



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 1, 2017

6:30 PM

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

CALL TO ORDER

ROLL CALL

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. Don Magruder
Mr. Gene Rovak
Ms. Heather Silverman
Mr. Matthew Schuh
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. April 17, 2017 Joint WorkSession Draft Meeting Minutes
2. April 17, 2017 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

None

NEW BUSINESS

1. Application #17-014 for a Minor Site Plan Approval for New Exterior LED Lighting at Spoede Elementary School, at 425 N. Spoede Road

Dan Fleshman, of Ladue School District, has submitted an application for a minor site plan approval to replace exterior lighting at Spoede Elementary School located at 425 N. Spoede Road, with new LED Fixtures, that are downcast and fully shielded to provide better security and safety throughout the parking lot.

2. Application #17-015: a Minor Site Plan for a Fence Within the Front-Yard Setback Along Mason Road for the Property at 12700 Creekside View Drive

Jake Goss, homeowner, has submitted an application for a four foot tall open picket aluminum fence within the setback along Mason Road, for the property addressed as 12700 Creekside View Drive.

The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. City Council action is not required.

3. Application #17-016: A Minor Site Plan for Wing Walls on Either Side of the Driveway Entrance Within the Front-Yard Setback for the Property at 11705 Lakeshore Drive

James Reding, homeowner, has submitted an application for two, five feet tall by 12 foot curved wing walls on either side of the driveway entrance for the property at 11705 Lakeshore Drive. The City of Creve Coeur's Zoning Ordinance Section 405.630 *Yard Regulations* states that fences and walls are allowed within a required yard provided that they meet with Section 405.640. Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless by site development plan approval by the Planning and Zoning Commission. City Council action is not required.

4. PUBLIC HEARING. Application #17-017: An Amendment to the Conditional Use Permit for Chaminade College Preparatory School for a New Baseball Stadium

Robert Schnur, on behalf of Chaminade College Preparatory School, has submitted an application to amend the conditional use permit for the campus for a new 300 seat baseball stadium, and associated structures where the existing soccer field is currently located. No lighting or public address system is being proposed. All games will be

played during the day. Elementary and secondary schools NAICS 61110 are permitted as conditional uses within the A Single Family Residential Zoning District with review of site development plans by the Planning and Zoning Commission and approval by the City Council. Chaminade was established in 1906, prior to the incorporation of the City, and there may be some pre-existing, non-conformities on the site. The most recent ordinance governing the site was approved in November 2009 (Ordinance No. 5117), for a new fine arts and performance center.

WORK AGENDA

None

DEPARTMENT REPORTS

1. Director of Community Development
2. City Attorney

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



CITY OF CREVE COEUR
JOINT SESSION
PLANNING & ZONING COMMISSION,
CITY COUNCIL
ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES
MONDAY, APRIL 17, 2017
6:00 PM

A Joint Session, hosted by the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, April 17, 2017, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Beth Kistner called the meeting to order at 6:00 P.M.

MEMBERS PRESENT:

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Mr. Matthew Schuh
Mr. Gene Rovak (arrived 6:10)
Ms. Murial Hall
Ms. Heather Silverman

Mr. Barry Glantz, Mayor

City Council

Mr. James Faron
Ms. Alexis Travers
Dr. Ellen Lawrence
Mr. Ted Ruzicka
Ms. Charlotte D'Alfonso
Dr. Robert Hoffman
Ms. Sue Basely

Economic Development

Mr. Robert Bockersman

OTHERS PRESENT:

Mr. Mark Perkins, City Administrator

Ms. Sharon Stott, Assistant to City Administrator
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Recording Secretary
Mr. Carl Lumley, City Attorney

DISCUSSION ITEM

Mr. Jason Jaggi gave a brief introduction of the 39 North Master Plan and explained why they thought a joint session would be beneficial to have before the Public Hearing regarding the 39 North Master Plan.

Ms. Janet Wilding, Vice President of Major Projects with the St. Louis Economic Development Partnership (SLEDP), introduced herself and her team.

Ms. Karla Roeber, Head of Government Relations with the Danforth Plant Science Center

Mr. Jamey Edgerton- Senior Vice President Business Development and Finance

Mr. Jason Archer- Vice President Business Development (SLEDP)

Ms. Wilding said the full plan is 144 pages long.

She talked about the name and the goals for the area. She said it references the fertile latitude and the agricultural significance of the area. She said they wanted to target tech and innovation businesses. She said they have had great support from the County Executive Steve Stenger and Sheila Sweeney, CEO of the SLEDP.

She said there are so many innovative centers and assets in the area already and named several. She went over some of the development goals. She said they really want to bring the area together and tie the green space together to make it a central practical hub of world technology.

Mr. Edgerton talked about the interest in the area and what people are looking for. He said the work-life balance is very important to young innovative minds.

Mr. Archer talked about his role in the gaining traction and interest of 39 North.

Ms. D'Alfonso asked if they talked specifically about Creve Coeur and the work life balance and the quality things that are offered in this area. She said there is a negative view of St. Louis that is not accurately reflected in Creve Coeur. She said they want people to invest in Creve Coeur.

Mr. Archer said when he talks about 39 North the topic does go to the community and its assets. He said St. Louis County has 91 municipalities and some of the reactions he has heard is that there is a lot of government. He said his response is that there is a lot of community.

Mr. Faron asked if people have assumptions and asked about the details of assets and their needs.

Mr. Archer said he talks about what they want to be around. He said that part of the conversation is part of the draw to the area. He said the ag-tech sector already knows about 39 North.

There was some discussion about Creve Coeur, its community and the livability.

Ms. Rover said there was definitely excitement by innovative companies looking to move here.

Ms. Wilding said St. Louis is becoming well-known for having a wide variety of options in innovation districts, community, and living options. She said the diversity of experiences is a strength.

Ms. Ginger Imster added that it is a smart to capitalize on one of Missouri strengths- agriculture. She said more opportunities and growth will happen not only nationally, but internationally. She said she has a vested interest not only as a partner, but also as a resident of Creve Coeur. Ms. Imster said that nationally the St. Louis area is not seen as many municipalities, but as one. It would not only help get Creve Coeur on the map, but also improve the overall perception of the area.

Ms. Kistner asked about the master plan.

Ms. Wilding talked about the boundaries. She said a top priority is to redesign N Lindbergh and Old Olive to make Old Olive contiguous. She said they would like to see it become a local street. Ms. Wilding said they are also looking at the cul de sacs to see if they might be opened up for either bike trails or pedestrian use.

She talked about the Greenway line that would eventually allow for several connection points.

Dr. Lawrence asked about connectivity between Monsanto and Danforth.

Ms. Wilding said they were considering pedestrian bridges. She said there would be a building of some sort that would have a public feel, but would be a center of sorts.

Ms. Kistner asked where it would go.

Ms. Wilding said it would be by the water towers and showed an artists' rendering. She talked about the timeline.

Dr. Lawrence asked how they plan to attract people and businesses that are already comfortable in the market doing well.

Ms. Wilding talked about how they were marketing to the businesses.

Ms. Roeber said some new construction would go in as well.

Some concern was made about crossing over wide main roads.

Ms. Wilding said they were looking at pedestrian bridges and other ways of connectivity for pedestrians.

Mr. Bockersman asked what happens when already existing companies want to expand.

Ms. Wilding said they can't be too successful.

Ms. Kistner asked who else they had presented to and about the feedback they have received.

Ms. Wilder said there was some hesitancy at first, but most people love the vision and the central focus and growth potential.

Ms. Rover added she has had very positive meetings with companies who are very excited.

Mayor Glantz said one thing that is exciting is seeing various entities who are making this a priority because they see this as a benefit for the entire region.

Mr. Faron said this was a great opportunity to entice people to stay.

Ms. Silverman asked what the next steps were.

Ms. Wilder said to get a developer, develop more of a branded presence. She said there is an implementation strategy.

Ms. Kistner said P&Z will have a meeting on May 15th and this was already mentioned in the recently adopted Comprehensive Plan.

Ms. Kistner asked if others were adopting the plan.

Ms. Wilder said 39 North was only in Creve Coeur, but other areas did play a supportive role. She thanked everyone for coming.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:00 P.M.

Beth Kistner, Chair

Jessica Stutte, Recording Secretary



CITY OF CREVE COEUR
PLANNING & ZONING COMMISSION
MEETING MINUTES
MONDAY, APRIL 17, 2017
7:30 PM

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur, Missouri was held on Monday, April 17, 2017, at the Creve Coeur Government Center, 300 North New Ballas Road. Chair Beth Kistner called the meeting to order at 7:30 P.M.

MEMBERS PRESENT:

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Mr. Matthew Schuh
Mr. Gene Rovak
Ms. Murial Hall
Ms. Heather Silverman

OTHERS PRESENT:

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Recording Secretary

ACCEPTANCE OF THE AGENDA

Mr. Rovak moved to accept the agenda. Motion seconded and unanimously approved.

APPROVAL OF MINUTES

Ms. Silverman moved to approve the March 20, 2017 minutes. Motion seconded and unanimously approved.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

PUBLIC HEARING Application #16-030:

All those planning to speak were sworn in.

Mr. Schuh recused himself.

Janice Morris Design Manager talked about how Panda Express is a community oriented business and is still family owned.

She said 30% of their business is drive thru. She said in comparison to some businesses that offer drive thru services whose numbers are closer to 70%.

She said the food they serve is not the kind of food that is easy to eat in the car. She showed other locations of Panda Express in the area.

Brandon Harp addressed the concerns presented from the last meeting. He said they had a new site plan that addressed those concerns and also stayed within the guidelines of the code. He went over the changes to the site plan. He showed the drive thru stacking lane which wraps to the North of the site. He went over ordinances regarding drive thru's to show Panda Express' compliance.

Ms. Kistner asked if the only thing preventing cars in the drive thru from exiting to the parallel lane was a stripe.

Mr. Harp confirmed.

He continued by showing an enlarged site plan. He showed how it was pedestrian friendly and went around a rain garden. He said because of the masonry wall pedestrians would not be able to enter the building unless they went to the designated path. He continued by going over the other landscaping properties of the site.

Mr. Eric Abeln went over some of the 3D slides and covered how a barrier was created to keep pedestrian on the correct path. He continued going through slides and showing how circulation was directed. He showed how the materials they planned to use correlated with the surrounding buildings. He said they were using a product called Nichiha that looked like wood but has the durability they need. He said the elevations were consistent.

Ms. Kelly said there were things that required the Commissions direction. First was the Nichiha, as it was a new material to the center.

Second, the trash enclosure separate from the restaurant and third, she said there is some pedestrian conflict near the building.

Mr. Steven L Kling Jr. an attorney of the property representing Cornerstone Realty. Said his concern is #4 of section 3 of 405.4714. He asked for less restrictions regarding common ownership.

Mr. Lumley asked if there was a legal description for the lot.

Ms. Kelly Diehl showed the separate lots.

Ms. Kistner asked Mr. Lumley his thoughts.

Mr. Lumley responded that he thought that was something that could be worked out before it went to council.

Ms. Silverman asked to see the materials. Applicant circulated samples

Ms. Kistner said she thought the materials would look ok.

Ms. Kelly made a clarification regarding the materials relative to existing buildings, there would not be EFIS but rather limestone and Nichiha.

Mr. Jaggi said he wanted to make sure the commission approved of the materials and colors as they were a little unusual.

Ms. Kistner said she recognized a lot was being done to steer pedestrians the correct way. She asked if there was anything to slow cars as they leave the drive thru.

Mr. Jaggi said the traffic engineer had several recommendations in regards to slow cars down.

Mr. Harp said there would be a stop bar.

Ms. Kelly pointed out where a stop bar could be found in the staff report.

Mr. Carney said he thought the handicap accessibility was much better. He asked if he thought there would be an issue getting trucks in and out.

Mr. Harp said 3 point turns were definitely possible.

Mr. Rovak had some questions regarding the sidewalk in the landscape plan. He said there were two images that didn't match up and he would like some clarification.

Mr. Randy Mardis said there is no pedestrian access to the rain garden. He said Mr. Rovak was seeing the trademark pebbles.

Mr. Jaggi said he was looking at the old plan.

Mr. Rovak said he was impressed with the new layout.

Ms. Silverman said they needed to address the trash placement.

Mr. Harp said with staff input and the constraints of the site, they thought it was a good place for the trash.

Mr. Carney asked about the parking spots.

Mr. Jaggi said the ordinance allowed for some flexibility.

Ms. Kistner asked about the language in Condition 4.

Mr. Lumley said they were in agreement as to the intentions of the condition.

(This ends the Public Hearing: see verbatim transcript for further information)

There being no further comments, City Attorney, Mr. Carl Lumley, presented the exhibits and the public hearing was closed.

A motion to approve was made by Mr. Rovak, seconded by Mr. Carney.

Mr. Carney-aye Mr. Rovak-aye Ms. Silverman-aye Ms. Hall-aye
Chair, Ms. Kistner- aye

Motion passed.

NEW BUSINESS

None

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi said Mobil on the Run was back in front of Council and explained process.

ADJOURNMENT

There being no further business to come before the Planning and Zoning Commission, upon motion being made and duly seconded, the meeting was adjourned at 8:30 P.M.

Beth Kistner, Chair

Jessica Stutte, Recording Secretary



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#17-014 FOR A MINOR SITE PLAN APPROVAL FOR NEW EXTERIOR
LED LIGHTING AT SPOEDE ELEMENTARY SCHOOL,
AT 425 N. SPOEDE ROAD**

FOR THE MEETING OF: May, 2017, 6:30 PM.

SUBJECT PROPERTY LOCATION: 425 N. Spoede Road.

REQUEST: Dan Fleshman, of Ladue School District, has submitted an application for a minor site plan approval to replace exterior lighting at Spoede Elementary School located at 425 N. Spoede Road, with new LED Fixtures, that are downcast and fully shielded to provide better security and safety throughout the parking lot.

ADDITIONAL INFORMATION: Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. Spoede Elementary School has operated at this location since 1950 and consists of 9.79 acres. Therefore, there may be some pre-existing non-conformities on the site, including the existing light fixtures on the building.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?

Creve Coeur 2030
Comprehensive Plan References

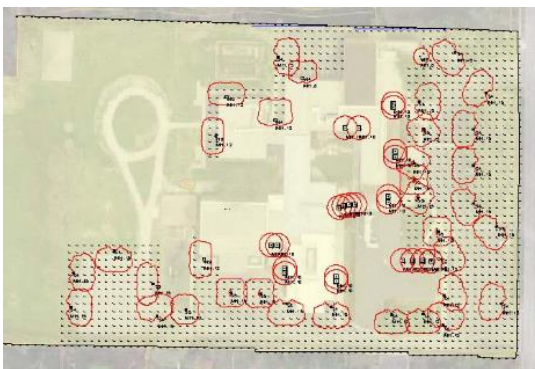
- Civic District

Zoning Code References

- Section 405.680 Lighting
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Dan Fleshman
Ladue School District
9701 Rear Conway Road
St. Louis, MO 63124

PROPERTY OWNER: Ladue School District
Spoede Elementary
425 North Spoede Road
Creve Coeur, MO 63141



LED ENTERPRISE DECORATIVE AREA LIGHT



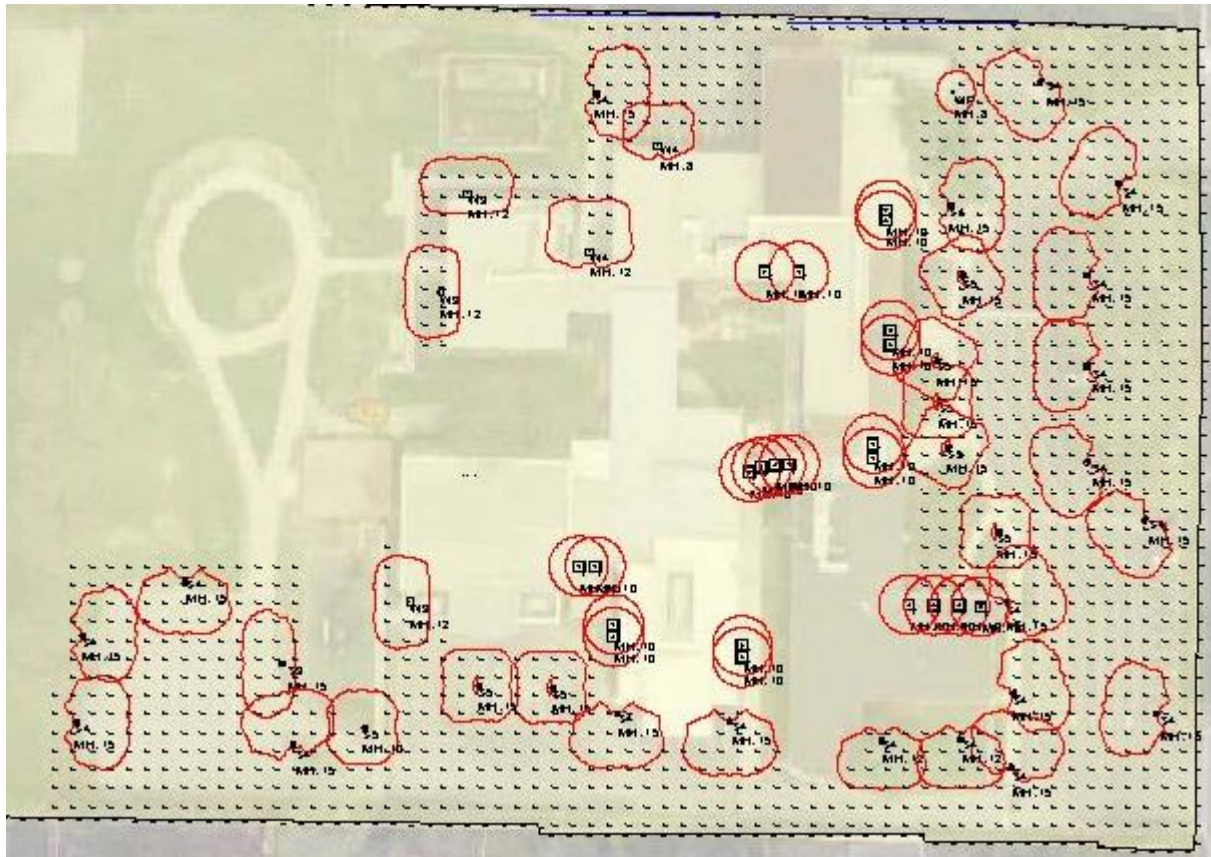
LED PATRIOT® WALL SCONCE (XPV)



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 4/25/2017
ATTACHMENTS: Applicant's Materials received March 17, 2017

PROJECT DESCRIPTION

The Ladue School District is seeking to replace the non-conforming light fixtures on the building that shine outward, with new LED fixtures throughout the site, including new pole fixtures and building fixtures, that are consistent with the City's regulation that all lighting is downcast and that no lighting is cast upon the adjacent property.



LED ENTERPRISE DECORATIVE AREA LIGHT



LED PATRIOT® WALL SCONCE (XPV)



In addition to the building and parking lot lighting, there is a new LED Canopy Light at the center of the building at the interior courtyard.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Residential	A-RDD Single Family Residential	NA
South	Residential	A Single Family Residential	NA
East	Residential	A Single Family Residential	Spoede Road
West	Residential	A Single Family Residential	NA

CREVE COEUR 2030 COMPREHENSIVE PLAN

Spoede Elementary School is within the category for a Civic place type of a school on a single lot with a single primary building with optional ancillary or out-buildings. The Civic place types should protect established, existing residential neighborhoods from potential negative impacts of non-residential land uses while allow flexibility on the interior of the site (p. 106). The Plan also encourages promoting energy efficiency throughout the City as part of the Community Sustainability & Resilience Objectives (p. 51). The site is preexisting non-conforming, and the proposed conversion of the lighting to new LED Standards meets with these goals and objectives.

ZONING REVIEW

Lighting

Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. Parking lot lighting in residential districts, except traffic signals and lighting for major outdoor recreation facilities, shall not exceed 16 feet in height, unless specifically permitted by the Planning and Zoning Commission. The overall height of the fixture has not been provided, however, the applicant has indicated that they do not need to go above the 16 feet. Therefore a condition of approval includes that the fixtures are limited to 16 feet in height. Additionally parking lot light standards shall consist of full cutoff, downcast fixtures with the illuminant source fully shielded for view. Lighting with exceptional architectural elements or detail may be approved by the Planning and Zoning Commission.

All of the proposed light fixtures are intended to fully comply with the City's regulations, and should significantly update the lighting the site, while at the same time be less of an impact to the neighboring property. The fixtures are unique in overall design and consistent throughout the site. Staff has received some comments in the past that LED lights are much brighter in illumination compared to traditional light standards, however, the proposal is consistent with the City's regulations, with no lighting cast upon the property.

Should there be any resident concerns, the Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10 PM and 6 AM, but not less than an average of 1 foot candle of illumination as required by Section 405.810 (4) that requires that any off-street parking or loading area used between 6:00 P.M. and 6:00 A.M. shall contain a system of lighting to provide an adequate standard of at least 1 foot-candle of

illumination over the area of the parking area to be used. However, a condition for such has not been included at this time.

The lighting plan submitted indicates that no lighting will be cast upon adjacent property and with only a minimal spillage of 0.1 along Spoede Road, and at the southwest corner of the parking lot. Therefore the proposal meets with all of the Zoning Regulations for this request.

RECOMMENDATION

Staff recommends that the follow condition apply for this request:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the parking lot light fixtures piers in substantial conformance with the lighting information received March 17, 2017 as bound together and submitted in conjunction with Application #17-014 by the Ladue School District.
2. The Parking lot fixtures shall be a maximum of 16 feet in height, and all lighting shall be in compliance with Section 405.680 of the Zoning Ordinance.

MOTION

The motion to approve the site development plan for the lighting update request as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for the site development plan for the School District property:

"I move to approval the minor site development plan for the new lighting upgrades for the Spoede Elementary School, at 425 N. Spoede Road as bound together with Application #17-014, presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of May 1, 2017" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

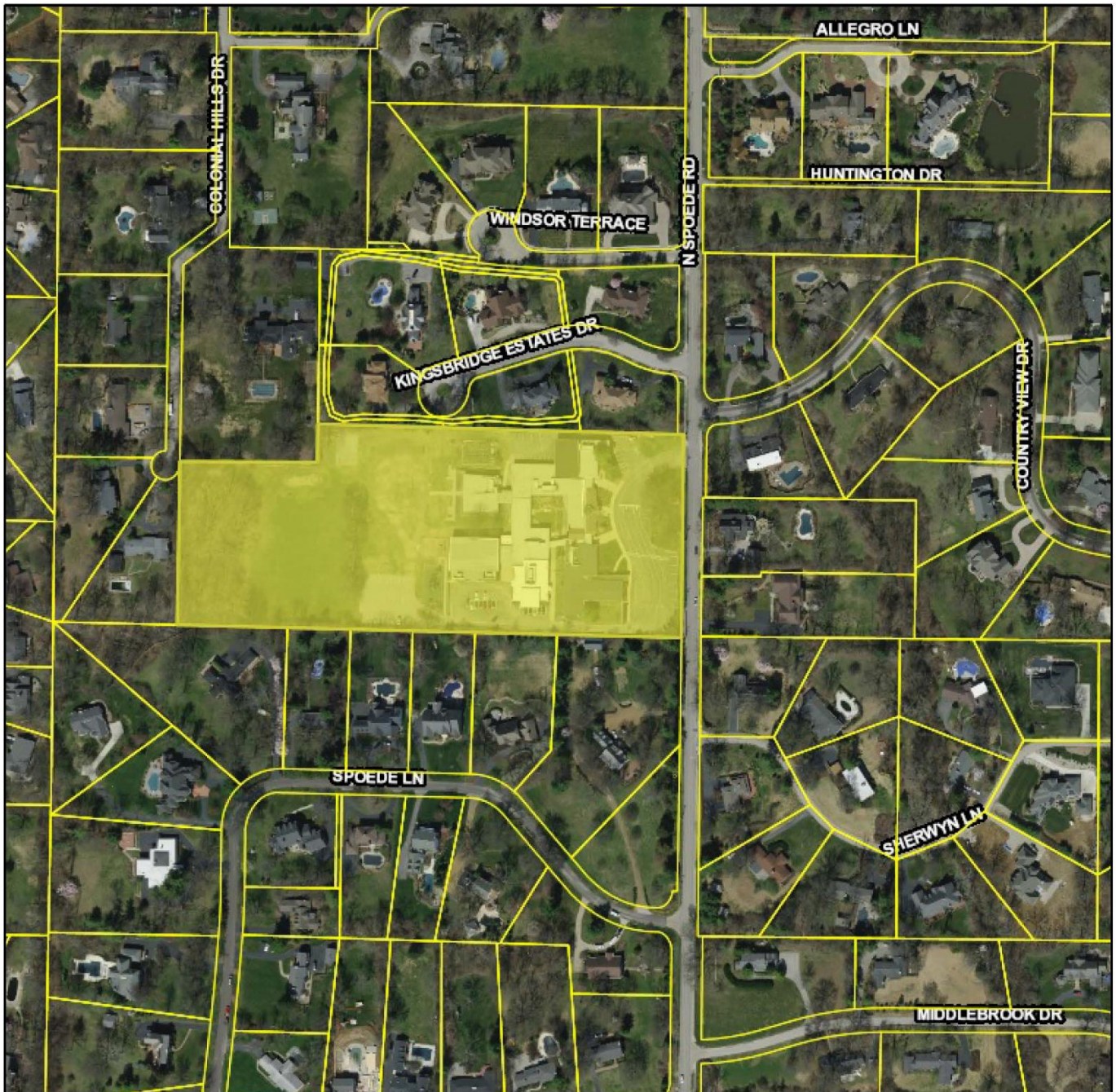
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO

Spoede Elementary School, 425 N. Spoede Road



City Limits

Parcels

March 21, 2017



Prepared By

HORNER SHIFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Taken: 4/25/2017



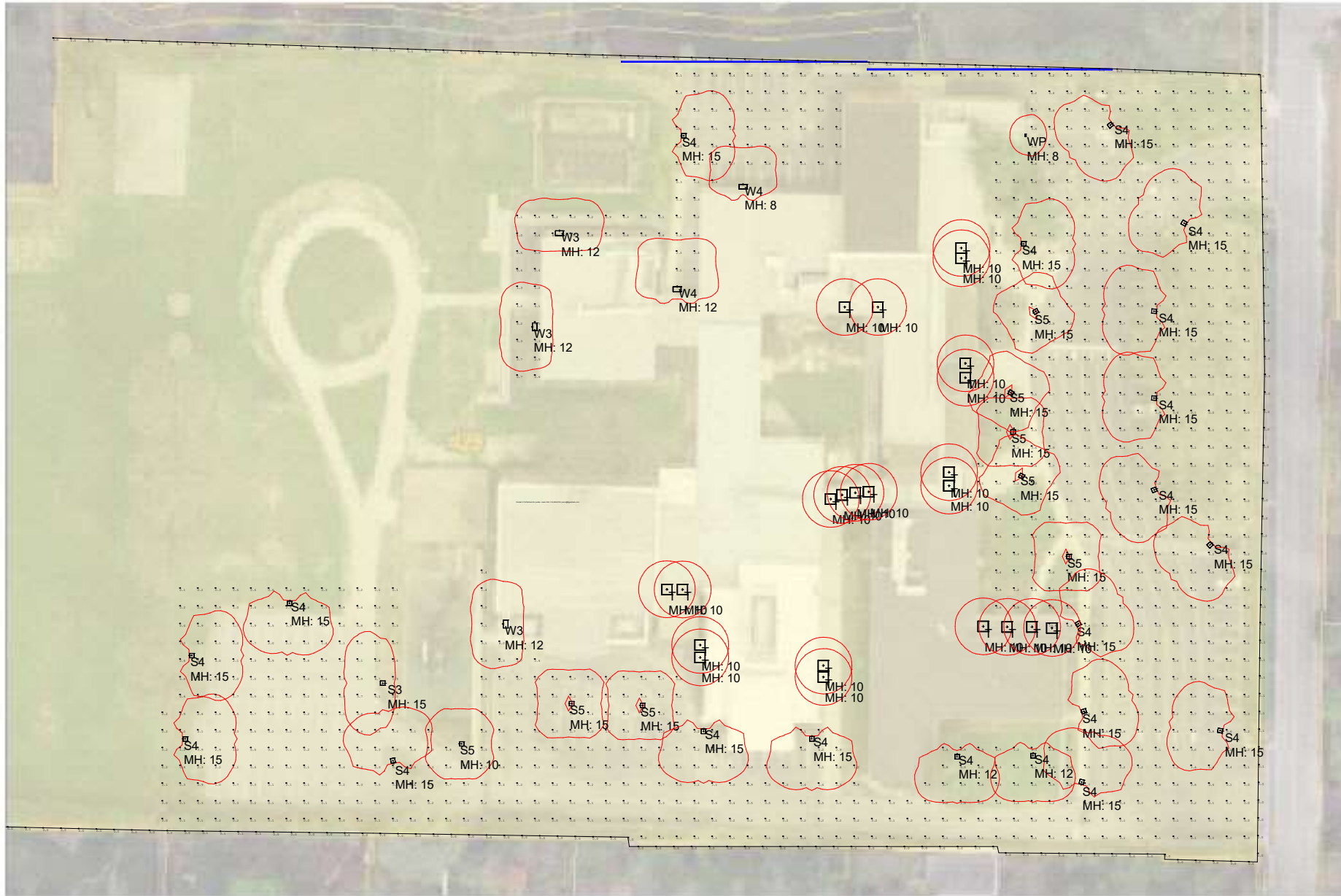
Description: View looking at the front of Spoede School at the existing non-conforming lights on the building.



Description: View looking at the south faced of Spoede School at the existing non-conforming lights on the building.



Description: View of the rear parking lot non-conforming light standard.



Luminaire Schedule						
Symbol	Qty	Tag	Label	Arrangement	Description	Manuf.
W3	2	W3	XENOX3PT-LED-48-40-CW-UE	SINGLE	Wall Mount FT PLP Fresh	LSI INDUSTRIES, INC
W4	3	W4	XENOX3PT-LED-48-40-CW-UE	SINGLE	Wall Mount FT PLP Fresh	LSI INDUSTRIES, INC
S4	22	S4	ELP922-LED-55	SINGLE	Surface Mount 2x2 Under Canopy	LSI INDUSTRIES, INC
S5	3	S5	XENOX3PT-LED-SS-CW	SINGLE	XENOX3PT-LED-SS-CW	LSI INDUSTRIES, INC
S5	3	S5	XENOX3PT-LED-SS-CW	SINGLE	XENOX3PT-LED-SS-CW	LSI INDUSTRIES, INC
S4	20	S4	XENOX3PT-LED-SS-CW	SINGLE	XENOX3PT-LED-SS-CW	LSI INDUSTRIES, INC
W5	1	W5	ELP922-LED-55	SINGLE	Wall Pack	LSI INDUSTRIES, INC

Note:
 1. Mounting Heights are noted at each type.
 2. Highlighted area is the property parcel per the County Website.

Calculation Summary					
Label	Units	Avg.	Max.	Min.	
Site	Fc	1.26	7.9	0.0	
Property Line	Fc	0.01	0.10	0.0	

PROJECT :
 Speede School
 LED Lighting Upgrade

Drawing ID:
 KFJW122016

Date :
 03.16.17

Attachment: Speede School LED Lighting Upgrade (2423 : Speede Elementary Lighting Upgrades)

LED ENTERPRISE DECORATIVE AREA LIGHTS (XENM3)



US patent 782456, 7952293, & 8432108 and US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTIONS - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70CRI. Higher CRI available upon request.

DISTRIBUTION/PERFORMANCE - Types 3, FT, and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - Modular fixture is available in two mounting styles - Post Top and Side Mount. One piece housing/support frame is die-cast aluminum. Combination mounting arm/driver enclosure on side mount versions is die-cast with integral ribs for heat dissipation. Access cover and support arms for post top versions are die-cast aluminum.

HOUSING TOP CAP - Removable spun aluminum cap/post top driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.

SEALED OPTICAL UNIT - Lens is clear, flat tempered glass, sealed to aluminum optics housing. Pressure stabilizing breather allows super-tight protection while preventing temperature cycling from building up internal pressures and vacuums that can stress optical unit seals and components.

FASTENERS - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.

ELECTRICAL - A terminal block for attachment of incoming primary wiring is supplied. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), 347VAC and 480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in Super Saver (SS) and High Output (HO) drive currents (Drive currents are factory programmed). State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

MOUNTING - Post Top, Side Arm and Wall mounting available. Pole selection information shown under fixture drawings.

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

LIGHT OUTPUT - XENM3					
ARM MOUNT		Lumens (Nominal)			Watts (Nominal)
	# of LEDS	Type 3	Type FT	Type 5	
Cool White	SS 64	7110	6160	5870	70
	HO 64	9410	8660	8150	108
Neutral White	SS 64	6430	5900	5640	70
	HO 64	9010	8280	7940	108
POST TOP MOUNT		Lumens (Nominal)			Watts (Nominal)
	# of LEDS	Type 3	Type FT	Type 5	
Cool White	SS 64	6180	5570	5240	70
	HO 64	8670	8270	7510	108
Neutral White	SS 64	5930	5350	5150	70
	HO 64	8250	7560	6890	108

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.



Project Name _____ Fixture Type _____

Catalog # _____

10/2416
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Packet Pg. 20

LED ENTERPRISE DECORATIVE AREA LIGHTS (XENM3)

LUMINAIRE ORDERING INFORMATION

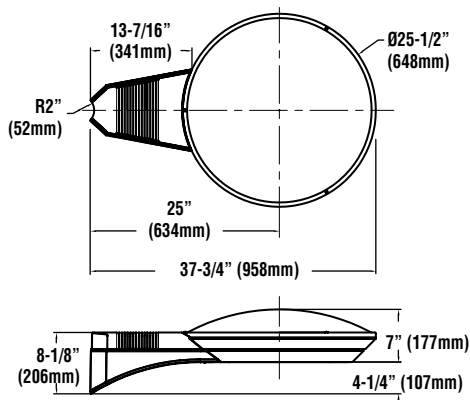
TYPICAL ORDER EXAMPLE: **XENM3 PT 5 LED HO CW UE MSV PCI120**

Prefix	Mounting Style	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XENM3	PT - Post Top SA4 - Side Arm Mount for 4" Poles ¹ SA5 - Side Arm Mount for 5" Poles ¹	3 - Type III FT - Forward Throw 5 - Type V	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Electronic (120-277V 50/60Hz) 347-480	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	Button Type Photocells PCI120 - 120v PCHV208-277 - 208-277v PCI347 - 347v TE - Tool-less Entry DIM - 0-10V Dimming (from external signal) ² BLS - Bi-level Switching (from external 120-277V signal) ² Accessories SPA - Square Pole Adaptor (SA only) WM - Wall Mount (PT only) SA WM - Side Arm Wall Mount (SA4 or SA5) BK MPT B04 - Medium Bolt on Bracket (for PT 180) For 4" Dia. Round Poles ^{1,3} BK MPT B05 - Medium Bolt on Bracket (for PT 180) For 5" Dia. Round Poles ^{1,3}

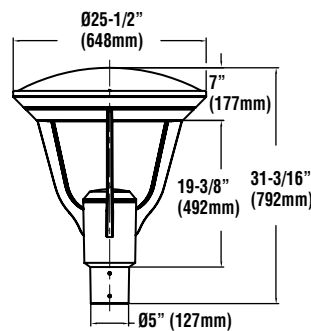
FOOTNOTES:

- 1- For correct mounting, order poles with 3" reduced drilling pattern.
 2- DIM and BLS cannot be ordered together.
 3- For PT mounting configurations other than D180, consult factory. Order one bracket per fixture.

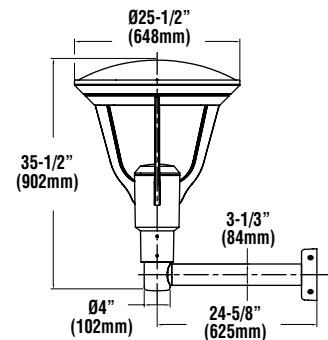
DIMENSIONS



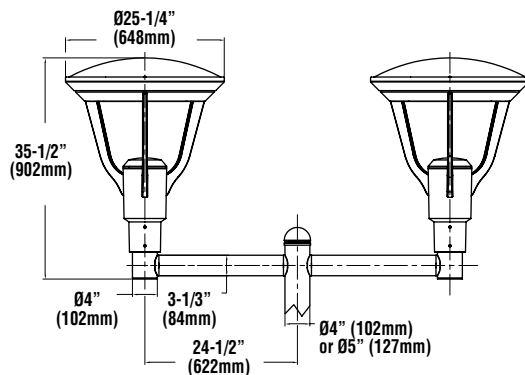
Side Arm Pole Mount
(select 3" reduced drilling pattern)



Post Top
Slipfits 4" Dia. Tenon (4N) or Pole



Post Top with WM Accessory



Post Top with BK MPT B0 (x2)
Mounts to 4" or 5" Dia. D180 Bolt-on Pole
(select 3" reduced drilling pattern)

LUMINAIRE EPA CHART - Crossover Enterprise

	MOUNTING STYLE	
■ PT Single	PT	1.0
■ PT D180° with BK MPT B0 (2)	PT	2.0
■ Single	SA	1.0
■ D180°	SA	2.1
■ D90°	SA	1.8
■ T90°	SA	2.7
■ T120°	SA	2.8
■ Q90°	SA	3.5

SHIPPING WEIGHTS - Crossover Enterprise

Catalog Number	Est. Weight (kg/lbs.)
XENM3 (PT or SA)	29/64



Project Name _____ Fixture Type _____

Catalog # _____

10/2416

Packet Pg. 21

LED ENTERPRISE DECORATIVE AREA LIGHTS (XENM3)**BUG LISTING****XENM3 PT - TYPE 3**

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8669	108	80	B1-U2-G2
	NW	8252	108	76	B1-U2-G1
SS	CW	6184	70	88	B1-U1-G1
	NW	5930	70	85	B1-U1-G1

XENM3 PT -TYPE 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	7509	108	70	B3-U1-G1
	NW	6894	108	64	B3-U1-G1
SS	CW	5243	70	75	B2-U1-G1
	NW	5146	70	74	B2-U1-G1

XENM3 PT -TYPE FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8271	107	77	B1-U2-G2
	NW	7560	108	70	B1-U2-G2
SS	NW	5354	70	76	B1-U2-G2
	CW	5572	70	80	B1-U2-G2

XENM3 SA - TYPE 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9410	108	87	B2-U1-G2
	NW	9010	108	83	B2-U2-G1
SS	CW	7109	70	102	B1-U1-G1
	NW	6431	70	92	B1-U1-G1

XENM3 SA -TYPE 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8145	108	75	B3-U1-G1
	NW	7937	108	73	B3-U1-G1
SS	CW	5870	70	84	B3-U1-G1
	NW	5645	70	81	B3-U1-G1

XENM3 SA -TYPE FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8659	108	80	B1-U2-G2
	NW	8281	108	77	B1-U2-G2
SS	CW	6160	70	88	B1-U2-G2
	NW	5898	70	84	B1-U2-G2

* Color Temperature: NW-4000K, CW-5000K



Project Name _____ Fixture Type _____

Catalog # _____

10/2416
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LED PATRIOT® WALL SCNCE (XPWS3)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XPWS3					
		Distribution/Lumens (Nominal)			
Milliamps	# of LEDs	Type FT	Type WT	Type WW	Watts
Cool White 350 mA	28	3100	3000	3200	34
	48	5100	5100	5200	55
	28	3700	3600	3800	44
	48	6200	6100	6300	72
Neutral White 450 mA	28	2900	2900	3100	34
	48	4900	4800	4900	55
	28	3500	3500	3700	44
	48	5800	5700	5800	72

LED Chips are frequently updated therefore values may increase.

Also available in traditional light sources

US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ -LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTIONS - DIM- 0-10 volt dimming enabled with controls by others.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI. Higher CRI available upon request.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - One-piece die-cast aluminum housing is smoothly contoured rectangular shape. Mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP65 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed.

EMERGENCY OPTIONS - Optional integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - ETL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. Optional Class 1 Division 2 (groups A, B, C & D) hazardous location rating is available (Select HL option). For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Project Name _____ Fixture Type _____

Catalog # _____

07/28/16

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LED PATRIOT® WALL SCNCE (XPWS3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPWS3 FT LED 48 450 CW UE WHT BB**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XPWS3 - LED Patriot Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	Wireless Control System^{1,2} (blank) - None PCM - Platinum Control System PCMH - Host/Satellite Platinum Control System GCM - Gold Control System GCMH - Host/Satellite Gold Control System DIM - 0-10 volt dimming (required for satellite fixtures) Stand-Alone Control (blank) - None DIM - 0-10 volt dimming ³ (from external signal)	Sensor IMS - Integral Motion Sensor ⁴ PCI120 - 120V Button-Type Photocell ⁵ PCI208 - 208V Button-Type Photocell ⁵ PCI240 - 240V Button-Type Photocell ⁵ PCI277 - 277V Button-Type Photocell ⁵ PCI347 - 347V Button-Type Photocell ⁵ Options BB - Battery Back-up ⁶ CWBB - Cold Weather Battery Back-up ⁶ EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps ⁷ HL - Class 1, Division 2 Hazardous Location Rating, ETL Listed to UL844 ⁸ XPM - Pole Mounting Adaptor w/ Fixture Back Plate for Use with Square Poles ⁹ XPMAR4 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 4" O.D. Round Poles ⁹ XPMAR5 - Pole Mounting Adaptor w/ Fixture Back Plate for Use with 5" O.D. Round Poles ⁹

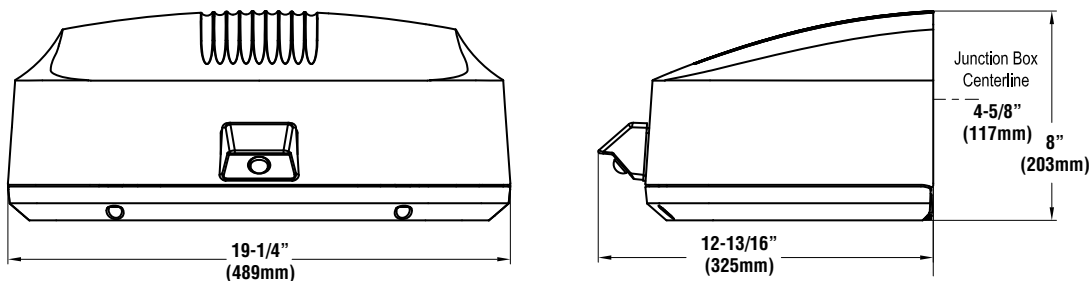
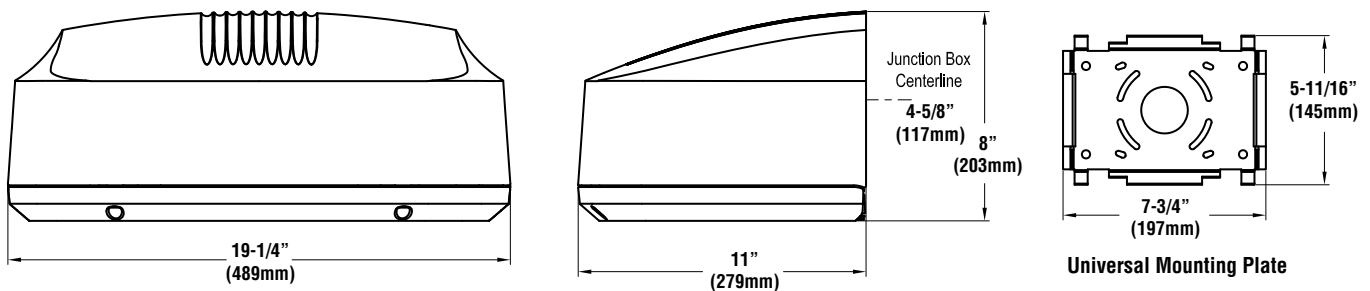
ACCESSORY ORDERING INFORMATION¹ (Accessories are field installed)

Description	Order Number	Description	Order Number
XPWS3 Polycarbonate Shield	244657	DFK208, 240 - Double Fusing	DFK208,240 ¹⁰
XPWS3 SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK480 - Double Fusing	DFK480 ¹⁰
FK120 - Single Fusing	FK120 ¹⁰	FK347 - Single Fusing	FK347 ¹⁰
FK277 - Single Fusing	FK277 ¹⁰		

FOOTNOTES:

- For wireless controls information and accessories, see Controls section.
- Requires a SiteManager and override switch. Not compatible with battery back-up, IMS, EMR2 or HL Option.
- Not compatible with IMS option.
- Not compatible with wireless controls system or DIM.
- Not compatible with EMR2 or HL option.
- Available with UE voltage only. Not compatible with wireless controls system, EMR2 or HL option.
- Utilizes GZ4 sockets. 12 volt separate circuits required. Not available with wireless controls system, battery back-up, photocell, HL, XPM or XPMAR option.
- Not available with wireless controls system, battery back-up, photocell or EMR2 option.
- Not available with EMR2 option. Designed for 3" reduced drilling pattern. For S or D180 mounting configuration only.
- Fusing to be installed in a compatible junction box supplied by contractor.

DIMENSIONS



Shown with IMS Option



Project Name _____ Fixture Type _____

Catalog # _____

07/28/16

Packet Pg. 24

BUG LISTING**XPWS3 - Type FT**

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW	3055	34	90	B1-U0-G1
		5094	55	93	B1-U0-G1
	NW	2919	34	86	B1-U0-G1
		4863	55	88	B1-U0-G1
450	CW	3730	44	85	B1-U0-G1
		6159	72	86	B2-U0-G1
	NW	3529	44	80	B1-U0-G1
		5775	72	80	B1-U0-G1

XPWS3 - Type WT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW	2977	34	88	B1-U0-G1
		5095	55	93	B2-U0-G1
	NW	2873	34	86	B1-U0-G1
		4791	55	87	B1-U0-G1
450	CW	3636	44	83	B1-U0-G1
		6144	72	85	B2-U0-G1
	NW	3465	44	79	B1-U0-G1
		5678	72	79	B2-U0-G1

XPWS3 - Type WW

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW	3161	34	93	B2-U0-G0
		5209	55	95	B2-U0-G0
	NW	3074	34	90	B1-U0-G0
		4881	55	89	B2-U0-G0
450	CW	3844	44	87	B2-U0-G0
		6315	72	88	B2-U0-G0
	NW	3708	44	84	B2-U0-G0
		5751	71	81	B2-U0-G0

* Color Temperature: NW-4000K, CW-5000K



Project Name _____ Fixture Type _____

Catalog # _____

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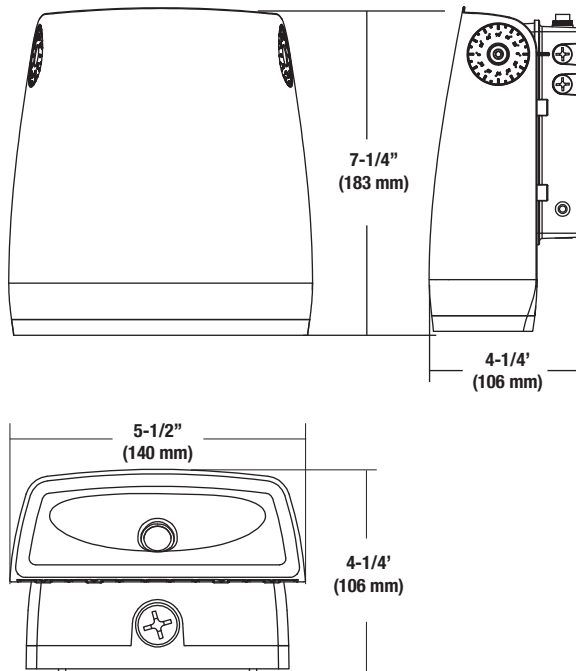


LED ARCHITECTURAL WALL PACK (SAWP)



Adjustable

DIMENSIONS



TECHNICAL INFORMATION

Feature	PL1	
Color Temperature	4000K	5000K
System Wattage	14w	
Replaces	70w HID	
Lumens	1327 lms	1651 lms
Lumens Per Watt	96 lpw	114 lpw
CRI	80	70
Dimensions (Inches)	4.20" x 6.22" x 7.21"	
Weight	6.06 lbs.	

CONSTRUCTION: Die-cast aluminum housing with stainless steel hardware, impact-resistance borosilicate glass lens and ingress resistant gasket.

LEDs: Select High-performance COB LEDs. Color temperature available in 5000K and 4000K with CRI = 70 and 80 respectively

ELECTRICAL: Class 2 driver has universal voltage (120-277v, 50/60 Hz) input. 10Kv surge protection standard.

DIMMING: 0-10 volt dimming.

OPERATING TEMPERATURE: -35° through 40°C (-31° through 104°F)

PHOTOCELL: 120-277 photocell standard with cover.

FINISH: Chip and fade resistant powder coat finish

INSTALLATION: Luminaire features a back plate design to be easily mounted to a 4" inch square electrical junction box

PHOTOMETRICS: Please visit our web site at www.lsi-industries.com for detailed photometric data

EXPECTED LIFE: Minimum 50,000 hours

WARRANTY: Limited 5-year warranty

LISTING: UL listed to U.S. and Canadian safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org



IP65

lighting facts®
A Program of the U.S. DOE



LED ARCHITECTURAL WALL PACK (SAWP)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **SAWP LED PL1 50 UE BRZ PD**

Prefix	Light Source	Drive Current	Color Temperature	Input Voltage	Finish ¹	Controls
SAWP (Architectural Wall Pack)	LED	PL1 - Performance level 1	40 - 4000K 50 - 5000K	UE - Universal Voltage (120-277V)	BRZ - Bronze BLK - Black	PD - Photocell Dimming

1. White and specialty finishes available. Consult factory for prices and lead time.

BUG Listing

SAWP - TYPE WB

Perform. Level	Color Temp.*	Lumens	Watts	LER	BUG Rating
PL1	40	1347	14	98	B1-U1-G0
	50	2159	20	110	B1-U1-G0

* Color Temperature: 40-4000K, 50-5000K



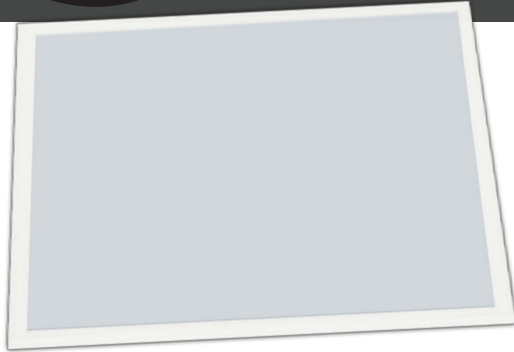
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Project Name _____ Fixture Type _____ Cat# _____



LED EDGE LIT FLAT PANEL LIGHT (ELFP)

PRODUCT HIGHLIGHTS



- Direct unit with balanced illumination and superior, low angle brightness control
- Outstanding heat dissipation helps reduce the luminous degradation and extend lifespan
- Long life, high brightness LEDs virtually eliminate maintenance
- RoHS compliant, recyclable “green” design

EXPECTED LIFE: Projected life of at least 50,000 hours

LEDs: High quality top tier LED chips are super bright. Available in 5000K, 4000K and 3500K color temperatures. CRI ≥ 80

HOUSING: Elegant white painted aluminum frame with integral NEC-compliant earthquake clips and tie down points

LENS: Proprietary Laser etched PMMA Light Guide Plate for uniform lighting

INSTALLATION: Unit simply lifts through grid ceiling and rests on T-bars. Driver attaches with quick connect adaptors.

ELECTRICAL: Universal Voltage (120-277 Vac) Input 50/60 Hz. Power factor > 0.95

DRIVER: High-performance isolated driver features over-voltage, over-current and short-circuit (with auto-recovery) protection. Class A sound rating. 0-10 volt dimming standard (10% - 100%)

OPERATING TEMPERATURE: -20°C through 45°C (-14°F through 113°F)

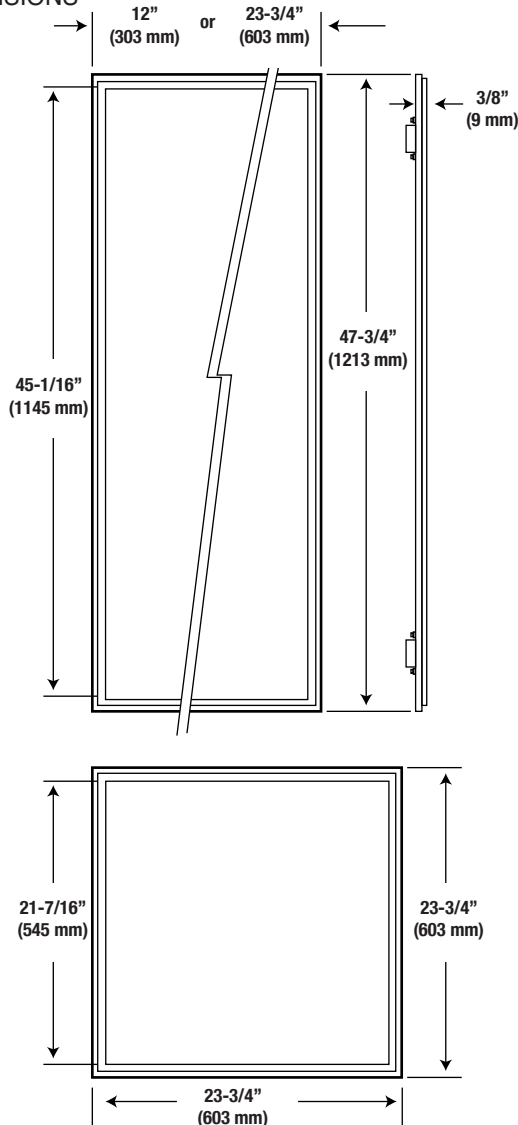
WARRANTY: LSI LED fixtures carry a 5-year limited warranty.

PHOTOMETRICS: Please visit our web site at www.lsi-industries.com for detailed photometric data

SHIPPING WEIGHT: 1x4 = 12 lbs, 2x2 = 11 lbs. 2x4 = 22 lbs

LISTINGS: cULus, cETLus, CE, listed. IC-rated, Suitable for Damp Locations

DIMENSIONS



LIGHT OUTPUT - ELFP

	Lumens (nominal)			Watts
	3500K	4000K	5000K	
ELFP14 -(1X4)	3749	4073	4110	36
ELFP22 -(2X2)	3604	3625	3986	36
ELFP24 -(2X4)	4789	4863	4924	45

LED Chips are frequently updated, so values may increase.

EDGE LIT FLAT PANEL
LIGHT (ELFP)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **ELFP24 LED 40 UE**

Prefix	Light Source	Color Temperature	Input Voltage
ELFP14 - (1x4)	LED	35 - 3500K	UE - Universal Voltage (120-277V)
ELFP22 - (2x2)		40 - 4000K	
ELFP24 - (2x4)		50 - 5000K	

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
Flange Kit - 2x4	FK24
Flange Kit - 2x2	FK22
Flange Kit - 1x4	642793
Surface Mount Kit - 2x4	ELFPSMK24
Surface Mount Kit - 2x2	ELFPSMK22
Surface Mount Kit - 1x4	ELFPSMK14
Aircraft Cable Kit - 1x4/2x4	ELFPACK6
Aircraft Cable Kit - 2X2	ELFPACK4
8.5 Watt Emergency Battery	
Remote Test Switch Included (J-Box By Others)	625074
10 Watt Emergency Battery	
Remote Test Switch Included (J-Box By Others)	647953
12 Watt Emergency Battery	
Remote Test Switch Included (J-Box By Others)	647954

APPROVED DIMMING CONTROLS

Maximum of eight fixtures allowed per dimming circuit.

Manufacturer	Product	Model
Leviton	Iluma Tech	IP710-LFZ
Leviton	Iluma Tech	IP710-DL
Lutron	Maestro	MS-Z101

LIGHT OUTPUT - ELFP w/EM

		Lumens (nominal)		
		3500K	4000K	5000K
8.5 Watts	ELFP14 -(1X4)	884	960	969
	ELFP22 -(2X2)	850	855	935
	ELFP24 -(2X4)	901	918	926
10 Watts	ELFP14 -(1X4)	1040	1130	1140
	ELFP22 -(2X2)	1000	1006	1100
	ELFP24 -(2X4)	1060	1080	1090
12 Watts	ELFP14 -(1X4)	1248	1356	1368
	ELFP22 -(2X2)	1200	1208	1320
	ELFP24 -(2X4)	1272	1296	1308

FRAME KITS FOR SURFACE MOUNT PANELS

Item	Part No. & Specification
	Part: ELFPSMK14 For 12" x 47.76" panel surface mounted Dimension: 12.21" x 48.03" x 2.17" White color finished
	Part: ELFPSMK22 For 23.74" x 23.74" panel surface mounted Dimension: 24.02" x 24.02" x 2.17" White color finished
	Part: ELFPSMK24 For 23.74" X 47.76" panel surface mounted Dimension: 24.02" x 48.03" x 2.17" White color finished

HANGING STEEL WIRE FOR PANELS

Item	Part No. & Specification
	Part: ELFPACK4 1 set with 4pcs 1.5m stell wire, 4pcs wire lock, 4pcs plastic nails 4pcs screw Use for 2x2 square panel hanging installation
	Part: ELFPACK6 1 set with 6pcs 1.5m stell wire, 6pcs wire lock, 6pcs plastic nails 6pcs screw Use for 1x4 and 2x4 rectangle panel hanging installation



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #17-015 A MINOR SITE DEVELOPMENT PLAN FOR A FENCE WITHIN THE FRONT-YARD SETBACK ALONG MASON ROAD FOR THE PROPERTY AT 12700 CREEKSIDE VIEW DRIVE

FOR MEETING OF: Monday, May 1, 2017, 6:30 PM.

SUBJECT PROPERTY LOCATION: 12700 Creekside View Drive, at the southwest corner of Mason Road and Creekside View Drive. The subject property is zoned B Single-Family Residential with a Residential Design Development (RDD) Designation.

REQUEST: Jake Goss, homeowner, has submitted an application for a four foot tall open picket aluminum fence within the setback along Mason Road, for the property addressed as 12700 Creekside View Drive.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless approved by site development plan by the Planning and Zoning Commission. City Council action is not required.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual scenic impact along Mason Road

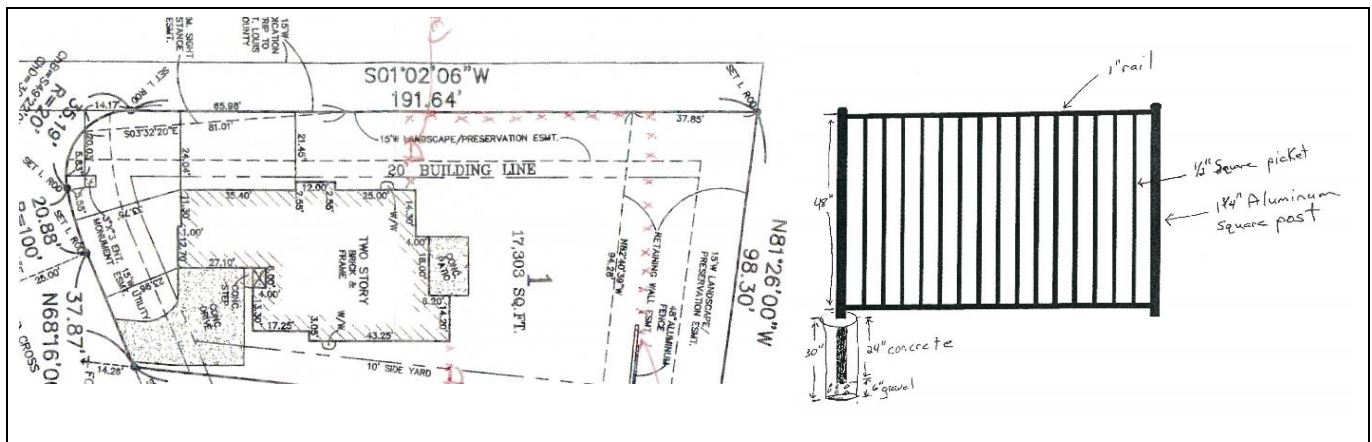
Creve Coeur 2030 References

- Residential Neighborhoods
- Design Guidelines

Zoning Code References

- Section 405.260: B Single-Family Residential District with RDD Residential Designed Development Designation
- Section 405.630: Yard Regulations
- Section 405.640: Fences within the Front Yard Section and along Street Right-of-Way

APPLICANT / PROPERTY OWNER: Jake Goss
12700 Creekside View Drive
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: April 26, 2017
ATTACHMENTS: Applicant's Materials received March 30, 2017

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single family residence	B-RDD Single Family Residential	Creekside View Drive
South	Single family residence	A Single Family Residential	NA
East	Hope Montessori School	C Single-Family Residential	N. Mason Road
West	Single family residence	B-RDD Single Family Residential	NA

FENCE PLACEMENT AND DESIGN

The proposed fence would be a four foot tall, black metal open slatted fence along east property line along Mason Road, just west of the sidewalk, and then connecting with the existing guardrail on the south west portion of the property to enclose the yard.

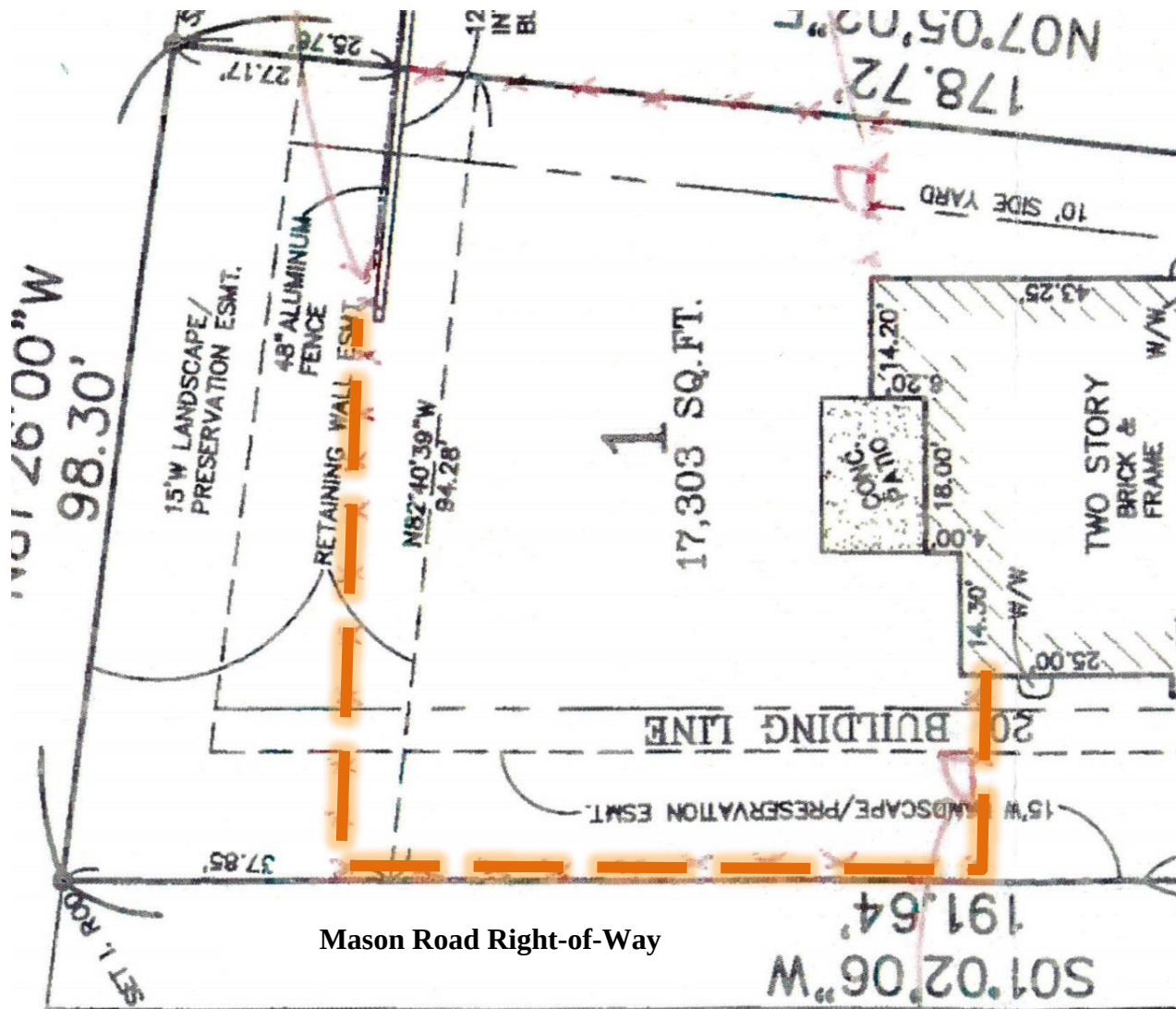


Figure 1: Close-up of the Applicant's Site Plan with the proposed fence line along Mason Road highlighted.

ANALYSIS

The Zoning Code does not provide guidance in evaluating requests for fences within the setback, except that no fence shall exceed six feet in height.

The *Creve Coeur 2030* Comprehensive Plan includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Creekside at Mason subdivision, which is part of the Estate Neighborhood II Place Type that are large lots with stately homes in a park-like setting. Homes are architecturally-harmonious, and built to a consistent setbacks from the street, and curvilinear street can be used to preserve landscape vistas (p. 67).

Design Guidelines provide further direction for review of fences with the following:

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

Further, the Design Guidelines recommends the use of natural “green” materials, and discourages the use of synthetic, and highly reflective materials. The proposed fence is in keeping with the existing guard rails for the retaining wall and that around the stormwater basin just to the north of this property. The open design and limited height allows for the preservation of the landscape vista for those traveling along Mason Road. However, the placement of the fence at the property line, and so close to the sidewalk, would seem out of character, especially to those walking on the sidewalk. Whether or not this expansion of the fence in this area represents an incremental change or a step too far in the wrong direction is largely a matter of visual preference and consideration of the design details, and location.

Staff recommends placing the fence on the property side of the 15 foot Landscape/preservation easement, per the image below. Moving the fence to this location would allow the fence to be located behind the row of street trees along Mason Road to preserve the view of the landscaping along Mason Road which was required as part of the subdivision approval. This change would also further the proposal toward the objective of the Comprehensive Plan to maintain open vistas. The fence at the 15 foot setback would also be consistent with the regulation allowing such fences as swimming pool barriers, per Building Code regulations, provided it is 15 feet from the property line. Staff has included the 15 foot setback within the recommended draft motion. If the Commission wishes to allow for something between the property line and the 15 foot setback, direction should be provided to the Applicant and the motion modified for such included with the approval.

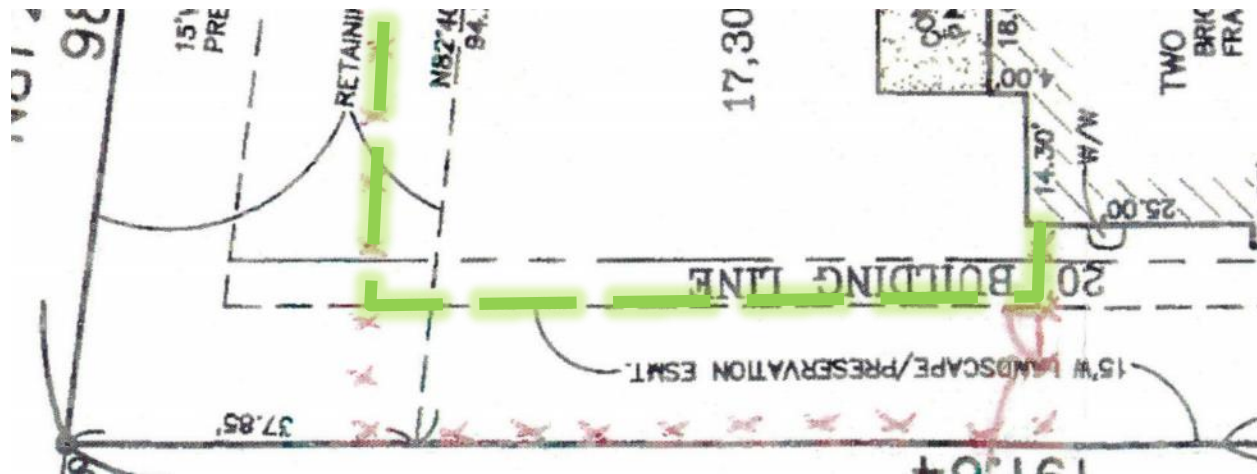


Figure 2: Close-up of the Site Plan with Staff's Recommended 15 foot setback highlighted in green.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the fence sufficiently compelling, they can approve it as proposed on the property line (a revised motion would be necessary). If the Commission is in agreement with Staff's recommendation, they may approve the site development plan with the condition provided within the draft motion. If changes are deemed necessary regarding the placement between the property line and Staff's recommendation at the Landscape/Preservation line setback, specific direction is needed and a revised motion would be necessary. If the request is denied, the applicant may construct the fence at the 20-foot building setback line without Planning and Zoning Commission approval. The motion for the fence within the setback of N. Mason Road as shown in the enclosed site plan will be in the form of approval, approval with conditions, denial or deferral. Action by the City Council is not required.

MOTION

The following is an example motion for this application:

"I move to approve the site plan for the four-foot tall, open-slatted black metal fence, 15 feet from the east property line along N. Mason Road for the property addressed as 12700 Creekside View Dr. as discussed within the Staff Report on Application #17-015 for the May 1, 2017 Planning and Zoning Commission" (conditions may be added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN

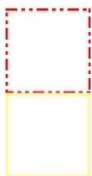
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP

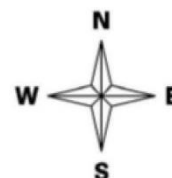
12700 Creekside View Drive



City Limits

Parcels

April 6, 2017



Prepared By

HORNER SHIFRIN

Attachment: 17-015.Staff Report.05-1-2017 (2424 : 12700 Creekside View Drive Fence)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 04/25/2017
	Description: View looking southwest along the sidewalk at the rear of the property of the area for the proposed fence location.
	Description: View looking north along Mason Road from the southeast corner of the property.
	Description: View looking north at the guardrail for the stormwater basin from across Creekside view Drive.

LOT 1 OF CREEKSIDE AT MASON

PART OF U.S. SURVEY 1923,
TOWNSHIP 45 NORTH, RANGE 5 EAST,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI
(P.B. 362, PGS. 529-530)

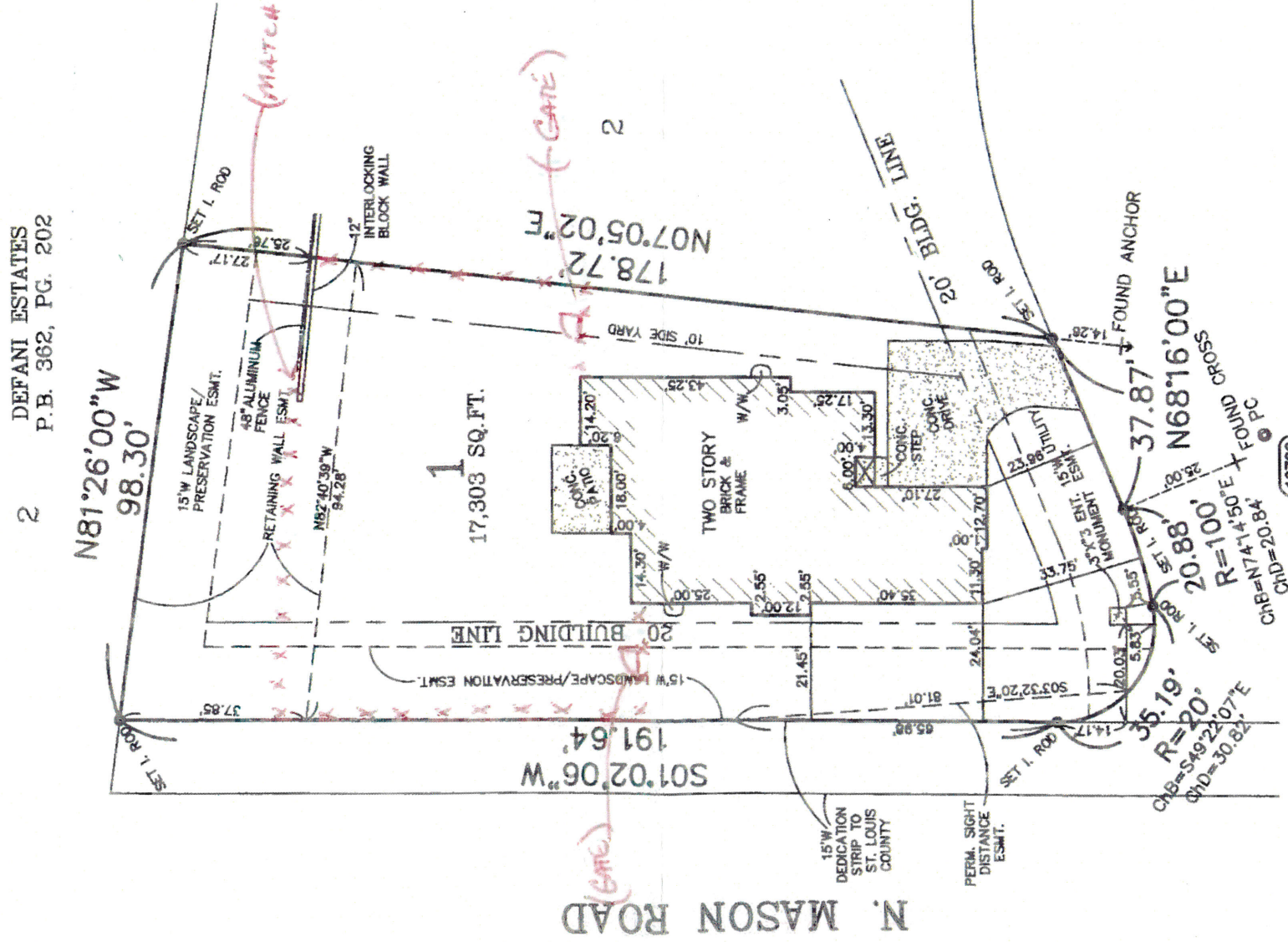
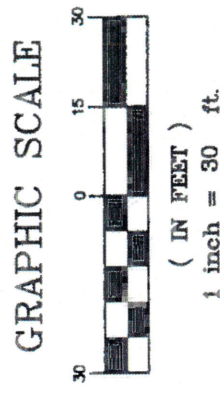
RECEIVED

MAR 30 2017

BUILDING DEPT.

NOTE: Easements and building lines shown per said record plat. Additional easements affecting our lot listed per First American Title Insurance Company Commitment File Number MO-084338. No additional research was performed by survey company.

Note: The property depicted hereon may be subject to storm water drainage from adjacent parcels.



CREEKSIDE VIEW (50'W) DRIVE

ORDER NUMBER: 15-05-159

THE STERLING COMPANY
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63128

This is to certify that we have on May 18, 2016, by order of PGP TITLE INC., PULTE HOMES OF ST. LOUIS, LLC, AND JAKE GOSS & ABBY DAVIDSON, made a boundary survey and located the improvements, including fences on "Lot 1 of CREEKSIDE AT MASON", as recorded in Plat Book 362, Pages 529-530 of the St. Louis County Records in St. Louis County Missouri, and that the results of said boundary survey and location of improvements are represented on this plat in accordance with "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 20 CSR 2030-16 effective date August 28, 2008.). Easements shown or noted hereon are according to the record plat and/ or any client provided documentation, or visible easements not within a known easement of record.

			P.P. FDN. FNL.
DRAWN	J.J.		J.J.
CHECKED			

P.P. FDN. FNL.

J. J.

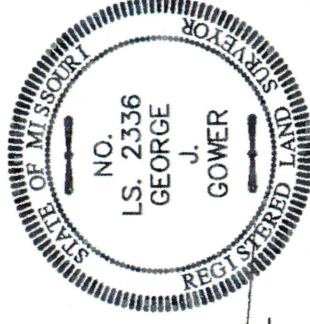
J. J.

DRAWN

CHECKED

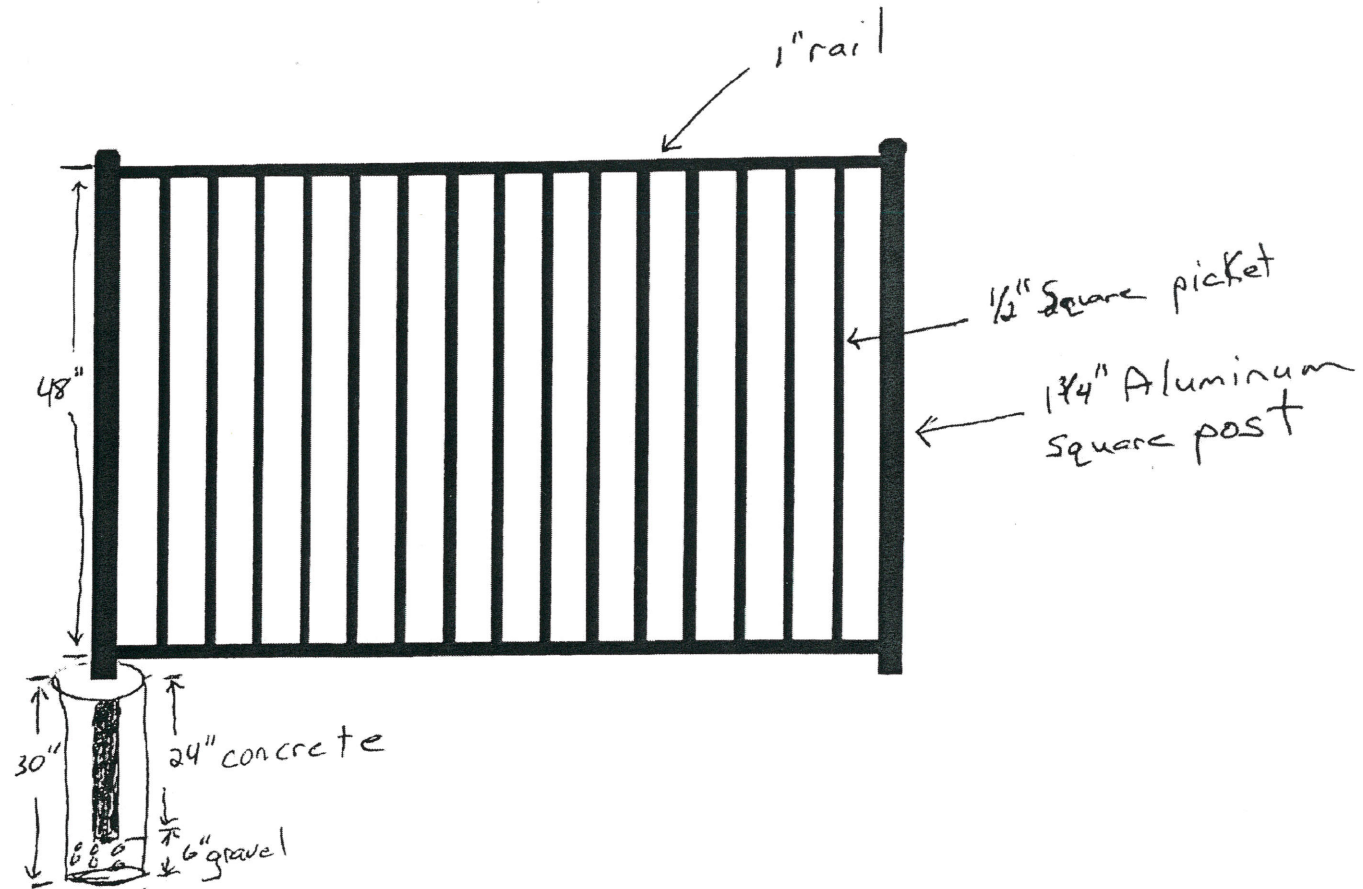
By George J. Gower - Vice President
MO Reg. L.S. - #2336

Drawing: 1505159 Crackside at Mason Drawings\Surviving\Plot Plan\Lot1.dwg
 Plotted on: May 18, 2016 -- 9:49am Plotted by: Johnson



Abbey Fence Company
314-359-2304

4', 2 rail Ameristar
Fence product



REQUEST FOR TRUSTEE OR DIRECTOR APPROVAL

This form **MUST** accompany all requests

Date 3/7/17 Lot# 1 Address 12700 CREEKSIDE VIEW DRIVE
 Owner JAKE/ARBY GESS Phone 314-374-2765

This request is for: BACKYARD FENCE

For approval, all submissions must include the following information:

- (ALLUM.) FENCE Type of material used (decks, additions, and fences)
~~PICTURE~~ Actual drawing of item
~~ATTACHED~~ Plot plan showing the location of the proposed submission in relation to home
~~BLACK ALLUM. FENCE~~ A description as accurate as possible (pictures and drawing are always helpful)

1. Please read your Indentures prior to submitting any requests. This can save both time and expense.
2. Trustees or directors only approve based on style, type, size and location of requested additions. Where any question(s) exist, the Indentures will be used as the determining guide, except in the case of Architectural Control Committees whose determination will be final.
3. Under no circumstances does the Trustees or Director approval indicate full authorization. Anyone submitting should get the necessary government (City and/or County Planning and Building Commissions) authorization for all planned work.
4. If you proceed with work without getting all necessary approvals, you may be subject to legal proceedings as well as having to remove any unauthorized improvement.
5. **Formal written approval may take up to 60 days.** Please allow enough time prior to onset of work.


 Homeowner's Signature

3/10/17
 Date

Unless you are notified otherwise, this request form along with all pertinent information should be mailed to:

Creekside at Mason
 c/o CMA, Inc.
 14323 South Outer Forty Road, Suite 301N
 Chesterfield, MO 63017

This request is:

☒ Approved
☐ Denied for the following reasons: _____

DocuSigned by:

Jeff Lear

3DF210CBCD8F40A...

3/30/2017

Board of Director's Signature

Date

Preliminary Steps

Before proceeding with any fencing project, a few preliminary steps are in order. Some are simply good ideas, some are necessary:

- Discuss your plans with any neighbors whose property lies along your proposed fence line. They may even split the cost with you.
- Make sure your fence will be on your property.
- Check for easements in your deed. An easement is a right-of-way granted to another property owner or utility company, which may limit the design and location of your fence.
- Check local zoning laws, which may regulate the size and placement of your fence. Check with your neighborhood association before proceeding with your plans.
- Apply for the proper building permit as directed by local code.

Good to Know

Before beginning any excavation, call 811 to check for underground utilities.

Fence Materials

Aluminum fencing comes in panels and posts of varying heights. You can choose a short fence for purely ornamental uses or install a taller fence to keep people and animals in or out.

Several styles of panels are available, including flat-topped or spiked-top with various decorative details. Post caps come in different shapes depending on the style of the fence.

- Posts are predrilled for placement on a corner, on the end or in the line of the fence.
 - End posts have holes on only one side and are used as starting and stopping points.
 - Corner posts have holes on adjacent sides and are used to make right angles.
 - Line posts have holes on opposite sides and are used for straight runs of fence.

Gates attach to posts that are similar to end posts, but are stronger in order to support the weight and movement of the gate. Don't use a regular end post to install a gate. Order your gates when you order your fence materials. Be sure to buy the appropriate gate hardware.



Fence Layout

Take time to lay out the fence carefully. An incorrect measurement could result in problems. Aluminum fencing works fine with gentle dips in the land, but if you're dealing with extreme slopes, you may need to choose another fencing type.

To plan your fence:

1. Stake out your fence line from beginning to end, including corners and gates.
2. Tie a string tautly between corner post locations to define the line along which the line posts will be placed.
3. Using the measurements provided by the fence manufacturer, stake out the line post locations. Ensure that the stakes are touching the layout string so the posts will be in line.
4. Remember to take any gates or openings into account at this stage.

Accounting for Slope

When dealing with slopes, you have two options:

If the slope is less than 12 inches over a 6-foot run of fence, the panel can be raked or slanted. This will maintain a uniform



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION
#17-016 A MINOR SITE PLAN FOR WING WALLS ON EITHER SIDE OF
THE DRIVEWAY ENTRANCE WITHIN THE FRONT-YARD SETBACK
FOR THE PROPERTY AT 11705 LAKESHORE DRIVE

FOR MEETING OF: Monday, May 1, 2017, 6:30 PM.

SUBJECT PROPERTY LOCATION: 11705 Lakeshore Drive. The subject property is zoned A Single-Family Residential.

REQUEST: James Reding, homeowner, has submitted an application for two, five feet tall by 12 foot curved wing walls on either side of the driveway entrance for the property at 11705 Lakeshore Drive.

ADDITIONAL INFORMATION: The City of Creve Coeur's Zoning Ordinance Section 405.630 *Yard Regulations* states that fences and walls are allowed within a required yard provided that they meet with Section 405.640. Section 405.640 (C) *Fences Within The Front Yard Section And Along Street Right-Of-Way* states that no fence shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless by site development plan approval by the Planning and Zoning Commission. City Council action is not required.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Maintaining open green spaces
- Visual impact along Lakeshore Drive.

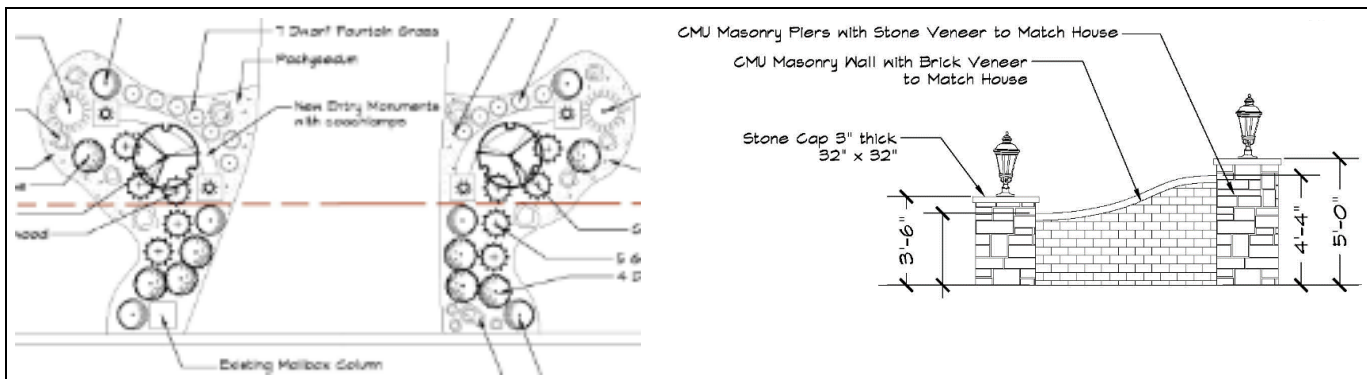
Creve Coeur 2030 References

- Residential Neighborhoods
- Design Guidelines

Zoning Code References

- Section 405.250: A Single-Family Residential District
- Section 405.630: Yard Regulations
- Section 405.640: Fences within the Front Yard Section and along Street Right-of-Way

APPLICANT / PROPERTY OWNER: James Reding
11705 Lakeshore Drive
Creve Coeur, MO



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: April 26, 2017

ATTACHMENTS: Applicant's Materials received March 31, 2017
Public Comments

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Common Ground	A Single Family Residential	NA
South	Single family residence	A Single Family Residential	Lakeshore Drive
East	Single family residence	A Single Family Residential	NA
West	Single family residence	A Single Family Residential	NA

WALL PLACEMENT AND DESIGN

The proposed wing walls are on either side of the driveway at the property line, approximately 10 feet from Lakeshore Drive. The walls are five-feet tall with a curve approximately 12 feet in width along the centerline with decorative gaslights at either end and a mix of CMU masonry piers with stone and brick veneer to match the existing home. Landscaping surrounding the walls will soften the appearance.

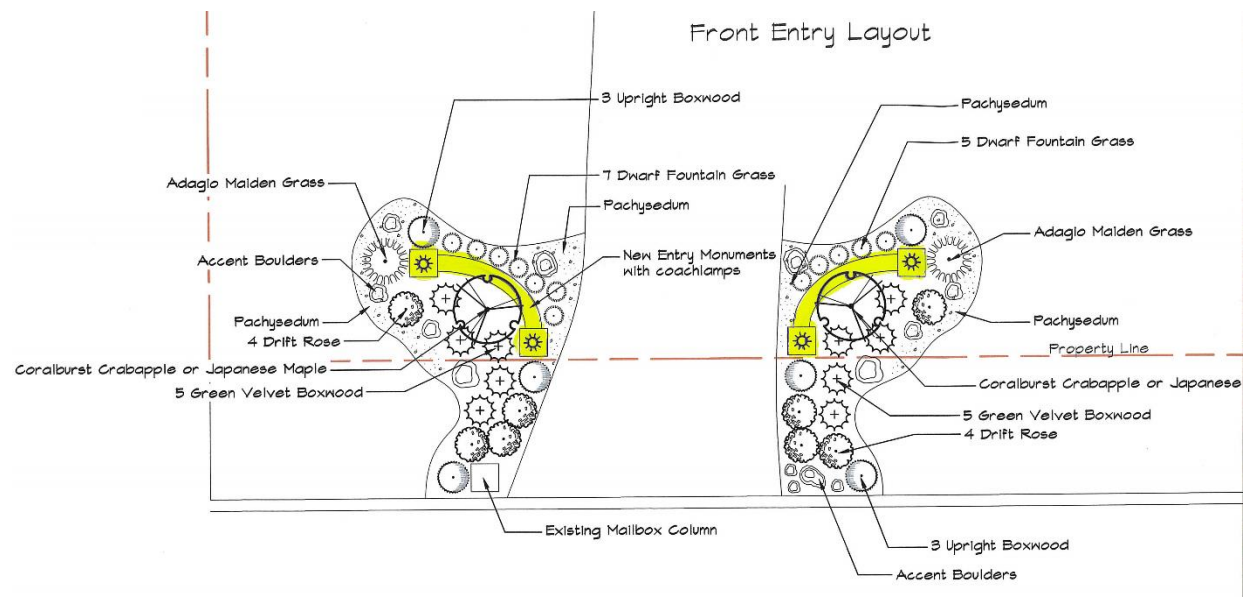


Figure 1: Close-up of the Applicant's Site Plan with the proposed walls highlighted in yellow.

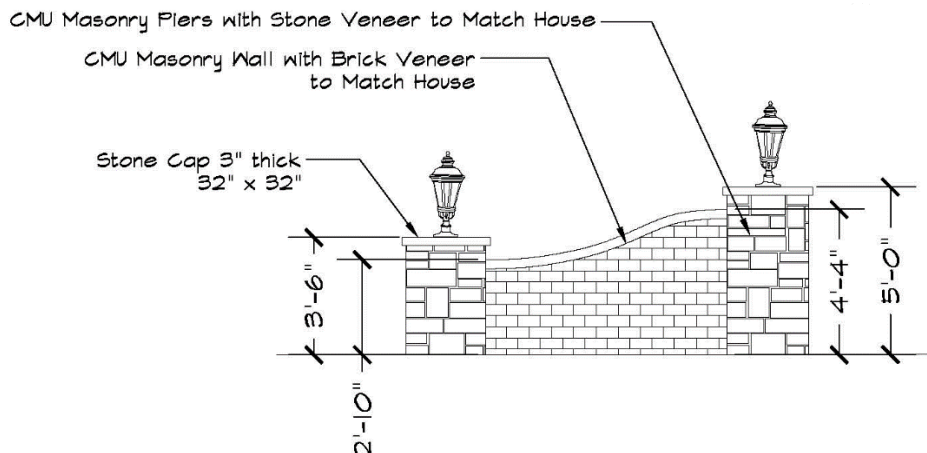


Figure 2: Close-up of the proposed monument detail

ANALYSIS

Section 405.630(A)(9) Fences and walls are allowed within required yards, subject to the provisions of Section 405.640. And Section 405.640(C) states that no fence (or in this case a wall) shall be located within the front yard setback or along street right-of-way, within the area equivalent to the front yard setback of the applicable zoning district, unless specifically approved by site development plan approval in accordance with Section 405.1080, or approved by the Zoning Administrator in accordance with Section 405.460. The property is zoned A Single Family District that has a front setback of 50 feet from the property line. The Zoning Code does not provide guidance in evaluating requests for fences and walls within the setback, except that no fence shall exceed six feet in height.

The *Creve Coeur 2030* Comprehensive Plan includes general recommendations for residential neighborhoods to preserve the character and property values of existing neighborhoods (p. 64). The subject property is within the Westchester Estates subdivision, which is included in the Countryside Estate (CR) Place Type. The CR Place Type are neighborhoods of large lots with sprawling homes in a rural, wooded setting. Homes should be located to provide large front lawns and preserve existing trees. Neighborhoods should be planned around common ground featuring woods, rolling meadows, and water features. Streets should be curvilinear lanes to maximize landscape vistas, and sidewalks are not necessary (p. 66).

The Design Guidelines provide further direction for review of fences and walls with the following:

Design Review Guidelines: F. Screening (Fences and Walls)

1. All new sound walls, masonry walls or fences are to be designed to minimize visual monotony through changes in plane, height, material, texture or significant landscape massing.
2. The design of fencing, sound walls, trash enclosures, and similar site elements is to be compatible with the architecture of the main buildings and should use similar materials.
3. All fencing should be designed as an integrated part of the site, rather than as a separate fence, such as a planter wall or continuation of an architectural wall feature.
5. In highly visible public areas where fencing is needed, decorative fencing is encouraged. (p.18-19)

Further, the Design Guidelines recommend the use of natural “green” materials, and discourage the use of synthetic, and highly reflective materials. The proposed wall design is in keeping with the architectural style of the main home, and provides for a mix of materials, and landscaping to soften the structures. However, they are free standing away from any natural break in the terrain, and from the building. Further it would appear out of character with the rest of the neighborhood, where no other similar structures are found, as noted in the public comment received from the Subdivision Trustees. Whether or not these wall features in this area represent an incremental change or a step too far in the wrong direction is largely a matter of visual preference and consideration of the design details, and location. While the City cannot enforce the subdivision indentures, it may take them into consideration as part of their review. It is important to note that 405.630(A)(7) of the Yard Regulations allows for ornamental entry columns and gates within required yards, without review, where the gate is the movable frame or solid structure which swings, slides, or rolls controlling ingress and egress through an opening in a fence, wall or vegetation, and the column is the pillar connected to the gate. It is the walls expanding from the column that requires the Planning and Zoning Commission review under

Section 405.630(A)(9) Fences and walls. Additional landscaping may provide a similar effect of creating an entrance for the property without additional review as well.

CONCLUSION AND ACTION

If the members of the Planning Commission find the applicant's reasons for the wing walls sufficiently compelling, they can approve the minor site plan as proposed. If changes are deemed necessary regarding the placement between the property line and the 50-foot building line for the A Single Family District specific direction is needed and a revised motion would be necessary.

If the request is denied, the Applicant may seek a building permit for just the single columns on either side of the driveway without Planning and Zoning Commission approval, and the Subdivision Trustees would have to determine how they would proceed. The Applicant may also seek a building permit for the proposed design behind the 50 foot setback, and again the Subdivision Trustees would have to determine how they would proceed with enforcement of the subdivision indentures.

MOTION

The motion for the walls within the setback of Lakeshore Drive as shown in the enclosed site plan will be in the form of approval, approval with conditions, denial or deferral. Action by the City Council is not required. The following is an example motion for this application:

"I move to approve the site plan for two, five-foot tall, 12 feet long curved wing walls on either side of the driveway at the front property line within the front-yard setback for 11705 Lakeshore Drive as discussed within the Staff Report on Application #17-016 for the May 1, 2017 Planning and Zoning Commission" (conditions may be added by separate motion).

APPENDIX 1: COMPREHENSIVE PLAN

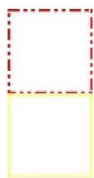
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP

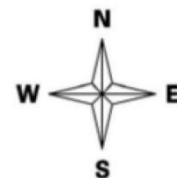
11705 Lakeshore Drive



City Limits

Parcels

April 6, 2017



Prepared By

HORNER SHIFRIN

Attachment: 17-016.Staff Report.05-1-2017 (2427 : #17-016: 11705 Lakeshore Fence)

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 04/25/2017
	Description: View looking north at the subject property from Lakeshore Drive.
	Description: View looking east from the southwest corner of the property to the adjacent homes in the area.
	Description: View Looking west from Lakeshore Drive to the open area of the adjacent property.

notes :

Reding Residence
11705 Lakeshore Dr.
Creve Coeur, MO 63141

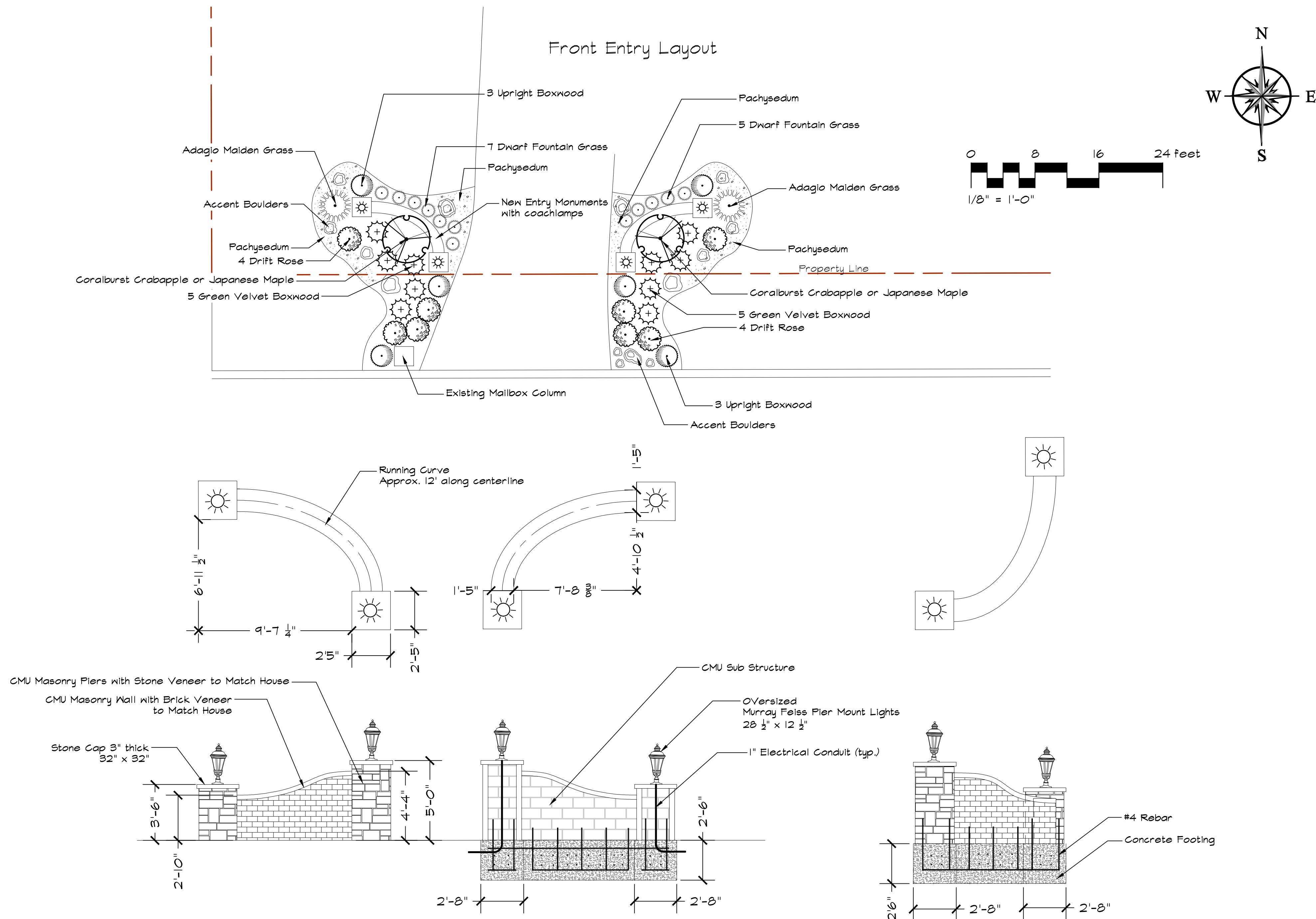
LA/D:R Richardson

DATE:3-3-2017

revision	date
#1	3-7-17
#2	3-14-17

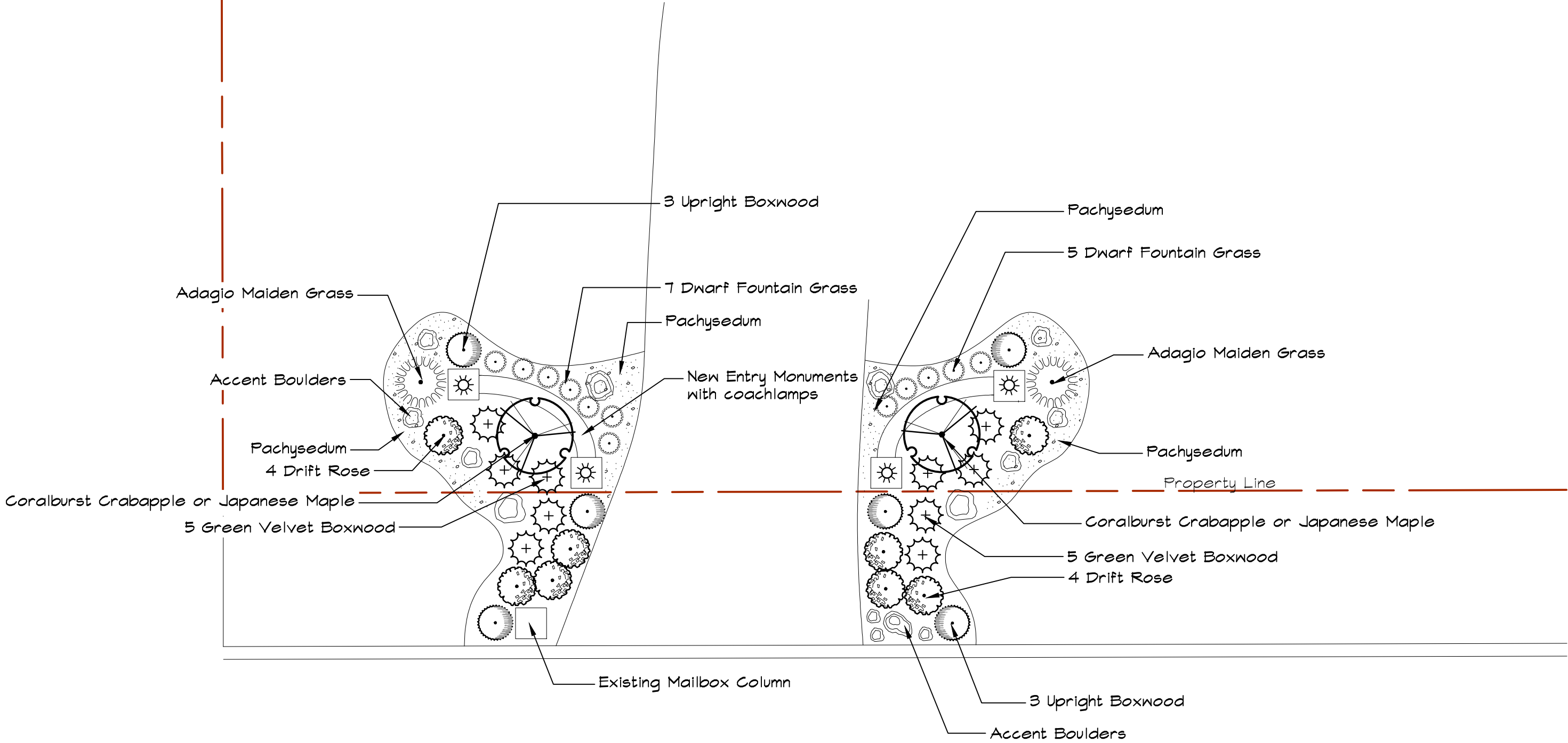
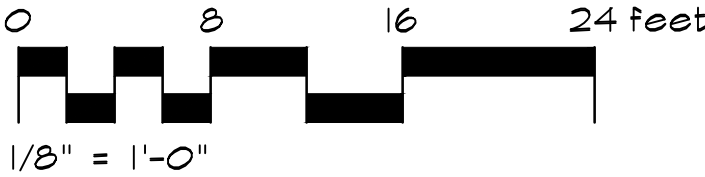
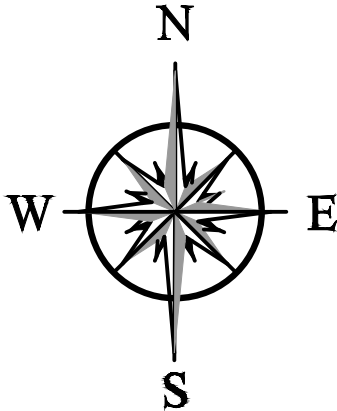
Landscape Plan

L1



This landscape/hardscape plan is the sole property of Poynter Landscape Architecture & Construction. Any use of these designs in part or in whole without written permission will result in design charges.

Copyright 2016 Poynter Landscape Inc.



notes :

Reding Residence

11705 Lakeshore Dr.
Creve Coeur, MO 63141

LA/D:R Richardson

DATE:3-3-2017

revision	date
#1	3-7-17
#2	3-14-17

Landscape Plan

L1

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Copyright 2016 Poynter Landscape Inc.



Whitney Kelly <wkelly@crevecoeurmo.gov>

Fwd: Planning & Zoning Meeting for 11705 Lakeshore Dr.

dbvictor@aol.com <dbvictor@aol.com>
To: wkelly@crevecoeurmo.gov

Wed, Apr 26, 2017 at 3:29 PM

-----Original Message-----

From: Rodney Rowe <rodnrowe@gmail.com>
To: David & Barbara Victor <dbvictor@aol.com>
Sent: Wed, Apr 26, 2017 12:25 pm
Subject: Re: Planning & Zoning Meeting for 11705 Lakeshore Dr.

David & Barbara,

Thank you so much for your email supporting the trustees.

I would like to encourage you to send your email to Whitney Kelly at the city of Creve Coeur who will make sure your email is forwarded to the Planning and Zoning commissioners to read before the meeting. Whitney's email is wkelly@crevecoeurmo.gov

Thanks
Rodney Rowe

On Tue, Apr 25, 2017 at 9:36 PM, <dbvictor@aol.com> wrote:

Dear Trustees, Thank you for advising the Lakeshore Estates home owners of the situation of building the 5' x 12' wing walls at 11795 Lakeshore Drive. We completely agree with your decision to refuse the building of such walls. To have this as an entry way to their driveway is completely inconsistent with the look of all the other properties in the subdivision. They purchase a large lot in an older established area and built a huge private home using every square inch of the property they legally could, from the looks of it. They are now a part of this subdivision. They did not purchase a private lot in an undeveloped area where they could define their "estate" as they wished. The curved wall it way too large. They already have an existing pillar and mail box at the entry way of their driveway. With all the lights on the building it is hard to accept that anyone wanting to visit would not find the house. As residents, we enjoy the park like setting of the homes and want it to continue. We wish this firm stand could have been taken years ago with the building of front entry garages. That only "cheapen" the look of the area for all of the home owners.

Thanking you,
David and Barbara Victor
320 Peekskill Drive

-----Original Message-----

From: Rodney Rowe <rodnrowe@gmail.com>
To: mglitz <mglitz@yahoo.com>; Beth McCarter <emccarter@7905forsyth.com>; Bill Kroeger <bkroeger8@gmail.com>; Bob & Stacy Cockerham <ruc@modemolay.org>; Brandie Lamb <brandie.s.lamb@gmail.com>; Claudette Deatherage <dondad2001@sbcglobal.net>; Dale Huff <daleh@nutriformance.com>; Dan Jung <dan.jung11@gmail.com>; David & Barbara Victor <dbvictor@aol.com>; David & Cindy Lacks <davidlacks@msn.com>; David & Tiffany Lopez <David.t.lopez@gmail.com>; David Wright <dew63017@yahoo.com>; Dean Williams <deanwilliams@yahoo.com>; Donald & Heide Wolff <donwolff@me.com>; Dudley McCarter <dmccarter@bmplaw.com>; Erik & Shanna Shireffs <navmartm@hotmail.com>; Fangshuo Guo <controller_df@hotmail.com>; Fran Cantor <frcantor@mac.com>; Fred Winger <fredwinniger@gmail.com>; Grania Martin <grania4@yahoo.com>; Gregg Berdy <gregg.berdy@youreyedoc.com>; Helen Law <lawhelenm@hotmail.com>; Jackie Kwon <jfk2@charter.net>; Jane Ivoll <jairoll@charter.net>; Jim & Kate Reding <jreding@pfaclient.com>; Jim Kiske <jim@weprint.com>; Jo Ann Hediger <j.hediger@att.net>; John & Barbara Perlmutter <froggy666@aol.com>; John Greider <jkgreider@aol.com>; John Wick <johnwick@charter.net>; Jon & Phyllis Fuhrer <jfuhrer@swbell.net>; Judy Wick <judy.wick@yahoo.com>; Kara Fussner <Kara.fussner@huschblackwell.com>; Karen Erlanger <karenerlanger@earthlink.net>; Kathy McWard <kathymcward@charter.net>; Kelly Doerhoff

<kdoerhoff@gmail.com>; Larry & Jennifer Debrecht <ldebrecht@aol.com>; Linda Hyken <lhyk@aol.com>; Lucy McAlpin <la22mac@yahoo.com>; Mahmood & Bushra Ajaz <bajaz2@aol.com>; Martha Gersten <malkahflydog@att.net>; Matt & Ginger Donaldson <gingerdonaldson79@gmail.com>; McWard, Doug <Doug.McWard@graybar.com>; Michael & Deborah Rimmey <tyrimm@aol.com>; Mike & Mayada Abusaid <msaid@sbcglobal.net>; Nonie Cohen <nonie1@charter.net>; Patti Wolkowitz <fitpatti@aol.com>; Phil & Sima Needleman <skneed@aol.com>; R David Winson <david.winson@msn.com>; Rich & Jenny Wolkowitz <wishajw@yahoo.com>; Rick Berndt <ricksrealestate@sbcglobal.net>; Rod & Kathy Cooper <kkc_stl@yahoo.com>; Rodney Rowe <rodnrowe@gmail.com>; Rosemary Doerr <loudoerr@aol.com>; Rowe, Loree <loree.rowe@sbcglobal.net>; Roy Doerhoff <roywonder@yahoo.com>; Samuel & Thao Marquez <thao.marquez@mercy.net>; Stan & Sharon Asbury <sasberry@swbell.net>; Steve & Merilyn Bisch <mlbisch@gmail.com>; Steve Bisch <swbisch@gmail.com>; Sue Berdy <susan.berdy@stlallergy.com>; Sue Kroeger <suekroeger@charter.net>; Tony Fussner <afussner@hdp.com>
Sent: Sun, Apr 23, 2017 8:18 am
Subject: Planning & Zoning Meeting for 11705 Lakeshore Dr.

Dear Residents

There will be a Planning and Zoning meeting on May 1, 2017 at 6:30pm in the Council Chambers at the Creve Coeur Government Center at 300 North New Ballas Rd regarding the application to build two, five feet tall by 12 foot curved wing walls on either side of the driveway entrance for 11705 Lakeshore Dr. I have attached a copy of the letter from the City of Creve Coeur that has been mailed to some residents and is located on the sign at the property.

Jim Reding, owner of 11705 Lakeshore Dr., provided the architectural plans to the trustees (myself, Tony Fussner, & Rick Berndt) for review. After reviewing the subdivision indentures, we informed Mr. Reding that we did not approve his request for constructing the wing walls on his property.

If you would like your opinion heard, in favor or in opposition, as a resident of Westchester Estates please plan to attend the meeting on May 1, 2013. There is also an option to provide an email statement before the meeting if you cannot attend.

Respectfully,
Trustees of Westchester Estates

Rick Berndt
Tony Fussner
Rodney Rowe

—
Rodney Rowe

Attachment: Public Comment 1 (2427 : #17-016: 11705 Lakeshore Fence)



Whitney Kelly <wkelly@crevecoeurmo.gov>

P&Z meeting regarding 11705 Lakeshore Dr.1 message

Rodney Rowe <rodnrowe@gmail.com>

Sun, Apr 23, 2017 at 6:21 PM

To: wkelly@crevecoeurmo.gov

Cc: "Rowe, Rodney" <rodnrowe@gmail.com>, "Rowe, Rodney D" <Rodney.Rowe@mallinckrodt.com>

Dear Commissioners

I am a resident and trustee of the Westchester Estates subdivision and I am opposed to the two, five feet tall by 12 foot curved wing walls for 11705 Lakeshore Drive. The Westchester Estates indentures section IV-C-s state " The Trustees may promulgate standard governing their areas of responsibility and practice. In addition thereto, the following shall apply: Plans and specifications showing the nature, kind, shape, color, size, materials and location of such modifications, additions, or alterations, shall be submitted to the Trustees for approval as to quality of design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation. No permission or approval shall be required to repaint in accordance with a previously approved color scheme, or to rebuild in accordance with previously approved plans and specifications. All work shall be performed in a good and workmanlike manner. Nothing contained herein shall be construed to limit the right of the owner to remodel the interior of his or her residence in any color desired"

These wing walls are not in harmony with the external design of existing structures in the neighborhood. All of the other residents have a simple mailbox or mailbox monument at the end of their drive. These wing walls would be out of place in the neighborhood. My guess is that the next thing that will be asked for is motorized gates to span the wing walls.

I understand that the Planning and Zoning Commission you cannot enforce our indentures, however every time your Commission or the Board of Aldermen make an exception to a subdivisions indentures it just erodes the effectiveness of the indentures a little at a time. Over time the trustees have no other responsibility other than collecting money, paying bills, and planning picnics for the neighborhood. When the Trustees voice disapproval it has no impact on issues such as this, which I think is wrong, indentures should at least be considered.

The Trustees have informed Mr. Reding that they do not approve of the design. He has chosen to work outside the indentures and not try to seek mutual ground with the neighborhood and this matter is now in front of you. Every resident is expected to read and understand the indentures prior to purchasing a home in Westchester Estates and agree to them. By not honoring the indentures only causes discord and disharmony in a neighborhood.

As a resident of Westchester Estates, I ask that the Planning and Zoning Commission not approve the wing wall proposed by Jim Reding at 11705 Lakeshore Drive.

Respectfully
Rodney Rowe
311 Nyack Dr.

Attachment: Public Comment 2 (2427 : #17-016: 11705 Lakeshore Fence)



Whitney Kelly <wkelly@crevecoeurmo.gov>

Voting

Robin Pernikoff <msrobinhod@aol.com>

Wed, Apr 26, 2017 at 3:24 PM

To: wkelly@crevecoeurmo.gov

Mrs mamroth does not want the wall put up on lakeshore dr

Sent from my iPhone

Attachment: Public Comment 3 (2427 : #17-016: 11705 Lakeshore Fence)



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#17-017 FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT
FOR CHAMINADE COLLEGE PREPARATORY SCHOOL
FOR A NEW BASEBALL STADIUM**

FOR THE PLANNING AND ZONING COMMISSION MEETING OF: Monday,
May 1, 2017, 6:30 PM.

LOCATION: 425 S. Lindbergh Boulevard, zoned A Single Family
Residential District.

REQUEST: Robert Schnur, on behalf of Chaminade College Preparatory
School, has submitted an application to amend the conditional use permit for
the campus for a new 300 seat baseball stadium, and associated structures
where the existing soccer field is currently located. No lighting or public
address system is being proposed. All games will be played during the day.

ADDITIONAL INFORMATION: Elementary and secondary schools NAICS
61110 are permitted as conditional uses within the A Single Family
Residential Zoning District with review of site development plans by the
Planning and Zoning Commission and approval by the City Council.
Chaminade was established in 1906, prior to the incorporation of the City,
and there may be some pre-existing, non-conformities on the site. The most
recent ordinance governing the site was approved in November 2009
(Ordinance No. 5117), for a new fine arts and performance center.

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

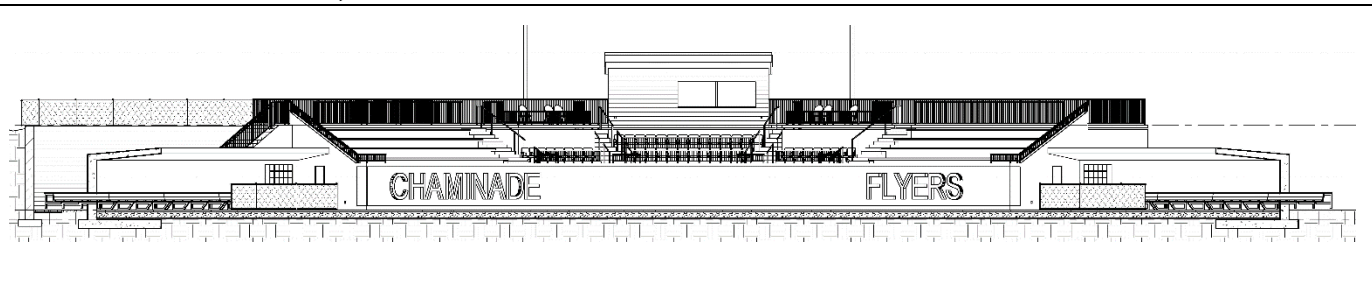
Creve Coeur 2030 Plan References

- Campus & Institutional Districts
 - Campus (CV) Place Type

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.250 A Single Family Residential
- Section 405.470 Conditional Uses
- Section 405.820 Required Off-Street Parking Spaces

APPLICANT: Robert Schnur
Director of Finance and Operations
Chaminade College Preparatory School
425 S. Lindbergh Boulevard
St. Louis, Mo 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: April 27, 2017

ATTACHMENTS: Applicant's Materials received March 31, 2017
Draft Ordinance
Ordinance 5117

BACKGROUND AND ZONING REQUEST

Chaminade received City Council approval of their current conditional use permit ordinance (CUP), concept plan and site development plan on November 13, 1995. Several projects were approved and undertaken following that approval, including the expansion of their maintenance facilities, improved landscaping, an entrance sign, and installation of new tennis courts and additional parking. In 2001, the City Council approved Ordinance #2118 that amended the CUP and concept plan and granted site development plan approval to a 37,435 square foot expansion of Chaminade Hall plus additional parking. This approval also raised the potential student population from 920 to 975. A separate CUP for roof-mounted communication antennas was also approved in 2000. Finally, the school received a favorable recommendation from the Planning Commission on June 20, 2009, for a 450 seat expansion of the football field bleachers. That CUP amendment was approved by the City Council on August 24, 2009. In November 2009, the Ordinance was again revised (by Ordinance No. 5117) for the fine arts and performance building. As the prior ordinances include governing conditions for the entire site, Staff is seeking approval only for an amendment for the current request for a new baseball stadium. All other conditions and requirements will remain the same. Chaminade total enrollment for the current school year is 825 with 130 employees. The proposed addition is not expected to increase enrollment.

Chaminade is seeking approval to convert the existing artificial turf soccer field into an artificial turf baseball stadium with 300 seats. All games will be during the day, usually between 4PM to 6:30 PM, with 5-10 games for the varsity team and the lower level teams playing 15-20 games per year. This field will be used in the fall for middle school practices (soccer and football) – from 3pm-5pm. Therefore no lighting is being proposed. Nor are there plans for a public address system as the School does not announce the games. The press box will be used for the Schools video broadcast (CSPN) to stream the athletic contests so that family members not able to attend the games can watch at home.

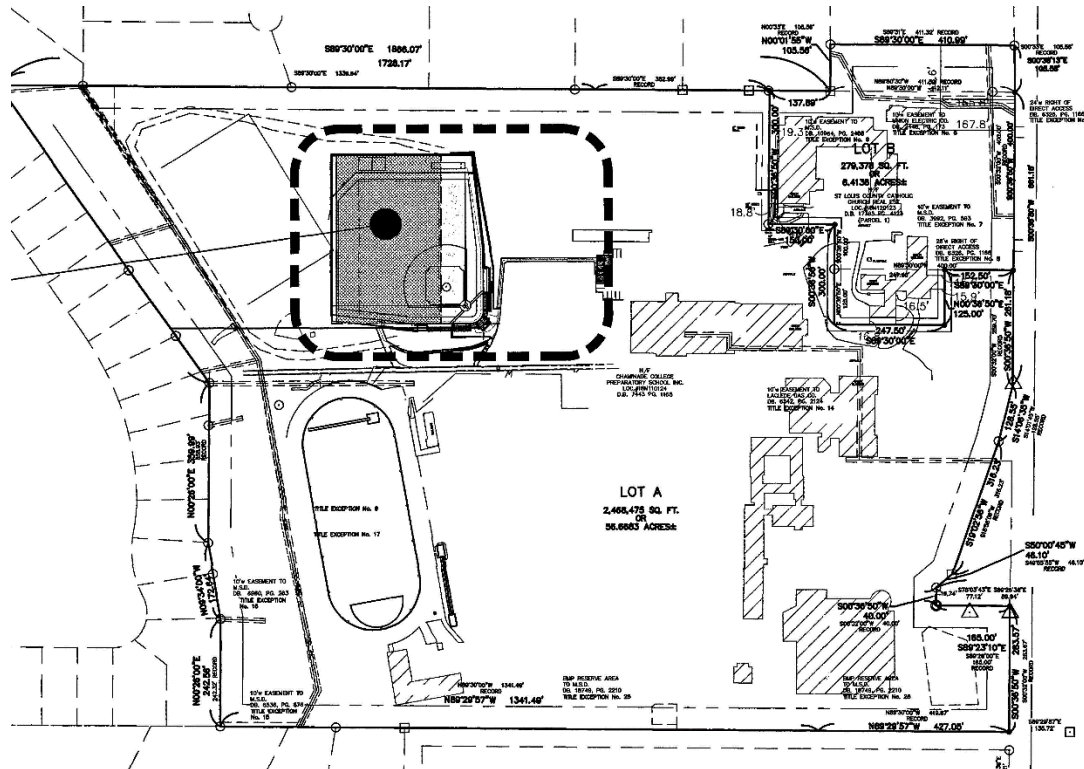


Figure 1: Close-up of the overall site plan showing the area of improvement.

The proposed field and stadium will utilize the existing hillside grade for the seating, where the northeast retaining wall corner is 140 feet from the north property line.

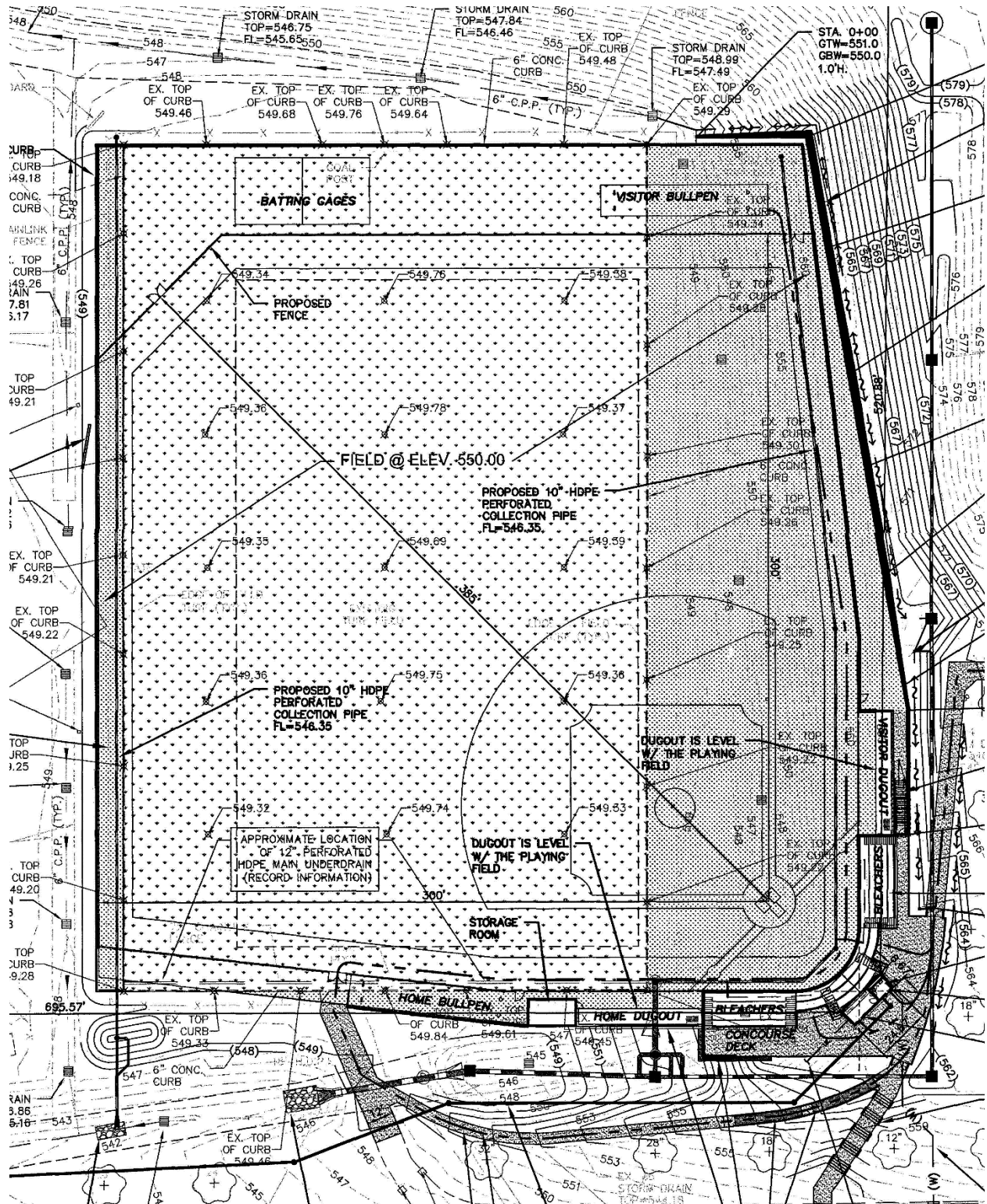


Figure 2: Close-up of the Applicant's Civil Grading Plan for the new stadium.

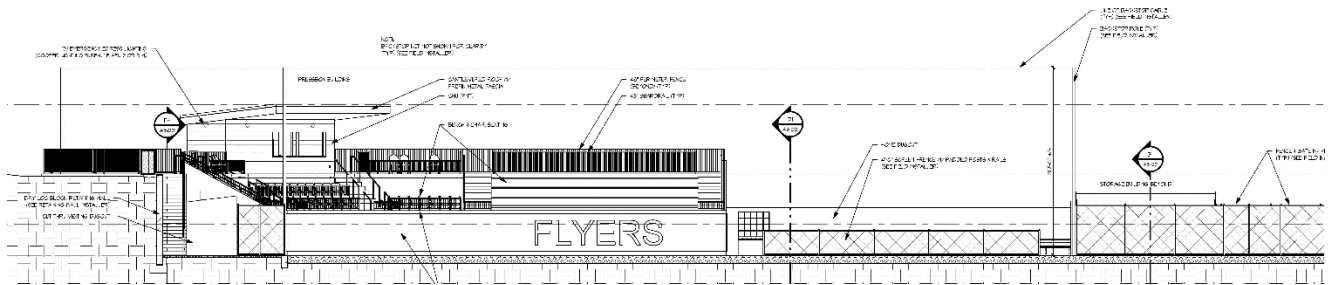


Figure 3: Close-up of the North Elevation

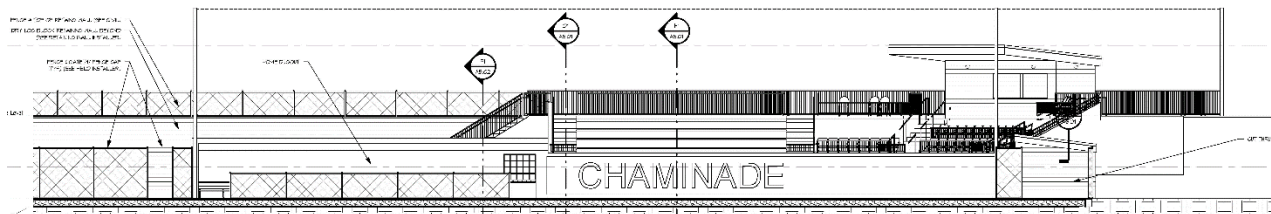


Figure 4: Close-up of the West Elevation

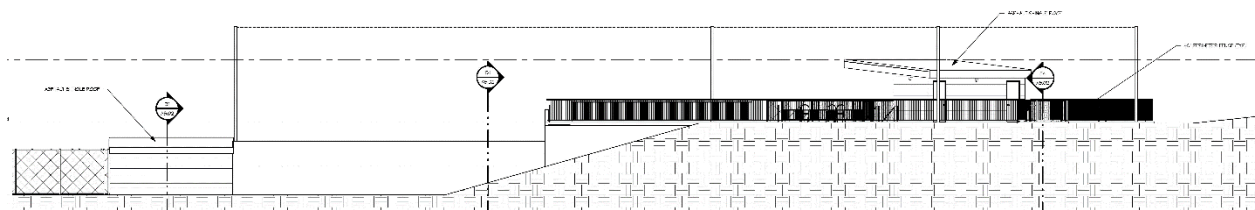


Figure 5: Close-up of the South Elevation

The bleachers and seating are concrete and the press box is a painted concrete masonry unit, with a shingled roof. The poles are for a netting backstop fence, with four-foot tall perimeter fence/guardrail.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

Direction	Use	Zoning District	Separated by
North	Single-family residences	C Single-family Residential	N/A
South	Single-family residences	City of Frontenac zoning	Donoho Place
East	Single-family residences	City of Ladue zoning	Lindbergh Boulevard
West	Single-family residences	C Single-family Residential	N/A

CREVE COEUR 2030 COMPREHENSIVE PLAN REVIEW

The subject property is included as a Campus District within the Campus & Institutional Place Type Districts that is for the development of large multi-building office structures, institutional facilities, research building, educational, and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers, that are compatible with the neighboring residential districts with an established "green edge" landscape zone to protect from potential negative impacts of non-residential land uses while allowing flexibility on the interior of the site (p.109-110). As the School property is 57.12 acres and was established prior to the incorporation of the City, and therefore pre-existing, with possible non-conforming elements elsewhere on the site, the proposed baseball field is approximately 140 feet from the property line that abuts the residential properties to the north, well beyond the 50 foot

landscaped buffer, and no lighting of the field is being included, in far as this request can, the recommendations for the Campus District are met.

Design Guidelines

The City's Design Guidelines recommend that building materials have good architectural character, and are to be compatible with adjoining buildings and with the preference for natural traditional building materials, and color is to be integral to the material and not be painted (p. 9). Accessory buildings or facilities are to be designed to directly relate in material, character and detail to the primary buildings on the site (p. 14). The proposed press box is a painted concrete block, where the main buildings on the campus are a brick. However, the baseball stadium is located at the rear of the northwest portion of the property and is not visible from Lindbergh Boulevard. Utilizing a brick similar to that of the other buildings on the campus would further the project toward the Design Guidelines. Staff has included a recommendation to substitute the brick for the block. If the Commission is generally comfortable with the project as proposed given the location, direction should be provided and the motion modified on this point.

ZONING ANALYSIS

The City Council authorizes uses identified as conditional uses for the District by site development plans for all developments associated with the use. As the School operates under an existing Ordinance (Ordinance #5117) that governs the entire site and contains specific conditions for the entire school, Staff is recommending only a review of the proposal as a modification to the existing ordinance, rather than a repeal and replacement of the entire ordinance. As stated above, the baseball field is approximately 140 feet from the north property line, and well outside the 50 foot landscape buffer required for conditional uses under Section 405.250(E)(4)(f) of the A Single Family District regulations, below:

405.250(E)(4)(f) Buffer yard for conditional uses. Notwithstanding the provisions of Section 405.250(E)(4) above, any lot or parcel abutting or adjoining a single-family use in a residential district shall provide a buffer yard of twenty-five (25) feet on all sides that abut the single-family use in the residential district. The minimum required buffer yard shall be increased in five (5) foot increments, up to a maximum of fifty (50) feet, for each acre of the subject property. All acreage shall be rounded up to the next whole number for buffer yard calculations purposes. An additional two (2) feet of buffer yard shall be provided for every foot of building or structure height exceeding forty-five (45) feet. The buffer yard shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission. Should the adjoining property convert to a single-family use, the owner and/or conditional use permit holder shall initiate and complete the construction and installation of the required buffer yard within eighteen (18) months from the date of the official letter from the Planning and Zoning Commission Chairperson sent to the property owner and conditional use permit holder identifying that such buffer yard is required, due to the adjoining land use conversion. The Planning and Zoning Commission and City Council shall review and approve such buffer yard.

The civil drawings indicate that the site coverage is 27%, where Section 405.250(E)(3)(e) has a required maximum site coverage of 25%. The Applicant submitted a letter indicating that the proposed site coverage is at 23%. Therefore, a condition of approval has been included that the revised drawings indicate the correct site coverage for the campus with a maximum of 25%.

As a conditional use in the A Single-family Residential zoning district, the school is subject to the district regulations, as well as the standard conditions for a CUP in Section 405.470, Conditional Uses, of the Zoning Code, and the following:

405.470(25) Elementary and Secondary Schools—NAICS 61110 (conditional use in the A, B, C, D, AR, MR, PO and RO districts)
(a) Shall be located on lots of not less than three (3) acres; and

- (b) Athletic fields shall be separated from adjacent residentially-zoned land by a minimum six foot high opaque screen of berms, evergreen plant material, fences or a combination thereof.
- (c) Lights for major outdoor recreation and entertainment facilities shall require approval of a Site Development Plan in accordance with Section 405.1080.

No lighting is being proposed, the existing landscaped buffer should provide for sufficient screening, and the field well outside the required buffer area. Staff has included a condition prohibiting lighting at this time, and any future request will require additional modification of the Ordinance with review by the Commission and approval at City Council. If the Commission feels that additional landscaping is necessary to provide screening, a condition should be included.

Signs

Included with the project will be a scoreboard as an accessory to the baseball stadium, and the “Chaminade” and “Flyers” names painted on the stadium walls. The City’s Sign Regulations do not include a specific regulation regarding such signs. Incidental signs are defined as a sign which is too small to be legible from a position off the premises. Given the location Staff considers these as incidental signs, provided that the maximum sign area is 50 square feet and that the scoreboard is a manually changeable sign. The Applicant may seek approval for other options through the Master Sign Plan for the entire campus. Until such time of that approval, Staff has included a recommended condition of approval that all signs shall be in conformance with the Article VIII Sign Regulations.

Stormwater

The existing soccer field is an artificial turf field that will be expanded for the baseball field. The turf field is designed to have an underground stormwater collection and storage system. Stormwater that is released or otherwise not detained by this system will be directed into an open swale leading to the existing stormwater BMP area along the west end of the Chaminade campus property.

Parking

Parking will be provided within the existing facilities on site, with a new accessible path from the north parking lot to the stadium which is included in the proposal.

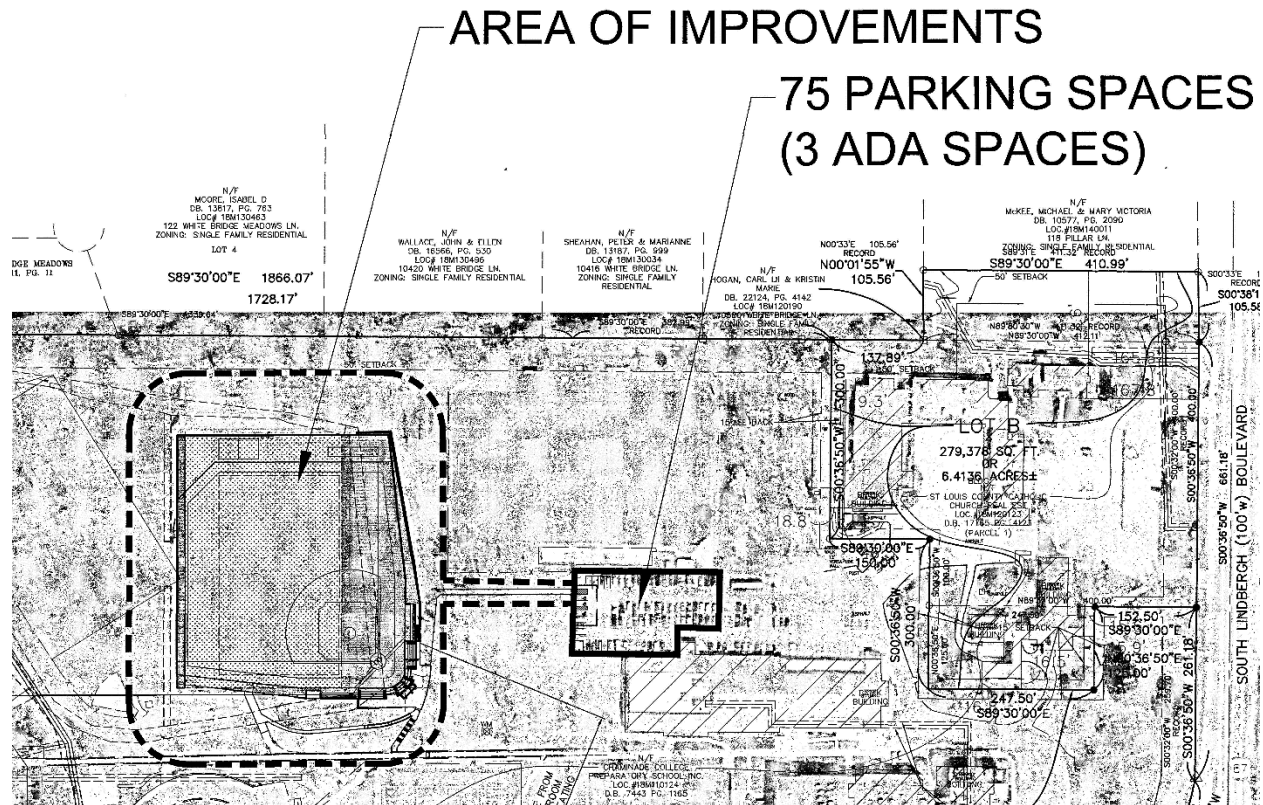


Figure 6: Close-up of the Overall Site Plan showing available parking for the Stadium

RECOMMENDATION

The proposed baseball stadium is located in an area of the school campus that already contains an existing turf field. The new stadium should not create a negative impact on the adjacent residences as the proposal does not include stadium lighting or a public address system and all games will be played in the daylight hours. There also appears to be sufficient screening from the adjacent residences and the setback requirements far exceed the minimum requirements of city code. As stated previously in the report, Staff recommends that the Commission confirm that the existing vegetation along the north and west property lines is sufficient and determine if the proposed concrete block material for the press box is acceptable given the size, purpose and location of the structure internal to the campus or if brick should be used to match the buildings on campus.

Staff recommends that the follow conditions apply for this request:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the baseball stadium in substantial conformance with the drawings received April 14, 2017 as bound together and submitted in conjunction with Application #17-017 by Hastings+Chivetta, Architecture, Planning and Engineering.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received April 14, 2017 as bound together and submitted in conjunction with Application #17-017 by the Sterling Co. Engineers and Surveyors.
3. The press box structure shall be brick consistent with the other structures on the school site in furtherance of the City's Design Guidelines.
4. All signs shall be in conformance with Article VIII of the City's Sign Regulations.
5. There shall be no field lighting or sound system for the proposed baseball stadium.
6. The Site Development Plan and Grading Plans shall be revised to indicate a correct site coverage for the campus with a maximum site coverage of 25% per Section 405.250(E)(3)(e)

MOTION

The motion to approve the site development plan for the baseball field request as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. The following is an example of an appropriate motion for the site development plan for the School District property:

"I move to recommend approval to amend Ordinance #5117 for the approval of the site development plans for the new baseball field and stadium for the Chaminade College Preparatory School as bound together with Application #17-017, presented to the Planning and Zoning Commission, subject to the conditions contained in the Draft Ordinance for the meeting of May 1, 2017" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

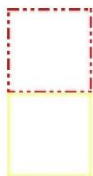
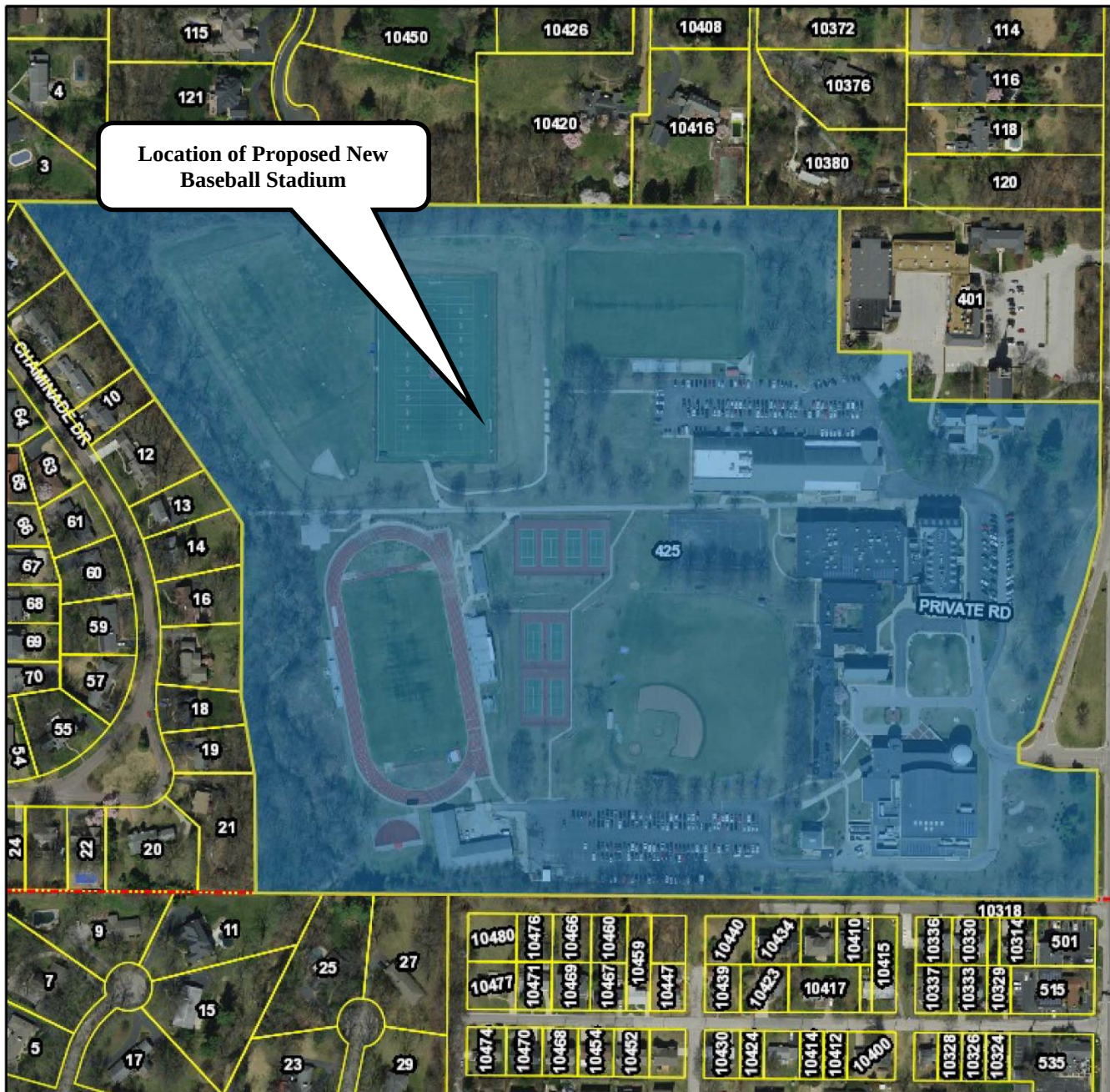
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL MAP

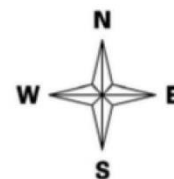
Chaminade College Preparatory School



City Limits

Parcels

April 6, 2017



Prepared By

HORNER SHIFRIN

APPENDIX 4: SITE PHOTOGRAPHS	Photo Date: 04/26/2017
	Description: View looking northwest from the approximate location of the proposed Stadium press box location at the existing soccer field.
	Description: View looking northeast from the field toward the school at the existing grade that the Stadium will utilize.
	Description: View looking southwest from the field at the existing football facilities.

LOT 4 OF A BOUNDARY ADJUSTMENT PLAT OF TWO TRACTS OF LAND IN THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



STERLING
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #01348

Owner:
Chaminade College
Preparatory Inc
425 South Lindbergh Blvd.
St. Louis, MO 63131
Ph. 314-993-4400



Date: 04/19/17
SEAN M. ACKLEY
License No. PE-2009018679
Civil Engineer

Baseball Stadium
Chaminade College Preparatory School
425 South Lindbergh Blvd. St Louis, MO 63131

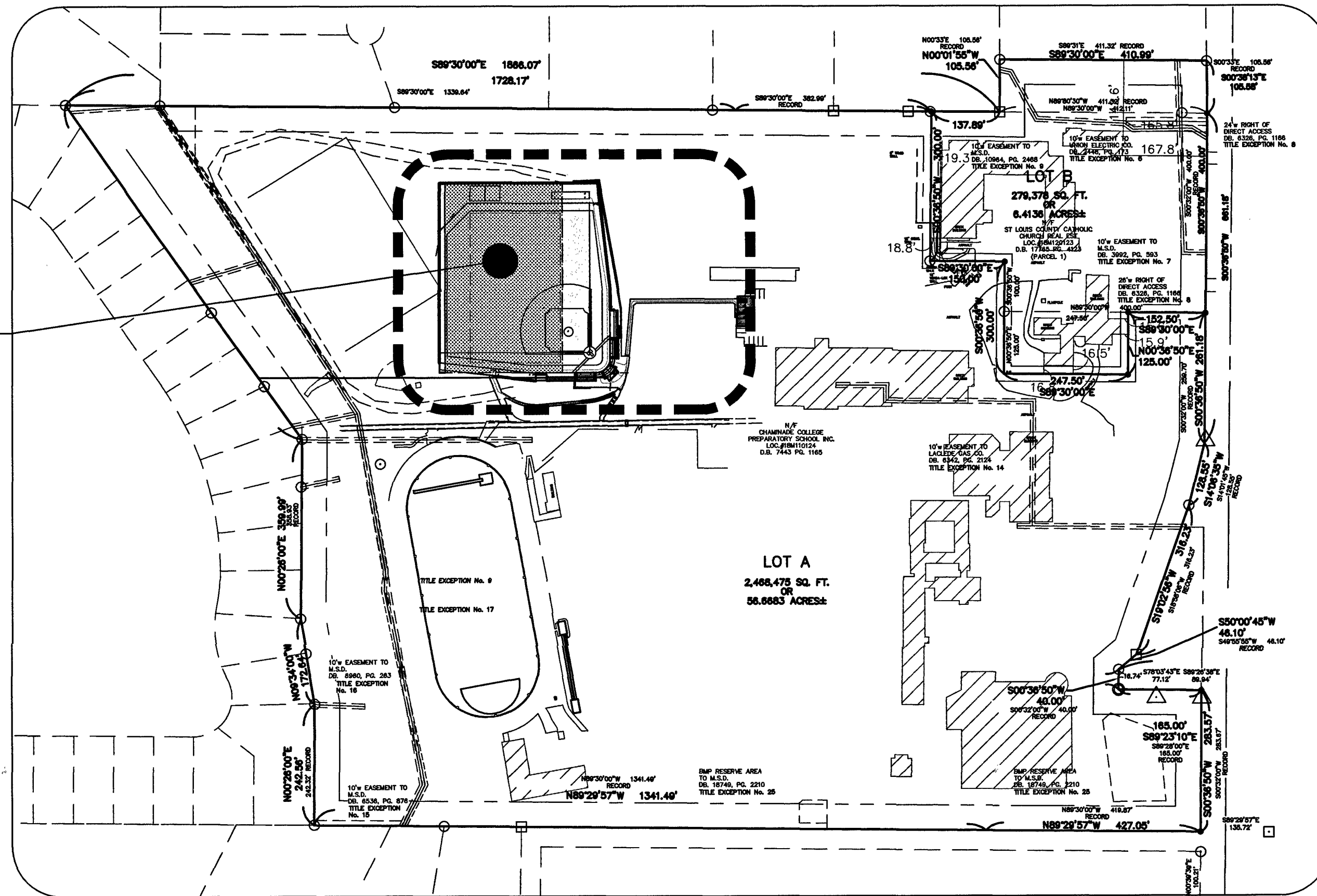
REVISIONS	
CITY COMMENTS	04/12/17
CITY COMMENTS	04/19/17

Date	04-19-2017
Project Number	16-12-33
Sheet Name	Cover Sheet

CZ1.1

7.4.

AREA OF IMPROVEMENT



KEY MAP
N.T.S.

SITE ADDRESS - 425 SOUTH LINDBERGH BLVD
CREVE COEUR, MO
PROJECT ZIP CODE - 63131
LOCATOR # 18M110124

INDEX OF SHEETS

CZ1.1	COVER SHEET
CZ2.1	EXISTING CONDITIONS & DEMOLITION PLAN
CZ3.1	OVERALL PLAN
CZ3.2	GRADING PLAN

PERTINENT DATA:

GAS	LACLEDE GAS COMPANY 700 OLIVE STREET ST. LOUIS, MO 63101 (314) 642-0688	TELEPHONE	13075 MANCHESTER ROAD DES PERES, MO 63131 (636) 949-1328
SEWER	METROPOLITAN ST. LOUIS SEWER DIST. 2350 MARKET STREET ST. LOUIS, MO 63103 (314) 768-6272	WATER	MISSOURI AMERICAN WATER CO. 135 NORTH NEW HALLS ROAD ST. LOUIS, MO 63141 (314) 991-3404
ELECTRIC	AMEREN UE 280 OLD STATE ROAD BELLLEVUE, MO 63021 (314) 992-8922	FIRE DIST.	GREVE OGDEN FIRE PROTECTION DISTRICT 1121 OLIVE BLVD. GREVE, OGDEN, MO 63141 (314) 432-5270

SITE INFORMATION

LOCATOR NUMBER: 18M110124
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL
GROSS AREA OF SITE: 56.67 ACRES
WATERSHED: DEER CREEK
SCHOOL DISTRICT: LADUE

STORMWATER MANAGEMENT NOTE:

LAND AREA DISTURBED = 4.35 ACRES

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN, P-20946-07.

EXISTING SITE COVERAGE DATA

EXISTING SITE COVERAGE DATA	
TOTAL SITE:	56.67 ACRES
BUILDING & PAVED AREA*:	13.13 ACRES (RECORD INFORMATION)
GRASS AREA:	43.54 ACRES
SITE COVERAGE:	23.2%

PROPOSED SITE COVERAGE DATA

PROPOSED SITE COVERAGE DATA	
TOTAL SITE:	56.67 ACRES
BUILDING & PAVED AREA*:	13.21 ACRES
GRASS AREA:	43.46 ACRES
SITE COVERAGE:	23.3%

*EXCLUDES LANDSCAPED AND GREEN SPACES, PLAZA, PEDESTRIAN CIRCULATION AND UNPAVED BUFFER AREAS PER CITY OF CREVE COEUR CHAPTER 405 ZONING ORDINANCE SECTION 405.120

FLOOR AREA RATIO (FAR)

TOTAL SITE:	56.67 ACRES
BUILDING AREA:	7.37 ACRES
FAR:	0.13

PARKING

PARKING
TOTAL NUMBER OF EXISTING PARKING SPACES: 493 PARKING SPACES
TOTAL NUMBER OF PROPOSED PARKING SPACES: 491 PARKING SPACES

SITE BENCHMARK #1

SITE BENCHMARK #1 - ELEVATION=540.51 (NGVD 1929 DATUM)
CUT 1" ON CORNER OF CONCRETE WALK AT NORTHEAST CORNER OF FOOTBALL FIELD;
10.2 FEET SOUTHEAST OF THE WEST CORNER OF 12" BLOCK WALL, AND 42.4 FEET
NORTHWEST OF NORTHWEST CORNER OF BRICK CONCESSION STAND BUILDING.

SITE BENCHMARK #2

SITE BENCHMARK #2 - ELEVATION=541.24 (NGVD 1929 DATUM)
CUT SQUARE ON 36" DIA. CONCRETE BASE OF LIGHT STANDARD; 37.7 FEET SOUTHWEST
OF THE SOUTHEAST CORNER OF BLEACHER STANDS, AND 33.8 FEET NORTHEAST OF THE
SOUTHWEST CORNER OF CONCRETE PAVILION SLAB.

PROPERTY DESCRIPTION (LOT A):

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

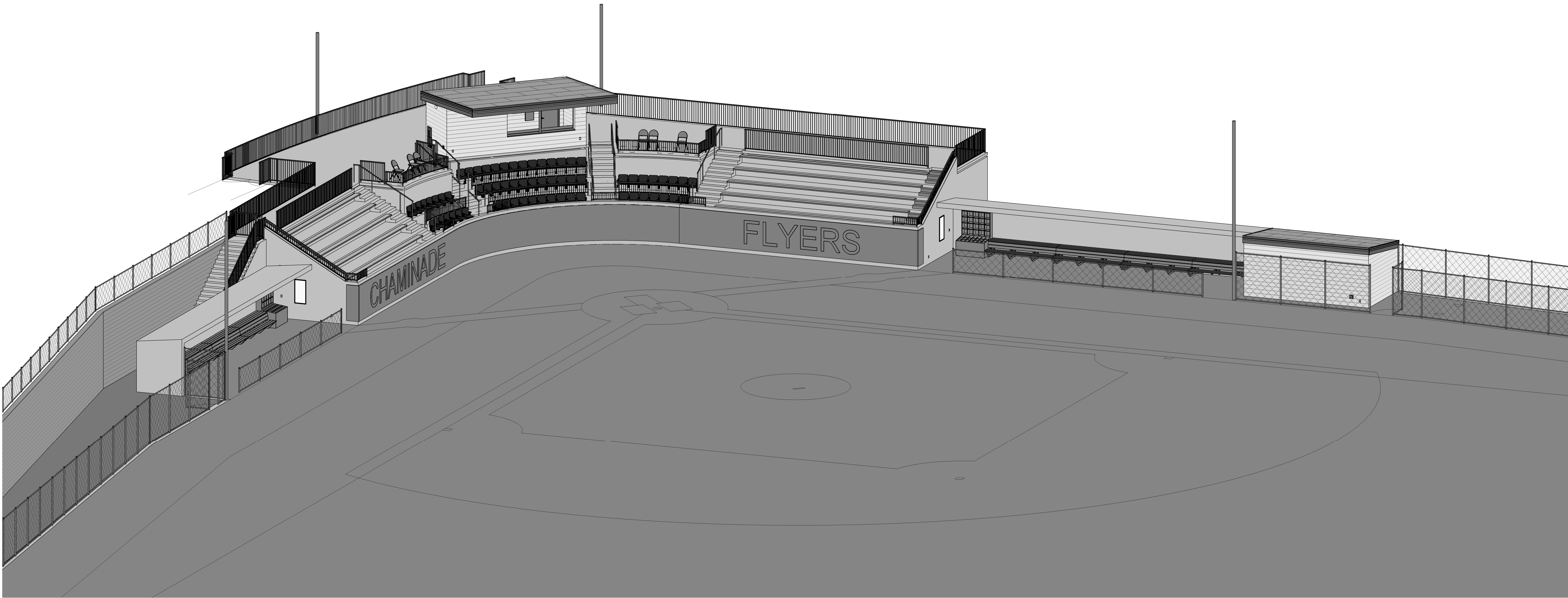
CALL BEFORE YOU
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THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION OF NONEXISTENT UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THIS PROVISION SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

MSD BASE MAP-18M4
MSD P#20946-07
HIGHWAYS & TRAFFIC# N/A

ARCHITECTURAL	
A0.00	Symbols & Abbreviations
A0.01	Field Level Code Plan
A0.02	Concourse/Pressbox Level Code Plan
A1.01	Finish Schedule & Door Schedule
A2.00	Architectural Site/Roof Plan
A2.01	Field Level Plan
A2.02	Concourse/Pressbox Level Plan
A4.01	Exterior Elevations
A4.02	Exterior Elevations
A5.01	Wall Sections
A5.02	Wall Sections
A6.01	Exterior Details
A7.01	Enlarged Toilet Plan & Enlarged Elevations



Baseball Stadium

Chaminade College Preparatory School

425 South Lindbergh Blvd, St Louis, MO 63131

PLANNING & ZONING 04-12-2017

Hastings+Chivetta

ARCHITECTURE • PLANNING • ENGINEERING

622 Emerson, Suite 200 | Saint Louis, Missouri 63141 | Tel.314.863.5717 | www.hastingschivetta.com

OWNER: Chaminade College Preparatory School, 25 South Lindbergh Boulevard, St Louis, MO 63131, 314-993-4400
CONSTRUCTION MANAGER: Byrne & Jones Construction-Sport, 13940 St Charles Rock Road, St Louis, MO 63044, 314-567-7997
CIVIL: The Sterling Company, 5055 New Baumgartner Road, St Louis, MO 63129, 314-446-5785
STRUCTURAL: Alper Audi, Inc, 1804 Borman Circle Drive, St Louis, MO 63146, 314-432-8600

Date | 03-13-2017

Project Number | 3203.00

Volume 1 of 1

B:\M 3600\3203 Chaminade Baseball\3203 Chaminade Baseball\arch_2016.rvt
4/13/2017 3:04:18 PM

ABBREVIATIONS

±	PLUS OR MINUS
Ø	DIAMETER
AB	ACOUSTICAL BOARD OR ANCHOR BOLT
AC DR	ACCESS DOOR
ACC	ACCESSORIES
ACST	ACUSTIC
ACVP	ACRYLIC CEMENT VENEER PLASTER
AD	AREA DRAIN
ADD/	ADD, ADDITION, ADDITIONAL
ADDOM	ADDITUM
ADJ	ADJUSTABLE
ADJT	ADJACENT
AED	AUTOMATED EXTERNAL DEFIBRILLATOR
AF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AL	ALUMINUM
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACOUSTICAL PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC

B	BASE
B.O.	BOTTOM OF
B.O.M.	BOTTOM OF METAL DECK
B/	BOTTOM OF ...
B/C	BOTTOM OF CURB
B/F	BOTTOM OF FOOTING
B/M	BENCH MARK
B/MD	BOTTOM OF METAL DECK
B/W	BOTTOM OF WALL
BB STOP	BASKETBALL BACKSTOP
BOARD	BOARD
BF1	BIFOLD SINGLE
BF2	BIFOLD DOUBLE
BIT	BITUMINOUS
BJ	BAK JOIST
BK	BOOK
BK BD	BACKING BOARD
BL	BRICK LEDGE
BL BD	BULLETIN BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BM/TE	BRACKET MOUNTED FIRE EXTINGUISHER
BOT	BOTTOM
BR	BEDROOM
BRD	BOARD
BRS	BEARING
BRK	BRICK
BRKT	BRACKET
BRZ	BRONZE
BSMT	BASEMENT

C	COURSE (MASONRY)
C/C	CENTER TO CENTER
CARP	CARPENTRY
CB	CATCH BASIN
CB WK	CABINET WORK
CBT	CABINET
CBVP	CEMENT BOARD VENEER PLASTER
CDC	COILING DOOR COUNTER
CDI	COILING DOOR FIRE RATED
CDI	COILING DOOR INSULATED
CDIS	COILING DOOR SERVICE TYPE
CDM	CEMENT
CEM BD	CEMENT BOARD
CER	CERAMIC
CI	CASE IRON
CI	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CMU-B	BURNISHED BLOCK
CMU-GF	GROUND FACE BLOCK
CMU-S	848 SCORED BLOCK
CMU-SF	SPIT FACED BLOCK
CNTR	COUNTER
COL	COLUMN
COMPO	COMPOSITION
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT
CONSTR	CONSTRUCTION
CONTR	CONTRACTOR
CONTR	CONTRACTOR
CORR	CORRIDOR
COV	COVER
CP	COPPER
CPS	COUNTERSUNK PHILLIPS SCREW
CPT	CARPET
CPU	COMPUTER
CS	COUNTERSUNK
CSMT	CASEMENT
CSWK	CASEWORK
CT	CERAMIC TILE
CTD	COATED
CTL	CONTROL
CTR	CENTER
CUH	CABINET UNIT HEATER
CW	COLD WATER
CWS	COUNTERSUNK WOOD SCREW
CYL	CYLINDER (TEST)

D	DRAIN
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINK FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DIR	DIRECTOR
DIP	DISPENSER
DKLEV	DOCK LEVELER
DKSH	DOCK SHELTER
DKSL	DOCK SEAL
DN	DOWN
DO	DOOR OPENING
DP	DEEP
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DWG	DRAWING
DWO	DOWEL
DWR	DRAWER
DWTR	DUMB WAITER

E	EMBOSSED
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELECT	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
ENTR	ENTRANCE
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EP	EPOXY
EQ	EQUAL
EQP	EQUIPPED, EQUIPMENT
EW	EACH WAY
EWV	ELECTRIC WATER COOLER
EX	EXISTING
EXH	EXHAUST
EXP	EXPANSION
EXPD	EXPOSED
EXT	EXTERIOR
EXTD	EXTENDED

F	FLUSH
F.O.	FACE OF ...
F/	FACE OF ...

FD	FLOOR DRAIN
FDM	FOUNDATION
FEB	FIRE EXTINGUISHER ON WALL BRACKET
FEC	FIRE EXTINGUISHER CABINET
FEC/BB	SURFACE MOUNTED FIRE EXTINGUISHER CABINET W/ FIRE BLANKET
FEC/FR	FULLY RECESSED FIRE EXTINGUISHER CABINET
FEC/SM	SURFACE MOUNTED FIRE EXTINGUISHER CABINET
FEC/SR	SEMI-RECESSED FIRE EXTINGUISHER CABINET
FFL	FINISH FLOOR LINE
FG	FULL GLAZED
FHC/TE	FIRE HOSE CABINET W/ FIRE EXTINGUISHER
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
FRT/TE	EXTERIOR GRADE FIRE RETARDANT TREATED
FS	FLOOR SINK
FT	FOOT, FEET
PWC	FABRIC WALL COVERING

G	HALF GLAZED
G/P2	HALF GLAZED, 2 PANELS
GA	GALVE
GALV	GALVANIZED
GDR	GYPSUM BOARD
GDRWR	WATER-RESISTANT GYPSUM BOARD
GC	GENERAL CONTRACTOR
GF BD	GLASS FIBER BOARD
GRI	GROUND FAULT INTERRUPTION
GRCR	GLASS FIBER REINFORCED
GL	GLASS
GL1	GLASS RAIL SYSTEM
GL2	GLASS PATCH SYSTEM
GLZ	GLAZED
GR	GRADE
GRAN	GRANULAR
GRNT	GRANITE
GRT	GROUT
GS	GYPSUM SHEATHING
GYN	GYMNASIUM
GYP	GYPSUM

HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDOB	HARDBOARD
HDS	HOT DIPPED GALVANIZED
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HNRL	HANDRAIL
HOR	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HW	HOT WATER

ID	INSIDE DIAMETER
IEC	IN ELECTRICAL CONTRACT
IMC	IN MECHANICAL CONTRACT
IN	INCH, INCHES
INCN	INCINERATOR
INFO	INFORMATION
INSTR	INSTRUCTIONS
INSUL	INSULATION
INT	INTERIOR
IPC	IN PLUMBING CONTRACT
JAN	JANITOR
JC	JANITORS CLOSET
JF	JOINT FILLER
JPS	JOIST
JST	JOIST
JT	JOINT

KIT	KITCHEN
KO	KNEE OPENING
KS	KNEE SPACE
L	LOUVER BOTTOM
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LDR	LADDER
LDRY	LAUNDRY
LG	LENGTH
LKR	LOOKER
LL	LEAD LINED
LNC/HT	LINEN CLOUTIE
LP	LOW POINT
LR	LIVING ROOM
LRG	LARGE
LS	LONG
LUM	LUMINOUS

MAN/FL or MFR	MANUFACTURE OR MANUFACTURER
MAX	MAXIMUM
MB	MARKERSBOARD
MBR	MASTER BEDROOM
MC	MEDICINE CABINET
MCH	MECHANICAL
MEMBR	MEMBRANE
MEZZ	MEZZANINE
MGR	MANAGER
MH	MANHOLE
MIR	MIRROR
MISC	MISCELLANEOUS
ML	MASONRY LEDGE
MLDG	MOLDING
MLNWK	MILLWORK
MIN	MINIMUM
MNT	MOUNT
MNTG	MOUNTING
MOT	MASONRY OPENING
MRB	MARBLE
MTD	MOUNTED
MTG	MEETING
MTL	METAL
MUL	MULLION

N	NONE
NIC	NOT IN CONTRACT
NL	NARROW LITE
NO	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NONSUP	NON-SUP
NTD	NOTED
NTS	NOT TO SCALE
OA	OVERALL
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OFF	OFFICE
OH	OVERHEAD
OP	OPAQUE
OPG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
ORN	ORNAMENTAL
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OSOI	OWNER SUPPLIED, OWNER INSTALLED

P6	PANELED (6 PANELS)
PAV	PAVER
PB	PIPE BOLLARD
PBD	PARTICLE BOARD
PC	PIECE
PCC	PRECAST CONCRETE
PCP	PREFABRICATED COOLER PANEL
PCPL	PORTLAND CEMENT PLASTER
PE	PHYSICAL EDUCATION
PERIM	PERIMETER
PF	PREFABRICATED
PF-RFG	PREFORMED ROOFING
PF-SO	PREFORMED SIDING
PKD	POCKET DOOR DOUBLE
PKS	POCKET DOOR SINGLE
PL	PLASTIC
PLAM	PLASTIC LAMINATED
PLAS	PLASTER

PLT	PLATE
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PP	PLASTIC PANEL
PAR	PAIR
PRF	PREFINISHED
PRJ	PROJECTED
PRK	PROTECTION
PRTN	PARTITION
PS	PLASTER STOP
PT	PORCELAIN TILE
PTD	PAINTED
PTM	PAINT TO MATCH
PTN	PATTERN
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT

QT	QUARRY TILE
R	RISER, RADIUS
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RBM	REINFORCED BRICK MASONRY
RCMU	REINFORCED CONCRETE MASONRY UNIT
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECEP	RECEPACLE
REF	REFRIGERATOR
REINR	REINFORCE, REINFORCING
REQ or REQD	REQUIRE OR REQUIRED
RES	RESILIENT
REV DR	REVOLVING DOOR

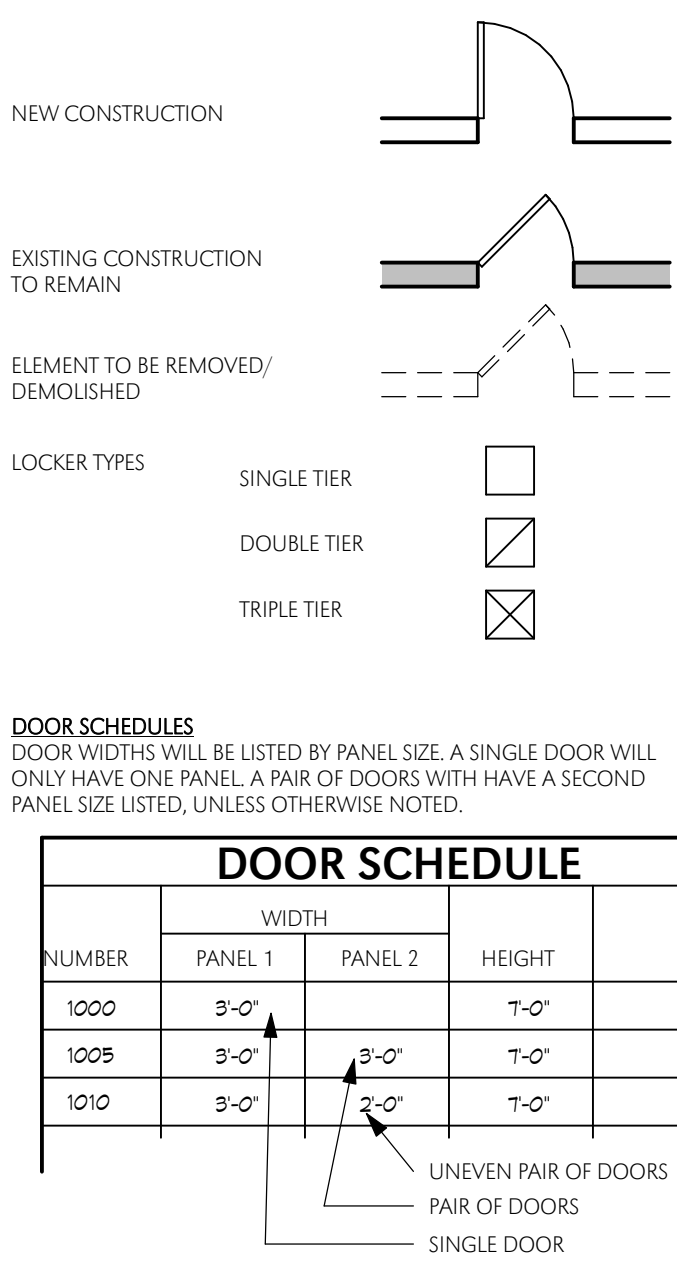
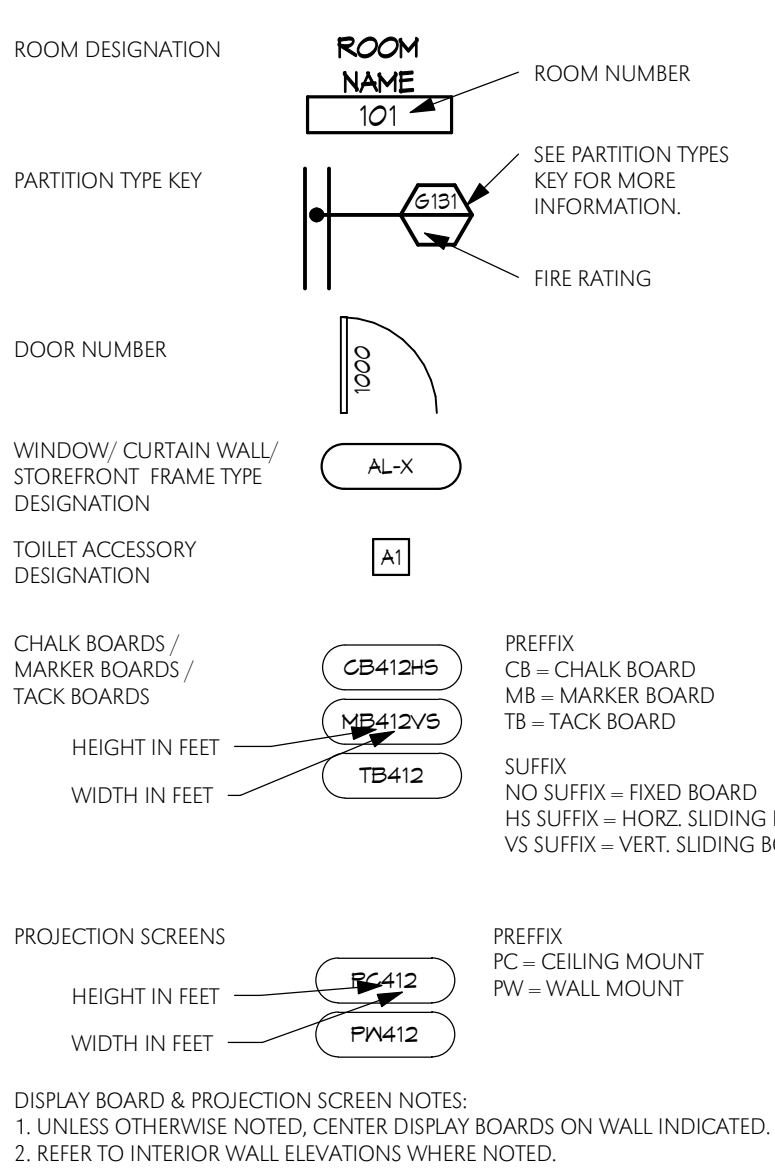
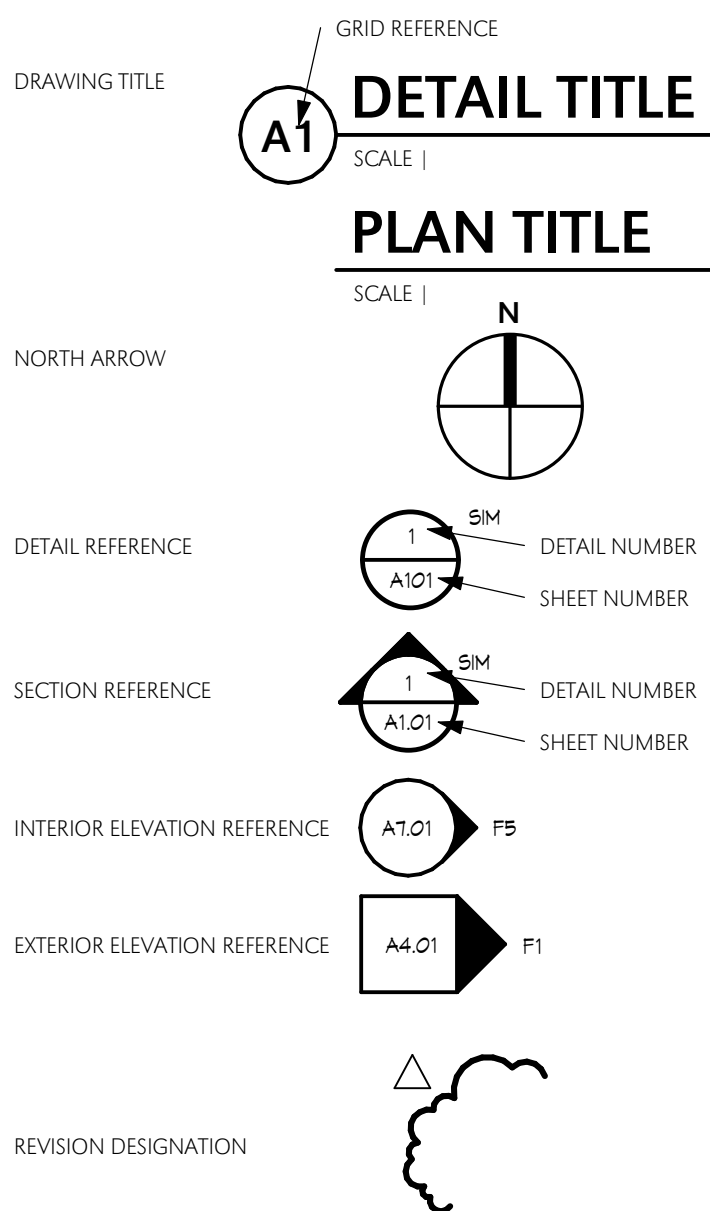
RFG	ROOFING
RGH	ROUGH
RIGST	REGISTER
RI	RIGID INSULATION
RM	ROOM
RO	ROUGH OPENING
RT	RESILIENT TILE
RUB	RUBBER
RWD	REDWOOD
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SC	SPECIAL COATING
SCHD	SCHEDULE
SCOREBD	SCOREBOARD
SECT	SECTION, SECTIONAL
SEAMLESS	SEAMLESS FLOORING, SQUARE FEET
SFRM	SPRAY-APPLIED FIRE RESISTIVE MATERIAL
SGT	STRUCTURAL GLAZED TILE
SHR	SHOWER
SHT	SHEET
SHTH	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SL	SLABJANT
SLB	SLIDING BI-PARTING
SLD	SLIDING DOUBLE
SEALR	SEALER
SLS	SLIDING SINGLE
SLT	SLIDING TRIPLE
SM	SEAM
SMR	SINGLE MEMBRANE ROOF
SPCC	SPECIFICATIONS
SQ	SOLID POLYMER SURFACE
SQ	SQUARE
SS	STAINLESS STEEL
SSF	SPECIAL SPORTS FLOORING
ST	STONE
STA	STATION
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STM	STAIN TO MATCH
STN	STAIN
STNWK	STONWORK
STOR	STORAGE
STR	STRUCTURAL, STRUCTURE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM

T	TREAD
T&B	TOP & BOTTOM
T&G	TONGUE AND GROOVE
T.F.O.	TO FACE OF ...
T.O.	TOP OF ...
T/	TOP OF ...
T/B	TOP OF BEAM
T/BL	TOP OF BRICK LEDGE
T/C	TOP OF CURB
T/CONC	TOP OF CONCRETE
T/F	TOP OF FOOTING
T/J	TOP OF JOIST
T/M	TOP OF MASONRY
T/S	TOP OF STEEL
T/W	TOP OF WALL
TEL	TELEPHONE
TEMP	TEMPERED
TER	TERRAZZO
THK	THICK, THICKNESS
TLT	TOILET
TR FN	TROWEL FINISH
TRCP	TRASH RECEPTACLE
TURF	TURF
TV	TELEVISION
TX-FN	TEXTURED FINISH
TYP	TYPICAL

UL	UNDERWRITER'S LABEL
UN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
V	VINYL
VAR	VARIABLE
VARS	VARSITY
V8	VINYL BASE
VC	VISION LITE (CIRCLE)
VCT	VINYL COMPOSITION TILE
VD	VISION LITE (DIAMOND)
VERT	VERTICAL
VEST	VESTIBULE
VL	VISION LITE (SQUARE)
VM	VENDING MACHINE
VNR	VENEER
VWC	VINYL WALL COVERING

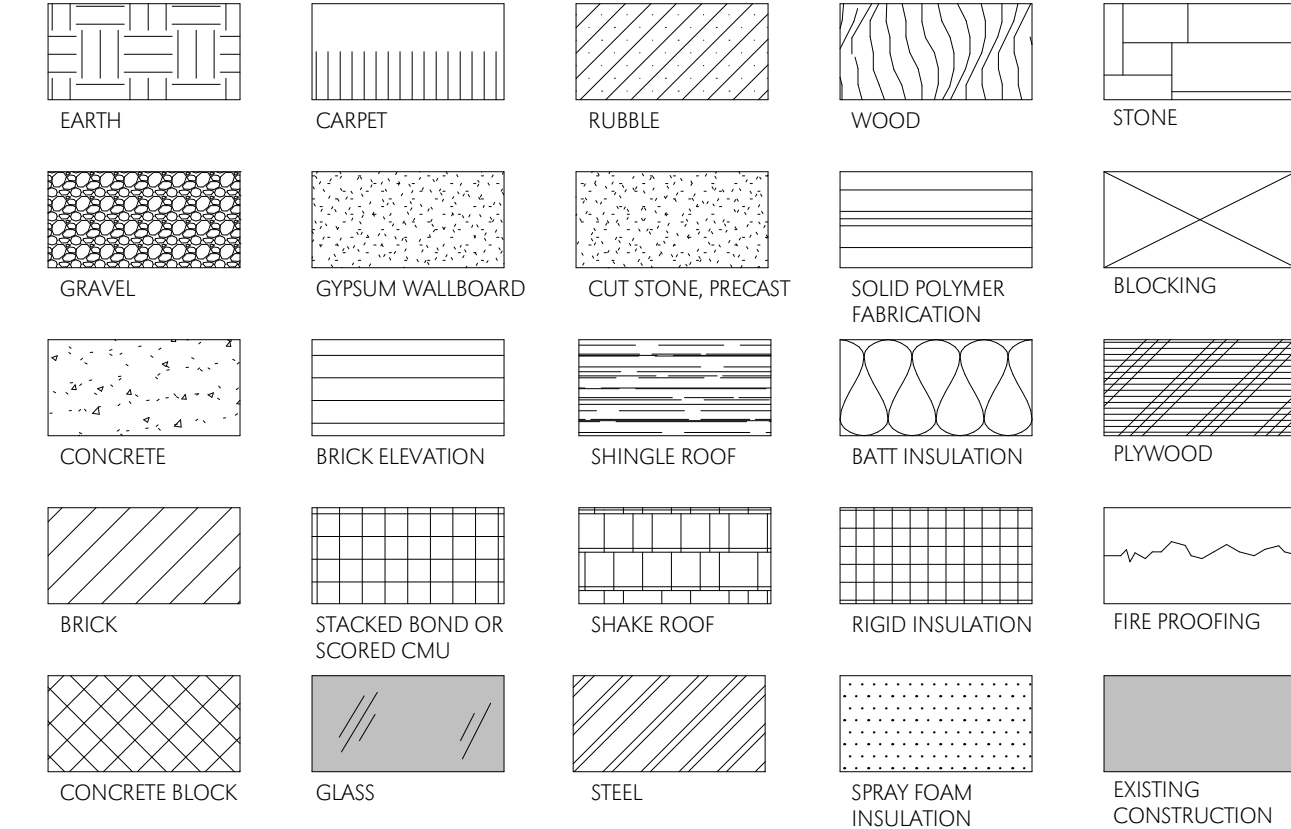
W	WATER
W/	WITH ...
W/O	WITHOUT ...
WB	WALL BASE
WC	WATER CLOSET
WD	WOOD
WDPT	WOOD PRESERVATIVE TREATED
WDW	WINDOW
WG	WIRE GLASS
WH	WEEP HOLE
WHTR	WATER HEATER
WID	WIDTH
WK	WORK
WNST	WAINSCOT
WO	WHERE OCCURS
WP	WATERPROOF, WATERPROOFING OR WORK POINT
WR	WATER RESISTANT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YH	YARD HYDRANT

SYMBOL LEGEND



DOOR SCHEDULE			
NUMBER	WIDTH		HEIGHT
	PANEL 1	PANEL 2	
1000	3'-0"		7'-0"
1005	3'-0"		7'-0"
1010	3'-0"	3'-0"	7'-0"

PATTERN LEGEND



REVISIONS

Date	03-13-2017
Project Number	3203.00
Sheet Name	Symbols & Abbreviations

8M 3601/3203 Chaminade Baseball/3203 Chaminade Baseball/Arch_2016.rvt
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CODE REVIEW:

PROJECT SUMMARY: BASEBALL VENUE WITH FIELD, BULLPENS, DUGOUTS,
PRESSBOX/TOILET BUILDING, STANDS AND STORAGE BUILDING.
PROJECT: BASEBALL STADIUM
LOCATION: 425 SOUTH LINDBERGH BLVD, ST LOUIS, MO 63131
OWNER: CHAMINADE COLLEGE PREPARATORY SCHOOL

APPLICATION CODE:
2009 International Building Code (IBC)
2007 ICC 300 Standard on Bleachers, Folding and Telescopic Seating and
Grandstands

BUILDING DATA	
Occupancy (303, 304, 311):	A-5
Mixed Occupancy:	NO
Construction Type:	IIB
Sprinkled (903):	NO
Building Height:	11'-1"
Mezzanine:	NO
High Rise:	NO
Basement:	NO
Gross Area:	495 SF
Storage Building: 280 SF	
Pressbox Building: 215 SF	

ALLOWABLE BUILDING HEIGHTS AND AREA (IBC TABLE 503)

CONSTRUCTION TYPE: IIB
OCCUPANCY GROUP: A-5

ALLOWABLE AREA: UNLIMITED
ALLOWABLE STORIES: UNLIMITED

STRUCTURAL FIRE RESISTANT RATINGS (IBC Table 601)

Structural Frame:	No rating
Bearing Walls:	No rating
Exterior:	No rating
Interior:	No rating
Non-Bearing Walls & Partitions:	No rating
Exterior (Table 602)	No rating
Interior:	No rating
Floor Construction:	No rating
Roof Construction:	No rating

CODE SYMBOL LEGEND

ROOM INFORMATION,
OCCUPANT LOAD, AREA,
FACTOR

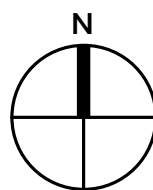
100	OFFICE	3
1000	1000 sq ft	200 SF
10000	10000 sq ft	200 SF

EXIT LOAD, EXIT CAPACITY,
DIRECTION

50	50 PERSONS
10	10 PERSONS

RATINGS

1-HR	1-HR
2-HR	2-HR
3-HR	3-HR



Field Level Code Plan

SCALE | 1/8" = 1'-0"

GENERAL MEANS OF EGRESS FROM FIELD (SEE SHEET A2.00)
(1) MEANS OF EGRESS REQUIRED PER SECTION 404 OF ICC-300
(4) MEANS OF EGRESS ARE PROVIDED

UNEXCAVATED OR FILL

UNEXCAVATED OR FILL

PLANNING & ZONING 04-12-2017

Baseball Stadium

Chaminade College Preparatory School

425 South Lindbergh Blvd, St Louis, MO 63131

REVISIONS

Date	03-13-2017
Project Number	3203.00
Sheet Name	Field Level Code Plan

A0.01

Packet Pg. 65

Hastings+Chivetta

ARCHITECTURE • PLANNING • ENGINEERING

425 S. LINDBERGH BLVD., SUITE 100, ST. LOUIS, MO 63104
CONSTRUCTION MANAGER: Byrnes & Jones Construction, 13940 St. Charles Rock Road, St. Louis, MO 63044, 314-567-7997
CIVIL: The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129, 314-465-785
STRUCTURAL: Alper Audi, Inc., 1804 Berman Circle Drive, St. Louis, MO 63146, 314-432-8600

Attachment: Chaminade Baseball Zoning Arch 2017-04-12 (2426 : #17-017: Chaminade Baseball Stadium)

8M:360/3203 Chaminade Baseball/3203 Chaminade Baseball:arch_2016.rvt
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CODE SYMBOL LEGEND

ROOM INFORMATION,
OCCUPANT LOAD, AREA,
FACTOR

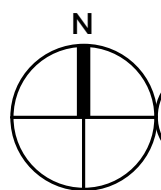
100	3
1000	300
10000	3000

EXIT LOAD, EXIT CAPACITY,
DIRECTION

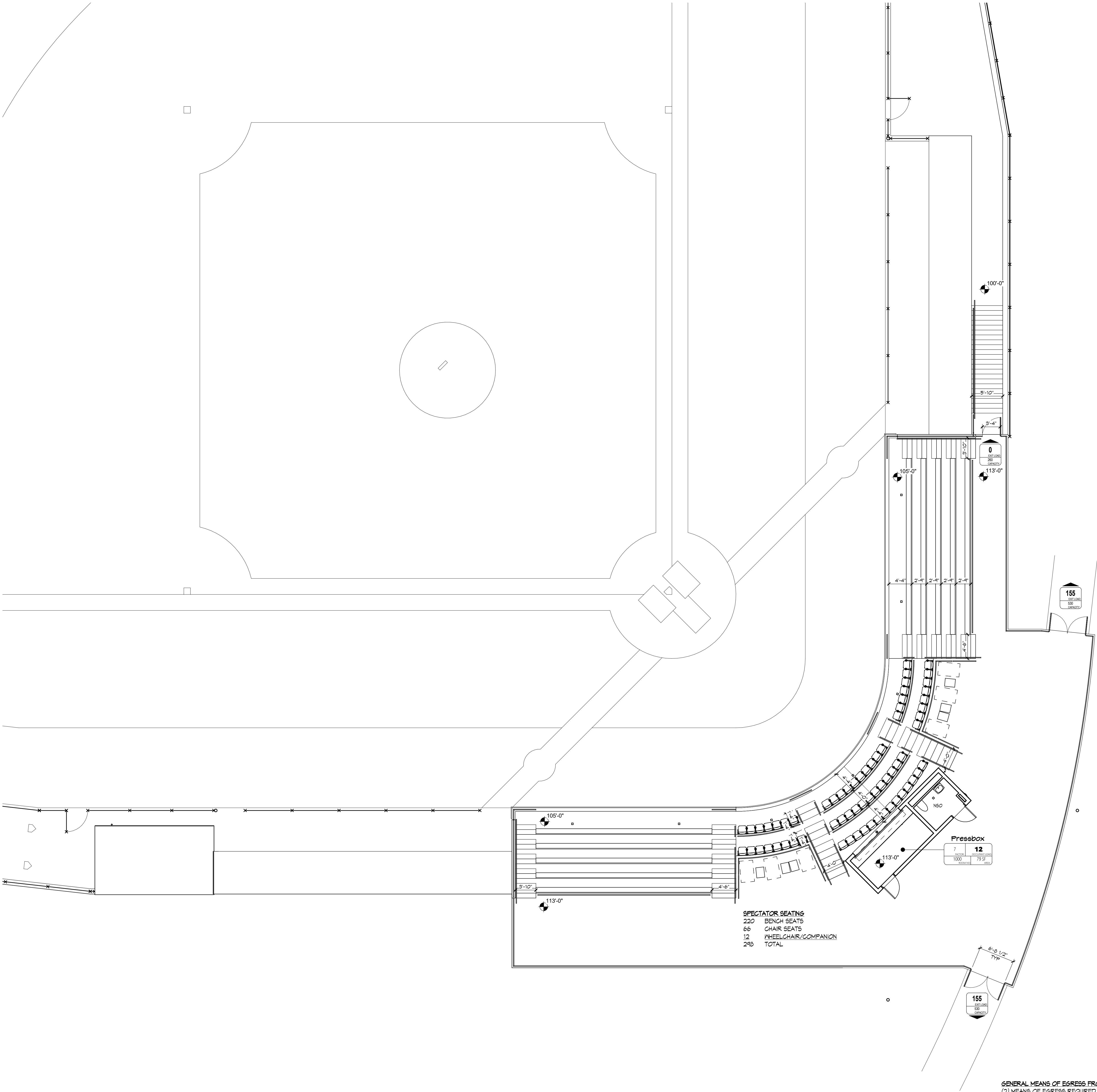
50	5000
100	10000
200	20000

RATINGS

1-HR	2-HR	3-HR
1-HR	2-HR	3-HR
1-HR	2-HR	3-HR



1 Pressbox/Concourse Level Code Plan
SCALE | 1/8" = 1'-0"



GENERAL MEANS OF EGRESS FROM STANDS
(2) MEANS OF EGRESS REQUIRED PER SECTION 404 OF ICC-300
(2) MEANS OF EGRESS ARE PROVIDED OR (3) IF COUNTING THE GATE TO THE FIELD.

PLANNING & ZONING 04-12-2017

Baseball Stadium
Chaminade College Preparatory School
425 South Lindbergh Blvd, St Louis, MO 63131

REVISIONS	
Date	03-13-2017
Project Number	3203.00
Sheet Name	Concourse/Pressbox Level Code Plan

A0.02
Packet Pg. 66

Hastings+Chivetta
ARCHITECTURE • PLANNING • ENGINEERING
CONSTRUCTION MANAGER: Byrne & Jones Construction-Sport, 13940 St. Charles Rock Road, St. Louis, MO 63044, 314-567-7997
CIVIL: The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129, 314-465-7785
STRUCTURAL: Alper Audi, Inc, 1804 Borman Circle Drive, St. Louis, MO 63146, 314-432-8600

Attachment: Chaminade Baseball Zoning arch 2017-04-12 (2426 : #17-017: Chaminade Baseball Stadium)

7.4.c

FINISH ABBREVIATIONS	
	SEE SHEET A0.00 FOR ADDITIONAL ABBREVIATIONS
AB-22	ACOUSTICAL BOARD CEILING (2'x2')
AB-22MR	ACOUSTICAL BOARD CEILING (2'x2' MOISTURE RESISTANT)
AB-24	ACOUSTICAL BOARD CEILING (2'x4')
AB-24MR	ACOUSTICAL BOARD CEILING (2'x4' MOISTURE RESISTANT)
AP	ACOUSTICAL PANEL
B-H	HORIZONTAL BLINDS
B-V	VERTICAL BLINDS
BMB	BAMBOO FLOORING
BRK	BRICK
CEMBD	CEMENT BOARD
CMU	CONCRETE MASONRY UNITS
CMU-GF	CONCRETE MASONRY UNIT (GROUND FACE OR BURNISHED)
CMU-S	CONCRETE MASONRY UNIT (STANDARD 8 X 8 SCORED)
COM	MATERIAL THAT IS SELECTED BY OWNER, PROVIDED BY CONTRACTOR.
CONC	CONCRETE
CONC/SC-PS	CONCRETE FLOORING WITH SPECIAL COATING PENETRATING SEALER
CPT	CARPET
CRK	CORK FLOORING
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
EX	EXISTING
EXPD	EXPOSED
F	FABRIC
FRP	FIBERGLASS REINFORCED PANEL
FWC	FABRIC WALLCOVERING
GB	GYP SUM WALLBOARD (STANDARD)
GB-WR	GYP SUM WALLBOARD (WATER RESISTANT)
GL	GLASS
GLT	GLASS TILE
LIN	LINOLEUM FLOORING
MAT	RECESSED ENTRY MAT
MTL	METAL
N	NONE
OTA	OPEN TO ABOVE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER - STANDARD
PNT	PAINT - SEE SPECIFICATION
PNT-E	PAINT - EPOXY
PNT-L	PAINT - LATEX
PNT-WDF	PAINT - WET DRY FALL
PRF	PREFINISHED
PT	PORCELAIN TILE
PTB	PORCELAIN TILE BASE
PWP	PREFINISHED WALL PANELS
RB	RUBBER BASE
RBS	RUBBER SHEET FLOORING
RBT	RUBBER TILE FLOORING
RSTR	RUBBER STAIR TREAD & RISERS
S-F	FABRIC SHADES
SC	SPECIAL COATING - SEE SPECIFICATION
SC-E	SPECIAL COATING - EPOXY
SC-GS	SPECIAL COATING - GRAFFITI SEALER
SC-NSS	SPECIAL COATING - NON-SKID SEALER
SC-PP	SPECIAL COATING - POLYESTER POLYURETHANE
SC-PS	SPECIAL COATING - PENETRATING SEALER
SPS	SOLID POLYMER SURFACE
SSF	SPECIAL SPORTS FLOORING
SST	STAINLESS STEEL
STG	RUBBER STAIR STRINGER
STL	STEEL
STN	STAIN
STR	STRUCTURE
SV	SHEET VINYL FLOORING
TEC	TROWELED EPOXY COATING
TRF	TURF
VCT	VINYL COMPOSITION TILE
VEP	VINYL ENHANCED PLANK TILE
VET	VINYL ENHANCED TILE
VRB	VENTED RUBBER BASE
VWC	VINYL WALL COVERING
WD	WOOD
WDA	WOOD ATHLETIC FLOORING (AEROBICS)
WD-P	WOOD ATHLETIC FLOORING (PERFORMANCE)
WDR	WOOD ATHLETIC FLOORING (RACQUETBALL)
WDB	WOOD BASE

FINISH SCHEDULE												
NUMBER	ROOM NAME	FLOOR		BASE		WALL			CEILING			REMARKS
		FINISH	COLOR	MATERIAL	COLOR	MATERIAL	FINISH	COLOR	MATERIAL	FINISH	COLOR	
Field Level												
0005	Storage	CONC/SC-PS	*	N	*	CMU	PNT-L	TBD	N	*	*	
Pressbox/Concourse Level												
1000	Pressbox	CONC/SC-PS	*	N	*	CMU	PNT-L	TBD	GB-WR	PNT-L	HIGH WHITE	A,B
1005	Toilet	CONC/SC-PS	*	N	*	CMU	PNT-L	TBD	GB-WR	PNT-L	HIGH WHITE	A

FINISH GENERAL NOTES	
1	* DENOTES COLOR NOT APPLICABLE
2	AT EXTERIOR CMU WALLS, APPLY BLOCK FILLER (SHERWIN-WILLIAMS CEMENT-PLEX 875 @ 13-25 MILLS DFT OR SIM) IN SUFFICIENT COATS FOR BLOCK TO BE PINHOLE FREE. PAINT (SHERWIN-WILLIAMS MACROPOXY 646-100 SPRAYED @ 8-10 MILS DFT OR SIM) TO MATCH PNT-??
3	AT EXTERIOR CMU WALLS, APPLY BLOCK FILLER (SHERWIN-WILLIAMS CEMENT-PLEX 875 @ 13-25 MILLS DFT OR SIM) IN SUFFICIENT COATS FOR BLOCK TO BE PINHOLE FREE. PAINT (SHERWIN-WILLIAMS MACROPOXY 646-100 SPRAYED @ 8-10 MILS DFT OR SIM) TO MATCH SCHEDULE
4	GALVANIZED HOLLOW METAL DOORS AND FRAMES TO BE FACTORY PRIMED (SHERWIN-WILLIAMS PROCRYL UNIVERSAL METAL PRIMER @ 2-4 MILS DFT OR SIM) AND PAINTED (SHERWIN-WILLIAMS WATERBASED ACROLON 100 @ 2-4 MILS DFT OR SIM) TO MATCH PNT-??
5	GALVANIZED STEEL GUARDRAILS TO BE PRIMED (SHERWIN-WILLIAMS MACROPOS 646-100 @ 3-5 MILS DFT OR SIM) AND PAINTED (SHERWIN-WILLIAMS WATERBASED ACROLON 100 @ 2-4 MILS DFT OR SIM) TO MATCH PNT-??
6	GALVANIZED STEEL HANDRAILS TO BE PRIMED (SHERWIN-WILLIAMS MACROPOS 646-100 @ 3-5 MILS DFT OR SIM) AND PAINTED (SHERWIN-WILLIAMS WATERBASED ACROLON 100 @ 2-4 MILS DFT OR SIM) TO MATCH PNT-??
7	PLASTER SOFFITS TO BE PRIMED (TNE MEC SERIES 151-1051 ELASTO-GRIP FC @ 0.7-1.5 MILS DFT OR SIM) PAINTED IN (2) COATS (INTERMED & FINISH: TNE MEC SERIES 158 BIO-ELASTIC @ 5.5-7.5 MILS DFT OR SIM) TO MATCH PNT-??

FINISH REMARKS	
A	APPLY BLOCK FILLER (SEE ABOVE) PRIOR TO FINISH PAINT. APPLY IN SUFFICIENT COATS FOR BLOCK TO BE PINHOLE FREE.
C	COILING DOOR TO BE PRIMED FOR EXTERIOR WEATHER AND PAINTED. COLOR SELECTION FROM MANUFACTURES FULL LINE OF STANDARD COLORS.

DOOR SCHEDULE											
NUMBER	WIDTH		HEIGHT	DOOR TYPE	FRAME TYPE	RATING	HW SET	DETAILS			REMARKS
	PANEL 1	PANEL 2						HEAD	JAMB	SILL	
Field Level											
0005	3'-0"		7'-2"	HM-F	HM-1		1	CMU	CMU	ET	2,3,7,14
Pressbox/Concourse Level											
1000A	3'-0"		7'-2"	HM-F	HM-1		2	CMU	CMU	ET	2,3,7,11,14
1000B	12'-0"		4'-0"	CDC-S-ST	-		4	CMU	CMU	CTR	2,3,7,16,27
1005	3'-0"		7'-2"	HM-F	HM-1		3	CMU	CMU	ET	2,3,7,11,12

LEGEND

- F FLUSH
- NL NARROW LITE
- G HALF GLAZED
- FG FULL GLAZED
- FG2 DIVIDED FULL GLAZED
- VL VISION LITE (SQUARE)
- VD VISION LITE (DIAMOND)
- VC VISION LITE (CIRCLE)
- L LOUVER BOTTOM
- E EMBROSSED
- P6 paneled (P6=6 PANEL)
- G-P2 HALF GLAZED, 2 PANELS
- GL1 GLASS RAIL SYSTEM
- GL2 GLASS PATCH SYSTEM
- BF1 BIFOLD SINGLE
- BF2 BIFOLD DOUBLE
- SLD SLIDING DOUBLE
- SLT SLIDING TRIPLE
- DH DOUBLE HUNG
- SL5-* SLIDING SINGLE
- SLB-* SLIDING BIPARTING
- CDS-* COILING DOOR SERVICE TYPE
- CDI-* COILING DOOR INSULATED
- CDI-** COILING DOOR FIRE RATED
- CDC-* COILING DOOR COUNTER
- SECT SECTIONAL OVERHEAD DOOR
- PKS POCKET DOOR SINGLE
- PKD POCKET DOOR DOUBLE

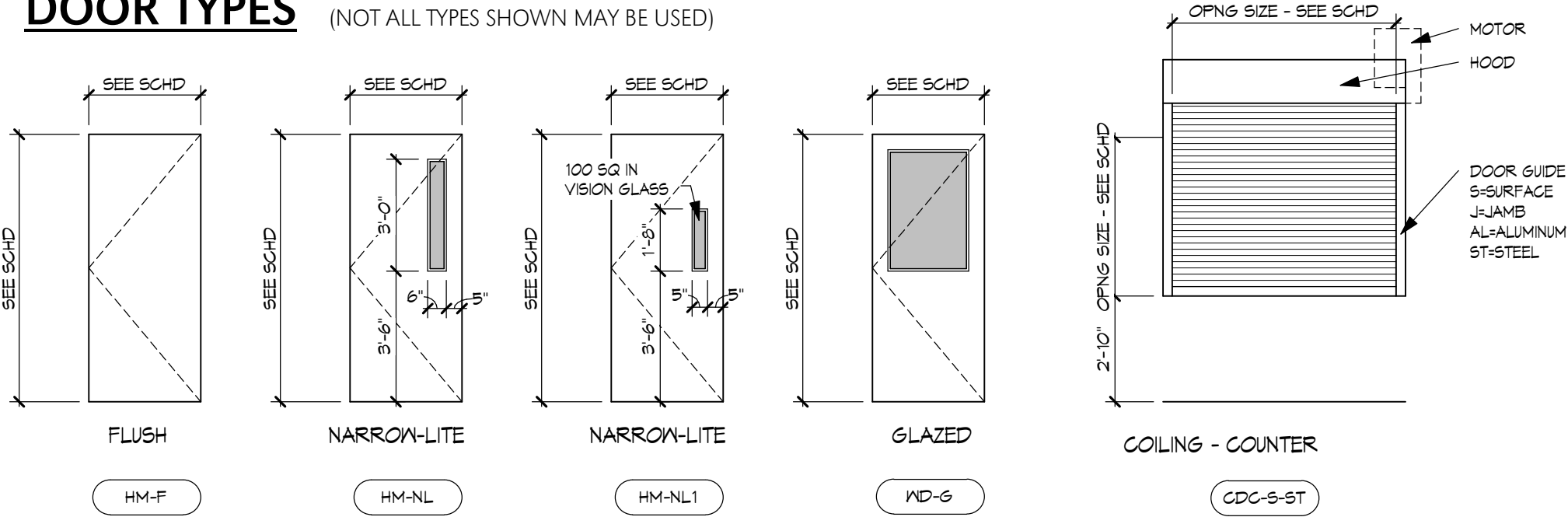
NOTES:

- 1. COMBINATIONS MAY BE USED

* INDICATES DOOR TYPE (FG, FG2, GL1)
** INDICATES GUIDE TYPE (E-E SHAPE, Z-Z SHAPE, J-JAMB GUIDE, S-SURFACE, AL-ALUMINUM, ST-STEEL)

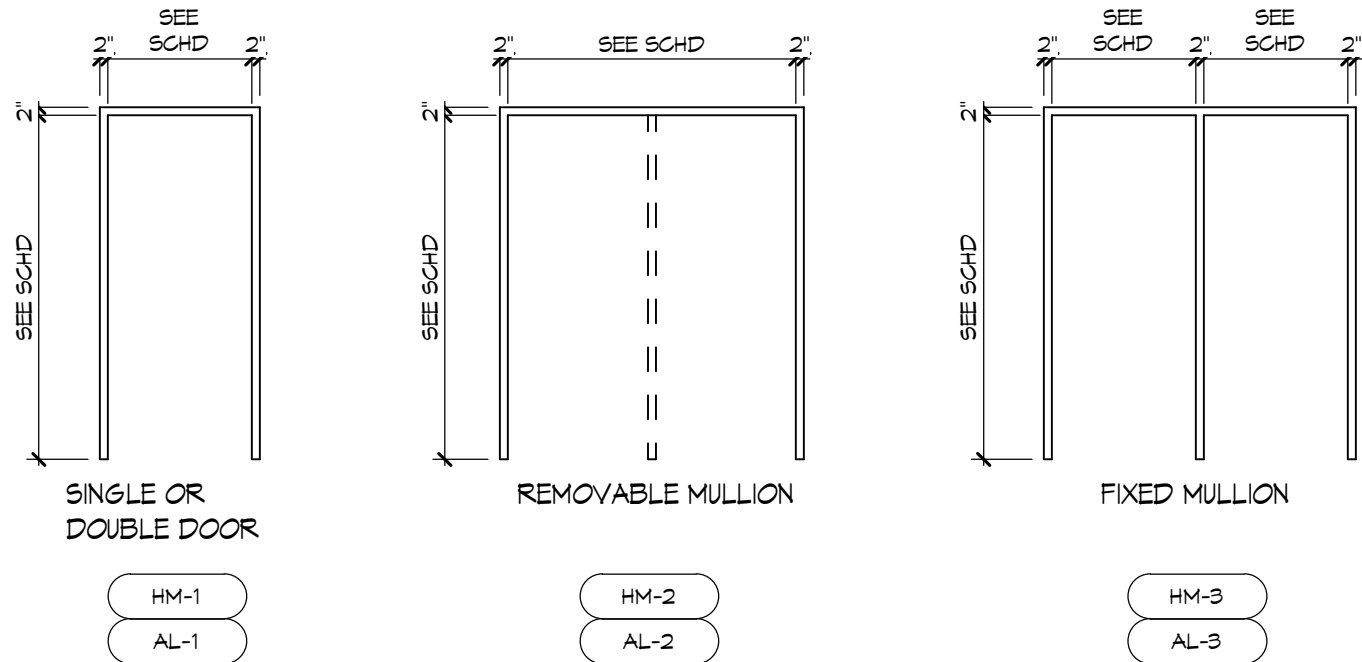
DOOR TYPES

(NOT ALL TYPES SHOWN MAY BE USED)



FRAME TYPES

(NOT ALL TYPES SHOWN MAY BE USED)



DOOR & FRAME NOTES:

- 1. SEE DOOR SCHEDULE FOR HEIGHT AND WIDTH OF DOOR.
- 2. VERIFY OPENINGS BEFORE FABRICATION.
- 3. SEE PLAN FOR DOOR SWING.
- 4. ALL EXTERIOR DOOR GLASS TO BE TYPE # UNLESS NOTED OTHERWISE.
- 5. ALL INTERIOR DOOR GLASS TO BE TYPE # UNLESS NOTED OTHERWISE.
- 6. USE WEDD GLASS IN RATED DOORS, AS REQUIRED.
- 7. DOORS TO BE SHIP PREPARED FOR ALL HARDWARE POSSIBLE.

DOOR/FRAME MATERIAL:

NOT ALL MAY BE USED

- HM HOLLOW METAL
- AL ALUMINUM
- HD HOOD

TYPICAL DETAIL NOTES:

NOT ALL MAY BE USED

- PA6 ALUMINUM FRAMING SYSTEM (SEE TYPICAL DETAILS)
- AFS ALUMINUM FRAMING SYSTEM (SEE TYPICAL DETAILS)
- CMU CMU CONSTRUCTION (SEE TYPICAL DETAILS)
- GONG CONCRETE GONG (SEE TYPICAL DETAILS)
- EXT EXTERIOR
- GMB GLASS MASONRY SYSTEM (PROPRIETARY SYSTEM)
- MAB MASONRY (BRICK/CLAY/TILE/STONE)
- STUD-METAL STUD & WALL FINISH (SPR BO, 1 STUD TYPICAL DETAILS)
- SPB METAL STUD WITH PLYWOOD BACKUP & WALL FINISH

SILL/TRANSITIONS CONDITIONS:

- ET EXTERIOR THRESHOLD
- FMT FLOOR MATERIAL TRANSITION (SEE FINISH SCHED.)
- MTP METAL TRANSITION PLATE
- CTR COUNTER

REMARKS:

NOT ALL MAY BE USED

- 1. PAIR OF DOORS
- 2. FEATHER STRIPPING
- 3. THERMAL INSULATED DOOR(S)
- 4. SOUND INSULATED DOOR(S)
- 5. SOUND GASKETS (DETAIL THIS SHEET)
- 6. SOUND DROP SEAL (DETAIL THIS SHEET) (AA DROP SEAL TO BE MORTISED)
- 7. GALVANIZED DOOR & FRAME (FRAME ONLY AT HOOD DOOR)
- 8. REMOVABLE CENTER MULLION
- 9. LEAF WITH FLUSHBOLT
- 10. DELAYED CLOSER
- 11. ISO DISABEE SWING
- 12. COAT HOOK ROOM SIDE
- 13. LOUVER IN DOOR(S)
- 14. MECHANICAL HOLD-OPEN(S)
- 15. MAGNETIC HOLD-OPEN(S) (ISA - WITH REMOTE KEY DEFEAT, SEE PLAN FOR REMOTE LOCATION)
- 16. AUTOMATIC POWERED OPERATOR (SEE PLAN FOR ASSIGNMENT)
- 17. DOOR ALARM (V) LOCAL KEY OR CARD READER DEFEAT (IF PRESENT)
- 18. DELAYED EGRESS (15 SEC MAX)
- 19. DOOR POSITION SWITCH
- 20. CARD READER (DOA - CARD READER, EACH SIDE OF DOOR)
- 21. STRIKER FOR FUTURE CARD READER (DOA - FUTURE CARD READER EACH SIDE OF DOOR)
- 22. REMOTE LOCK CONTROL
- 23. ELECTRIFIED LOCK DEVICE
- 24. EGRESS DOOR(S) ONLY
- 25. UNDERGUT DOOR(S) T
- 26. DOOR(S) TO CLEAR WALK-OFF MAT
- 27. FRAME HARDWARE, ETC. PROVIDED BY DOOR MANUFACTURER
- 28. TRANSLUCENT FILM ON GLASS
- 29. HI-IMPACT/HAND LOAD RATED

DOOR LOCKING TYPES:

SEE REMARKS FOR ADDITIONAL HARDWARE

- 1. STORE ROOM: PASSAGE LEVER HANDLE, DEADBOLT WITH KEYS EXTERIOR AND BLANK INTERIOR.
- 2. OFFICE: PASSAGE LEVER HANDLE, DEADBOLT WITH KEYS EXTERIOR AND THUMB TURN INTERIOR.
- 3. TOILET: PASSAGE LEVER HANDLE, DEADBOLT WITH KEYS EXTERIOR AND THUMB TURN INTERIOR.
- 4. COILING: SLIDE BOLTS EACH SIDE

REVISIONS

Date	03-13-2017
Project Number	3203.00
Sheet Name	Finish Schedule & Door Schedule

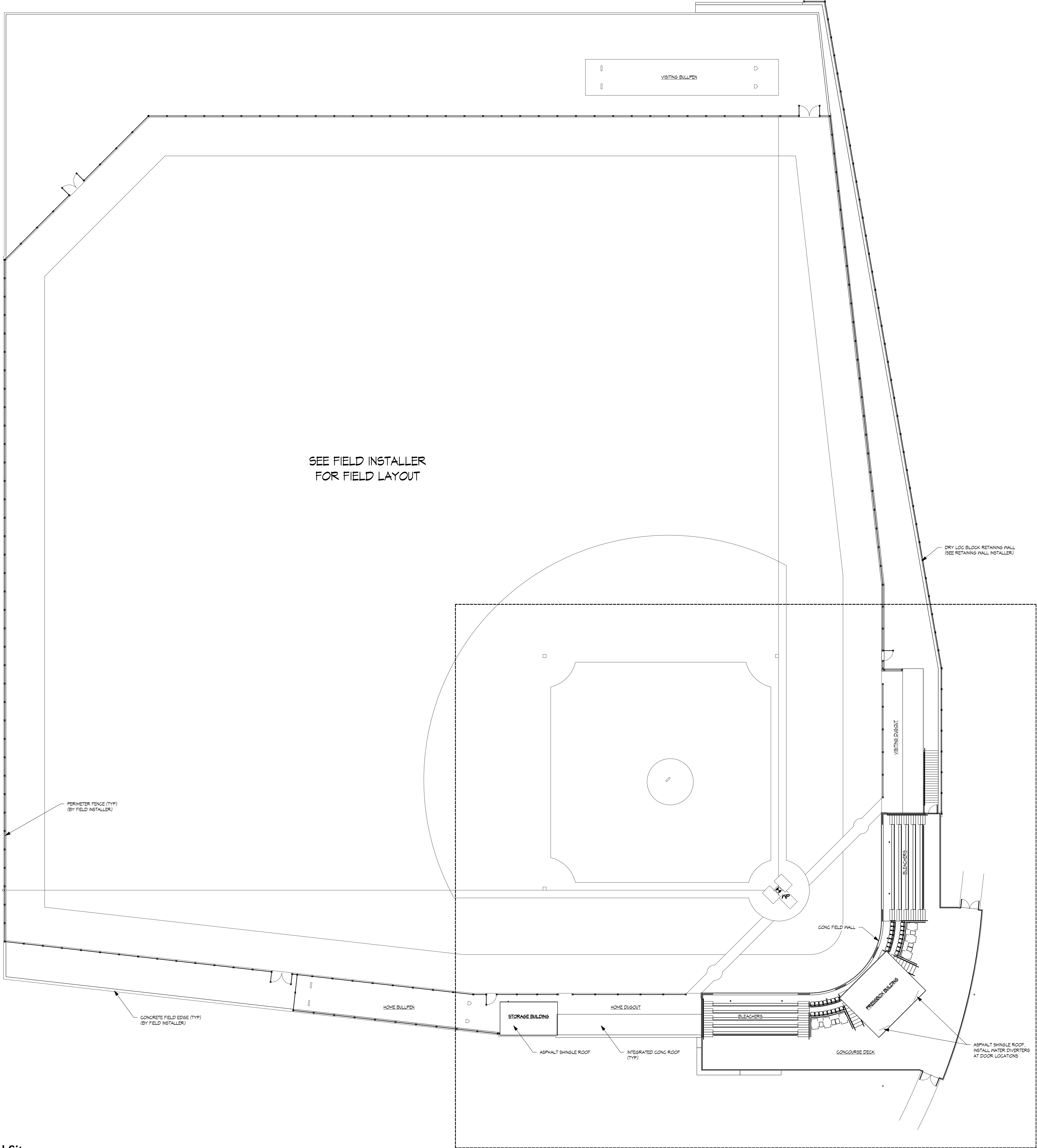
8M 360 / 3203 Chaminade Baseball / 3203 Chaminade Baseball.arch_2016.rvt
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N

1

Architectural Site

SCALE | 1/16" = 1'-0"



PLANNING & ZONING 04-12-2017

Baseball Stadium

Chaminade College Preparatory School

425 South Lindbergh Blvd, St Louis, MO 63131

REVISIONS

Date	03-13-2017
Project Number	3203.00
Sheet Name	Architectural Site/Roof Plan

A2.00

Packet Pg. 68

Hastings+Chivetta

ARCHITECTURE • PLANNING • ENGINEERING

1000 SPRINGFIELD AVE., SUITE 200, ST. LOUIS, MO 63103

CONSTRUCTION MANAGER: Byrnes & Jones Construction-Sport, 13940 St. Charles Rock Road, St. Louis, MO 63044, 314-567-7997

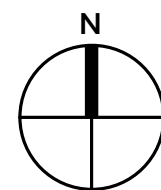
CIVIL: The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129, 314-465-7785

STRUCTURAL: Alper Audi, Inc, 1804 Borman Circle Drive, St. Louis, MO 63146, 314-432-8600

Attachment: Chaminade Baseball Zoning arch 2017-04-12 (2426 : #17-017: Chaminade Baseball Stadium)

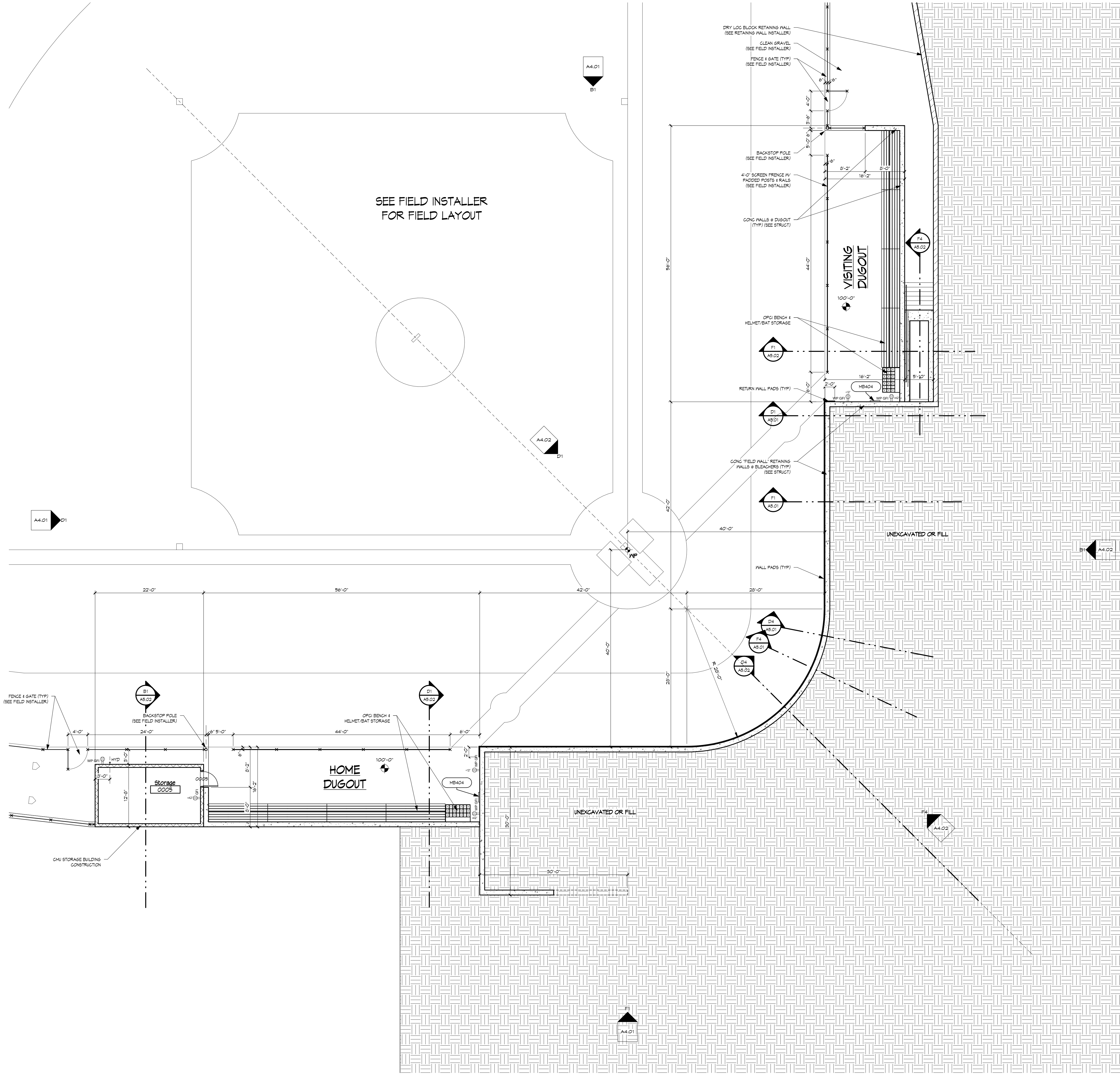
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Field Level Plan

SCALE | 1/8" = 1'-0"



PLANNING & ZONING 04-12-2017

Baseball Stadium
Chaminade College Preparatory School
425 South Lindbergh Blvd, St Louis, MO 63131

REVISIONS	
Date	03-13-2017
Project Number	3203.00
Sheet Name	Field Level Plan

A2.01
Packet Pg. 69

Hastings+Chivetta
ARCHITECTURE • PLANNING • ENGINEERING
10000 Laclede Avenue, Suite 200, St. Louis, MO 63114
CONSTRUCTION MANAGER: Byrnes & Jones Construction, 13940 St. Charles Rock Road, St. Louis, MO 63044, 314-567-7997
CIVIL: The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129, 314-465-7885
STRUCTURAL: Alper Audi, Inc., 1804 Borman Circle Drive, St. Louis, MO 63146, 314-432-8600

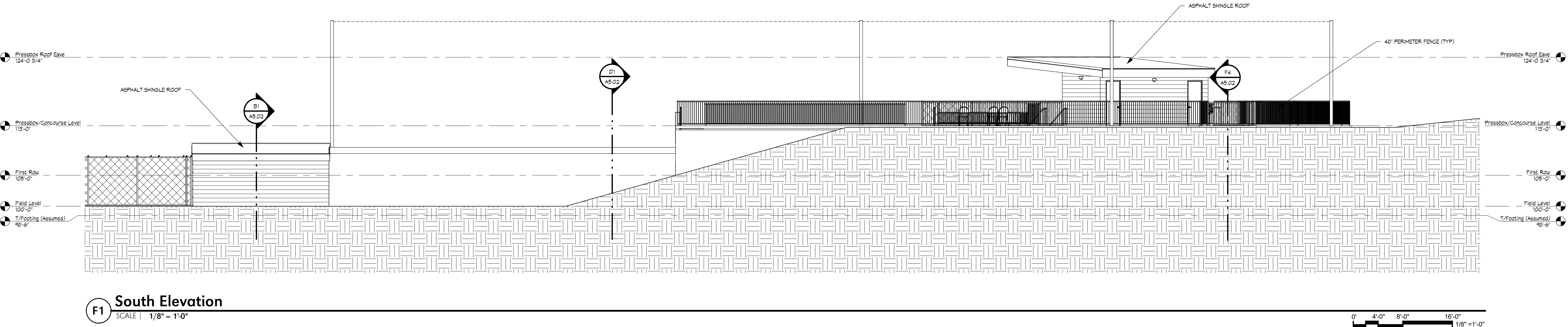
Attachment: Chaminade Baseball Zoning arch 2017-04-12 (2426 : #17-017: Chaminade Baseball Stadium)

7.4.c

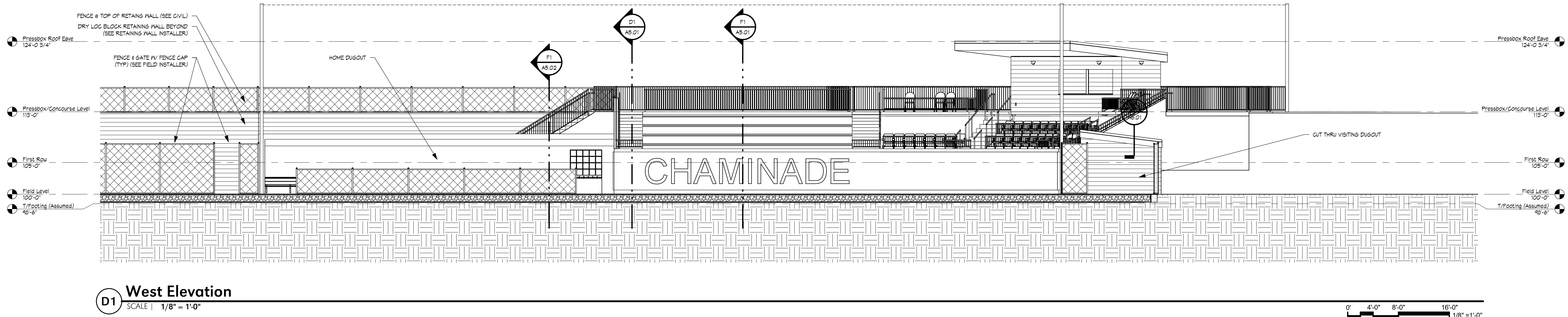
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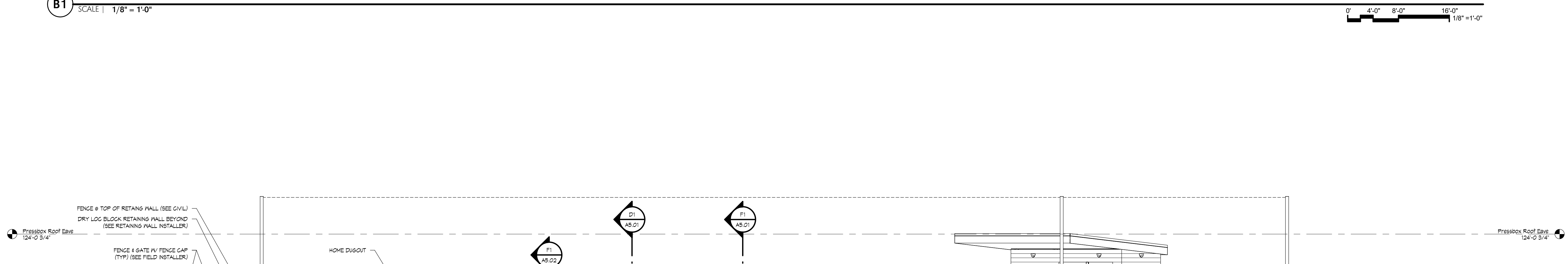
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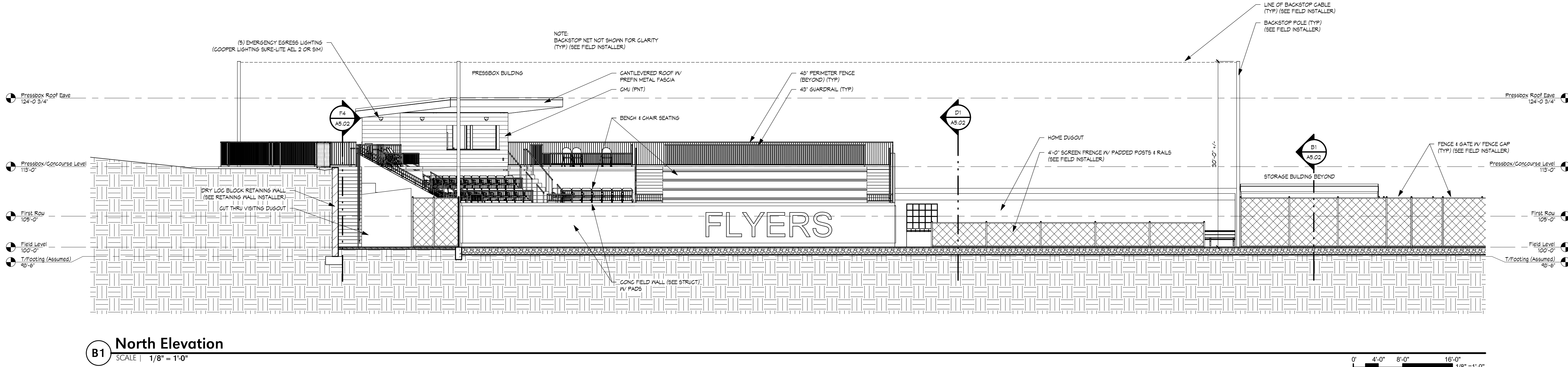
D



C



B



A

PLANNING & ZONING 04-12-2017

REVISIONS

Date | 03-13-2017
Project Number | 3203.00
Sheet Name | Exterior Elevations

A4.01
Packet Pg. 71

Baseball Stadium
Chaminade College Preparatory School
425 South Lindbergh Blvd, St Louis, MO 63131

Hastings+Chivetta
ARCHITECTURE • PLANNING • ENGINEERING
1000 N. 1st St., Suite 100, St. Louis, MO 63102
CONSTRUCTION MANAGER: Byrnes & Jones Construction, 13940 St. Charles Rock Road, St. Louis, MO 63044, 314-567-7997
CIVIL: The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129, 314-465-785
STRUCTURAL: Alper Audi, Inc., 1804 Borman Circle Drive, St. Louis, MO 63146, 314-432-8600

Attachment: Chaminade Baseball Zoning, arch_2017-04-12 (2426 : #17-017: Chaminade Baseball Stadium)

7.4.c

8M:360/3203 Chaminade Baseball/3203 Chaminade Baseball/arch_2016.rvt
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F

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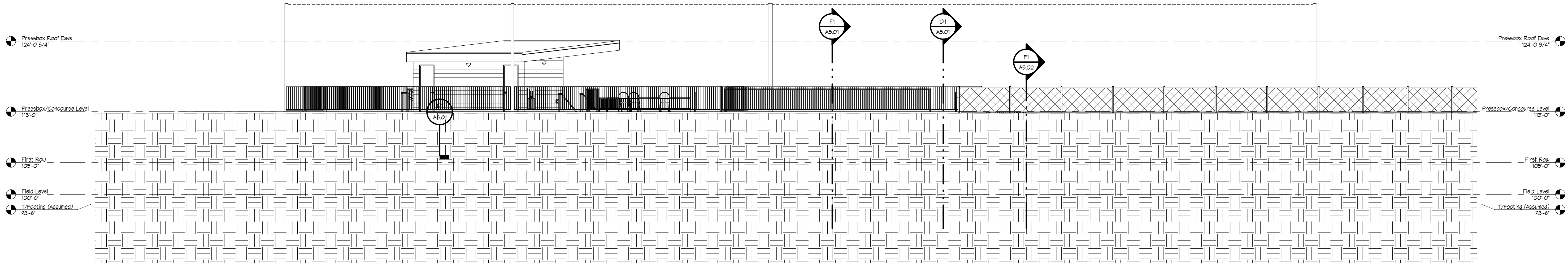
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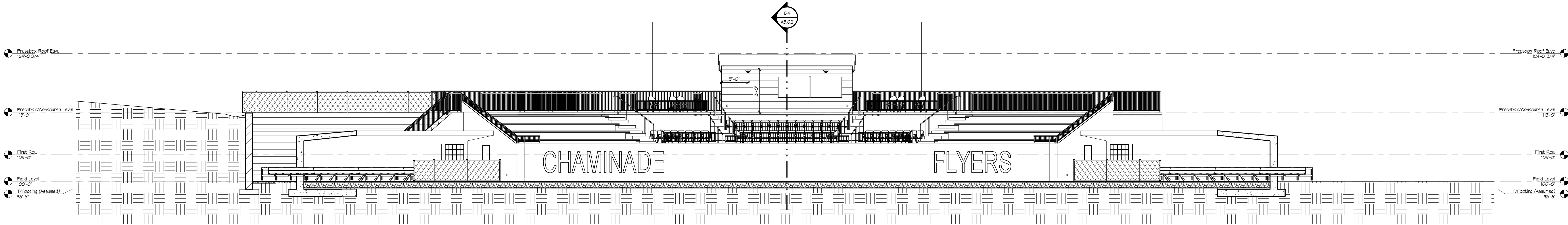
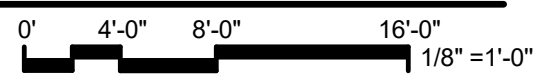
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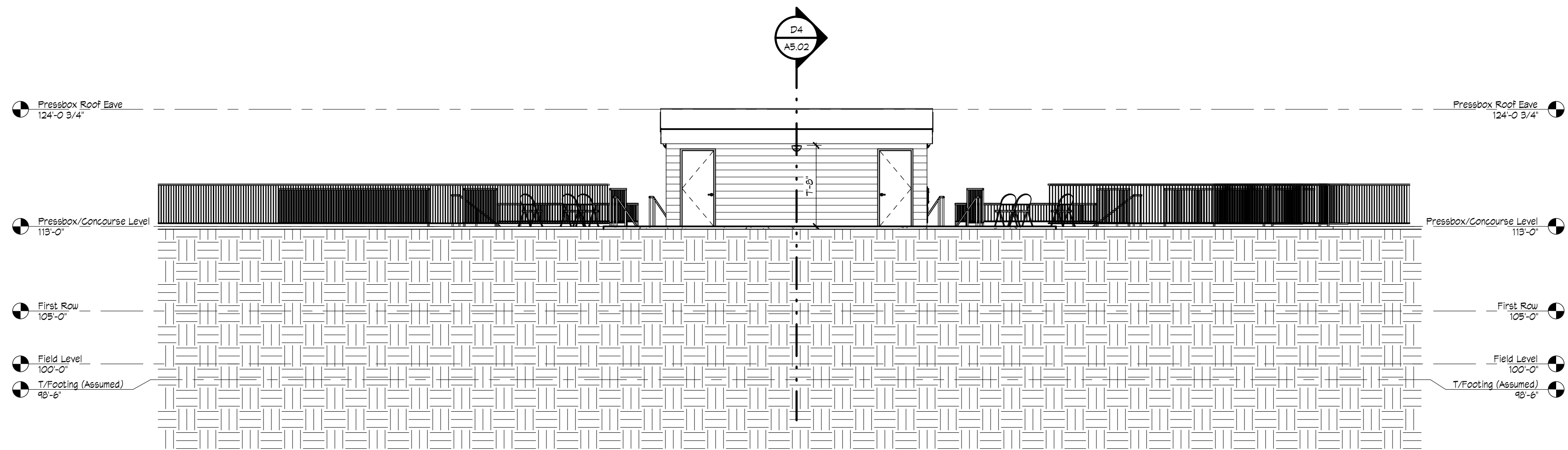
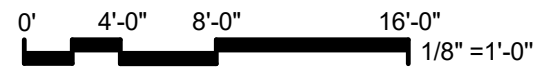
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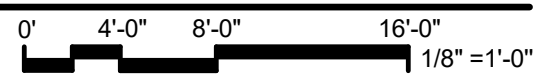
B1 East Elevation
SCALE | 1/8" = 1'-0"



D1 Pressbox Front (Southeast) Elevation
SCALE | 1/8" = 1'-0"



F4 Pressbox Rear (Northwest) Elevation
SCALE | 1/8" = 1'-0"



PLANNING & ZONING 04-12-2017

Baseball Stadium

Chaminade College Preparatory School

425 South Lindbergh Blvd, St Louis, MO 63131

Hastings+Chivetta

ARCHITECTURE • PLANNING • ENGINEERING

2017-2018 Missouri State Capitol Building, St. Louis, MO 63103, 314-567-7997
CONSTRUCTION MANAGER: Byrne & Jones Construction, 13940 St. Charles Rock Road, St. Louis, MO 63044, 314-567-7997
CIVIL: The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129, 314-465-7785
STRUCTURAL: Alper Audi, Inc., 1804 Borman Circle Drive, St. Louis, MO 63146, 314-432-8600

REVISIONS

Date | 03-13-2017
Project Number | 3203.00
Sheet Name | Exterior Elevations

A4.02

Packet Pg. 72

Attachment: Chaminade Baseball Zoning arch 2017-04-12 (2426 : #17-017: Chaminade Baseball Stadium)

BM 3.60 / 3203 Chaminade Baseball 3203 Chaminade Baseball_2016.rvt
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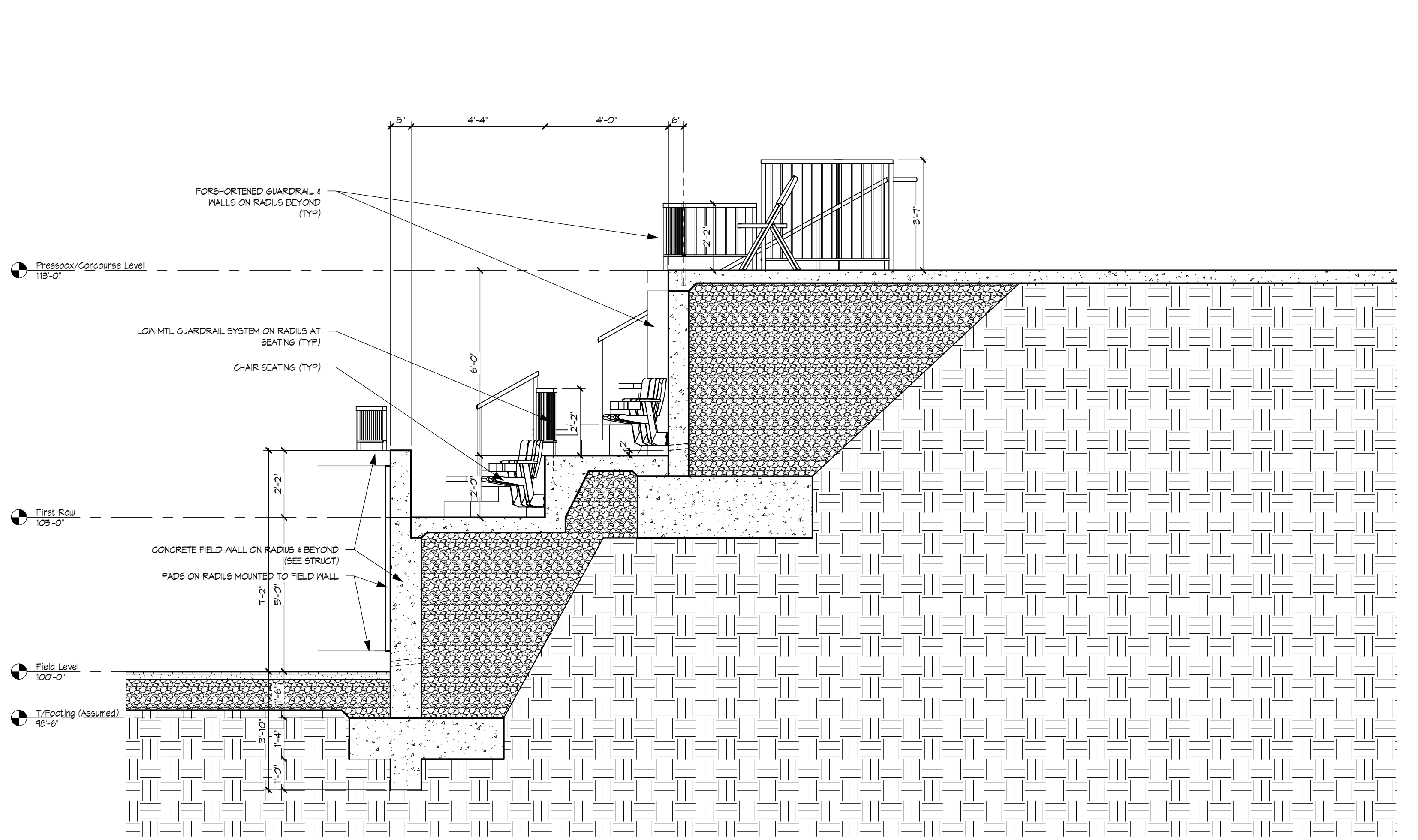
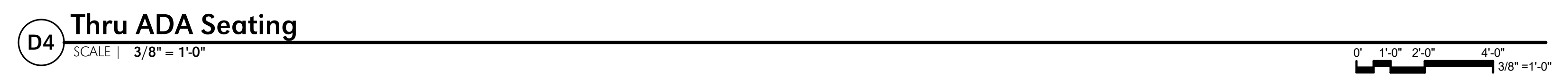
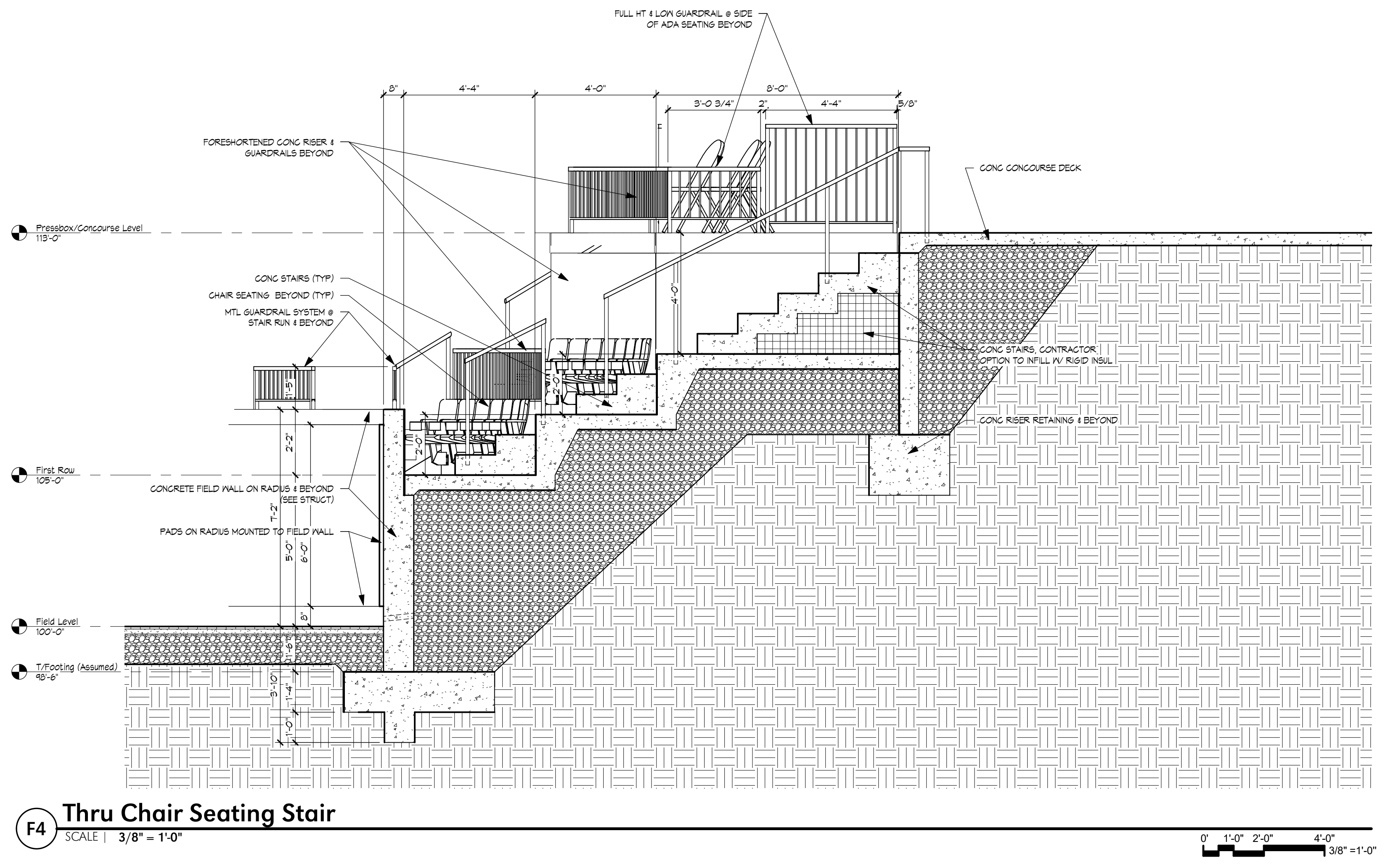
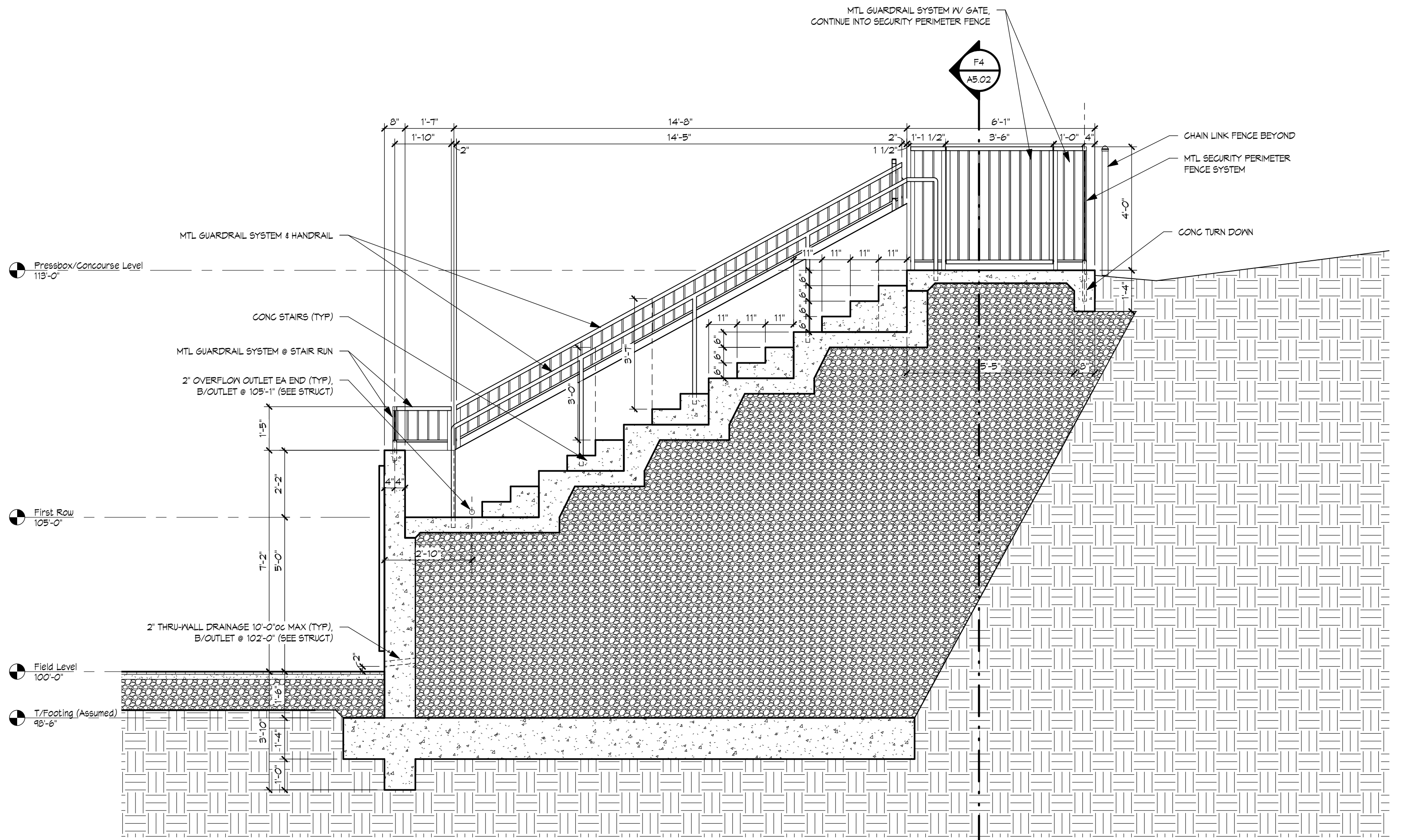
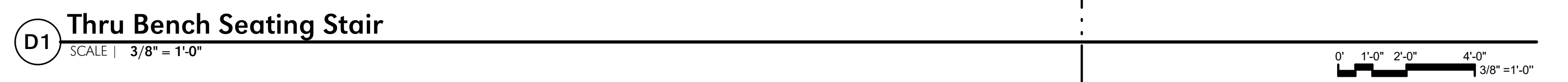
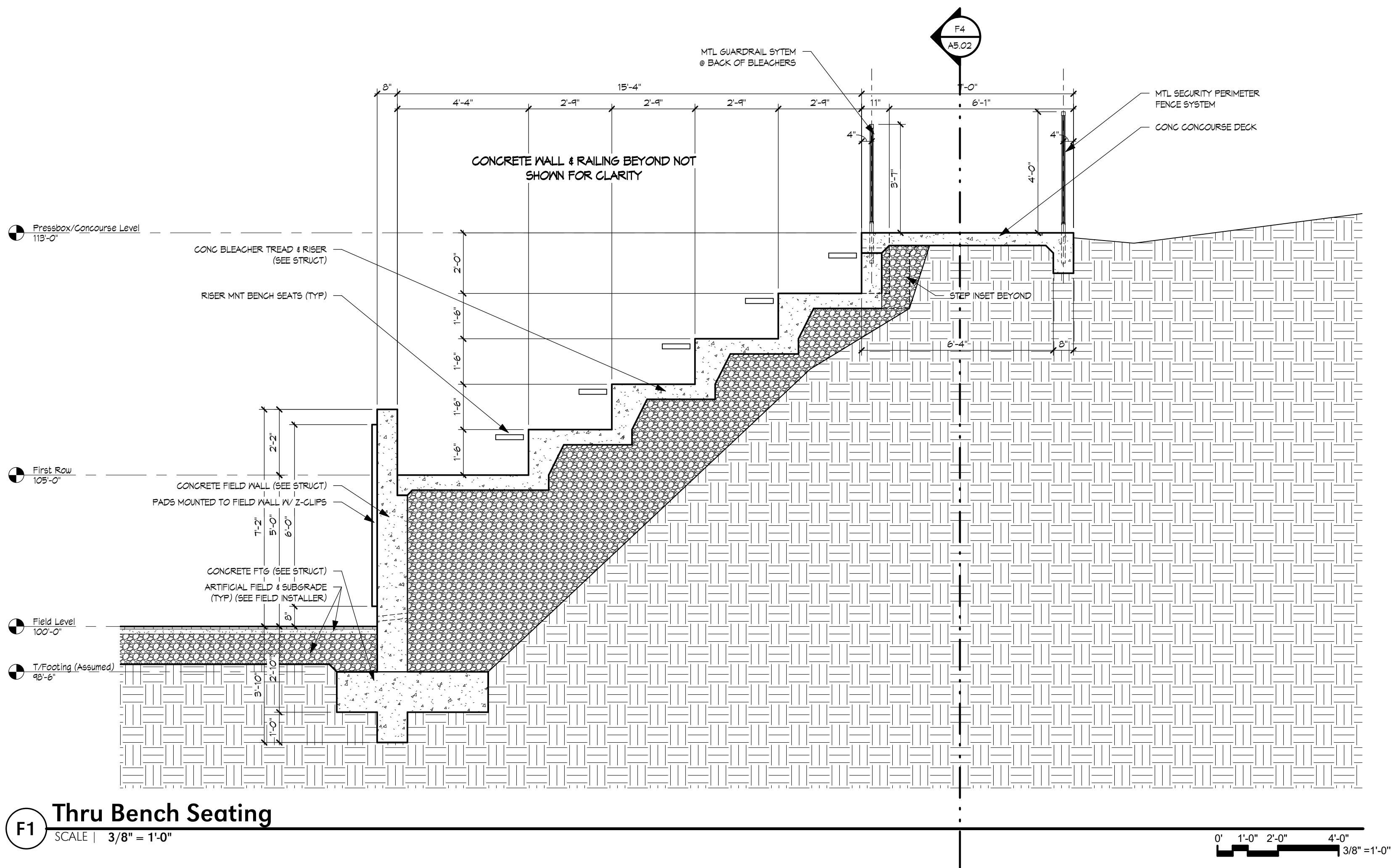
F

D

C

B

A



- SEE F1/A5.01 FOR TYPICAL NOTES
- TYPICAL CONSTRUCTION SYSTEMS:**
- VERTICAL DAMPPROOFING SYSTEM: INSTALL ALL BACKUP, IMBEDDED ELEMENTS, ETC. PRIOR TO BARRIER INSTALLATION. APPLY DAMPPROOFING TO CAVITY FACE OF BACKUP, LAP OVER UPPER EDGE OF WALL/PARAPET (COORDINATE WITH MEMBRANE WHERE APPLIES) AND RUN CONTINUOUSLY DOWN WALL AND HORIZONTALLY OVER FOOTING. EXTEND UP BEHIND AND LAP OVER IMBEDDED FLASHING ELEMENTS, LAPPING FLASHING ELEMENTS PER MANUFACTURERS RECOMMENDATIONS BUT NOT EXPOSING TO VIEW. APPLY DAMPPROOFING OVER ROOF/FLOOR SLAB EDGES. BARRIER TO RETURN AT OPENINGS 1" MINIMUM, BEHIND WINDOW AND DOOR FRAMING ELEMENTS, BUT NOT EXPOSED TO VIEW OR INTERFERE WITH INTERIOR FINISHES.
 - ASPHALT SHINGLE ROOF SYSTEM: OVER EXTERIOR GRADE WOOD ROOF DECK IN ORDER OF ASSEMBLY, ENSURE PROPER DECK ALIGNMENT AND PANEL GAPS, FASTEN LOW EAVE DRIP EDGE TRIM, APPLY GAF 'STORMGUARD' SELF ADHERRING UNDERLAYMENT, LAP DOWN VERTICAL FACE OF RIDGE AND RAKE EAVES 2" (BUT NOT EXPOSED TO VIEW), RUN OUT ACROSS EAVE TRIM AT LOW END. INSTALL GRAVEL STOP/COPING TRIM AT RIDGE AND RAKE EAVES. INSTALL ASPHALT SHINGLES PER MANUFACTURERS RECOMMENDATIONS.
 - METAL ROOF EDGE SYSTEM: INSTALL PREFINISHED METAL FLASHING OVER ROOFING UNDERLAYMENT AT HIGH EAVES/RIDGES AND RAKE EAVES. MITER CORNERS AS REQUIRED. INSTALL DRIP EDGE UNDER UNDERLAYMENT AT LOW EAVES. ENSURE FASTENERS USED OVER ROOFING UNDERLAYMENT ARE SEALED BY SELF ADHERRING UNDERLAYMENT OR APPLIED SEALANT.
 - METAL GUARDRAIL & FENCE SYSTEM: BASED ON AMERISTAR AEGIS PLUS MALESTIC 2-RAIL FENCE (OR SIM.). HEIGHTS AS SHOWN ON THE DRAWINGS. ANCHOR RAILINGS IN TOP OF CONCRETE WALLS USING CORES/IMBEDS AND NON-SHRINK GROUT W/ SEALANT FILL. ANCHOR RAILINGS/FENCE IN SLABS PER MANUFACTURERS STANDARD IMBEDMENT. COORDINATE ALL RAILING MOUNTING WITH CONCRETE WALLS AND SLABS.

PLANNING & ZONING 04-12-2017

REVISIONS	
Date	03-13-2017
Project Number	3203.00
Sheet Name	Wall Sections

Baseball Stadium
Chaminade College Preparatory School
425 South Lindbergh Blvd, St Louis, MO 63131

Hastings+Chivetta
ARCHITECTURE • PLANNING • ENGINEERING
1000 N. BROADWAY, SUITE 200, ST. LOUIS, MO 63102
CONSTRUCTION MANAGER: Byrne & Jones Construction, 13940 St. Charles Rock Road, St. Louis, MO 63044, 314-567-7997
CIVIL: The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129, 314-465-9785
STRUCTURAL: Alper Audi, Inc., 1804 Berman Circle Drive, St. Louis, MO 63146, 314-432-8600

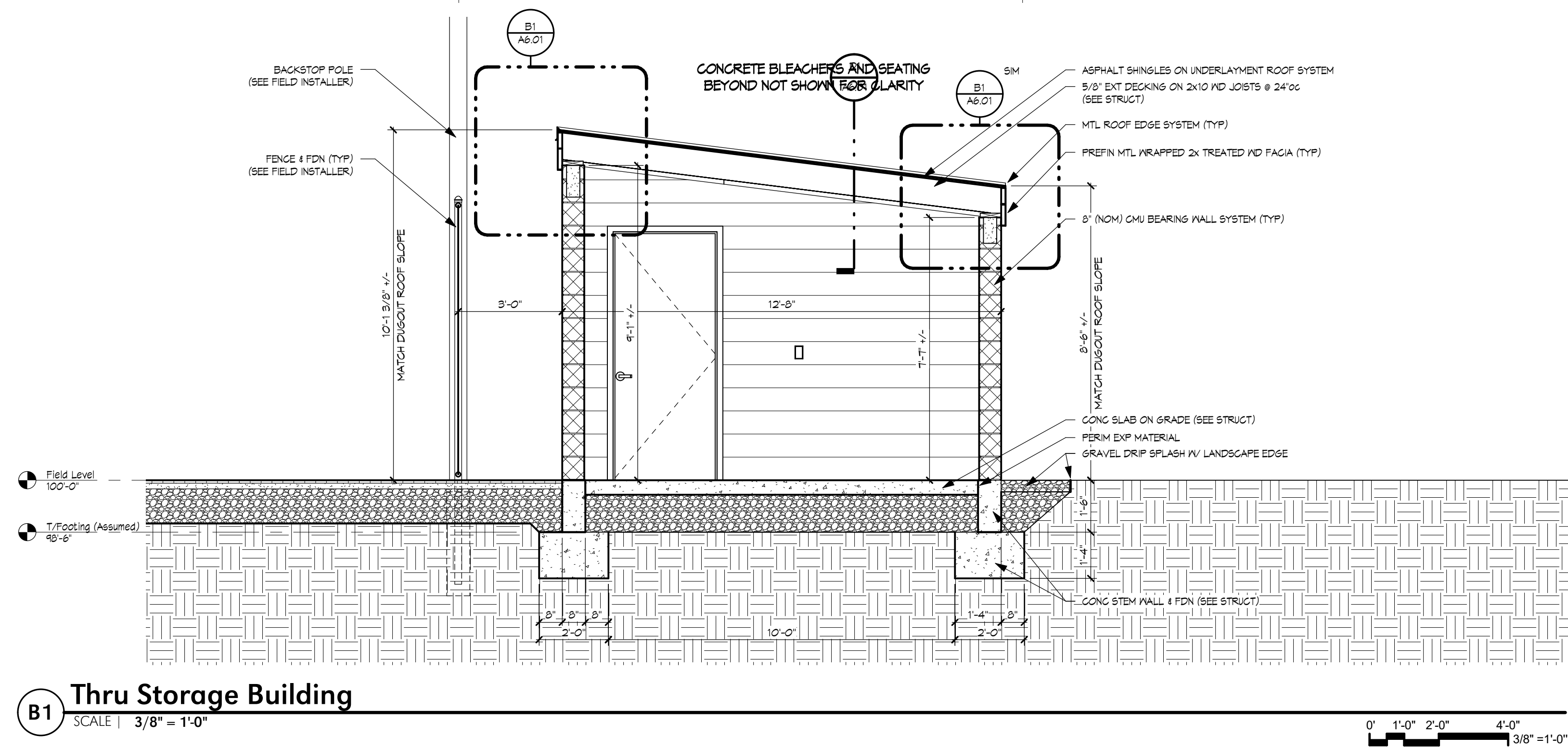
A5.01
Packet Pg. 73

Attachment: Chaminade Baseball Zoning arch 2017-04-12 (2426: #17-017: Chaminade Baseball Stadium)

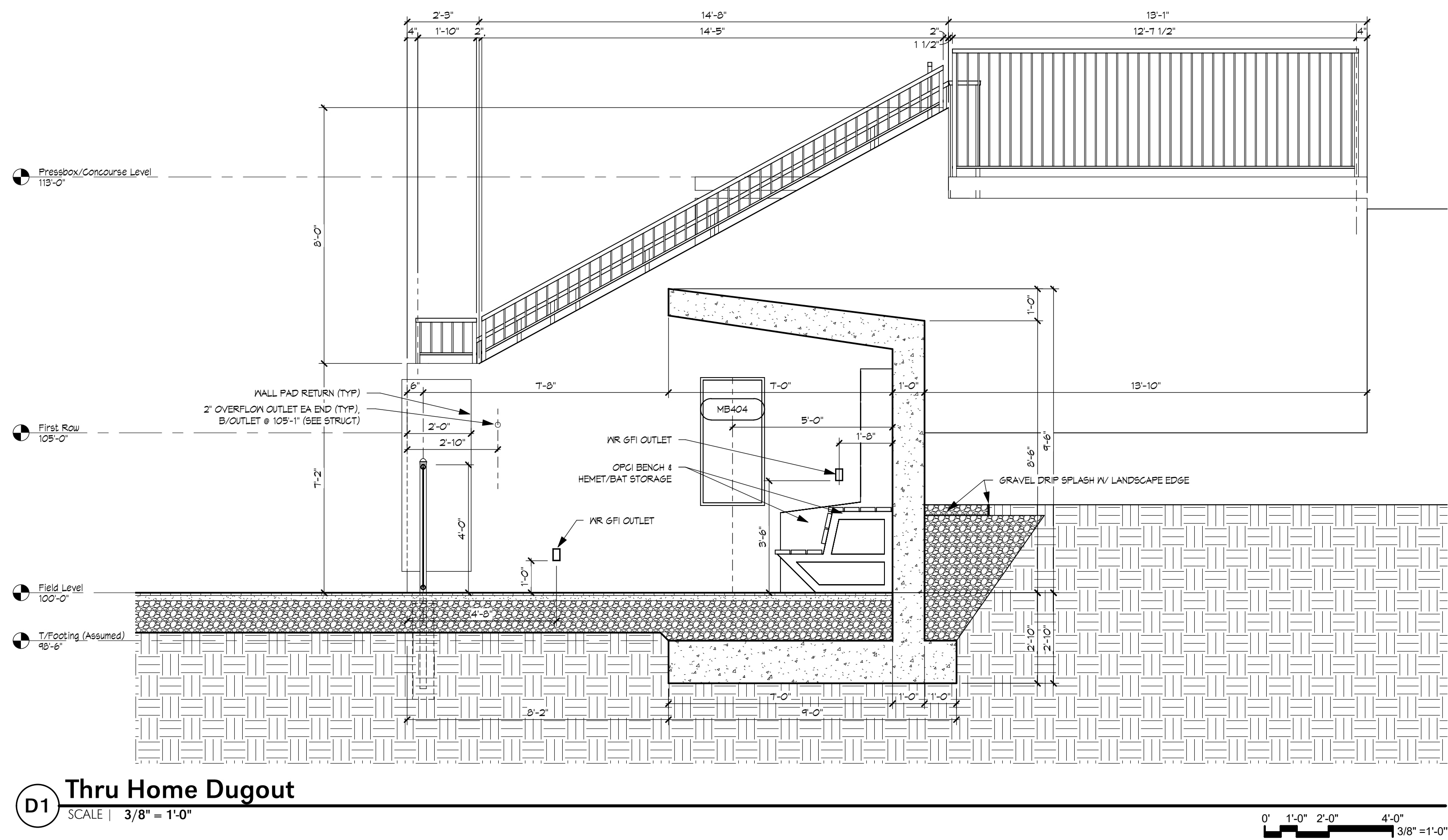
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BM 360/3203 Chaminade Baseball/3203 Chaminade Baseball/2016.rvt
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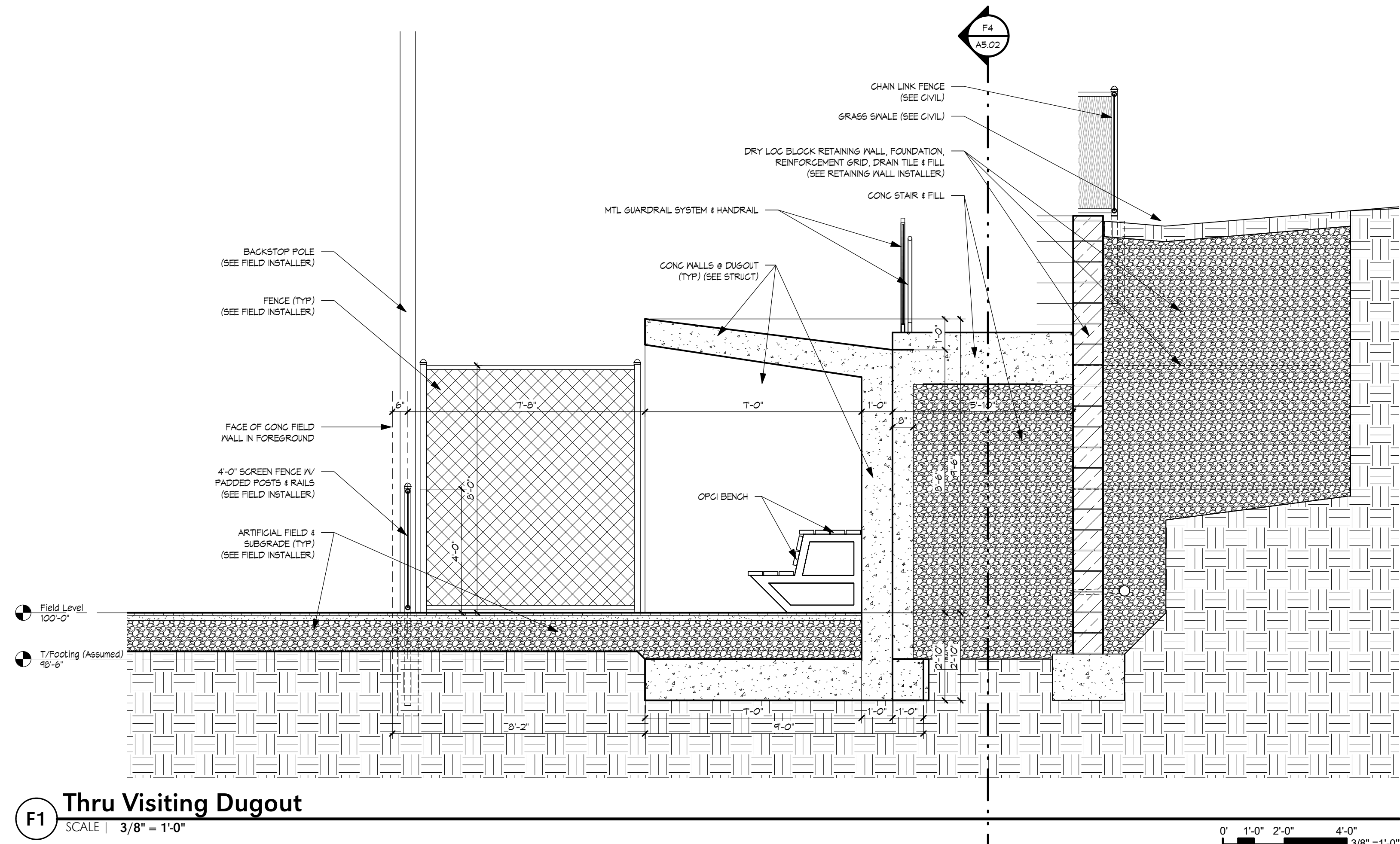
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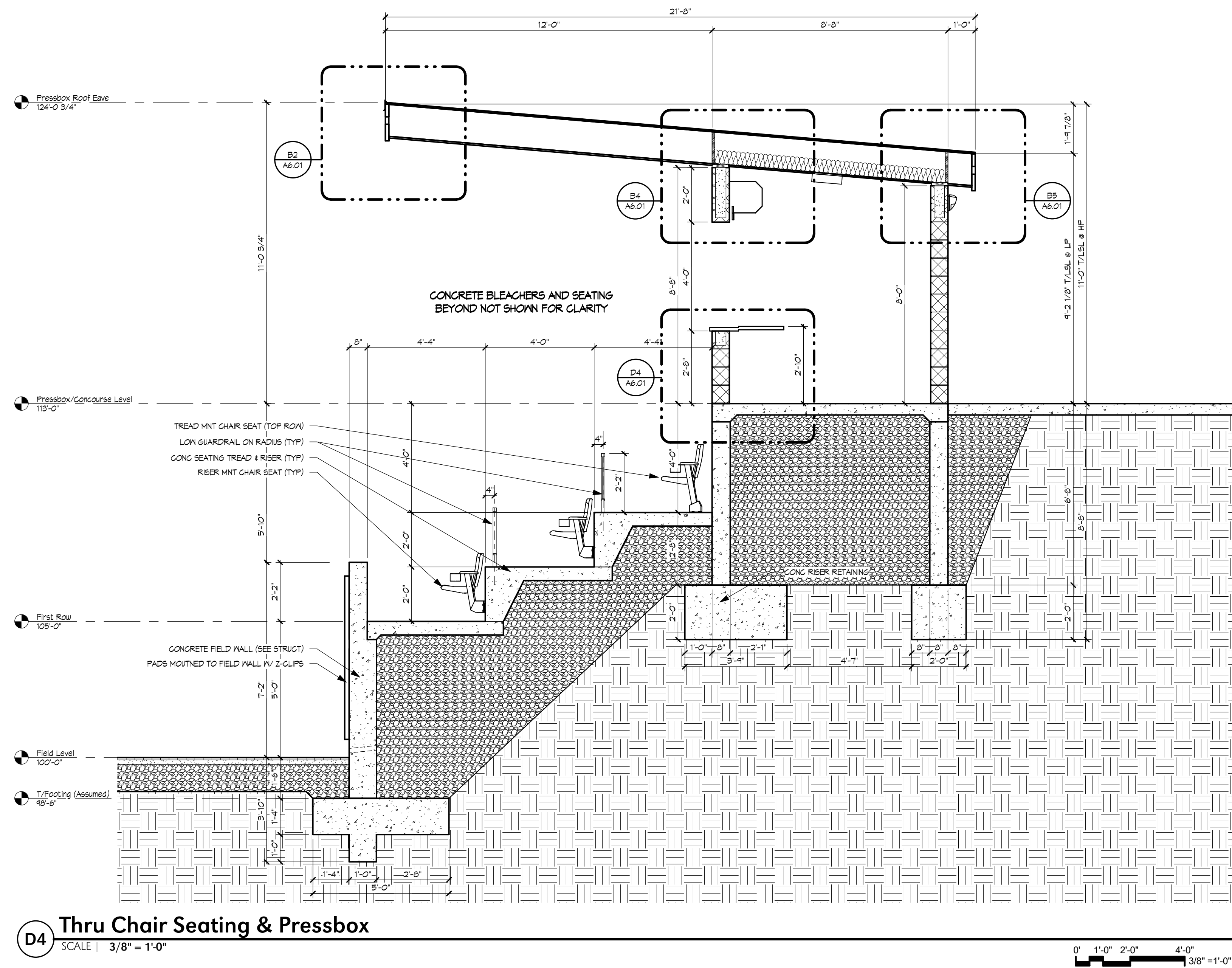


D



F

4



F4 Field Stair
SCALE | 3/8" = 1'-0"

PLANNING & ZONING 04-12-2017

REVISIONS	
Date	03-13-2017
Project Number	3203.00
Sheet Name	Wall Sections

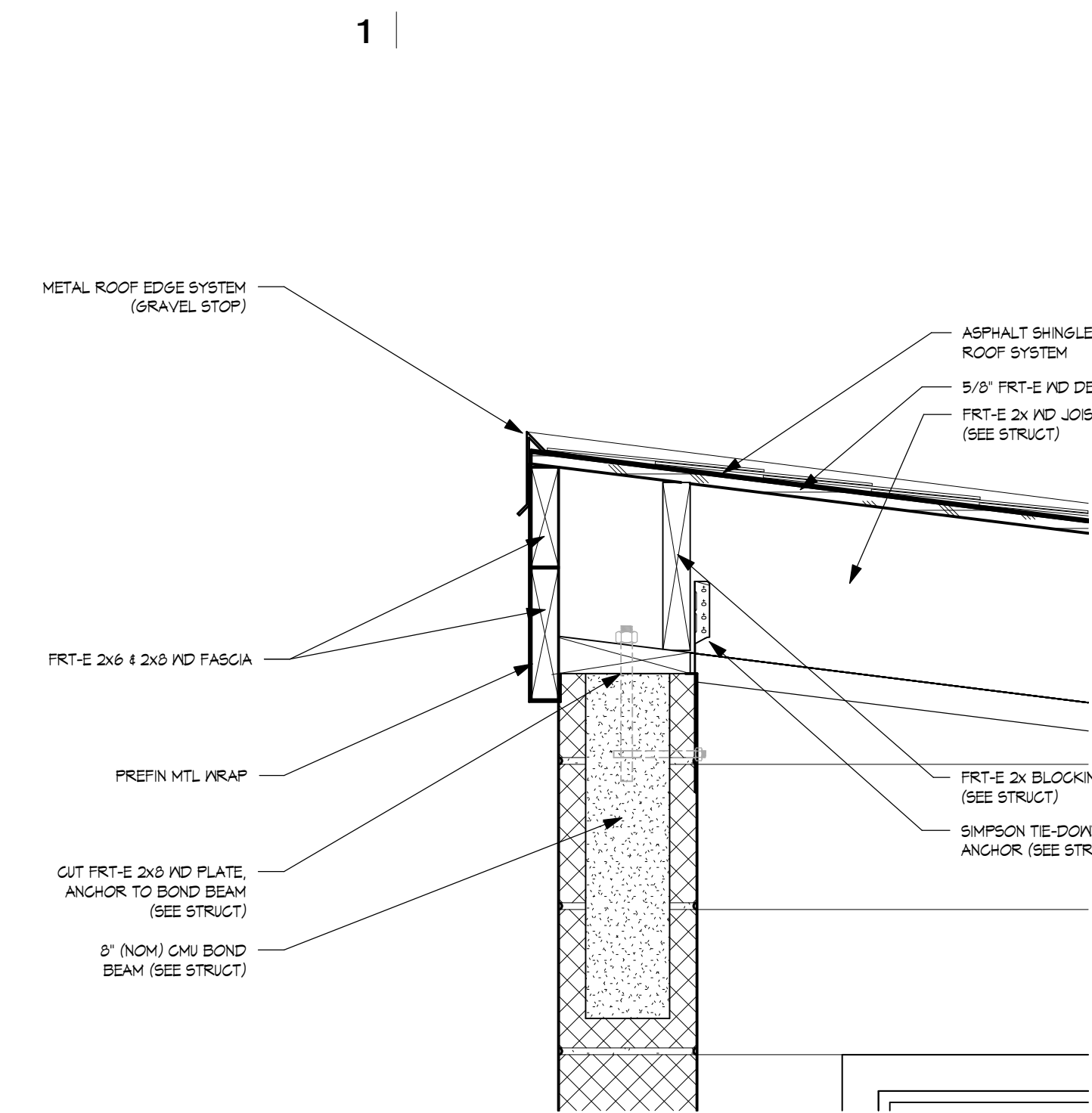
A5.02
Packet Pg. 74

Baseball Stadium
Chaminade College Preparatory School
425 South Lindbergh Blvd, St Louis, MO 63131

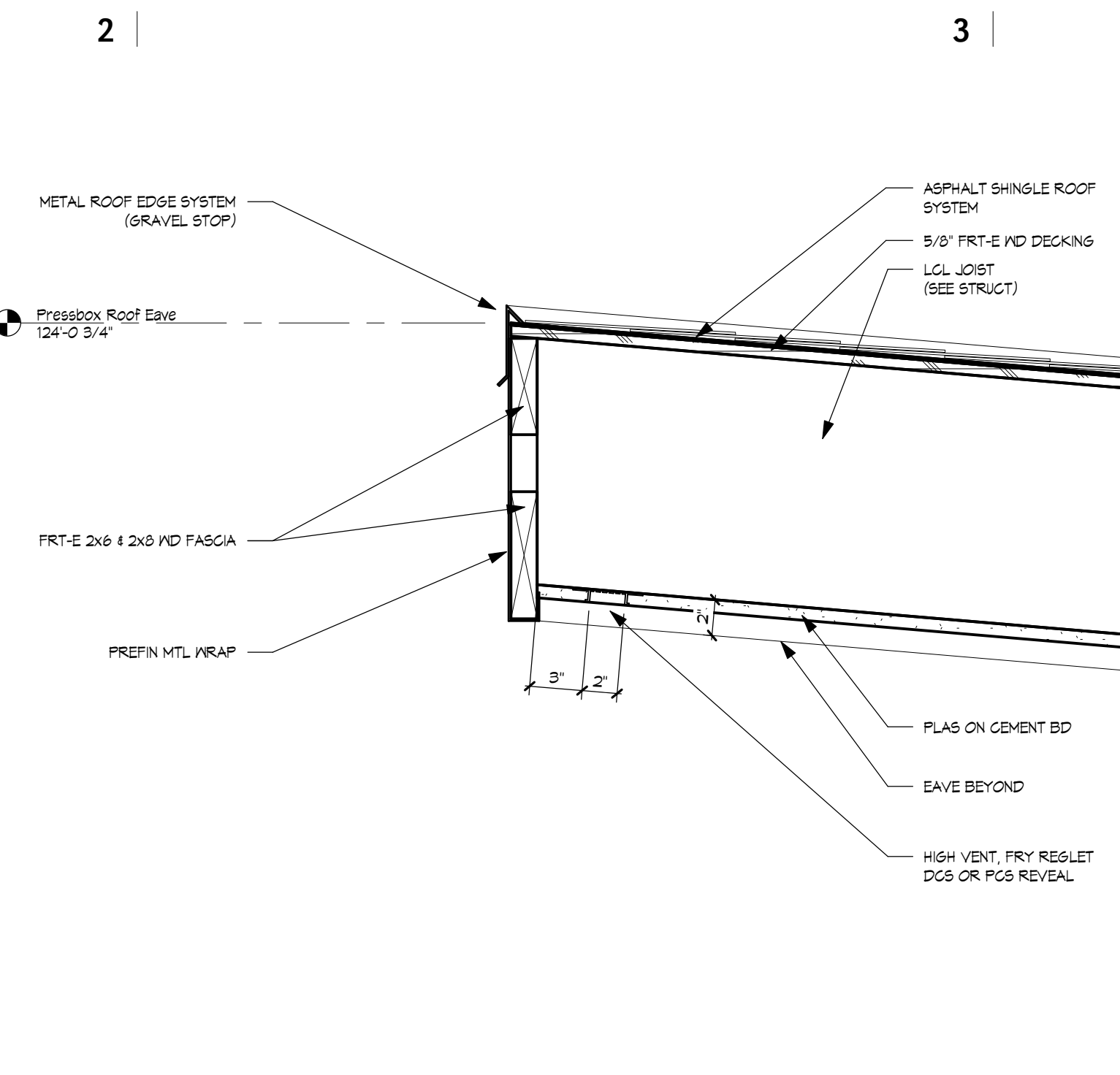
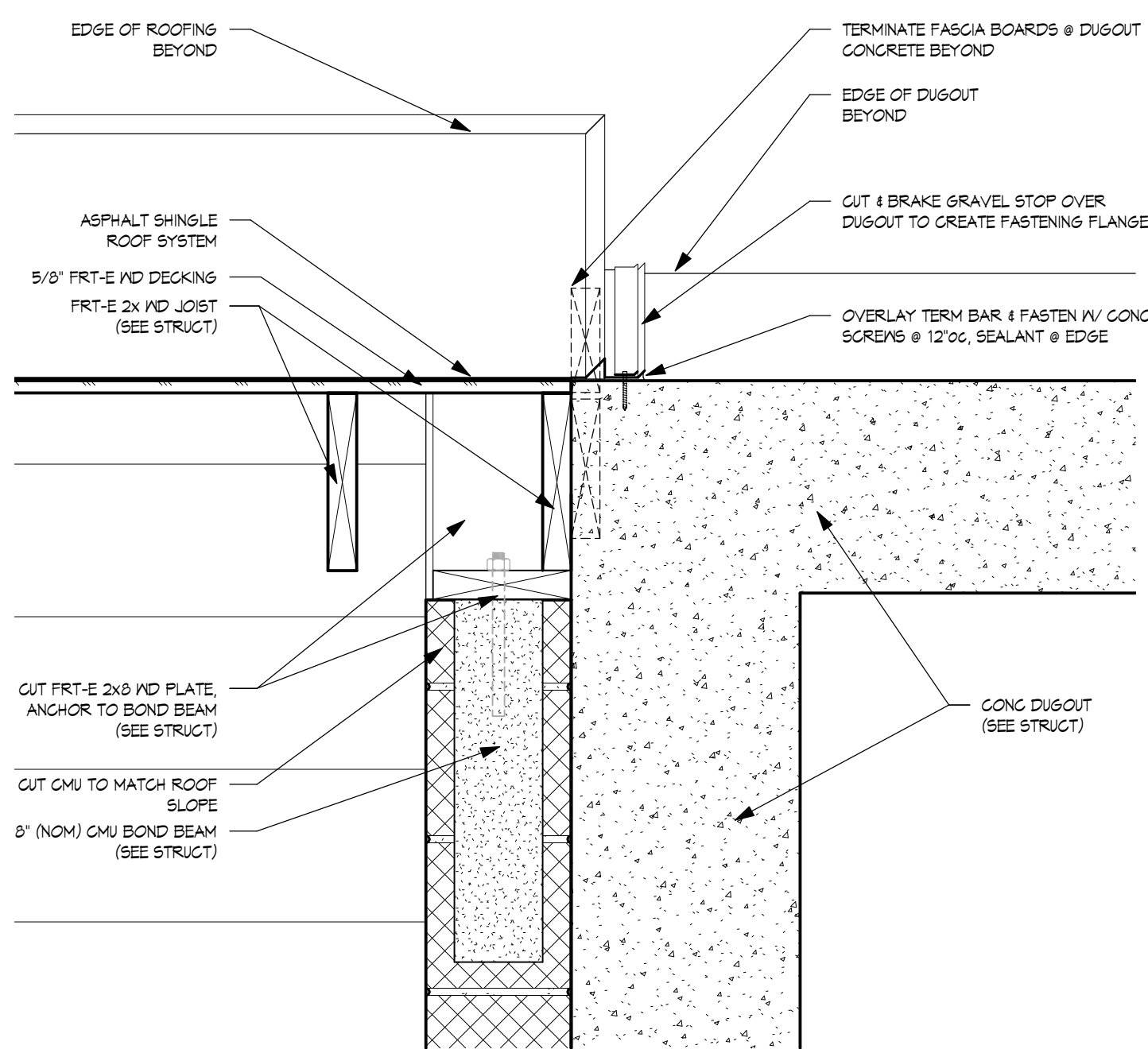
Hastings+Chivetta
ARCHITECTURE • PLANNING • ENGINEERING
1111 LEXINGTON AVENUE, SUITE 1100, NEW YORK, NY 10017-4803
CONSTRUCTION MANAGER: Byrnes & Jones Construction Corp., 13940 St. Charles Rock Road, St. Louis, MO 63044, 314-567-7997
CIVIL: The Sterling Company, 5055 New Baumgartner Road, St. Louis, MO 63129, 314-466-5785
STRUCTURAL: Alper Audi, Inc., 1804 Borman Circle Drive, St. Louis, MO 63146, 314-432-8600

Attachment: Chaminade Baseball Zoning arch 2017-04-12 (2426 : #17-017: Chaminade Baseball Stadium)

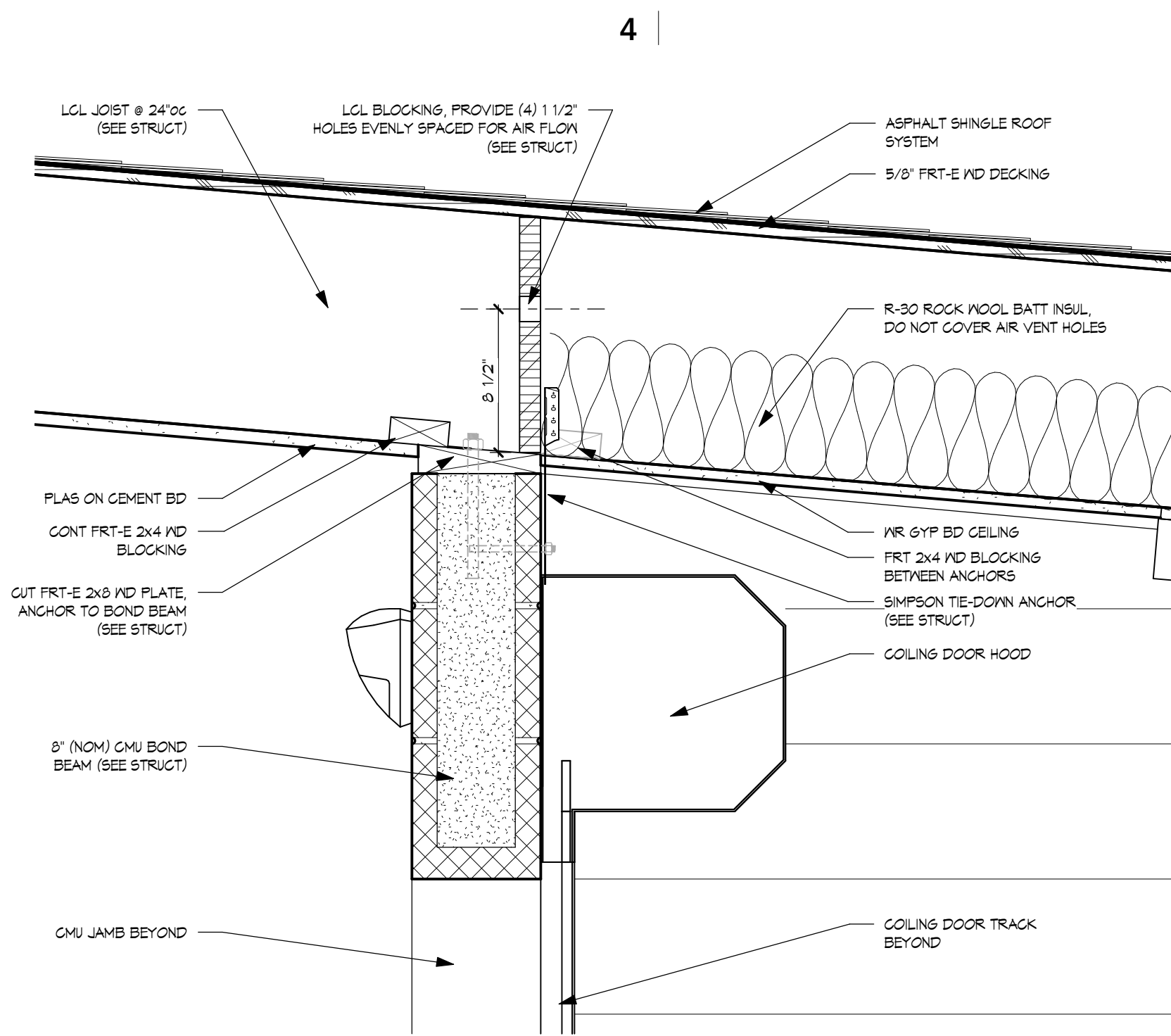
7.4.c



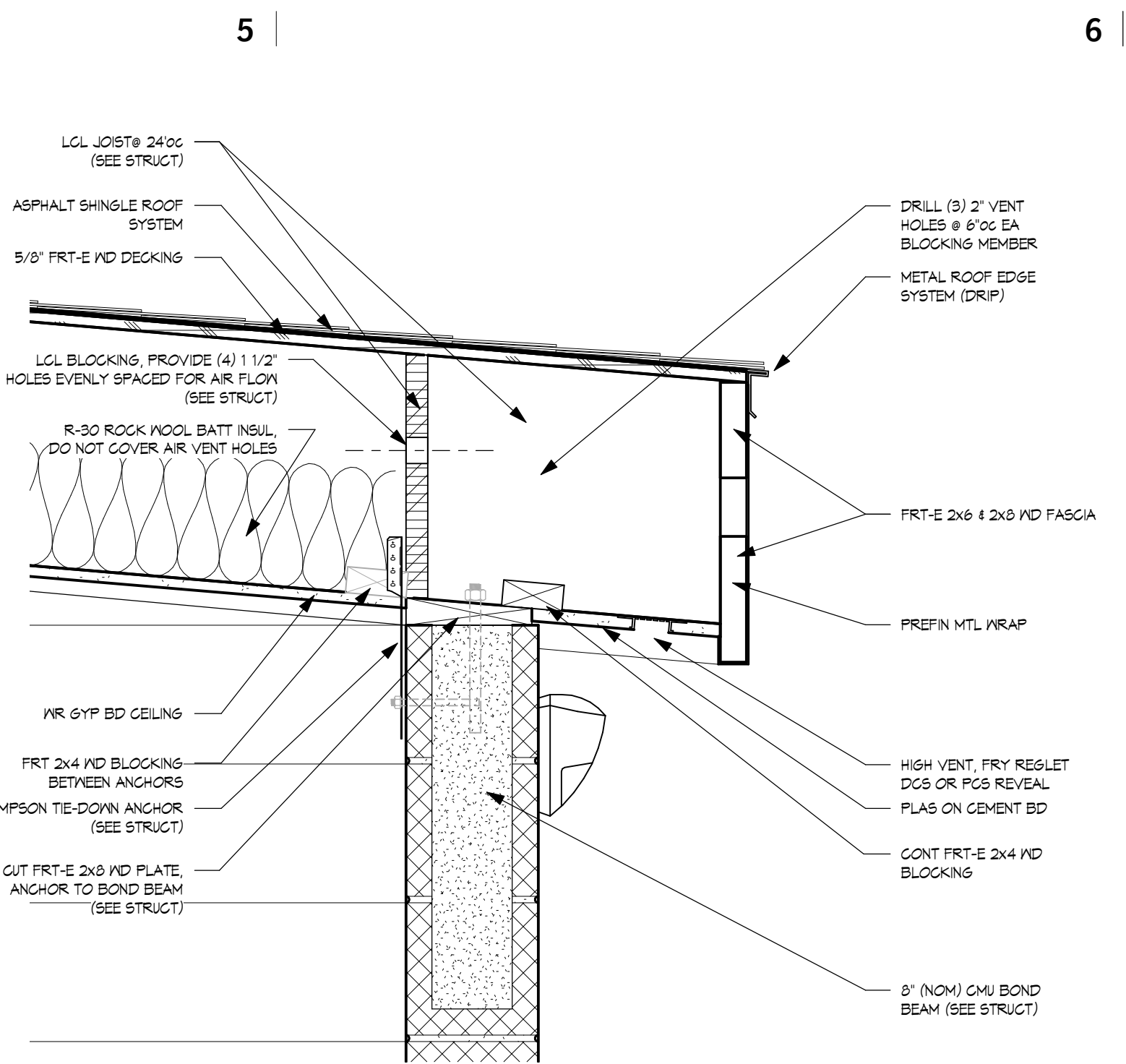
B1 Storage Building Eave
SCALE | 1 1/2" = 1'-0"



B2 Pressbox Roof High Eave
SCALE | 1 1/2" = 1'-0"

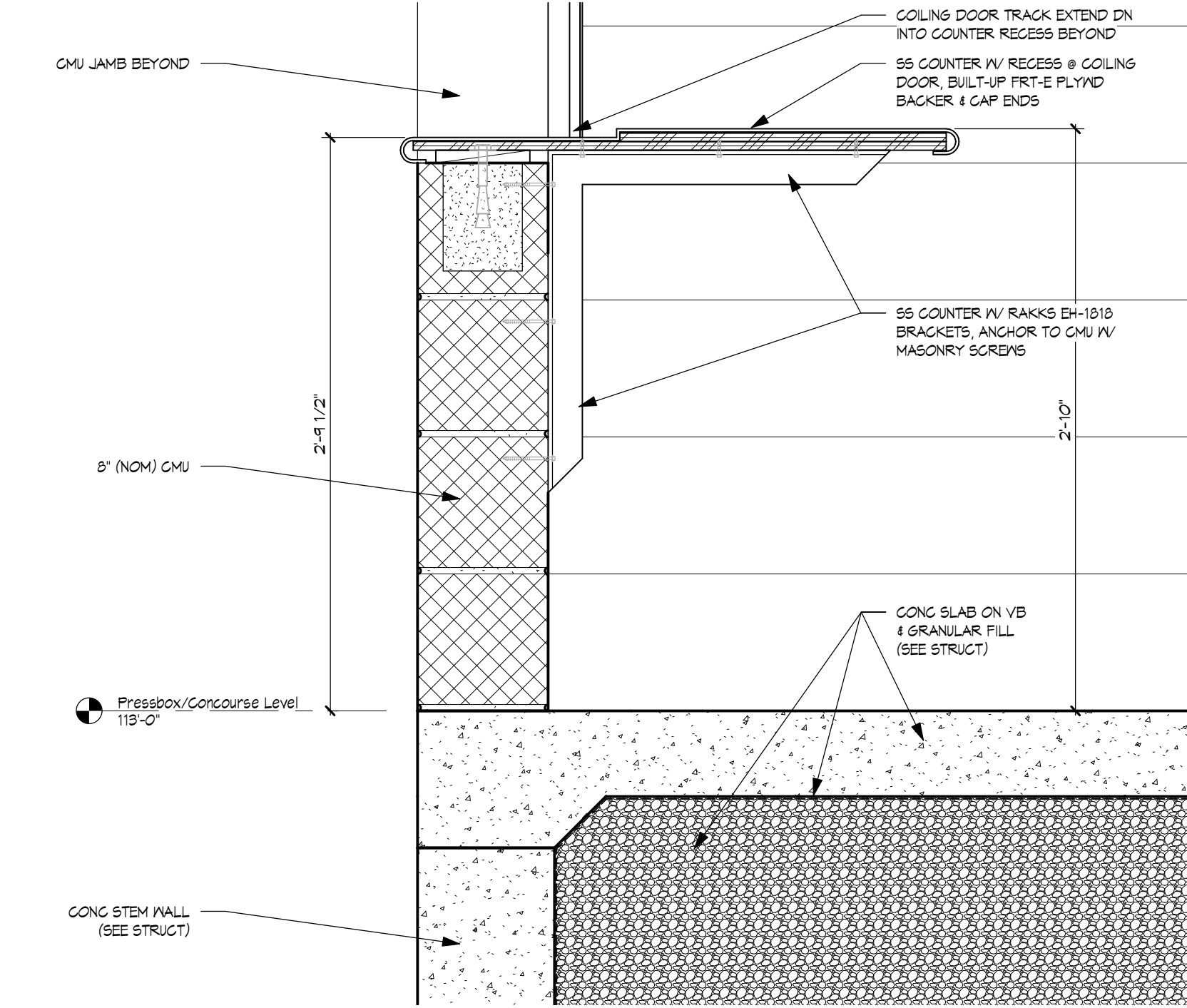


B4 Coiling Door Head
SCALE | 1 1/2" = 1'-0"



B5 Pressbox Roof Low Eave
SCALE | 1 1/2" = 1'-0"

D1 Dugout/Storage Roof Joint
SCALE | 1 1/2" = 1'-0"



D4 Coiling Door Sill/Counter
SCALE | 1 1/2" = 1'-0"

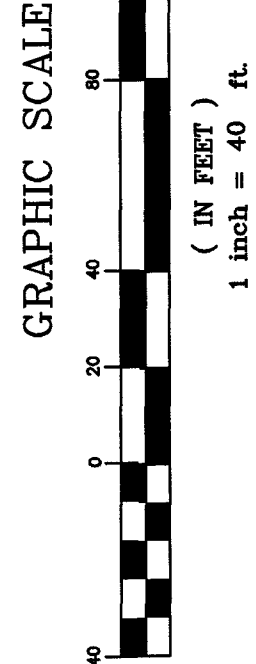
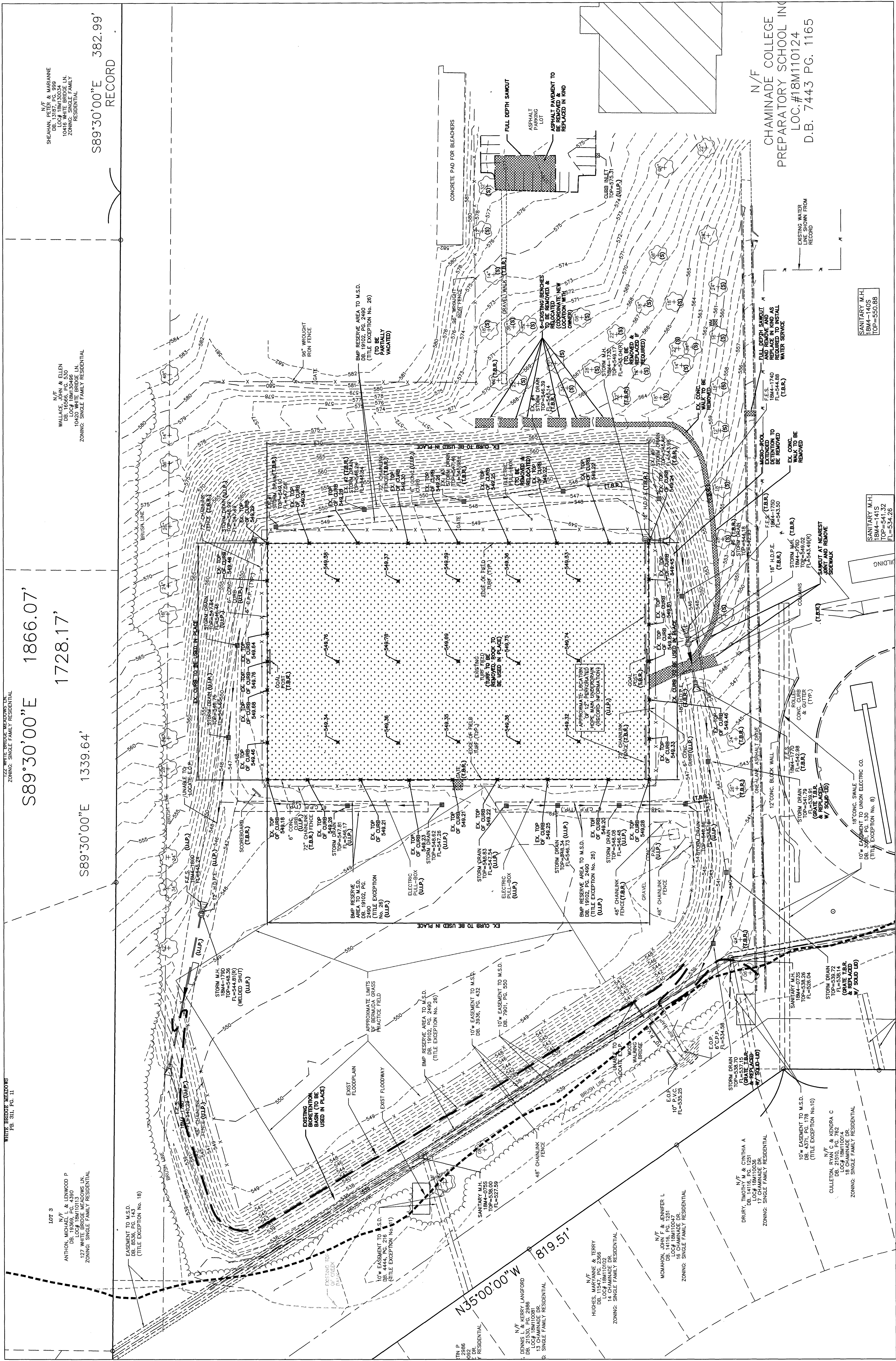
REVISIONS	
Date	03-13-2017
Project Number	3203.00
Sheet Name	Exterior Details



Owner:
Chaminade College
Preparatory Inc
425 South Lindbergh Blvd.
St. Louis, MO 63131
Ph. 314-993-4400

STERLING
ENGINEERS & SURVEYORS
5055 New Braunfels
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-engr.com
Corporate Certificate of Authority #001348

NOT FOR CONSTRUCTION



LEGEND FOR REMOVAL

PAVEMENT TO BE REMOVED

THE UNDERGROUND UTILITIES SHOWN HEREON WERE ROUTED BY THE ENGINEER BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, DEPTH, LOCATION, AND CHARACTER OF ANY UTILITIES NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES NOT TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES NOT TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION AFTER COMPLETION OF THE PROJECT.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION OR DEPTH OF ANY UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND TO ANY UTILITIES EXCAVATION OR CONSTRUCTION OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ST. LOUIS, MISSOURI, AND THE MISSOURI DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, PRIOR TO ANY CONSTRUCTION OF ANY KIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ST. LOUIS, MISSOURI, AND THE MISSOURI DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, PRIOR TO ANY CONSTRUCTION OF ANY KIND.

F

E

D

C

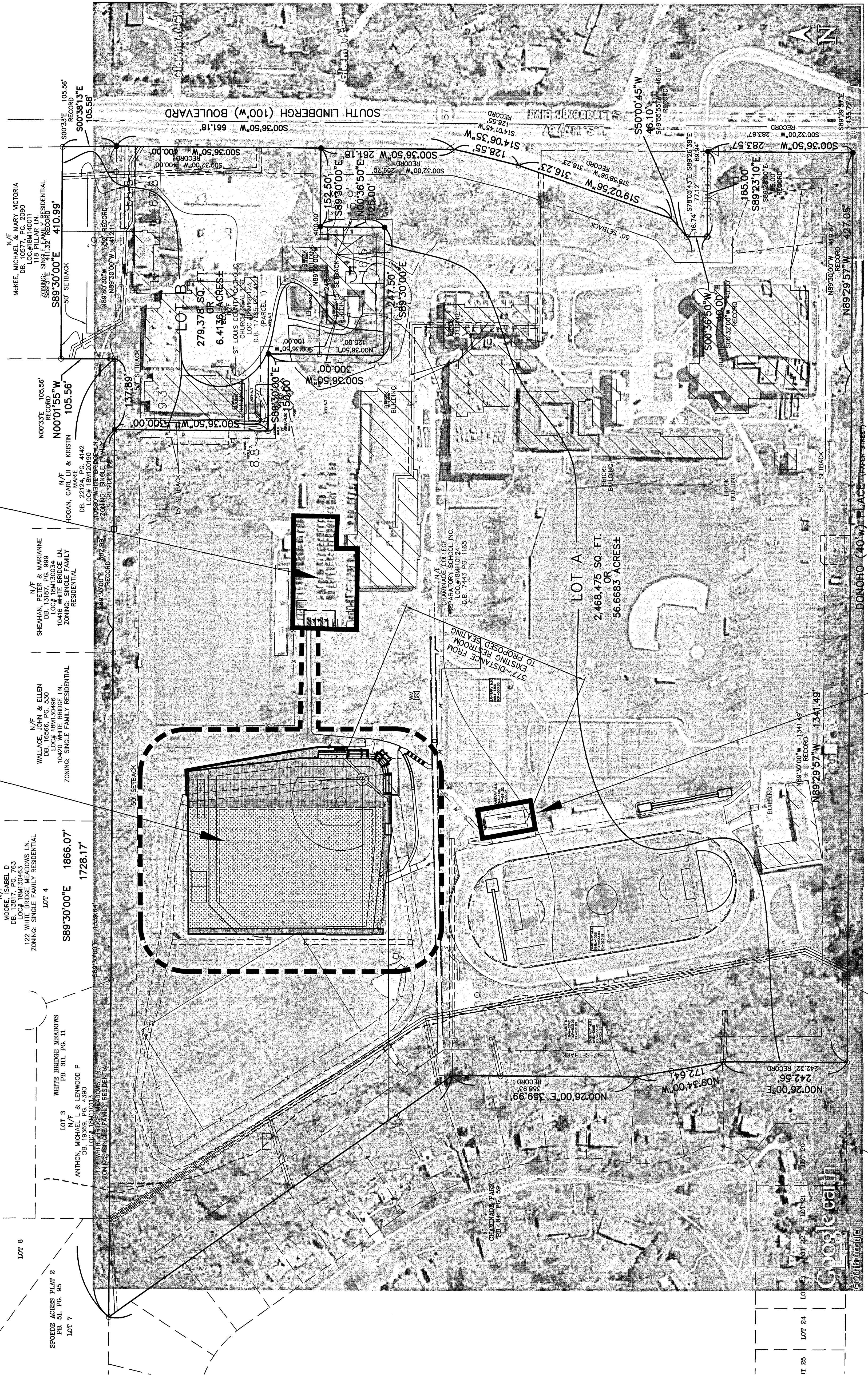
B

A

EXISTING RESTROOM

- MEN:**
- 2 WATER CLOSETS
 - 4 URINALS
 - 3 LAVATORIES
- WOMEN:**
- 6 WATER CLOSETS
 - 4 LAVATORIES
- FAMILY/ACCESSIBLE:**
- 1 WATER CLOSET
 - 1 URINAL
 - 1 LAVATORY

AREA OF IMPROVEMENTS
75 PARKING SPACES
(3 ADA SPACES)



MSD BASE MAP-18M4
MSD P420946-07
HIGHWAYS & TRAFFIC# N/A

Overall Plan

Date 04-12-2017
Project Number 16-12-531
Sheet Number

REVISIONS
QTY COMMENTS 04/12/17

Baseball Stadium
Chamnade College Preparatory School
425 South Lindbergh Blvd, St Louis, MO 63131

Date: 04/12/17
Scale: As Shown
License No. PE-2008018878
Civil Engineer



Owner:
Chamnade College
Preparatory Inc
425 South Lindbergh Blvd.
St. Louis, MO 63131
Ph. 314-993-4400

STERLING
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-surf.com
Corporate Certificate of Authority #001348

NOT FOR
CONSTRUCTION

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, LOCATION, DEPTH, AND CHARACTER OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES. NO UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION. THESE PROVISIONS SHALL BE IN NO WAY WAIVED BY ANY PARTY FROM ANY DRAWING, SPECIFICATION, OR CONTRACT. SEE CHAPTER 315, T&E.

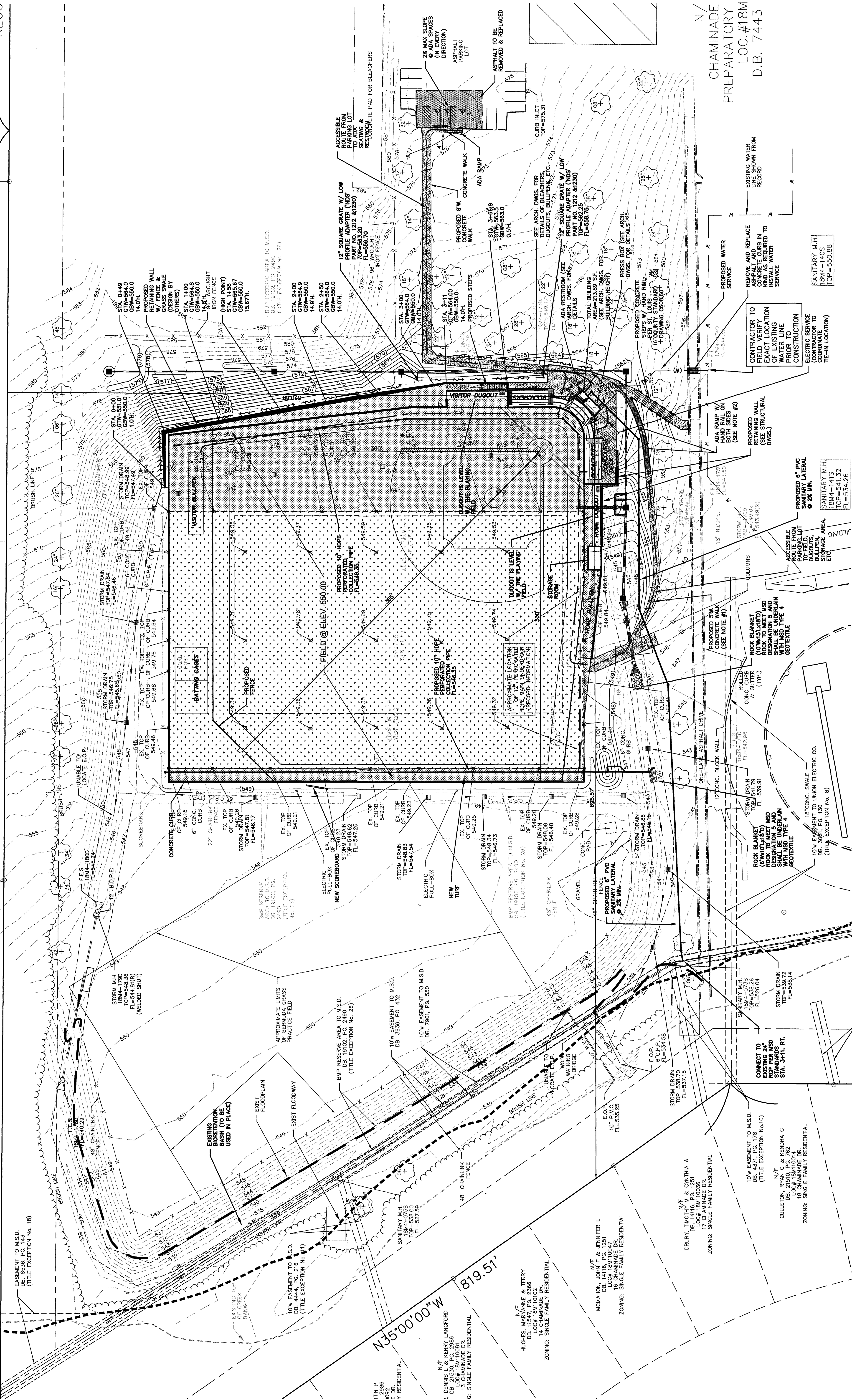
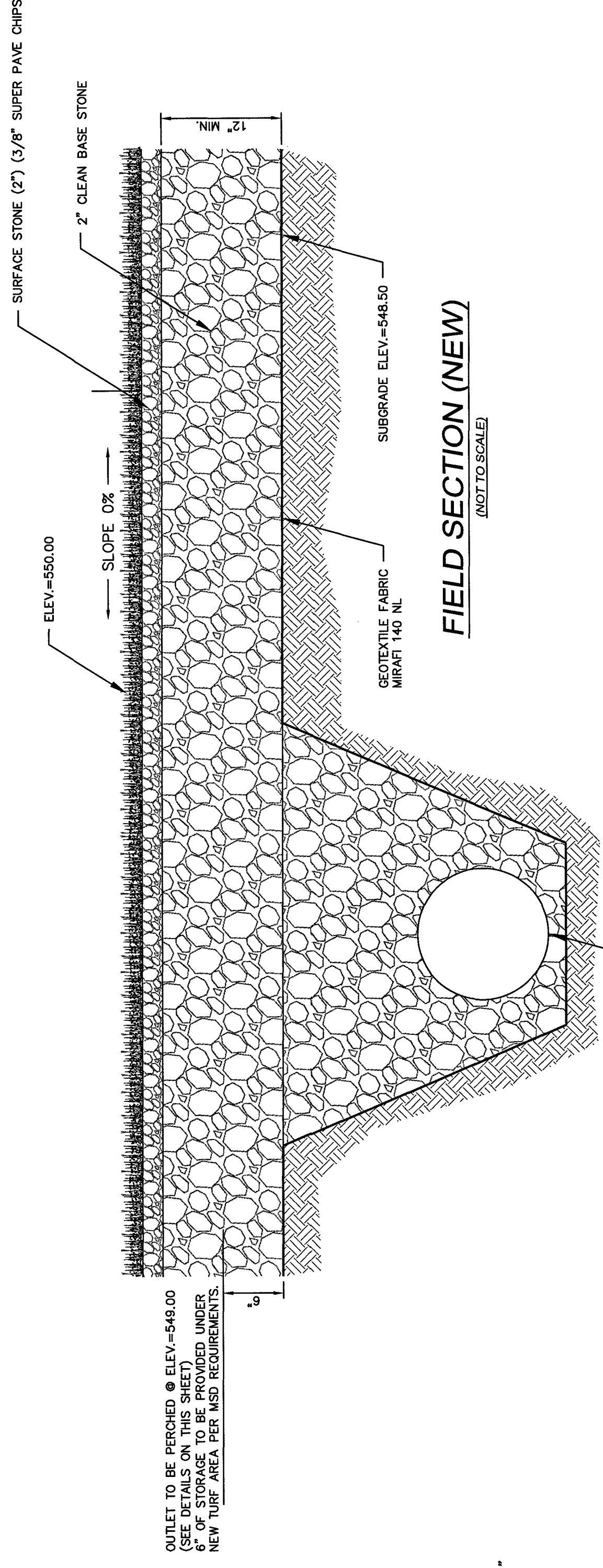
GRAPHIC SCALE

1 inch = 40 ft

- NOTES:
1. SIDEWALK ALONG ACCESSIBLE ROUTE: 2% MIN. CROSS SLOPE (MAXIMUM).
 2. RAMP ALONG ACCESSIBLE ROUTE: 1.5% MIN. CROSS SLOPE (MAXIMUM).
 3. HAND RAILS REQUIRED ON BOTH SIDES OF RAMPS WITH A RISE GREATER THAN 6".

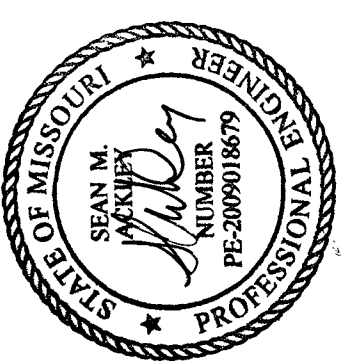


FIELD SECTION (NEW)



Baseball Stadium
Chaminade College Preparatory School

425 South Lindbergh Blvd, St Louis, MO 63131



Date: 04/12/17
SEAN M. ACKLEY
License No. FE-3009018979
Civil Engineer

Owner:
Chaminade College
Preparatory Inc.
425 South Lindbergh Blvd.
St. Louis, MO 63131
Ph. 314-993-4400

ENGINEERS & SURVEYORS
STERLING
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-engr.com
Corporate Certificate of Authority #0013448

NOT FOR CONSTRUCTION

THE **STERLING** CO

ENGINEERS & SURVEYORS

5055 New Baumgartner Road St. Louis, Missouri 63129
(314) 487-0440 fax: (314) 487-8944

April 4, 2017

Ms. Whitney Kelly, AICP
City Planner
City of Creve Coeur, Missouri
300 N. New Ballas Road
Creve Coeur, Missouri 63141

Re: Chaminade Baseball Stadium; Site Coverage Calculations
Sterling Project #: 16-12-331

Dear Ms. Kelly,

The revised Site Coverage Calculations for the Chaminade College Preparatory School campus are below:

Existing Site Coverage Data (without baseball structures)

Total site:	56.67 acres
Existing building & paved area*:	13.13 acres (record information)
Grass area:	43.54 acres
Site coverage:	23.2%

Proposed Site Coverage Data (with baseball structures)

Total site:	56.67 acres
Proposed building & paved area*:	13.21 acres
Grass area:	43.46 acres
Site coverage:	23.3%

*Excludes landscaped and green spaces, plaza, pedestrian circulation and unpaved buffer areas per City of Creve Coeur Chapter 405 Zoning Ordinance Section 405.120

If you have any questions or need additional information do not hesitate to contact me at 314-487-0440 x1207 or by e-mail at sackley@sterling-eng-sur.com.

Sincerely,



Sean M. Ackley, P.E.
Project Engineer
The Sterling Company

cc: Bob Schnur, Mike Boerding, P.E., George Gower, P.L.S., Project File

Attachment: Revised Site Coverage Cal. Letter (2426 : #17-017: Chaminade Baseball Stadium)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 5117 TO ALLOW FOR A 300 SEAT
BASEBALL STADIUM AND RELATED ACCESSORY STRUCTURES ON THE
PROPERTY ADDRESSED 425 SOUTH LINDBERGH BOULEVARD, FOR
CHAMINADE COLLEGE PREPARATORY SCHOOL**

WHEREAS, under Section 405.250(C), all elementary and secondary schools in the A-Single Family Residential zoning district require the issuance of a conditional use permit as provided in Section 405.470 and Section 405.1070, Conditional Use Permits; and

WHEREAS, an application was submitted by Robert Schnur, Director of Finance and Operations for Chaminade College Preparatory School for amended conditional use permit for a 300 seat baseball stadium and associated structure located on the Chaminade campus at 425 South Lindbergh Boulevard; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, May 1, 2017, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ___ vote, recommended approval of the conditional use permit and site development plan, subject to the conditions contained herein, at its meeting on May 1, 2017; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

BILL NO. _____

ORDINANCE NO. _____

Section 1: Section 3.IV.D, Athletic Field Requirements, of Ordinance No. 5117 shall be amended to include the following:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for the baseball stadium and accessory structures in substantial conformance with the drawings received April 14, 2017 as bound together and submitted in conjunction with Application #17-017 by Hastings+Chivetta, Architecture, Planning and Engineering.
2. The Applicant is required to submit Grading and Site Improvement Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading and Site Improvement Plans shall be in substantial conformance with the "Site Development Plans," received April 14, 2017 as bound together and submitted in conjunction with Application #17-017 by the Sterling Co. Engineers and Surveyors.
3. The press box structure shall be brick consistent with the other structures on the school site in furtherance of the City's Design Guidelines.
4. All signs shall be in conformance with Article VIII of the City's Sign Regulations.
5. There shall be no field lighting or sound system for the proposed baseball stadium.
6. The Site Development Plan and Grading Plans shall be revised to indicate a correct site coverage for the campus with a maximum site coverage of 25% per Section 405.250(E)(3)(e).

Section 2: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue an amendment to Conditional Use Permit in accordance with the provisions of this ordinance, said amended permit to expressly provide for the conditions and stipulations hereinabove set out in Section 1 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2017.

ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2017.

BARRY GLANTZ
MAYOR

ATTEST:

Attachment: 17-017.Chaminade Baseball Stadium.Draft Ordinance.05-1-1-2017 (2426 : #17-017: Chaminade Baseball Stadium)

BILL NO. _____

ORDINANCE NO. _____

DEBORAH RYAN, MPCC
CITY CLERK

Attachment: 17-017.Chaminade Baseball Stadium.Draft Ordinance.05-1-2017 (2426 : #17-017: Chaminade Baseball Stadium)

BILL NO. 5223ORDINANCE NO. 5117

AN ORDINANCE REPEALING CONDITIONAL USE PERMIT ORDINANCES 1645, 1752, 1924, 2061, 2118, 3004 AND 5097 AND AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR CHAMINADE COLLEGE PREPARATORY SCHOOL LOCATED AT 425 NORTH LINDBERGH BOULEVARD, APPROVING THE SITE CONCEPT PLAN AND APPROVING THE SITE DEVELOPMENT PLAN FOR THE FINE AND PERFORMING ARTS CENTER

WHEREAS, an application was submitted by Chaminade College Preparatory School, a private not-for-profit elementary school located at 425 North Lindbergh Boulevard in the "A" Single Family Residential District, to amend their Conditional Use Permit Ordinance 1752, as amended by Ordinances 2118 and 5097, and approve the site concept and site development plans to allow the construction of a fine and performing arts center; and

WHEREAS, Chaminade College Preparatory School holds conditional use permits for telecommunications facilities issued by Ordinances 1645, 1924, 2061, and 3004, and together with the City and the public will benefit from a consolidation of all such permits together with the additional permit for which it has applied; and

WHEREAS, under Sections 26-31.3 and 26-32.3, all private not-for-profit schools require the issuance of a Conditional Use Permit as provided in Section 26-114; and,

WHEREAS, on October 5, 2009, the Planning and Zoning Commission of the City of Creve Coeur, recommended approval of said conditional use permit (voting 6-0), a site concept plan (voting 6-0) and a site development plan for the new arts center (voting 6-0) with certain conditions as per Section 26-114.4(b); and,

WHEREAS, a public hearing was held by the Creve Coeur City Council on Monday, November 9, 2009, beginning at 7:00 p.m. or immediately following the close of the previous public hearing, on said application for the Conditional Use Permit as provided by Section 26-114.4(c); and,

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed Conditional Use, when subject to certain conditions set forth herein:

- (a) Complies with all applicable provisions of the Zoning Code including Environmental Performance Standards presented in Section 26-64, the criteria in Section 26-52, and the standards regarding yard and setback, parking and loading areas, screening and buffering, refuse, storage and service areas and signs;

BILL NO. 5223ORDINANCE NO. 5117

- (b) Will contribute to and promote the community welfare and convenience at the specific location;
- (c) Will not cause substantial injury to the value of neighboring property;
- (d) Acknowledge the City's Comprehensive Plan and any applicable neighborhood or sector plans and comply with other applicable zoning district regulations and provisions of the Zoning Code.
- (e) Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in the Zoning Code.
- (f) Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

Section 1: Ordinances 1645, 1752, 1924, 2061, 2118, 3004 and 5097 authorizing conditional use permits for a private not-for-profit school commonly known as Chaminade College Preparatory School and the telecommunications facilities located therein are hereby repealed.

Section 2: A new consolidated Conditional Use Permit is authorized to be issued pursuant to Section 5 hereof, subject to the conditions set forth in Section 3 hereof for a private not-for-profit school commonly known as Chaminade College Preparatory School and generally located at 425 North Lindbergh Boulevard on land more particularly described as:

A tract of land being that parcel conveyed to Chaminade College Preparatory, Inc., according to Deed Book 7443, Page 1165, of the St. Louis County Records, situated in the southwest 1/4 of section 12, township 45 north, range 5 east, city of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a point on the west line of Lindbergh Boulevard, variable width, at the southeast corner of Parcel No. 1 of those tracts conveyed to the St. Louis County Catholic Church Real Estate, according to Deed Book 17765, Page 4123, (Our Lady of the Pillar Parish);

Thence along said west line, south 00 degrees 36 minutes 08 seconds west, 260.71 feet to the west line of a tract of land conveyed to the State of Missouri, according to Deed Book 6288, Page 1673, of the St. Louis County Records, said point being 50.00 feet perpendicular distance west of centerline station 364+75;

Thence along said west line the following courses and distances: south 14 degrees 05 minutes 52 seconds west, 128.55 feet to a point 80.00 feet perpendicular distance west of centerline station 367+00; south 19 degrees 02 minutes 14 seconds west, 316.23 feet to a point 180.00 feet perpendicular distance west of centerline station 370+00; south 50 degrees 00 minutes 03 seconds west, 46.10 feet to a point 215.00 feet perpendicular distance west of centerline station 370+30; south 00 degrees 36 minutes 08 seconds west, 40.00 feet to a point 215.00 feet perpendicular distance west of centerline station

Attachment: ORDINANCE No. 5117 (2426 : #17-017: Chaminade Baseball Stadium)

BILL NO. 5223ORDINANCE NO. 5117

370+70; south 89 degrees 23 minutes 52 seconds east, 165.00 feet to a point 50.00 feet perpendicular distance west of centerline station 370+70; south 00 degrees 36 minutes 08 seconds west, 283.84 feet to the north line of Donoho place, 40.00 feet wide, as show on Westend Park, a subdivision according to Plat Book 3, Page 40, of the St. Louis County Records;

Thence along said north line and the north line of Glen Abby, a subdivision according to Plat Book 66, Page 23, north 89 degrees 30 minutes 00 seconds west, 1,764.70 feet to the east line of a tract of land conveyed to Bruce and Deborah Morosohk according to Deed Book 12588, Page 1409, of the St. Louis County Records;

Thence along said east line and the east line of Chaminade Park, a subdivision according to Plat Book 34, Page 59, of the St. Louis County Records the following courses and distances: north 00 degrees 26 minutes 00 seconds west, 243.49 feet; north 09 degrees 34 minutes 00 seconds west, 172.64 feet; north 00 degrees 26 minutes 00 seconds east, 358.93 feet; north 35 degrees 00 minutes 00 seconds west, 819.51 feet to the south line of Spoede Acres plat 2, a subdivision according to Plat Book 51, Page 95, of the St. Louis County Records;

Thence along said south line and the south line of white bridge meadows, a subdivision according to Plat Book 311, Page 11, of the St. Louis County Records and along the south line of the following tracts of land conveyed to Ellen a. Wallace according to Deed Book 16556, Page 530, and Peter and Marianne Sheahan according to Deed Book 13187, Page 999, and Patrick J. McNulty according to Deed Book 13176, all of the St. Louis County Records, south 89 degrees 30 minutes 00 seconds east, 1,727.71 feet to the west of a tract of land conveyed to St. Louis Catholic Church Real Estate, as aforementioned;

Thence along said west line the following courses and distances: south 00 degrees 36 minutes 08 seconds west, 300.00 feet; south 89 degrees 30 minutes 00 seconds east, 150.00 feet; south 00 degrees 36 minutes 08 seconds west, 100.00 feet; thence south 89 degrees 30 minutes 00 seconds east, 400.00 feet to the point of beginning.

The above described tract of land containing 57.35 acres is based upon a boundary survey executed by Cole and Associates, Inc., during the month of September, 2008, and subject to all easements, restrictions, reservations and conditions, if any.

Section 3: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

- I. *PERMITTED AND CONDITIONAL USES* – In addition to the permitted uses in the "A" Single-family Residential zoning district per Section 26-30 of the Zoning Code, the following uses shall be permitted subject to the conditions contained in this ordinance:

Attachment: ORDINANCE No. 5117 (2426 : #17-017: Chaminade Baseball Stadium)

BILL NO. 5223ORDINANCE NO. 5117

- A. Privately operated not-for-profit elementary school for grades 6 through 12.
 - B. Roof-mounted telecommunication facilities.
- II. *ACCESSORY USES* – The following uses are allowed on the school campus as accessory uses to the school function only and may not be operated independently of normal school functions:
- A. On-campus housing for a maximum of 75 students and 11 faculty/lecturers.
 - B. Performing and fine arts facility for use by the school or other arts training programs. In no event shall any part of the facility be rented, leased or otherwise made available as a for-profit entertainment venue.
 - C. On-campus services for students and faculty including but not limited to, dining, nursing, counseling, and other uses that are secondary to the day-to-day provision of student education as approved by the Zoning Administrator, subject to Section V, Limitations, of this ordinance.
- III. *SITE CONCEPT AND SITE DEVELOPMENT PLAN REQUIREMENTS*
- A. The school campus shall be developed and maintained in substantial conformance with the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009.
 - B. All new construction proposals shall satisfy the requirements of Section 26-115, Site Concept, Site Development and Minor Site Plan Approval, of the Zoning Code, and all of the conditions of this ordinance as applicable prior to issuance of any building or grading permits.
 - C. The applicant is required to submit Building Plans for all new construction to the Building Department for review, as required by Section 26-116 of the Zoning Ordinance. The final Building Plans shall be in substantial conformance with the "Concept Plan" submitted in conjunction with Application #09-020 drawn by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009, and a Site Development Plan or Minor Site Development Plan approved in conformance with Section 26-115, Site Concept, Site Development, and Minor Site Development Plans, of the Zoning Code.
 - D. The applicant is required to submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 22A-40 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Concept Plan" submitted in conjunction with Application #09-020 drawn by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8,

Attachment: ORDINANCE No. 5117 (2426 : #17-017: Chaminade Baseball Stadium)

BILL NO. 5223ORDINANCE NO. 5117

2009, and a Site Development Plan or Minor Site Development Plan approved in conformance with Section 26-115, Site Concept, Site Development, and Minor Site Development Plans, of the Zoning Code.

- E. All applications pursuant to the requirements of Section 26-115 shall include a Final Landscape Plan for review and approval by the City in compliance with Section 26-62 of the Zoning Ordinance. The Final Landscape Plan shall also be in strict conformance with the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009, except as modified by this ordinance.

IV. *SPECIFIC DEVELOPMENT REQUIREMENTS*

- A. Roof-Mounted Telecommunication Facilities – Roof-mounted telecommunication antennas are permitted subject to the following:
1. Antennas shall be confined to the roof of Chaminade Hall.
 2. Antennas and any roof-top equipment shall be maintained in compliance with Section 26-52.5 of the Zoning Code.
 3. All ground-mounted equipment in support of the roof-mounted antennas shall be completely screened from view from any adjacent public or private right-of-way.
 4. Any portion of the telecommunications facilities, whether roof or ground-mounted, may be repaired or replaced subject to application and approval of a City of Creve Coeur building permit. No permit shall be issued without a positive finding placed upon the Zoning Administrator's approval stamp that the approved facilities meet the requirements of Section 26-52.5 of the Zoning Code and this ordinance.
 5. Any increase in the number of antennas or alteration of the ground or roof-mounted facilities that requires an increase in the screened area shall require an amendment to this conditional use permit subject to the provisions of Section 26-115, Conditional Use Permits, of the Zoning Code.
- B. Sidewalks – A 20-foot wide easement, for the purpose of sidewalk placement and construction, shall be provided adjacent to and the full length of the Lindbergh Boulevard right-of-way at no cost to the City. The City reserves the right to determine, at the time the Site Development Plan is submitted to the City, whether any contribution shall be required of the Applicant for the construction of sidewalks in the future.
- C. Ambient Lighting Requirements – All on-site lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and

Attachment: ORDINANCE No. 5117 (2426 : #17-017: Chaminade Baseball Stadium)

BILL NO. 5223ORDINANCE NO. 5117

comfort in parking areas according to the Illuminating Engineers Society of North America Recommended Practices for Parking Facilities (IESNA RP-20-98) and shielded to not cause glare or direct illumination onto surrounding properties or public/private rights-of-way.

D. Athletic Field Requirements – The existing athletic field lighting may remain in place, as is, subject to the following:

1. The bleachers and press box associated with the "Track and Football Field" shown on the approved Concept Plan may be reconstructed and expanded to a maximum capacity of 1750 spectators with fully enclosed non-flammable storage beneath the seating as depicted in the "Stadium, Press Box and Bleacher Seating Systems" drawings received by the Planning Division on July 2, 2009, from Bulte Company representing Rice Engineering, Inc, in support of Planning and Zoning Application #09-017. Said systems shall be in substantial conformance with the minor site plan approved by the Planning and Zoning Commission on July 20, 2009, per Section 26-115.11, but shall not be constructed without prior building permit approval per Section 26-116 of the Zoning Code.
2. Any alteration of light pole quantity, location or height, or alteration of fixture quantity or size, shall require the prior approval of a site development plan in accordance with the procedures of Section 26-115.
3. All lights, existing or proposed, shall be directed away from adjacent residences and shall include louvers to control light spillage as needed.

E. Landscape Regulations - All on-site landscape shall be installed and maintained in accordance with Section 26-62, Landscaping, of the Zoning Ordinance, and the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009, except as modified by this ordinance, and the following:

1. All new construction shall provide landscaped buffers as required by Section 26-30, "A" Single-family Residential District, of the Zoning Code. Such buffers shall be depicted on any "Final Landscape Plan" required elsewhere by this ordinance or the Zoning Code in general.
2. The school shall maintain all mature trees on the campus, including dense woodlots in the vicinity of the property lines adjacent to single-family residences, according to accepted arboricultural standards.

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BILL NO. 5223ORDINANCE NO. 5117

3. All landscape improvements shall be irrigated and maintained in vigorous condition by the school according to accepted horticultural practices.
4. Vegetation that is totally or predominantly dead and/or disfigured, due to natural life span, disease, or injury, shall be replaced as needed in a prompt and workmanlike manner as dictated by accepted horticultural practices.

F. Environmental Performance Standards

1. The existing public address system on the sportsfield may remain in place, as is, subject to the following:
2. Any new outside public address systems shall arranged and tuned such that sound levels do not exceed seventy (70) decibels (db) measured at any school property line.
3. The public address system shall be used only for school events on the adjacent sportsfield.
4. The school shall provide or arrange for personnel to promptly clean up the school grounds following all outdoor events to prevent litter and debris from being scattered to surrounding properties.
5. All refuse containers shall be for the exclusive use of the school and shall be located within screened, sight-proof storage areas.
6. All new mechanical equipment shall be completely screened from view and buffered for noise attenuation with materials the same or very similar in appearance to those used in nearby buildings, subject to the review and approval of the Zoning Administrator.
7. All site grading and drainage shall be approved by the City of Creve Coeur Department of Public Works, the Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Conservation, as applicable, prior to the commencement of construction.

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BILL NO. 5223ORDINANCE NO. 5117V. *MISCELLANEOUS*

- A. The school shall observe Section 18-112, Public Disturbance Noises, of the City of Creve Coeur Code of Ordinances to the maximum extent applicable.
- B. There shall be no outdoor storage of any building or landscaping materials or equipment. This shall not be deemed to apply to sporting equipment.
- C. All new, modified or altered overhead utilities located on the site shall be placed underground.
- D. There will be no rental or permitted use of the stadium facilities for non-high school activities.
- E. Any future enlargement, extension, expansion or alteration in the use of the structures or site depicted on the "Concept Plan" submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009, except as modified by this ordinance, and any approved site development plan must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a building permit for the enlargement, expansion or alteration may be issued.

V. *LIMITATIONS*

- A. The continuation of the use permitted by this ordinance shall be dependent upon the conditions established under the permit and this section. In the event of a change of conditions or noncompliance with conditions, the City Council shall have the authority to revoke the conditional use permit after affording the permittee the right to be heard.
- B. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.
- C. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this ordinance, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided

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the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

Section 4: The Site Development Plan pertaining to the Fine and Performing Arts Center, as depicted in the "Site Development Plan" submitted in conjunction with Application #09-020 drawn by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn August 4, last revised September 8, 2009, is hereby approved for construction, subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

- I. **PLAN SUBMITTAL REQUIREMENTS** – All grading, building, landscape and lighting plans submitted for construction shall be in strict conformance with those submitted as required under Section 3 of this ordinance as well as the following:
 - A. Concept Plan submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009.
 - B. Site Development Plan, submitted in conjunction with Application #09-020 by Cole and Associates, Inc., and Hastings+Chivetta, Inc., drawn on August 4, 2009, and last revised September 8, 2009.

II. **LIMITATIONS**

- A. The development of the project permitted by this site development plan approval shall be dependent upon the conditions established under this ordinance and Section 26-115, Site Concept, Site Development and Minor Site Plan Approval, of the Zoning Ordinance.
- B. In the event of a disagreement between any owner/operator and the Zoning Administrator as to whether the use of the site meets the criteria or conditions set forth in this approval, such disagreement shall be submitted to the Planning Commission for recommendation to the City Council, which shall make the decision on such disagreement, provided the Developer shall have the right to appeal such decision pursuant to Section 26-118, Variances and Appeals of the City of Creve Coeur Zoning Ordinance and to pursue any other available legal or equitable remedy.

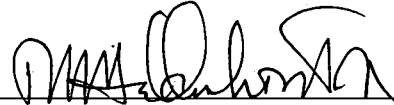
Section 5: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 3 of this ordinance.

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Section 6: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

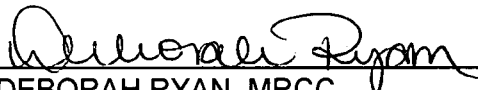
Adopted this 23 day of November, 2009.


ROBERT HADDENHORST
PRESIDENT OF CITY COUNCIL

Approved this 23 day of November, 2009.


HAROLD L. DIELMANN
MAYOR

ATTEST:


DEBORAH RYAN, MRCC
CITY CLERK

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