



# VII. B.

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## Planning Commission Staff Report

**Project Type:** Site Development Section Plan

**Meeting Date:** May 11<sup>th</sup>, 2015

**From:** Purvi Patel  
Project Planner

**Location:** East of Outlet Boulevard, north of its intersection with Olive Street Road.

**Applicant:** South Side Property, LLC

**Description:** **Chesterfield Blue Valley, Lot 1H (Gander Mountain)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 6.015 acre tract of land zoned "PC" Planned Commercial District located west of Outlet Boulevard, north of its intersection with Olive Street Road.

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### **PROPOSAL SUMMARY**

Chesterfield Blue Valley, LLC, on behalf of Gander Mountain, has submitted a request for a 60,000 square foot retail building with accessory parking located on the east side of Outlet Boulevard, north of its intersection with Olive Street Road. The subject site is located within the Chesterfield Blue Valley Development, which is zoned "PC" Planned Commercial District and is governed under the terms and conditions of the City of Chesterfield Ordinance Number 2805. The exterior building materials will be comprised of textured painted walls (tilt-up concrete), stone, brick, and EIFS. The proposal also includes a flat TPO (Thermoplastic Polyolefin) roofing system with parapet walls and timber canopy systems in the front and rear of the building.

### **HISTORY OF SUBJECT SITE**

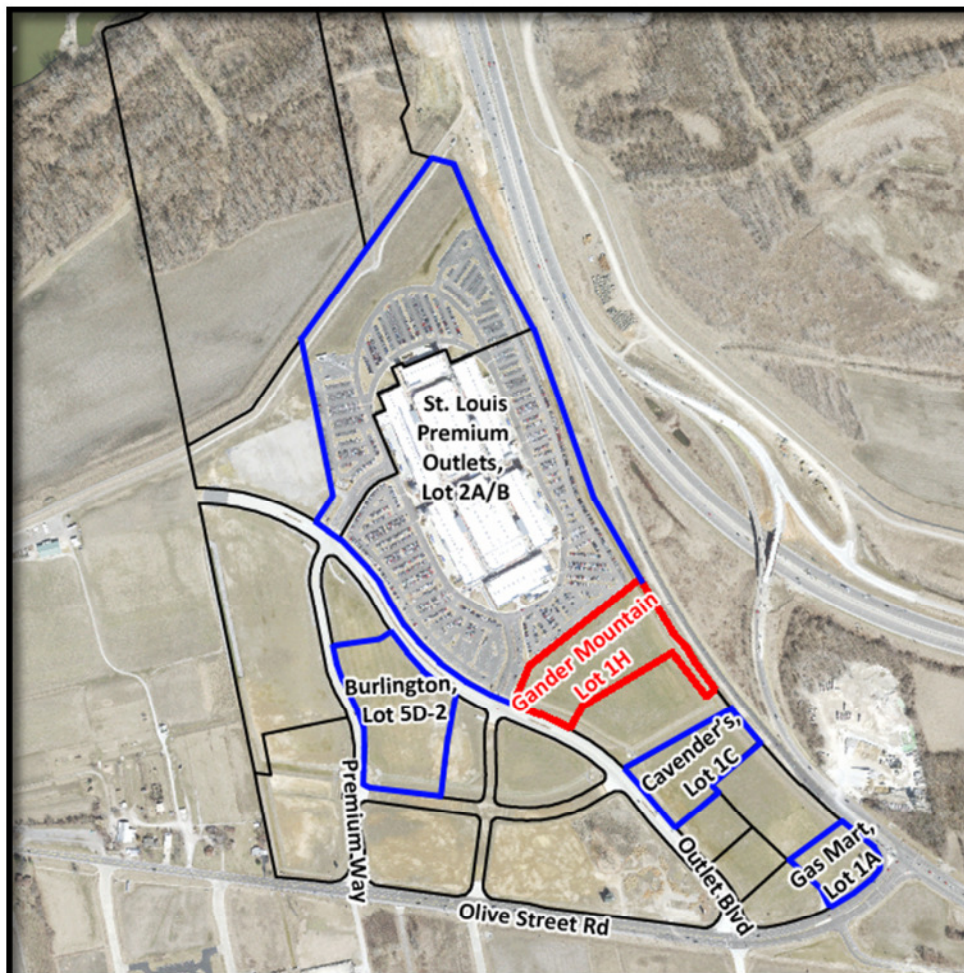
In 2006, the first planned district was approved for the Chesterfield Blue Valley Development and in the years since, the site-specific governing ordinance has been amended several times to include additional land into the planned district and to consolidate several ordinances. The most recent ordinance amendment occurred in 2014, when the City of Chesterfield approved Ordinance Number 2805 to modify the parking setback between internal lots lines from ten (10) feet to zero (0) feet. Ordinance Number 2805 is the current ordinance of record.

The Site Development Concept Plan for Chesterfield Blue Valley was approved by the City Council on May 7, 2012; the Concept Plan was amended in 2014 to reflect the most up-to-date lot configurations. The original Record Plat for Chesterfield Blue Valley was approved by the City Council in July of 2012; at that time, five (5) overall lots were created. Since then, Lots 1, 2, 4 and 5 have been subdivided.

Furthermore, the applicant has submitted a Boundary Adjustment Plat to readjust the boundaries between the subject site (Lot 1H) and the lot to the south (Lot 1G). This plat was approved by the City Council on April 22<sup>nd</sup>, 2015.

**Land Use and Zoning of Surrounding Properties**

Direction	Land Use	Zoning
North	Chesterfield Blue Valley (SLPO)	"PC" Planned Commercial District
South	Chesterfield Blue Valley (Vacant)	"C8" Planned Commercial District
East	I-64/Hwy 40	n/a
West	Chesterfield Blue Valley (Vacant)	"PC" Planned Commercial District



**Figure 1 – Aerial**

### **Comprehensive Plan Analysis**

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Mixed Use (Retail/Office/Warehouse) Land Use designation, which is defined as a mixture of office, office /warehouse distribution and retail development. This subject site is not located in any sub-area identified by the Comprehensive Plan.

Furthermore, the Comprehensive Plan lists Commercial Development Policies which include items listed below as they apply to this development:

- **3.1.1 Quality of Design** – Overall design standards should be provided for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.
  - *This policy is met by this proposed development. Please see Access and Site Circulation, Parking, Landscaping and Open Space, and Architectural Elevations sections starting on Page 4. These sections discuss each of these items in detail, as they apply to this project.*
- **3.4 Signage Considerations** – Signage along the I-64/US 40 Corridor and State Highways should be evaluated in terms of height, size and location while recognizing individual uses' need for identity and visibility.
  - *There was an overall Sign Package approved for the Chesterfield Blue Valley development which took this policy into consideration. The signage for this tenant is permitted per the approved Sign Package and is detailed under the Signage section of this report, on Page 8.*



**Figure 2 – Comprehensive Land Use Plan**

**STAFF ANALYSIS**

**Zoning**

The subject site is zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2805. This ordinance allows for a total building floor area not to exceed 1,400,000 square feet for the entire Chesterfield Blue Valley development and thus far the existing 394,994 square foot Outlet Mall is the only built structure in this development. Plans for a Burlington store as well as a Gas Mart gas station with a convenience store were approved by the Planning Commission in 2014. In March 2015, a 78,000 square foot addition to the St. Louis Premium Outlets was approved by the Planning Commission as well. The construction for the Burlington store is under way and the Improvement Plans for Gas Mart were recently approved. The grading for the Gas Mart site has begun, but they have not obtained the required building permits at this time. In addition to the projects mentioned above and Gander Mountain, there is an additional Section Plan for the Chesterfield Blue Valley development submitted for review, Cavender’s. The Section Plan for Cavender’s will be presented to the Planning Commission on May 11<sup>th</sup>, 2015 as well.

The table below shows a break-down of the approved and proposed buildings in Chesterfield Blue Valley:

<b>Chesterfield Blue Valley Projects</b>			
<b>Lot Number</b>	<b>Tenant</b>	<b>Total Square Feet</b>	<b>Project Status</b>
Lot 1A	Gas Mart	7,812	Improvement Plans approved
Lot 1C	Cavender's Boot City	19,250	Section Plan under review
Lot 1H	Gander Mountain	60,000	Section Plan under review
Lot 2	St. Louis Premium Outlets (Phase I)	394,994	Opened in August 2013
Lot 2	St. Louis Premium Outlets (Phase II)	78,297	Section Plan approved March 2015
Lot 5D-2	Burlington	54,980	Under construction
<b>Total Building Area (approved/under review)</b>		<b>615,333</b>	
<b>Total Building Area Permitted Per Ordinance</b>		<b>1,400,000</b>	
<b>Remaining allowable Building Area</b>		<b>784,667</b>	

**Access and Site Circulation**

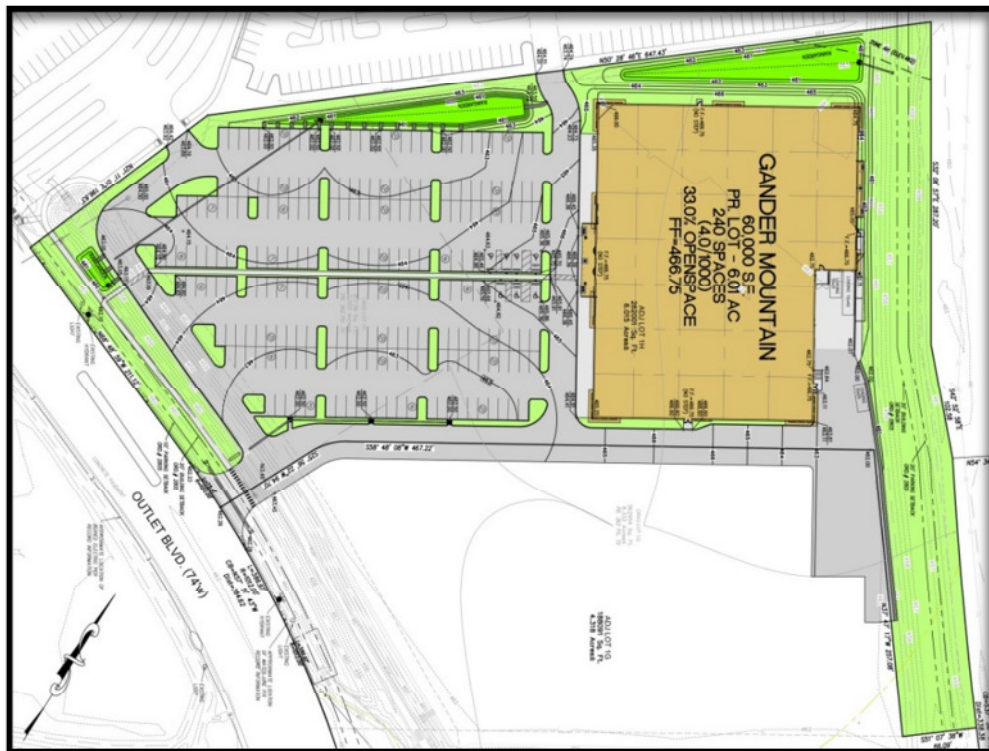
The proposal includes one main access point off of Outlet Boulevard which will serve as a shared access drive for Lot 1G and Lot 1H. This shared access drive will serve the parking area in front of the building and the loading area on the rear of the building. Additionally, the site can also be accessed via two shared access points from the St. Louis Premium Outlets (Lot 2) site. These shared access points were previously approved with the Section Plan of Lot 2. The site will not have direct access to Chesterfield Airport Road. There is a reservation area for future roadway along the southeastern property line; however, there are no plans to construct this roadway at this time and the applicant has kept all improvements outside of this reservation area.

Additionally, the developer has proposed a five (5) foot sidewalk along Outlet Boulevard which will tie into the existing sidewalk along the Outlet Mall frontage. This sidewalk will ultimately be tied into the property to the south to provide a continuous sidewalk throughout the development. A sidewalk from Outlet Boulevard to the building will be provided as well.



### Parking

The parking area for this development will be located between the building entrance and Outlet Boulevard. As required per the City Code and after approval of a parking reduction by the Planning and Development Services Director, the number of parking spaces provided for this development is 240. The proposed building is 60,000 square feet in size, which results in a parking ratio of 4 spaces/1,000 square feet. Staff has determined that this ratio is adequate to meet the parking demand for this user.



**Figure 3 – Colored Site Plan for Gander Mountain**

### Landscaping and Open Space

The request includes landscaping required by the City of Chesterfield Tree Preservation and Landscape Requirements. This section of City Code requires street trees/landscape buffer be provided along public rights-of-way; however, there is a drainage swale along Chesterfield Airport Road, which is below the 100 year high-water mark and therefore no structures or plantings are allowed within this swale. Accordingly, the applicant is providing the required street trees/landscape buffer outside of the swale along Chesterfield Airport Road. Additionally, the applicant has included a variety of trees along Outlet Boulevard and throughout the parking area as required by City Code and to provide a variety of colors and textures. The proposal also includes trees and shrubs along the north and south side of the building to provide articulation along these elevations. And since the ARB meeting, the proposal now includes plantings along the front elevation as well. Please see the Architectural Elevations section of this report for more information on these plantings.

There are two rain gardens along the northern property line between the subject site and the St. Louis Premium Outlets, as well as a smaller rain garden along Outlet Boulevard. These rain gardens will be designed to MSD standards and will help capture storm water runoff from the site.

Furthermore, the planned district ordinance for the Chesterfield Blue Valley development requires a minimum of 30% open space for the development. However, the site as proposed provides 33% open space; this does not include the area reserved for a future roadway near the southeastern property line. If this area were included, the open space would total 35.47%.

### Lighting

Lighting is planned in association with this development consisting of a mixture of parking area lighting made up of standard pole lights, and 2 types of building-mounted accent lighting. These fixtures are the exact same fixtures approved for the Burlington store in Chesterfield Blue Valley last year.

The Photometric Plan proposes several light standards in the parking lot and along the shared access drive. The parking area fixtures will be mounted at 20 feet and are fully shielded, full cut off metal halide fixtures which will be an exact match to those approved for Burlington and the street lights in the development. The building will include 9 of these same metal halide fixtures mounted to the walls. These wall fixtures serve as utilitarian lighting and are proposed to provide additional lighting around the building and loading dock area for safety.

The second wall-mounted light, WP2, is an architectural accent light planned all around the building. Again, this fixture matches existing fixtures in use within the Premium Outlets to the north and the Burlington store. A detail of this light is provided in Figure 3 to the right. According to the detail sheets provided on this light, the top and bottom of the fixture is shielded; however, some light will extend outward. The fixture is a total of 15 inches in height and there are 22 of the WP2 fixtures proposed on the building.



**Figure 4: WP2 Light**

Details on planned site lighting are included for the Planning Commission's review and comment. While all site lighting is included for review, accent lighting is ultimately required to be approved by the Planning Commission as directed by the City Code Lighting Standards. All proposed lighting fully complies with City Code requirements.

### Architectural Elevations

The applicant is proposing a single story building that is approximately 24.5 feet in height with timber canopy systems on both the front and rear façades reaching up to 46.4 feet in height. The building design also includes brick and textured concrete piers on the corners of the building, which will be 29.5 feet tall. This proposed building height is similar to the adjacent St. Louis Premium Outlets. The tallest tower at the St. Louis Premium Outlet mall is 60 foot tall.

The building design features elevations that are articulated with textured coated concrete wall panels, brick, and stone. The front and rear elevations will feature a timber canopy system with a standing seam metal roof as well as standing seam metal awnings on each side of the system. Tapered stone piers will ground these timber systems which will have half-log siding walls behind them. The front elevation includes large aluminum curtain-walls. The proposal also includes a 2.66 foot high brick band along the bottom of the building which will wrap around all four sides. And finally, the building corners will include taller brick piers which are topped off with textured concrete walls and EFIS cornices.

The dumpster/compactor is located within the loading dock area, which will be screened by a textured concrete wall with brick veneer with an EFIS cornice to match the building. Parapet walls will fully screen the roof-top equipment.

Ordinance 2805 states “The developer shall submit an overall design package for the development, including, but not limited to architectural elevations, colored renderings and building materials”. This overall design package was approved by the Planning Commission on February 25<sup>th</sup>, 2013. The architectural standards for the development, as approved, are as follows:

**General**

*CBV, LLC envisions a project design based on the character, principles and theme of the Prairie Style of architecture which contains horizontal lines, flat or hipped roofs with broad overhanging eaves, and window groups in horizontal banks as the principle means of architectural expression. The goal is for a coordinated, upscale design theme present in every architectural and landscape feature including built form, lighting, exterior furniture and landscaping. The historic Brasher House, if reused, would be an exception. It is not the intent of these standards to limit or diminish use of “corporate trade dress” on store fronts.*

**Material Palette**

*Brick and stone veneer, exterior insulation plaster system (EIFS), smooth face architectural metal, exposed steel structure, painted concrete wall panels with sand texture finish, open metal trellises, glass and aluminum store fronts and curtain walls, canvas and metal awnings, and appropriate cornices and overhangs will be acceptable.*

**Color Palette**

*Earth tones accompanied by complimentary accent colors for view corridors and arrival points will be the standard.*

The proposed material colors include lighter earth tones with darker accent colors, similar to the St. Louis Premium Outlet Mall and as approved in the design package for the Chesterfield Blue Valley development. The textured concrete walls will have a khaki finish with a pine green accent band along the top of the walls. This green will match the color of the standing seam metal awnings and roof of the timber canopy system, which is associated with the Gander Mountain brand. The EFIS cornices will be painted a darker tan to complement the khaki wall color. Two shades of brick and stone columns at the entrance and rear of the building help create articulation and interest in the architecture of the building, which will be enhanced further with the use of landscaping.

The project was reviewed by the Architectural Review Board (ARB) on April 9<sup>th</sup>, 2015. A motion to forward the submittal to the Planning Commission with a recommendation for approval with the conditions listed below was passed by a vote of 4-0.

1. *Add landscaping along the front elevation, between the brick columns and building entrance. These can be planting beds or planters.*

In response to this recommendation, the applicant has provided 4, 18 feet long, planter boxes in front of the building which will include shrubs ranging from 3 to 6 feet in height. This change has been reflected on the Site Development Section Plan and Landscape Plan.

2. *Clearly show all the reveals on the building.*

The applicant has provided updated elevations showing the reveals in the building. There is a 1.5 inch chamfered reveal above and below the green band on the building, with additional reveals where the concrete panels meet.

3. *Ensure the rooftop equipment is completely screened by the parapet wall and provide Staff with sight-line studies from all property lines.*

A sight-line study was submitted and has been included in the Planning Commission's packet. All the roof-top equipment will be screened by the proposed parapet walls.



**Figure 5 – Building Rendering**

**Signage**

Planning Commission approved a Sign Package for the overall Chesterfield Blue Valley development on February 25<sup>th</sup>, 2013. For lots with one frontage, one additional freestanding monument sign is allowed per the Sign Package. However, monument signs are not allowed to front on the I-64 right-of-way and no more than one monument sign is allowed per street frontage. Due to these restrictions, the applicant is proposing one sign at the entrance of Outlet Boulevard. This sign shall be landscaped as required by the Sign Package, as well as City Code requirements. The size and design of the sign will be reviewed against the Sign Package prior to construction and if compliant will be approved by Staff.

Furthermore, the approved Sign Package allows for attached wall signs on any 2 walls of a building that are exterior. In addition, for a business being the sole occupant of a building located on a corner lot or a lot with double frontage are permitted signage on 3 exterior walls. As this lot has double frontage, Gander Mountain would be permitted signs on 3 exterior walls. Sign permits for any attached wall signs shall be reviewed and approved by Staff in accordance to the approved Sign Package and any applicable City Codes. This review will include size, design, lighting and location.

**STAFF RECOMMENDATION**

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, the Site Development Concept Plan, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of Chesterfield Blue Valley, Lot 1H (Gander Mountain).



**MOTION**

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

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Blue Valley, Lot 1H (Gander Mountain).
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Blue Valley, Lot 1H (Gander Mountain), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments:    Site Development Section Plan  
                         Landscape Plan  
                         Lighting Plan  
                         Lighting Cut-sheets  
                         Architect's Statement of Design  
                         Architectural Elevations  
                         Architectural Rendering  
                         Sight-line Study

CC:                    Aimee Nassif, Planning and Development Services Director

# SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING ALL OF LOT 1H AND PART OF LOT 1G OF THE RESUBDIVISION OF LOT 1 OF CHESTERFIELD BLUE VALLEY PLAT ONE, A SUBDIVISION ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK 362, PAGES 72 AND 73 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## ABBREVIATIONS

W	- WATER	DB	- DEED BOOK
E	- ELECTRIC	PB	- PLAT BOOK
OE	- OVERHEAD ELECTRIC	PG	- PAGE
UE	- UNDERGROUND ELECTRIC	(_W)	- RIGHT-OF-WAY WIDTH
G	- GAS	(_R)	- RECORD INFORMATION
T	- TELEPHONE	FT	- FEET
TBR	- TO BE REMOVED	N/F	- NOW OR FORMERLY
TBR & R	- TO BE REMOVED AND REPLACED	FND	- FOUND
UIP	- USE IN PLACE	SQ	- SQUARE
ATG	- ADJUST TO GRADE	CO	- CLEANOUT
BC	- BACK OF CURB	MH	- MANHOLE
FC	- FACE OF CURB	AI	- AREA INLET
TW	- TOP OF WALL	CI	- CURB INLET
BW	- BOTTOM OF WALL	GI	- GRATE INLET
PVMT	- PAVEMENT	YD	- YARD DRAIN
ASPH	- ASPHALT	PVC	- POLYVINYL CHLORIDE PIPE
CONC	- CONCRETE	RCP	- REINFORCED CONCRETE PIPE
GRND	- GROUND	CMP	- CORRUGATED METAL PIPE
FG	- FINISHED GRADE	VCP	- CLAY PIPE
FF	- FINISHED FLOOR	FL	- FLOWLINE
LL	- LOWER LEVEL	TS	- TAILSTAKE
TT	- TOP OF TURF	ELEV, EL	- ELEVATION
TC	- TOP OF CURB	PROP, PR	- PROPOSED
SG	- SUBGRADE	EXIST, EX	- EXISTING
MG	- METHANE GAS	TYP	- TYPICAL
		BMP	- BEST MANAGEMENT PRACTICES
		SWPPP	- STORMWATER POLLUTION PREVENTION PLAN

## SHEET INDEX

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

## PROPERTY DESCRIPTION

ADJUSTED LOT 1H  
A tract of land being all of Lot 1H and part of Lot 1G of the Resubdivision of Lot 1 of Chesterfield Blue Valley Plat One, a subdivision according to the plat there of as recorded in Plat Book 362, Pages 72 and 73 of the St. Louis County Records, located in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northwestern corner of above said Lot 1H, said point also being the southeastern corner of Lot 2A of Lot Split Plat of Lot 2 of Chesterfield Blue Valley Plat One as recorded in Plat Book 362, Pages 357 of above said records, said point also being located on the northern right-of-way line of Outlet Boulevard, 74 feet wide, thence along the common lines between said Lot 2 and above said Lots 1H and 1G, North 21 degrees 11 minutes 01 seconds East, 196.83 feet and North 50 degrees 28 minutes 46 seconds East, 647.43 feet to the southwestern right-of-way of Interstate Route 64, (Highway 40 TR), variable width, thence along said right-of-way line the following courses and distances: South 32 degrees 06 minutes 57 seconds East, 287.20 feet; South 42 degrees 52 minutes 59 seconds East, 102.58 feet to the beginning of a curve to the left with a radius that bears North 54 degrees 34 minutes 34 seconds East, 4,016.54 feet and along said curve with an arc length of 241.77 feet and a chord which bears South 37 degrees 08 minutes 54 seconds East, 241.74 feet; thence departing said right-of-way line the following courses and distances: South 51 degrees 07 minutes 38 seconds West, 66.09 feet, North 37 degrees 47 minutes 17 seconds West, 257.08 feet, South 58 degrees 48 minutes 08 seconds West, 467.22 feet to point of curvature to the left having a radius of 60.00 feet, and along said curve with an arc length of 34.41 feet to a point of tangency, said point also being located on the common line between said Lots 1H and 1G; thence along said common line, South 25 degrees 58 minutes 22 seconds West, 94.70 feet to the northern right-of-way line of above said Outlet Boulevard, said point also being located on a curve to the left having a radius of 1012.00 feet, thence along said right-of-way and said curve with an arc length of 75.41 feet and a chord which bears North 66 degrees 40 minutes 53 seconds West, 75.40 feet to a point of tangency, and North 68 degrees 48 minutes 59 seconds West, 211.12 feet to the Point of Beginning and containing 262,001 square feet or 6.015 acres more or less.

AS INDIVIDUAL LOTS DEVELOP, WATER QUALITY AND VOLUME REDUCTION SHALL BE PROVIDED PER MSD REGULATIONS IN PLACE AT TIME OF DEVELOPMENT.

## DISCLAIMER:

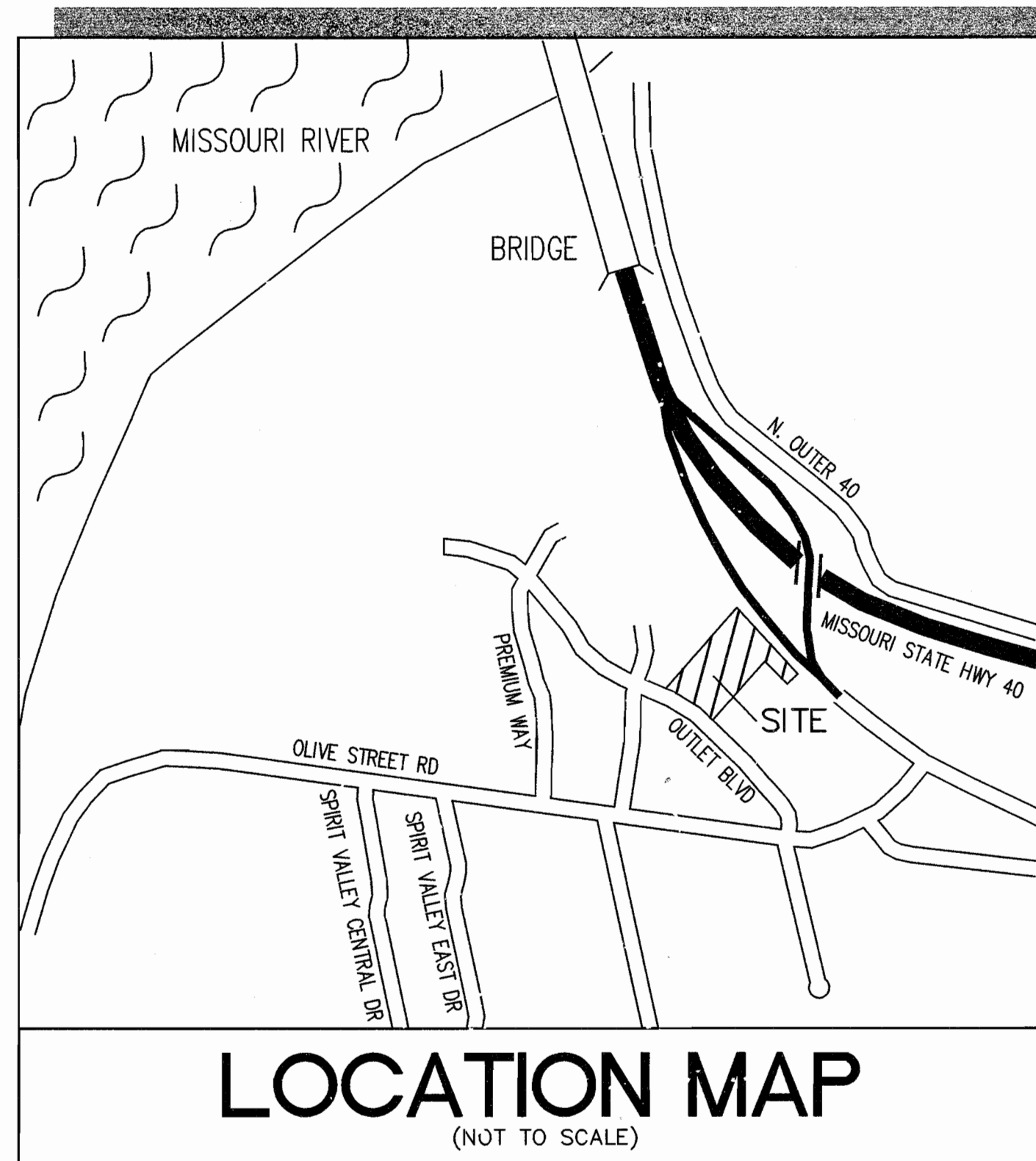
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

## UTILITY NOTE:

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

**PREPARED FOR:**  
GANDER MOUNTAIN  
180 EAST 5TH STREET, SUITE 1300  
ST. PAUL, MN 55101  
ATTN: DERRICK MATTER  
PHONE: (651) 325-4300  
DERRICK.MATTER@GANDERMOUNTAIN.COM

**LAND OWNER:**  
CHESTERFIELD BLUE VALLEY, L.L.C.  
7711 BONHOMME AVE., SUITE 901  
CLAYTON, MO 63105  
ATTN: DEAN WOLFE  
PHONE: 314-862-8120  
DEAN@WOLFEPROPERTIESLLC.COM



## PARKING:

REQUIRED:  
RETAIL: 60,000 GSF  
MIN: 4.0/1,000 GFA 4.0/1000 x 60,000 = 240 SPACES  
MAX: 120% OF MIN. MIN. x 1.20 = 288 SPACES  
TOTAL REQUIRED:  
MIN: 240 SPACES  
MAX: 288 SPACES  
TOTAL PROVIDED:  
240 SPACES (INCLUDES 7 H.C. SPACES)  
LOADING SPACES:  
REQUIRED: 2 - 10'x25' AND 1 - 10'x40'  
PROVIDED: 2 - 10'x25' AND 1 - 10'x40'

## GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- F.A.R. = 0.23 (60,000/262,001)
- BUILDING HEIGHT = 46'-6"
- GRADING AND STORM WATER PER M.S.D., THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- WATER QUALITY FOR THE SITE WILL BE PROVIDED THROUGH A COMBINATION OF BIORETENTION AND POROUS PAVEMENT TO BE DESIGNED WITH THE IMPROVEMENT PLANS.
- HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED BY THE EXTERIOR PARAPET WALLS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

## PERTINENT DATA

EX. LOT AREA: 6.01 AC.  
EXISTING ZONING: "PC" PLANNED COMMERCIAL ORDINANCE NO. 2805  
LOCATOR NO: 17W540122 AND 17W540133  
OWNER: CHESTERFIELD BLUE VALLEY, LLC.  
CONTRACT PURCHASER: GANDER MOUNTAIN  
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT: ROCKWOOD  
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.  
WATER MAP: MISSOURI RIVER  
FEMA SHED: 29189C0145K, FEBRUARY 4, 2015

## OPENSOURCE:

REQUIRED: 30% PER ORDINANCE 2805  
PROVIDED: 86,509 S.F./262,001 S.F. = 33.0%  
TOTAL LOT AREA = 262,001 S.F. = 6.01 AC.  
BUILDING = 60,000 S.F.  
PAVEMENT = 109,165 S.F.  
SIDEWALK = 7,446 S.F.  
FUTURE R.O.W. = 6,327 S.F.  
GRASS = 79,063 S.F.  
OPENSOURCE = 79,063 S.F. + 7,446 S.F. = 86,509 S.F.

## FLOOD NOTE:

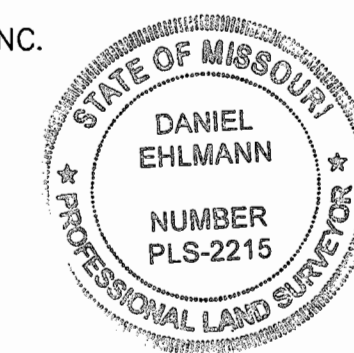
SUBJECT PROPERTY LIES WITHIN A PORTION OF FLOOD ZONE "AH" (SPECIAL FLOOD HAZARD AREAS UNINUNATED BY 100-YEAR FLOOD; FLOOD DEPTHS OF 1-3 FEET, USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE X SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS PER MAP NUMBER 29189C0145 K WITH AN EFFECTIVE MAP DATE OF FEBRUARY 4, 2015.

## SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

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

Daniel Ehlmann, Missouri L.S. No. 2215



the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. "PC" - Planned Commercial of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature):

(Print Name):

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015, before me personally appeared \_\_\_\_\_, to me known, who, being by me sworn in, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

Notary Public:

Print Name:

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Aimee Nassif, AICP  
Planning and Development Services Director  
City of Chesterfield, Missouri

Vickie Hass, City Clerk  
City of Chesterfield, Missouri

PREPARED BY:

257 Chesterfield Business Parkway  
St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

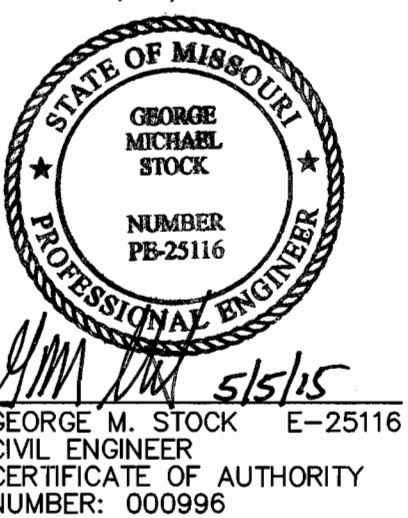
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

SITE DEVELOPMENT SECTION PLANS FOR:

GANDER MOUNTAIN, LOT 1H  
CHESTERFIELD BLUE VALLEY

18491 OUTLET BLVD  
CHESTERFIELD  
MISSOURI

DATE: 04/27/15



REVISIONS:	DATE	DESCRIPTION
1	Per City Comments	03/13/15
2	Per City Comments	04/03/15
3	Per City Comments	04/20/15
4	Per City Comments	04/27/15

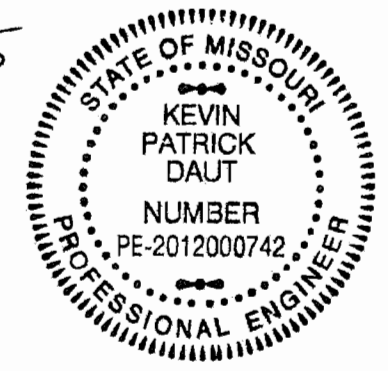
## GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing and the undersigned engineer have not prepared the plan on this sheet. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that in his opinion the grading and improvements relative to slope construction as shown on the plans, as well as the foundations, are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the development, titled Geotechnical Exploration-MT Job No. 13819 - Gander Mountain - Chesterfield, Missouri and dated February 24, 2015.

Midwest Testing and the undersigned assume no responsibility for services by other, pursuant to RSMO 327.411.

Construction means and methods for implementation of the grading plan shall be left to the developer/contractor. Observations of the developer/contractor's compliance with the applicable specifications shall be identified and verified in writing.

MIDWEST TESTING  
4-21-15  
Kevin P. Daut, P.E.  
Missouri PE No. PE-2012000742



TITLE SHEET

SHEET NO.:

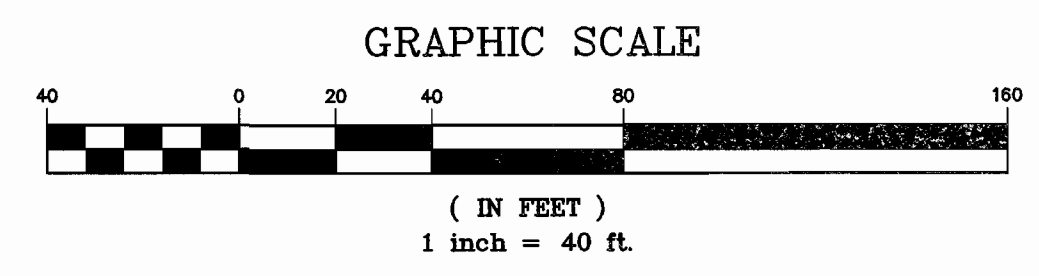
SDSP-1







CHESTERFIELD AIRPORT RD.



**GANDER MOUNTAIN**  
 60,000 S.F.  
 PR. LOT - 6.01 AC  
 240 SPACES  
 (4.0/1000)  
 33.0% OPENSOURCE  
 FF=466.75

ADJ LOT 1H  
 262001 Sq. Ft.  
 6.015 Acres±

ADJ LOT 1G  
 188091 Sq. Ft.  
 4.318 Acres±

PREPARED BY:

**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.

SITE DEVELOPMENT SECTION PLANS FOR:

**GANDER MOUNTAIN, LOT 1H  
 CHESTERFIELD BLUE VALLEY**

18491 OUTLET BLVD  
 CHESTERFIELD  
 MISSOURI

DATE: 04/27/15



REVISIONS:  
 1 Per City Comments 03/13/15  
 2 Per City Comments 04/03/15  
 3 Per City Comments 04/20/15  
 4 Per City Comments 04/27/15

DRAWN BY: E.J.F. CHECKED BY: G.M.S.  
 DATE: 02/18/15 JOB NO.: 215-5505  
 S.D.P. # - BASE MAP # 17W2  
 S.L.C. MAT # - MAT SUFF. # -  
 MODAR # -

SHEET TITLE:  
**PHOTOMETRIC PLAN**

SHEET NO.:  
**SDSP-3**

POLE FIXTURE MOUNTING HEIGHT INCLUDES 2.5' BASE  
 LIGHT LEVEL CALCULATED ON THE GROUND

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOADING DOCK	Illuminance	Fc	3.03	7.8	0.1	30.30	78.00
PARKING LOT	Illuminance	Fc	1.72	6.9	0.5	3.44	13.80
ROADWAY	Illuminance	Fc	1.54	5.2	0.2	7.70	26.00
SPILL LIGHT	Illuminance	Fc	0.18	5.0	0.0	N.A.	N.A.

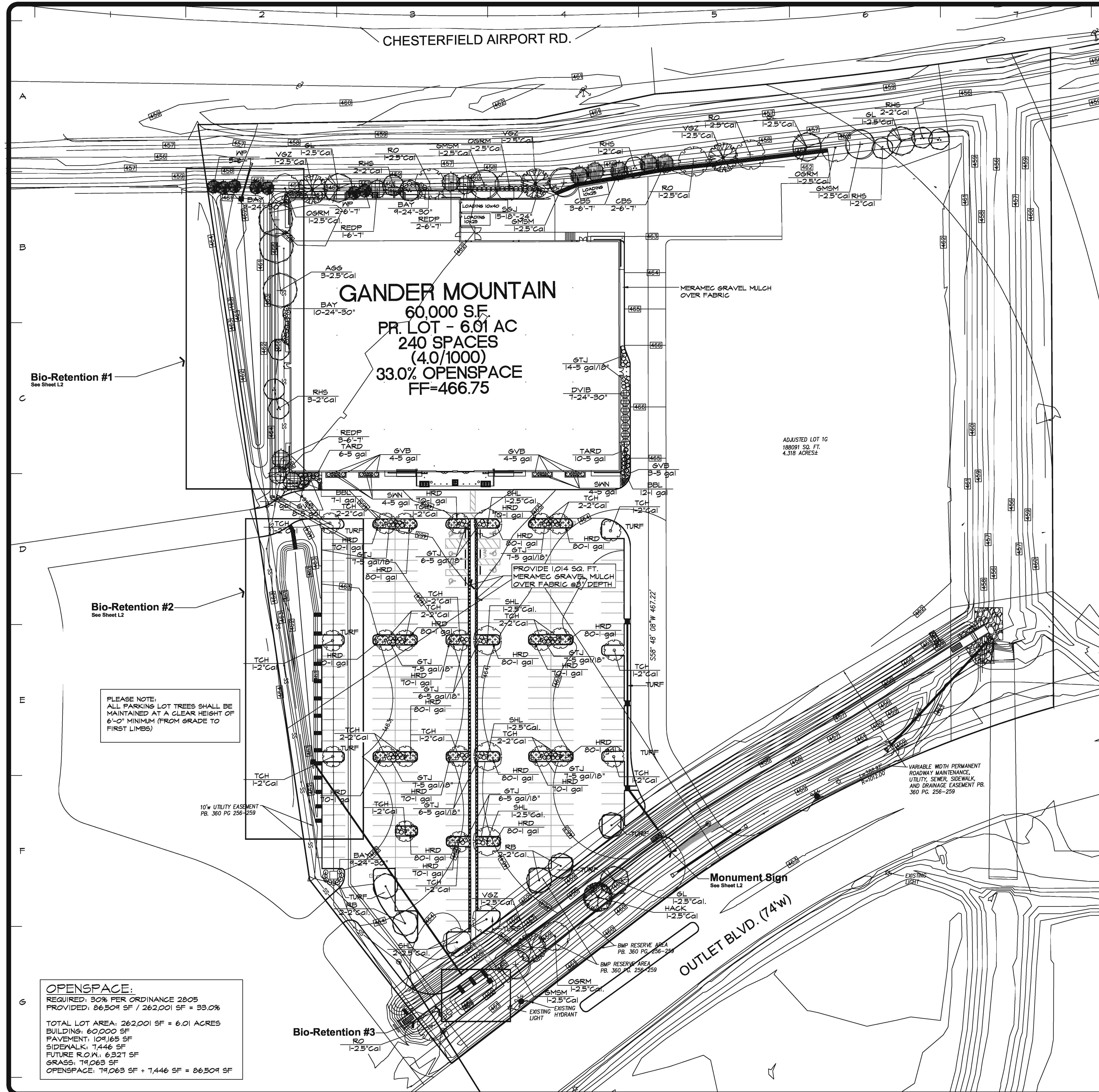
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
—	13	F1	SINGLE	19000	1.000	GSM-AM-200-MP-MT-AS-FG
—	3	F2	SINGLE	18100	1.000	GSM-AM-200-MP-MT-3S-FG-HS
—	9	WP1	SINGLE	18100	1.000	GSM-AM-200-MP-MT-3S-FG-HS WALL MOUNT
—	20	WP2	SINGLE	9000	0.650	TLI-Falco-HID-MH-100W

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

PHOTOMETRICS PROVIDED BY OTHERS



CHESTERFIELD AIRPORT RD.



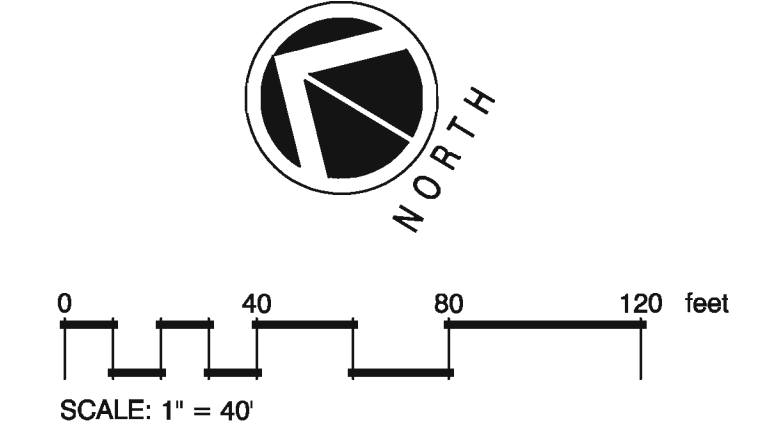
**GANDER MOUNTAIN**  
 60,000 S.F.  
 PR. LOT - 6.01 AC  
 240 SPACES  
 (4.0/1000)  
 33.0% OPENSF  
 FF=466.75

PLEASE NOTE:  
 ALL PARKING LOT TREES SHALL BE  
 MAINTAINED AT A CLEAR HEIGHT OF  
 6'-0" MINIMUM (FROM GRADE TO  
 FIRST LIMBS)

**OPENSF:**  
 REQUIRED: 80% PER ORDINANCE 2805  
 PROVIDED: 86,504 SF / 262,001 SF = 33.0%  
 TOTAL LOT AREA: 262,001 SF = 6.01 ACRES  
 BUILDING: 60,000 SF  
 PAVEMENT: 104,165 SF  
 SIDEWALK: 1,446 SF  
 FUTURE R.O.W.: 6,321 SF  
 GRASS: 14,069 SF  
 OPENSF: 14,069 SF + 1,446 SF = 86,504 SF

**NOTES:**

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RIITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- It shall be the landscape contractor's responsibility to:
  - Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be sodded with a high quality Turf-Type fescue. Lawn areas shall be conditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- Siltation controls may be required to prevent run-off. Strain bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- The minimum setback is 30'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2512 of the City of Chesterfield Zoning Ordinance:
  - There shall be a minimum landscape width of nine (9) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
  - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
  - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without ground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old; and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- Upon release of the landscape installation bond, a two (2) year Landscape Maintenance Bond shall be required.
- All landscape areas and islands shall be provided with a mechanical, automatic in-ground irrigation system. See irrigation plan and coordinate installation with landscape contractor and general contractor. Petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- All planting beds to be edged with spade-cut edge unless otherwise directed. Landscape contractor to provide an alternate quote for formal edging aluminum edging aluminum edging.
- Adjust tree locations for light standards, fire hydrants, sewers, underground utilities, etc.
- No trees or other obstructions shall be located within six feet of fire hydrants.



**TREE MIX:**  
 38-FAST GROWING (52%) / 35-SLOW-MEDIUM GROWING (48%)  
 31-CANOPY TREES (42%) / 25-FLOWERING TREES (34%) /  
 17-EVERGREEN TREES (24%)  
 ALL TREES 2.5" CALIPER or 6' HGT. MINIMUM

MSD BASE #17M2

**STREET TREES:** 1 per 50 LF FRONTAGE  
 • 286.55 LF FRONTAGE @ OUTLET BLVD., REQUIRING 6 TREES @ 2.5" CALIPER, 6 TREES PROVIDED  
 • 728.20 LF FRONTAGE @ CHESTERFIELD AIRPORT RD., REQUIRING 15 TREES @ 2.5" CALIPER, 15 TREES PROVIDED

**OPENSF:** REQUIRED: 80% PER ORDINANCE 2805  
 PROVIDED: 86,504 SF / 262,001 SF = 33.0%

**TOTAL LOT AREA:** 262,001 SF = 6.01 ACRES  
**BUILDING:** 60,000 SF  
**PAVEMENT:** 104,165 SF  
**SIDEWALK:** 6,805 SF  
**FUTURE R.O.W.:** 6,321 SF  
**GRASS:** 14,069 SF  
**OPENSF:** 14,069 SF + 6,805 SF = 86,504 SF

REVISIONS	BY
3/15/15	RMM
4/3/15	RMM
4/20/15	RMM
4/27/15	RMM
4/28/15	RMM

**landscape TECHNOLOGIES**

67 Jacobs Creek Drive, Chesterfield, MO 63005  
 (636) 428-1220  
 FAX: (636) 428-1220  
 MO Landscape Architectural Corporation, 8202020192  
 DATE: 4-28-15

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #000004

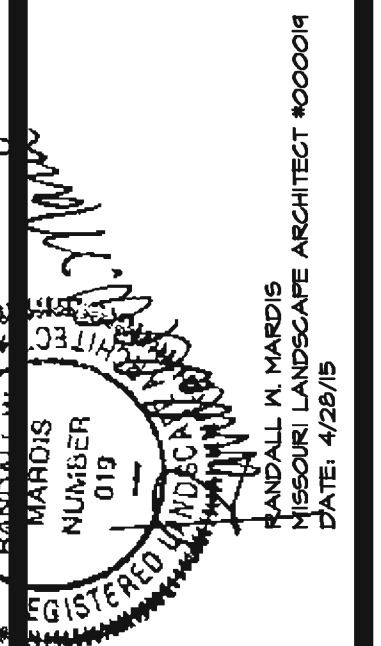
**LANDSCAPE PLAN FOR THE PROPOSED**  
**Gander Mountain**  
 LOT 1H CHESTERFIELD BLUE VALLEY  
 18491 OUTLET BLVD. CHESTERFIELD, MO

DRAWN  
 R. HARDSIS  
 CHECKED  
 RMM  
 DATE  
 2/18/15  
 SCALE  
 1"=40'-0"  
 JOB NO.  
 2015-108  
 SHEET  
**L-1**  
 OF TWO SHEETS



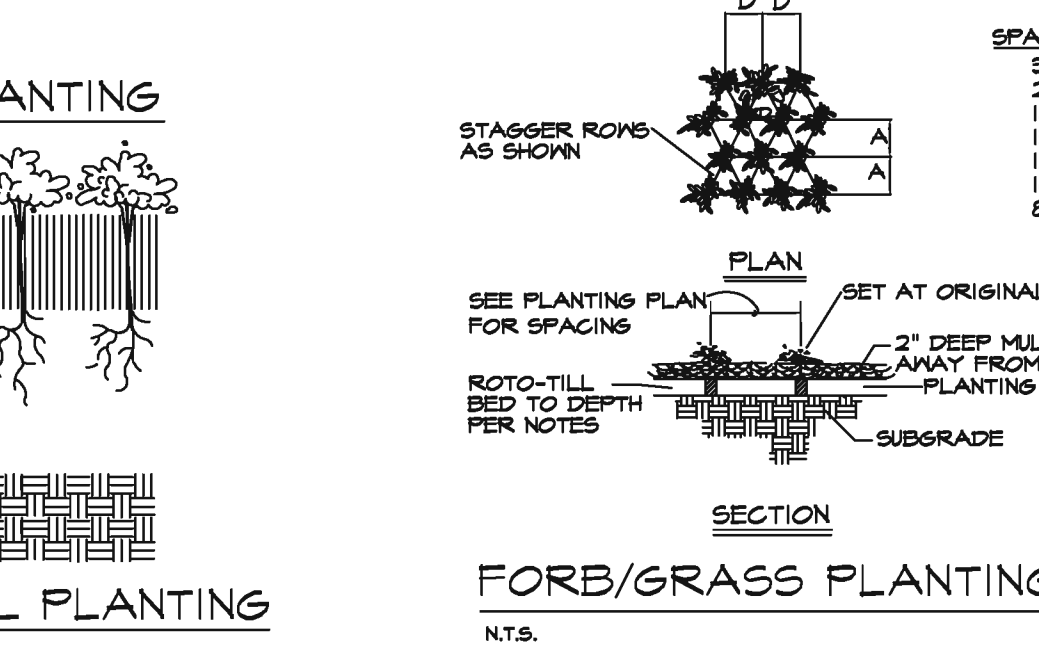
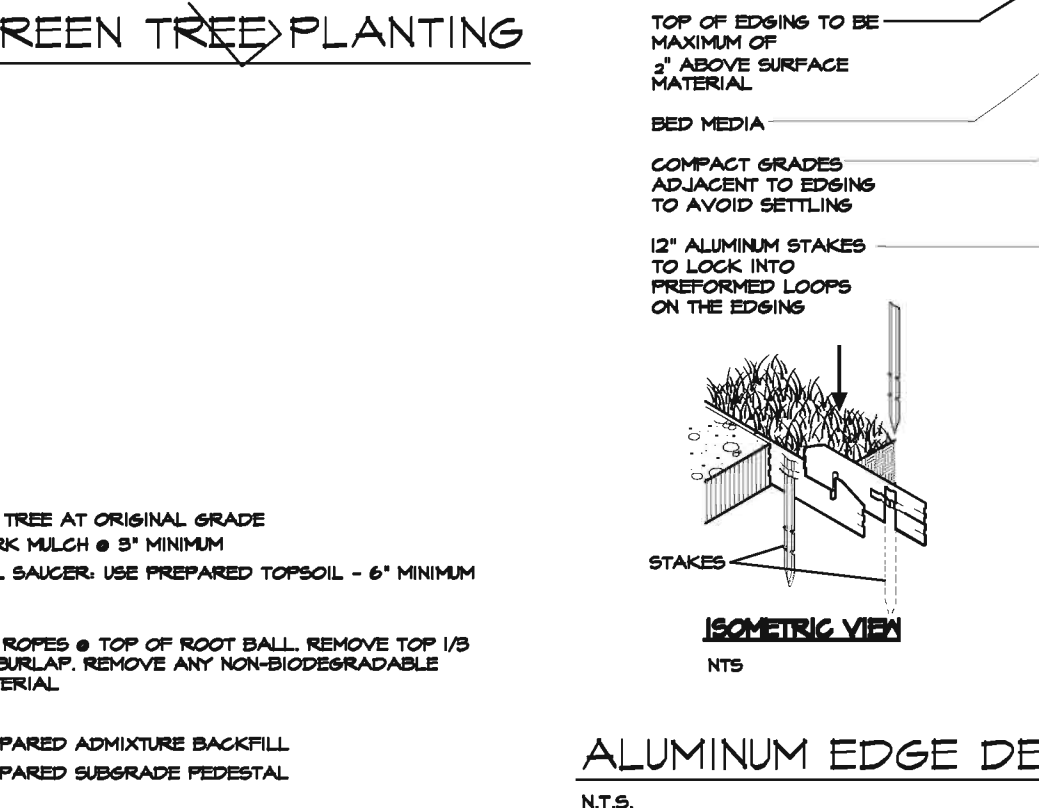
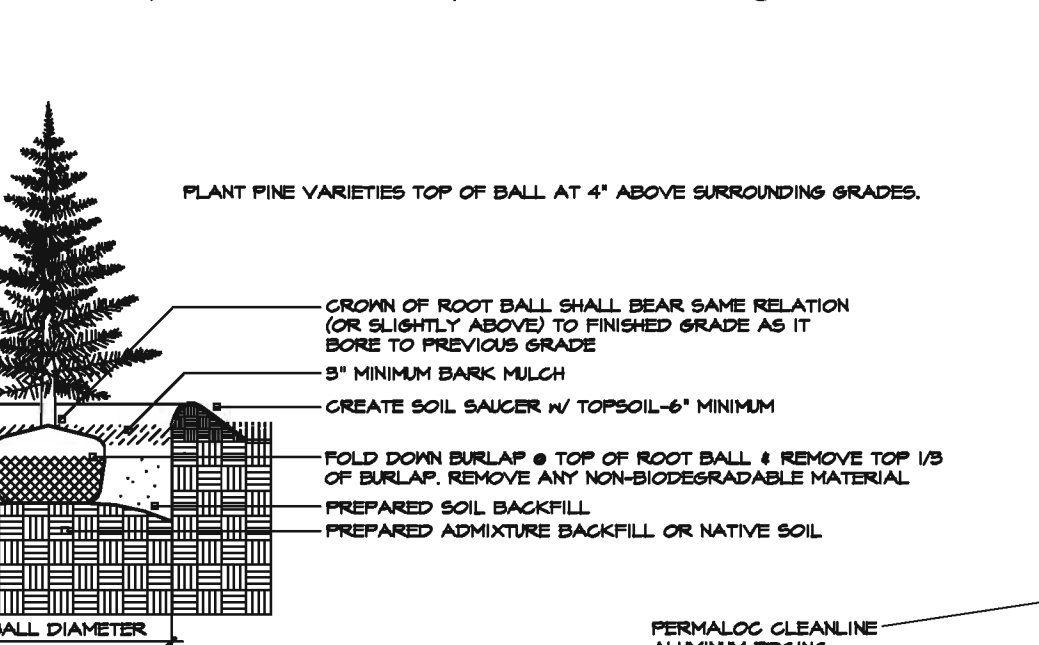
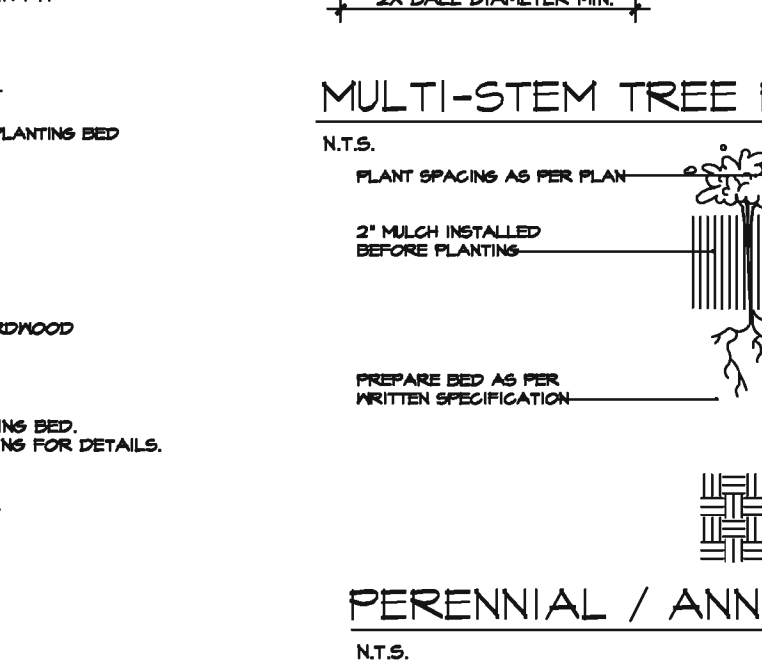
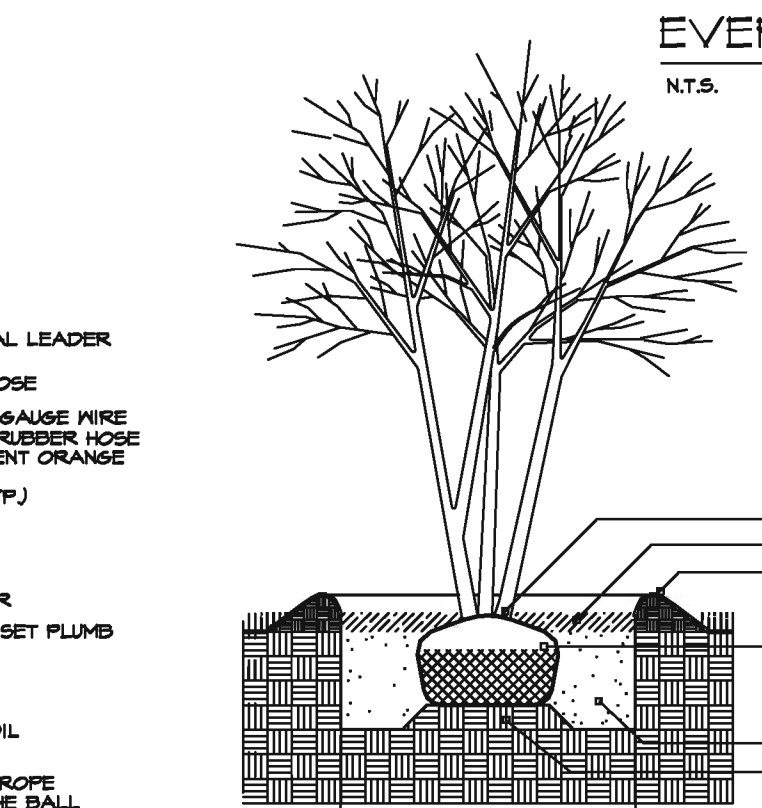
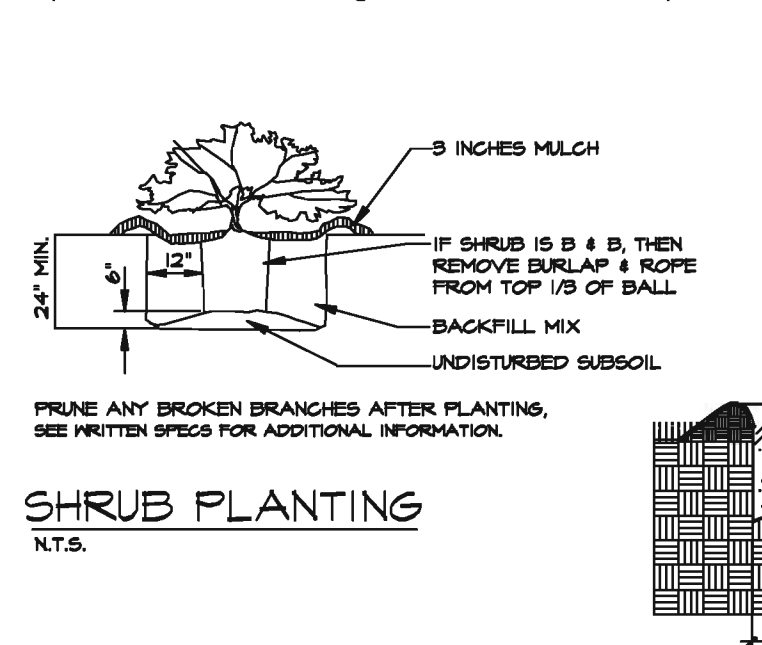
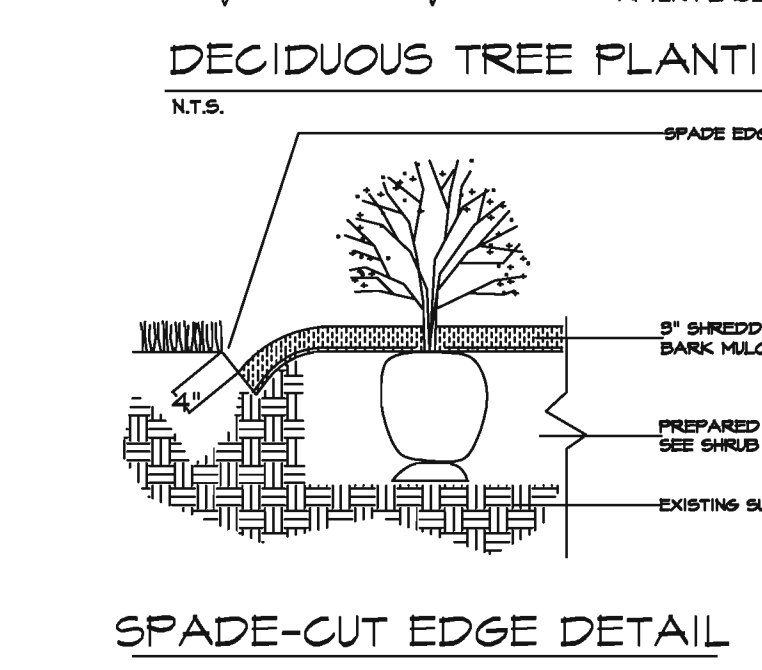
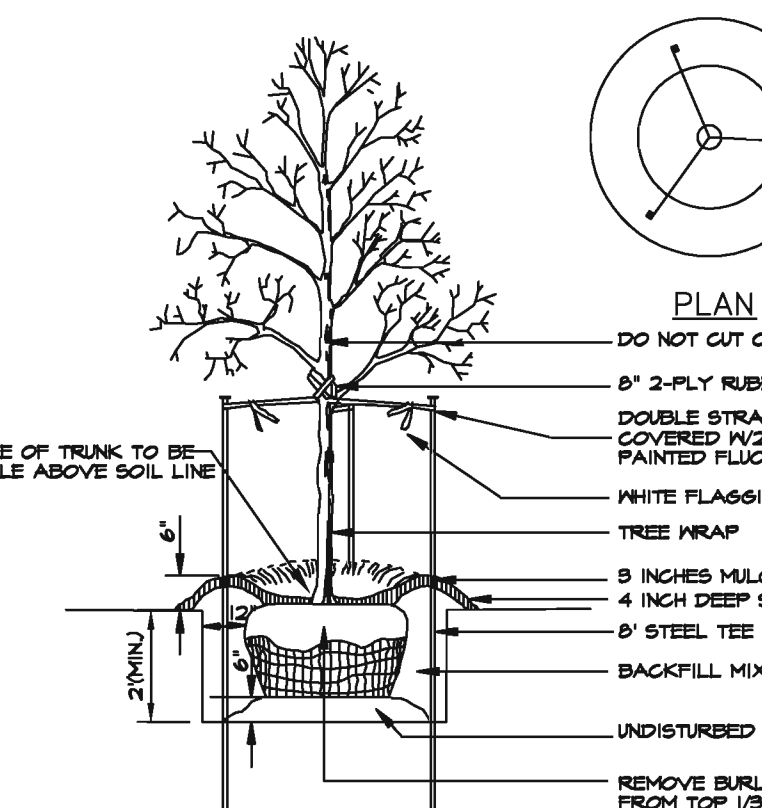
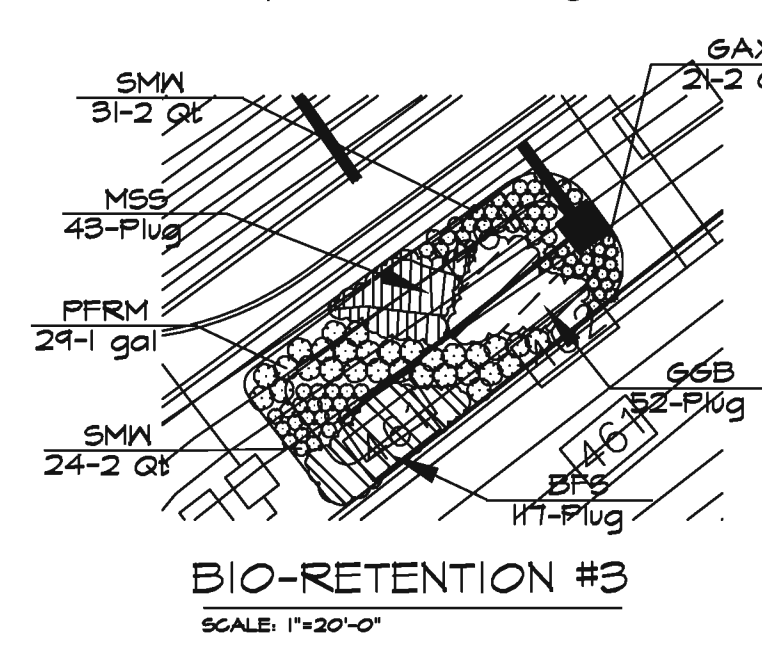
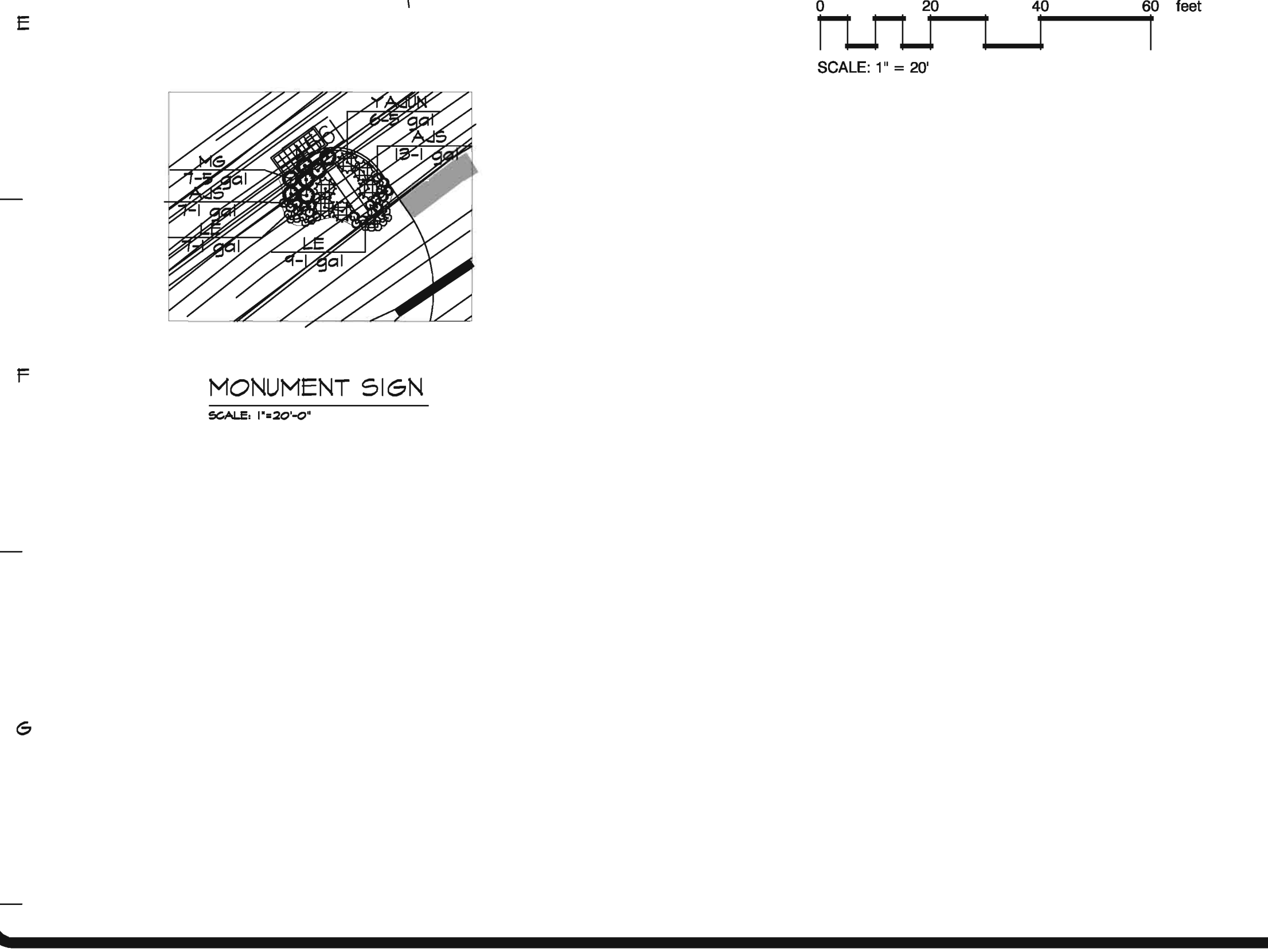
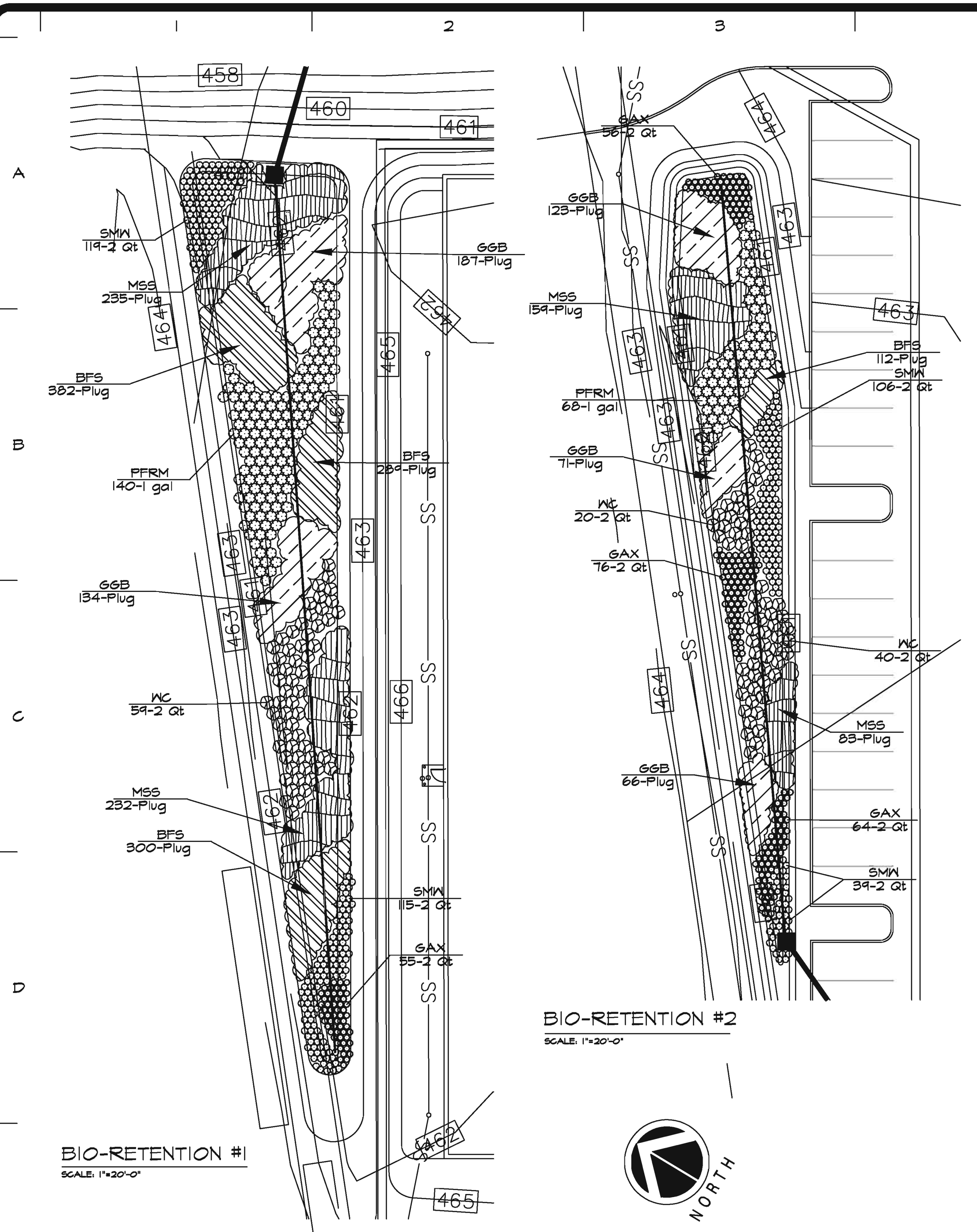
REVISIONS	BY
3/15/15	R/M
4/3/15	R/M
4/20/15	R/M
4/21/15	R/M
4/28/15	R/M

**landscape TECHNOLOGIES**  
 (833) 428-1220  
 87 Jacobs Creek Drive, Suite 104,  
 Chesterfield, MO 63005  
 No. Landscape Architectural Corporation, 8202020192



LANDSCAPE PLAN FOR THE PROPOSED  
**Gander Mountain**  
 LOT 1H CHESTERFIELD BLUE VALLEY  
 18491 OUTLET BLVD. CHESTERFIELD, MO

DRAWN  
 R. HARDIS  
 CHECKED  
 R/M  
 DATE  
 2/18/15  
 SCALE  
 1"=20'-0"  
 JOB No.  
 2015-106  
 SHEET  
**L-2**  
 OF TWO SHEETS



TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NOTES
AGS	3	Autumn Gold Ginkgo / Ginkgo biloba 'Autumn Gold' TM	2.5' Cal	
HACK	1	Common Hackberry / Celtis occidentalis	2.5' Cal	
GMSM	4	Green Mountain Sugar Maple / Acer saccharum 'Green Mountain'	2.5' Cal	
GL	4	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5' Cal	
RO	4	Red Oak / Quercus rubra	2.5' Cal	
VZ2	4	Village Green Zelkova / Zelkova serrata 'Village Green'	2.5' Cal	
OSRM	4	'October Glory' Maple / Acer rubrum 'October Glory'	2.5' Cal	
SKL	6	'Skyline' Locust / Stedisia triacanthos 'Skyline'	2.5' Cal	SEE NOTE #2 BELOW SCHEDULE
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NOTES
CBS	5	Colorado Blue Spruce / Picea pungens 'Glauca'	6'-T	
REDF	6	Red Pine / Pinus resinosa	6'-T	
WP	7	White Pine / Pinus strobus	6'-T	
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NOTES
RB	5	Redbud / Cercis canadensis	2' Cal	SEE NOTES #1 and #2 BELOW SCHEDULE
RHS	4	Robin Hill Serviceberry / Amelanchier X grandiflora 'Robin Hill'	2' Cal	SEE NOTES #1 and #2 BELOW SCHEDULE
TCH	23	Thornless Cockspur Hawthorn / Crataegus crugallii var. inermis	2' Cal	SEE NOTES #1 and #2 BELOW SCHEDULE
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NOTES
YALN	6	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal	
GTJ	83	Sold Tip Juniper / Juniperus chinensis 'Sold Tip'	5 gal/18"	
GVB	14	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal	
DVIB	7	Marshall Double File Viburnum / Viburnum plicatum tomentosum 'Marshall'	24"-30"	
BAY	37	Northern Bayberry / Myrica pensylvanica	24"-30"	
SGJ	15	Sea Green Juniper / Juniperus chinensis 'Sea Green'	18"-24"	
SWN	5	Summer Wine Ninebark / Physocarpus opulifolius 'Summer Wine'	5 gal	
TARD	16	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva'	5 gal	
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NOTES
AJS	20	Autumn Joy Sedum / Sedum 'Autumn Joy'	1 gal	
BBL	27	Big Blue Liriope / Liriope muscari 'Big Blue'	1 gal	
LE	16	Lamb's Ears / Stachys byzantina 'Silver Carpet'	1 gal	
FORBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NOTES
SAX	272	Solden Alexander / Zizia aurea	2 Qt	
PFRM	237	Parly Favor Rose Mallow / Hibiscus lasiocarpus	1 gal	
SMX	434	Swamp Milkweed / Asclepias incarnata	2 Qt	
WC	114	Wild Gamma / Thalia dealbata	2 Qt	
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NOTES
MS	7	Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal	
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NOTES
	1500	Happy Returns Daylily / Hemerocallis x 'Happy Returns'	1 gal	
NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	NOTES
	1200	Brown Fox Sedge / Carex vulpoides	Plug	
	633	Great Green Blurple / Scirpus atrovirens	Plug	
	752	Morning Star Sedge / Carex grayi	Plug	

PLEASE NOTE:  
 1.) NOTATED TREES SHALL BE SINGLE-STEM/TRUNK TREES ONLY.  
 2.) NOTATED TREES SHALL BE PLANTED/MAINTAINED AT A MIN. OF 6' HGT. CLEARANCE FROM GROUND PLANE.



# PATRICK G. BLEES ARCHITECT

architecture • planning • interior design

800 Washington Ave. N.  
Suite 208  
Minneapolis, MN  
55401-1148  
p 612.547.1300  
f 612.547.1301  
www.cmarch.com

Patrick G. Blees, AIA

March 30, 2015

## **Gander Mountain – Chesterfield, MO**

The proposed Gander Mountain building will complement the existing St. Louis Premium Outlets architectural Modern Prairie theme style as outlined in the Chesterfield Blue Valley Construction Manual. The site is comprised of approximately 6.01 acres with an approximately 60,000 sq.ft. mercantile building.

### **General Requirements for Site Design**

#### **Site Relationships:**

The proposed building will occupy one of the planned out lots that will be directly adjacent to St. Louis Premium outlet. The colored site plan shows how the building will interface with the St. Louis Premium Outlet and adjacent tenants and open lots. The front of the building will face Outlet Blvd. while the rear of the building faces Chesterfield Airport Dr.

#### **Circulations Systems and Access:**

Vehicular access to the site will be provided from the single entry/exit for the site which is located off Outlet Blvd. Delivery vehicles will enter from the main entrance on Outlet Blvd and proceed directly to the loading area.

Pedestrian access will be provided along the front of the building. The accessible parking spaces will be located directly in front of the building entrance to allow easy access.

#### **Topography:**

The topography of the site is relatively flat. New landscaping will be provided around the building and in the parking lot. Rain gardens will be utilized on the west side of the building and parking lot. A Bio-retention pond will also occupy the space between the parking lot and Outlet Blvd.

#### **Retaining Walls/ Screening:**

There will be no new retaining walls. A parapet wall will screen the roof top equipment. Also the trash dumpster located in the truck well will be screened by a concrete wall with brick veneer and metal cap to match the building.

### **General Requirements of Building Design:**

#### **Scale:**

The overall scale of the building is similar to the adjacent St. Louis Premium Outlets. The building height is consistent with adjacent and neighboring properties. The overall height of

Fort Worth, TX

Minneapolis, MN

Dallas, TX

the building is 29'-6" to the top of the piers with a maximum height of 46'-5" at the main entry log structure.

**Design:**

The building elevations illustrate how the proposed building will blend with the existing St. Louis Premium outlet. The same materials (textured coated concrete wall panels, brick, stone, glazing and standing seam metal), architectural features and colors will be utilized. The building will maintain the overall character and principles of the Prairie Style Architecture established as the theme for the overall Chesterfield Blue Valley development.

Design elements include: brick and textured coated concrete piers on the corners of the building with an EIFS cornice, glazing at the storefront and log entry features associated with the Gander Mountain brand. The green paint band is used to match the canopies & green roofs.

**Materials and Colors:**

The proposed building will be textured coated concrete tilt up wall panels with a brick base and painted in earth tone colors (tans and beiges), with natural stone piers at the front & rear of the building, glazing at the storefront and EIFS at the cornices. The standing seam metal roof over the windows shall have a Sherwood green finish. The colors of the materials are generally earth tones accompanied by complimentary accent colors. A material board will be provided at the Architectural Review Board Meeting.

**Landscape Design and Screening:**

The site will be fully landscaped with trees and other shrubs/plantings to reduce the impact of the development while still maintaining commercial visibility. Please refer to the submitted landscape plan for more information.

Along Outlet Boulevard, street plantings will be a mixture of fast growing and slow/medium growing trees. Patrons will enter the site from Outlet Blvd, into the parking lot with a variety of plantings located in the islands. These varieties will provide a variety of colors and textures while providing a shade in the parking areas. Parking islands will also be irrigated.

Wrapping around the north-western side of the building are storm water bio-retention areas. Shrubs & trees also line the building to help break up the building façade. Along the north-eastern or rear side of the building various large trees are planted to create a buffer zone between the Gander Mountain site and Chesterfield Airport Rd. Smaller shrubs & trees occupy the south-eastern side of the building, which are also used to help break up the building façade.

**Signage:**

Signage will be consistent with the Master Sign Plan approved by the City of Chesterfield for Chesterfield Blue Valley development.

**Lighting:**

New site lighting will be added in the parking lot. The civil drawings indicate locations; also see the photometric drawing and light fixture cut sheets for more information. Building mounted lighting will be complimentary to the fixtures used at the Outlet.

Architectural Design Intent  
March 30, 2014  
Page 3 of 3

Sincerely,

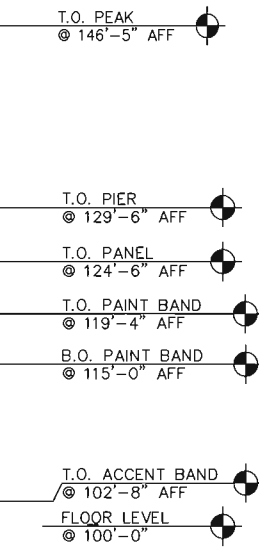
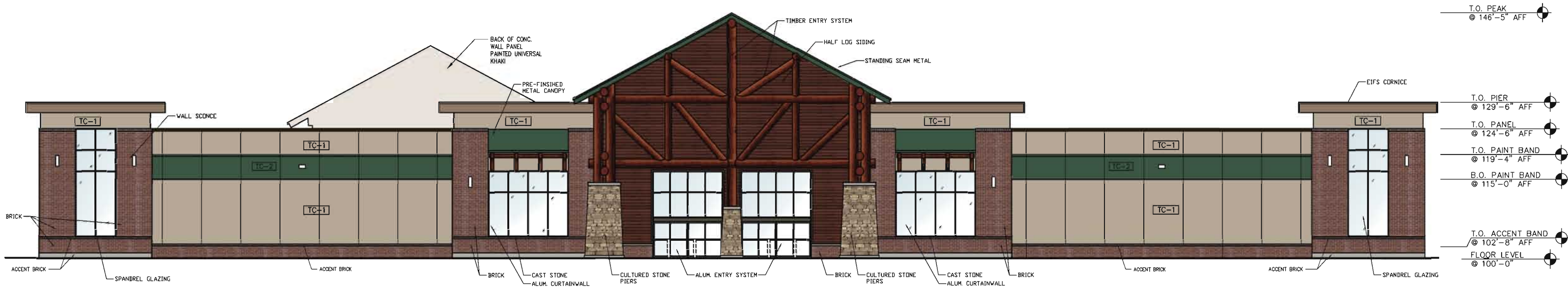


Patrick G. Bles, Architect

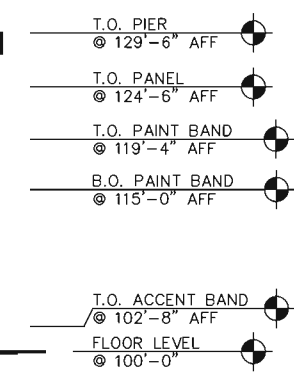
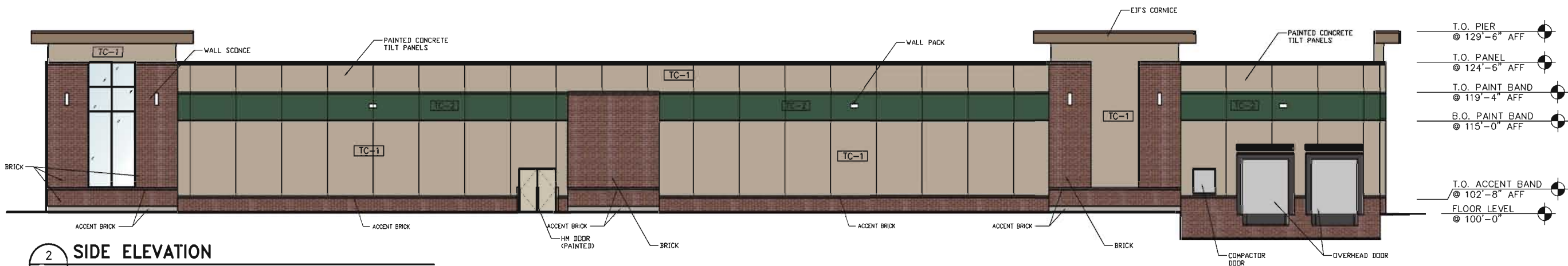
PGB/amd







1 FRONT ELEVATION  
3/32"=1'-0"

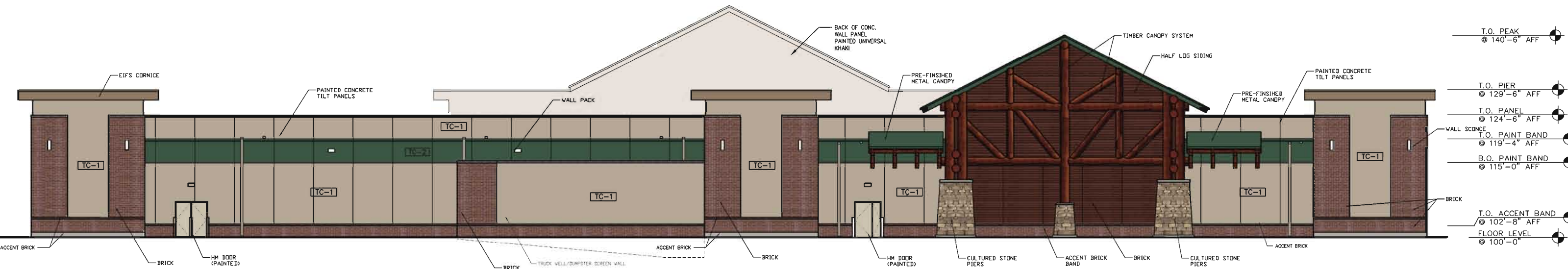


2 SIDE ELEVATION  
3/32"=1'-0"

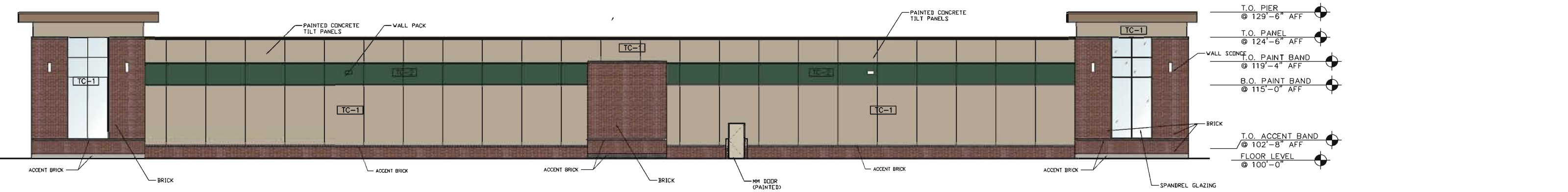
- TC-1 SHERWIN WILLIAMS - UNIVERSAL KHAKI
- TC-2 SHERWIN WILLIAMS - ISLE OF PINE
- EIFS CORNICE SHERWIN WILLIAMS - QUIVER TAN
- BRICK ENDICOTT - MEDIUM IRONSPOT #77
- ACCENT BRICK ENDICOTT - EXECUTIVE IRONSPOT
- METAL CANOPY UNICLAD - SHERWOOD GREEN







3 REAR ELEVATION  
3/32"=1'-0"



4 SIDE ELEVATION  
3/32"=1'-0"

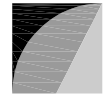
- TC-1 SHERWIN WILLIAMS - UNIVERSAL KHAKI
- TC-2 SHERWIN WILLIAMS - ISLE OF PINE
- EIFS CORNICE SHERWIN WILLIAMS - QUIVER TAN
- BRICK ENDICOTT - MEDIUM IRONSPOT #77
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- METAL CANOPY UNICLAD - SHERWOOD GREEN







GANDER MOUNTAIN



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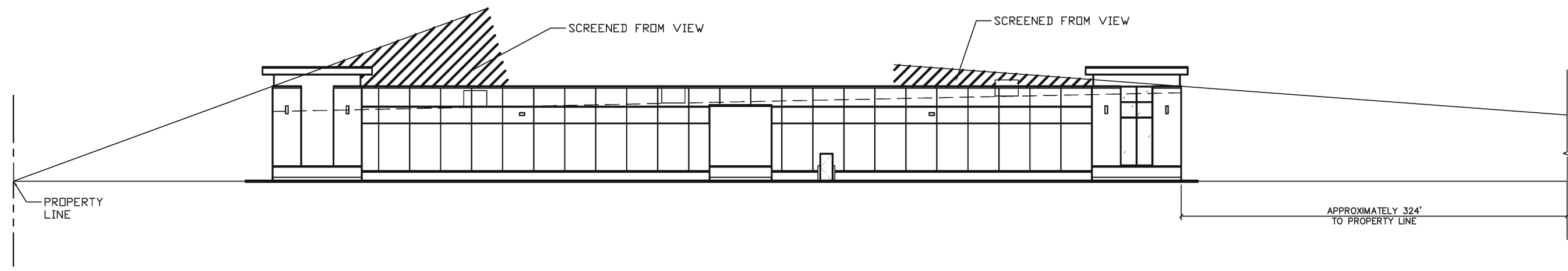
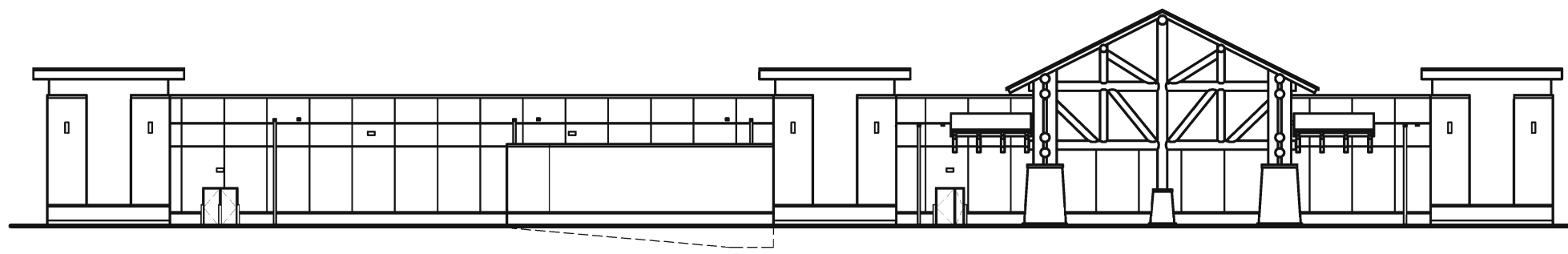
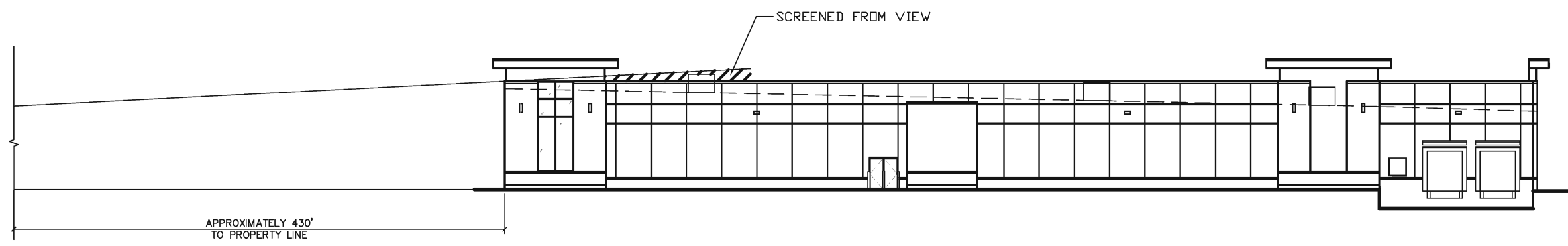
GANDER MOUNTAIN  
 CHESTERFIELD BLUE VALLEY  
 OUTLET BLVD  
 CHESTERFIELD, MO



BUILDING PERSPECTIVE

PROJ MGR: ANGIE FEULNER  
 DRAWN BY: KEL  
 DATE: 04-27-15  
 PROJ NO: 15114.005





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**GANDER MOUNTAIN**  
**CHESTERFIELD, MO**  
**CHESTERFIELD BLUE VALLEY**



**RTU SCREENING**

PROJ MGR: ANGIE FEULNER  
 DRAWN BY: AMD  
 DATE: 04-27-15  
 PROJ NO: 15114.005

**FALDO HID**

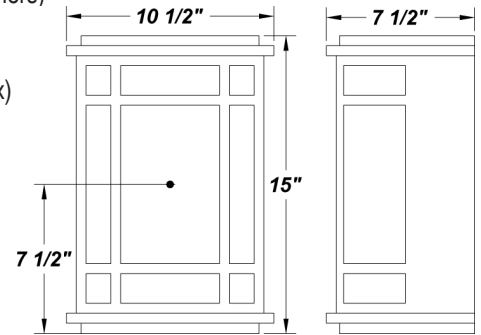


COMPACT FLUORESCENT & HID

PROJECT :
TYPE :
ORDERING # :
COMMENTS :

**FEATURES**

- Steel Housing w/ Textured Black Polyester Powder Coat Finish
- Steel Mounting Pan w/ Hi-Reflectance White Powder Coat Finish
- Solid Top & Bottom End Plates
- Luminous White Polycarbonate Panels
- Mounts Directly to 4" Junction Box (By Others)
- Mounting Hardware Included
- Lamps Included
- Integral EM Battery Available (1x32W Max)
- ETL Listed Wet Location
- Metal Halide Wattages Are CSA Listed For Wall Mounting



**ORDERING INFORMATION**

Example : (FLH132X - 120E - WPL - 41K)

Textured Black is Standard Finish

PRODUCT	SOURCE/WATTAGE	VOLTAGE	DIFFUSER	FINISH	OPTIONS
Faldo HID	FLH50MH - (1) 50W MH FLH70MH - (1) 70W MH  FLH50 - (1) 50W HPS FLH70 - (1) 70W HPS  FLH132X - (1) 32W TBX FLH142X - (1) 42W TBX FLH157X - (1) 57W TBX FLH232X - (2) 32W TBX FLH242X - (2) 42W TBX	<u>METAL HALIDE (MH)</u> 120V - 120V HPF 120H - MT HPF (Wired 120V) MTH - MT HPF (Wired 277V) 347V - 347V HPF  <u>HPS</u> 120V - 120V HPF 120H - MT HPF (Wired 120V) MTH - MT HPF (Wired 277V)  (MT - Multi-Tap)  <u>FLUORESCENT (F)</u> 120E - 120V Electronic 277E - 277V Electronic	WPL - White Polycarbonate (Standard)  <b>The Following Are To Be Used With Fluorescent Wattages ONLY</b> WAL - White Acrylic	SM - Matte Silver TB - Textured Black AC - Antique Copper AS - Antique Silver BT - Bronze Mist CP - Copper SN - Sand SW - Swedish Steel BZ - Textured Bronze TW - Textured White  RAL Colors or Custom Match - Consult Factory	41K - 4100K Color Temp. (Standard) 35K - 3500K Color Temp. 27K - 2700K Color Temp. F - Fused PCL - Photocell DIM - Dimming Ballast (Electronic Only) TP - Tamper Resistant Screws EBW / EBC - Integral Emergency Battery** (1x32W Maximum) EBR - Remote Mount Battery (Field Installed) ** W2L - Wire 2 Lamps to Integral Emergency Battery (2x18W Max) MSP - Program Start Ballast (Recommended for Motion Sensor) ***

**REPLACEMENT PARTS**

**PART NO.**

White Polycarbonate Lens Panel Set	9800860
White Acrylic Lens Panel Set	9800960

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any products previously manufactured, and without notice.

**ARRA 2009**



**NOTES**

\*Fluorescent Only

\*\*Emergency Battery Options

Initial light output in Emergency mode will last for a minimum of 90 minutes. 1 lamp wired unless ordered otherwise. The following are suitable for indoor and damp locations. Please refer to Bodine's specification sheet

EBW: Bodine's B94G (Electronic) - Temperature Rating (Ambient) 32° F - 131° F

EBC: Bodine's B4CF1 (Electronic) - Temperature Rating (Ambient) -4° F - 131° F

EBR: Bodine's B94CG (Electronic) - Temperature Rating (Ambient) 32° F - 122° F

\*\*\* For Electronic Wattage Fixtures Being Used in Conjunction With an Occupancy Sensor (Either Provided by us, or Your Own System), a Program Start Ballast is Recommended in Order to Maximize Lamp Life.

**IES ROAD REPORT**

**PHOTOMETRIC FILENAME : TLI-FALDO-HID-MH-100W.IES**

**DESCRIPTIVE INFORMATION (From Photometric File)**

IESNA:LM-63-1995  
[TEST]BALLABS TEST NO. 12851.0  
[MANUFAC] TERON LIGHTING INC - FAIRFIELD, OH  
[LUMINAIRE] 1/100W CLEAR ED17 MH LAMP 15.5x10.5"FAZIO HID WALL SCONCE  
[LUMINAIRE] WHITE REFLECTOR & BLACK HOUSING w/.125"WHITE ACRYLIC FACE  
[LUMINAIRE] & SIDE DIFFUSERS REFL=87%  
[LUMCAT] FZH100MH-MTH  
[LAMPCAT] M90 MH100/U

**CHARACTERISTICS**

IES Classification	Type IV
Longitudinal Classification	Long
Cutoff Classification (deprecated)	Semi-Cutoff
Lumens Per Lamp	9000 (1 lamp)
Total Lamp Lumens	9000
Luminaire Lumens	1254
Total Luminaire Efficiency	14 %
Downward Total Efficiency	7 %
Upward Waste Light Ratio	0.49
Maximum Candela	259
Maximum Candela Angle	22.5H 85V
Maximum Candela (<90 Degrees Vertical)	259
Maximum Candela Angle (<90 Degrees Vertical)	22.5H 85V
Maximum Candela At 90 Degrees Vertical	258 (2.9% Lamp Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	259 (2.9% Lamp Lumens)
Total Luminaire Watts	100
Ballast Factor	1.00



**IES ROAD REPORT**  
**PHOTOMETRIC FILENAME : TLI-FALDO-HID-MH-100W.IES**

**LUMINAIRE CLASSIFICATION SYSTEM (LCS)**

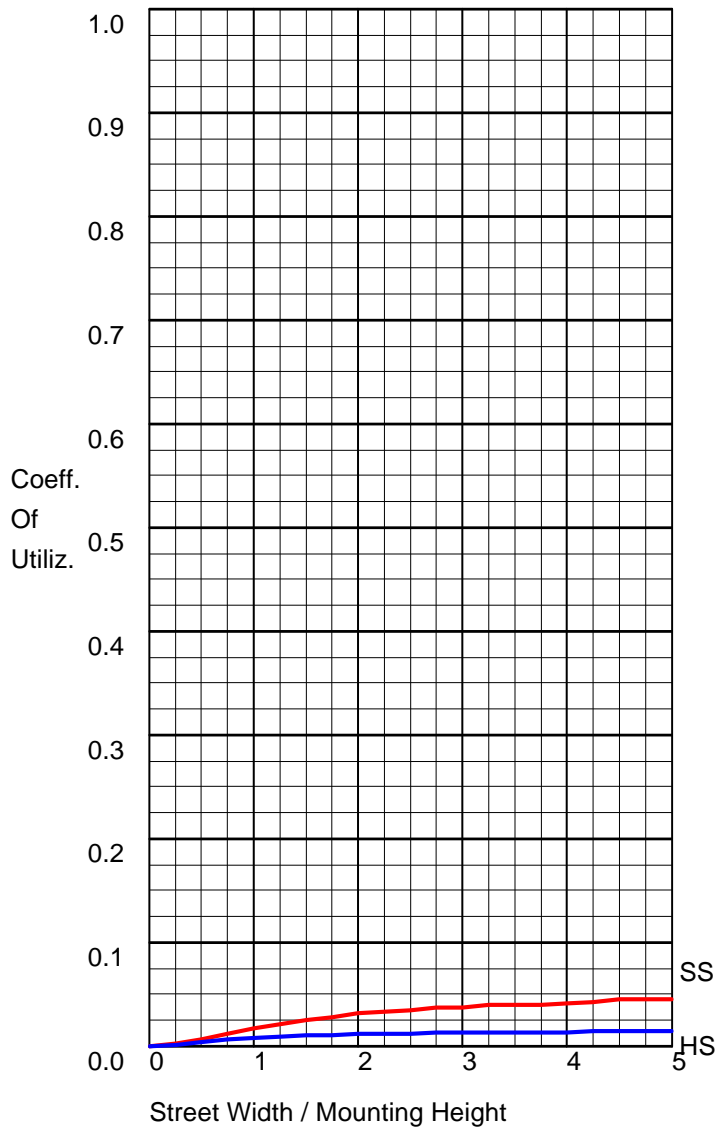
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	16.9	0.2	1.3
FM - Front-Medium (30-60)	158.4	1.8	12.6
FH - Front-High (60-80)	202.7	2.3	16.2
FVH - Front-Very High (80-90)	115.7	1.3	9.2
BL - Back-Low (0-30)	4.6	0.1	0.4
BM - Back-Medium (30-60)	46.6	0.5	3.7
BH - Back-High (60-80)	61.8	0.7	4.9
BVH - Back-Very High (80-90)	35.4	0.4	2.8
UL - Uplight-Low (90-100)	150.0	1.7	12.0
UH - Uplight-High (100-180)	461.4	5.1	36.8
Total	1253.5	14.1	100.0
BUG Rating	B0-U3-G1		

**IES ROAD REPORT**  
**PHOTOMETRIC FILENAME : TLI-FALDO-HID-MH-100W.IES**

**CANDELA TABULATION**

Vert. Angles	Horizontal Angles								
	<u>0.0</u>	<u>22.5</u>	<u>45.0</u>	<u>67.5</u>	<u>90.0</u>	<u>112.5</u>	<u>135.0</u>	<u>157.5</u>	<u>180.0</u>
0	0	0	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0	0	0
10	14	11	6	3	4	3	2	0	0
15	31	26	22	13	11	10	6	0	0
20	57	48	40	26	18	17	12	1	0
25	77	74	61	41	29	26	17	5	0
30	100	98	84	58	41	36	24	8	0
35	124	121	108	74	52	46	30	10	0
40	149	146	131	91	62	56	38	14	0
45	165	166	151	107	70	64	43	16	0
50	185	187	171	123	79	73	51	19	0
55	198	203	187	136	85	78	55	22	0
60	212	219	200	147	92	84	60	25	0
65	225	230	212	156	98	91	64	27	0
70	233	243	222	163	103	94	68	29	0
75	241	251	229	171	106	98	71	30	0
80	245	256	234	173	109	99	73	32	1
85	247	259	237	177	111	99	72	32	0
90	247	258	237	177	110	99	74	33	3
95	245	256	235	176	109	100	73	32	1
100	241	251	230	170	107	97	71	31	2
105	233	244	224	167	103	95	69	29	2
110	225	233	214	160	99	90	66	28	1
115	212	220	202	151	92	85	61	26	0
120	199	206	189	140	87	79	57	23	0
125	185	189	173	128	80	72	53	20	0
130	166	169	155	113	69	62	44	17	0
135	149	150	140	97	62	56	37	15	0
140	132	131	119	84	53	47	33	12	0
145	109	108	97	68	43	38	25	9	0
150	89	87	79	54	35	29	21	7	0
155	68	64	59	40	27	23	15	6	0
160	47	45	39	25	18	15	10	3	0
165	26	23	21	12	10	7	5	0	0
170	13	12	8	4	5	3	2	0	0
175	1	0	0	0	0	0	0	0	0
180	0	0	0	0	0	0	0	0	0

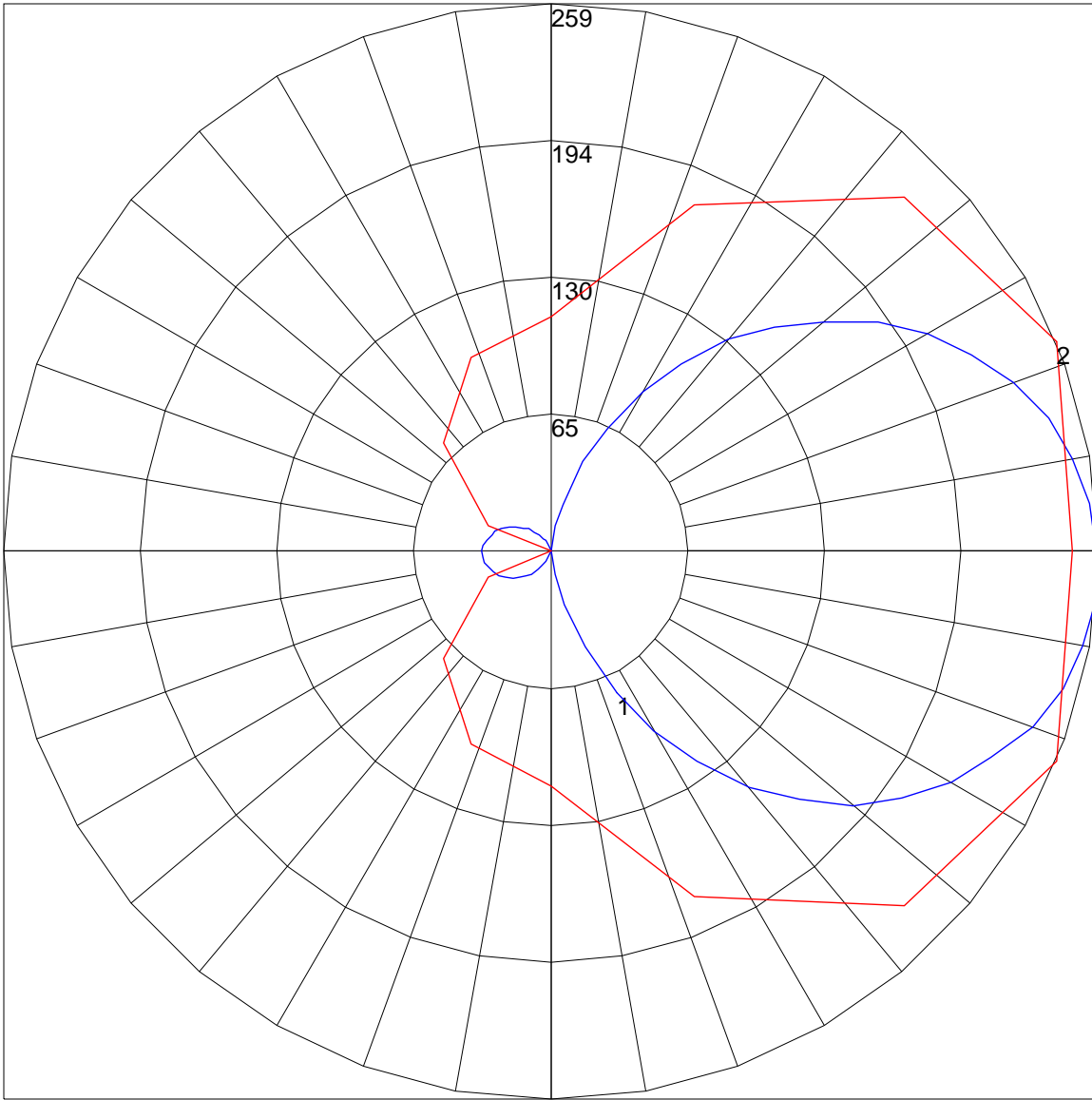
**COEFFICIENTS OF UTILIZATION**



**FLUX DISTRIBUTION**

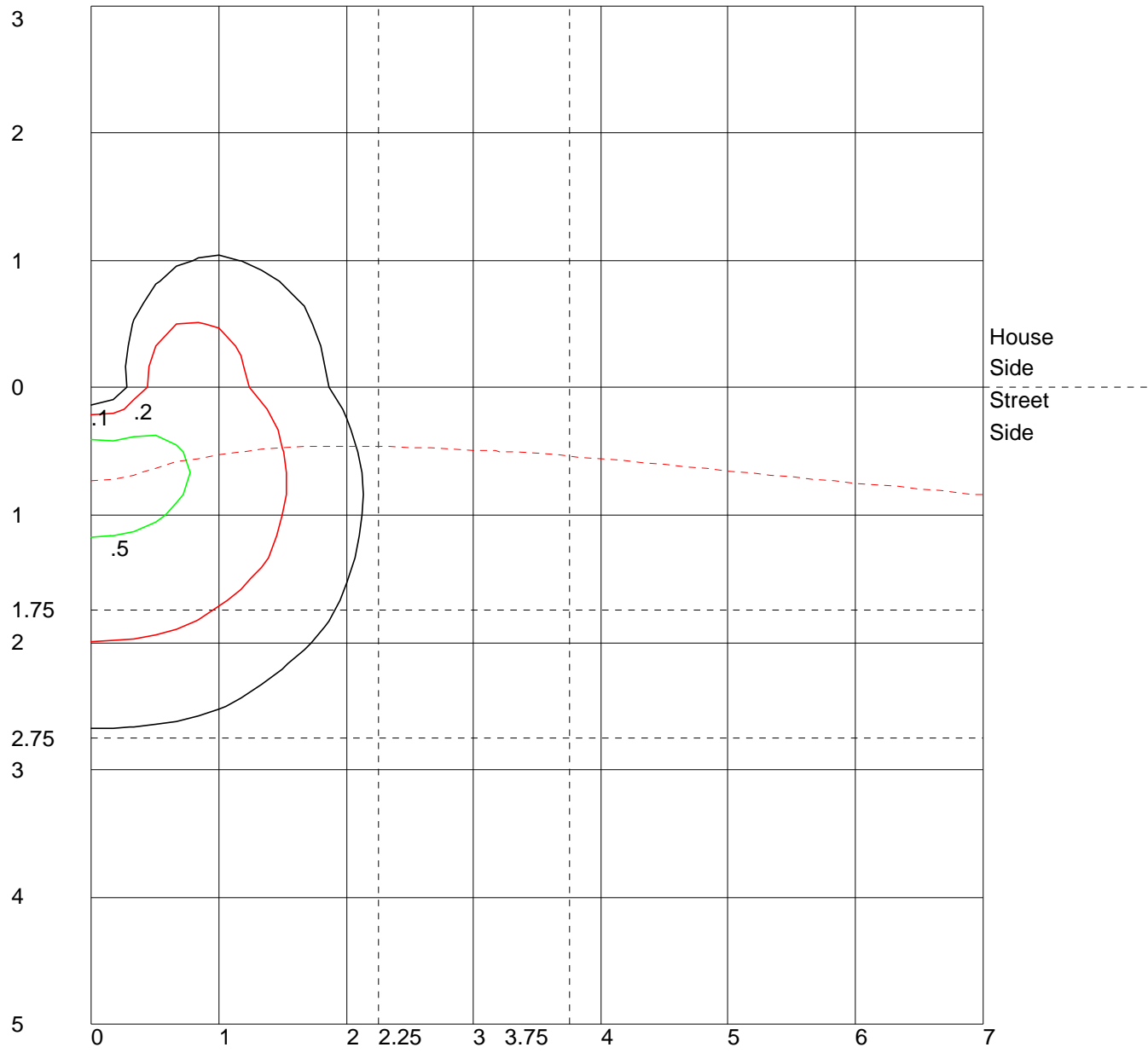
	Lumens	Percent Of Lamp
Downward Street Side	493.8	5.5
Downward House Side	148.4	1.6
Downward Total	642.2	7.1
Upward Street Side	471.1	5.2
Upward House Side	140.3	1.6
Upward Total	611.4	6.8
Total Flux	1253.6	13.9

POLAR GRAPH



Maximum Candela = 259 Located At Horizontal Angle = 22.5, Vertical Angle = 85  
# 1 - Vertical Plane Through Horizontal Angles (22.5 - 202.5) (Through Max. Cd.)  
# 2 - Horizontal Cone Through Vertical Angle (85) (Through Max. Cd.)

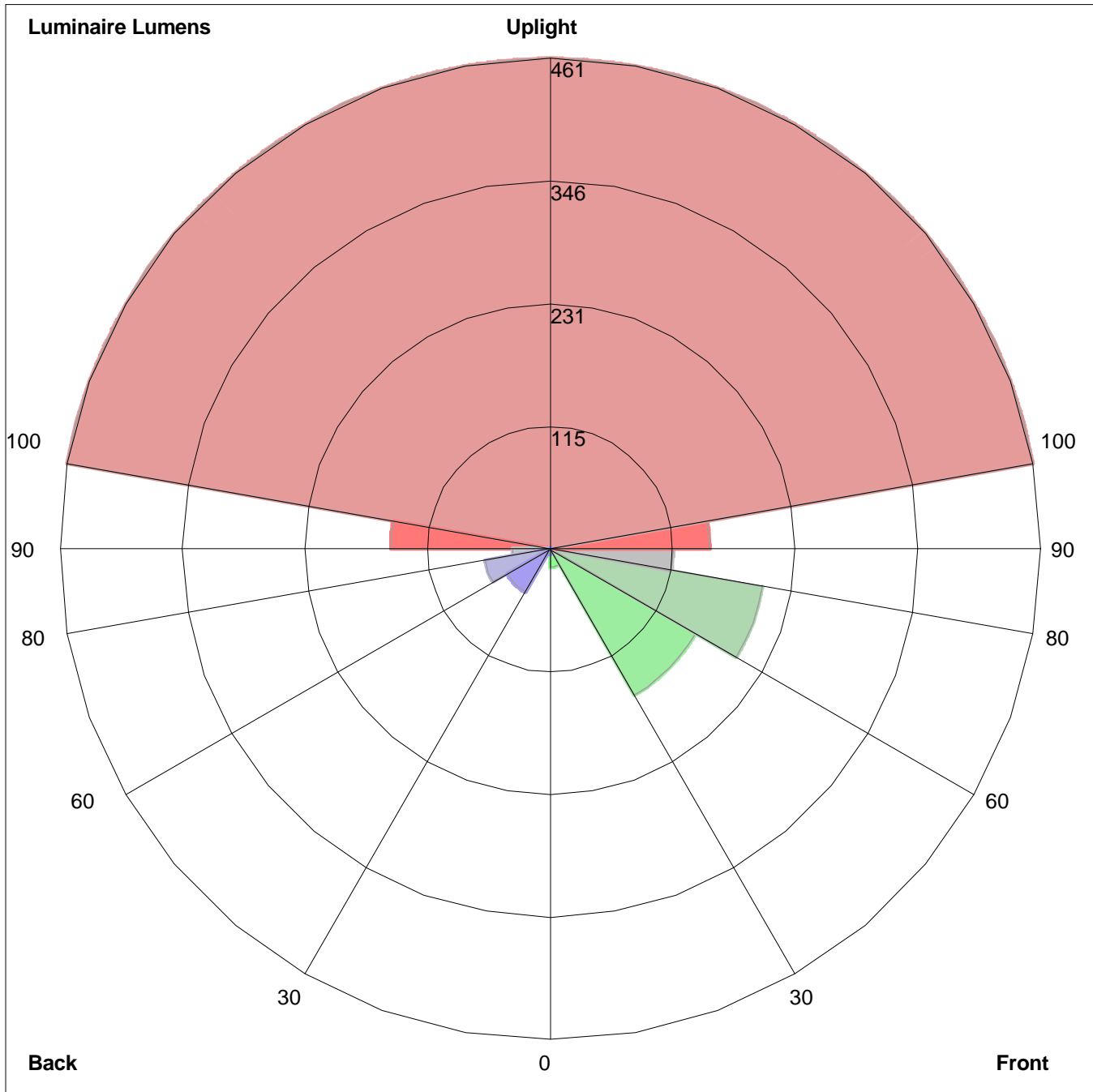
ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



Distance In Units Of Mounting Height  
 Values Based On 10 Foot Mounting Height  
 1/2 Maximum Candela Trace Shown As Dashed Curve  
 (+) = Maximum Candela Point



LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:  
 Front: Low=16.9, Medium=158.4, High=202.7, Very High=115.7  
 Back: Low=4.6, Medium=46.6, High=61.8, Very High=35.4  
 Uplight: Low=150.0, High=461.4

BUG Rating : B0-U3-G1

**DESCRIPTION**

Galleria's beauty and versatility make it an excellent choice for roadway and general area lighting applications. An aesthetic reveal in the formed aluminum housing gives the Galleria a distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility.

Galleria's superior light distributions makes it the optimum choice for almost any small, medium or large area lighting application.

<b>Catalog #</b>	GSM-AM-200-MT-MT-3S-FG-HS	<b>Type</b>	WP1
<b>Project</b>	Burlington Coat Factory	<b>Date</b>	
<b>Comments</b>		<b>Prepared by</b>	

**SPECIFICATION FEATURES**

**Construction**

**HOUSING:** Formed aluminum housing with stamped reveal has interior-welded seams for structural integrity and is finished in premium TGIC polyester powder coat. U.L. listed and CSA certified for wet locations. **DOOR:** Formed aluminum door has heavy-duty hinges, captive retaining screws and is finished in premium TGIC polyester powder coat. (Spider mount unit has steel door.)

**Electrical**

**BALLAST TRAY:** Ballast tray is hard-mounted to housing interior for cooler operation.

**Optical**

**REFLECTOR:** Choice of 14 high efficiency optical systems utilizing horizontal and vertical lamp orientations. Optional high efficiency segmented optical systems constructed of premium 95% reflective anodized aluminum sheet. Optical segments are rigidly mounted inside a thick gauge aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs or other means of attachment which may cause streaking in the light distribution. Standard with mogul-base socket. All optical modules feature quick disconnect wiring plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

**Mounting**

Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Specify arm-included mounting for contractor-friendly single carton packaging of housing and arm.



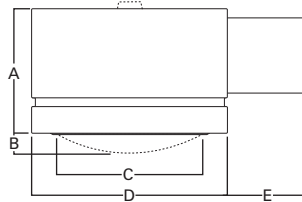
**GSM/GSL  
GALLERIA  
SQUARE**

**100 - 1000W  
Pulse Start Metal Halide  
High Pressure Sodium  
Metal Halide**

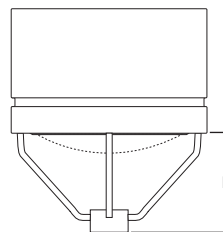
**ARCHITECTURAL AREA  
LUMINAIRE**

**DIMENSIONS**

**ARM MOUNT**



**SPIDER MOUNT**



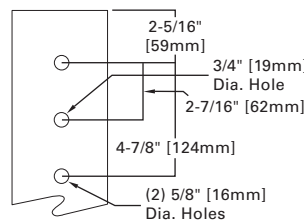
**DIMENSIONAL DATA**

Fixture	A	B	C	D	E	F
GSM	11" [279mm]	3-1/2" [89mm]	19-1/4" [480mm]	21-3/4" [552mm]	6" [152mm]	15" [381mm]
					14" [356mm]	16" [406mm]
GSL	14-1/2" [279mm]	4-1/4" [108mm]	25-7/8" [657mm]	27" [686mm]	6" [152mm]	18-3/4" [476mm]
					14" [356mm]	19-3/4" [502mm]

NOTE: Top cap used on GSM with 1000W flat glass vertically lamped optics only.

**ARM DRILLING**

**TYPE "M"**



**ENERGY DATA**

- CWA Ballast Input Watts**  
 150W MP HPF (185 Watts)  
 175W MP HPF (198 Watts) ©  
 250W MP HPF (283 Watts) ©  
 250W HPS HPF (295 Watts)  
 400W MP HPF (452 Watts) ©  
 400W HPS HPF (457 Watts)  
 750W MP HPF (820 Watts)  
 1000W MH HPF (1080 Watts)  
 1000W HPS HPF (1100 Watts)

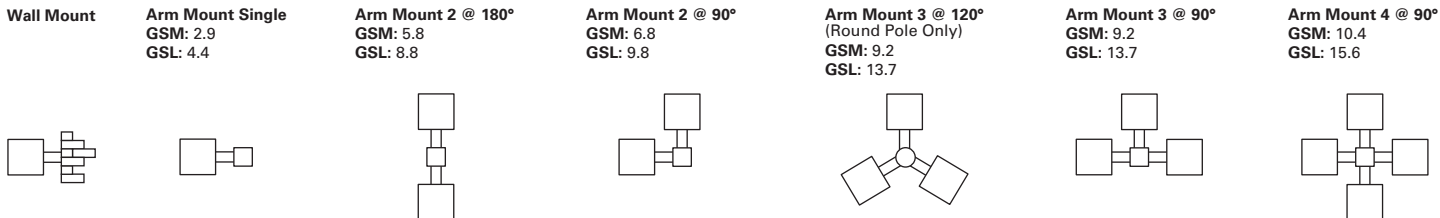
**EPA**

**Effective Projected Area: (Sq. Ft.)  
[Without Arm]**  
**GSM: 2.40 GSL: 3.90**  
**[Spider Mount]**  
**GSM: 2.86 GSL: 4.45**

**SHIPPING DATA**

**Approximate Net Weight:**  
**GSM: 79 lbs. (36 kgs.)**  
**GSL: 88 lbs. (40 kgs.)**

**MOUNTING CONFIGURATIONS AND EPAS**



**ORDERING INFORMATION**

Sample Number: GSM-AM-400-MP-MT-3V-SG-BZ-L

Product Family	Mounting Method	Lamp Wattage <sup>4</sup>		Lamp Type	Voltage <sup>9</sup>	Distribution <sup>6</sup>	Lens Type	Color <sup>17</sup>
<b>GSM</b> =Galleria Square Medium Square Large <b>GSL</b> =Galleria Square Large	<b>Arm Mount</b> AM=Arm Mount <sup>1</sup> AIR=Arm Included for Round Pole <sup>2</sup> AIS=Arm Included for Square Pole <sup>2</sup>  <b>Spider Mount</b> SM2=Spider Mount (3" O.D. Tenon) SM3=Spider Mount (3-1/2" O.D. Tenon) <sup>3</sup>	<b>Pulse Start Metal Halide</b> 150=150W 175=175W 200=200W 250=250W 320=320W 350=350W 400=400W <sup>5</sup> 450=450W <sup>6</sup> 750=750W 875=875W 1000=1000W <sup>7</sup>	<b>High Pressure Sodium</b> 100=100W 150=150W 250=250W 400=400W 750=750W 1000=1000W <sup>7</sup>  <b>Metal Halide <sup>8</sup></b> 175=175W 250=250W 400=400W 1000=1000W <sup>7</sup>	<b>MP</b> =Pulse Start Metal Halide <b>HPS</b> =High Pressure Sodium <b>MH</b> =Metal Halide <sup>8</sup>	120V=120V 208V=208V 240V=240V 277V=277V 347V=347V 480V=480V MT=Multi-Tap <sup>10</sup> TT=Triple-Tap <sup>10</sup> 5T=5-Tap <sup>11</sup>	<b>Horizontal Lamp</b> 1F=Type I Formed <sup>12</sup> 2F=Type II Formed 2S=Type II Segmented <sup>13</sup> 3F=Type III Formed 3S=Type III Segmented <sup>13</sup> 4S=Type IV Segmented <sup>13</sup> 5S=Type v Segmented <sup>13</sup> FT=Forward Throw SL=Spill Light Eliminator <sup>14</sup> CA=Cutoff Asymmetric w/EHS  <b>Vertical Lamp</b> AR=Area Round AS=Area Square 3V=Type III Vertical RW=Rectangular Wide <sup>15</sup>	FG=Flat Glass <sup>16</sup> SG=Sag Glass	AP=Grey BZ=Bronze BK=Black WH=White DP=Dark Platinum GM=Graphite Metallic
		<b>Options (Add as Suffix)</b>  CEC=California Title 20 Compliant Ballast (Applies to 175-320W and 400W MP Only) F=Single Fuse (120, 277 or 347V) FF=Double Fuse (208, 240 or 480V) L=Lamp Included EM=Quartz Restrike w/Delay <sup>18</sup> Q=Quartz Restrike <sup>18</sup> R=NEMA Twistlock Photocontrol Receptacle EHS=External Adjustable House Side Shield HS=House Side Shield <sup>19,20</sup> VS=Vandal Shield <sup>21</sup>	<b>Accessories (Order Separately) <sup>22</sup></b>  GSM-EXTHS=External House Side Shield - 2.24 EPA GSL-EXTHS=External House Side Shield - 2.46 EPA MA1004XX=14" Arm for Square Pole - 1.0 EPA <sup>23</sup> MA1005XX=6" Arm for Square Pole - 0.5 EPA MA1006XX=Direct Mount Kit for Square Pole MA1007XX=14" Arm for Round Pole - 1.0 EPA <sup>23</sup> MA1008XX=6" Arm for Round Pole - 0.5 EPA MA1009XX=Direct Mount Kit for Round Pole MA1029XX=Wall Mount Bracket with 10" Arm MA1208XX=11-1/2" Arm and Round Pole Adapter - 0.8 EPA OA1066XX=Mast Arm Adapter MA1010XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon		MA1014XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1061=House Side Shield for GSM - Field Installed <sup>24</sup> MA1062=House Side Shield for GSL - Field Installed <sup>24</sup> OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap OA/RA1027=NEMA Twistlock Photocontrol - 480V OA/RA1201=NEMA Twistlock Photocontrol - 347V			

- Notes:**
1. Arm not included. See Accessories.
  2. Arm length varies based on housing size: 11-1/2" for GSM and 14" for GSL.
  3. Available on GSL housing only.
  4. Standard with mogul-base lamp sockets. Wattage availability varies by housing size, see wattage table.
  5. Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
  6. 450W Pulse start metal halide only available in vertical lamp orientations (AR, AS, 3V or RW distributions).
  7. Requires reduced envelope BT-37 lamp when used with GSM housing.
  8. 175, 250 and 400W Metal halide available for non-US markets only.
  9. Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
  10. Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 277/347/480V wired 347V.
  11. 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
  12. Medium housing fixture only.
  13. Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
  14. Must use reduced envelope lamp, not available in GSL housing.
  15. RW optic not available with flat glass.
  16. 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
  17. Other finish colors available, including a full line of RAL color matches. Consult your Eaton's Cooper Lighting business representative.
  18. Quartz options not available with SL optics.
  19. House side shield not available with 5S, RW, AS, AR, SL and CA optics.
  20. Not available in 1000W.
  21. Arm mount only, 400W maximum.
  22. Replace XX with color suffix.
  23. Use for mounting fixtures at 90° increments.
  24. Compatible with sag lens vertical optics only.