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

Meeting Date: September 28, 2022

From: Alyssa Ahner, Planner

Location: 621 Spirit Valley East Drive

Description: Spirit Valley Business Park, Lot 15 (ASDSP): An Amended Site Development Section Plan, Landscape Plan, and Lighting Plan for an 8.5-acre tract of land zoned "PI" – Planned Industrial District located south of Olive Street Rd, west of Spirit Valley East Dr, and east of Spirit Valley Central Dr.

PROPOSAL SUMMARY

Stock & Associates, on behalf of DSS, LLC, has submitted a request for a 10,000 square foot building addition including a customer drive-thru drop-off canopy for an existing sales and service facility. The request also includes plans for an outdoor storage and equipment display area along Olive Street Road.

HISTORY OF SUBJECT SITE

2007—City approves Ordinance 2373, changing the zoning of the subject site from "NU"—Non-Urban District to "PI"—Planned Industrial District. A Site Development Concept Plan was approved the same year for Spirit Valley Business Park as a whole and was followed by a Site Development Section Plan for Lot 15.

2008—Record Plat was approved, dividing the development into 17 lots. Ordinance 2456 was approved to allow for an additional permitted use.

2013—Ordinance 2745 was approved to allow for an additional permitted use.

2018—The current governing Ordinance 3002 was approved to allow for modifications to the development conditions.

2022—Lots 14 and 15 are consolidated through a Boundary Adjustment Plat, reducing the total number of lots in this development to sixteen (16).

ZONING & LAND USE

The subject site is zoned "PI" Planned Industrial under the provisions of Ordinance 3002.

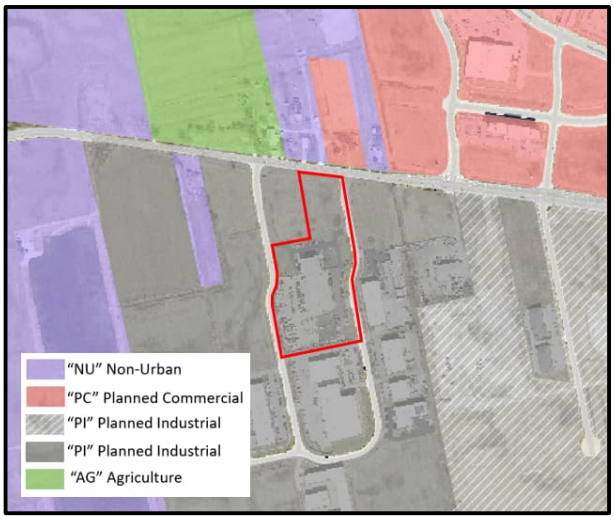


Figure 2: Zoning Map

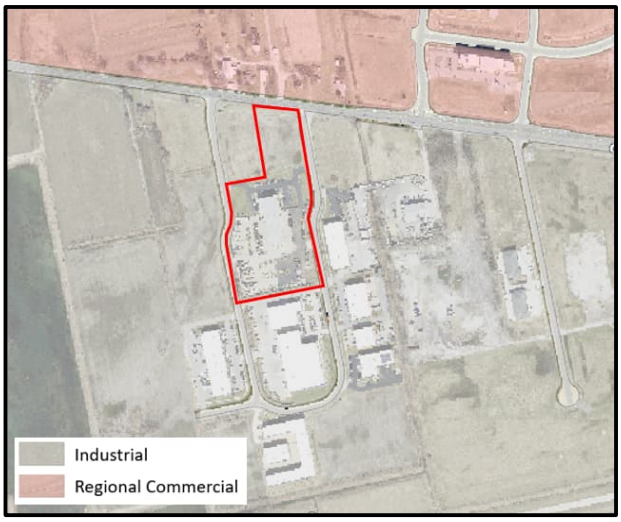


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	Non-Urban & Planned Commercial	Farm
South	Planned Industrial	Industrial
East	Planned Industrial	Industrial/Vacant
West	Planned Industrial	Industrial/Utility/Vacant

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the industrial land use designation. The City of Chesterfield provides a character description of this area: "*Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties.*" Industrial areas have the following Development Policies:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street
- Connectivity may vary as industrial parks may have low connectivity due to dead ends and lack of connection to adjacent areas
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Residential projects should be limited to areas outside of the Chesterfield Valley

STAFF ANALYSIS

a. Circulation, Parking, & Access

The subject site is served by two existing primary access points: a full access Spirit Valley East Drive; and a full access on Spirit Valley Central Drive. There are two additional gated access points in the rear of the site – one on the east side and one on the west side. The gated access points serve the parking/equipment storage area for employees.

A total of forty-one (41) parking spots are required on site. There are fifty-nine (59) parking spaces provided on the plan. The reconfiguring of the parking area to accommodate the proposed outdoor storage area is not anticipated to affect the existing circulation of the site. A cross access easement between Lot 15 (Vermeer) and Lot 14 (Undeveloped) will be acquired during the Improvement Plan process.

Figure 4: Existing Access

Figure 5: Proposed Access

b. Landscape Design & Screening

Olive Street Road is a major arterial and requires the subject site to have a thirty (30) foot landscape buffer. A thirty (30) foot landscape buffer has been provided on the plan. Additionally, per the Unified Development Code, outdoor storage areas must be screened. The applicant is proposing two types of fencing around the perimeter. The portion of the fence that will be visible from Olive Street Road will feature brick pilasters and wrought iron ornamental fence panels. The remainder of the fencing that will extend around the outdoor storage area will be black vinyl chain link with red privacy screening to match existing fencing seen on the property. The area shaded in red in *Figure 6* depicts the area that will feature the wrought iron fencing while the area shaded in blue in *Figure 6* depicts the area that will feature the black vinyl chain link with red privacy screening. A mixture of Evergreen trees are also proposed to abut the fencing of the outdoor storage – where not restricted by the underground pipeline easement.

Figure 6: Fencing of Outdoor Storage Area

The remainder of the site will feature a mixture of shrubs, grasses, perennials, and annuals. The 4,554 sq feet of new rain garden will feature Missouri native plantings to provide bioretention per MSD. These have yet to be selected. A minimum of 30% percent openspace is required. 30.9% openspace is being provided.

The new roof top unit will be screened by ribbed metal wall paneling that will be painted to match the building.

c. Lighting

The Lighting Plan depicts six (6) wall packs on the building addition, six (6) 20' tall light poles surrounding the outdoor storage area, and one (1) new 20' tall light pole in the reconfigured parking lot. All lighting is code compliant per the provided photometric plan.

d. Elevations

The building addition will be constructed to match the existing building comprised of painted concrete tilt-up panel. The two existing shades of beige will be utilized. There are five (5) overhead doors proposed on the addition. The overhead doors seen from Olive Street Rd will be aluminum and glass. The exits on the south elevation – not visible from Olive Street Road – will be painted insulated hollow metal doors.

ARCHITECTURAL REVIEW BOARD

This project was reviewed by Architectural Review Board on July 14th, 2022. At that time, the Board made the motion to forward the project to the Planning Commission with a recommendation to approve with the following conditions:

- Ensure plant selections provide adequate screening of outdoor storage area.
- Anchor points to establish display areas are provided on the plan.
- Grass pavers are included with the anchor points for the equipment display area.
- Enhanced screening of existing transformer at the site entrance located on Spirit Valley East Drive that also meets all jurisdictional authority.

The applicant revised plans to meet all conditions made by Architectural Review Board. During subsequent review, Staff determined that grass pavers are most effective when used for short durations of time and would not be suitable for the intended purpose of displaying heavy equipment. Staff requested that the applicant look into paving the equipment display area in lieu of the grass pavers. The applicant revised plans to reflect a concrete equipment display area.

RENDERINGS

STAFF RECOMMENDATION

Staff has reviewed the Amended Site Development Section Plan, Landscape Plan, and Lighting Plan and found that it meets the requirements to be presented to the Planning Commission for review, and staff recommends action.

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, and Lighting Plan for Spirit Valley Business Park, Lot 15, as presented.

2) "I move to approve the Amended Site Development Section Plan, Landscape Plan, and Lighting Plan for Spirit Valley Business Park, Lot 15 with the following conditions…"

   (Conditions may be added, eliminated, altered or modified)

VERMEER SALES AND SERVICE FACILITY
AMENDED SITE DEVELOPMENT SECTION PLAN
GOVERNING ORDIANCE - NO. 3002

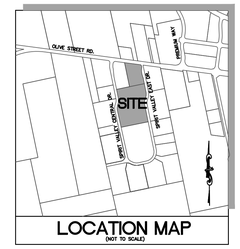
A TRACT OF LAND BEING ADJUSTED LOT 15 OF THE LOT CONDSOLIDATION PLAT OF ADJUSTED LOTS 13 AND 15 AS RECORDED IN PLAT BOOK 370 PG. 51, AND BEING LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER
- UTILITY POLE
- SUPPORT POLE
- UTILITY POLE WITH LIGHT
- LIGHT STANDARD
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC SPLICE BOX
- GAS DRIP
- GAS METER
- GAS VALVE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE SPLICE BOX
- CABLE TV PEDESTAL
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER MANHOLE
- WATER METER
- WATER VALVE
- POST INDICATOR VALVE
- CLEAN OUT
- STORM MANHOLE
- GRATED MANHOLE
- STORMWATER INLET
- GRATED STORMWATER INLET
- SANITARY MANHOLE
- TREE
- BUSH
- TRAFFIC SIGNAL
- PARKING METER
- STREET SIGN
- SPRINKLER
- MAIL BOX

ABBREVIATIONS

C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E.	–	ELECTRIC
FL	–	FLOWLINE
FT	–	FEET
FND.	–	FOUND
G.	–	GAS
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.B.	–	RADIAL BEARING
R.C.P.	–	REINFORCED CONCRETE PIPE
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
V.C.P.	–	VETRIFIED CLAY PIPE
W	–	WATER
(86'W)	–	RIGHT-OF-WAY WIDTH



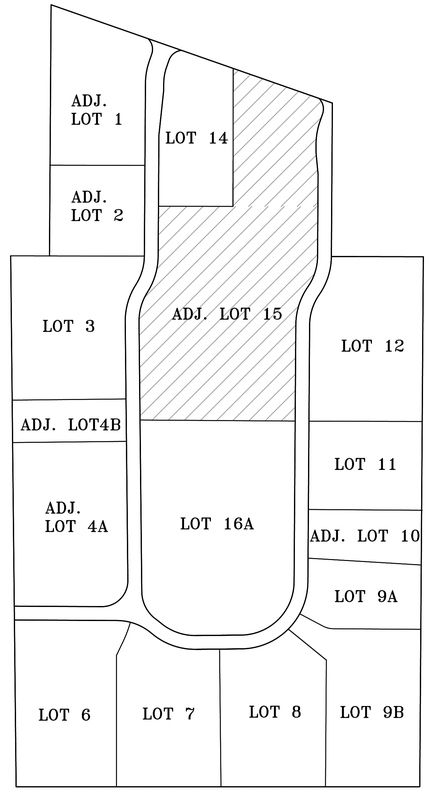
LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
2. SUBJECT PROPERTY IS LOCATED WITHIN THE SUPPLEMENTAL PROTECTION AREA (WITHIN 200 FEET OF THE 100-YEAR HIGH WATER ELEVATION PER THE CCHESTERFIELD VALLEY STORM WATER MASTER PLAN) AS DEFINED IN CHAPETER 14 OF THE CITY CODE. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION IS REQUIRED.
3. 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
4. APPROVED STREET LIGHTS ON THIS PLAN ARE INDICATED. NOTE THAT STREET TREES ARE NOT PERMITTED WITHIN 25 FEET OF A STREET LIGHT STANDARD.
5. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
6. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
7. CONTACT CRAIG JOPLIN @ MARATHON PIPELINE (1-417-755-3954) 48 HOURS PRIOR TO ANY WORK COMMENCING.
8. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
9. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH M.S.D. CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
10. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
11. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL)
12. THE MAXIMUM HEIGHT OF BUILDINGS, EXCLUSIVE OF ROOF SCREENING, SHALL NOT EXCEED FORTY (40) FEET.
13. A FIVE FOOT SIDEWALK SHALL BE CONSTRUCTED ON A LOT BY LOT BASIS AS REQUIRED BY THE SITE SPECIFIC ORDINANCE, ORDINANCE NO. 2456
14. OPENSPACE CALCULATIONS:
    TOTAL AREA = 8.53 Ac.
    OPENSPACE = 2.64 Ac.
    PERCENT OPENSPACE = 30.9%
15. PARKING CALCULATIONS:
    PARKING REQUIRED:
    OFFICE (1st FLOOR): 4,289 S.F. x 3.33 SP./1000 S.F. = 15 SPACES
    PARTS DEPARTMENT (1st and 2nd FLOOR): 10,010 S.F. (SEE NOTES BELOW)
    OFFICE (2nd FLOOR): 4,650 S.F. x 3.33 SP./1000 S.F. = 16 SPACES
    SERVICE AREA: 15 EMP. ON MAX SHIFT x 2/3 SP./EMP. = 10 SPACES
    TOTAL SPACES REQUIRED = 41 SPACES

    PARKING PROVIDED:
    STANDARD 9'x19' = 56 SPACES
    HANDICAP = 3 SPACES
    TOTAL SPACES PROVIDED = 59 SPACES

    NOTE
    1.) 10,010 S.F. PARTS DEPARTMENT ON 1st FLOOR IS AN AREA ACCESSED PERIODICALLY BY EITHER AN OFFICE PERSON HANDLING A 'WALK-IN" PARTS SALE OR A SERVICE AREA EMPLOYEE REQUIRING A REPAIR PART.
    2.) EXISTING OFFICE SPACE, PARTS DEPARTMENT AND SERVICE AREA HAS BEEN CONVERTED TO THE ABOVE VALUES PER THE UPDATED ARCHITECTURAL FLOOR PLANS
16. FLOOR AREA RATIO (FAR):
    44,006 GSF = 0.118
    371,567 SF
17. PROJECT IS LOCATED WITHIN SPIRIT VALLEY BUSINESS PARK – P# 27859-00
18. WATER QUALITY FEATURES DEPICTED WITHIN THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN AND REVIEW BASED UPON APPROVAL BY METROPOLITAN ST. LOUIS SEWER DISTRICT.
19. ALL LIGHTING WILL CONFORM TO THE CITY OF CHESTERFIELD LIGHTING ORDINANCE.
20. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.



SITE INFORMATION

SITE ADDRESS	=	621 SPIRIT VALLEY EAST DRIVE CHESTERFIELD, MO 63005
ZONING	=	"PI" PLANNED INDUSTRIAL
SITE AREA	=	8.528 ACRES
OWNER	=	DSS, LLC (DB. 24476, PG. 1708)
LOCATOR NO.	=	17W51-0158
WUNNENBURGS NO.	=	PAGE 19, GRID KK-18
CITY	=	CITY OF CHESTERFIELD
FLOOD MAP	=	29189C0145K w/ EFF. DATE OF 02/04/2015
SEWER DISTRICT	=	MSD
WATERSHED	=	MISSOURI RIVER
FIRE DISTRICT	=	MONARCH CHESTERFIELD
SCHOOL DISTRICT	=	ROCKWOOD R-6
ELECTRIC SERVICE	=	AMEREN U.E.
GAS SERVICE	=	SPIRE GAS
PHONE SERVICE	=	AT&T
WATER SERVICE	=	MO. AMERICAN WATER CO.
CABLE SERVICE	=	CHARTER COMMUNICATIONS
RECORDING INFO.	=	SITE DEVELOPMENT CONCEPT PLAN PB. 355, PG. 752-757
	=	RECORD PLAT PB. 356, PG. 177
	=	CONSOLIDATION PLAT PB. 370, PG. 51

D.N.R. BENCHMARK

BENCHMARK# SL-40 BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 ROAD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV.=486.55

SHEET INDEX

SDSP-1	TITLE SHEET
SDSP-2	SITE PLAN
SDSP-3	PHOTOMETRIC PLAN

D.N.R. BENCHMARK

SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV.=486.55

DSS, L.L.C. _____, 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 _____ (applicable subsection) Planned Industrial (present zoning) of the City of Chesterfield Ordinance No. 200, do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commision, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____
Owner

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this _____day of_____, 2022, before me personally appeared _____, who being by me duly sworn, did say he is the _____of _____, and that said _____ instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

_____
Notary Public

_____
Print Name

My commission expires: _____

ADJUSTED LOT 15

A tract of land being all of Lots 13 and 15 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 of the St. Louis County Records, in U.S. Surveys 153 and 368, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield. St. Louis County, Missouri being more particularly described as follows:

Beginning at the northeast corner of Lot 16 of above said subdivision, being on the west right of way line of Spirit Valley East Drive, 40 feet wide; thence South 78 degrees 35 minutes 17 seconds West, along the north line of said Lot 16, 449.69 feet, to the northwest corner of said Lot 16, being on the east right of way line of Spirit Valley Central Drive, 40 feet wide; thence the following courses and distances along said east right of way line: North 12 degrees 22 minutes 59 seconds West, 285.51 feet to a curve to the right having a radius of 155.00 feet; along said curve an arc distance of 90.04 feet and a chord which bears North 04 degrees 15 minutes 33 seconds East, 88.78 feet to a reverse curve to the left having a radius of 195.00 feet; along said curve an arc distance of 110.04 feet, and a chord which bears North 04 degrees 44 minutes 07 seconds East, 108.59 feet; and North 11 degrees 25 minutes 51 seconds West, 144.75 feet, to the southwest corner of Lot 14 of above said subdivision; thence North 78 degrees 19 minutes 49 seconds East, 215.86 feet, and North 11 degrees 40 minutes 11 seconds West, 400.00 feet, along the south and east lines of said Lot 14, to the south right of way line of Olive Road, 60 feet wide; thence South 82 degrees 31 minutes 57 seconds East, along said south right of way line, 263.12 feet to the west right of way line of above said Spirit Valley East Drive, being on a curve to the right having a radius of 43.00 feet; thence the following courses and distances along said west right of way line: along said curve to the right an arc distance of 48.85 feet and a chord which bears South 25 degrees 04 minutes 41 seconds East, 46.27 feet; South 07 degrees 28 minutes 03 seconds West, 23.43 feet to a curve to the left having a radius of 201.50 feet; along said curve an arc distance of 66.46 feet and a chord which bears South 01 degree 58 minutes 54 seconds East, 66.16 feet; South 11 degrees 25 minutes 51 seconds East, 23.84 feet; South 17 degrees 08 minutes 29 seconds East, 65.32 feet; South 11 degrees 25 minutes 51 seconds East, 237.01 feet to a curve to the right having a radius of 155.00 feet; along said curve an arc distance of 93.53 feet and a chord which bears South 05 degrees 51 minutes 24 seconds West, 92.12 feet to a reverse curve to the left having a radius of 195.00 feet; along said curve an arc distance of 117.61 feet and a chord which bears South 05 degrees 51 minutes 58 seconds West, 115.83 feet; and South 11 degrees 24 minutes 43 seconds East, 279.00 feet, to the POINT OF BEGINNING.

Containing 371,462 square feet or 8.528 acres, more or less.

PREPARED FOR:
VERMEER MIDWEST
631 SPIRIT VALLEY EAST DRIVE
CHESTERFIELD, MO. 63005
ATTN: MR. CHAD VAN SOELEN,
GENERAL MANAGER

GEOTECHNICAL STATEMENT

Geotechnology, LLC has provided geotechnical services and conducted a geotechnical investigation during March 2022 for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our geotechnical study dated March 29, 2022.

Anthony W. Roth, P.E.

GEOTECHNOLOGY
A Universal Engineering Sciences Company

STATE OF MISSOURI ANTHONY W. ROTH NUMBER PE-2013042033 PROFESSIONAL ENGINEER

Spirit Valley Business Park-Adjusted Lot 15 Vermeer
207-4062.5
Post-development Runoff

Parameters -
Lot Area - 8.53 acres
Soil Type - C 66059 Blake silty clay loam, 0-2 percent slopes, occasionally flooded

Area	Acres	CN	Weighted CN	Notes
Bldg	0.833	98	9.57	
Pavement	4.136	98	47.52	
Green Credit	0.987	74	8.56	Rain Garden - Credit Area
Grass	2.572	74	22.31	Open Space (lawns, etc.), Good Condition
	8.528			
		Weighted CN -	87.96	**Needs to be under 90**

Notes -
- Based on TR-55 Table 2-2 CNs and NRCS Web Soil Survey 2.1

This Site Development Section Plan was approved by the City of Chesterfield and duly verified on the _____ day of _____ 2022, by the Planning and Development Services Director, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No, 200, as attested to by the Planning and Development Services Director and the City Clerk.
CITY OF CHESTERFIELD, MISSOURI

By: _____
Justin Wyse
Director of Planning

By: _____
Vickie McGownd
City Clerk

SURVEYOR'S CERTIFICATION

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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: _____
WALTER J. PFLEGER, MISSOURI P.L.S. NO. 2008-000728

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

MoDOT LOCATE (314) 340-4100

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT SECTION PLANS FOR:
VERMEER SALES AND SERVICE FACILITY
621 SPIRIT VALLEY DRIVE EAST
CHESTERFIELD, MISSOURI

DATE: 09/01/2022

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER PE-25116 PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

1	CITY REVISIONS	06/13/2022
2	CITY REVISIONS	06/08/2022
3	CITY REVISIONS	09/01/2022

DRAWN BY: Z.P.S.	CHECKED BY: G.M.S.
DATE: 05/10/2022	JOB NO: 207-4062.5
M.S.D. P #: 22MSD-XX	BASE MAP #: 17W
S.L.C. HAT #: XXXX	HAT S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-RAOXXXX	

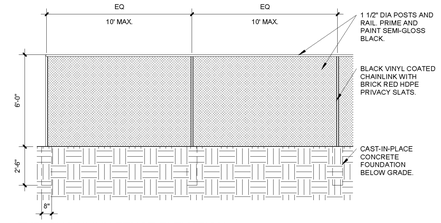
SHEET TITLE:
TITLE SHEET

SHEET NO.:
SDSP-1

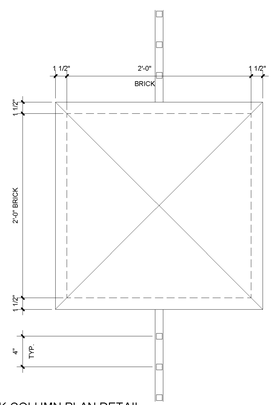
DRAWING FILE: C:\Users\zpsmith\Documents\Projects\207-4062.5 Vermeer Sales and Service Facility\Drawings\Site Development Section Plan\207-4062.5 SDSP-1 TITLE SHEET.dwg, 9/1/2022 2:39:04 PM, Zachary Smith

PAVEMENT LEGEND

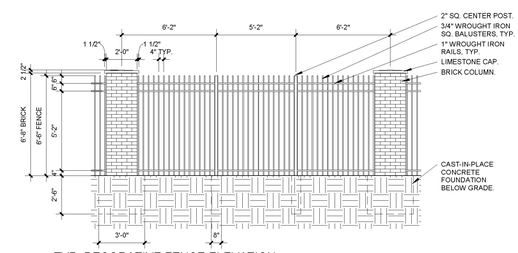
- CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT



2B TYP. CHAINLINK FENCE ELEVATION
1/4" = 1'-0"



3A BRICK COLUMN PLAN DETAIL
1 1/2" = 1'-0"



2A TYP. DECORATIVE FENCE ELEVATION
1/4" = 1'-0"

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT SECTION PLANS FOR:

VERMEER SALES AND SERVICE FACILITY

621 SPIRIT VALLEY DRIVE EAST
CHESTERFIELD, MISSOURI

DATE: 09/01/2022

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

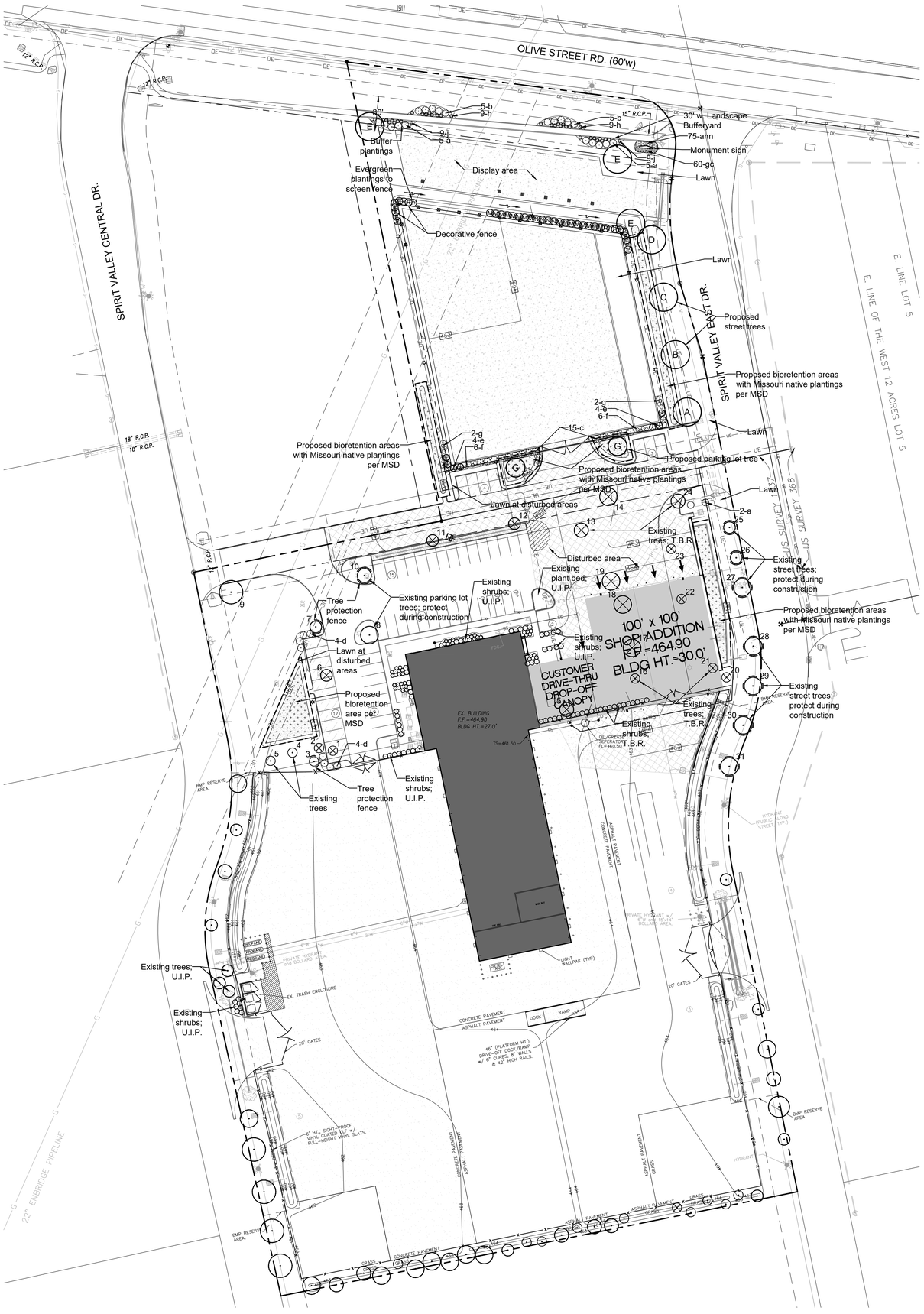
REVISIONS:

1	CITY REVISIONS	06/13/2022
2	CITY REVISIONS	08/08/2022
3	CITY REVISIONS	09/01/2022

DRAWN BY: Z.P.S.	CHECKED BY: G.M.S.
DATE: 05/10/2022	JOB NO: 207-4062.5
M.S.D. P. #: 22MSD-XX	BASE MAP #: 17W
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.O.N.R. #: MO-RAOXXXX	

SHEET TITLE: SITE PLAN

SHEET NO.: SDSP-2



Landscape Plan
SCALE 1"=40'
0 40 80 160

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 to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.

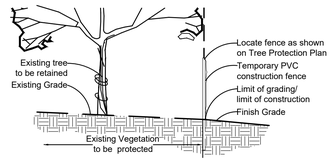
3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.

4) 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. All ground plane in planting areas 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.

5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

1) Survey limit of disturbance.
2) Perform root pruning.
3) Install tree protection fencing.
4) Post tree protection signage on fence (No signs will be posted on trees).
5) Maintain tree protection area as an off-limits zone.



Tree Protection Detail

Legend:

Symbol	Description
	Existing Individual Tree To Preserve
	Existing Individual Tree To Preserve With Tree Protection Fence
	Existing Individual Tree To Be Removed
A M G	Proposed Trees

Partial Existing Tree Inventory

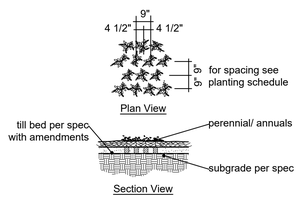
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	To Be Removed	Preserved
1	White Spruce	3	8	3		X	
2	White Spruce	4	8	3		X	
3	White Spruce	4	8	2			X
4	White Spruce	4	8	3			X
5	White Spruce	4	8	3			X
6	Red Maple	5	10	3	Trunk scald	X	
7	Red Maple	6	10	3	Trunk scald		X
8	Honeylocust	5	15	3			X
9	Red Maple	8	20	3			X
10	Red Maple	6	12	3	Trunk scald		X
11	Red Maple	5	10	2	Trunk scald/cavity, borers	X	
12	Red Maple	5	10	2	Trunk scald/cavity, borers	X	
13	Red Maple	6	12	3		X	
14	Red Maple	7	15	3		X	
15	Hornbeam	5	12	3		X	
16	Honeylocust	3	8	3		X	
17	Honeylocust	5	15	3		X	
18	Honeylocust	6	15	3		X	
19	Honeylocust	6	15	3		X	
20	White Spruce	6	8	3	Vines	X	
21	White Spruce	6	8	3	Dieback	X	
22	Red Maple	6	8	1	Trunk scald/cavity, conks	X	
23	Red Maple	5	8	3	Trunk scald	X	
24	Red Maple	6	12	3		X	
25	Japanese Zelkova	5	10	3			X
26	Japanese Zelkova	6	10	3			X
27	Japanese Zelkova	7	15	3			X
28	Sugarberry	6	15	3			X
29	Sugarberry	5	15	3			X
30	Sugarberry	5	15	3			X
31	Sugarberry	5	15	3			X

Tree Condition Rating:

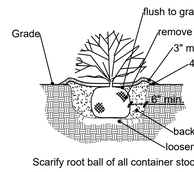
Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

PROPOSED PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	SLOW / MEDIUM GROWTH RATE %	MATURE HEIGHT (IN FEET)
CANOPY-SHADE STREET TREES								
A	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" cal.	B&B	Lg/Slow-M	2.13 %	45+
B	1	Acer rubrum 'Franksred'	Red Sunset Maple	2.5" cal.	B&B	Lg/Fast		45+
C	1	Quercus coccinea	Scarlet Oak	2.5" cal.	B&B	Lg/M-Fast		45+
D	1	Quercus shumardii	Shumard Oak	2.5" cal.	B&B	Lg/M-Fast		45+
CANOPY-SHADE TREES								
E	3	Taxodium distichum	Bald Cypress	2.5" cal.	B&B	Lg/Medium	6.38 %	45+
UNDERSTORY-ORNAMENTAL TREES								
G	2	Amelanchier arborea	Serviceberry	2.5" cal.	B&B	Med/Slow-M	4.26 %	25-30
EVERGREEN TREES								
M	16	Juniperus chinensis 'Blue Point'	Blue Point Juniper	6' h.	B&B	Sm/Slow-M	34.04 %	12
N	4	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' h.	B&B	Medium/Fast		15-25
P	18	Thuja plicata 'SMNTPGF'	Fluffy Western Arborvitae	6' h.	B&B	Small/Fast		10
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER						Total	46.81 %	
a	12	Ilex glabra 'Compacta'	Compact Inkberry	18"	72" o.c.			
b	10	Ilex verticillata	Winterberry Holly	18"	72" o.c.			
c	15	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	18"	72" o.c.			
d	8	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	72" o.c.			
e	8	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal.	72" o.c.			
f	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	36" o.c.			
g	4	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	36" o.c.			
h	18	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	36" o.c.			
j	18	Sporobolus heterolepis	Prairie Dropseed Grass	1 gal.	36" o.c.			
gc	60	Iberis sempervirens	Candytuft	2" c.p.	12" o.c.			
ann	75	Annuals	Annuals (to be selected by Owner)	2" c.p.	12" o.c.			
bio	4,554 s.f.	Bioretention Plantings	Bioretention Plantings per MSD (to be selected)	d.c.p.	24" o.c.			

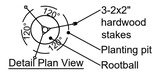


Typical Perennial Planting

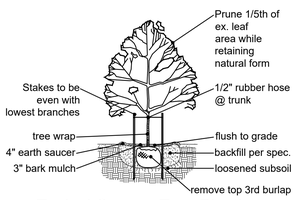


Scarify root ball of all container stock

Typical Shrub Planting



Detail Plan View



Typical Canopy Tree Planting

Tree Survey Prepared under direction of:
Kristin Provinse
Certified Arborist MW-6075A

Kristin Provinse

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
9/2/22

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Vermeer Sales and Service Facility

621 Spirit Vallet Drive East
Chesterfield, Missouri

Revisions:

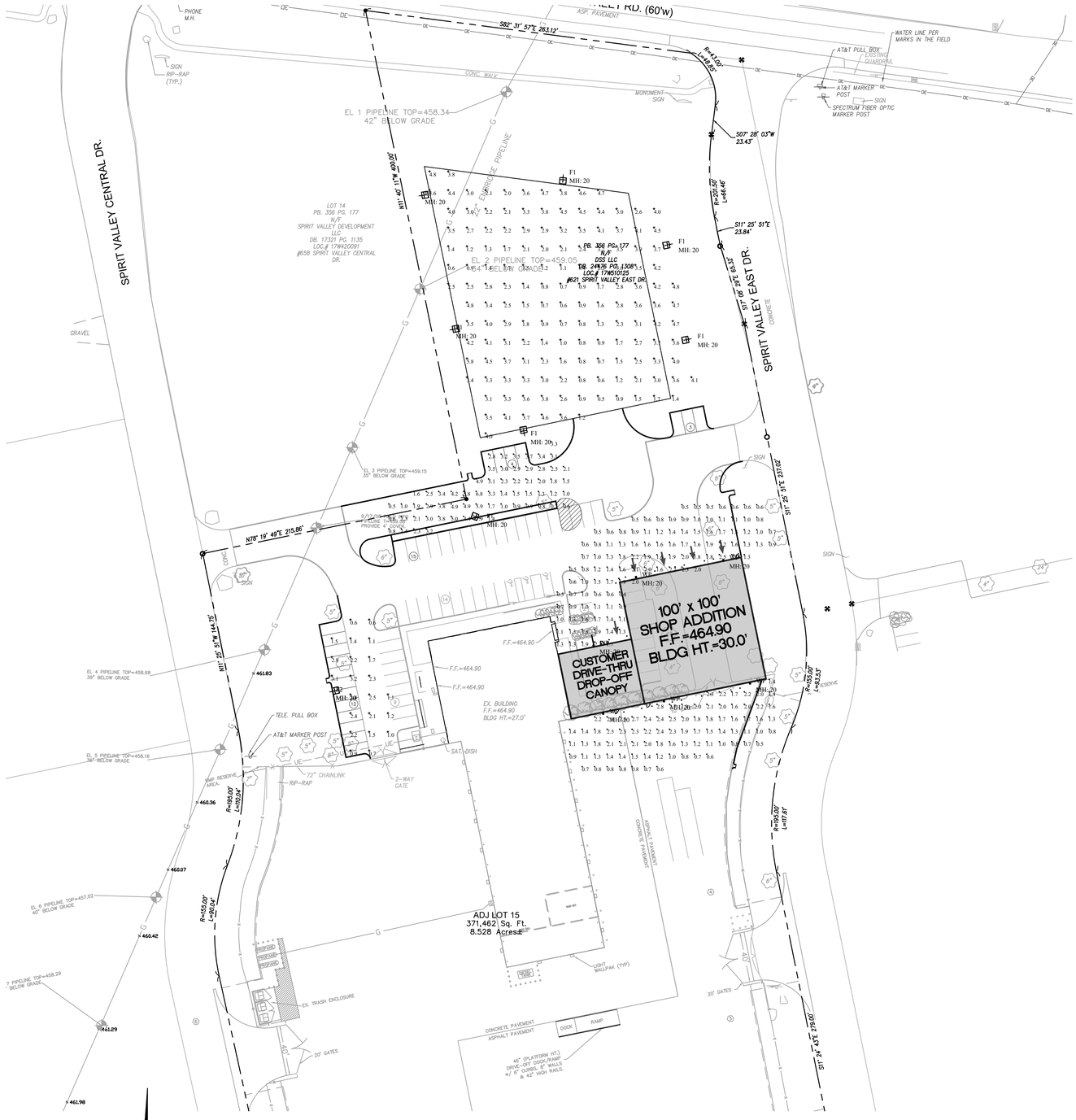
Date	Description	No.
6/15/22	City Comments	1
6/17/22	City Comments	2
7/21/22	ARB Comments	3
8/4/22	ARB Comments	4
9/2/22	Client Comments	5

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
landscape architects + planners
750 point 40 park drive, chesterfield, missouri 63005
t. 636-519-8468 www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 5/12/22
Job #: 170.113



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light Advisories™

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

Quick Facts

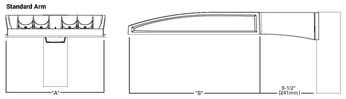
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "N"

Number of Light Squares	Width 'A'	Housing Length 'B'	Weight with Standard or GM Arm	EPA with Standard or GM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
*For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. DA Certified (3000K CCT and warmer only, fixed mounting options).

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McGraw-Edison GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1,2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [3] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [3]	**SA1**=1 Square **SA2**=2 Square **SA3**=3 Square **SA4**=4 Square **SA5**=5 Square **SA6**=6 Square **SA7**=7 Square **SA8**=8 Square **SA9**=9 Square	**A**=550mA **B**=700mA **C**=1000mA **D**=1200mA [4, 41]	**72D**=7030, 2200K **72T**=7030, 2700K **73D**=7030, 3500K **73T**=7030, 4000K **74D**=7030, 4200K **74T**=7030, 5000K **73R**=7030, 3000K **75R**=5030, 5000K **83D**=8030, 5000K **AMB**=Amber, 590nm [5, 6]	**U**=120-277V **H**=347V-480V [5, 6] **1**=120V **2**=208V **3**=240V **4**=277V **5**=347V **6**=480V [7, 8] **DV**=277V-480V Dimming Driver [5, 6, 9]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **T5VS**=Type V Narrow **T5VW**=Type V Square Medium **T5W**=Type V Wide [10] **SLA**=Type III w/Split Central **SLB**=Type III w/Split Central **SLC**=Type IV w/Split Central **SLL**=90° Split Light Eliminator Left **SLR**=90° Split Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QM**=Quick Pole Mount Arm **PM**=Pole Mount, Fixed **PA**=Pole Mount, Adjustable **SP**=Slipfitter, Adjustable [11] **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Universal Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DB**=Dark Platinum **GM**=Graphite Metallic **WH**=White **SALX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [41]
DIM=External 0-10V Dimming Leads [12] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=20kV/10kA, 1449 Tuned surge protective device [13] **3L**=Two Circuits [14] **HA**=30°C High Ambient **HSS**=Knuckle/ House Side Shield [15] **HSS-F**=Knuckle/ House Side Shield, Black [15] **GRSNW**=Glare Reducing Shield, White [16] **LCP**=Light Square Tilts Painted to Match Housing [17] **CC**=Coastal Construction [18] **CCI**=Coastal Construction Extra [19] **LHO**=Optics Rotated 10° Left **RHO**=Optics Rotated 10° Right **AH2145**=After Hours Dim, 5 Hours [20] **AH2245**=After Hours Dim, 6 Hours [20] **AH2345**=After Hours Dim, 7 Hours [20] **AH2525**=After Hours Dim, 8 Hours [20] **GALJ-SHJ**=Drivers	**BPC**=Button Type Photocontrol [6] **PR**=NEMA 7-PIN Photocontrol Receptacle [6] **PRT**=NEMA 7-PIN Photocontrol Receptacle [6] **SPBD**=Dimming Motion Sensor, 9'-20' mounting [21] **SPBM**=Dimming Motion Sensor, 21'-40' mounting [21] **SPBXR**=Dimming Motion Sensor, Bindrid square count, 21'-40' mounting [21] **SPBXR-HD**=Dimming Motion Sensor, Bindrid square count, 41'-60' mounting [21] **ZW-EMPD4XX**=WaveLinx Sensor Only, 7-12ft [22, 23, 24] **ZW-EMPD5XX**=WaveLinx Sensor Only, 13-40ft [22, 23, 24] **ZW-WCBDG**=WaveLinx Sensor with Bluetooth, 7-12ft [22, 23, 24] **ZW-WCBDH**=WaveLinx Sensor with Bluetooth, 13-40ft [22, 23, 24] **ZB-EMPD4XX**=WaveLinx Sensor Only, 7-12ft [22, 23, 24] **ZB-EMPD5XX**=WaveLinx Sensor Only, 13-40ft [22, 23, 24] **ZB-WCBDG**=WaveLinx Sensor with Bluetooth, 7-12ft [22, 23, 24] **ZB-WCBDH**=WaveLinx Sensor with Bluetooth, 13-40ft [22, 23, 24] **DMG10-MD-BRM-L20**=Sensipulse Occupancy Sensor (9'-20' Mounting) [25] **DMG10-MD-BRM-L40**=Sensipulse Occupancy Sensor (21'-40' Mounting) [25]	**GADA3016**=NEMA Photocontrol Multi-Tap, 105-285V **GADA3107**=NEMA Photocontrol - 480V **GADA3201**=NEMA Photocontrol - 347V **GADA3013**=Photocontrol Shorting Cap **GADA3014**=120V Photocontrol **MA1702**=10kV Surge Module Replacement **MA1030-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1130-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=(2@120°) Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=(2@90°) Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=(3@90°) Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=(3@90°) Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=(4@90°) Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=(2@180°) Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=(2@120°) Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=(3@90°) Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=(3@120°) Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=(4@90°) Tenon Adapter for 3-1/2" O.D. Tenon **SAA238**=Adaptor kit for mounting to 2-3/8" O.D. Tenon **LSV05**=Field Installed - Neutral Side Shield [15] **LSVGRSNW**=Glare Reducing Shield, Black [15] **LSVGRSNW**=Glare Reducing Shield, White [16] **LSVRS**=Riverside Shield, Black [15] **WSLC-7P-10A**=WaveLinx Outdoor Control Module [26] **WSA-XX**=WaveLinx Wireless Sensor, 7'-13' Mounting Height [26, 27] **WHX-XX**=WaveLinx Wireless Sensor, 13'-40' Mounting Height [26, 28]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our Terms and Conditions of Sale for complete warranty details.
2. Shipping Lights Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal Construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
4. Available in 1200mA only.
5. Not available in CCI (Extra Coastal Construction) option.
6. Tilt option not SD rated. Not available with Coastal Construction (CC) option.
7. Not available with 347V, 480V or DV.
8. Requires the use of an identical pole (Dark Dead) when ordered with sensor options. Not available in combination with the HA high ambient and sensor options at 1 A.
9. Not available with 1200mA, 347V, 480V or 3000K CCT. For mounting to 2-3/8" O.D. tenons, order accessory MA4281.
10. Not available in Type V Square Medium (T5VW) distribution.
11. SL is not available with SPR or SPRX. Not available with WaveLinx or Enlighted sensors, or 208V surge option.
12. Requires 0-10V source.
13. Requires 4K with sensor option (SPR, SPRX, SPRXR, SPRXR-HD).
14. MAC Gateway required to enable Bidirectionality. Order MAC-PoE and MPOE-12D (W to PoE injector) power supply if needed. MAC not required for LC Bluetooth sensors.
15. Not available with Type V distributions.
16. Not available if 60mm or 3mm for wildlife and observatory use. Choose dimensional & supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with SWG, SWC, SL2, SL3 and SL4 distributions. Can be used with HSS accessory.
17. Set of 4 pcs. One set required per Light Square.
18. Not available with HSA option.
19. Cannot be used with HSS, SHO or RW styles. A black trim plate is used when HSS is selected.
20. Cannot be used with other control options.
21. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated control options.
22. Not available with 347V, 480V or DV. Not available when ordered with Button Type Photocontrol.
23. Requires the use of a NEMA photocontrol or the PRT or PR photocontrol receptacle when ordered as necessary.
24. Not for use with 1kV, 10kA or SLA specs, see ECI Bulletin for details.
25. Requires a field-installed PIR occupancy sensor for use in high or low mounting. See DMG10 Availability Table on the controls page.
26. Not available with HSS, GSNW or GRSNW.
27. Not available with WSLC-7P-10A. Integrated antenna and built-in lens optimized with the Buy American Act of 1933 (BAA) or Trade Agreements Act (TAA) requirements. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
28. For BAA or TAA requirements, accessories sold separately will be separately analyzed under domestic preference requirements.
29. Not available with WSLC-7P-10A.
30. Control drives a feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.eaton.com/surge for more information.
31. Not available in 3 square configuration at 500mA or below. Not available with any control option except SPR.

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LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**B**=Standard Dome Camera **C**=Bullet IP Camera **2**=Remote PTZ Camera	**0**=CBLBe, No GM **1**=CBLBe, Verizon **9**=CBLBe, Verizon **8**=CBLBe, Sprint	**R**=CBLBe, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

POLE FIXTURES MOUNTED @ 20' INCLUDING BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING AREA LIGHTING	Illuminance	Fc	1.42	2.8	0.5	2.84	5.60
NEW PARKING SPACES	Illuminance	Fc	1.80	3.4	0.6	3.00	5.67
NEW ROADWAY	Illuminance	Fc	2.73	7.9	0.5	5.46	15.80
STORAGE YARD	Illuminance	Fc	2.61	5.5	0.5	5.22	11.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	6	F1	Single	1.000	213	1278	GALN-SA4C-740-U-T4FT-HSS
	1	F2	Single	1.000	108	108	GALN-SA2C-740-U-T4W
	1	F3	Single	1.000	213	213	GALN-SA4C-740-U-5WQ
	6	WP	Single	1.000	59	354	GWC-SA1C-740-U-T4W

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: generalf@stockassoc.com
Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT SECTION PLANS FOR:

VERMEER SALES AND SERVICE FACILITY

621 SPIRIT VALLEY DRIVE EAST
CHESTERFIELD, MISSOURI

DATE: 08/03/2022

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

REVISIONS:

1	CITY REVISIONS	06/13/2022
2	CITY REVISIONS	08/08/2022

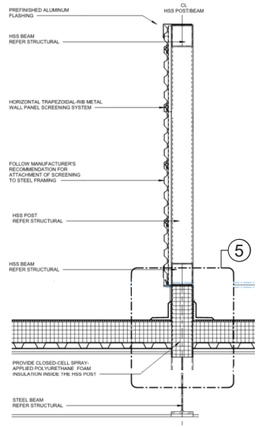
DRAWN BY: Z.P.S.	CHECKED BY: G.M.S.
DATE: 05/10/2022	JOB NO: 207-4062.5
M.S.D. P. # 22MSD-XX	BASE MAP # 17W
S.L.C. H&T # XXXX	H&T S.U.P. # XX-XXX-XX
M.D.N.R. # MO-RAOXXXX	

SHEET TITLE:
SITE PHOTOMETRIC PLAN

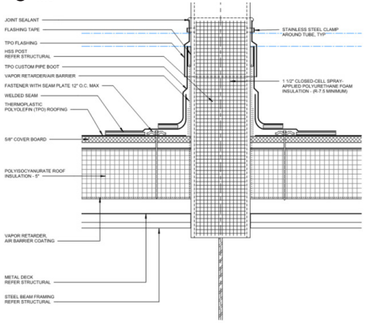
SHEET NO.:
SDSP-3

DRAWING FILE: S:\Drawings\2020\207\4062.5\Civil\4062.5 SDSP.dwg, LAYOUT: SDSP-3, PLOTTED: Aug 08, 2022 - 1:38pm, PLOTTED BY: Zachary Pulis

PR 8" SS
F.E.S
FL=458.80
F.E.S
FL=458.60
6"SS @ 2% MIN
275.00
S78°19'49"W
N78°19'49"E
275.42
CENTAL DRIVE
(PUBLIC)
SPIRIT VALLEY EAST DRIVE
(CITY OF CHESTERFIELD PUBLIC)
**ALL POINTS HIGHLIGHTED IN BLUE ARE 3 PC
Filename: Spirit Lot 16 Vermeer R1.AGI
Date:4/28/2008
Calculations Provided by Lusk-Eason-Calcaterra & Co.
11088 Millpark Dr. Suite 120 Maryland Heights, Mo. 63043
Phone: 314-298-7500 Fax 314-298-8508 Website: lecltg.com

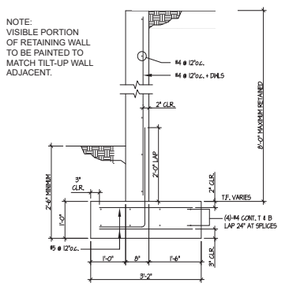


5 RTU SCREENING
NTS

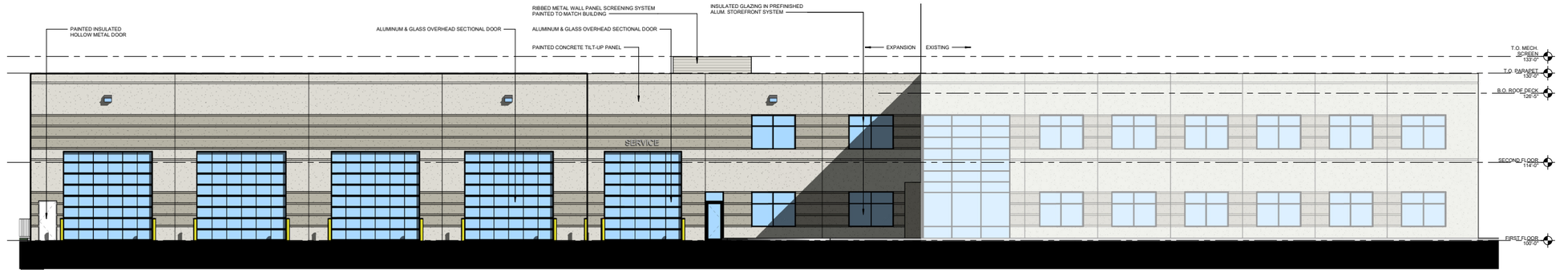


6 RTU SCREENING POST BASE DETAIL
NTS

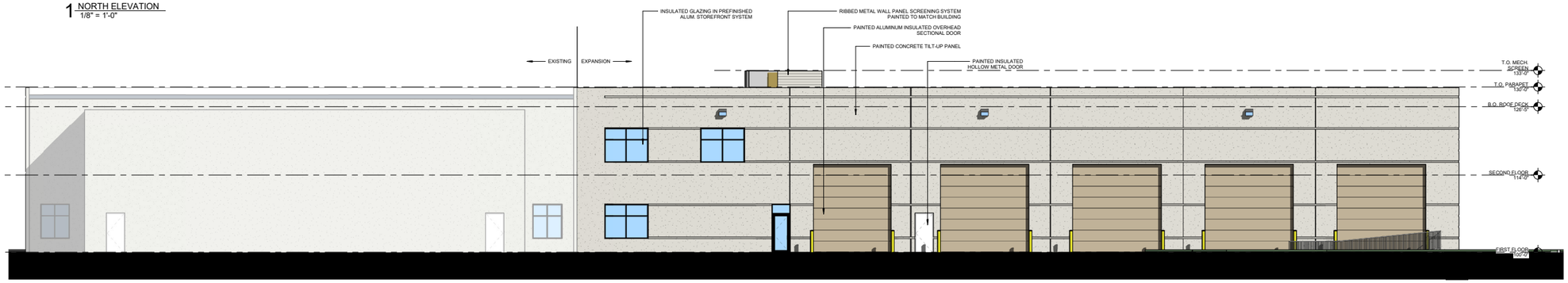
7 RETAINING WALL-ADJACENT NORTH AND SOUTH SLOPING PAVEMENT
NTS



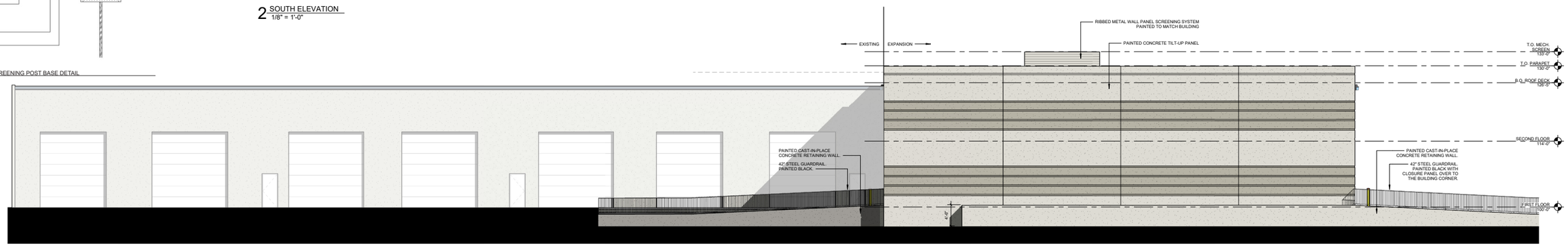
8 RETAINING WALL DETAIL-ADJACENT TO BUILDING
NTS



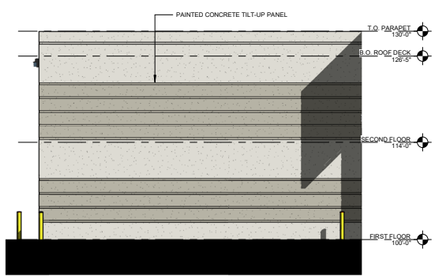
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"

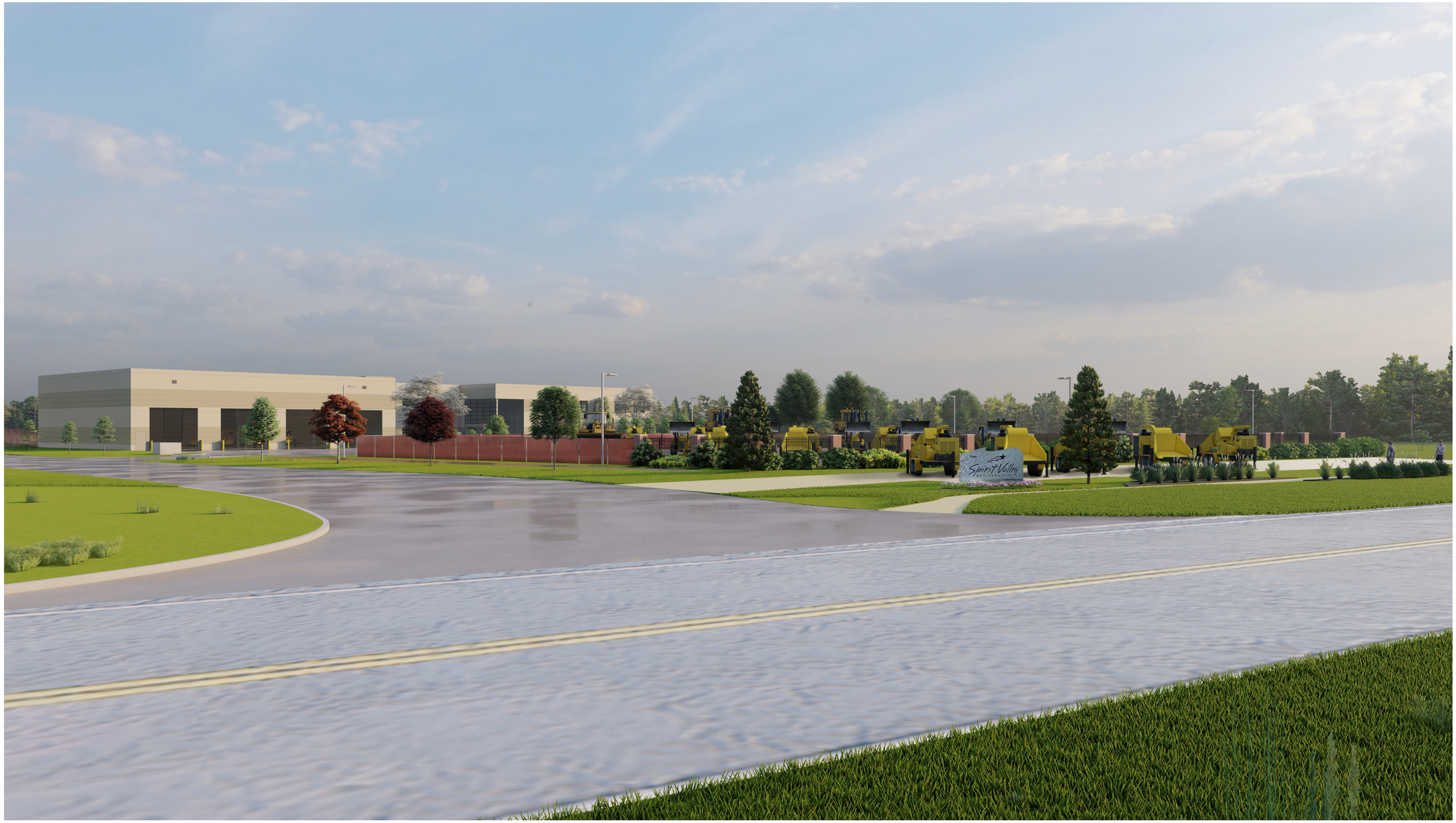


4 EAST ELEVATION
1/8" = 1'-0"

Vermeer Midwest

VERMEER MIDWEST EXPANSION
CHESTERFIELD, MISSOURI

17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005
314.991.9993
aciboland.com
ACI BOLAND ARCHITECTS



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