

## Planning Commission Staff Report

<b>Project Type:</b>	Amended Site Development Section Plan
<b>Meeting Date:</b>	December 10, 2018
<b>From:</b>	Andrew Stanislav, Planner <i>AS</i>
<b>Location:</b>	14647 Ladue Road
<b>Description:</b>	<b>Trails West Village of Green Trails (Chesterfield Community Church):</b> An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 8.47 acre tract of land zoned "NU" Non-Urban and "R-2" Residence (15,000 square feet) located at the eastern corner of the intersection of Olive Boulevard and Ladue Road.

### PROPOSAL SUMMARY

Civil Engineering Design Consultants (CEDC), on behalf of Chesterfield Community Church, has submitted a request for an 8,750 square foot addition to Chesterfield Community Church, an existing place of worship located at the eastern corner of the intersection of Olive Boulevard and Ladue Road. The subject site is zoned "NU" Non-Urban and "R-2" Residence (15,000 square feet). The exterior building materials will primarily consist of EIFS with a brick veneer wainscoting and areas of fiber cement lap siding accents. Rooftop-mounted mechanical equipment will be screened by parapet walls and a trash enclosure will be six feet in height and match the fiber cement lap siding material used on the building's façade. The overall design proposed for the building addition is intended to complement rather than replicate the existing sanctuary building.



Figure 1: Site Aerial Image

## **HISTORY OF SUBJECT SITE**

The subject site was zoned “NU” Non-Urban and “R-2” Residence (15,000 square feet) by St. Louis County prior to the City’s incorporation. According to St. Louis County records, the existing building was built in 1970 with an addition in 1985. Figure 2 below depicts the historic nature and delineation of the split zoning of “NU” and “R-2” on the subject site, as well as the historic zoning of surrounding areas. The larger base map in figure 2 is from a petition filed in 1968, and the zoomed-in perspective identified in red is from a petition filed in 1976, both of which depict a consistent split zoning as is the current status of the subject site. Since the City’s incorporation, there have been no requests to rezone the property nor submittals of any development plans for review.

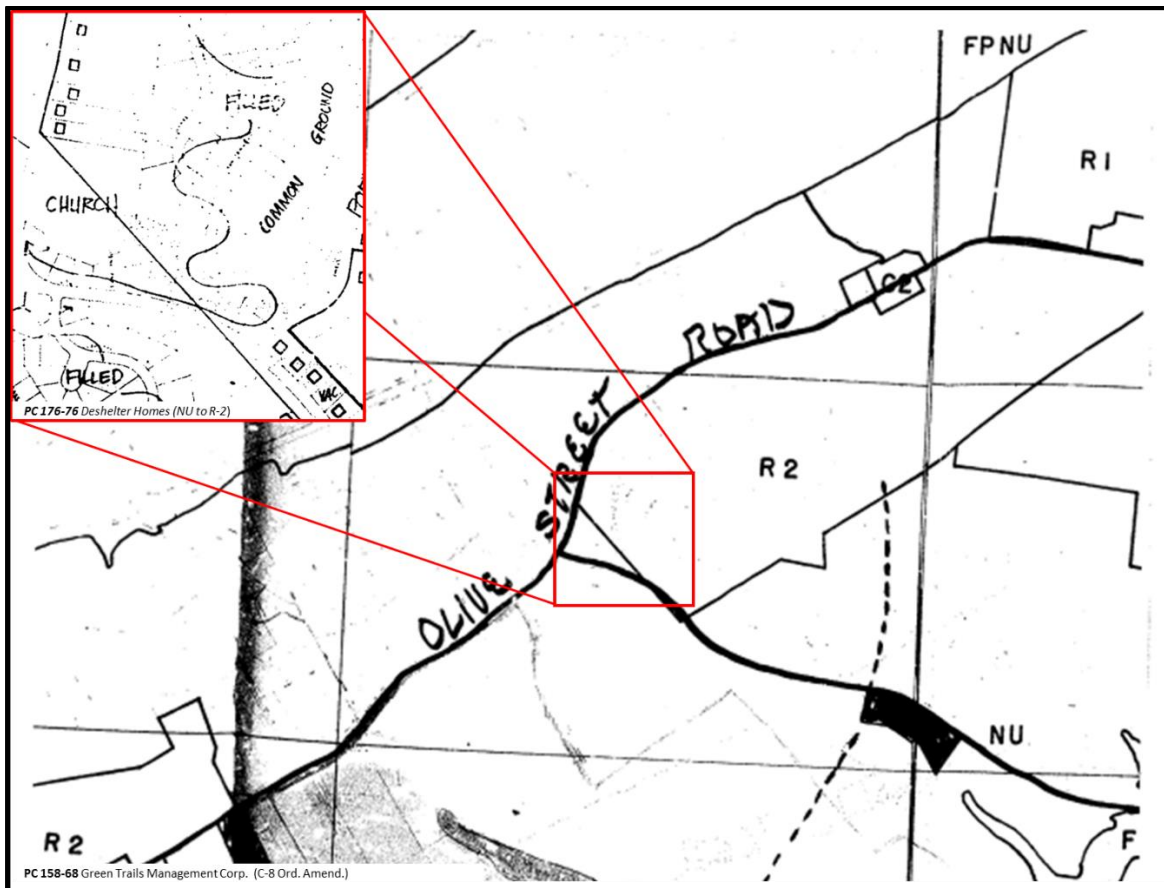


Figure 2: Historic Zoning Map Imagery of Subject Site

A Boundary Adjustment Plat (BAP) was recorded in 1984 to consolidate multiple lots into two separate larger parcels. Currently, the two parcels comprising the subject site are proposed for further consolidation to create one large parcel for the church property. The existing property boundaries and easements are recognized on the Amended Site Development Section Plan (as seen in Figure 5 on page five of this report) and are noted to indicate the intention of the applicant to consolidate these parcels. A Boundary Adjustment Plat for this consolidation is anticipated to be submitted for review by City Staff and considered by City Council in the near future. The consolidated property boundaries are also depicted in the property outline area in Figure 1 above.

**LAND USE AND ZONING OF SURROUNDING PROPERTIES**

The land use and zoning for the properties surrounding this parcel are described below:

Direction	Zoning	Land Use
North	“R-2” Residence (15,000 sq.ft.) District	Single-family residential, detached
South	“NU” Non-Urban District	Single-family residential, detached
East	“R-2” Residence (15,000 sq.ft.) District	Single-family residential, detached
West	“R-3” Residence (10,000 sq.ft.) District	Single-family residential, attached

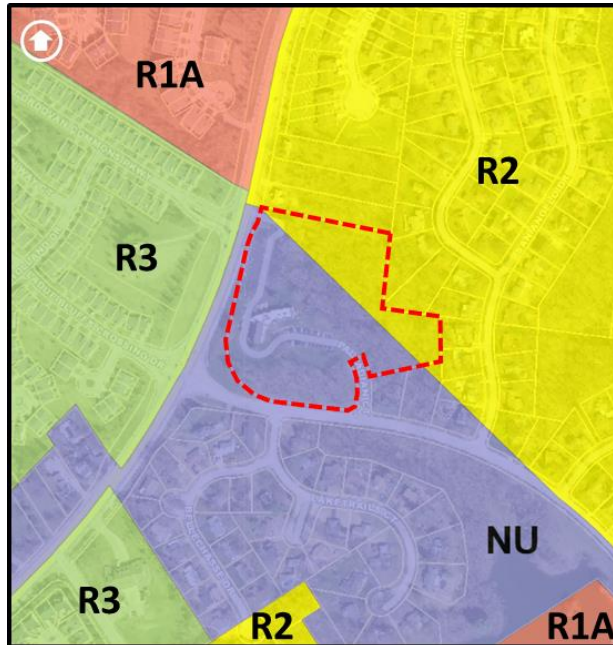


Figure 3: Zoning Map



Figure 4: Comprehensive Land Use Plan

**COMPREHENSIVE PLAN ANALYSIS**

The subject site is located at the eastern corner of the intersection of Olive Boulevard and Ladue Road within the Trails West Village of Green Trails subdivision and is adjacent to residential uses on all sides. This site is also located within Ward 1 of the City of Chesterfield and is within the “Residential Single-Family (Attached/Detached)” land use designation, as well as all surrounding properties per the City’s Land Use Plan as seen in Figure 4 above. The Comprehensive Plan identifies this designation as incorporating detached single-family dwellings, and 2 or 3 attached single-family dwellings; however, the proposed development fits within its surrounding context as churches and places of worship are permitted as a public use within all residential zoning districts.

The Comprehensive Plan includes policies that apply to non-residential developments, including policies that account for the location of non-residential developments near or adjacent to existing residential neighborhoods:

- **3.1.1 Quality of Design** – Overall design standards should provide for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

The Comprehensive Plan recognizes the pressure for new or additional development in the City and includes policies, such as that stated above, in order to ensure high-quality design and development standards are maintained. The proposed building addition at Chesterfield Community Church intends to produce a complementary design to the original structure while also providing greater pedestrian circulation, enhancing the existing landscaping and parking areas, and remaining thoughtful of the development's location near residential uses and the existing woodland area.

- **3.1.2 Buffering of Neighborhoods** – Development should substantially buffer the neighboring residential uses in all directions by employing good site design, addressing vehicular access, building materials selection, tree preservation, and expanded setbacks.

This policy intends to enhance the compatibility of a non-residential development adjacent to existing residential uses both functionally and visually. The proposed development intends to adhere to this policy with significant tree preservation (approximately 93 percent) and by preserving the central location of the building along the western portion of the site fronting Olive Boulevard. Preservation of existing trees and woodlands is proposed to the north, south, and east, with additional landscaping proposed along the Olive Boulevard frontage. Other than additional parking spaces to meet the capacity of the addition, vehicular access and circulation will remain unchanged on the subject site.

- **3.3.1 Development Between Nodes** – Development along arterial roads between well-defined nodes of commercial development should include single-family residential or institutional uses that do not require rezoning.

This policy intends to preserve existing residential and institutional areas along arterial roads or corridors between more dense nodes of commercial development. Along this arterial of Olive Boulevard, the proposed development complies with this requirement as rezoning is not required and the existing institutional use of Chesterfield Community Church will remain consistent.

- **7.2.4 Encourage Sidewalks** – Sidewalks should be required of all new developments and encouraged along existing roads in the City of Chesterfield, allowing creative placement to protect the natural environment.

The Comprehensive Plan recognizes the significance of pedestrian connectivity through the incorporation and placement of sidewalk infrastructure. In conformance with this policy, the proposed development will enhance both on- and off-site pedestrian access. The proposed development plans to provide a connection between the existing sidewalk along Ladue Road and

the future sidewalk improvements planned by MoDOT along Olive Boulevard. A connection between the existing sidewalk along Ladue Road and the existing cross walk at the intersection of Ladue Road and Olive Boulevard is also proposed, as well as a continuation of the existing Ladue Road sidewalk onto the subject property to provide pedestrian access to the new entry gathering plaza. The proposed sidewalk layout can be referenced in Figure 5 below.

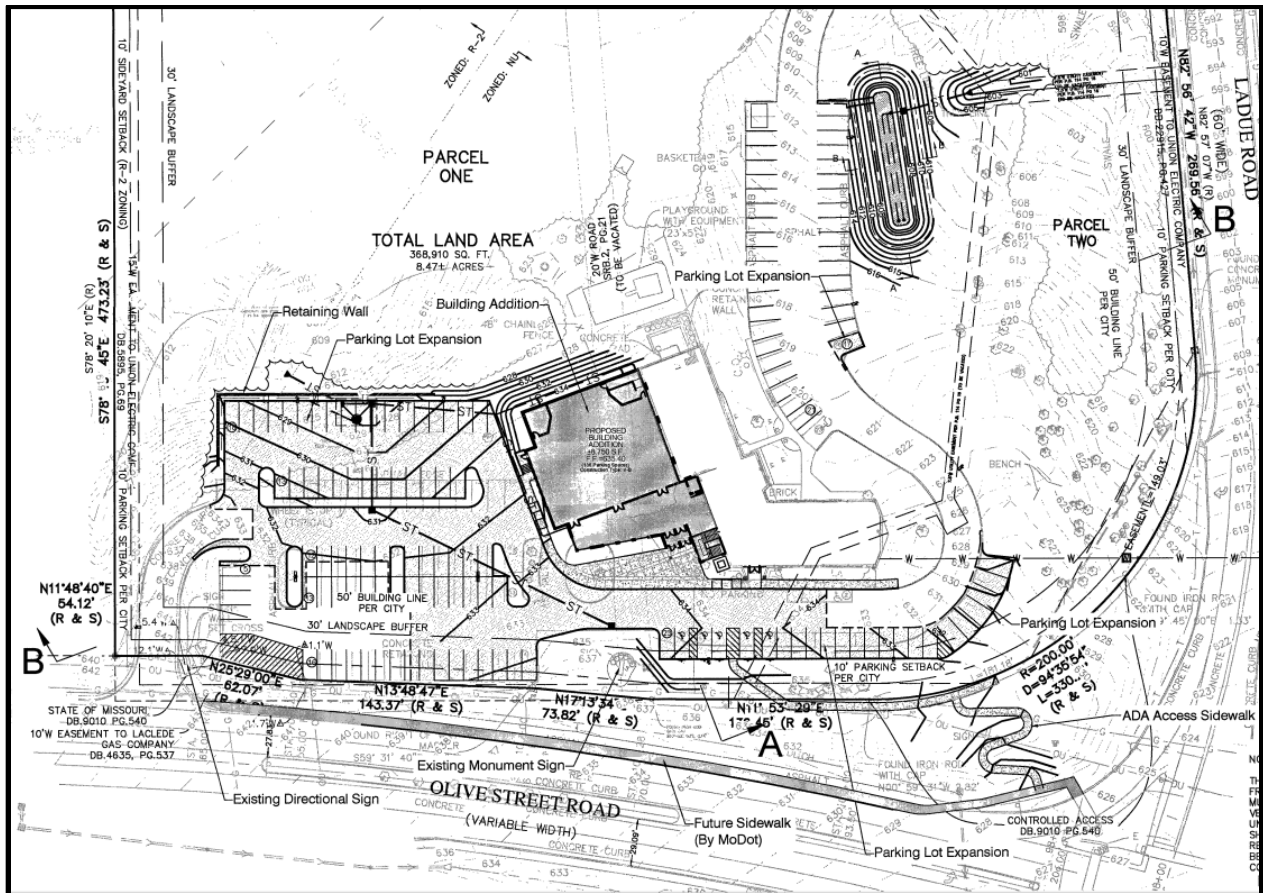


Figure 5: Portion of Site Development Section Plan (Plan Sheet SDP2)

## STAFF ANALYSIS

### Zoning

The subject site is zoned “NU” Non-Urban and “R-2” Residence (15,000 square feet). The majority of the site is zoned “NU” Non-Urban, which comprises the entirety of the proposed building addition, with only the northeast corner of the proposed parking area expansion (about three parking spaces) located within the “R-2” Residence portion of the subject site. The boundary line between the “NU” and “R-2” zoning districts is delineated on the submitted plan sheets as depicted in Figure 5 above, which can also be referenced on the zoning map in Figure 3 above.

The submittal was reviewed against all applicable City Code requirements and the proposed development adheres to these requirements.

### **Circulation System & Access**

The subject site is currently served by a single access point at the north end of the property from Olive Boulevard, a MoDOT maintained roadway, and by one additional eastern access point leading to Ladue Road which is maintained by the City. Both existing access drives are proposed to remain unchanged, and no additional access points are proposed. Circulation within the site along the main drive aisles will also remain unchanged, although additional parking spaces are proposed on the east side of the existing northern parking area as well as converting a former row of parallel parking spaces to additional 90 degree parking spaces to the west of the existing sanctuary.

There is an existing sidewalk along the frontage of Ladue Road that follows the large right-of-way boundary and wraps away from the paved roadway to a dead end. This sidewalk is proposed to continue to lead onto the subject property and provide pedestrian access to the building and entry plaza. The applicant has also been working with MoDOT to coordinate installation of sidewalk along Olive Boulevard and connections to the existing sidewalk on Ladue Road. Future sidewalk installation plans proposed by MoDOT are depicted on the plans for this development as illustrated in Figure 5 above.

### **Topography, Parking, & Retaining Walls**

The site has a generous slope to the east that allows for the existing building to have a walk-out lower level. When on the site, areas for parking and along the western elevation of the existing building are generally flat. The driveway connecting the two parking areas follows the mentioned slope before reaching the relatively flat eastern parking area on the same level as the walk-out basement. Two existing retaining walls provide relief from the sloping terrain near the parking area to the west along Olive Boulevard and on the eastern elevation of the existing building near the playground.

In total, 138 parking spaces are proposed for the subject site. Additional parking spaces required as part of this development will be located to the east of the existing northern parking area and to the west of the existing building in place of some existing parallel parking spaces. A versa-lok retaining wall of approximately 17 feet in height is proposed to accommodate the parking spaces expanding the northern parking area where the slope of the site interferes with having a level grade. The existing woodland area surrounding this retaining wall provides screening to the north and east. Five ADA parking spaces are located within the new parking area to the west of the existing building where the sidewalk is proposed to extend and provide access onto the site.

### **Landscape Design and Screening**

Several different areas of landscaping are proposed for the site. Existing trees and woodland areas on the site are proposed to remain as buffers, most notably along Ladue Road to the south as well as to adjacent residential properties to the north and east. This existing landscaping will be enhanced along Olive Boulevard by incorporating street trees and a landscape buffer. Trees and landscaping are also proposed throughout the parking areas, as well as along the south and west elevations of the building between the parking area and walkways.

A written request was received and approved by the Department of Planning and Development Services, in accordance with Section 31-04-02 of the Unified Development Code (UDC), to modify the 30-foot landscape buffer requirement along Olive Boulevard. One part of the request is to provide five feet of the required 30-foot buffer within the MoDOT right-of-way along Olive Boulevard in order to reorient the existing parallel parking spaces to 90-degree spaces. The second portion of the request is also in regard to the required 30-foot buffer along Olive Boulevard. The existing parking area on the north end of the site was constructed prior to the adoption of the current landscape buffer requirements and is not capable of complying. While there is not adequate spacing for the 30-foot buffer, street trees and other plantings will be installed in this area. The applicant has received approval from MoDOT to plant in the right-of-way in order to mitigate these constraints.

Screening systems for the mechanical units and trash enclosure are proposed to match or be integrated within the building's design. Rooftop-mounted mechanical units are screened by parapet walls of the new sanctuary and entry tower feature, and a six-foot sight-proof trash enclosure is proposed on the far end of the eastern parking area with fiber cement lap siding and trim to match the accent features of the new sanctuary addition.

### **Lighting**

Lighting is planned in association with the proposed development as required by the City of Chesterfield. The proposed lighting plan consists of fixtures proposed in the parking area and western building façade near the new gathering entry plaza for navigating the site. All proposed exterior lighting fixtures are flat lensed, utilitarian, and are directed downward. In total, there are eleven proposed locations around the entire parking area for fixtures and four wall-mounted sconces near the doorways of the gathering entry plaza.

### **Architectural Elevations**

The primary exterior material of the building is EIFS in two different complementary colors to the existing building. The primary EIFS color will be similar to the existing building, and a blue/gray EIFS is proposed on upper wall areas of the proposed sanctuary space to complement features of the existing building. A brick veneer wainscoting is proposed to surround the addition on all exposed elevations, and fiber cement lap siding is proposed to serve as a darker accent material on the entry plaza's tower feature as well as the northwest corner of the new sanctuary mass and other parapet walls or screening. Metal-clad canopies are also proposed as accent features over certain windows of the proposed addition as well as over the doorways forming the new gathering entry plaza. The Architect notes of these materials in the Statement of Design that the "EIFS and brick veneer pick up on existing material, with the brick wainscot providing durability near the ground, while the brick color is different to provide a complement rather than trying to make a difficult color match." The application of these materials and the color choices are illustrated in the elevations in Figure 6 below.

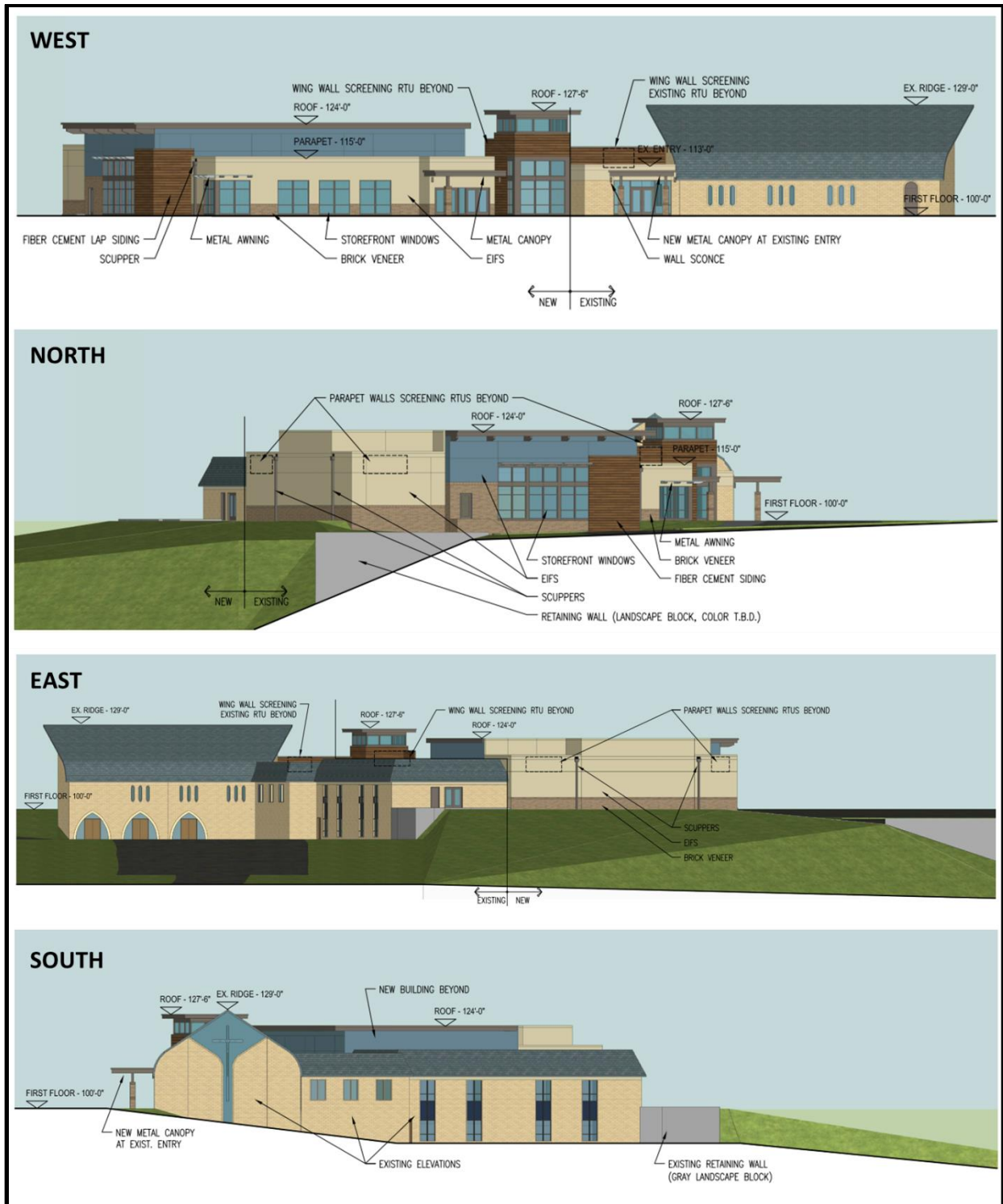


Figure 6: Building Elevations

**ARCHITECTURAL REVIEW BOARD INPUT**

This project was reviewed by the Architectural Review Board on November 8, 2018. At that meeting, the Board recommended approval with three conditions.



- **Incorporate more articulation to the front plaza area to break down the vast amount of concrete.**

The applicant has since revised their plans to incorporate more articulation at the proposed outdoor entry plaza gathering area. The modified concrete design in this area is depicted in Figure 5 on page five of this report.

- **Revise the elevations to accurately show the windows on the front elevation.**

The applicant has revised the building elevations and rendering to better reflect the existing conditions of the current sanctuary building that are proposed to remain unchanged. Specifically, these revisions are noticed on the West elevation in Figure 6 on the prior page depicting a series of smaller oval-shaped windows on the existing portion of the building that will remain unaffected as part of this project.

- **Provide railing details for the emergency stairway as shown on the color rendering and incorporate the proposed brick veneer on the sides of the stairway.**

The applicant has since revised their architectural elevations and rendering to incorporate the brick veneer on the sides of the emergency stairway exiting the proposed addition along the north elevation of the building, and a detail of the emergency stairway railing has also been added to the plans.

### **STAFF RECOMENDATION**

Staff has reviewed the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the Comprehensive Plan and City Code requirements. Staff recommends approval of the proposed development of the Chesterfield Community Church building addition.

### **MOTION**

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

- 1) "I move to approve (or deny) the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for the Chesterfield Community Church building addition."
- 2) "I move to approve (or deny) the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for the Chesterfield Community Church building addition with the following conditions..." (Conditions may be added, eliminated, altered, or modified).

Attachments: Amended Site Development Section Plan  
Landscape Plan  
Tree Stand Delineation  
Tree Preservation Plan  
Lighting Plan  
Lighting Cut Sheets  
Architect's Statement of Design  
Color Elevations  
Rendering



6014 DELMAR BOULEVARD  
SAINT LOUIS, MISSOURI 63112  
314.863.1313 FAX 314.863.1393  
email: stlda@stlda.com

October 25, 2018

Dept of Planning and Development Services  
690 Chesterfield Pkwy W  
Chesterfield, MO 63017

Re: Addition to Chesterfield Community Church

To Whom It May Concern,

We are providing the following statement of design from the Architect regarding the proposed addition for Chesterfield Community Church:

The addition creates a gathering plaza at the new main entry, which connects to curb ramps providing accessible routes to parking. Parking is mostly extended to the northeast, away from Olive Boulevard, and where new spaces are added on the west side near Olive, landscaping on top of the existing berms provides a screen. Several new trees in and around the main parking lot soften the view from the road, while leaving gaps for viewing the new entry and plaza and a direct view of the new sanctuary from the north entry drive. Extensive existing wooded areas screen the church, including the new addition, from neighboring residences to the north, east and south. Landscaping areas provide color along the perimeter of the addition and screen a new transformer location. A trash enclosure will be introduced to the northeast corner of the lower level parking lot, well away from the building and with minimum visibility from Ladue Road; it will be clad with fiber cement lap siding matching the accent areas of the new addition. At the northeast corner of the extended upper parking lot, a landscape block retaining wall falls away from the parking, minimizing visibility; the drop is guarded with a black aluminum fence.

The addition itself connects to the existing building with a lower section of similar height to the existing entry, maintaining a smaller scale for the new entry. EIFS and brick veneer pick up on existing material, with the brick wainscot providing durability near the ground, while the brick color is different to provide a complement rather than trying to make a difficult color match. Fiber cement lap siding highlights the tower adjacent to the main entry, and reappears on the prominent northwest corner of the new sanctuary mass, closest to the parking lot. The fiber cement siding also serves as background to two new signs on the building. The sanctuary mass rises up taller than the entry/foyer space, balancing the existing tall sanctuary to the south. The blues and grays of the upper sanctuary walls and roof echo the blue-gray shingles of the existing sanctuary. To the east, tall parapets screen rooftop units sitting above lower-ceilinged storage rooms. Next to the new stair tower, a wing wall screens an additional rooftop unit. Metal-clad canopies cover the new entry and existing entry on the west.

Sincerely,  
David P. Mastin, AIA

# CYLINDER 6x14

LED 6" aperture open, precision optic  
VR series, 1000 to 3500 lumen

architectural  
RECEIVED

NOV 30 2018

City of Chesterfield  
Department of Public Services

CHESTERFIELD  
COMM CHURCH

Type:

G

Catalog number:

## LED cylinder | 120-277 Volt

Spun aluminum cylinder and trim offered in matching finishes. Trim also offered in Haze. Inner optic is in six beam angles and is only offered in a faceted ultra-bright finish.

Textured polyester powdercoat on exterior finish available in black, white, bronze or metallic silver. Other finishes available consult factory.

Pendant fixtures feature a 5/8" OD mounting stem with a swivel canopy that self-adjusts up to 45° to accommodate slope ceilings. Factory standard stem length is 12". Pendant mount for indoor applications only.

Cord mount fixtures have a standard 6-foot black power cord. White cord supplied on white fixtures only. L – Factory standard cord is 6 feet, field adjustable to shorter lengths. Dimming not available with coil cord options.

Wall mount fixtures have a cast aluminum mounting arm that is 4 5/8"W x 4 7/8"H.

5-year LED component warranty details at [atlantic-lighting.com/main/support](http://atlantic-lighting.com/main/support).

### Bridgelux Vero 18 Array Series

- 80 CRI is standard and a 90 CRI option is offered. With the 90 CRI option, lower lumen output and reduced lumens per watt will be experienced.
- Rated Life: 50,000 hours at 70% lumen maintenance (L70) when maintained in a 35°C ambient environment with open air flow. Ambient temperatures lower than 35°C may extend life.

### Electronic Driver

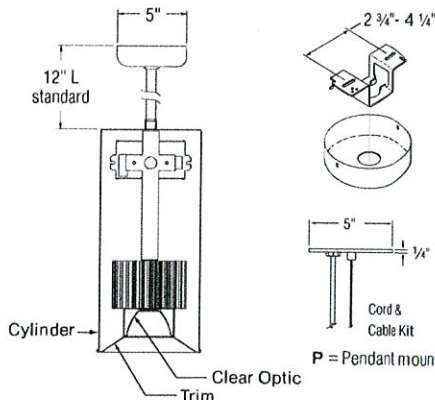
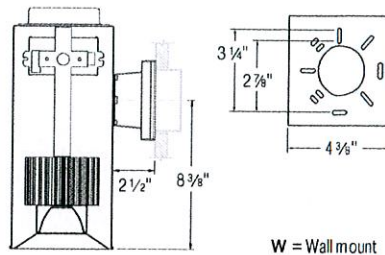
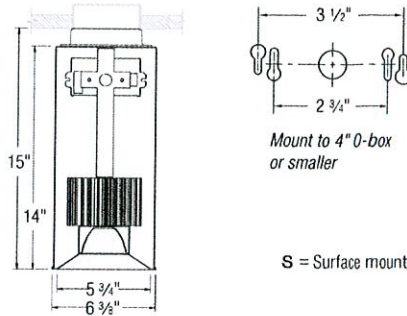
- 0-10V dimming to 1% (Dimming not offered with coil cord options)

### Heat Sink

- Black anodized passive heat sink designed for maximum heat dissipation.

Listed to UL 1598 and Canadian standards for Damp Location. Intended for indoor applications only. Available photometrics at [atlantic-lighting.com](http://atlantic-lighting.com).

Specifications and dimensions subject to change without notice.



Watts*	CRI	Lumens*	
		Delivered	Adjusted
10W	80	945	800-1145
15W	80	1310	1105-1585
20W	80	1830	1550-2215
25W	80	2485	2105-3005
35W	80	3470	2935-4200
10W	90	795	670-960
15W	90	1100	930-1330
20W	90	1535	1300-1855
25W	90	2085	1765-2525
35W	90	2915	2470-3530

\* Lumens shows true delivered values for 35K color temp, adjusted shows the range from 27K-5K

## ordering data

SERIES... Architectural 6"x14" LED

- SLED614 Surface mount
- WLED614 Wall mount
- PLED614 Pendant mount
- CLED614 Cord mount, 6' standard

### DISTRIBUTION

- B20 20° beam angle
- B25 25° beam angle
- B30 30° beam angle
- B35 35° beam angle
- B40 40° beam angle
- B60 60° beam angle

### WATTS

- VR10 10 watts
- VR15 15 watts
- VR20 20 watts
- VR25 25 watts
- VR35 35 watts

### COLOR TEMPERATURE

- 27K 2700K (80 CRI)
- 3K 3000K (80 CRI)
- 35K 3500K (80 CRI)
- 4K 4000K (80 CRI)
- 5K 5000K (80 CRI)

### DIMMING

- 0-10V DC standard, leave box blank
- 2WR 2-wire, TRIAC forward-phase or ELV reverse-phase (100%-1%) (120V only)
- DAL DALI (Type 6, IEC62386) Driver; Dimming to 0.1%
- DMX DMX Driver with RDM capability; Dimming to 0.1% (not available on cord mount)
- 347V Contact factory

### TRIM COLORS

- WH White
- BL Black
- BR Bronze
- MS Metallic silver
- HZ Haze clear (etched)
- CC Custom color (consult factory)

### CYLINDER FINISHES

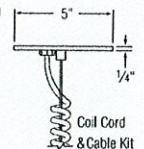
- WH White
- BL Black
- BR Bronze
- MS Metallic silver
- CC Custom color (consult factory)

### OPTIONS

- 9CR 90 CRI, effects lumens per watt

### MOUNTING OPTIONS

- P18 18" pendant length
- P24 24" pendant length
- P36 36" pendant length
- P48 48" pendant length
- FC Field cut kit
- Cxx Cord mount with custom length replace xx with length in feet
- CA Cord and cable, 6 ft. standard
- CAxx Cord and cable, custom length replace xx with length in feet
- CCA Coil cord and cable, adjustable from 2 to 8 feet in length



P/N Example: SLED614-B35-VR15-27K-WH-WH

SLED614-B35-VR15-27K-WH-WH

surface mount    watts    temp    cylinder finish  
distribution    trim    option

# ALPHA

FLOODLIGHT

Cat.#

Job

CHESTERFIELD COM

Type

L



BEACON

Approvals

## SPECIFICATIONS

### Intended Use:

The Alpha luminaire is a high performance LED lighting solution designed with optical versatility. It is intended to be used to reduce energy and maintenance costs associated with legacy HID lighting technology. Markets include large areas requiring perimeter lighting, security lighting, truck terminals, car lots, recreational sports lighting, airport ramp lighting, and building flood lighting.

### Construction:

- Housing, electrical compartment and fitter are all made from die case aluminum that is pre-treated and powder-coated to meet the most rugged industry standards.

### LED/Optics:

- Provides the best combination of vertical and horizontal illumination while reducing light behind the poles.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- Features a protective lens cover.
- The precisely-designed optics result in fewer poles and fixtures that use less energy, leading to lower life-cycle costs along with lower up front installation costs.

### Electrical:

- Fixture electrical compartment contains all LED driver components and is provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle that is compatible with ANSI C136.41 external wireless control devices.
- 20kA surge protection
- Lifeshield™ Circuit - protects luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits are designed to ensure maximum hours of operation to assure L70 rated lumen maintenance.

### Controls/Options:

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see [www.beaconproducts.com/products/energeni](http://www.beaconproducts.com/products/energeni)).
- In addition, Alpha can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit <http://www.hubbellighting.com/sitesync/> for more details

### Installation:

- Adjustable knuckle is designed to slip fit a 2 3/8" to 3" O.D. tenon.
- Specialized knuckle provides continuous aiming adjustment without the use of cast serrations.
- Luminaire can adjust from -30° to 90° from horizontal when in the upright position (only when Twist Lock photocell is not being used).
- Photo control option can only be used when fixture is aimed below horizontal position.
- The luminaire must be mounted in the upright position as pictured.

### Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

### Listings:

- The luminaire is NRTL certified to UL 1598 and 8750 standards for wet locations.
- CSA 22.2#250.13-14

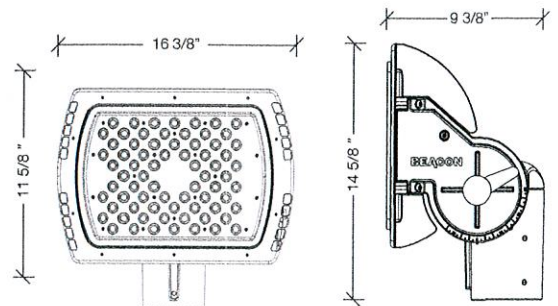
### Warranty:

Five year limited warranty for more information visit: [www.hubbellighting.com/resources/warranty](http://www.hubbellighting.com/resources/warranty)

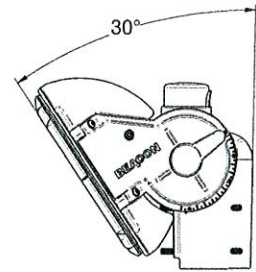
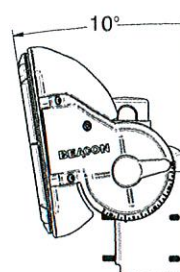
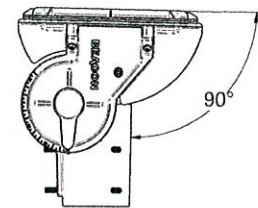
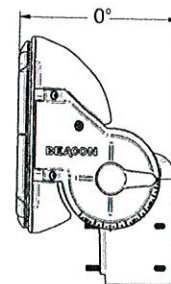
## PRODUCT IMAGE(S)



## DIMENSIONS



Standard SF3 mount  
Slips 2 3/8" to 3" O.D. Tenon



## CERTIFICATIONS/LISTINGS



Weight: 27.0 lbs (12.25 kg)  
EPA: 1.32 ft²



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928  
Due to our continued efforts to improve our products, product specifications are subject to change without notice.



HUBBELL  
Lighting

© 2016 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: [www.beaconproducts.com](http://www.beaconproducts.com) • Printed in USA June 18, 2018 3:54 PM

# VIPER L

OPTICS

## STRIKE

LARGE VIPER LUMINAIRE

Cat.#  
Job  
Type

CHESTERFIELD COM  
S3/4/4W,T5



Approvals

### SPECIFICATIONS

#### Intended Use:

The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

#### Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and microcellular polyurethane foam gasket ensures a weather-proof seal around each individual optic.

#### Electrical:

- Luminaire accepts 100V through 277V, 50 Hz to 60 Hz (UNV), 347V, or 480V input.
- Power factor is  $\geq .90$  at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Ambient operating temperature -40°C to 40°C
- Surge protection - 20kA.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

#### Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see [www.beaconproducts.com/products/energeni](http://www.beaconproducts.com/products/energeni)).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: [www.hubbelling.com/sitesync](http://www.hubbelling.com/sitesync)

#### Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

#### Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

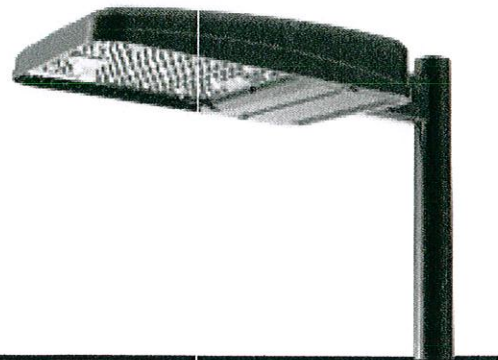
#### Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750, and CSA C22.2
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: [http://www.beaconproducts.com/products/viper\\_large](http://www.beaconproducts.com/products/viper_large)

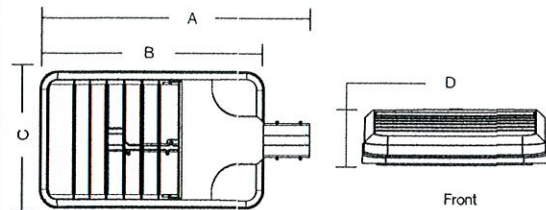
#### Warranty:

Five year limited warranty for more information visit: [www.hubbelling.com/resources/warranty](http://www.hubbelling.com/resources/warranty)

### PRODUCT IMAGE(S)

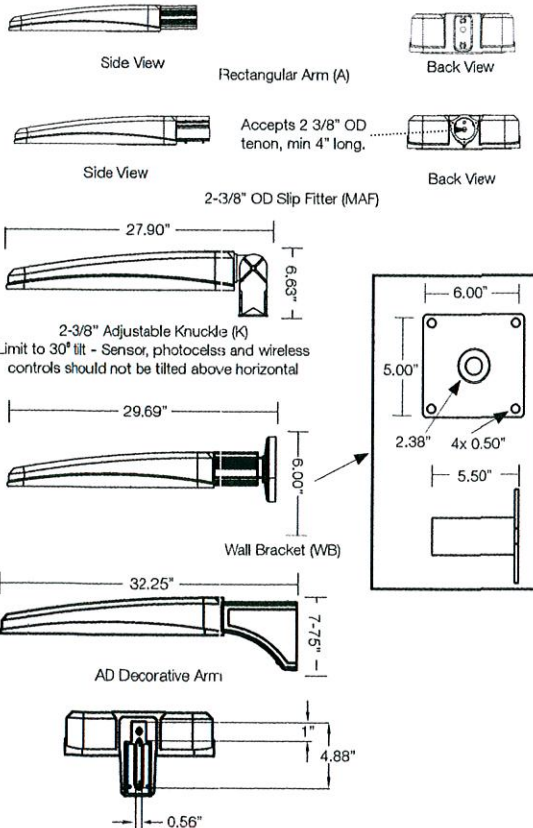


### DIMENSIONS



A	B	C	D	Weight:	EPA
29.9"	24.19"	14.25"	4.13"	25.0 lbs	1.2 ft <sup>2</sup>
(741 mm)	(614 mm)	(362 mm)	(105 mm)	(11.3 kg)	

### MOUNTING OPTIONS



### CERTIFICATIONS/LISTINGS



\*3000K and warmer CCTs only

Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928

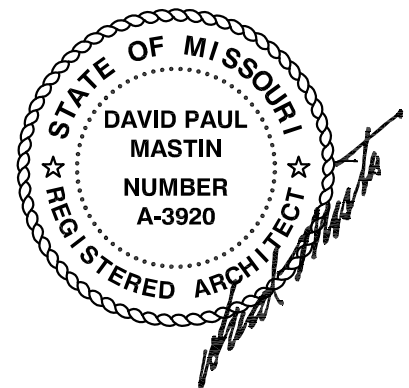
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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● RENDERING  
SCALE: NTS



SAINT LOUIS DESIGN ALLIANCE

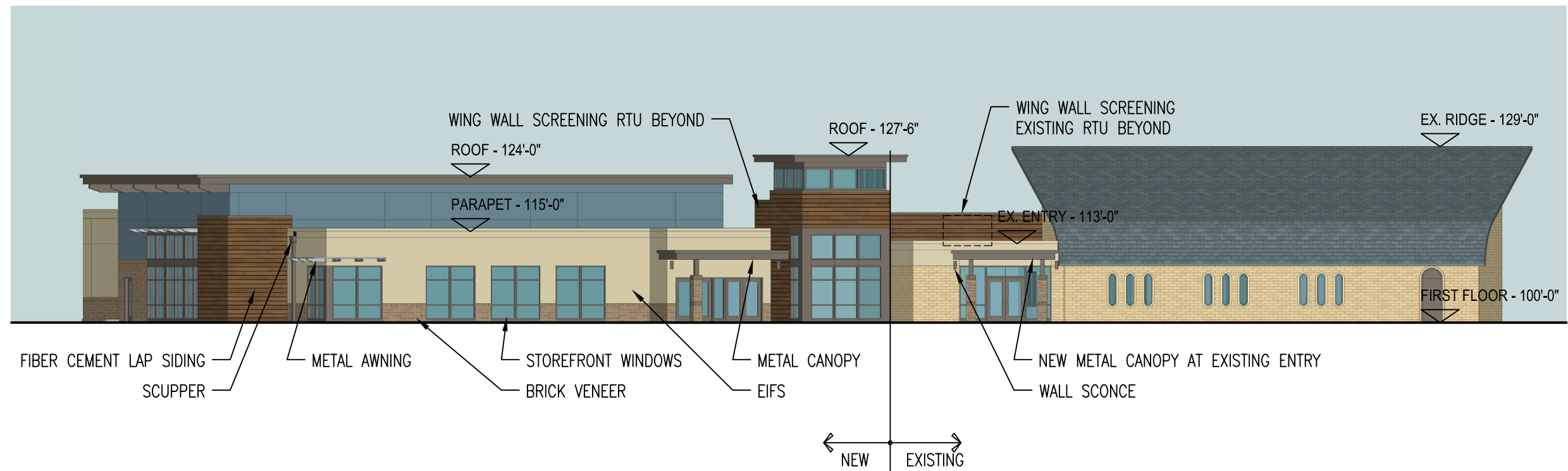
6014 DELMAR BLVD.  
314.863.1313

SAINT LOUIS, MO 63112  
www.stlda.com

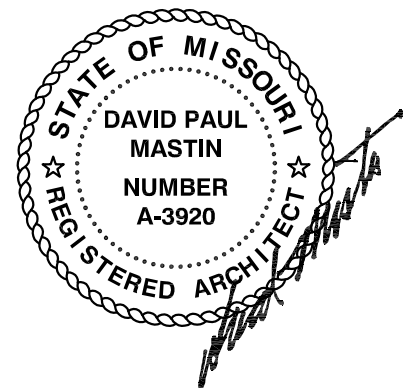
# CHESTERFIELD COMMUNITY CHURCH

14647 Ladue Rd, Chesterfield, MO 63017

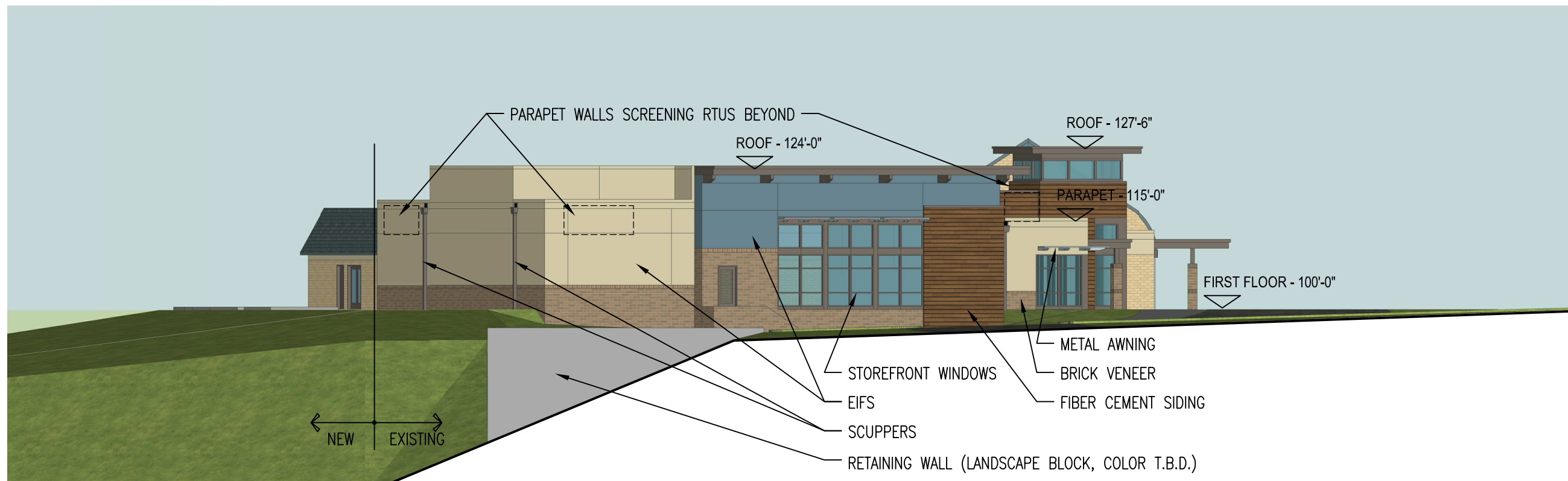




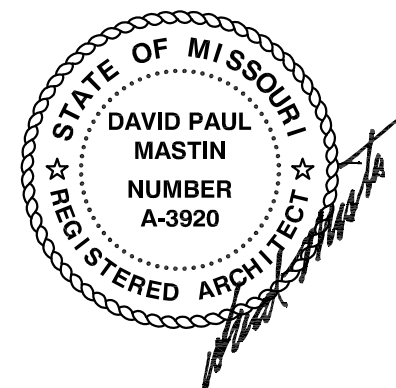
● WEST ELEVATION  
SCALE: 1"=20'

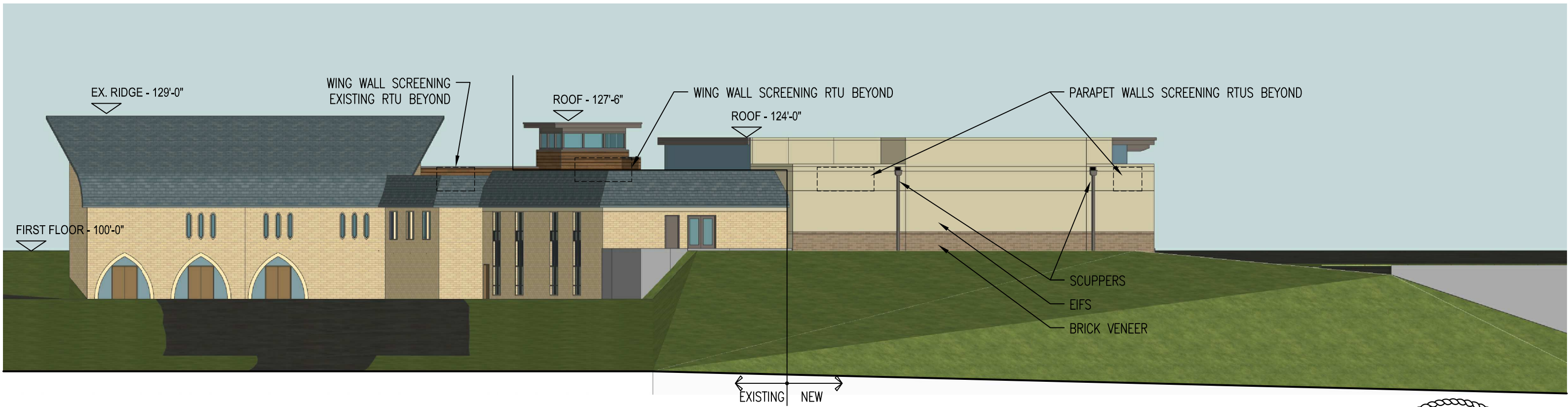




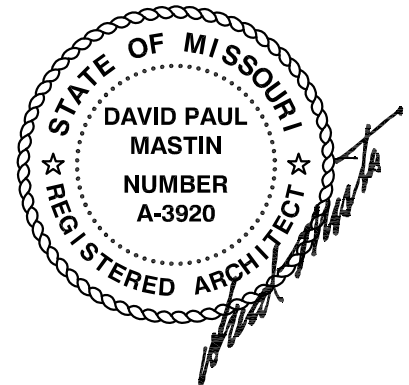


● NORTH ELEVATION  
SCALE: 1"=20'





● EAST ELEVATION  
SCALE: 1"=20'



SAINT LOUIS DESIGN ALLIANCE

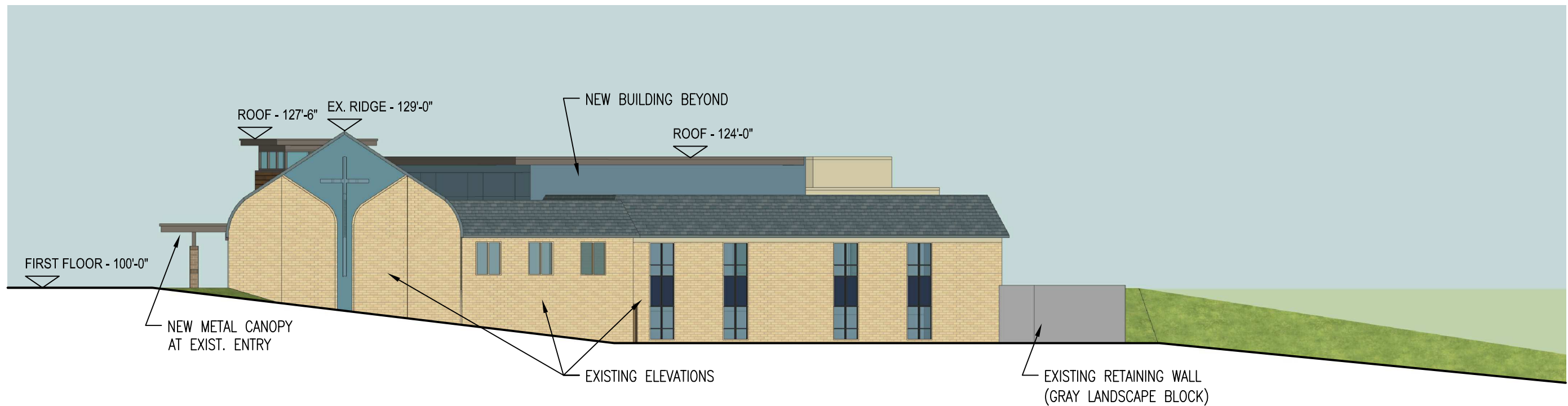
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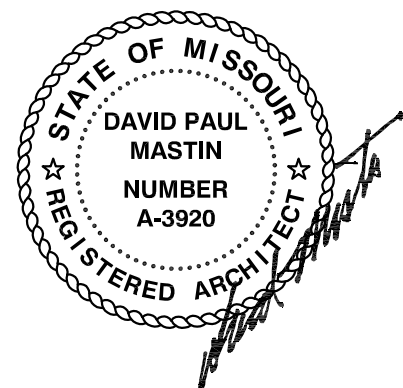
# CHESTERFIELD COMMUNITY CHURCH

14647 Ladue Rd, Chesterfield, MO 63017





● SOUTH ELEVATION  
SCALE: 1"=20'



SAINT LOUIS DESIGN ALLIANCE

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314.863.1313

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# CHESTERFIELD COMMUNITY CHURCH

14647 Ladue Rd, Chesterfield, MO 63017

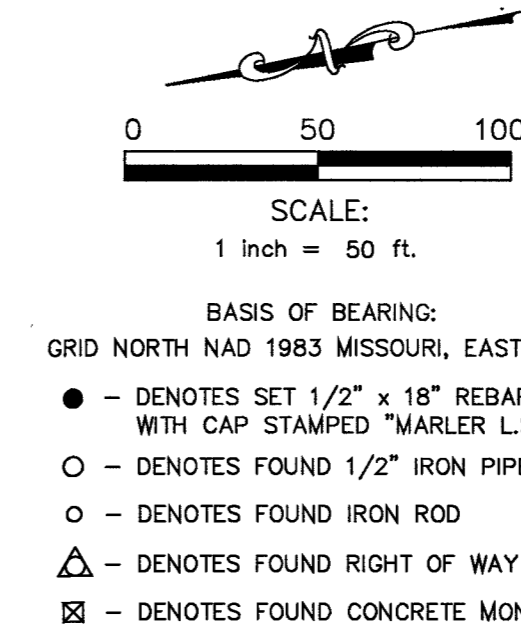


# AMENDED SITE DEVELOPMENT SECTION PLAN

for

## CHESTERFIELD COMMUNITY CHURCH ADDITION

BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS 4, 5, & 6 OF THE SUBDIVISION OF MOSS HUTON'S LAND, LOTS 1, 2, 3, 4 & 4A OF TRAILS WEST SECTION OF THE VILLAGE OF GREEN TRAILS PLAT ONE, U.S. SURVEY 120, 121 & 1911 TOWNSHIP 45 NORTH, RANGE 4 EAST CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

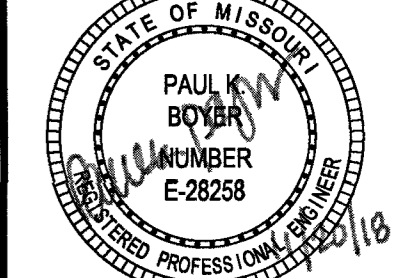


### SHEET INDEX

- |       |                               |
|-------|-------------------------------|
| SDP1  | OVERALL SITE DEVELOPMENT PLAN |
| SDP2  | SITE DEVELOPMENT PLAN         |
| SDP3  | SITE SECTIONS                 |
| L-1   | LANDSCAPE PLAN                |
| TSD-1 | TREE STAND DELINEATION        |
| TPP-1 | TREE PRESERVATION PLAN        |
| E-1   | PHOTOMETRIC PLAN              |

### GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED 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 PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF 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 SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION 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 EARTH, RUBBISH, 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.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND M.S.D.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20" H. SLOPES GREATER THAN 1"V:20" H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ADA STANDARDS.
- SIDEWALKS, CURB RAMP, 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 GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADA CODE SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- NO GRADE SHALL EXCEED 3"(H):1"(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF CHESTERFIELD.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SOODED, AS DIRECTED BY THE CITY OF CHESTERFIELD UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, (LATEST EDITION).
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF ARTICLE IV OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE. LIGHT FIXTURES SHALL BE SHIELDED AND MAINTAIN A CUT OFF ANGLE OF NOT MORE THAN 85 DEGREES.
- A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE CITY OF CHESTERFIELD.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
- LIGHT STANDARDS SHALL NOT EXCEED 20 FEET IN HEIGHT.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0345K, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
- ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE (1) ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE (MLD) AND A LAND DISTURBANCE PERMIT FOR THE MLD MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ANY LAND DISTURBANCE ACTIVITY INVOLVING LESS THAN ONE ACRE OF LAND IS AN ORDINARY LAND DISTURBANCE AND APPROPRIATE PERMITS MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. SITE PLAN/PLAT APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- NO STEP AT ACCESSIBLE ENTRANCE DOORS.
- A PERMIT SHALL BE OBTAINED FROM MoDOT FOR ANY WORK PROPOSED IN MoDOT RIGHT-OF-WAY.
- ALL SIDEWALK AND PEDESTRIAN FACILITIES WITHIN MoDOT RIGHT-OF-WAY MUST MEET THE ADA STANDARDS.
- SETBACKS:  
BUILDING NORTH = 10' SIDEYARD PER R-2 ZONING  
EAST = 15' REAR YARD PER R-2 ZONING  
SOUTH\* = 50' MINIMUM  
WEST\* = 50' MINIMUM  
PARKING NORTH = 10' MINIMUM  
EAST = 10' MINIMUM  
SOUTH = 10' MINIMUM  
WEST = 10' MINIMUM



PAUL K. BOYER, P.E. E-28258  
CIVIL ENGINEER  
CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

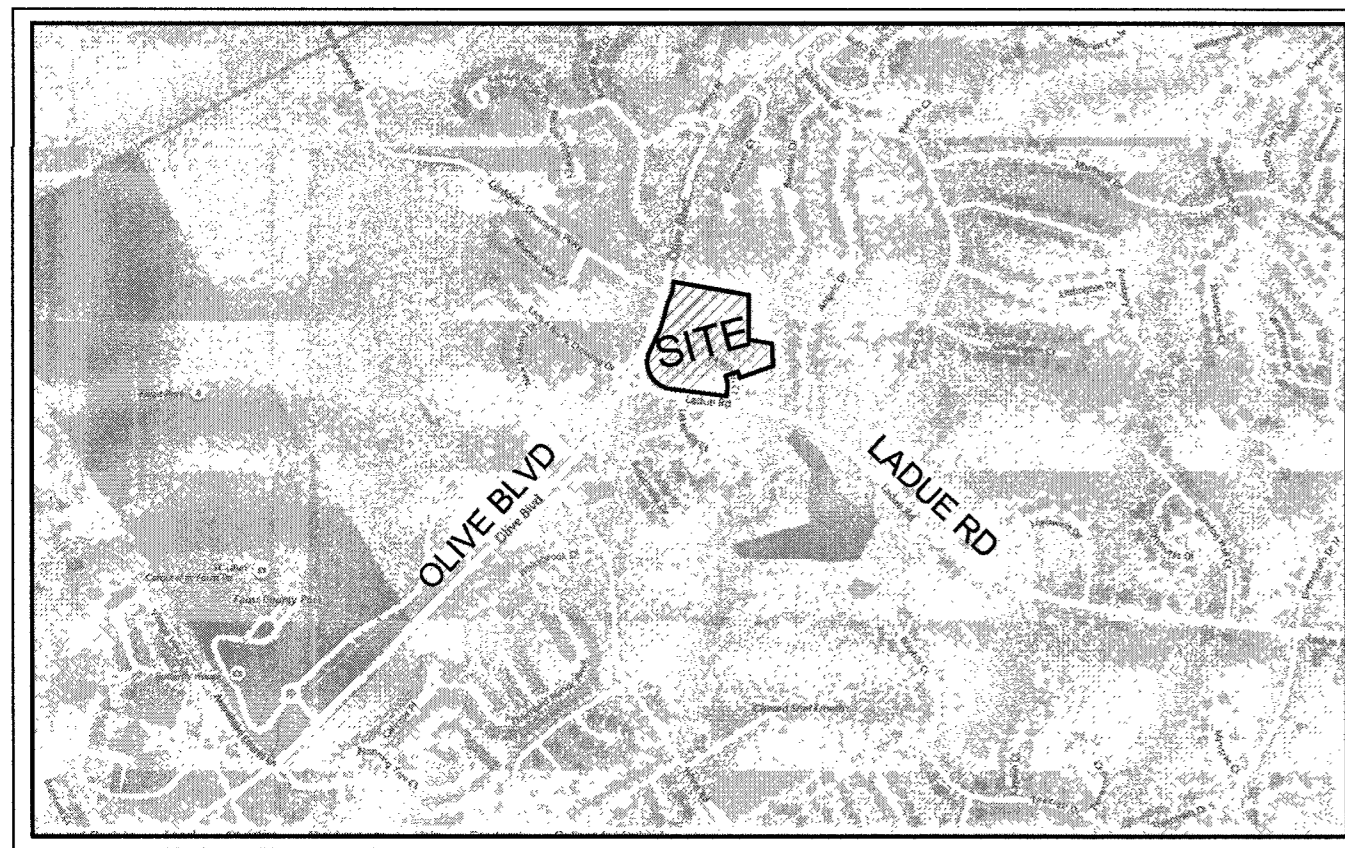
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Site Development Section Plan for  
**CHESTERFIELD COMMUNITY CHURCH**  
ADDITION  
14647 Ladue Road  
Chesterfield, Missouri 63017

Proj. #	1813
No. Description	Date
City Submittal	09/05/18
City Resubmittal	11/01/18
City Resubmittal	11/20/18

OVERALL SITE DEVELOPMENT PLAN

SDP1



### LOCATION MAP

(NOT TO SCALE)

### LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- EXISTING TREE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SWALE
- TO BE REMOVED
- TO BE REMOVED & RELOCATED TO BE USED IN PLACE
- ADJUST TO GRADE
- BACK OF CURB
- FACE OF CURB
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- SILTATION CONTROL
- FIRE HYDRANT
- POWER POLE
- WATER VALVE
- LIGHT STANDARD

### GEOTECHNICAL ENGINEER'S STATEMENT

This plan has been reviewed by the undersigned for regarding compliance with our geotechnical 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. The undersigned must be involved during the construction phase to determine that subsurface conditions are as anticipated and that recommendations relative to construction are implemented.

XXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXX P.E.  
Date: \_\_\_\_\_

### LEGAL DESCRIPTION

(FROM TITLE COMMITMENT)

PARCEL ONE:  
A TRACT OF LAND IN U.S. SURVEYS 120, 121 AND 1911 IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN ST. LOUIS COUNTY, MISSOURI BEING PART OF LOTS 4, 5 AND 6 OF THE SUBDIVISION OF MOSS HUTON'S LAND, ACCORDING TO THE SURVEY THEREOF RECORDED IN SURVEYOR'S RECORDS BOOK 2 PAGE 21, BEING ALSO PART OF A TRACT CONVEYED TO GREEN TRAILS MANAGEMENT CORPORATION BY DEED RECORDED IN BOOK 5267 PAGE 74 OF THE ST. LOUIS COUNTY MISSOURI RECORD AND BEING MORE FULLY DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 5396 PAGE 198 OF THE ST. LOUIS COUNTY RECORDS.

PARCEL TWO:  
LOTS 1, 2, 3, 4 AND 4A OF TRAILS WEST SECTION OF THE VILLAGE OF GREEN TRAILS PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 114 PAGES 18, 19, 20 AND 21 OF THE ST. LOUIS COUNTY RECORDS.

EXCEPTING FROM THE ABOVE PARCELS THAT PART CONVEYED TO STATE OF MISSOURI, ACTING BY AND THROUGH THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION, BY GENERAL WARRANTY DEED RECORDED IN BOOK 9010 PAGE 543.

NOTE: THE ABOVE TRACTS ARE DEPICTED ON BOUNDARY ADJUSTMENT PLAT FILED OF RECORDED IN PLAT BOOK 230 PAGE 92 OF THE ST. LOUIS COUNTY RECORDS.

### SITE BENCHMARK

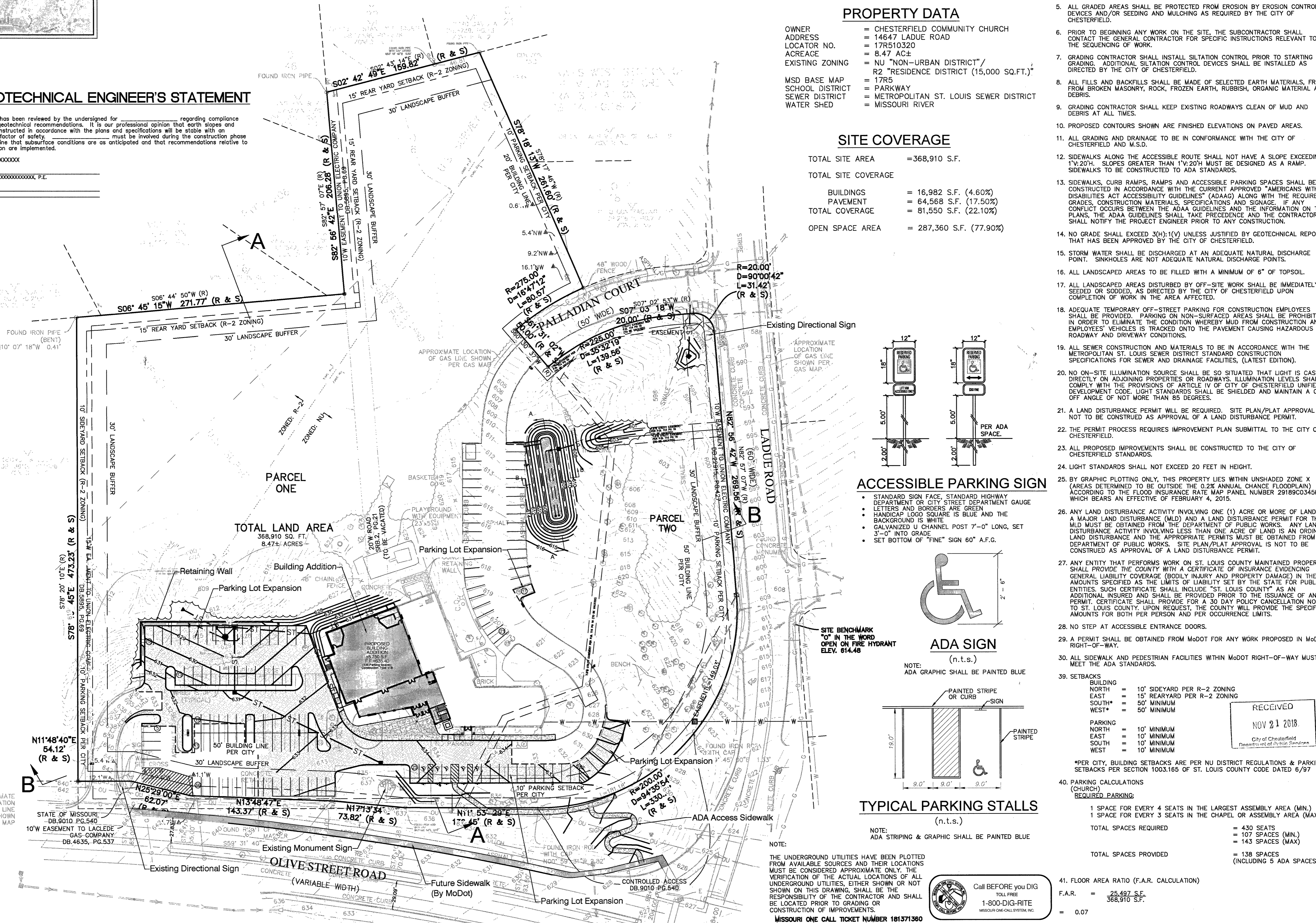
NAVD88 ELEV. = 614.48' FTUS  
\*0" IN THE WORD OPEN ON A FIRE HYDRANT ON THE INTERSECTION OF LADUE ROAD AND LAKE TRAILS COURT, AS SHOWN ON SURVEY.

### PREPARED FOR:

St. Louis Design Alliance  
6014 DELMAR BLVD.  
ST. LOUIS, MISSOURI 63112  
(314) 863-1313  
CONTACT: STEFAN NOVSEL

### PREPARED BY:

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
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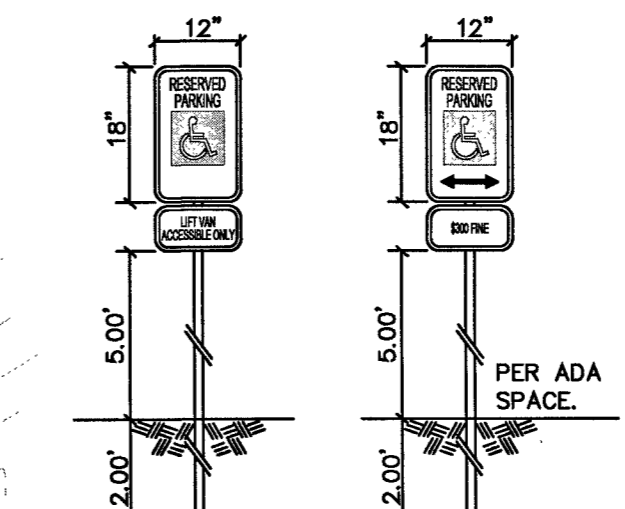


### PROPERTY DATA

OWNER	= CHESTERFIELD COMMUNITY CHURCH
ADDRESS	= 14647 LADUE ROAD
LOCATOR NO.	= 17R510320
ACREAGE	= 8.47 AC±
EXISTING ZONING	= NU "NON-URBAN DISTRICT"/ R2 "RESIDENCE DISTRICT (15,000 SQ.FT.)"
MSD BASE MAP	= 17R5
SCHOOL DISTRICT	= PARKWAY
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER

### SITE COVERAGE

TOTAL SITE AREA	= 368,910 S.F.
TOTAL SITE COVERAGE	
BUILDINGS	= 16,982 S.F. (4.60%)
PAVEMENT	= 64,568 S.F. (17.50%)
TOTAL COVERAGE	= 81,550 S.F. (22.10%)
OPEN SPACE AREA	= 287,360 S.F. (77.90%)



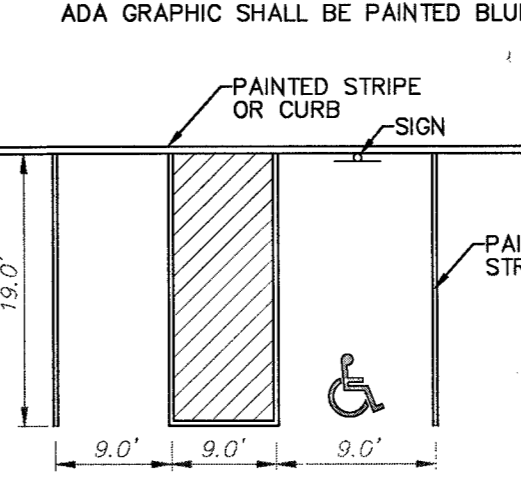
### ACCESSIBLE PARKING SIGN

- STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT OR CITY STREET DEPARTMENT GAUGE
- LETTERS AND BORDERS ARE GREEN
- HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE
- GALVANIZED U CHANNEL POST 7'-0" LONG, SET 3'-0" INTO GRADE
- SET BOTTOM OF "FINE" SIGN 60" A.F.G.



### ADA SIGN

(n.t.s.)



### TYPICAL PARKING STALLS

(n.t.s.)

NOTE: ADA STRIPING & GRAPHIC SHALL BE PAINTED BLUE

THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SOURCES AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

MISSOURI ONE CALL TICKET NUMBER 181571360



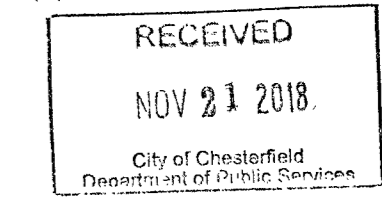
Call BEFORE you DIG  
TOLL FREE  
1-800-DIG-RITE  
MISSOURI ONE-CALL SYSTEM, INC.

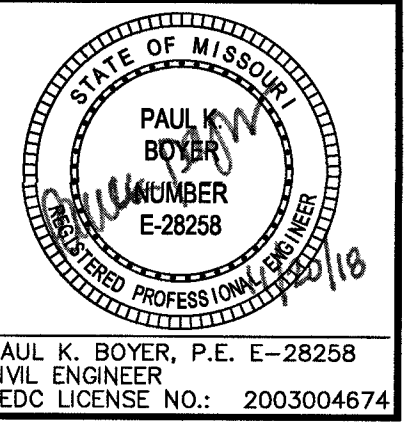
41. FLOOR AREA RATIO (F.A.R. CALCULATION)	
F.A.R. =	$\frac{25,497 \text{ S.F.}}{368,910 \text{ S.F.}}$
	= 0.07

### PARKING CALCULATIONS

REQUIRED PARKING:

1 SPACE FOR EVERY 4 SEATS IN THE LARGEST ASSEMBLY AREA (MIN.)	
1 SPACE FOR EVERY 3 SEATS IN THE CHAPEL OR ASSEMBLY AREA (MAX)	
TOTAL SPACES REQUIRED	= 430 SEATS
	= 193 SPACES (MIN.)
	= 143 SPACES (MAX)
TOTAL SPACES PROVIDED	= 138 SPACES
	(INCLUDING 5 ADA SPACES)





PAUL K. BOYER, P.E. E-28258  
 CIVIL ENGINEER  
 CEDC LICENSE NO.: 2003004674

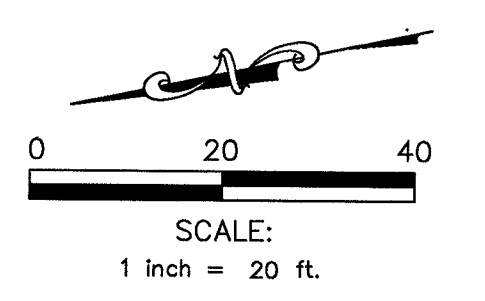
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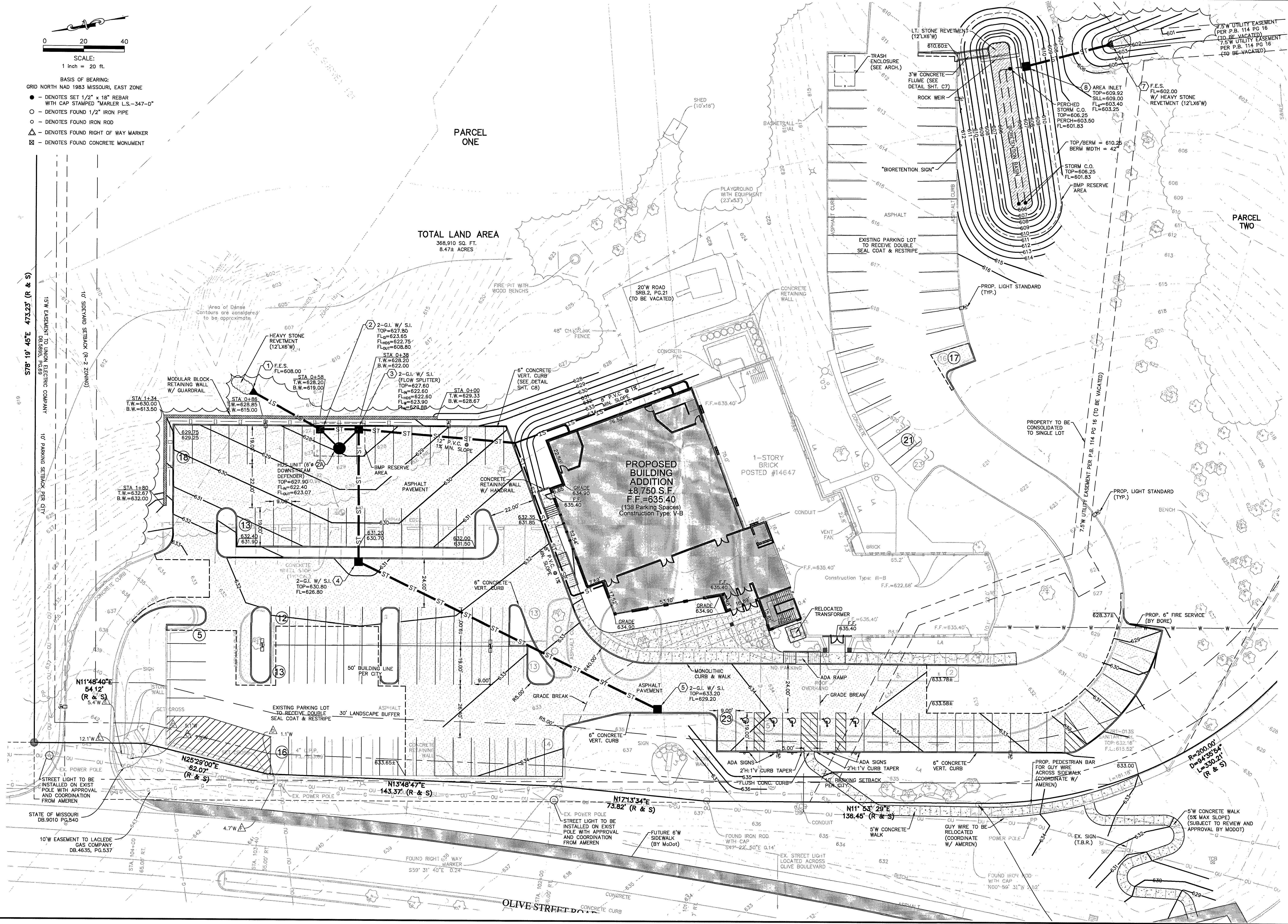
**SITE DEVELOPMENT PLAN**

**SDP2**



- SCALE:  
 1 inch = 20 ft.
- BASIS OF BEARING:  
 GRID NORTH NAD 1983 MISSOURI, EAST ZONE
- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
  - - DENOTES FOUND 1/2" IRON PIPE
  - - DENOTES FOUND IRON ROD
  - △ - DENOTES FOUND RIGHT OF WAY MARKER
  - ⊠ - DENOTES FOUND CONCRETE MONUMENT

**TOTAL LAND AREA**  
 368,910 SQ. FT.  
 8.47± ACRES



S78° 19' 45" E 473.23' (R & S)

15' W EASEMENT TO LUNON ELECTRIC COMPANY DB:5893, PG:69

10' SIDEYARD SETBACK (R-Z ZONING)

10' PARKING SETBACK PER CITY

N11°48'40"E 54.12' (R & S)

N25°29'00"E 62.07' (R & S)

N13°48'47"E 143.37' (R & S)

N17°13'34"E 73.82' (R & S)

N11°53'29"E 136.45' (R & S)

N13°48'47"E 143.37' (R & S)

N17°13'34"E 73.82' (R & S)

N25°29'00"E 62.07' (R & S)

N11°48'40"E 54.12' (R & S)

N13°48'47"E 143.37' (R & S)

N17°13'34"E 73.82' (R & S)

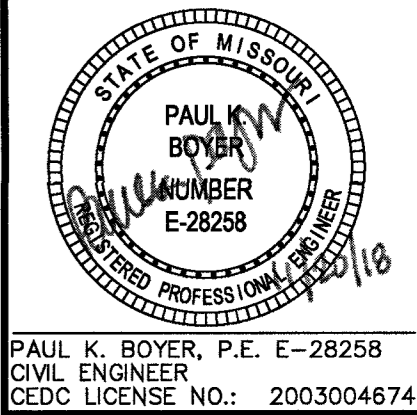
N25°29'00"E 62.07' (R & S)

R=200.00'  
 D=84.350'  
 L=530.21'  
 (R & S)

5' W CONCRETE WALK (5% MAX SLOPE) (SUBJECT TO REVIEW AND APPROVAL BY MDDOT)

PROF. PEDESTRIAN BAR FOR GUY WIRE ACROSS SIDEWALK (COORDINATE W/ AMEREN)

EX. STREET LIGHT LOCATED ACROSS OLIVE BOULEVARD



PAUL K. BOYER, P.E. E-28258  
 CIVIL ENGINEER  
 CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive  
 Suite 200  
 Saint Louis, Missouri 63127  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net

**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

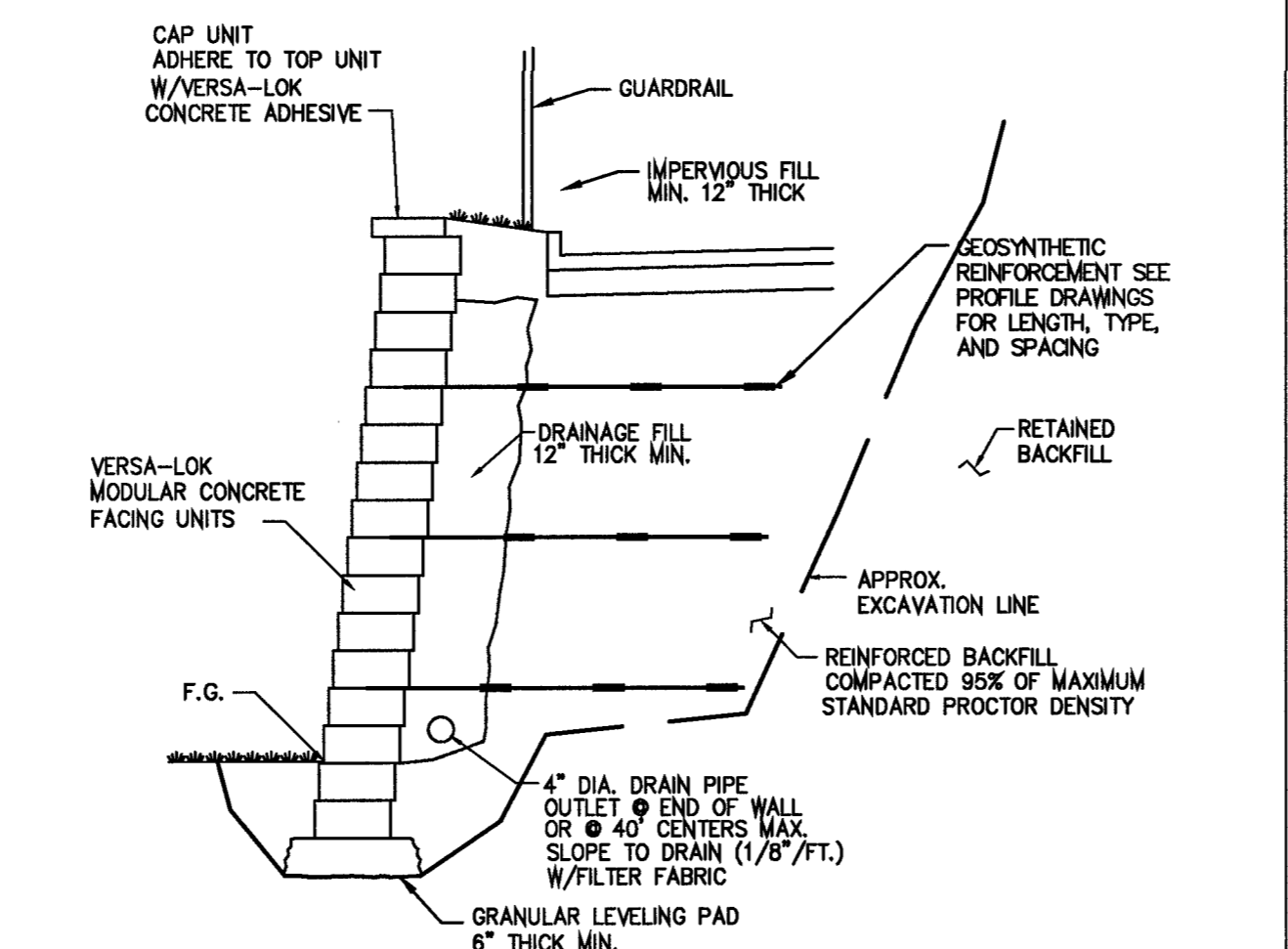
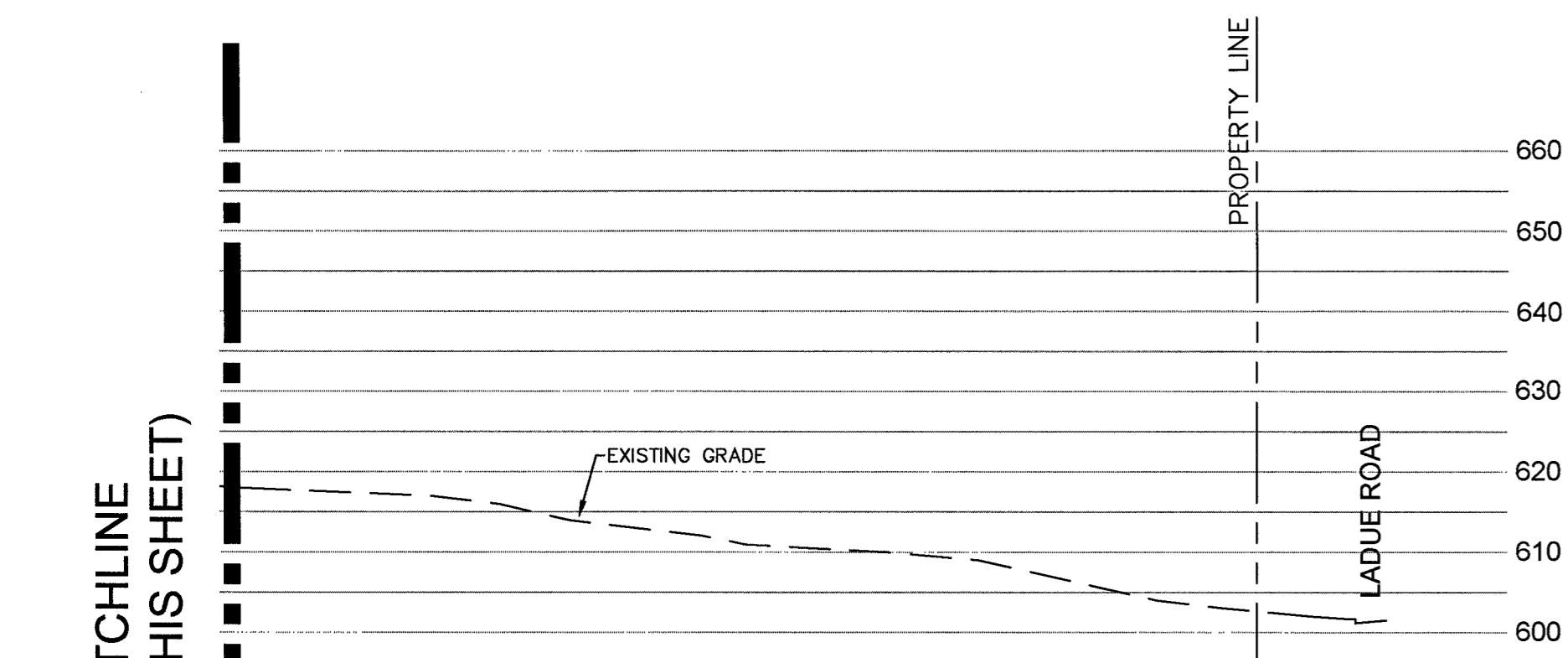
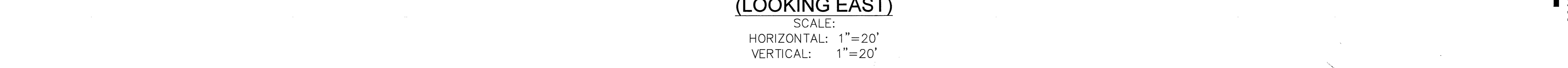
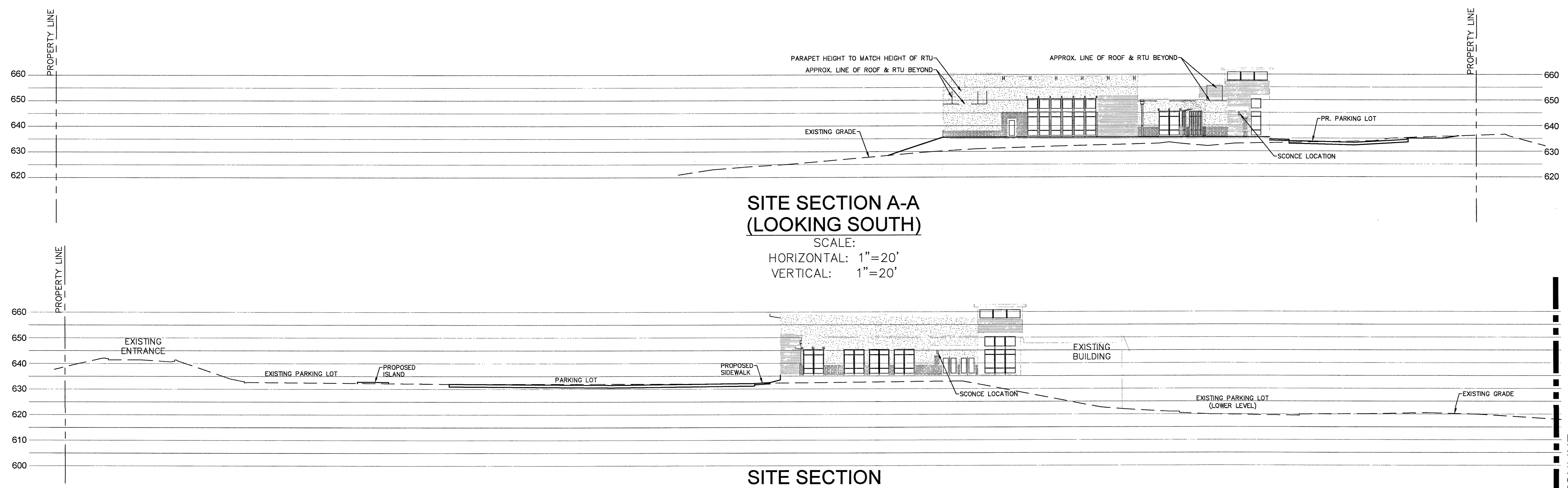
Site Development Section Plan for  
**CHESTERFIELD COMMUNITY CHURCH**  
 ADDITION  
 14647 Ladue Road  
 Chesterfield, Missouri 63017

Proj. # 1813

No.	Description	Date
City Submittal		09/05/18
City Resubmittal		11/01/18
City Resubmittal		11/20/18

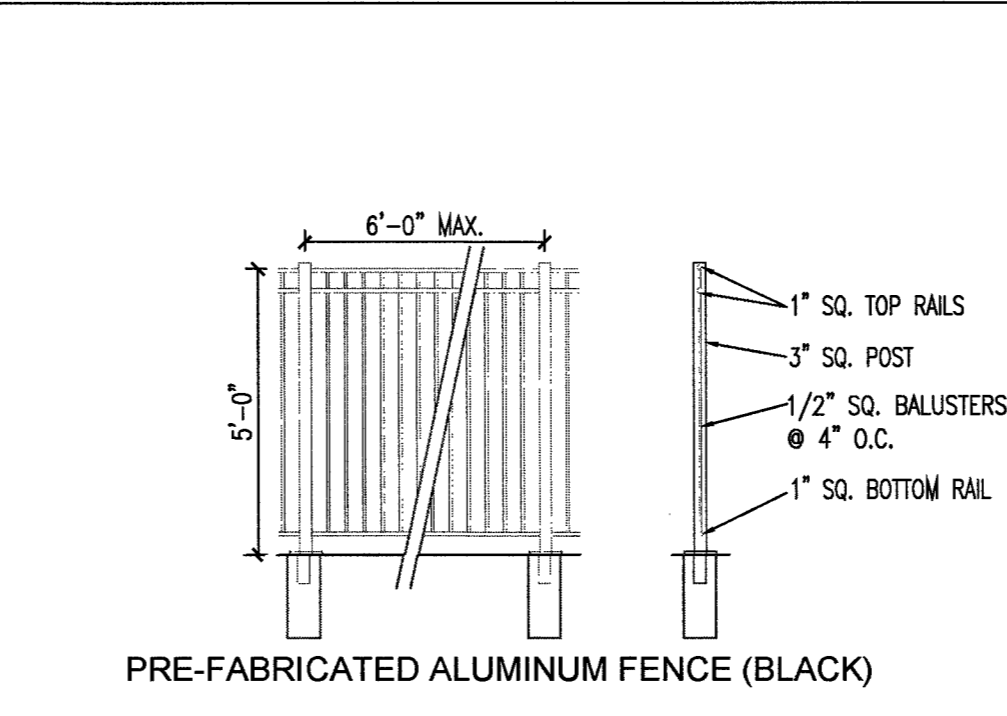
**SITE SECTIONS**

**SDP3**

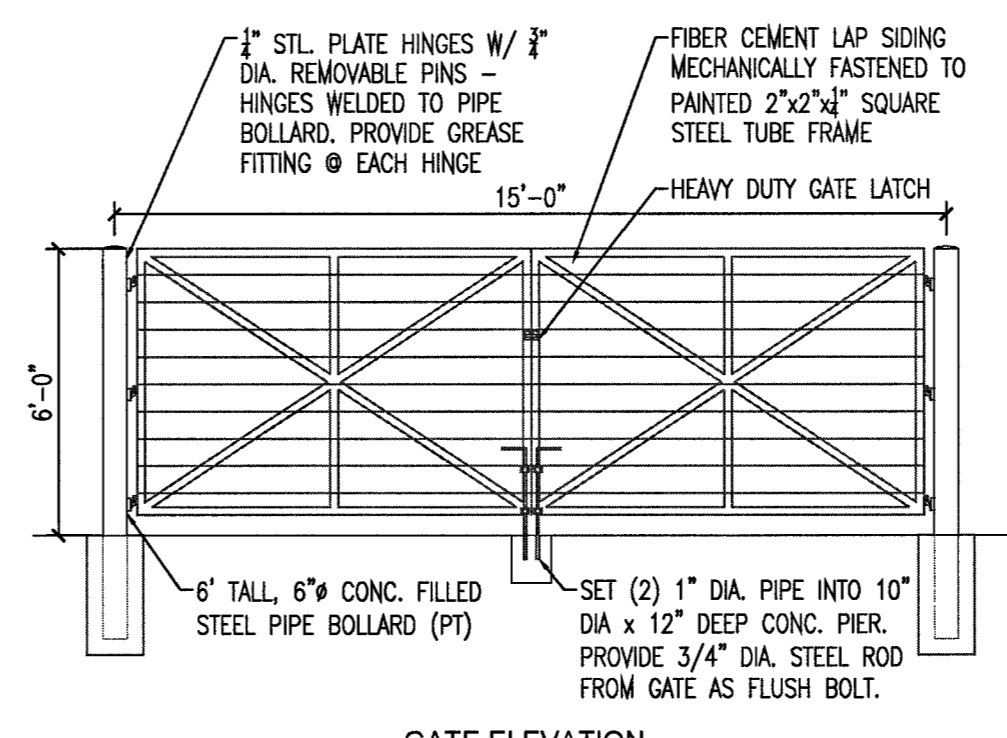
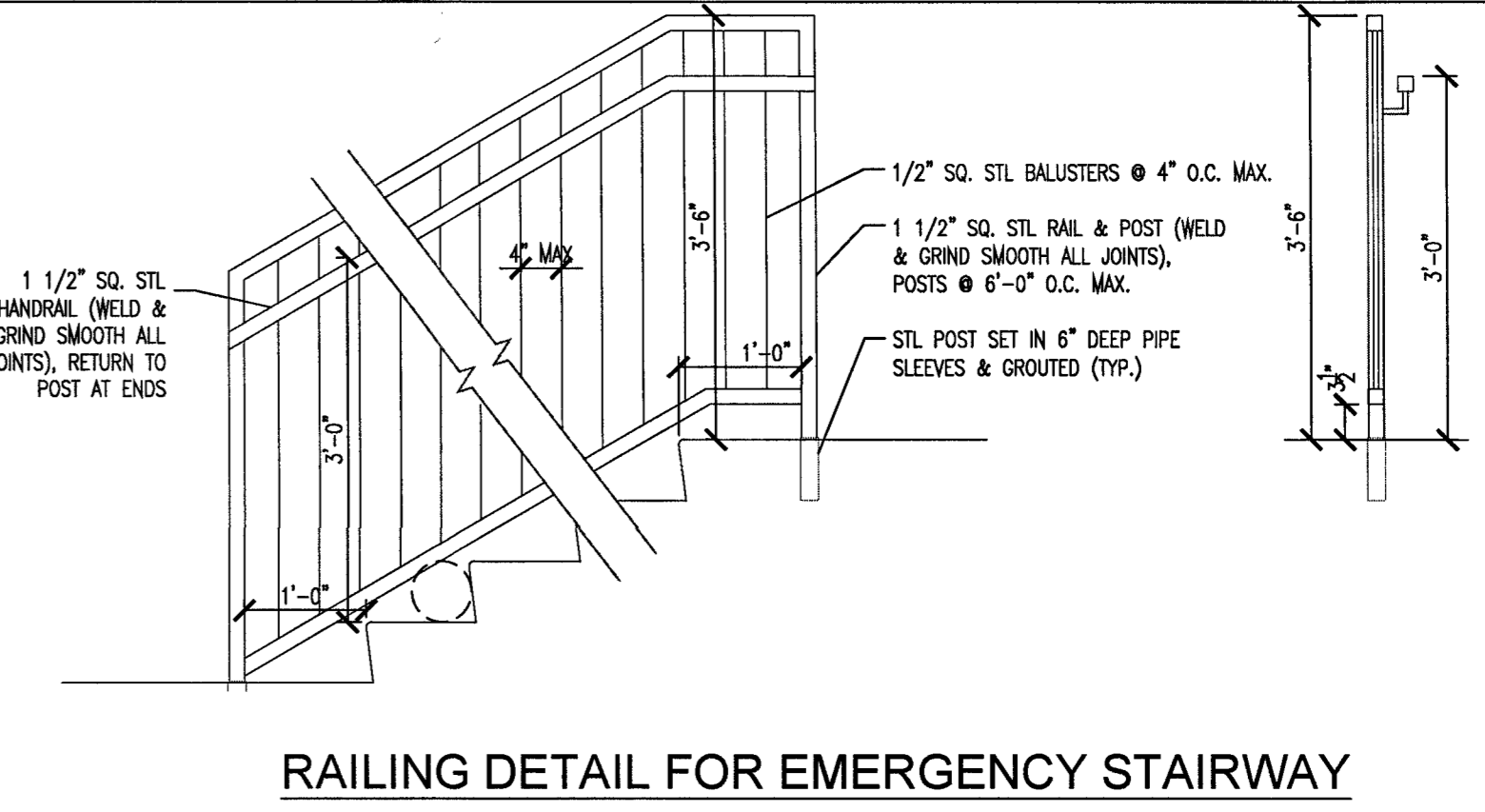


MODULAR CONCRETE UNIT  
 SCALE: NONE

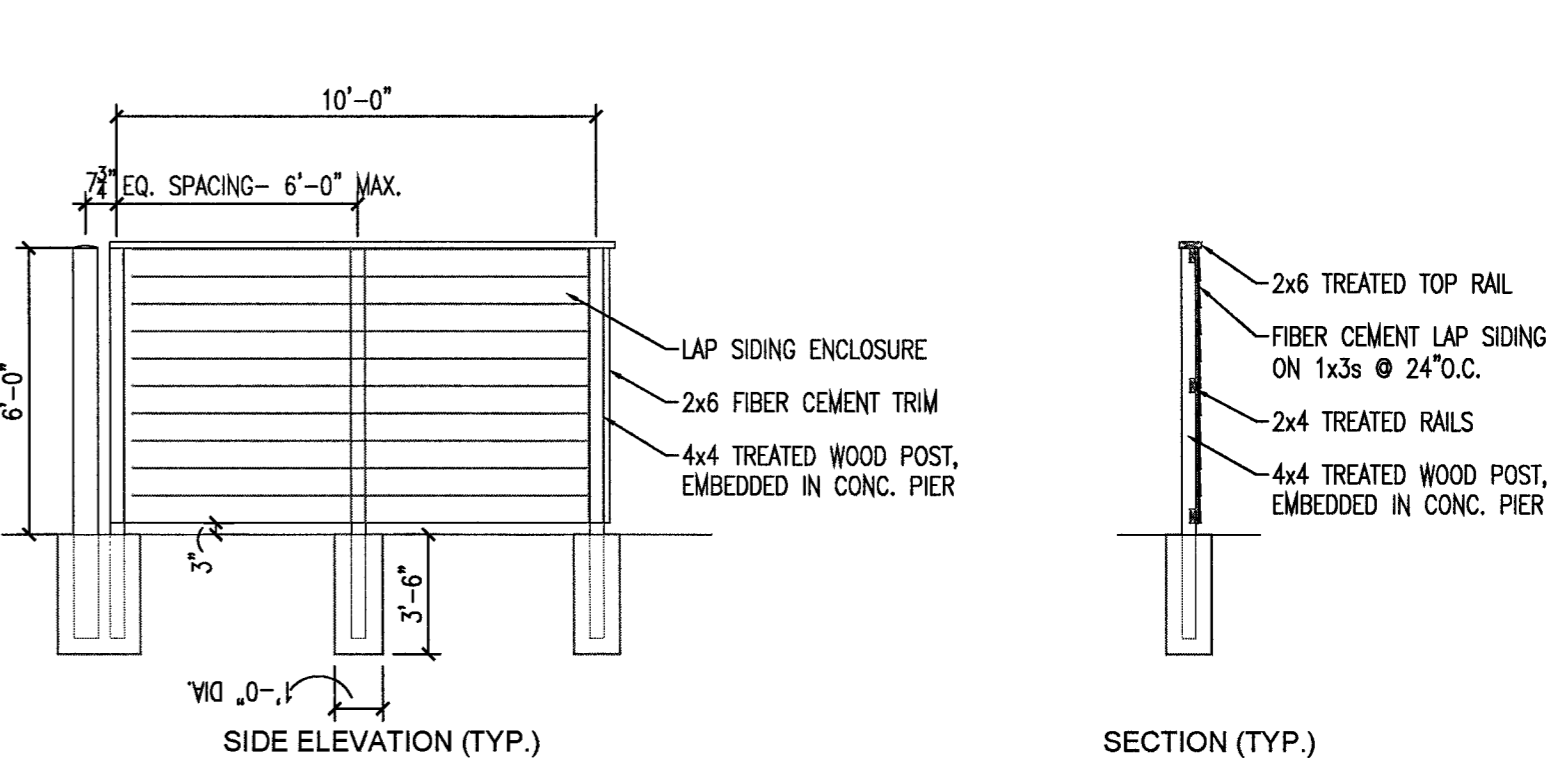
NOTES:  
 1.) REFER TO THIS DRAWING FOR WALL PROFILE AND HEIGHT ONLY. DESIGN OF WALL SHALL BE BY OTHERS.  
 2.) TYPE OF WALL TO BE DETERMINED BY OWNER AND ARCHITECT. FENCE TYPE, COLOR/STYLE/ETC. TO BE COORDINATED WITH ARCHITECT.  
 3.) STRUCTURAL CALCULATIONS TO BE PROVIDED BY WALL MANUFACTURER OR STRUCTURAL ENGINEER. PERMITS FOR WALL TO BE OBTAINED BY CONTRACTOR.  
 4.) THE WALL MANUFACTURER SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT IF ONE HAS BEEN PREPARED FOR THIS PROJECT AND COMPLY WITH THE REQUIREMENTS OUTLINED IN REPORT.  
 5.) HORIZONTAL LOCATION OF BASE OF WALL IS SUBJECT TO FINAL WALL DESIGN AND WALL BATTER.  
 6.) CONTRACTOR TO ACCOUNT FOR WALL BATTER WHEN STAKING OUT WALL AND BUILDING WALL.



● FENCE  
 SCALE: 1/4"=1'-0"



● TRASH ENCLOSURE  
 SCALE: 1/4"=1'-0"

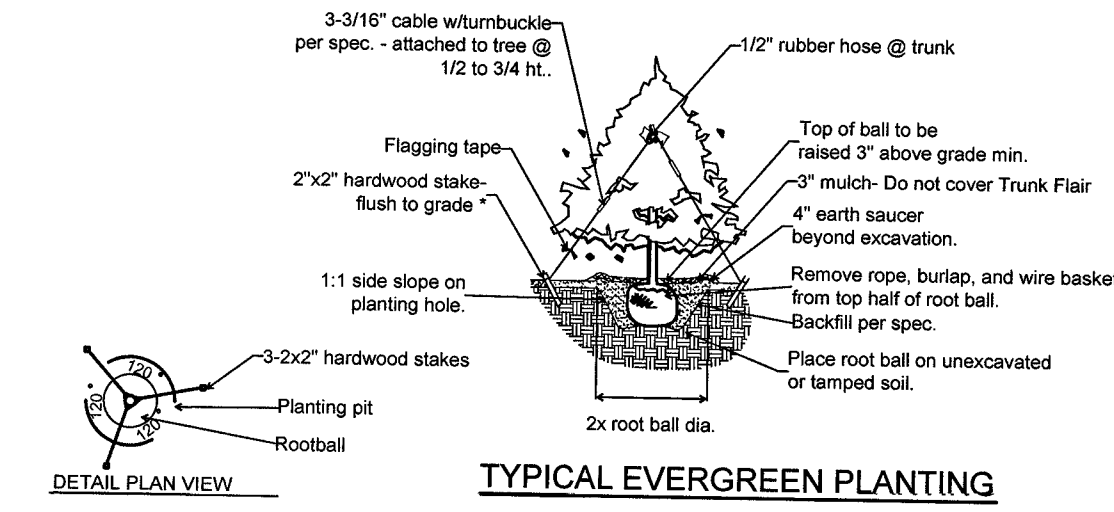
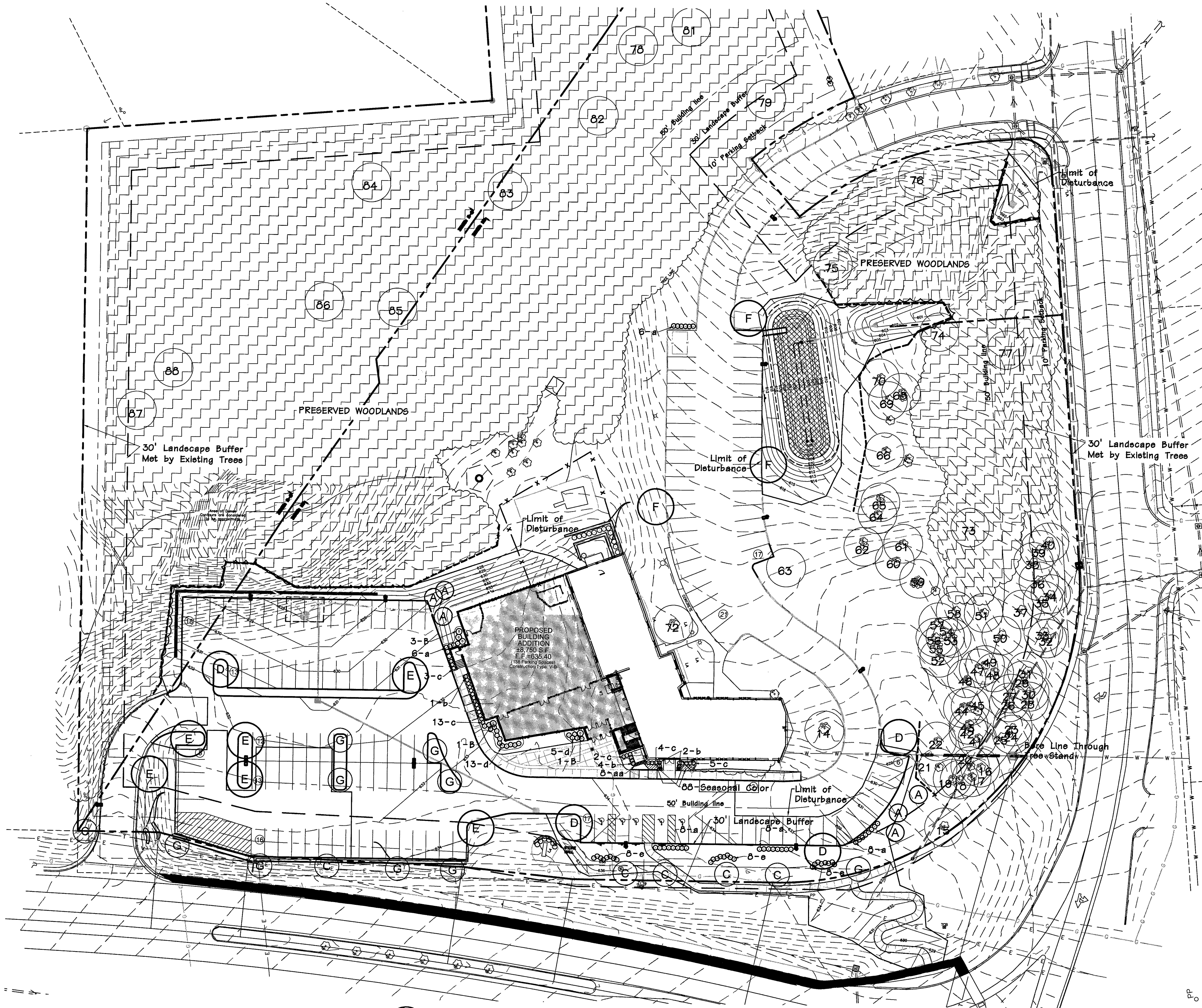


SECTION (TYP.)

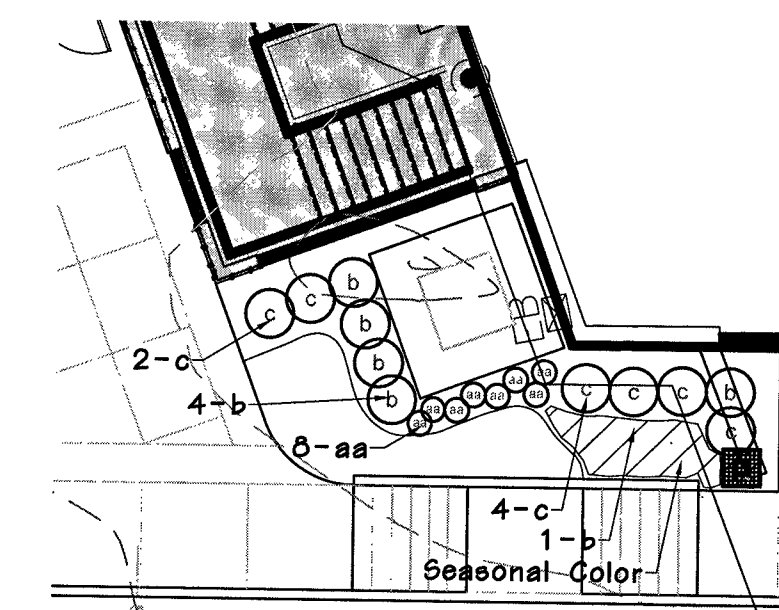
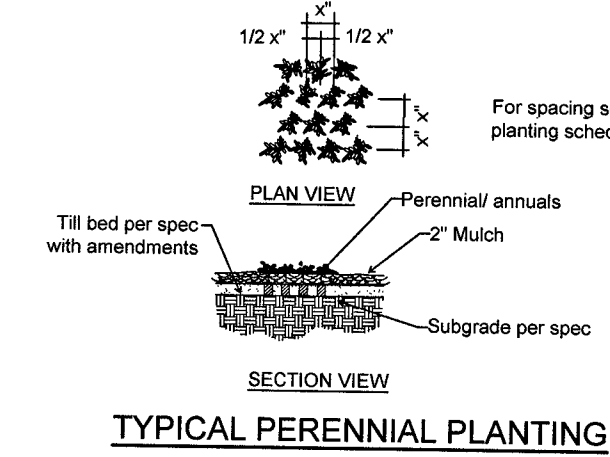
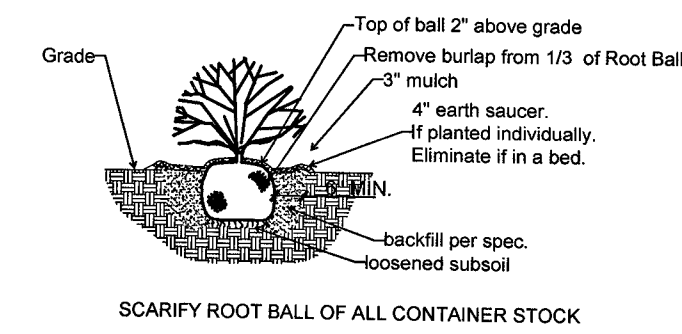
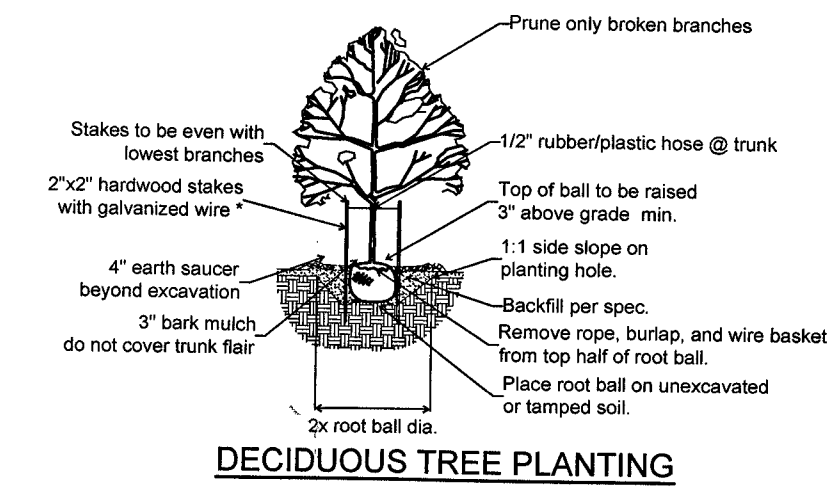
**GENERAL NOTES:**

- 1) Openpace ratio is 77.9% Total Site 366,910 SF/Openpace 287,359 SF
- 2) All trees will be located at least 3' from proposed curb.
- 3) All trees will be located at least 10' from all storm sewer structures.
- 4) All trees will be located at least 25' from all Street lights, Signs, and intersections.
- 5) An In-ground Irrigation system shall be provided for landscape areas.
- 6) All lawn disturbed areas to be sodded.
- 7) Street Trees along Olive Street Rd.: 536 lf / 50 = 10.7 or 11
- 8) Street Trees along Ladue Road: 599.77 lf / 50 = 11.99 or 12 Requirement met by existing trees.

PLANTING SCHEDULE								
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	Notes	CATEGORY	PERCENTAGE
A	6	<i>Picea omorika</i> 'Bruno'	Bruno Serbian Spruce	8-10'	30-40'	Medium Growing	Evergreen	16%
B	5	<i>Juniperus virginiana</i> 'Taylor'	Taylor Juniper	6-8'	25'+	Medium Growing	Evergreen	13%
C	5	<i>Crataegus laeigata</i> 'Superba'	Crimson Cloud Hawthorn	2 1/2"	15'+	Medium Growing	Ornamental	13%
D	4	<i>Tilia cordata</i> 'Greenspire'	Little-leaf Linden	2 1/2"	45'+	Slow Growing	Deciduous	10%
E	6	<i>Acer rubrum</i> 'Bowhall'	Bowhall Red Maple	2 1/2"	45'+	Fast Growing	Deciduous	13%
F	3	<i>Quercus rubra</i>	Northern Red Oak	2 1/2"	45'+	Medium Growing	Deciduous	8%
G	9	<i>Carpinus caroliniana</i>	American Hornbeam	2 1/2"	20'+	Medium Growing	Ornamental	24%
a	30	<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	24-30"			3' O.C.	
b	7	<i>Buxus sempervirens</i> 'Dee Runk'	Dee Runk Boxwood	30-36"			as shown	
c	27	<i>Buxus sinica</i> var. 'Wingergreen'	Wingergreen Boxwood	18-24"			2.5' O.C.	
d	18	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	18-24"			4' O.C.	
e	24	<i>Ilex verticillata</i> 'Afterglow'	Afterglow Winterberry	24-30"			3' O.C.	
aa	8	<i>Calamagrostis</i> a. 'Karl Foerster'	Karl Foerster Grass	1 gal			18" oc	
bb		Seasonal Color to be Selected		2' cp			9' O.C.	
		Bioretention Plantings per MSD	to be Selected					

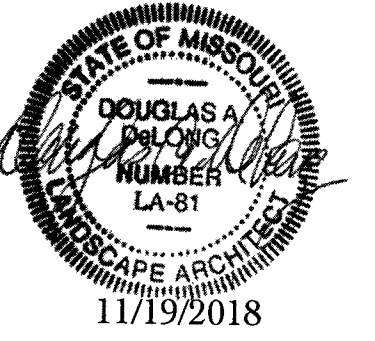


- \* Staking should be done only when:
- Planting in soft, loose soils
- Root balls with sandy soil, or wet clay
- Trees located in an extremely windy location



**Landscape Plan**  
SCALE 1"=40'-0"

**Transformer Screening**  
SCALE 1"=10'-0"



Douglas A. DeLong, Landscape Architect LA-81

Consultants:

**Chesterfield Community Church**  
**14647 Ladue Rd**  
Chesterfield, Missouri, 63017

Date	Description	No.
10/23/18	City Comments	1
10/31/18	Site Revisions	2
11/19/18	City Comments	3

Drawn: BAD  
Checked: DAD

eLong  
Landscape Architecture, LLC  
7620 West Bruno Ave  
St. Louis, MO. 63117  
(314) 346-4856  
delong.la@gmail.com  
Missouri State Certificate of Authority: #2013000146

Sheet Title: LANDSCAPE PLAN  
Sheet No: L-1  
Date: 08-31-2018  
Job #: 106.006

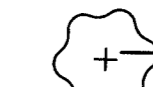


**Tree Stand Delineation Narrative**  
August 30, 2018

The overall Lot comprises a total of 6.47 Ac and has a total of 6.09 AC of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

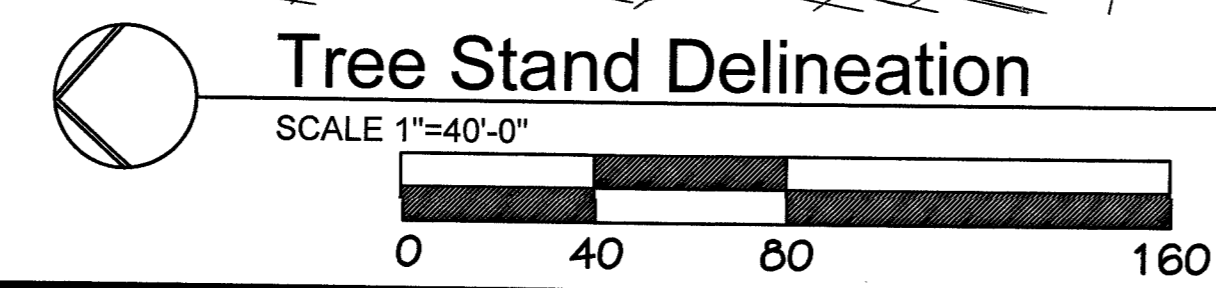
Woodland Description: The woodland is scattered second growth of medium sized trees (10-18 DBH) of boxelder, black locust, and hackberry with a strong understorey of honeysuckle. The overstorey is punctuated with a few scattered remnant monarch trees including walnut and cottonwood. Slopes are steep with eroded soils.

WOODLAND = 4.37 Ac (190,491.9 sq. ft.)  
INDIVIDUAL TREES = 1.7 Ac (75,155 sq. ft.)  
TOTAL EXISTING CANOPY = 6.07 Ac (265,646.9 sq. ft.)

**LEGEND**

-  Location
-  109 Reference Number
-  Dead Tree

Project Tree ID	Canopy Spread (ft.)	Common Name	Condition	DBH	Canopy Area	Tree Comments
1	51-60	pecan	Good (70-79)	26	1,952	Monarch
2	31-40	spruce norway	Excellent (90-100)	14	706	
3	not Used					
4	41-50	sycamore American	Fair (60-69)	20	1,256	
5	41-50	ash green	Fair (60-69)	32	1,256	EAB
6	21-30	maple sugar	Fair (60-69)	10	314	
7	13-20	redbud	Good (70-79)	8	314	
8	21-30	pear callery	Fair (60-69)	24	314	
9	21-30	pear callery	Fair (60-69)	16	314	
10	21-30	pear callery	Fair (60-69)	14	314	
11	21-30	pear callery	Fair (60-69)	14	314	
12	21-30	pear callery	Fair (60-69)	22	314	
13	0-10	dogwood flowering	Poor (50-59)	5	78	
14	31-40	pine austrian	Poor (50-59)	16	706	Tip blight
15	41-50	maple sugar	Poor (50-59)	28	1,256	Decay
16	41-50	locust black	Poor (50-59)	28	1,256	Decay
17	41-50	locust black	Poor (50-59)	32	1,256	Decay
18	21-30	locust black	Poor (50-59)	14	706	Decay
19	31-40	locust black	Poor (50-59)	14	1,017	Decay
20	21-30	mulberry	Poor (50-59)	12	706	Decay
21	21-30	mulberry	Poor (50-59)	12	706	Decay
22	21-30	cherry black	Fair (60-69)	14	706	
23	31-40	locust black	Fair (60-69)	12	1,017	
24	21-30	locust black	Poor (50-59)	18	706	Decay
25	0-10	locust black	Critical (10-49)	10	78	Decay
26	31-40	locust black	Fair (60-69)	24	1,017	
27	0-10	locust black	Critical (10-49)	12	78	Dead top
28	21-30	locust black	Poor (50-59)	10	706	Decay
29	0-10	locust black	Critical (10-49)	12	78	Dead top
30	21-30	mulberry	Fair (60-69)	10	706	
31	21-30	cherry black	Fair (60-69)	10	706	
32	31-40	locust black	Fair (60-69)	21	1,017	Decay
33	13-15	locust black	Poor (50-59)	6	615	Decay
34	21-30	locust black	Poor (50-59)	14	706	Decay
35	13-20	boxelder	Poor (50-59)	14	615	Decay
36	13-20	mulberry	Poor (50-59)	8	615	Decay
37	31-40	locust black	Poor (50-59)	22	1,017	Decay
38	31-40	locust black	Poor (50-59)	16	1,017	Decay
39	31-40	locust black	Critical (10-49)	12	1,017	Decay
40	31-40	locust black	Poor (50-59)	16	1,017	Decay
41	31-40	locust black	Poor (50-59)	18	1,017	Decay
42	31-40	locust black	Critical (10-49)	10	1,017	Decay
43	31-40	boxelder	Poor (50-59)	10	1,017	Decay
44	31-40	locust black	Poor (50-59)	18	1,017	Decay
45	31-40	locust black	Poor (50-59)	13	1,017	Decay
46	31-40	locust black	Poor (50-59)	14	1,017	Decay
47	21-30	locust black	Poor (50-59)	10	706	Decay
48	21-30	locust black	Poor (50-59)	12	706	Decay
49	21-30	boxelder	Critical (10-49)	8	706	Decay
50	21-30	hackberry	Fair (60-69)	8	706	
51	21-30	cherry black	Poor (50-59)	9	706	Decay
52	31-40	locust black	Critical (10-49)	34	706	Decay
53	31-40	locust black	Critical (10-49)	32	706	Decay
54	31-40	locust black	Critical (10-49)	20	1,017	Decay
55	21-30	cherry black	Poor (50-59)	8	706	Decay
56	15-20	cherry black	Poor (50-59)	6	254	Decay
57	21-30	cherry black	Critical (10-49)	10	706	Decay
58	15-20	cherry black	Fair (60-69)	8	254	
59	21-30	persimmon	Fair (60-69)	10	706	
60	31-40	cherry black	Critical (10-49)	24	1,017	Decay
61	21-30	boxelder	Poor (50-59)	9	706	Decay
62	21-30	boxelder	Poor (50-59)	12	706	Decay
63	51-60	oak black	Fair (60-69)	40	2,122	Dead limbs
64	31-40	hackberry	Fair (60-69)	15	1,017	Hanging limb
65	31-40	persimmon	Fair (60-69)	4	1,017	
66	41-50	hackberry	Poor (50-59)	32	1,256	Decay
67	21-30	boxelder	Poor (50-59)	9	706	Decay
68	31-40	boxelder	Poor (50-59)	16	1,017	Decay
69	13-18	boxelder	Poor (50-59)	6	200	Decay
70	21-30	boxelder	Poor (50-59)	12	706	Decay
71	21-30	persimmon	Poor (50-59)	10	706	Decay
72	31-40	maple sugar	Fair (60-69)	18	1,017	
73	31-40	locust black	Poor (50-59)	23	1,017	Decay
74	31-40	locust black	Poor (50-59)	22	1,017	Decay
75	31-40	locust black	Poor (50-59)	28	1,017	Decay
76	31-40	locust black	Poor (50-59)	22	1,017	Decay
77	31-40	locust black	Poor (50-59)	23	1,017	Decay
78	31-40	walnut black	Fair (60-69)	24	1,017	
79	31-40	cottonwood	Poor (50-59)	26	1,017	Decay
80	41-50	walnut black	Fair (60-69)	36	1,519	Monarch
81	31-40	hackberry	Fair (60-69)	28	1,017	
82	31-40	walnut black	Fair (60-69)	26	1,017	
83	41-50	walnut black	Fair (60-69)	26	1,519	
84	41-50	boxelder	Poor (50-59)	23	1,519	
85	41-50	hackberry	Fair (60-69)	23	1,519	
86	41-50	walnut black	Fair (60-69)	28	1,519	
87	41-50	cottonwood	Fair (60-69)	28	1,519	
88	41-50	cottonwood	Fair (60-69)	26	1,519	
					75,155	Total



Tree Stand Delineation Prepared under direction of Skip Kincaid of Hansen's Tree Service ISA Board Certified Master Arborist MW-0155BW

*Skip Kincaid*

Base Map Provided by: CEDC

Douglas A. DeLong, Landscape Architect LA-81  
Consultants:  
**HANSEN'S**  
O'Fallon, MO Branson, MO  
Phone: 636-378-1830  
www.hansentree.com

**Chesterfield Community Church**  
**14647 Ladue Rd**  
Chesterfield, Missouri, 63017

Revisions:

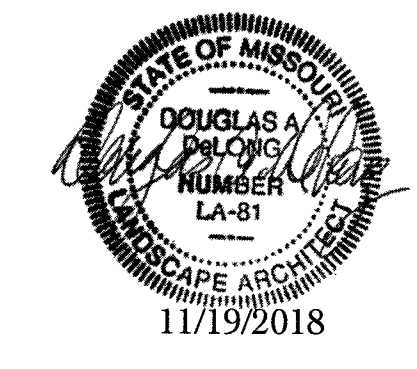
Date	Description	No.
10/23/18	City Comments	1
11/19/18	City Comments	2

Drawn: BAD  
Checked: DAD

DeLong Landscape Architecture, LLC  
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delong-la@gmail.com  
Missouri State Certificate of Authority #003000146

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	09-5-2018
Job #:	106.006





Douglas A. DeLong, Landscape Architect LA-81

Consultants:



# Chesterfield Community Church

## 14647 Ladue Rd

Chesterfield, Missouri, 63017

Revisions:

Date	Description	No.
10/23/18	City Comments	1
10/31/18	Site Changes	2
11/19/18	City Comments	3

Drawn: BAD  
Checked: DAD

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and  
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(314) 346-4856  
delong.la@gmail.com  
Missouri State Certificate of Authority: #010300045

Sheet Title: Tree Preservation Plan  
Sheet No: TPP-1  
Date: 09-05-2018  
Job #: 106.006

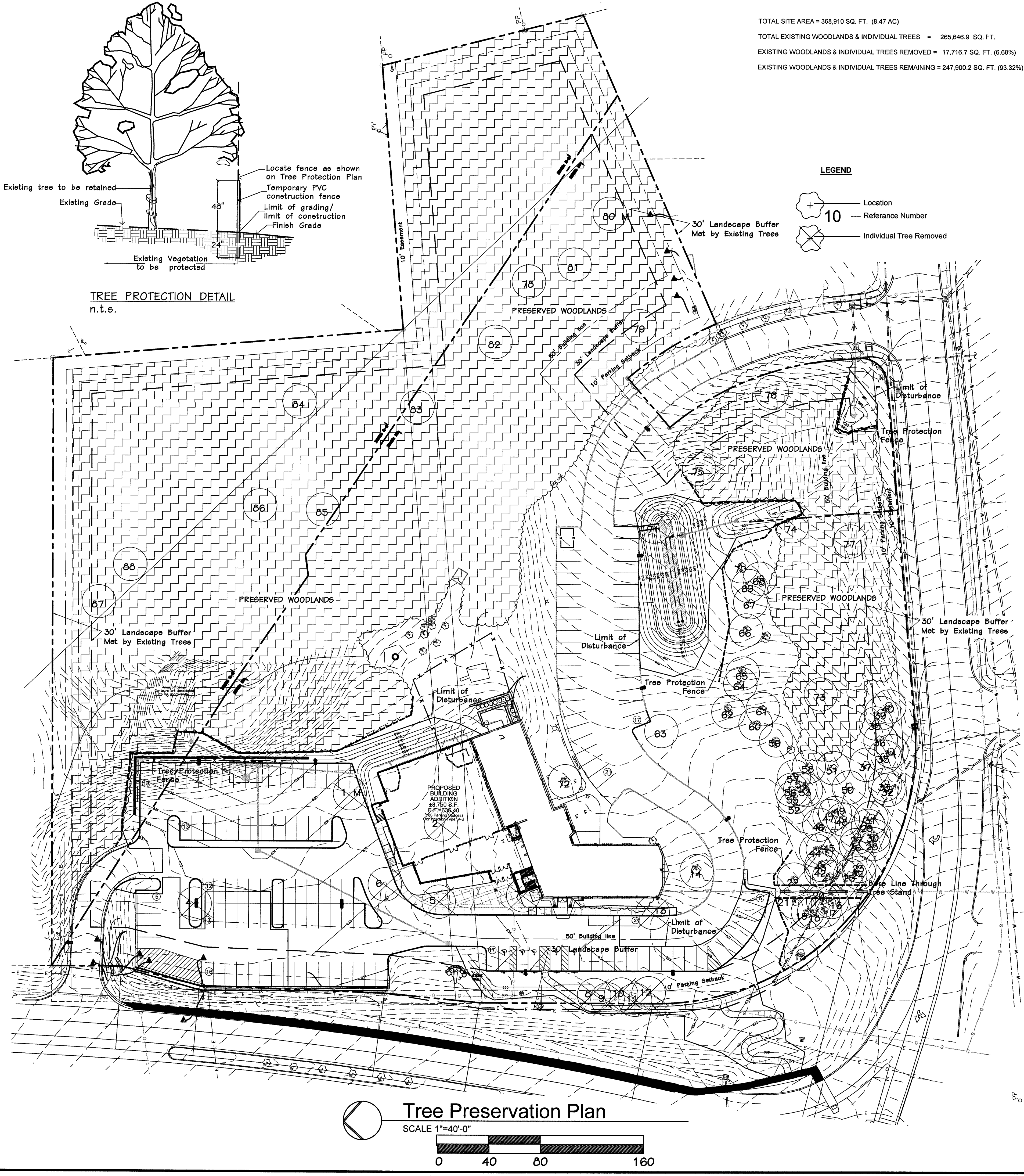
**TREE PROTECTION NOTES:**

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 2) Clearing limits shall be rough staked or marked by the applicant's surveyor in order to facilitate location for trenching and fencing installation.
- 3) No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.
- 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.
- 5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 6) Tree protection measures to be maintained throughout construction sequence.

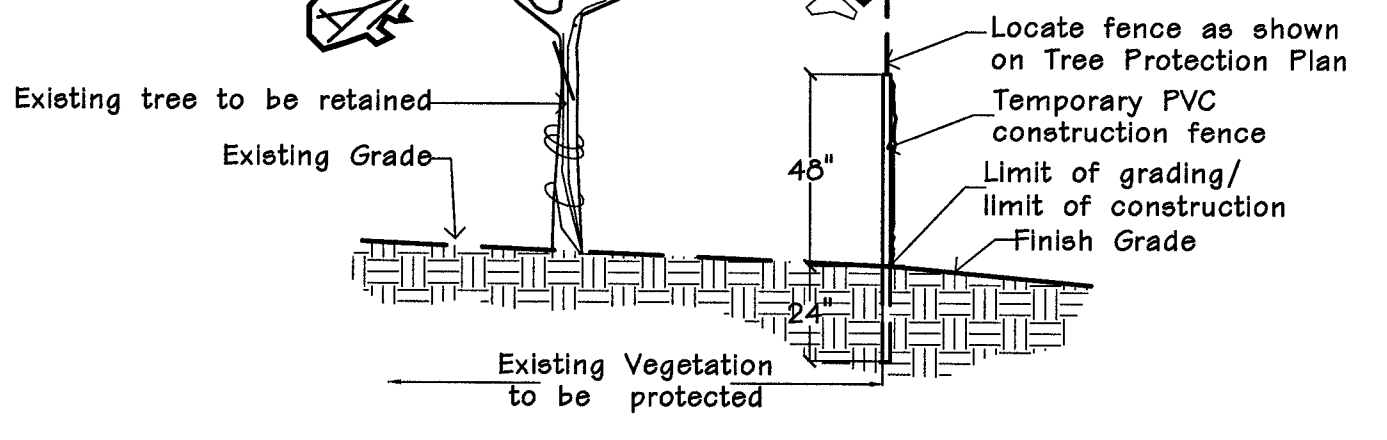
TOTAL SITE AREA = 368,910 SQ. FT. (8.47 AC)  
TOTAL EXISTING WOODLANDS & INDIVIDUAL TREES = 265,646.9 SQ. FT.  
EXISTING WOODLANDS & INDIVIDUAL TREES REMOVED = 17,716.7 SQ. FT. (6.68%)  
EXISTING WOODLANDS & INDIVIDUAL TREES REMAINING = 247,900.2 SQ. FT. (93.32%)

**LEGEND**

- Location
- Reference Number
- Individual Tree Removed

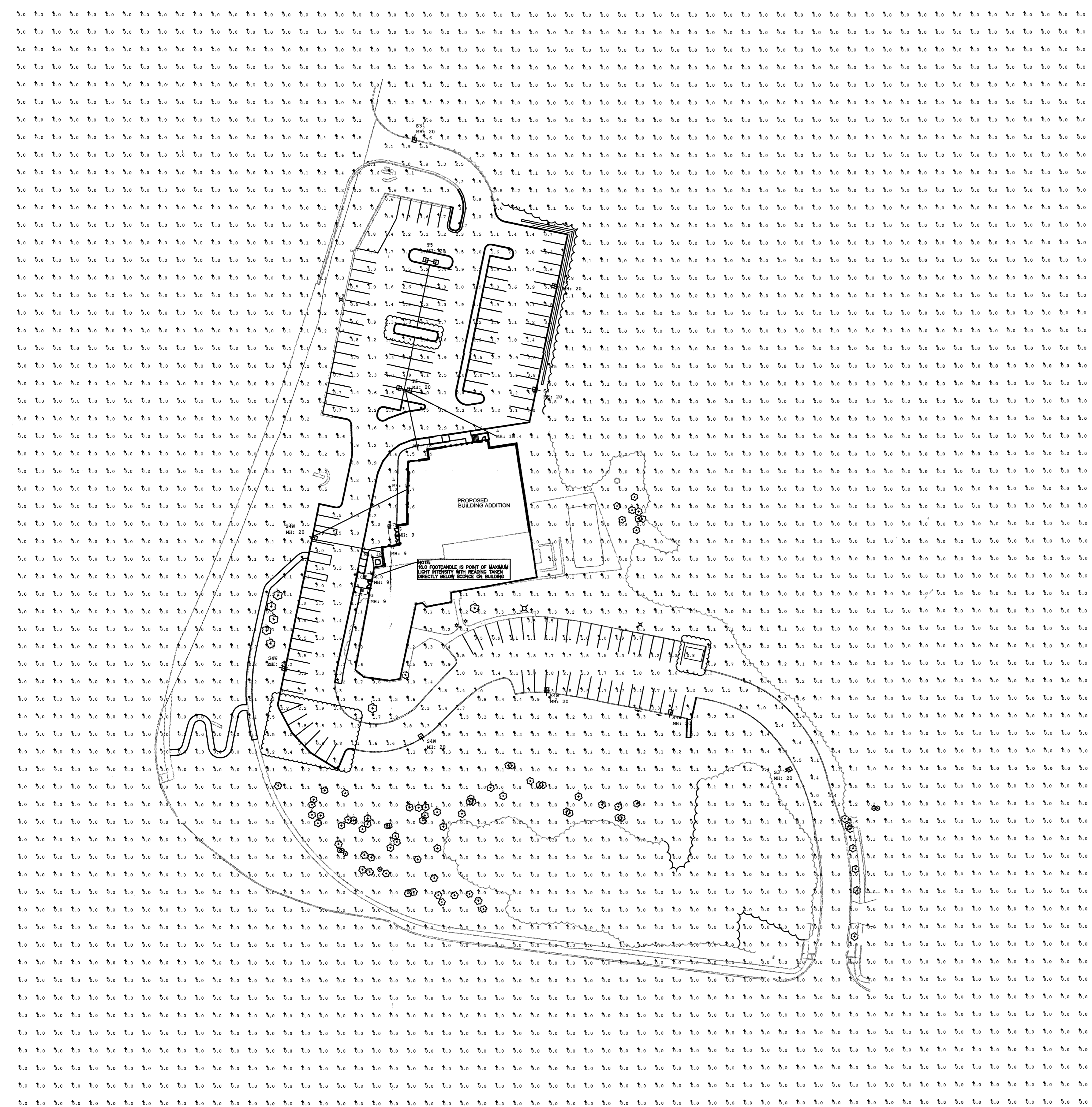
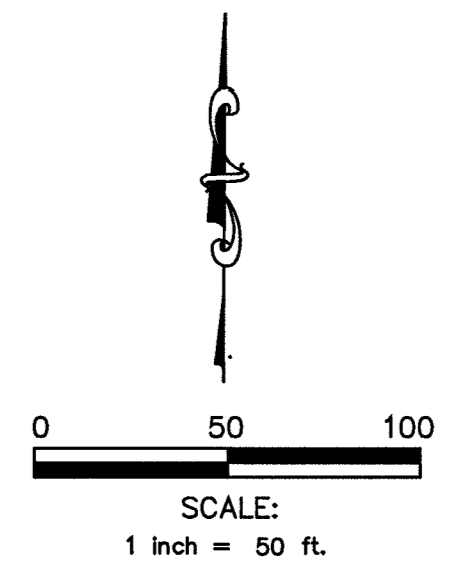


**TREE PROTECTION DETAIL**  
n.t.s.



**Tree Preservation Plan**  
SCALE 1"=40'-0"  
0 40 80 160

Project Tree ID	Canopy Spread (ft.)	Common Name	Condition	DBH	Canopy Area	Tree Comments
1	31-60	pecan	Good (70-79)	26	1,952	Monarch
2	31-40	spruce-norway	Excellent (90-100)	14	706	Remove
3	not Used					Remove
4	41-50	sycamore-American	Fair (60-69)	20	1,256	Remove
5	41-50	ash-green	Fair (60-69)	32	1,256	EAB
6	21-30	maple-sugar	Fair (60-69)	10	314	Remove
7	19-20	redbud	Good (70-79)	8	314	Remove
8	21-30	pear-callery	Fair (60-69)	24	314	Remove
9	21-30	pear-callery	Fair (60-69)	16	314	Remove
10	21-30	pear-callery	Fair (60-69)	14	314	Remove
11	21-30	pear-callery	Fair (60-69)	14	314	Remove
12	21-30	pear-callery	Fair (60-69)	22	314	Remove
13	0-10	dogwood-flowering	Poor (50-59)	5	78	Remove
14	31-40	pine-austrian	Poor (50-59)	16	706	Tip blight
15	41-50	maple-sugar	Poor (50-59)	28	1,256	Decay
16	41-50	locust-black	Poor (50-59)	28	1,256	Decay
17	41-50	locust-black	Poor (50-59)	32	1,256	Decay
18	21-30	locust-black	Poor (50-59)	14	706	Decay
19	31-40	locust-black	Poor (50-59)	14	1,017	Decay
20	21-30	mulberry	Poor (50-59)	12	706	Decay
21	21-30	mulberry	Poor (50-59)	12	706	Decay
22	31-40	cherry-black	Fair (60-69)	14	706	
23	21-30	locust-black	Fair (60-69)	12	1,017	
24	21-30	locust-black	Poor (50-59)	18	706	Decay
25	0-10	locust-black	Critical (10-49)	10	78	Decay
26	31-40	locust-black	Fair (60-69)	24	1,017	
27	0-10	locust-black	Critical (10-49)	12	78	Dead top
28	21-30	locust-black	Poor (50-59)	10	706	Decay
29	0-10	locust-black	Critical (10-49)	12	78	Dead top
30	21-30	mulberry	Fair (60-69)	10	706	
31	21-30	cherry-black	Fair (60-69)	10	706	
32	31-40	locust-black	Fair (60-69)	10	706	
33	13-15	locust-black	Poor (50-59)	6	615	Decay
34	21-30	locust-black	Poor (50-59)	14	706	Decay
35	13-20	boxelder	Poor (50-59)	14	615	Decay
36	13-20	mulberry	Poor (50-59)	8	615	Decay
37	31-40	locust-black	Poor (50-59)	22	1,017	Decay
38	31-40	locust-black	Poor (50-59)	16	1,017	Decay
39	31-40	locust-black	Critical (10-49)	12	1,017	Decay
40	31-40	locust-black	Poor (50-59)	16	1,017	Decay
41	31-40	locust-black	Poor (50-59)	18	1,017	Decay
42	31-40	locust-black	Critical (10-49)	10	1,017	Decay
43	31-40	boxelder	Poor (50-59)	10	1,017	Decay
44	31-40	locust-black	Poor (50-59)	18	1,017	Decay
45	31-40	locust-black	Poor (50-59)	13	1,017	Decay
46	31-40	locust-black	Poor (50-59)	14	1,017	Decay
47	21-30	locust-black	Poor (50-59)	10	706	Decay
48	21-30	locust-black	Poor (50-59)	12	706	Decay
49	21-30	boxelder	Critical (10-49)	8	706	Decay
50	21-30	hackberry	Fair (60-69)	8	706	
51	21-30	cherry-black	Poor (50-59)	9	706	Decay
52	31-40	locust-black	Critical (10-49)	34	706	Decay
53	31-40	locust-black	Critical (10-49)	32	706	Decay
54	31-40	locust-black	Critical (10-49)	20	1,017	Decay
55	21-30	cherry-black	Poor (50-59)	6	706	Decay
56	15-20	cherry-black	Poor (50-59)	6	254	Decay
57	21-30	cherry-black	Critical (10-49)	10	706	Decay
58	15-20	cherry-black	Fair (60-69)	8	254	
59	21-30	persimmon	Fair (60-69)	10	706	
60	31-40	cherry-black	Critical (10-49)	24	1,017	Decay
61	21-30	boxelder	Poor (50-59)	9	706	Decay
62	21-30	boxelder	Poor (50-59)	12	706	Decay
63	51-60	oak-black	Fair (60-69)	40	2,122	Dead limbs
64	31-40	hackberry	Fair (60-69)	15	1,017	Hanging limb
65	31-40	persimmon	Fair (60-69)	4	1,017	
66	41-50	hackberry	Poor (50-59)	32	1,256	Decay
67	21-30	boxelder	Poor (50-59)	9	706	Decay
68	31-40	boxelder	Poor (50-59)	16	1,017	Decay
69	13-18	boxelder	Poor (50-59)	6	200	Decay
70	21-30	boxelder	Poor (50-59)	12	706	Decay
71	21-30	persimmon	Poor (50-59)	10	706	Decay
72	31-40	maple-sugar	Fair (60-69)	18	1,017	Remove
73	31-40	locust-black	Poor (50-59)	23	1,017	Decay
74	31-40	locust-black	Poor (50-59)	22	1,017	Decay
75	31-40	locust-black	Poor (50-59)	28	1,017	Decay
76	31-40	locust-black	Poor (50-59)	22	1,017	Decay
77	31-40	locust-black	Poor (50-59)	23	1,017	Decay
78	31-40	walnut-black	Fair (60-69)	24	1,017	
79	31-40	cottonwood	Poor (50-59)	26	1,017	Decay
80	41-50	walnut-black	Fair (60-69)	36	1,519	Monarch
81	31-40	hackberry	Fair (60-69)	28	1,017	
82	31-40	walnut-black	Fair (60-69)	26	1,017	
83	41-50	walnut-black	Fair (60-69)	26	1,519	
84	41-50	boxelder	Poor (50-59)	23	1,519	
85	41-50	hackberry	Fair (60-69)	23	1,519	
86	41-50	walnut-black	Fair (60-69)	28	1,519	
87	41-50	cottonwood	Fair (60-69)	28	1,519	
88	41-50	cottonwood	Fair (60-69)	26	1,519	
						Total
						75,155



Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
PARKING LOT & DRIVES	Illuminance	Fc	2.24	7.8	0.5	4.4	15.0
SITE CALC	Illuminance	Fc	0.08	10.0	0.0	N/A	N/A

Symbol	Qty	Label	Description	Arrangement	Air Lum. Lumens	LF	Air Watts	Total Watts
→	4	L	BEACON AL-0-36L-80-3K7-40E-UNV-8F3-FINISH (18' AFF ON POLE)	SINGLE	8973	1,000	97	384
□	2	S3	BEACON VP-L-64L-130-3K7-3-UNV-FINISHSS-B-18-40-A-1-83-FINISH	SINGLE	15478	1,000	137.8	275.2
□	2	S4	BEACON VP-L-64L-130-3K7-4-UNV-FINISHSS-B-18-40-A-1-83-FINISH	SINGLE	15120	1,000	137.8	275.2
□	2	SW	BEACON VP-L-64L-130-3K7-2W-UNV-FINISHSS-B-18-40-A-1-83-FINISH	SINGLE	15901	1,000	148.9	294
□	2	T9	BEACON VP-L-64L-130-3K7-2W-UNV-FINISHSS-B-18-40-A-1-83-FINISH	BACK-TO-BACK	20284	1,000	278.2	560.4
○	4	Q	ATLANTIC VEEDER-660-VR10-20K	SINGLE	777	1,000	10	40

Calculations Provided by Leikart-Eaton-Calcaterra & Co.  
 14068 Millpark Drive Suite 100 Maryland Heights, Mo. 63043  
 Phone: 314-998-7200 Fax: 314-998-8908 www.leic.com

Filename: CHESTERFIELD COMMUNITY CHURCH SITE LIGHTING R2.AGI  
 Date: 10/18/2018 DRAWING BY: EEB

Site Development Section Plan for  
**CHESTERFIELD COMMUNITY CHURCH**  
**ADDITION**  
 14647 Ladue Road  
 Chesterfield, Missouri 63017

No.	Description	Date
City Submittal		09/05/18
City Resubmittal		11/01/18
City Resubmittal		11/20/18

Photometric Plan