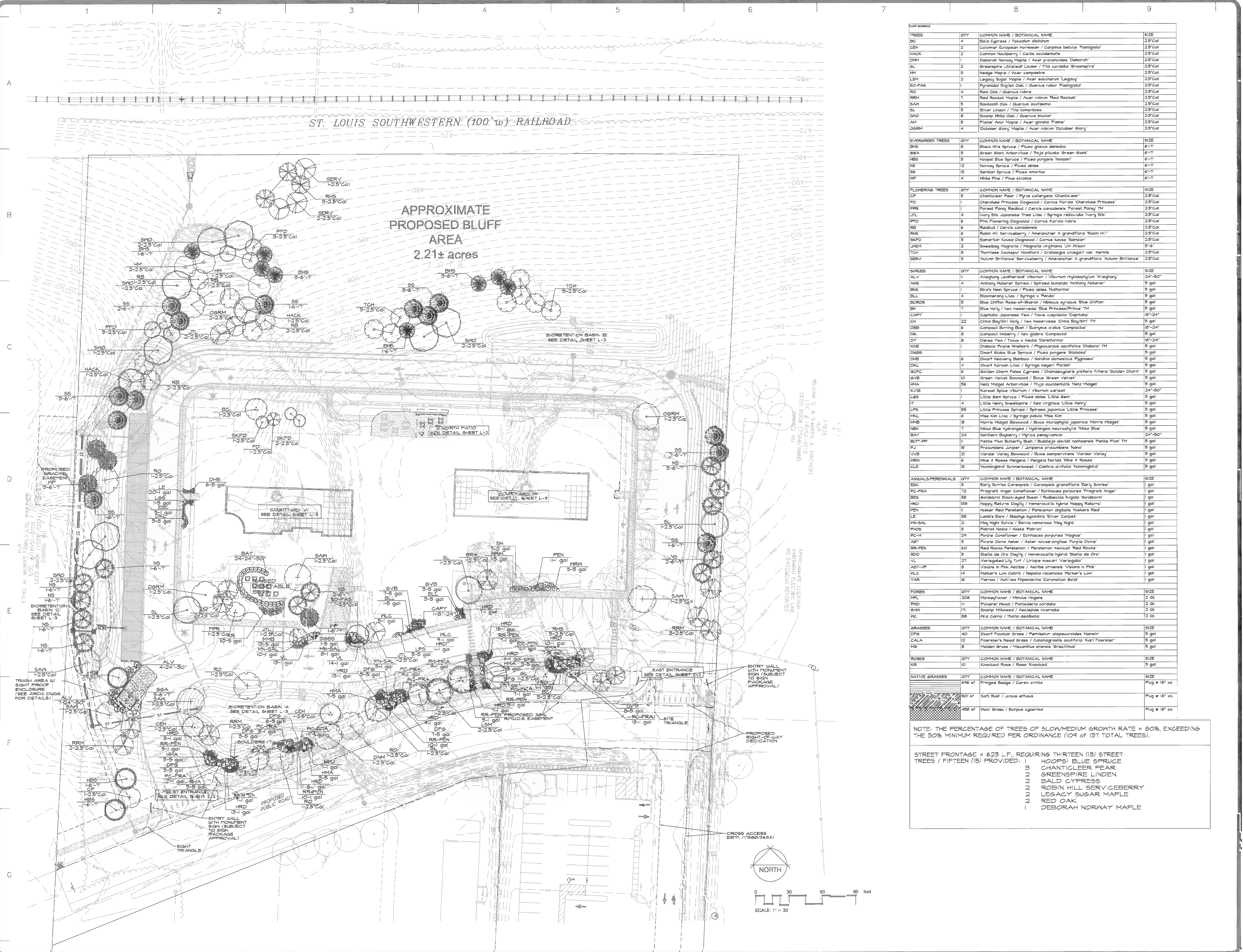
Site Development Plan  
 Chesterfield Senior Care  
 17655 Wildhorse Creek Road  
 Chesterfield, Missouri 63005

Proj. # 1000

No.	Description	Date
City	submittal	06-01-2012
Per Client		06-26-2012
Per City		07-25-2012
Per City		08-09-2012
Per City		08-28-2012

SITE DEVELOPMENT PLAN

C1



TREE SPECIES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BP	2	Black Spruce / <i>Picea mariana</i>	2.5' Cal
CB	2	Common Hackberry / <i>Celtis occidentalis</i>	2.5' Cal
DNM	1	Deborah Norway Maple / <i>Acer platanoides</i> 'Deborah'	2.5' Cal
GL	2	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2.5' Cal
HM	9	Hedge Maple / <i>Acer campestre</i>	2.5' Cal
LSM	2	Legacy Sugar Maple / <i>Acer saccharum</i> 'Legacy'	2.5' Cal
EO-FAS	1	Flamingo English Oak / <i>Quercus robur</i> 'Flamingo'	2.5' Cal
RO	4	Red Oak / <i>Quercus rubra</i>	2.5' Cal
RRM	7	Red Rocket Maple / <i>Acer rubrum</i> 'Red Rocket'	2.5' Cal
SAN	9	Savatoth Oak / <i>Quercus austrina</i>	2.5' Cal
SL	9	Silver Linden / <i>Tilia tomentosa</i>	2.5' Cal
SNO	9	Swamp White Oak / <i>Quercus bicolor</i>	2.5' Cal
AM	5	Flame Amur Maple / <i>Acer ginnala</i> 'Flame'	2.5' Cal
OSRM	4	October Glory Maple / <i>Acer rubrum</i> 'October Glory'	2.5' Cal

EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BHS	9	Black Hills Spruce / <i>Picea glauca</i> 'denata'	6'-7"
GSA	9	Green Giant Arborvitae / <i>Thuja plicata</i> 'Green Giant'	6'-7"
HBS	9	Hoops! Blue Spruce / <i>Picea pungens</i> 'Hoops!'	6'-7"
NS	12	Norway Spruce / <i>Picea abies</i>	6'-7"
SS	15	Serbian Spruce / <i>Picea omorika</i>	6'-7"
WP	4	White Pine / <i>Pinus strobus</i>	6'-7"

FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CP	9	Chanticleer Pear / <i>Pyrus calleryana</i> 'Chanticleer'	2.5' Cal
FD	1	Florida Princess Dogwood / <i>Cornus florida</i> 'Cherokee Princess'	2.5' Cal
FR	1	Forest Pansy Redbud / <i>Cercis canadensis</i> 'Forest Pansy' TM	2.5' Cal
JTL	4	Japan Blue Japanese Tree Lilac / <i>Syringa reticulata</i> 'Japan Blue'	2.5' Cal
PK	6	Pink Flowering Dogwood / <i>Cornus florida</i> 'nana'	2.5' Cal
RB	6	Redbud / <i>Cercis canadensis</i>	2.5' Cal
RHS	6	Robin Hill Serviceberry / <i>Ameiobacter X grandiflora</i> 'Robin Hill'	2.5' Cal
SKPD	2	Samartian Kava Dogwood / <i>Cornus kousa</i> 'Samartian'	2.5' Cal
JVM	3	Japanese Magnolia / <i>Magnolia virginiana</i> 'Jim Wilson'	2.5' Cal
TCH	9	Thomas Cole Spruce / <i>Abies balsamea</i> 'Thomas Cole'	2.5' Cal
SBV	9	Autumn Brilliance Serviceberry / <i>Ameiobacter X grandiflora</i> 'Autumn Brilliance'	2.5' Cal

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ALV	11	Allegheny Leatherleaf Viburnum / <i>Viburnum rhytidophyllum</i> 'Allegheny'	24"-30"
ANS	4	Anthony Matarer Spiraea / <i>Spiraea bumalda</i> 'Anthony Matarer'	9 gal
BNS	1	Birds Nest Spruce / <i>Picea canadensis</i> 'Nuttalliana'	9 gal
BLL	4	Blooming Lilac / <i>Syringa X Wendii</i>	9 gal
BCROS	9	Blue Chiffon Rose-of-Sharon / <i>Hibiscus syriacus</i> 'Blue Chiffon'	9 gal
BH	7	Blue Holly / <i>Ilex meserveae</i> 'Blue Prince/Princess' TM	9 gal
CAPY	1	Capitata Japanese Yew / <i>Taxus cuspidata</i> 'Capitata'	18"-24"
CH	22	China Bayberry Holly / <i>Ilex meserveae</i> 'China Bayberry' TM	9 gal
CPB	9	Compact Burning Bush / <i>Elaeagnus alata</i> 'Compacta'	18"-24"
INK	6	Compact Inkberry / <i>Ilex glabra</i> 'Compacta'	9 gal
DY	6	Dense Yew / <i>Taxus X media</i> 'Densiformis'	18"-24"
NIE	1	Norfolk Island Elm / <i>Ulmus glaberrimus</i> 'Norfolk Island'	9 gal
DRBS	1	Dwarf Blue Spruce / <i>Picea pungens</i> 'Glauca'	9 gal
DH	6	Dwarf Heavenly Bamboo / <i>Nandina domestica</i> 'Heavenly'	9 gal
DKL	4	Dwarf Korean Lilac / <i>Syringa meyeri</i> 'Palmer'	9 gal
SCFC	6	Soldier Charm False Cypress / <i>Chamaecyparis platensis</i> 'Hillera Golden Charm'	9 gal
GVB	10	Green Velvet Boxwood / <i>Buxus</i> 'Green Velvet'	9 gal
HMA	16	Hats Midget Arborvitae / <i>Thuja occidentalis</i> 'Hats Midget'	9 gal
KVB	1	Korean Spice Viburnum / <i>Viburnum carlesii</i>	24"-30"
LSB	1	Little Gem Spruce / <i>Picea abies</i> 'Little Gem'	9 gal
LH	4	Little Henry Sweetgum / <i>Liquidambar styraciflua</i> 'Little Henry'	9 gal
LPS	9	Little Princess Spiraea / <i>Spiraea japonica</i> 'Little Princess'	9 gal
NKL	6	Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'	9 gal
NMB	15	Morris Midget Boxwood / <i>Buxus microphylla</i> 'Morris Midget'	9 gal
NH	7	Nikko Blue Hydrangea / <i>Hydrangea macrophylla</i> 'Nikko Blue'	9 gal
BN	24	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"
BUFFUP	11	Bufftop Burning Bush / <i>Budajia davidii</i> 'norhoensis' 'Patte Plum' TM	9 gal
PJ	15	Proscopiana Juniper / <i>Juniperus procumbens</i> 'nana'	9 gal
VV	21	Vander Valley Boxwood / <i>Buxus sempervirens</i> 'Vander Valley'	9 gal
WR	6	White & Rose Heligae / <i>Heligae florida</i> 'White & Rose'	9 gal
CLE	15	Hummingbird Summersweet / <i>Clethra alnifolia</i> 'Hummingbird'	9 gal

ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ESC	5	Early Sunrise Coreopsis / <i>Coreopsis grandiflora</i> 'Early Sunrise'	1 gal
FC-FRA	12	Fragrant Angel Coneflower / <i>Echinacea purpurea</i> 'Fragrant Angel'	1 gal
BES	50	Goldkurm Black-eyed Susan / <i>Rudbeckia hirta</i> 'Goldkurm'	1 gal
HED	100	Happy Returns Daylily / <i>Hemerocallis</i> 'hybrid' 'Happy Returns'	1 gal
REN	11	Hecker Red Penstemon / <i>Penstemon digitalis</i> 'Hecker Red'	1 gal
LE	100	Lonely Star / <i>Black-eyed Susan</i> 'Silver Carpet'	1 gal
MH-SAL	2	May Night Salvia / <i>Salvia nemorosa</i> 'May Night'	1 gal
PHOS	5	Patriot Hosta / <i>Hosta</i> 'Patriot'	1 gal
PC-M	24	Purple Coneflower / <i>Echinacea purpurea</i> 'Magnus'	1 gal
AST	9	Purple Dome Aster / <i>Aster novae-angliae</i> 'Purple Dome'	1 gal
RR-PEN	60	Red Rock Penstemon / <i>Penstemon mexicanus</i> 'Red Rock'	1 gal
SOP	9	Stella de Oro Daylily / <i>Hemerocallis</i> 'Stella de Oro'	1 gal
VL	27	Variegated Lily Turf / <i>Liriodendron</i> 'Variegata'	1 gal
AST-VP	9	Visions in Pink Astilbe / <i>Astilbe chinensis</i> 'Visions in Pink'	1 gal
WLC	14	Walker's Low Catmint / <i>Nepeta racemosa</i> 'Walker's Low'	1 gal
YAR	16	Yarrow / <i>Achillea filipendulina</i> 'Coronation Gold'	1 gal

GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
DFG	40	Dwarf Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hemph'	9 gal
CALA	12	Foerster's Reed Grass / <i>Calamagrostis acutifolia</i> 'Karl Foerster'	9 gal
MS	9	Maiden Grass / <i>Miscanthus sinensis</i> 'Gracillimus'	9 gal

ROSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RR	10	Knockout Rose / <i>Rosa</i> 'Knockout'	9 gal

NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
616 sf		Fringed Sedge / <i>Carex crinita</i>	Plug @ 10" oc
501 sf		Soft Rush / <i>Juncus effusus</i>	Plug @ 10" oc
480 sf		Pool Grass / <i>Scirpus cyperinus</i>	Plug @ 10" oc

NOTE: THE PERCENTAGE OF TREES OF SLOW/MEDIUM GROWTH RATE = 80%, EXCEEDING THE 30% MINIMUM REQUIRED PER ORDINANCE (104 of 131 TOTAL TREES).

STREET FRONTAGE = 623 L.F., REQUIRING THIRTEEN (13) STREET TREES / FIFTEEN (15) PROVIDED:

- 1 HOOPS! BLUE SPRUCE
- 3 CHANTICLEER PEAR
- 2 GREENSPIRE LINDEN
- 3 BALD CYPRESS
- 3 ROBIN HILL SERVICEBERRY
- 2 LEGACY SUGAR MAPLE
- 2 RED OAK
- 1 DEBORAH NORWAY MAPLE

REVISIONS	BY
JULY 20, 2012	RMM
AUG. 28, 2012	RMM

**landscape TECHNOLOGIES**

67 Jacobs Creek Drive  
Raytown, MO 64133  
TEL: 816.336.1250  
FAX: 816.336.1255  
MO Landscapes Architectural Corporation 9026020935

REGISTERED ARCHITECT

PLANTING PLAN FOR THE PROPOSED  
**Chesterfield Senior Care**  
17655 WILDHORSE CREEK ROAD CHESTERFIELD, MISSOURI

SEAN R. MARDIS  
CHECKED RMM  
DATE JUNE 1, 2012  
SCALE 1"=30'-0"  
JOB No. 2012-132  
SHEET

**L-1**  
OF THREE SHEETS



REVISIONS	BY
JULY 20, 2012	RMM
AUG. 28, 2012	RMM

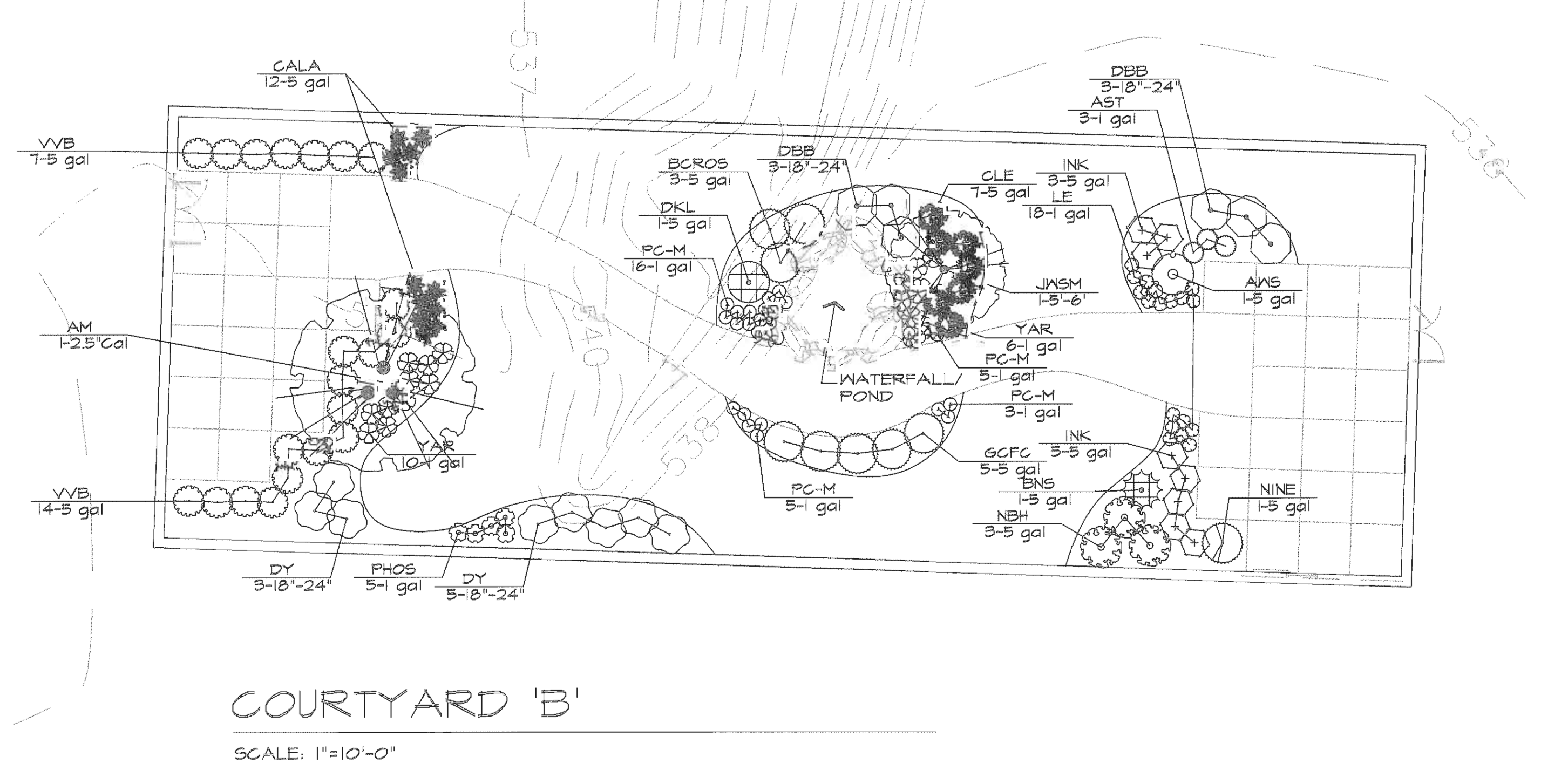
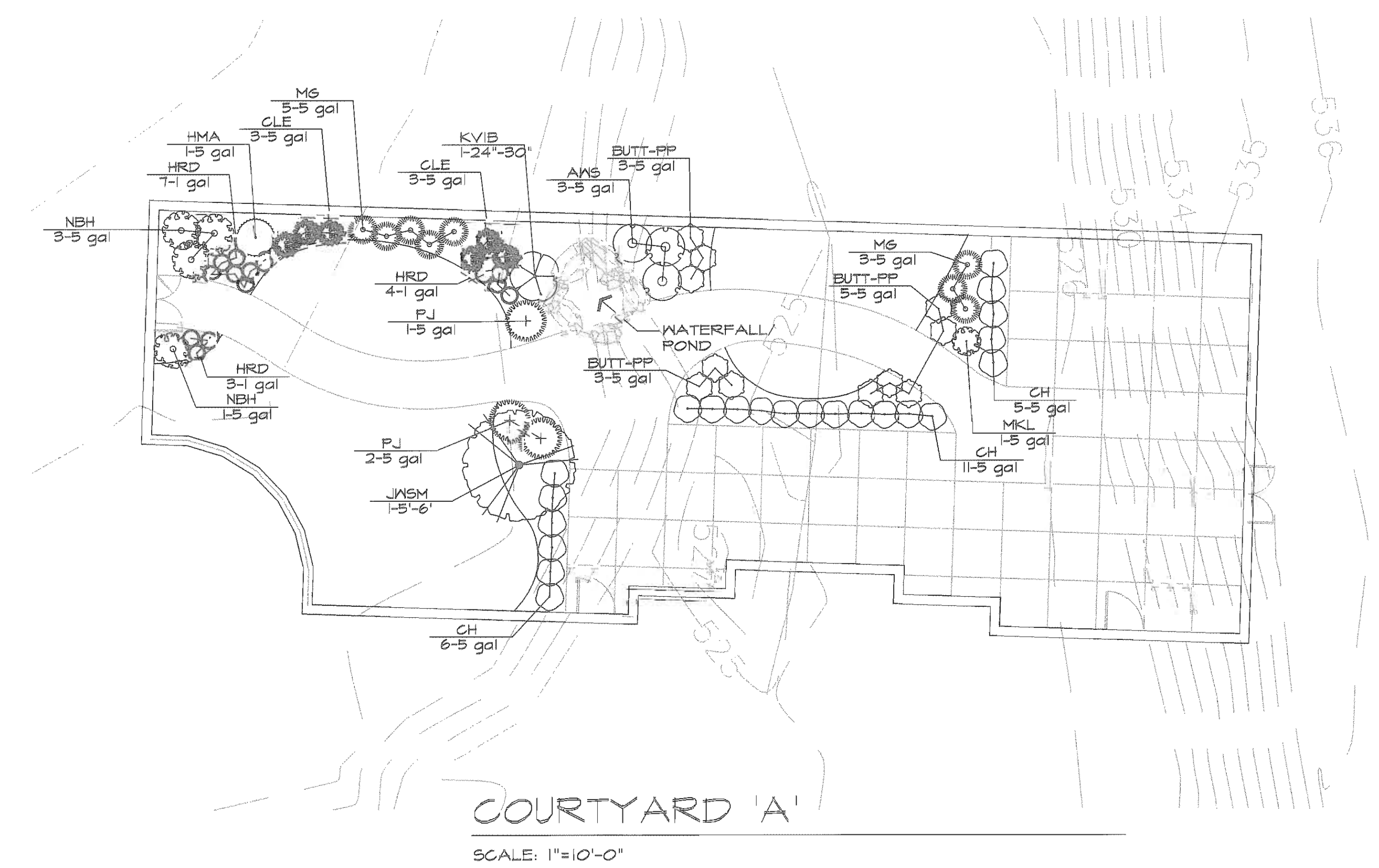
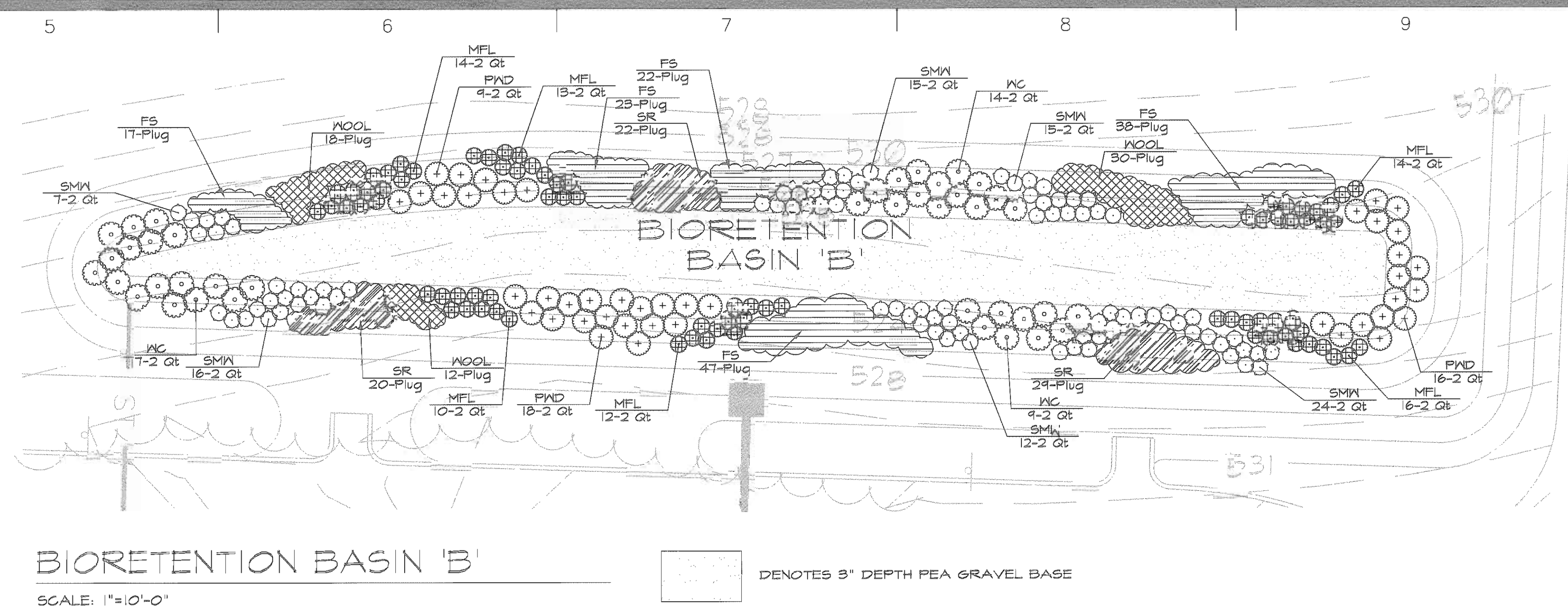
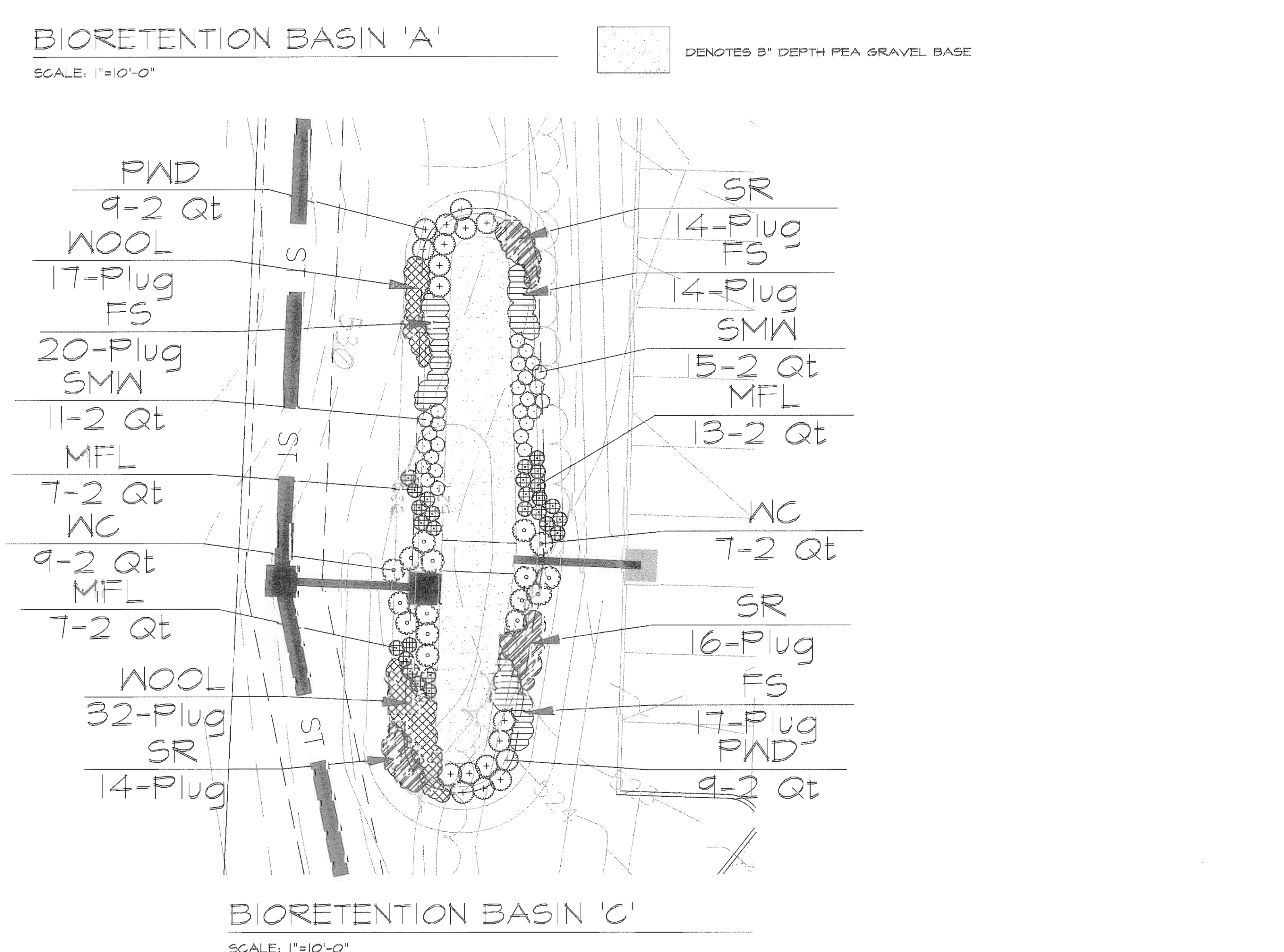
**Landscaping TECHNOLOGIES**  
 67 Jacobs Creek Drive  
 St. Charles, Missouri 63304  
 Tel: (636) 938-0250  
 Fax: (636) 938-4563  
 No Landscaping Architectural Corporation 9226269182

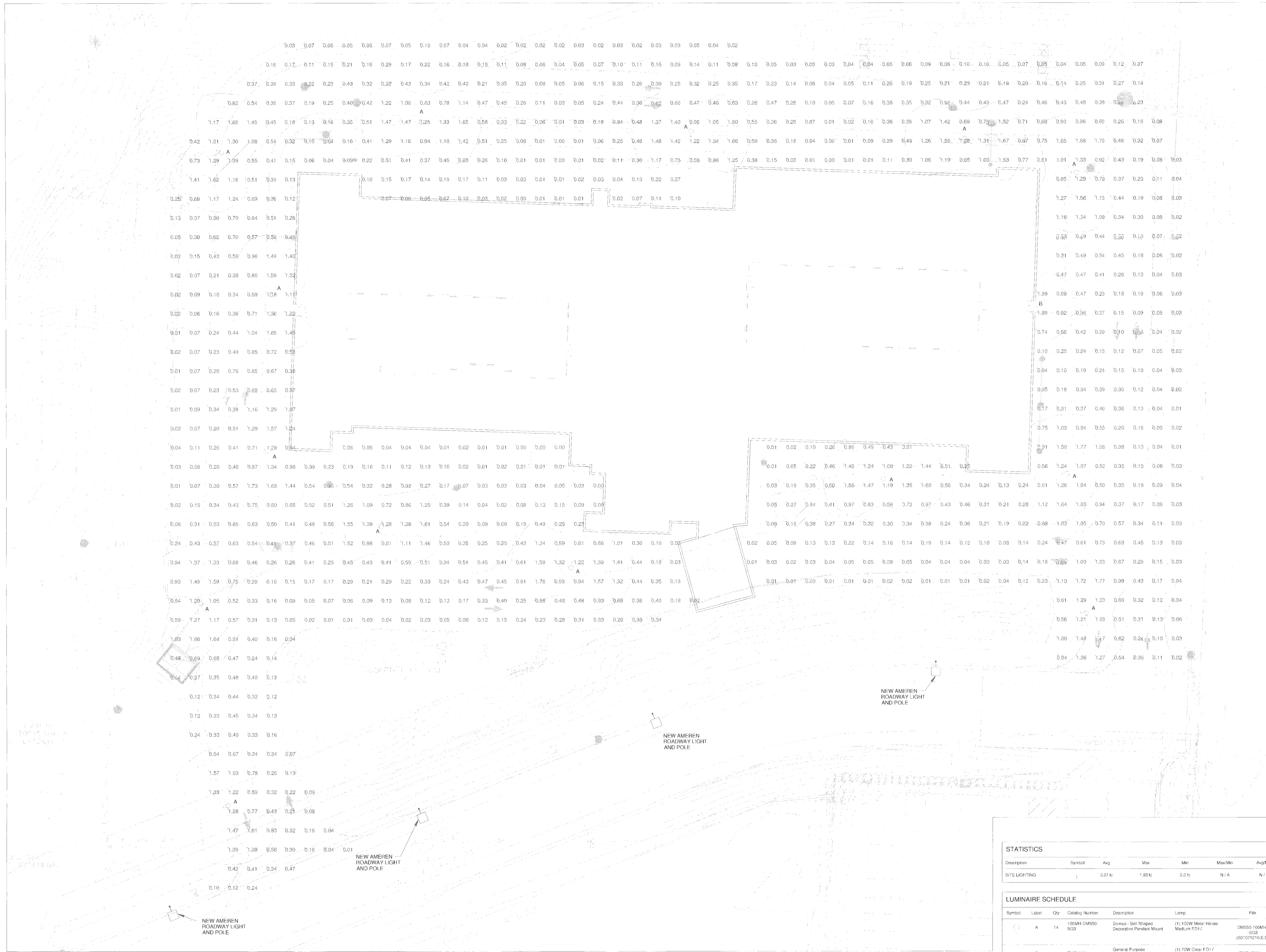
RANDALL W. MARDIS  
 MISSOURI LANDSCAPE ARCHITECT 190909B  
 DATE: 8/19/12

PLANTING PLAN FOR THE PROPOSED  
**Chesterfield Senior Care**  
 17655 WILDHORSE CREEK ROAD, CHESTERFIELD, MISSOURI

DESIGNED BY	R. MARDIS
CHECKED BY	RAM
DATE	JUNE 1, 2012
SCALE	1"=10'-0"
JOB No.	2012-152
SHEET	L-3

OF THREE SHEETS





STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE LIGHTING	I	0.37 fc	1.93 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LFU	Watts
A	14	100MH-DMS50-SG3	Domus - Bell Shaped Decorative Pendant Mount	(1) 120W Meter Housed Medium ED17	DMS50-100MH-SG3 (50°/071210(L.S))		8150	0.74	110
B	1	TWP 70M	General Purpose Building Mounted Luminaire	(1) 70W Clear ED17 Meter Housed, Horizontal Position	TWP 70M.es		5200	0.74	95

**SITE LIGHTING PLAN**  
 SCALE: 1" = 20'

- GENERAL NOTES:**
- ALL TYPE "A" LIGHT FIXTURES ARE POLE MOUNTED AT 20' ABOVE FINISHED GRADE.
  - TYPE "B" WALL PACK IS MOUNTED AT 10' ABOVE FINISHED GRADE.
  - SITE LIGHTING FOLLOWS CITY OF CHESTERFIELD LIGHTING ORDINANCE FOR RESIDENTIAL ILLUMINATION STANDARDS.

NOT FOR CONSTRUCTION

#	DATE	SUBMISSION
A	05-29-2012	REVISED
B	07-23-2012	REVISED

Date: 05-23-2012  
 Design/Drawn: LCC  
 Approved: MVB  
 Job No.:  
 Sheet Title:

**SITE LIGHTING PLAN**

SHEET NUMBER



Existing Monarch Tree Schedule

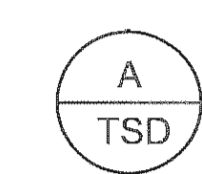
Key	Species	Const. Rating	DBH	Rating	Health	Canopy	Roots	Value to Site	Comments	Monarch
135	Green Ash	Good	28"	Good	Good	Fair	Good	Good	at hill side	Monarch
138	Green Ash	Good	30"	Good	Fair	Fair	Good	Good	at hill side	Monarch
142	Sycamore	Excellent	36"	Good	Good	Good	Good	Good	at hill side	Monarch
144	Sycamore	Excellent	32"	Good	Good	Good	Good	Good	at hill side	Monarch
145	Sycamore	Excellent	38"	Good	Good	Good	Good	Good	at hill side	Monarch
146	Sycamore	Excellent	34"	Good	Good	Good	Good	Good	at hill side	Monarch
147	Sycamore	Excellent	26"	Good	Good	Good	Good	Good	at hill side	Monarch
148	Sycamore	Excellent	28"	Good	Good	Good	Good	Good	at hill side	Monarch
149	Sycamore	Excellent	36"	Good	Good	Poor	Good	Good	at hill side	Monarch
150	Sycamore	Excellent	28"	Good	Good	Good	Good	Good	at hill side	Monarch

NOTE: Monarch Tree designation by current definition of Monarch Tree per current Tree Manual.



Tree Stand Delineation Legend:

Symbol	Description
	Woodland A
	Existing Monarch Tree: see schedule
	Existing Tree: off site: shown for reference only
	Existing Vegetation: off site: shown for reference only



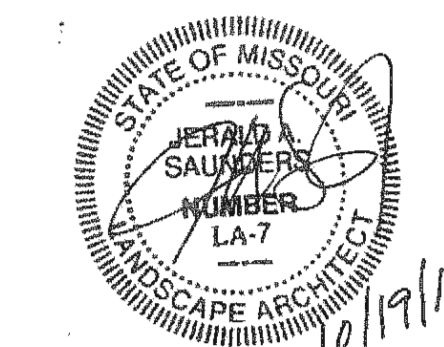
**Tree Stand Delineation Diagram**  
SCALE 1" = 40'

**WOODLAND DESCRIPTION**  
Woodland A: A bottom land site on low areas and eroded slopes. Tree quality is generally poor, though tree cover provides soil protection  
Wooded area A: 111,673 Sq.Ft. or 2.56 Ac

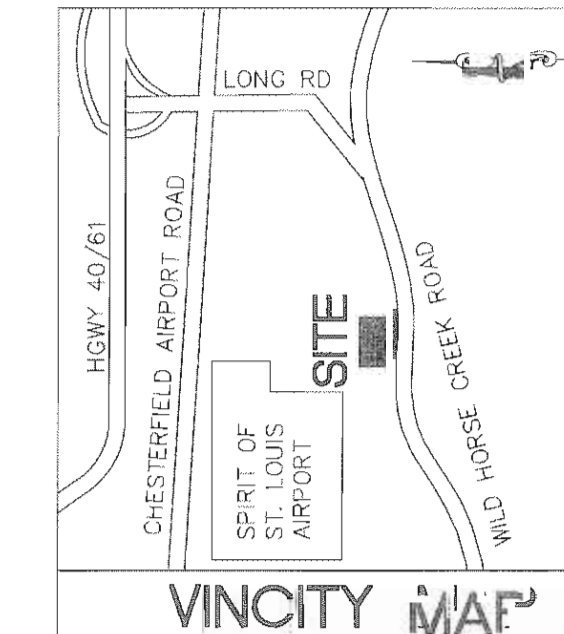
Woodland	Forest Type	Area (Sq.Ft.)	Dominant & co-dominant species	Density	Avg. DBH	Understory Species
A	Mature, bottom land species	111,673 Sq. Ft.	Planetree/ Green Ash Silver Maple/ Cottonwood	60 trees/ ac.	20" DHB	Honeysuckle

**TOTAL CANOPY**  
Woodlands- 2.56 ac.  
Total Canopy- 2.56 acres

NOTE: On 10/15/10 Tree Specialist Douglas DeLong (Certified Arborist MW-4826A) conducted this Tree Stand Delineation utilizing original TSD prepared 1/27/06 by Skip Kincaid. This new TSD reflects site conditions present on the site as of 10/15/10.



**PREPARED FOR:**  
Civil Engineering Design Consultants  
ATTN: Brandon Harp  
11402 Gravois Road, Suite 100  
St. Louis Mo 63126  
Phone (314) 729-1400  
**Tree Specialist:**  
Douglas DeLong



**loomisAssociates**  
707 Spirit 40 Park Drive, Suite 135  
Chesterfield, Missouri 63005-1194  
630.519-8668 Fax: 630.519-0797

CLIENT: CEDC  
PROJECT: Chesterfield Senior Living  
Chesterfield, Missouri  
Date: 10-19-10 Drawn By: JJ Checked By: RS Job Number: 723.002

Revisions:		
Date	Description	No.

SHEET TITLE:  
**Tree Stand Delineation**

SHEET NUMBER:  
1 OF 1