



VII. B

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:	7 th Partial Amended Site Development Plan
Meeting Date:	November 25, 2013
From:	Jessica Henry Project Planner
Location:	Northwest corner of Olive Boulevard and Arrowhead Estates Lane (15201 Olive Boulevard)
Applicant:	Friendship Village of West County
Description:	<u>Friendship Village of West County (15201 Olive Boulevard):</u> 7 th Partial Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 34.5 acre tract of land zoned "R4" Residence District with a "CUP" Conditional Use Permit at the northwest corner of Olive Boulevard and Arrowhead Estates Lane (17S320445).

PROPOSAL SUMMARY

Civil Engineering Design Consultants, on behalf of Friendship Village of West County, has submitted a 7th Partial Amended Site Development Plan, Amended Landscape Plan, and Amended Lighting Plan for Planning Commission review. The project is located on a 34.5 acre tract of land zoned "R4" Residence District with a "CUP" Conditional Use Permit at the northwest corner of Olive Boulevard and Arrowhead Estates Lane

The request is for approval of eighteen (18) metal halide post light fixtures. Additionally, minor changes to the location of an internal sidewalk and the inclusion of a patio seating area and pergola are included on the plan. The 6th Partial Amended Site Development Plan, Amended Landscape Plan, Amended Lighting Plan, Architectural Elevations and Architect's Statement of Design were approved by the Planning Commission on June 25th, 2012. At that time, light fixtures were approved in conjunction with the campus expansion.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The subject tract was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

The site was granted CUP #264 from St. Louis County in 1973 for a "full life retirement center". The permit was amended by St. Louis County in March 1988 to increase the number of beds allowed in the

nursing facility and to add setbacks for an addition. In August 1989, the City of Chesterfield City Council approved CUP #02 which allowed for limited service and retail commercial uses. In 2008, CUP #02 was repealed with the approval of City of Chesterfield CUP #29 which added additional property to the existing lot governed by the CUP.

A Boundary Adjustment Plat was approved by City Council in February of 2008 to add the additional lots into the development. The original Site Development Plan for the site has been amended multiple times for additions to the existing building, additional villas and for parking.

In January 2012, the site was rezoned to an “R4” Residence District and the existing CUP was reestablished within that district as CUP #35. CUP #35 was repealed and replaced with CUP #36 to allow for additional units within the development, additional square footage for the accessory commercial uses and changes to the landscape requirements.

On June 25th, 2012, the Planning Commission approved the 6th Partial Amended Site Development Plan in order to permit the construction of a new thirty (30) unit independent living addition with underground parking and three (3) independent living villas.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Residential	“NU” Non-Urban District
South	Residential	“R4” and “R3” Residence District
East	St. Louis County Park and Residential	“PS” Park and Scenic and “R3” Residence District
West	Residential	“NU” Non-Urban District and “R4” Residence District



STAFF ANALYSIS

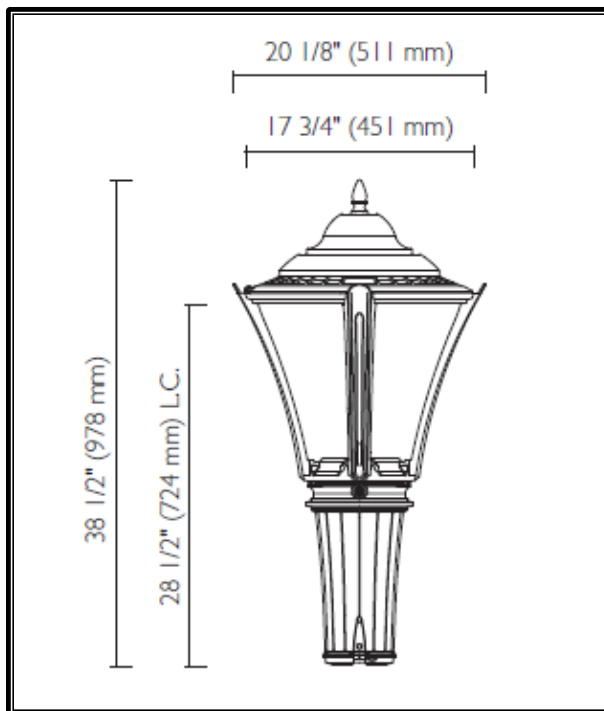
The request is for approval of eighteen (18) metal halide post light fixtures in conjunction with a modification to the location of a sidewalk. A Lighting Plan has been submitted with light fixtures that provide lighting for the internal roadways in the development in addition to fixtures for the pedestrian areas. The change request is only for the eighteen (18) metal halide post light fixtures located along the internal roadways and parking areas; all other fixtures will remain as approved on the 6th Partial Amended Site Development Plan. The eighteen (18) fixtures are decorative and are not shielded. City of Chesterfield Ordinance 2228 provides the following exemption for Fixture Design:

13: Exemptions

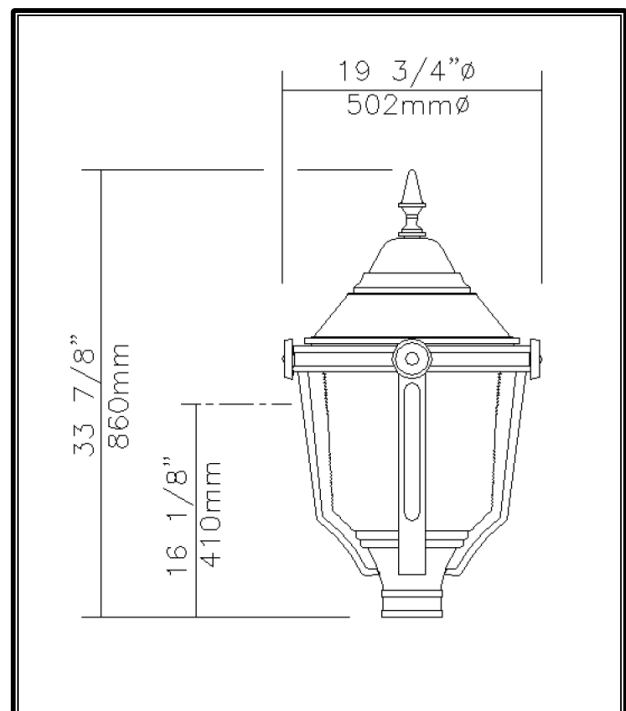
2) *Fixture design exemptions. The Planning Commission may approve decorative light fixtures as an alternative to shielded fixtures when it can be proven that there will be no off-site glare light trespass in excess of 0.5 foot candle and the proposed fixtures will improve the appearance of the site.*

The proposed lighting is all within the confines of the site and no light trespass will occur. Additionally, there is no change in light levels as approved on the 6th Partial Amended Site Development Plan.

City of Chesterfield CUP #36 restricts light standards to a height of sixteen feet. Although the light post shown on the lighting cut sheet attached to this report is fifteen feet in height, the post is available at a thirteen (13) foot height as a special order, which the applicant proposes to use as noted on the letter provided. A manufacturer cut sheet is not available for the special order height; however, the motion to approve includes the condition that the thirteen (13) foot special order light post be used in order to comply with CUP # 36.



6th ASDP— Approved Metal Halide Light Fixture



7th ASDP— Proposed Metal Halide Light Fixture

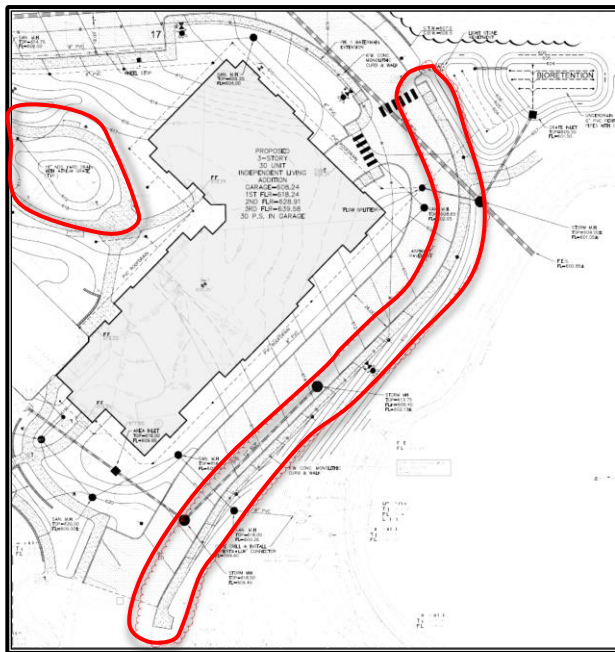
Zoning

The subject site is zoned "R4" Residence District. The submittal was reviewed against the requirements of City of Chesterfield CUP #36, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to CUP #36 and all applicable Zoning Ordinance requirements.

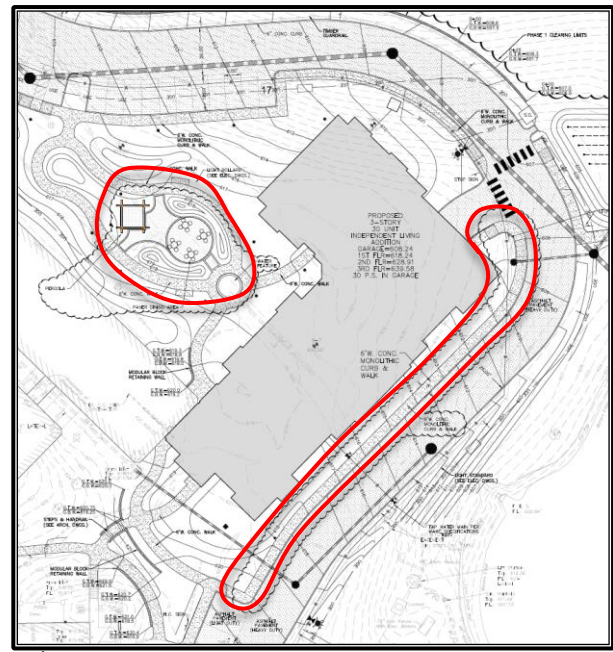
Pedestrian Circulation

The existing vehicular circulation makes a loop through the site with parking locations at the various entrances to different structures. As part of the previously approved 6th Partial Amended Site Development Plan, the existing road is being expanded and new internal sidewalks and parking spaces are provided.

The changes proposed on the 7th Partial Amended Site Development Plan maintain pedestrian connections to the other buildings on the site and connections to the existing pathways and trails. However, as shown below, one internal sidewalk is being moved from the far side of an internal roadway and is instead placed alongside the building. Additionally, the landscaped entry courtyard and water feature are being expanded and a pergola is being added to the south side of the new addition.



6th ASDP— Sidewalk Location and Courtyard Area



7th ASDP— Sidewalk Location and Courtyard Area

Landscaping

An Amended Landscape Plan was required since the relocation of the sidewalk affected a small area of the previously approved landscaping. The Amended 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.

DEPARTMENTAL INPUT

Staff has reviewed the 7th Partial Amended Site Development Plan, Amended Landscape Plan, and Amended Lighting Plan and has found the application to be in conformance with City of Chesterfield CUP #36, and all other applicable Zoning Ordinance requirements.

Staff recommends approval of the 7th Partial Amended Site Development Plan, Amended Landscape Plan, and Amended Lighting Plan for Friendship Village of West County.

MOTION

If the Planning Commission approves this request, Staff requests that the following motion be used pertaining to the light fixture:

- 1) "I move to approve (or deny) the 7th Partial Amended Site Development Plan, Amended Landscape Plan, and Amended Lighting Plan for Friendship Village of West County with the condition that the light standards shall not exceed sixteen (16) feet in height when measured from the bottom of the light post to the top of the light fixture..." (Conditions may be added, eliminated, altered or modified)

Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Letter from Volz, Inc. regarding light pole height
7th Partial Amended Site Development Plan
Amended Landscape Plan
Lighting Cut Sheets
Amended Lighting Plan



MEMO

To: Jessica From: Michael F. Vorwerk, P.E.

Company: City of Chesterfield Re:

Fax: Date: 11-15-13

Project: Friendship Village Time:

Job No: 1092 Pages:

Urgent For Review For Comment Please Reply Per Your Request

Jessica

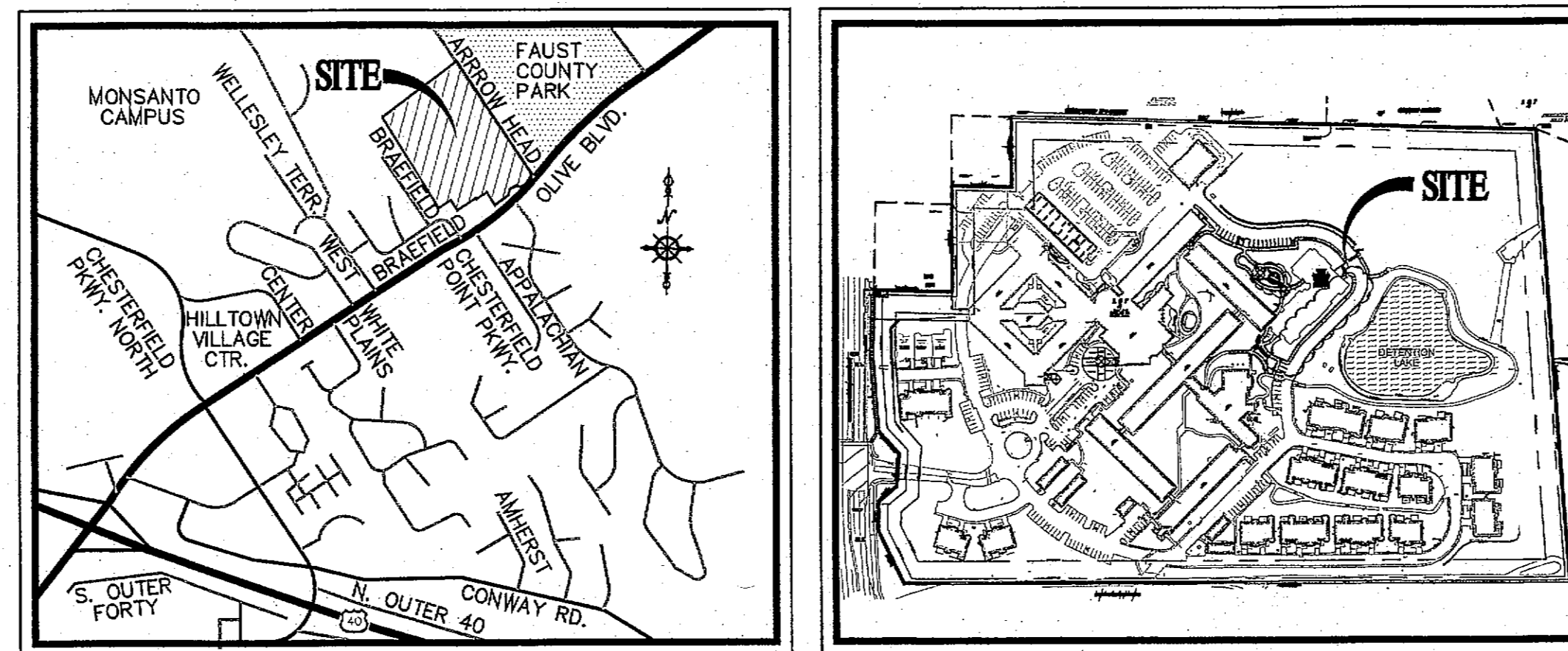
The pole that has been provided is available as a 13' pole (as a special order) which is not a standard pole height according to the manufacturer's representative. Please let me know if you need anything else.

Thanks

Michael F. Vorwerk, P.E.
Civil Engineer

7th AMENDED (Partial) SITE DEVELOPMENT PLAN FRIENDSHIP VILLAGE OF CHESTERFIELD

LOT A OF
FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

KEY MAP
NOT TO SCALE

PROPERTY DATA

OWNER = FRIENDSHIP VILLAGE OF WEST COUNTY
ADDRESS = 15201 OLIVE BOULEVARD
LOCATOR NO. = 17S320445
ACREAGE = 34.57 AC±
EXISTING ZONING = "R-4" W/C.U.P. #36
M.S.D. P-NO. = 15793-06
M.S.D. BASE MAP = 17S3
SCHOOL DISTRICT = PARKWAY
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = MISSOURI RIVER
FEMA MAP = 29189C0145 (SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN))

Friendship Village of West County, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 100.3 of the City of Chesterfield Conditional Use Permit #56, do hereby certify and declare that said property from the date of recording the 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.

State of _____ S.S.
County of _____
On this _____ day of _____ A.D., 20____ before me personally appeared _____

(Officer of Corporation) to me known, who, being by me sworn in, did say that he/she is the _____ (Title) of _____ (Name) 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 _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____ the day and year last above written.

My term expires _____

(Notary Public)

This 7th Amended (Partial) Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____ 20____, by the Chairman of said Commission, authorizing the recording of the Amended Site Plan pursuant to Chesterfield Ordinance Number 200 as attested by the Planning and Development Services Director and the City Clerk.

Planning and Development Services Director _____

City Clerk _____

PROJECT BENCHMARK

St. Louis County Benchmark 12-157 Elev. 638.32' "Sq." on the curb at center of rounding along island; 60' West of centerline of Olive Street Road and 5' North of centerline of Chesterfield Village Parkway.

SITE BENCHMARKS

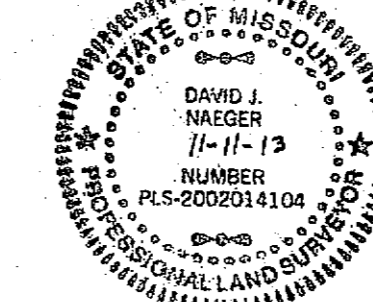
Site Benchmark #1 Elev. 634.10' top of 1/2" iron pipe with cap "L.S. 134-D" as shown on plan.
Site Benchmark #2 Elev. 631.73' "O" in open Fire Hydrant as shown on plan.
Site Benchmark #3 Elev. 627.87' "O" in open Fire Hydrant as shown on plan.
Site Benchmark #4 Elev. 624.92' P.K. Nail in asphalt curb as shown on plan.
Site Benchmark #5 Elev. 627.70' P.K. Nail in asphalt curb as shown on plan.
Site Benchmark #6 Elev. 620.18' 60-D Nail as shown on plan.

SURVEYOR'S CERTIFICATION

This is to certify that this Plat is a correct representation of all existing and proposed land divisions.

Walter Surveying Company, Inc.
MISSOURI CORP. NO. 1.S. 347-D

David J. Nays



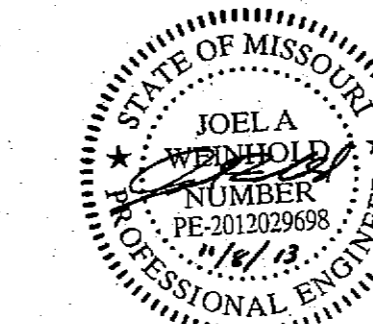
GEOTECHNICAL ENGINEER'S NOTE

These plans have been reviewed by the undersigned for geotechnical, inc. regarding compliance with our professional recommendations. It is our professional opinion that earth slopes and grades constructed in accordance with the plans and specifications will be stable with an adequate factor of safety. Geotechnical must be involved during the construction phase to determine that subsurface conditions are as anticipated and that recommendations relative to construction are implemented.

Geotechnology, Inc.

Joel Wehndel, P.E.
No. 202.029698

Date: 11/13



INDEX OF SHEETS

SD1 TITLE SHEET
SD2 AMENDED SITE DEVELOPMENT PLAN

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 IN AREAS OF PROPOSED PARKING IMPROVEMENTS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS & 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 1%:20". SLOPES GREATER THAN 1%:20" MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMP, RAMP 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 GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- SETBACKS PER ZONING

FRONT	= 50'
SIDE	= 20'
REAR	= 20'
- SUBJECT PROPERTY LIES WITHIN UNSHADED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0145 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING 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.
- ALL PROPOSED IMPROVEMENTS WITHIN R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD, OR MODOT STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND MODOT STANDARDS.
- NO SLOPES WITHIN COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINGLELES ARE NOT ADEQUATE DISCHARGE POINTS.
- CONTRACTOR TO COORDINATE CONSTRUCTION PARKING WITH OWNER. NO PARKING ALLOWED IN OLIVE BOULEVARD RIGHT OF WAY.

PARKING CALCULATIONS

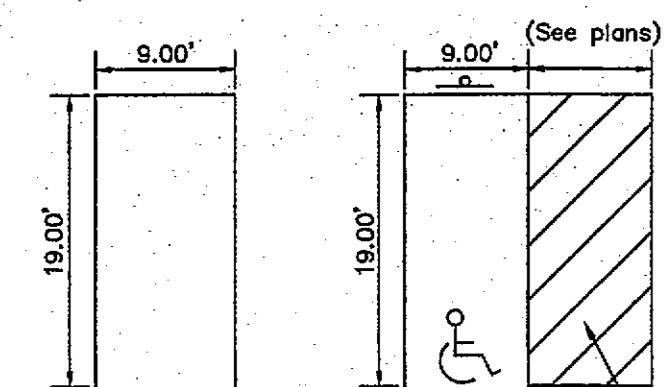
PARKING REQUIRED	
GROUP HOMES FOR ELDERLY (APARTMENTS):	= 285 SPACES
288 P.1 SPACE PER APARTMENT	
NURSING HOME (HEALTH CENTER):	= 38 SPACES
17 BEDS @ 2 SPACE PER 3 BEDS	
DIPELLAS, MULTIPLE-FAMILY, ROW HOUSES,	= 68 SPACES
OR OTHER GROUP HOUSE ARRANGEMENTS (VILLAS):	
39 @ 1.75 SPACES PER LIVING UNIT	
TOTAL PARKING REQUIRED:	324 + 69 = 393 SPACES
PARKING PROVIDED (9'x19')	
SURFACE PARKING	= 293 SPACES
GARAGE PARKING	= 98 SPACES
VILLA PARKING	= 20 SPACES
TOTAL SPACES PROVIDED:	293 + 98 + 39 = 430 SPACES
(INCLUDES 17 HANDICAP SPACES)	

LEGEND

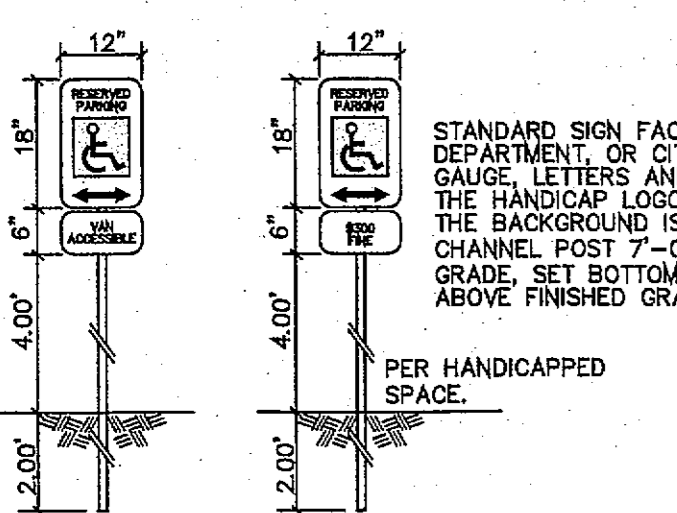
EXISTING CONTOURS	---433---
PROPOSED CONTOURS	---433---
EXISTING STORM SEWER	==@==
PROPOSED STORM SEWER	==ST==
EXISTING SANITARY SEWER	==S==
PROPOSED SANITARY SEWER	==SS==
RIGHT-OF-WAY	--- ---
EASEMENT	--- ---
CENTERLINE	--- ---
EXISTING TREE	12'
EXISTING SPOT ELEVATION	x 433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	~ ~ ~
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	---W---
GAS MAIN	---G---
UNDERGROUND TELEPHONE	---T---
OVERHEAD WIRE	---O.H.---
UNDERGROUND ELECTRIC	---E---
FIRE HYDRANT	⊙
POWER POLE	⊙
WATER VALVE	⊙
LIGHT STANDARD	⊙



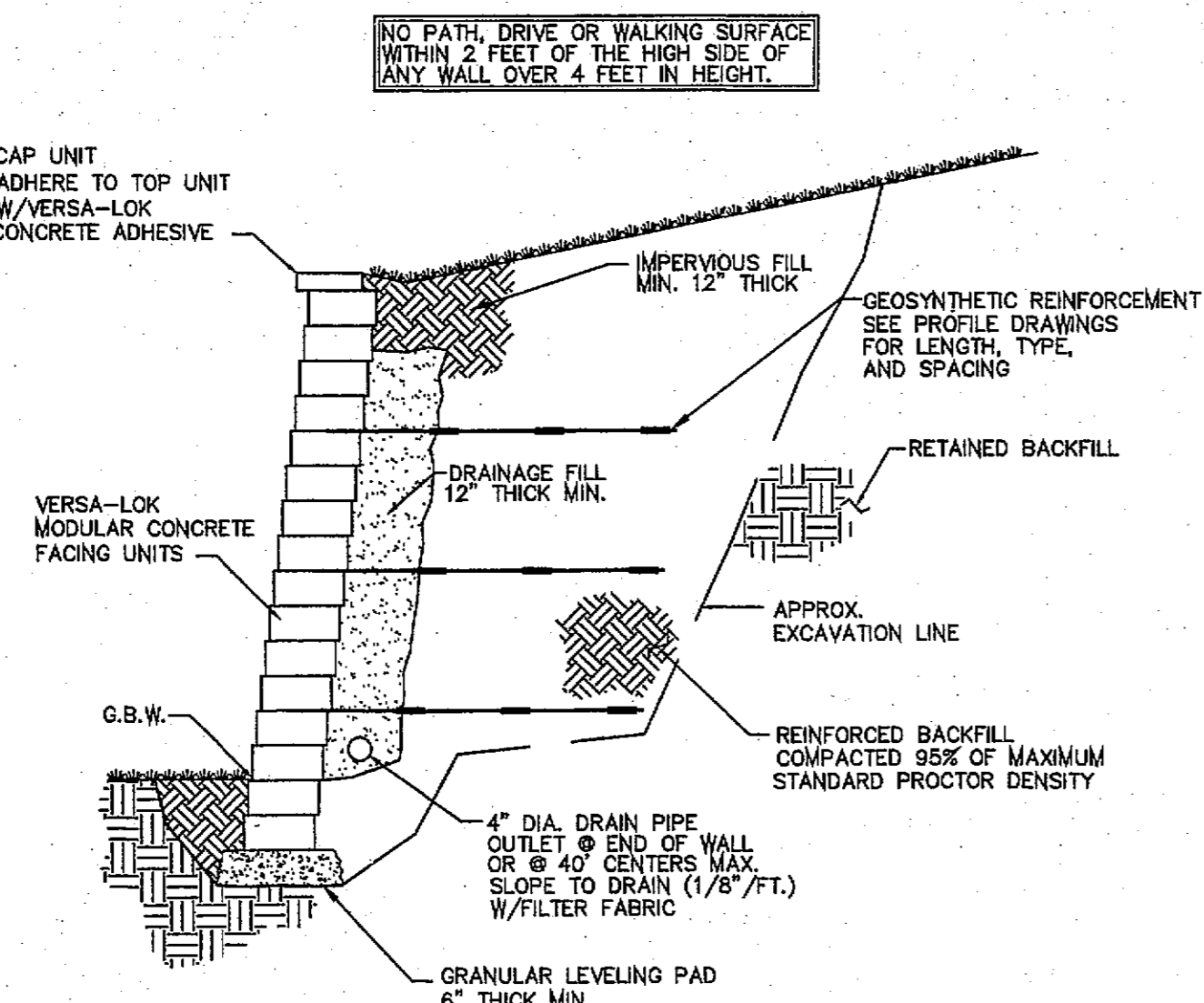
PAINTE GRAPHIC ON PAVING
H.D.C.P. STALLS
PAINTED BLUE
HANDICAP SIGN
(n.t.s.)



TYPICAL PARKING STALLS
(n.t.s.)



HANDICAP PARKING SIGN
(n.t.s.)



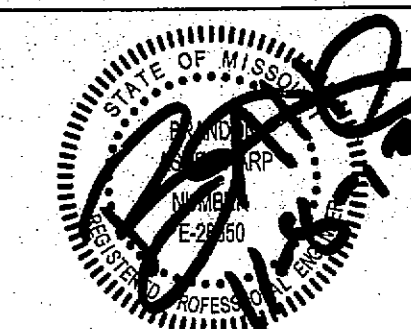
TYPICAL SECTION-REINFORCED RETAINING WALL

NOTES:
STRUCTURAL CALCULATIONS TO BE PROVIDED BY WALL MANUFACTURER OR STRUCTURAL ENGINEER. PERMITS FOR WALL TO BE OBTAINED BY CONTRACTOR.
THE WALL MANUFACTURER SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT "1019832.04 REVISED" AS PREPARED BY GEOTECHNOLOGY, INC. AND COMPLY WITH THE REQUIREMENTS OUTLINED IN REPORT.

PREPARED FOR:
FRIENDSHIP VILLAGE CHESTERFIELD
15201 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017
PH. (636) 532-1515

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net



BRANDON A. HARP, P.E. E-28650
PROFESSIONAL ENGINEER
CEEP LICENSE NO.: 2903004674

11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

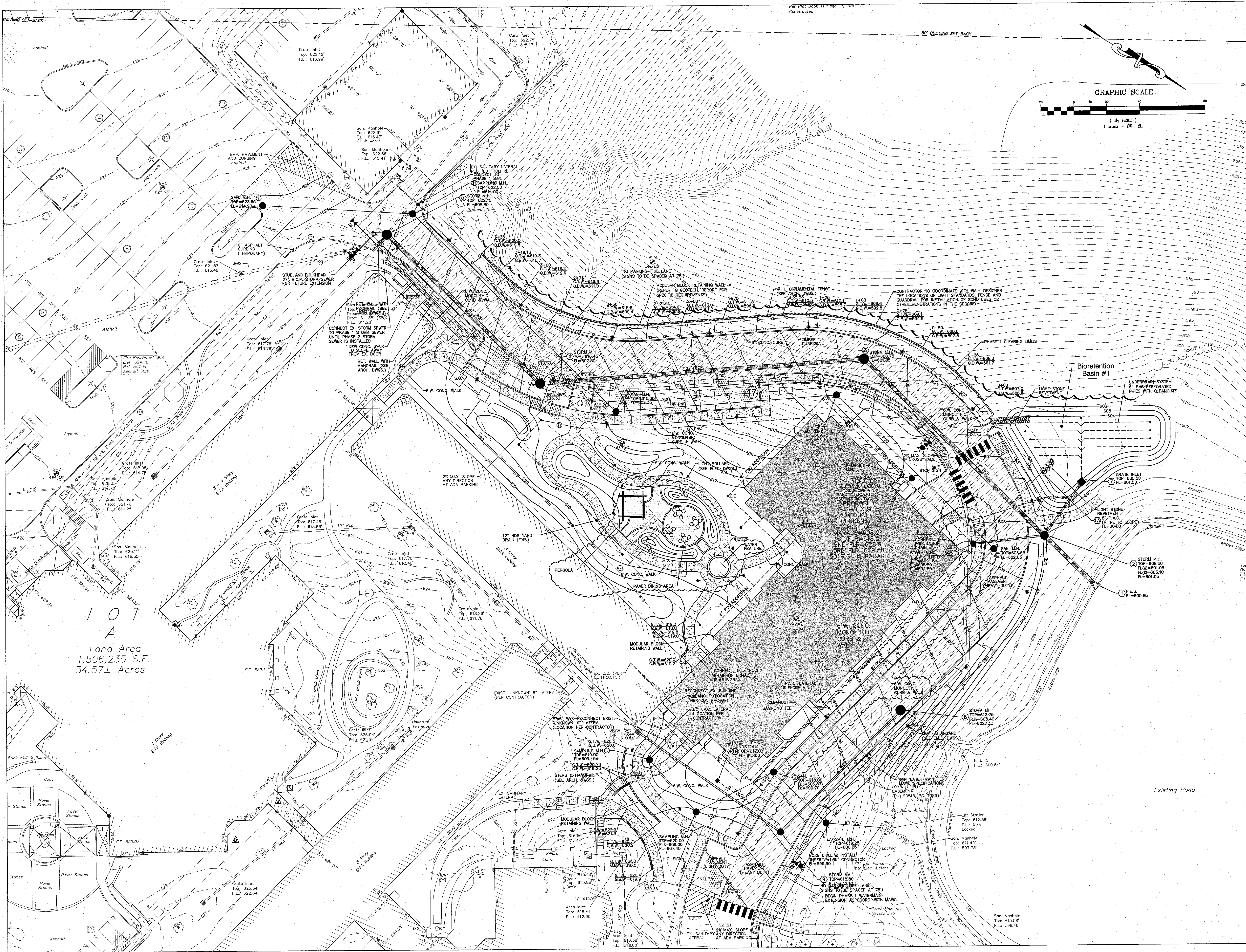
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

7th Amended (Partial) Site Development Plan
Friendship Village Chesterfield
15201 Olive Blvd.
Chesterfield, Missouri 63017

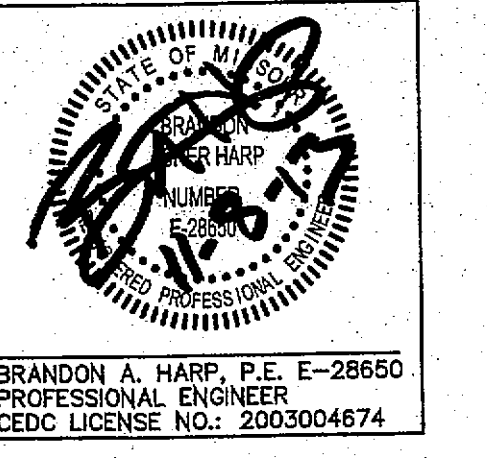
Proj. #	Date
No. Description	Date
102	10-15-13
NOV 12 2013	

TITLE SHEET

SD1



LOT A
 Land Area
 1,506,235 S.F.
 34.57± Acres



11400 Genovis Road
 Suite 100
 Saint Louis, Missouri 63126
 314-729-1400
 Fax: 314-729-1404
 www.cedc.net

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

7th Amended (Partial) Site Development Plan
Friendship Village Chesterfield
 15201 Olive Blvd.
 Chesterfield, Missouri 63017

Proj. #	Description	Date
1092	CITY SUBMITTAL	06-17-13
	CITY & LCS	10-15-13

Amended Site
 Development
 Plan

SD2

PHASE 1 OPEN SPACE: 58%

Rev	Date	Description
▲	2013-10-16	LSC REVISIONS
▲	2012-06-08	CITY COMMENTS

FRIENDSHIP VILLAGE
 CHESTERFIELD

THW
 DESIGN
 COPYRIGHT ©
 THOMPSON HANCOCK WITTE &
 ASSOCIATES, INC.
 2100 RiverEdge Parkway
 Suite 900
 Atlanta, GA 30328
 PH: 770 916 2220
 FAX: 770 916 2299
 www.thw.com

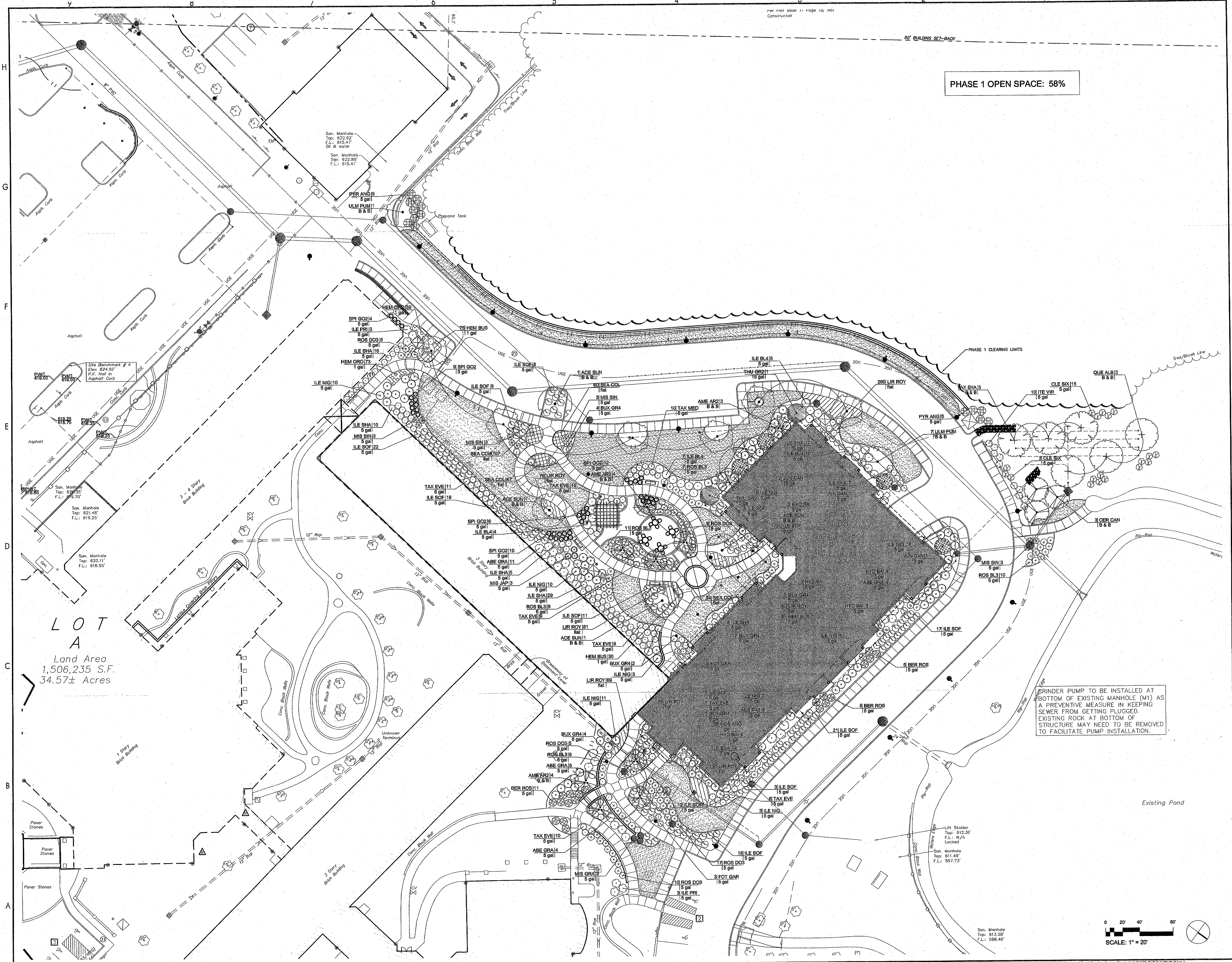
ISSUED FOR
 CONSTRUCTION
 10-31-2013

ISSUED FOR
 CONSTRUCTION

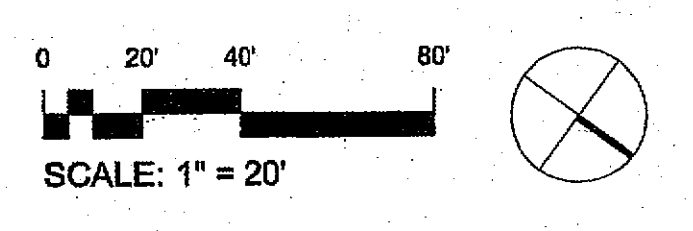
Project No.: 1121
 Date: 10/5/2012
 Drawn By: BDD
 Checked By: RLF

PHASE ONE
 PLANTING PLAN

L-1



LOT A
 Land Area
 1,506,235 S.F.
 34.57± Acres



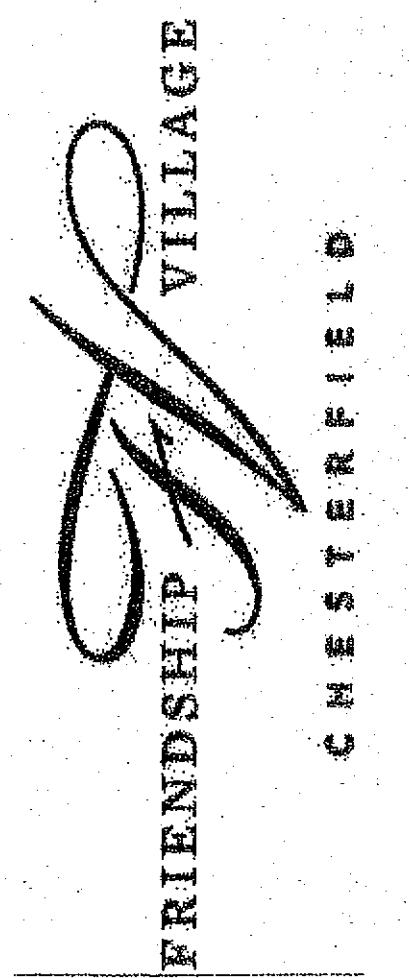
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	FIELD5	FIELD6	Slow	Moderate	Fast	
	ACE SUN	4	Acer rubrum 'Red Sunset'	Red Sunset Maple	B & B	3"Cal	14'-16'	45'+	Deciduous			X	
	AME AR2	11	Amelanchier arborea 'Autumn Brilliance'	Downy Serviceberry	B & B	2.5"Cal	12' - 14'		Ornamental	X	X		
	CER CAN	3	Cercis canadensis	Eastern Redbud	B & B	2.5"Cal				X	X		
	JUN CAN	4	Juniperus virginiana 'Canaertii'	Canaertii Juniper	15 gal		8'-8'	30-40'	Evergreen		X		
	QUE ALB	3	Quercus alba	White Oak	B & B	2.5"Cal	14'-16'	45'+	Deciduous		X		
	TAX SHA	3	Taxodium distichum 'Shawnee Brave' TM	Shawnee Brave Bald Cypress	B & B	2.5"Cal	14'-16'	45'+	Deciduous		X		
	THU GR2	2	Thuja standishii x plicata 'Green Giant'	Green Giant Arborvitae	15 gal		10'-12'						
	ULM PUM	8	Ulmus x 'Homestead'	Homestead Elm	B & B	3"Cal	14'-16'	60-80'	Deciduous		X	X	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT					Slow	Moderate	Fast	
	ABE GRA	24	Abelia x grandiflora	Glossy Abelia	5 gal						X		
	AES PA3	3	Aesculus parviflora	Bottlebrush Buckeye	5 gal						X		
	BER ROS	21	Berberis thunbergii 'Rose Glow'	Rosy Glow Barberry	5 gal					X	X		
	BUX GR4	18	Buxus x 'Green Mountain'	Green Mountain Boxwood	5 gal					X	X		
	CLE SIX	18	Clethra alnifolia 'Sixteen Candles'	Summersweet Clethra	5 gal					X			
	FOT GAR	8	Fothergilla gardenii	Dwarf Fothergilla	5 gal					X			
	HYD BAI	22	Hydrangea macrophylla 'Endless Summer' TM	Endless Summer Hydrangea	5 gal						X	X	
	ILE SOF	166	Ilex crenata 'Soft Touch'	Soft Touch Japanese Holly	5 gal					X			
	ILE NIG	79	Ilex glabra 'Nigra'	Nigra Inkberry	5 gal					X			
	ILE SHA	96	Ilex glabra 'Shanrock'	Shanrock Inkberry	5 gal					X			
	ILE BL4	26	Ilex x meserveae 'Blue Princess' TM	Blue Princess Holly	5 gal					X	X		
	ILE PRI	6	Ilex x meserveae 'Blue Prince' TM	Blue Prince Holly	5 gal					X	X		
	ITE VIR	10	Itsea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	5 gal						X		
	MIS JAP	3	Miscanthus sinensis	Japanese Silver Grass	5 gal							X	
	MIS SIN	12	Miscanthus sinensis 'Adagio'	Adagio Eulalia Grass	5 gal							X	
	MIS GRA	3	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 gal							X	
	PYR ANG	14	Pyracantha angustifolia 'Gnozam Gnome' TM	Gnome Pyracantha	5 gal							X	
	ROS BL3	45	Rosa x 'Blushing Knockout'	Blushing Knockout Rose	5 gal						X		
	ROS DC3	46	Rosa x 'Double Knockout'	Double Knockout Rose	5 gal						X		
	SPI GO2	41	Spiraea japonica 'Goldmound'	Goldmound Spirea	5 gal						X	X	
	TAX MED	10	Taxus x media 'Brownii'	Brown Hybrid Yew	5 gal					X	X		
	TAX EVE	64	Taxus x media 'Everlow'	Everlow Yew	5 gal					X	X		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT					SPACING	Slow	Moderate	Fast
	HEM BUS	190	Hemerocallis x 'Little Business'	Little Business Daylily	1 gal					12" o.c.			X
	HEM ORO	132	Hemerocallis x 'Stella de Oro'	Stella de Oro Daylily	1 gal					12" o.c.			X
	HOS ANG	38	Hosta x 'Blue Angel'	Blue Angel Hosta	1 gal					12" o.c.			
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT					SPACING	Slow	Moderate	Fast
	LIR ROY	805	Liriope muscari 'Royal Purple'	Royal Purple Liriope	flat					12" o.c.			X
	SEA COL	268	Seasonal Color	Seasonal Color	flat					12" o.c.			
	TUR SOD	12,872 sf	Turf Sod	Drought Tolerant Fescue Blend	sod							X	

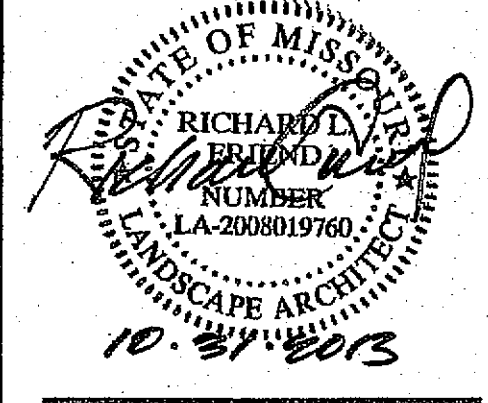
PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS AND VERIFY THEM TO THEIR SATISFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN.
2. PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION. SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES, THEY SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION.
3. ALL PLANT MATERIAL SIZES AND MEASUREMENTS, INCLUDING TRUNK, HEAD AND SPREAD SIZES, CONTAINER AND ROOTBALL SIZES, QUALITY AND CONDITION SHALL CONFORM TO THE STANDARD SET FORTH IN THE CURRENT ISSUE OF 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z6.01).
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
5. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
6. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
7. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
8. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
9. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING 5 (FIVE) SOIL SAMPLES FROM TOPSOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMIT THEM TO AN APPROVED SOIL TESTING LABORATORY. THEY SHALL THEN OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL.
11. PRIOR TO MULCHING, APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY ARCHITECT) AS RECOMMENDED BY THE MANUFACTURER TO PREVENT RECURRING WEED AND GRASS GROWTH.
12. ALL WORK WITHIN ANY R.O.W. SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTIONS.
13. ALL DISTURBED AREAS TO BE GRASSED OR PLANTED SHALL RECEIVE 4" MINIMUM OF APPROVED TOPSOIL (LIGHTLY COMPACTED).
14. FERTILIZATION AND SOIL AMENDMENTS FOR ALL GRASSED AREAS SHALL BE AS PER LABORATORY ANALYSIS (SEE NOTE #10).
15. SHRUB BEDS IN PARKING LOT ISLANDS SHALL BE MOUNTED WITH TOPSOIL 6" MIN. IN HEIGHT ABOVE TOP OF CURB ELEVATION.
16. TREES SHALL BE PLANTED NO CLOSER THAN FIVE (5) FEET, AND SHRUBS, NO CLOSER THAN 3-1/2 FEET FROM BACK-OF-CURB OR EDGE OF ASPHALT.
17. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
18. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
19. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ARCHITECT.
20. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE ARCHITECT).
21. THE ARCHITECT WILL APPROVE THE STAKED LOCATION OF ALL MAJOR (OVER 3" CAL.) PLANT MATERIAL PRIOR TO INSTALLATION.
22. ALL TREES IN LEAF AFTER BEING DUG AT THE NURSERY SOURCE SHALL BE ACCLIMATED FOR TWO (2) WEEKS MINIMUM UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
23. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS AT NO ADDITIONAL COST TO OWNER.
24. TREES ADJACENT TO PARKING AREAS SHALL BE PLANTED A MINIMUM OF 12-1/2 (FEET) FROM BACK OF CURB.
25. VEGETATION MUST BE LOCATED SO AS TO PREVENT VEHICLES FROM HANGING OVER OR STRIKING THEM (SEE NOTE #16 FOR MINIMUM DISTANCE).
26. NO AUGER TOOLS TO BE USED ABOVE SEGMENTAL RETAINING WALLS WHILE DIGGING IN ORDER TO PROTECT THE GEO-GRID. ANY MODIFICATION TO THE GEO-GRID FOR INSTALLATION OF PLANTS MUST BE CONSULTED AND APPROVED BY VERSALOCK DESIGNER/CONTRACTOR.
27. NO PLANTS OVER 18" IN HT. ARE TO BE PLACED WITHIN A THREE (3) FEET RADIUS OF A FIRE HYDRANT.
28. NO PLANTING IS TO OCCUR WITHIN THREE (3) FEET OF TRANSFORMERS AND TEN (10) FEET IN FRONT OF TRANSFORMER DOORS.
29. PRIOR TO INSTALLATION OF PLANTING MATERIAL IN PLANTERS, PLANTER DRAIN HOLES MUST HAVE A SCREEN MATERIAL/FILTER FABRIC AND THE BASE IS TO BE FILLED WITH MIN. 3" OF PEA GRAVEL.
30. ALL DISTURBED AREAS NOT OTHERWISE PLANTED TO BE SEEDED.
31. IRRIGATION SYSTEM WILL BE DESIGNED WITHIN BUDGETED ALLOWANCE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED SLEEVING.

2013-10-16	LSC REVISIONS
2012-06-08	CITY COMMENTS
Rev	Date Description



THW DESIGN
 THOMPSON HANCOCK WITTE & ASSOCIATES, INC.
 2100 RiverEdge Parkway
 Suite 900
 Atlanta, GA 30328
 PH: 770 916 2220
 FAX: 770 916 2299
 www.thw.com

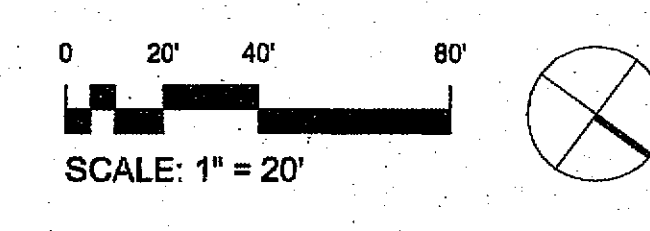


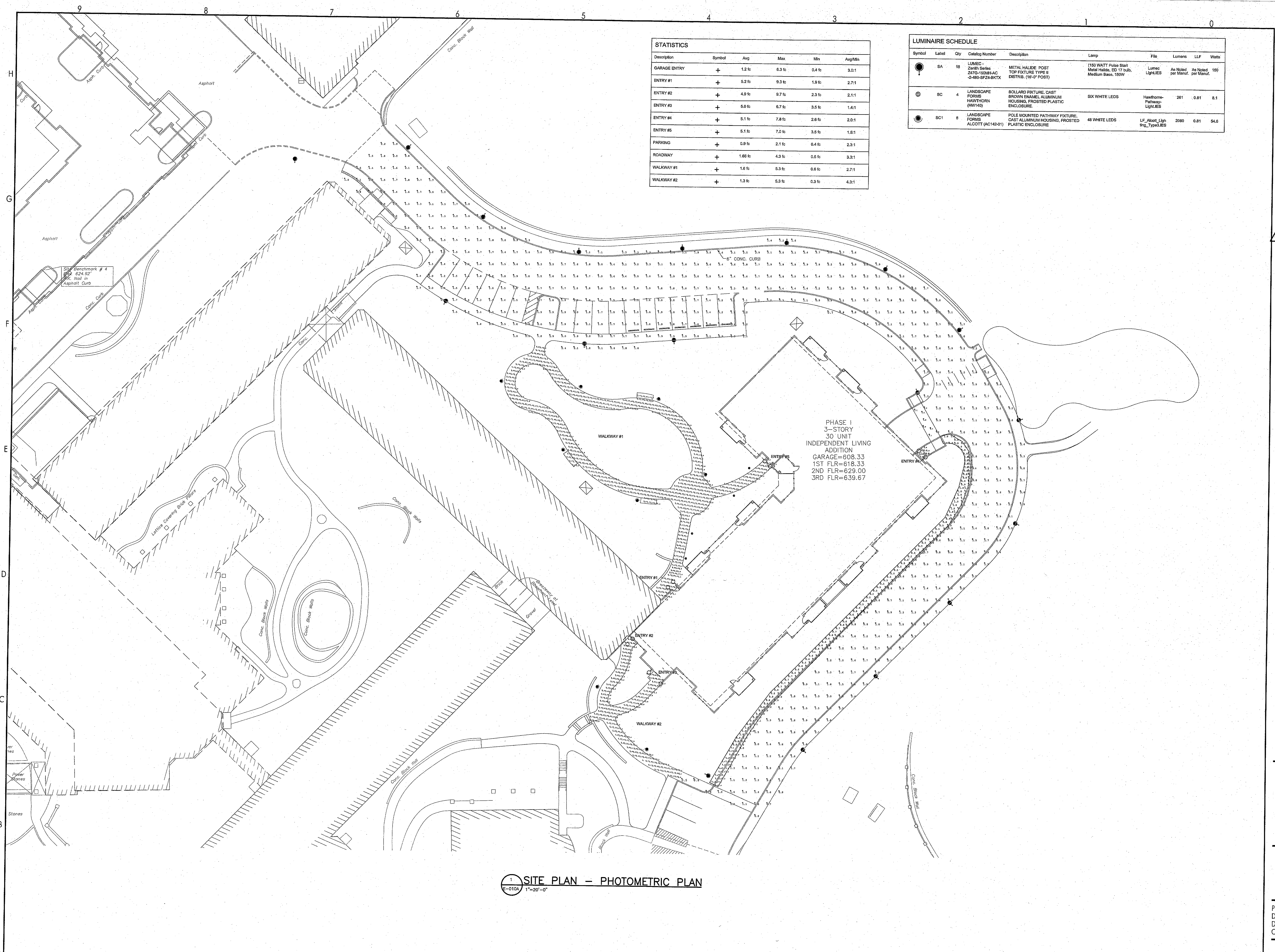
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Project No.: 1121
 Date: 10/5/2012
 Drawn By: BDD
 Checked By: RLF

PHASE ONE PLANTING NOTES

L-2





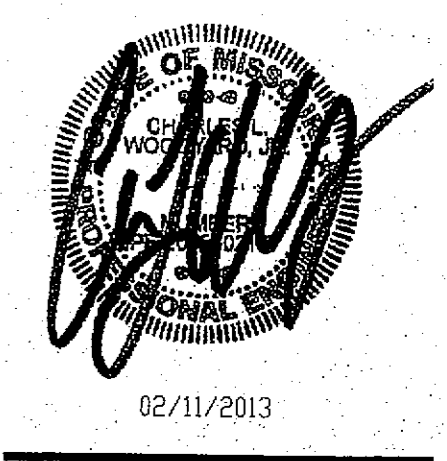
STATISTICS					
Description	Symbol	Avg	Max	Min	Avg/Min
GARAGE ENTRY	+	1.2 fc	6.3 fc	0.4 fc	3.0:1
ENTRY #1	+	5.2 fc	9.3 fc	1.9 fc	2.7:1
ENTRY #2	+	4.9 fc	9.7 fc	2.3 fc	2.1:1
ENTRY #3	+	5.0 fc	6.7 fc	3.5 fc	1.4:1
ENTRY #4	+	5.1 fc	7.8 fc	2.6 fc	2.0:1
ENTRY #5	+	5.1 fc	7.0 fc	3.5 fc	1.8:1
PARKING	+	0.9 fc	2.1 fc	0.4 fc	2.3:1
ROADWAY	+	1.66 fc	4.3 fc	0.5 fc	3.3:1
WALKWAY #1	+	1.6 fc	5.3 fc	0.8 fc	2.7:1
WALKWAY #2	+	1.3 fc	5.3 fc	0.3 fc	4.3:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
●	SA	18	LUMEC Zenth Series 2475-152MH-AC -2-480-SF24-BKTX	METAL HALIDE POST TOP FIXTURE TYPE II DISTRIB. (18-0" POST)	(150 WATT Pulse Start Metal Halide, ED 17 sub, Medium Base, 150W	Lumina LightIES	As Noted per Manuf.	As Noted per Manuf.	160
⊙	SC	4	LANDSCAPE FORMS HAWTHORN ENW140	ROLLARD FIXTURE, CAST BROWN ENAMEL ALUMINUM HOUSING, FROSTED PLASTIC ENCLOSURE	SIX WHITE LEDS	Hawthorne- Pathway- LightIES	261	0.81	8.1
●	SC1	8	LANDSCAPE FORMS ALCOTT (AC142-01)	POLE MOUNTED PATHWAY FIXTURE, CAST ALUMINUM HOUSING, FROSTED PLASTIC ENCLOSURE	48 WHITE LEDS	LF_Alcott_Ligh ing_Type3IES	2000	0.81	54.6

PHASE I
3-STORY
30 UNIT
INDEPENDENT LIVING
ADDITION
GARAGE=608.33
1ST FLR=618.33
2ND FLR=629.00
3RD FLR=639.67

SITE PLAN - PHOTOMETRIC PLAN
E-010A 1"=20'-0"

1 09/25/13 CCD #11
Rev. Date Description



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THOMPSON HANCOCK WITTE &
ASSOCIATES, INC.
2100 RiverEdge Parkway
Suite 900
Atlanta, GA 30328
PH: 770 916 2220
FAX: 770 916 2299
www.thw.com

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CONSTRUCTION

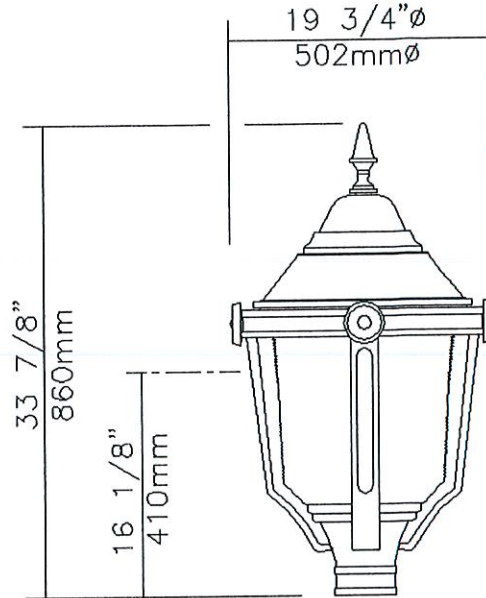
Project No.: 11760
Date: 10/05/12
Drawn By: CV
Checked By: CV

SITE PLAN -
PHOTOMETRIC
PLAN

Charles L. Woodyard, P.E.
3495 Holcomb Bridge Road • Norcross, GA 30092
Phone: (770) 810-8800
Fax: (770) 810-8808

E-010A

Specification



EPA: 2.52 sq ft / weight: 26 lb (11.8 kg)



Qty 1 Luminaire Z47G-150MH-AC-2-480-SFZ4-BKTX

Description of Components:

Finial: Decorative cast 356 aluminum, mechanically assembled.

Hood: Spun aluminum 1100-0 ring with one clear acrylic upright diffuser installed on the lower part of the hood, mechanically assembled on the luminaire.

Guard: In a round shape, this guard is a cast 356 aluminum with decorative arms welded to the fitter.

Access-Mechanism: Rotomatic, die-cast A360 aluminum quarter-turn mechanism with constant-pressure spring-loaded points. The mechanism shall offer toolfree access to the inside of the luminaire. An embedded memory-retentive gasket shall ensure weatherproofing. A red key on the unit shall indicate point of engagement.

Globe: (AC), Made of one-piece seamless injected-moulded clear acrylic having a prismatic exterior surface. The globe is mechanically assembled on the access-mechanism.

Lamp: (Not included), 150 Watt Pulse Start Metal Halide (ANSI Code M102 or M142), ED 17 bulb, medium base.

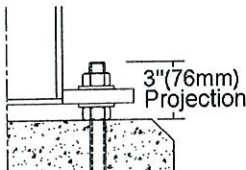
Optical System: IES type II (asymmetrical). Optical system using the luminaire globe as refractor.

Ballast: High power factor of 90%. Primary voltage 480 volts. Pulse Start Type. Lamp starting capacity -20°F (-30°C) degrees. Assembled on a unitized removable tray with quick disconnect plug.

Fitter: (SFZ4), Cast 356 aluminum c/w 4 set screws 3/8-16 UNC. Slip-fits on a 4" (102mm) outside diameter x 4" (102mm) long tenon.

Specification

Base & Bolts Information



3" (76mm) Projection

Comes with 4 steel anchor bolts, 3/4" X 17" + 3", 8 nuts and 8 washers. Important: Do not obstruct space between anchor plate and concrete base.

Anchor Plate

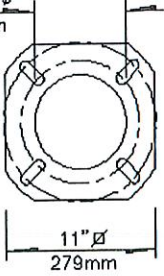
6 1/8" ϕ
156mm

Free opening

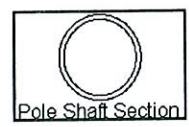
- Bolt Circle: 10 1/2" (267mm)

- Thickness: 3/4" (19mm)

- NOTE: Bolt Circle Allowed: 9" to 11" 229mm to 279mm



11" ϕ
279mm



	Qty	1	Pole	SM6V-15-BKTX
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Description of Components:

Pole Shaft: Shall be made from a 4" (102mm) round high tensile carbon steel tubing, having a 0.250" (6.4mm) wall thickness, welded to the pole base.

Joint Cover: Two-piece round joint cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

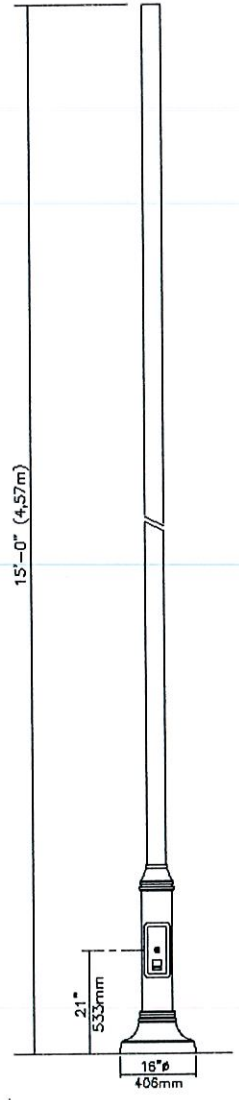
Pole Base: Shall be made from a 6 5/8" (168mm) round high tensile carbon steel tubing base having a 0.180" (4.6mm) wall thickness, welded to both the bottom and top of the anchor plate.

Maintenance Opening: The pole shall have a 4 1/2" x 10" (114mm x 254mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof embossed aluminum cover and a copper ground lug.

Base Cover: Two piece round base cover made from cast 356 aluminum, mechanically fastened with stainless steel screws.

Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.

IMPORTANT: Philips Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.



Specification

Miscellaneous

Description of Components:

Wiring: Gauge (#14) TEW/AWM 1015 or 1230 wires, 6" (152mm) minimum exceeding from luminaire.

Hardware: All exposed screws shall be stainless steel with Ceramic primer-seal basecoat to reduce seizing of the parts. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish: Color to be **black textured RAL9005TX (BKTX)** and in accordance with the AAMA 2603 standard. Application of a polyester powdercoat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D 2244 standard, as well as luster retention in keeping with the ASTM D 523 standard and humidity proof in accordance with the ASTM-D2247 standard.

The surface treatment achieves a minimum of 2000 hours for salt spray resistant finish in accordance with testing performed and per ASTM-B117 standard.

Quality Control: The manufacturer must provide a written confirmation of its ISO 9001-2008 and ISO 14001-2004 International Quality Standards Certification.

Mechanical resistance: In order to ensure the mechanical resistance of the poles, the reflected area should be calculated according to AASHTO standards and resists to a wind of 140 km/hr.

Web site information details: Click on any specific information details you need:

[Paint finish](#) / [Warranties](#) / [ISO 9001-2008 Certification](#) / [ISO 14001-2004 Certification](#) / [CSA Pole Certification](#)