



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Planning Commission Staff Report

Project Type: Amended Site Development Plan (4th)

Meeting Date: May 27, 2020

From: Mike Knight, Assistant City Planner *JK*

Location: North side of North Outer 40 Road and east of Boone's Crossing

Description: **Chesterfield Outlets (The District) 4th ASDP**: An Amended Site Development Plan, Landscape Plan, and Lighting Plan for a 48.2 acre tract of land zoned "PC" Planned Commercial District located north of North Outer 40 Road east of Boone's Crossing (17T420027).

PROPOSAL SUMMARY

This is a request for an Amended Site Development Plan within the Chesterfield Outlets subdivision commonly known as "The District". In October of 2019, Phase 1 of The District was approved by Planning Commission. Phase 1 had three primary components: a 3,000 seat indoor theatre, a 2-story structured parking garage, and a 48,559 square foot recreational facility. **This request is to remove the 2-story structure parking and replace with surface parking.** The development team no longer envisions a future office building on the site which led to the decision to remove the parking structure. The 3rd ASDP contained 2,509 spaces and the proposed 4th ASDP contains 2,462 spaces. The minimum required parking for the site is 2,145 spaces and the maximum allowed is 2,574. The parking remains closer to the maximum allowed on the site.



Figure 1: Aerial

SITE HISTORY

St. Louis County zoned the subject site “NU” Non-Urban District in 1965. On November 21, 2011, the City of Chesterfield approved Ordinance 2682, which zoned the subject site from a “NU” Non-Urban District to a “PC” Planned Commercial District.

Subsequent to the change in zoning, a Site Development Plan was submitted proposing a 472,282 square foot outlet retail center on the site. The plan was approved by the City of Chesterfield on March 26, 2012.

In May of 2019, the current governing ordinance, City of Chesterfield Ordinance 3049, was approved by City Council. The primary purpose of this ordinance amendment was to establish a maximum height of 60 feet for a proposed pavilion and indoor theater uses, including rooftop mechanical equipment, screening, and architectural features.

In October of 2019, the 3rd Amended Site Development Plan for the Chesterfield Outlets subdivision was approved. This amendment was to allow for the construction of Phase 1 of an entertainment district within the Chesterfield Outlets subdivision known as The District.

STAFF ANALYSIS

Chesterfield Valley Design Policies: The City of Chesterfield’s Comprehensive Plan has a specific Chesterfield Valley Policies Element. The policies include commercial development with particular concern over the image presented by development along I-64. There are six specific policies of which one is applicable to the design of this project.

Policy: Automobile Parking for Buildings Along I-64 - Parking should be primarily located to the side or rear of any building façade facing I-64/US 40 or along North Outer 40.

The existing surface parking is primarily in front of all the existing buildings, as seen in Figure 1. The new surface parking is in the same location as the approved 2 story parking garage on the 3rd ASDP. This location is west of the approved buildings.

Circulation and Access: The 4th ASDP has the same vehicular and pedestrian access as the 3rd ASDP. Vehicular access is composed of four entrances from N Outer 40 Road. A Traffic Management Plan was approved in conjunction with the 3rd ASDP. This plan was accomplished and approved to ensure the best traffic control for larger events associated with the development, specifically with the music venue/ indoor theatre. The Traffic Management Plan has been updated in accordance to the proposed parking configuration.

Pedestrian access can largely be seen in two areas of the site. The first being on the west side of the tract via the Monarch Levee Trail and from the east internally with Lot A of the neighboring Summit-Topgolf subdivision. No changes to the pedestrian access are being proposed.

Rivers Edge Park: Directly to the north is an 188 acre passive park with a trail surrounding a lake known as Rivers Edge Park. In conjunction with the 3rd ASDP, updated parking and access

easements were secured to maintain the public connection to the city park. There are no changes being proposed or necessary with the Amended Site Development Plan.

Lighting: The site lighting proposed is in conjunction to the parking re-configuration, utilizing all flat-lensed fully-shielded fixtures in which the light levels are in accordance to the Unified Development Code.

Open Space: Governing ordinance 3049 requires 30% open space for the site. The proposed open space for the site with the parking re-configuration is 32.3%.

Staff Recommendation

Staff has reviewed the Amended Site Development Plan, Landscape Plan, and Lighting Plan for the Chesterfield Outlets (The District) and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval to the Planning Commission.

MOTION

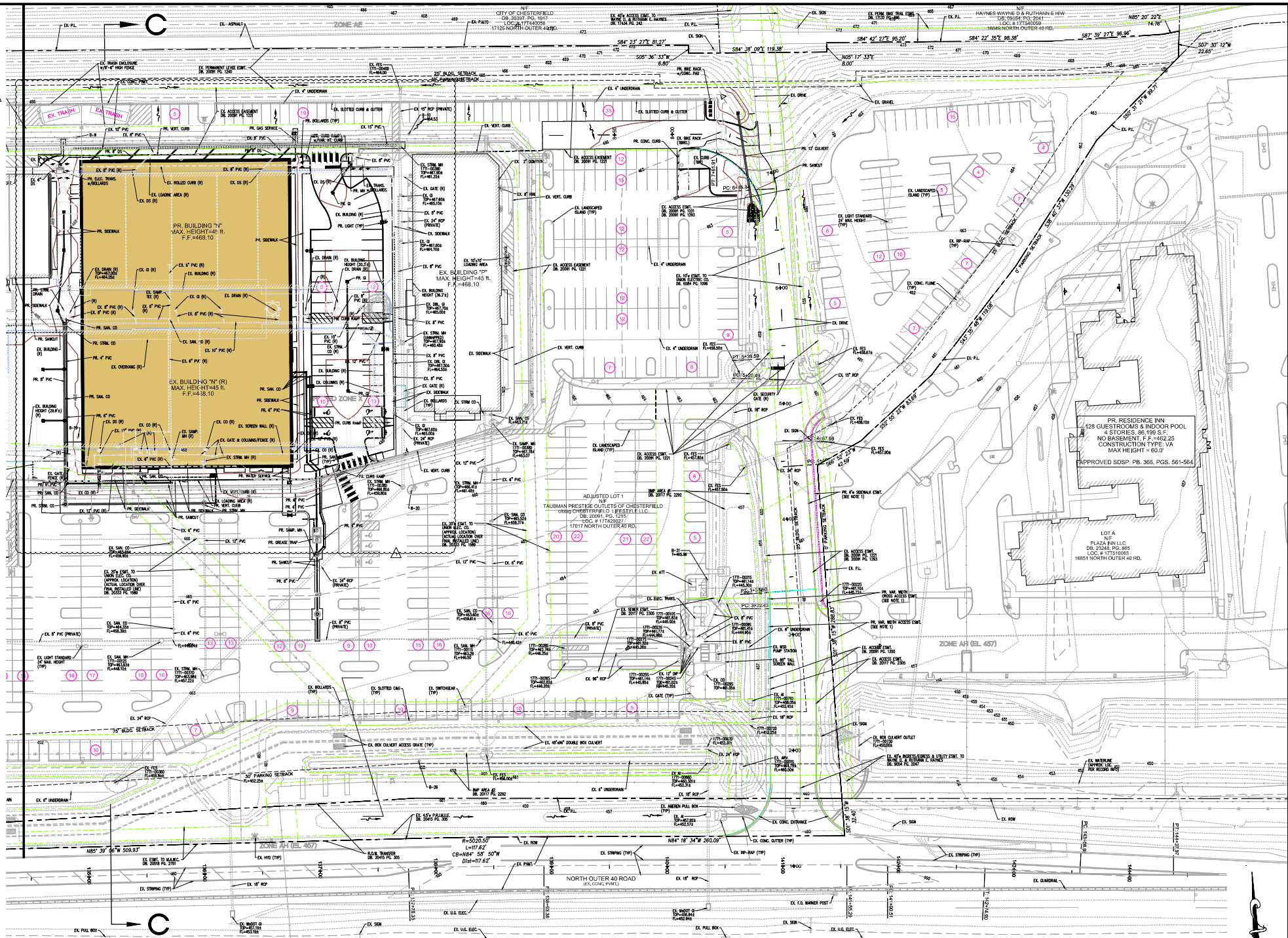
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Plan, Landscape Plan, and Lighting Plan for Chesterfield Outlets (The District), as presented."
- 2) "I move to approve the Amended Site Development Plan, Landscape Plan, and Lighting Plan for Chesterfield Outlets (The District) with the following conditions..." (Conditions may be added, eliminated, altered, or modified.)

Attachments

1. Amended Site Development Plan
2. Landscape Plan
3. Lighting Plan
4. Traffic Management Plan

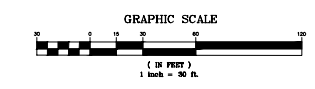
MATCHLINE C-C (SEE SHEET SDP-C4)



DISCLAIMER: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION OR DEPTH OF SUCH FACILITIES...

UTILITY NOTE: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION OR DEPTH OF SUCH FACILITIES...

GENERAL NOTES: 1. THE PROPOSED CROSS ACCESS AND SIDEWALK EASEMENT ARE INCLUDED AS SHOWN ON THE 'RESIDENCE INN' IMPROVEMENT PROJECT (STOCK JOB NO. 214-6191-1).

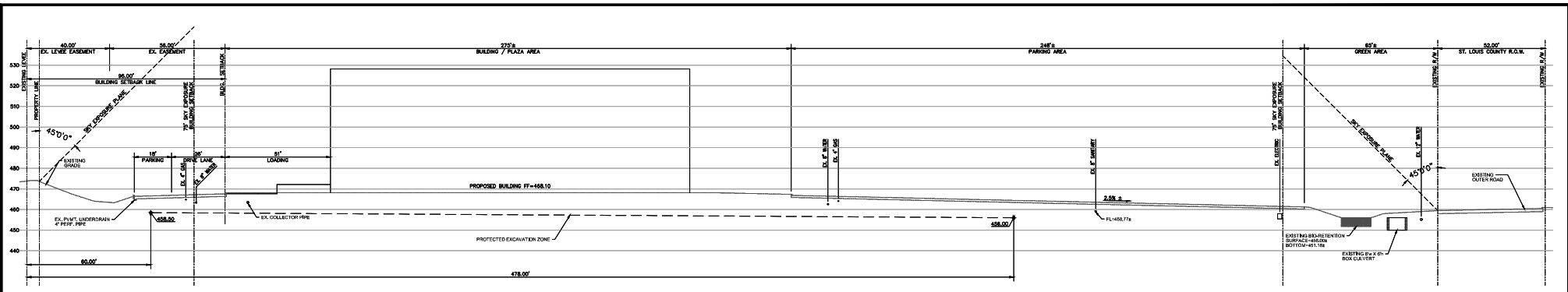


STOCK & PARTNERS Consulting Engineers, P.C. PREPARED BY:

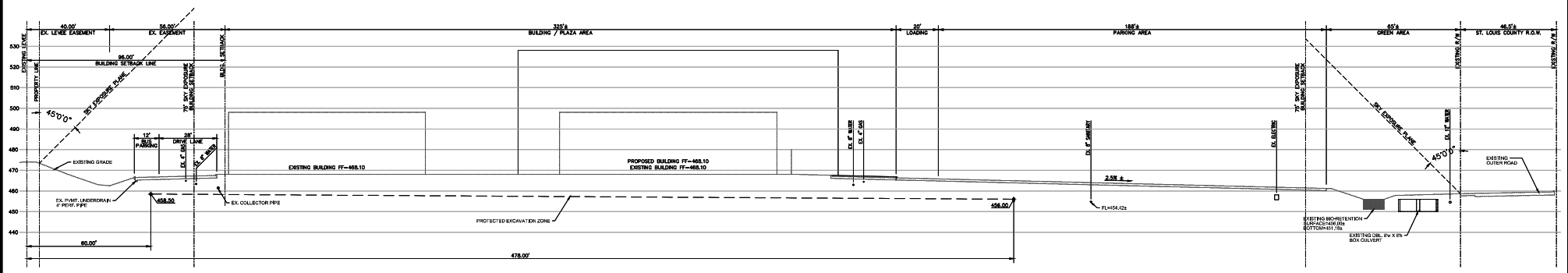
THE DISTRICT 17017 NORTH OUTER 40 ROAD CHESTERFIELD, MISSOURI 63005

4TH AMENDED SITE DEVELOPMENT PLAN FOR: DATE: 5/3/2020

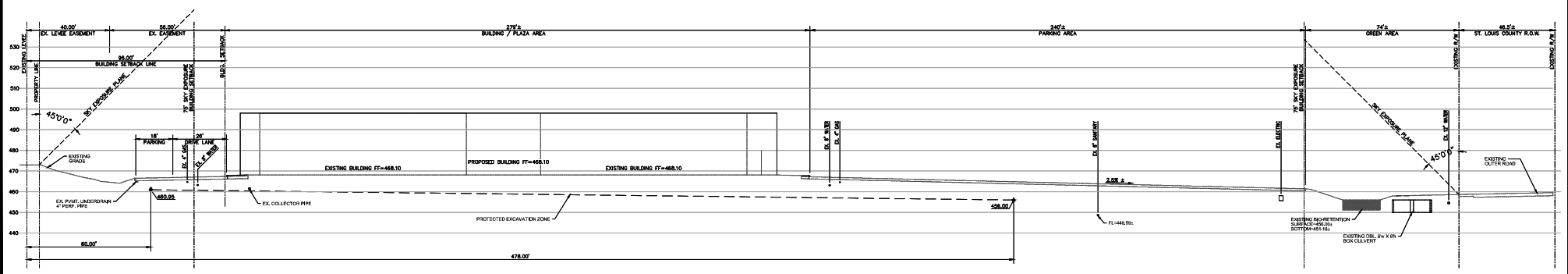
Table with columns: REVISIONS, DRAWN BY, CHECKED BY, DATE, SCALE, SHEET NO., SHEET TOTAL, SITE DEVELOPMENT PLAN, SHEET NO., SHEET TOTAL.



SITE SECTION A-A
SCALE 1"=30'



SITE SECTION B-B
SCALE 1"=30'



SITE SECTION C-C
SCALE 1"=30'

DISCLAIMER:
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEERS HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE REQUIREMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEERS SEAL APPEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL CONDITIONS AND CONTRACTORS, STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND ASSOCIATES ENGINEERS SHALL NOT BE RESPONSIBLE TO VERIFY FINAL DIMENSIONS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chestnut Hill Business Parkway
St. Louis, MO 63045 PH: (636) 533-3333
3333 Chestnut Hill Parkway
St. Louis, MO 63045 PH: (636) 533-3333
www.stockandassociates.com

4TH AMENDED SITE DEVELOPMENT PLAN FOR:
THE DISTRICT
17017 NORTH OUTER 40 ROAD
CHESTERFIELD, MISSOURI 63005



DATE: 5/3/2020
ENGINEER: STOCK E-25116
DRAWING NO: 17017-01-0000
PROJECT NAME: 00000

REVISIONS:

1	4/9/2020	Owner Comments
2	4/29/2020	Final Comm. #1
3	5/8/2020	City Comments
4	5/13/2020	City Comments

DATE BY: T.M.E. CHECKED BY: G.M.S.
DATE: 06/25/2019 DATE: 06/25/2019
SCALE: 1"=30' SHEET NO.: 318-8411
SHEET TOTAL: 4 SHEET TOTAL: 4
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SCALE: 1"=30' SCALE: 1"=30'
DATE: 06/25/2019 DATE: 06/25/2019
SCALE: 1"=30' SCALE: 1"=30'

DATE: 06/25/2019
SCALE: 1"=30'

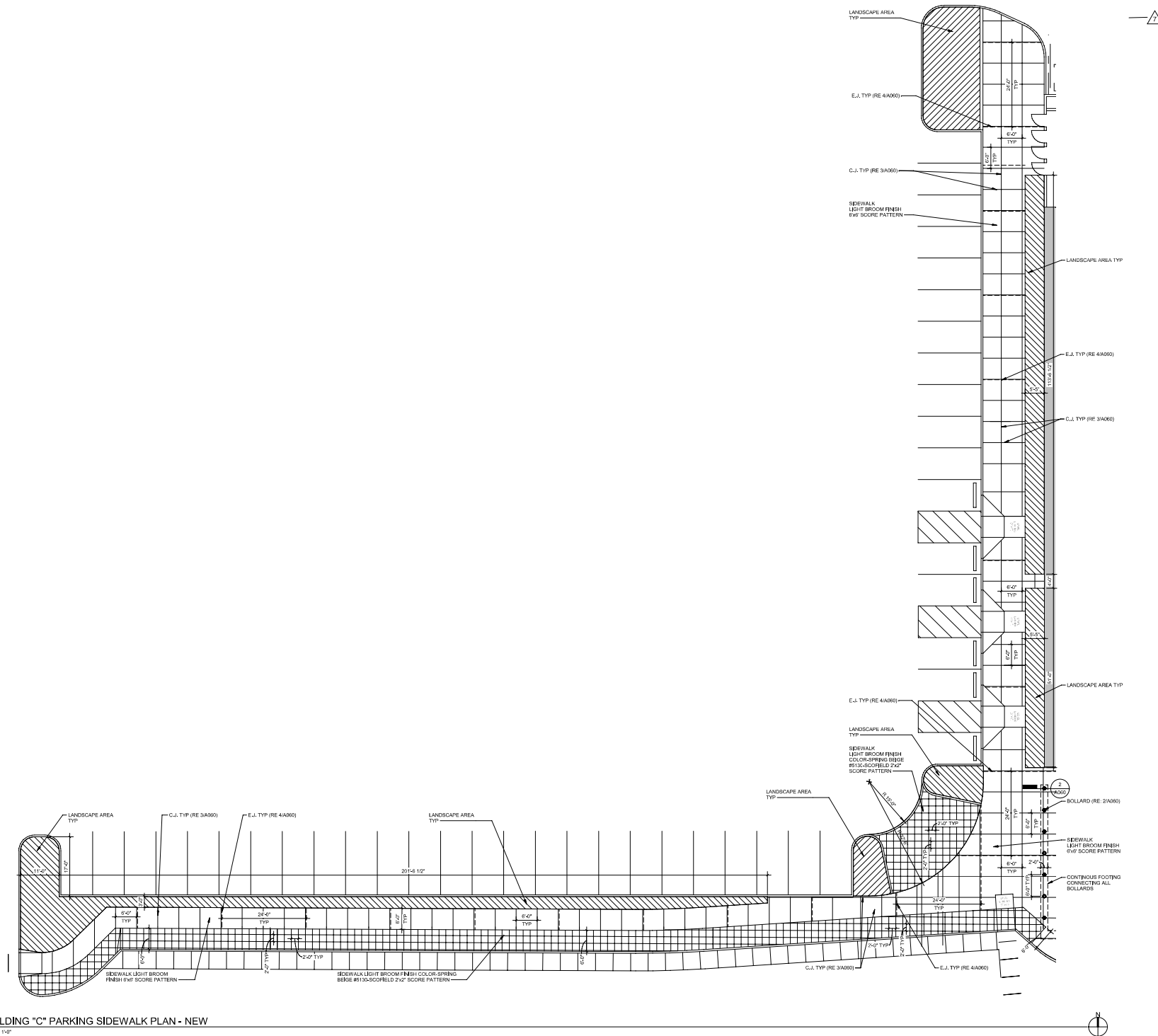
DATE: 06/25/2019
SCALE: 1"=30'

ALL SHEETS PRESENT ON THIS SHEET HAVE BEEN ELECTRONICALLY SEALED AND SIGNED.

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1 BUILDING "C" PARKING SIDEWALK PLAN - NEW

3/32" = 1' = 0"



THE ARCHITECT EXPRESSLY REPRESENTS HE OR SHE HAS MADE THE NECESSARY VERIFICATION OF ALL INFORMATION AND DATA PROVIDED TO HIM OR HER BY HIS OR HER CLIENT, AND THAT HE OR SHE HAS PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ARCHITECTURAL PROFESSION. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION OR DATA PROVIDED TO HIM OR HER BY HIS OR HER CLIENT, NOR DOES HE OR SHE WARRANT THAT THE INFORMATION OR DATA PROVIDED TO HIM OR HER BY HIS OR HER CLIENT IS COMPLETE, CORRECT, OR CURRENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS THAT ARE THE RESULT OF INFORMATION OR DATA PROVIDED TO HIM OR HER BY HIS OR HER CLIENT THAT IS INCOMPLETE, INCORRECT, OR OUTDATED.



THE DISTRICT
BY CHRYSTIEFER
RENOVATION & EXPANSION
N OUTER 40 ROAD
CHESTERFIELD, MO 63005

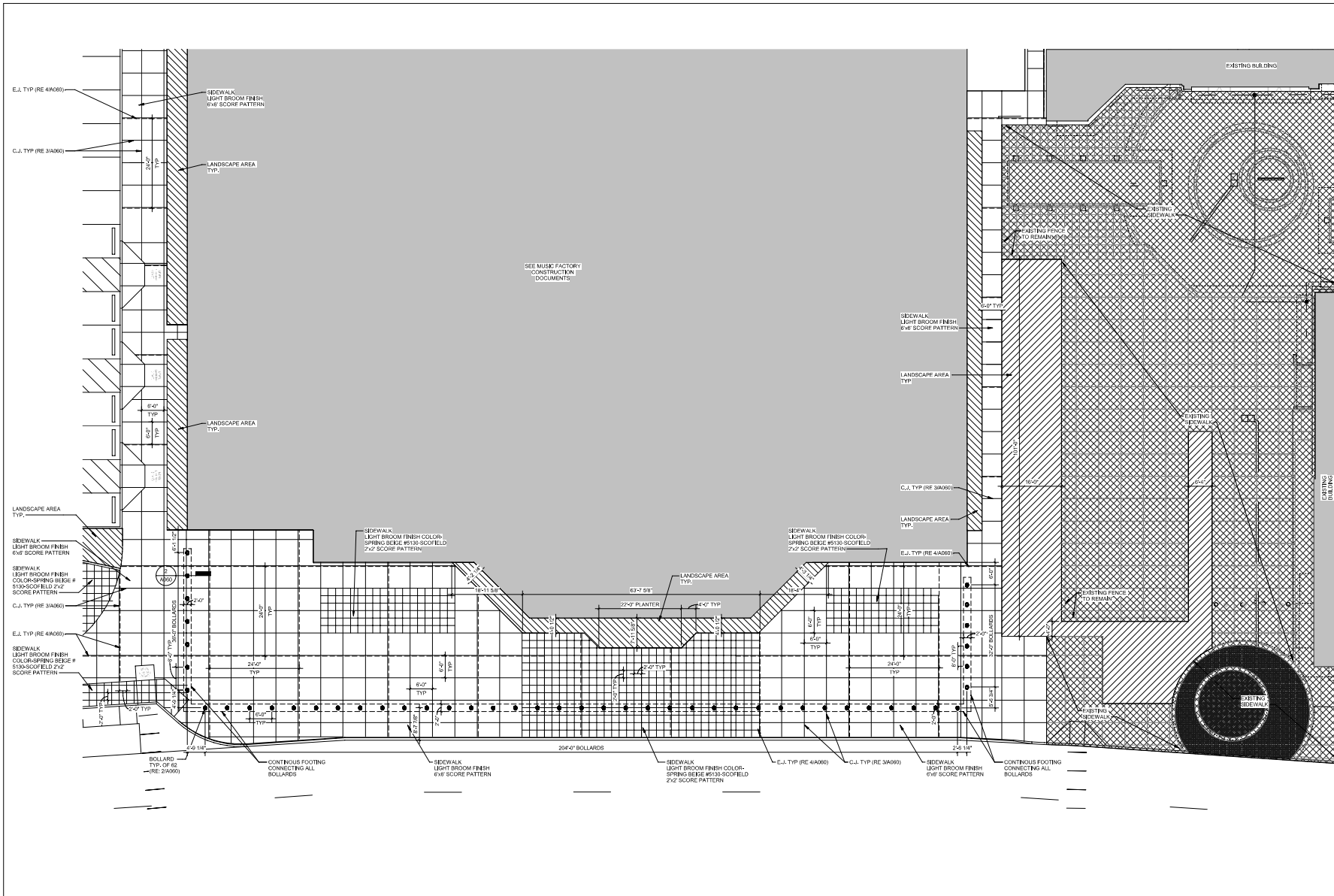
REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	03/10/20	ISSUED	CSB/BJ

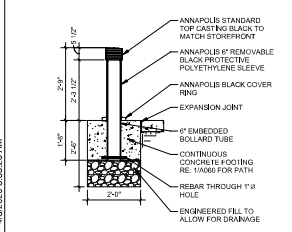


PARKING SIDEWALK PLAN
Project Number: 2017.074
Date: 2019.09.30
Drawn By: AB

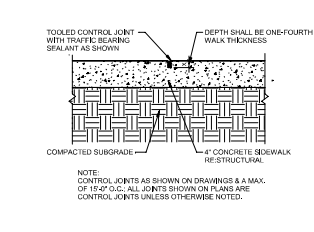
AMENDED SITE DEVELOPMENT PLAN - MARCH 10, 2020



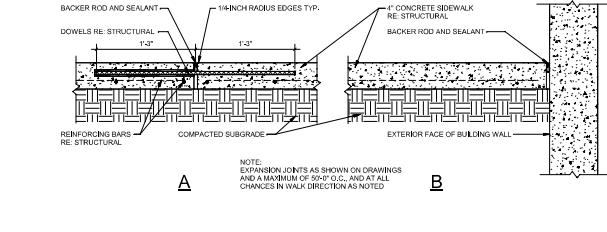
1 BUILDING "C" SIDEWALK PLAN - NEW
3/32" = 1'-0"



2 BOLLARD FOOTING DETAIL
1/2" = 1'-0"



3 SIDEWALK CONTROL JOINT
1/12" = 1'-0"



4 SIDEWALK EXPANSION JOINT
1/12" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	2017.07.10	ISSUED FOR PERMIT	AB

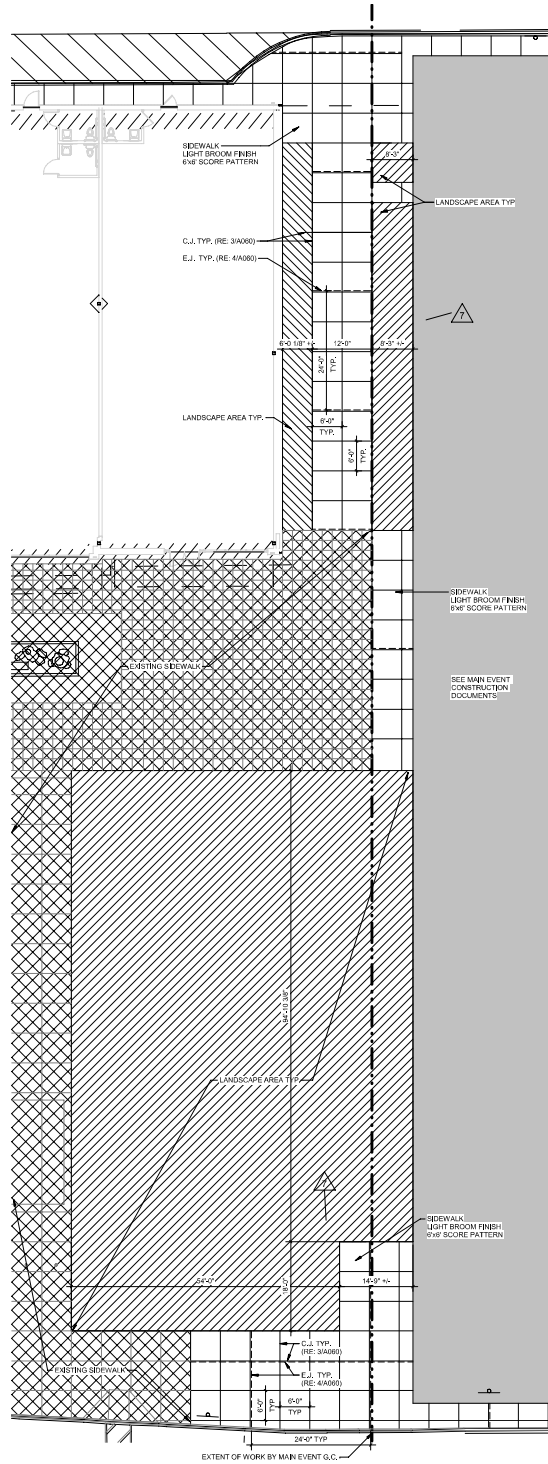


AMENDED SITE DEVELOPMENT PLAN - MARCH 10, 2020

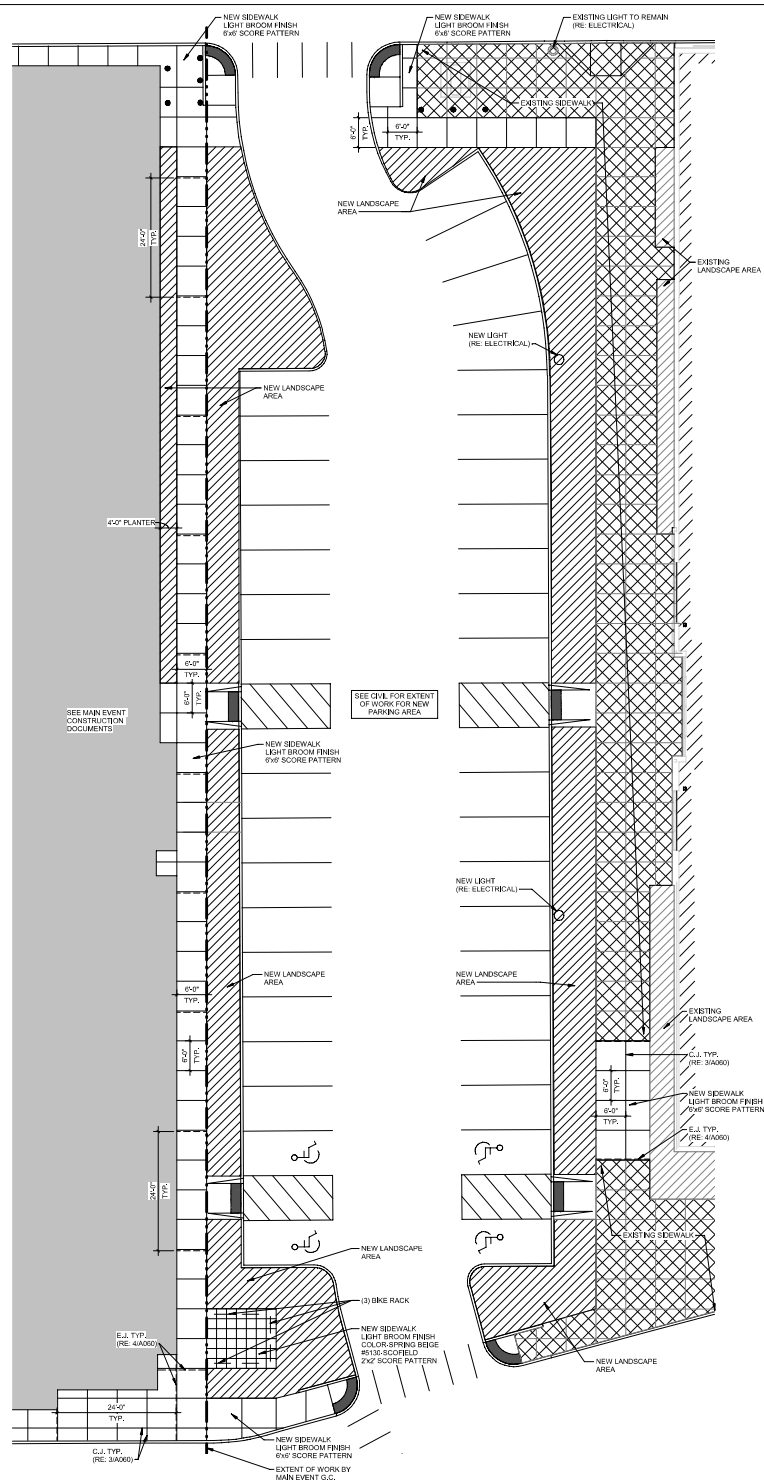
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1 BUILDING "L" SIDEWALK PLAN - NEW



2 BUILDING "N" & "P" SIDEWALK/PARKING PLAN - NEW



DISTRICT
THE
L.A.T. GREENBERG

RENOVATION & EXPANSION

N OUTER 40 ROAD
CHESTERFIELD, MO 63005

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	03/10/20



BUILDING "N" & "P"
SIDEWALK PLAN

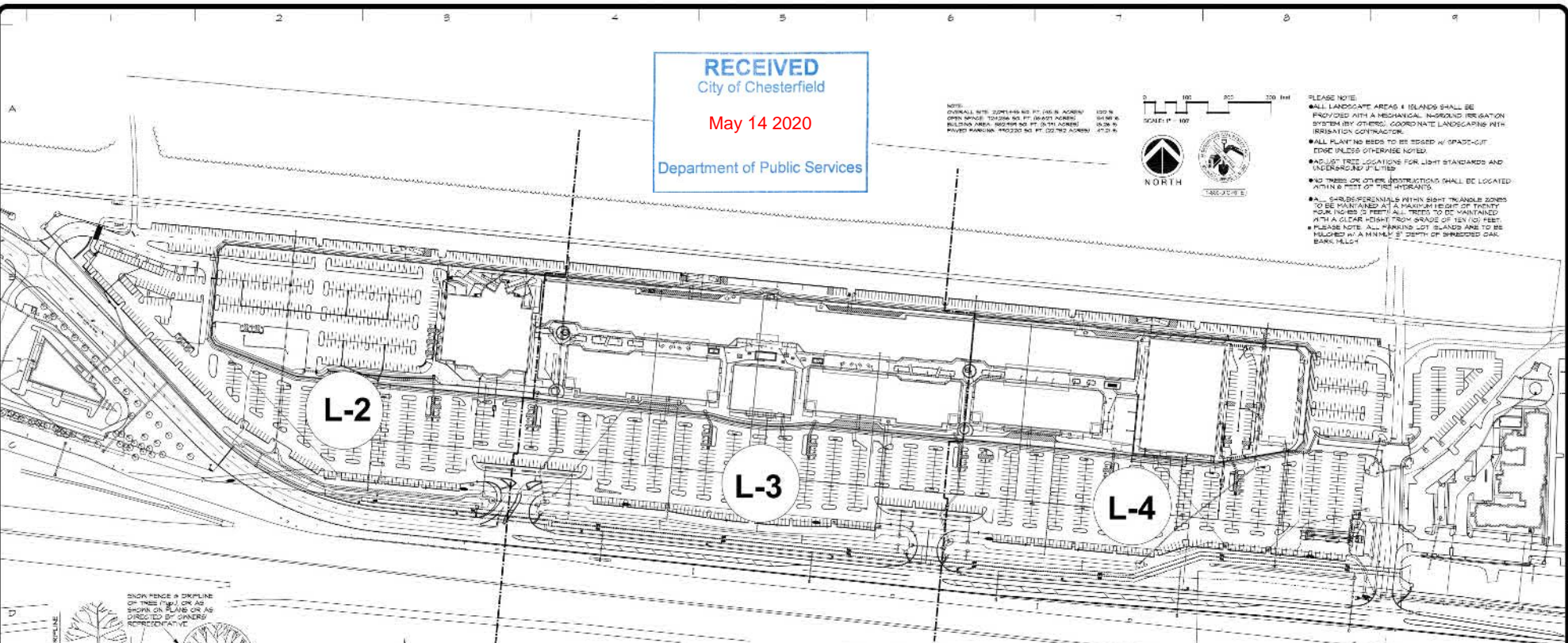
Project Number: 2017.074
Date: 2019.09.30
Drawn By: AB

AMENDED SITE DEVELOPMENT PLAN - MARCH 10, 2020

RECEIVED
City of Chesterfield

May 14 2020

Department of Public Services



PLEASE NOTE:

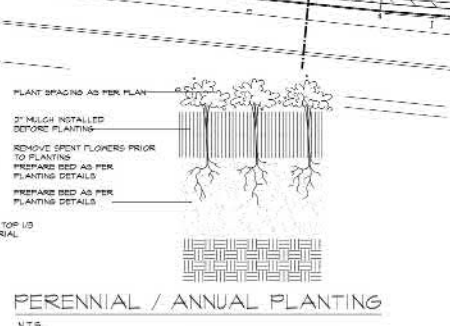
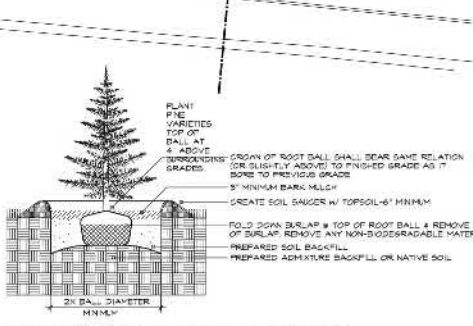
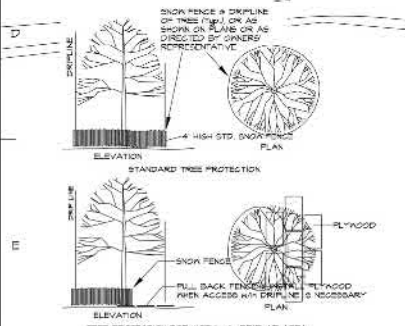
- ALL LANDSCAPE AREAS & ISLANDS SHALL BE PROVIDED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM BY OTHERS. COORDINATE LANDSCAPING WITH IRRIGATION CONTRACTOR.
- ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND OVERHANGING UTILITIES.
- NO TREES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN 6' DIST. OF FIRE HYDRANTS.
- ALL SUBSEQUENTALS WITHIN RIGHT-ANGLE ZONES TO BE MAINTAINED AT A MINIMUM EDGE OF TRIMMERS. PLANTING BEDS TO BE MAINTAINED AT A CLEAR HEIGHT FROM GRADE OF 18" TO 24" FEET.
- PLEASE NOTE: ALL PLANNING LOT ISLANDS ARE TO BE MAINTAINED WITHIN 12' DIST. OF SHARED CAR BARK MULCH.

REVISIONS	BY
05/19	RAM
01/19	RAM
02/19	RAM
01/19	RAM
03/19	RAM
03/20	RAM
05/20	RAM

landscape
TECHNOLOGIES

11111 N. MISSOURI AVE. SUITE 200
ST. LOUIS, MO 63141
TEL: 314.433.1111
WWW.LANDSCAPETECHNOLOGIES.COM

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT - MISSOURI
DATE: 05/20/20



LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere w/ construction or the appearance of a site.
- Every effort shall be made to protect existing vegetation as an integral part of the project. All trees to be removed shall be removed in a manner that allows for replacement of the same or similar trees. All trees to be removed shall be removed in a manner that allows for replacement of the same or similar trees.
- The contractor shall be responsible for obtaining all necessary permits and licenses for the project.
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MAINTENANCE:

- Landscaping Contractor shall provide a separate proposal to maintain all plants and trees for a period of 12 months after completion.
- Contractor shall ensure that all plants and trees are maintained in a healthy condition.
- Contractor shall be responsible for obtaining all necessary permits and licenses for the project.
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TERMINATION:

- Contractor shall be responsible for obtaining all necessary permits and licenses for the project.
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MISC. MATERIAL:

- Provide stakes and dimension of sound new hardwood free of knots and defects.
- The wrap tape shall be 4" minimum, designed to prevent water damage and water freezing. Additionally, only 3" long pieces shall be used.

TOP:

- All disturbed soil areas to be seeded with a mixture of turf-type grasses (50% per cent seed kilograms (100 lbs) per acre) and shall be immediately irrigated for a period of 90 days from date of final acceptance. Seed shall be applied in a manner that allows for replacement of the same or similar trees.
- Seed one fertilization application shall occur between May and June 15th or between September 1st and October 15th unless directed by others in writing. Fertilization application shall be applied in a manner that allows for replacement of the same or similar trees.
- The contractor shall be responsible for obtaining all necessary permits and licenses for the project.
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PRUNING:

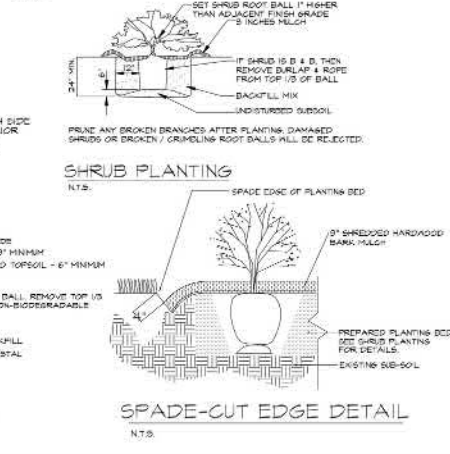
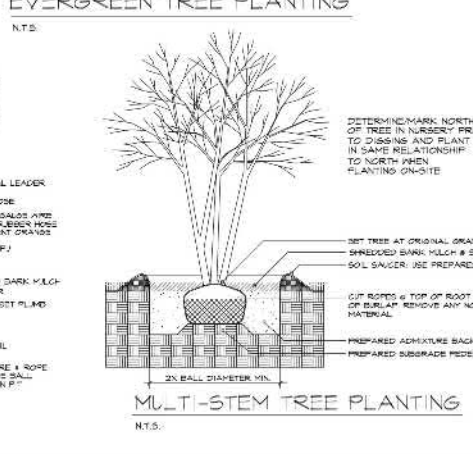
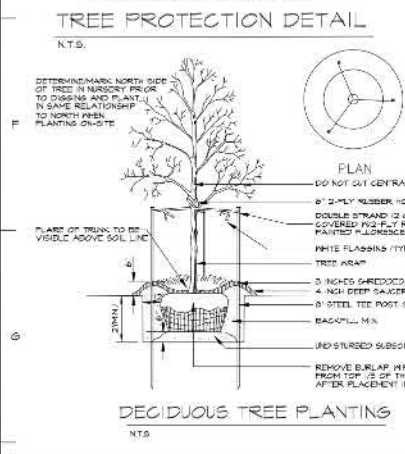
- Light up trees at time of planting. Prune only the contractor shall be responsible for obtaining all necessary permits and licenses for the project.
- Prune trees to a minimum of 1/2" above the ground line of all branches that extend to the edge of the crown.
- At every trim comply with ANSI A875 Standards.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for the contractor's general liability.

MULCH:

- All mulch to be shredded oak bark 1/2" to 3/4" depth (other than pine needles) and shall be applied in a manner that allows for replacement of the same or similar trees.
- All mulch to be applied in a manner that allows for replacement of the same or similar trees.
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PERENNIAL / ANNUAL PLANTING

N.T.S.

SHRUB PLANTING

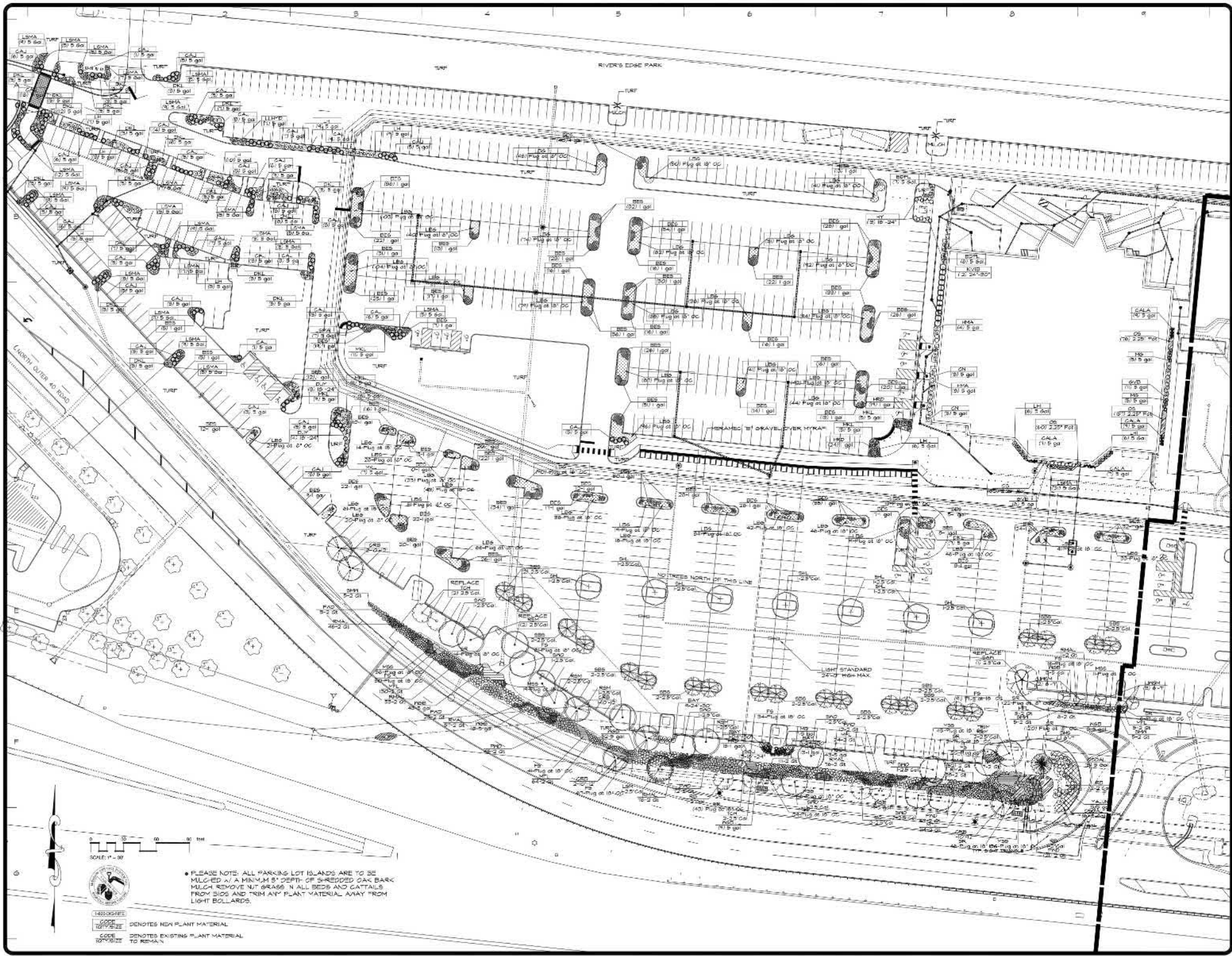
N.T.S.

SPADE-CUT EDGE DETAIL

N.T.S.

PHASE ONE PLANTING PLAN FOR THE PROPOSED
The District
CHESTERFIELD, MISSOURI

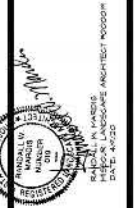
L-1
OF 16 SHEETS



REVISIONS	BY
13119	RAM
13119	RAM
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13119	RAM
13119	RAM

landscape
TECHNOLOGIES

1001 S. MAIN ST. SUITE 100
ST. LOUIS, MO 63103
TEL: 314.433.1111
WWW.LANDSCAPETECHNOLOGIES.COM



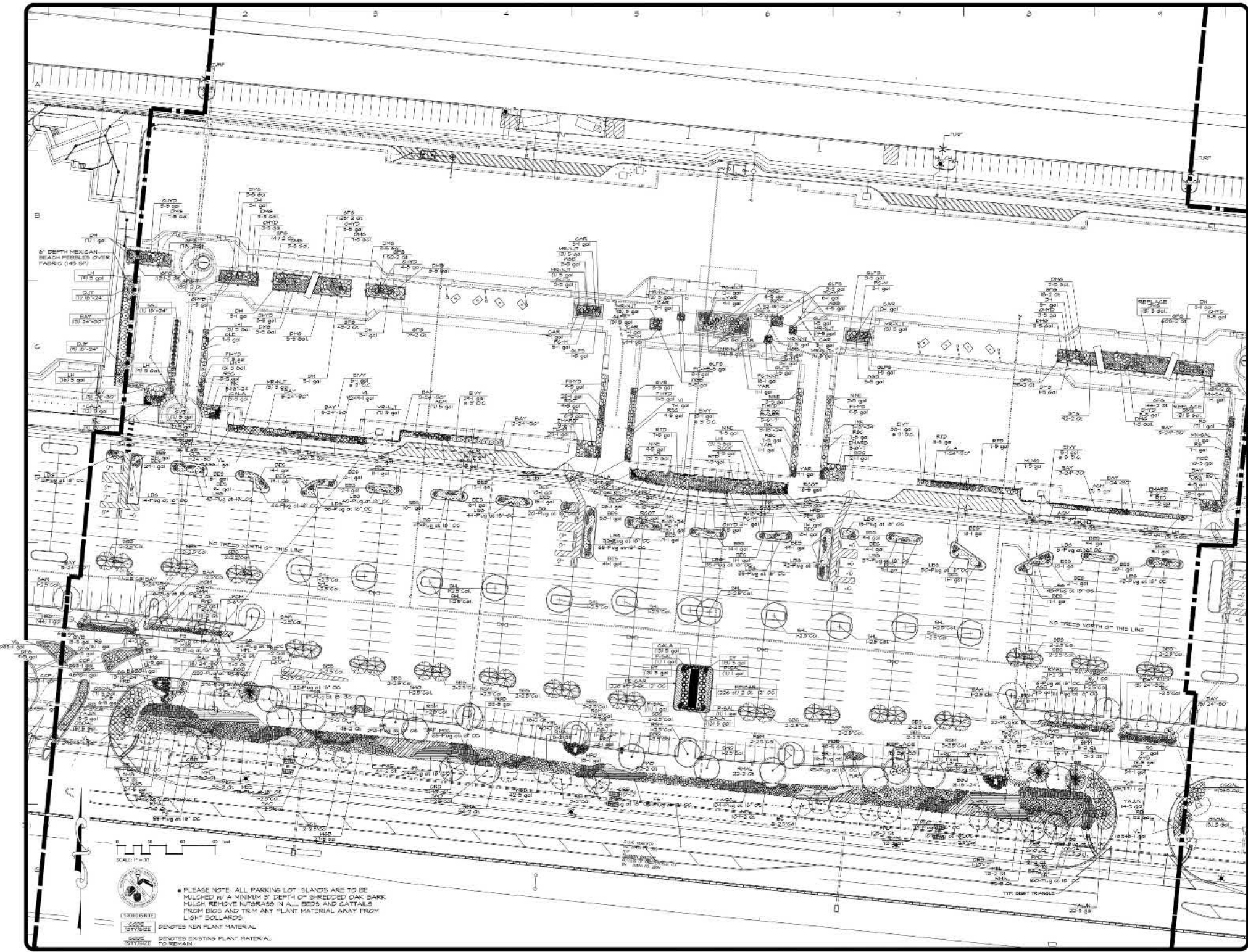
PLANTING PLAN FOR THE PROPOSED
The District
CHESTERFIELD, MISSOURI

FORM:	RAM
CHECKED:	RAM
DATE:	11/19/19
SCALE:	1/32" = 1'-0"
DATE:	2019-11-19
SHEET:	

L-2
OF 02 SHEETS

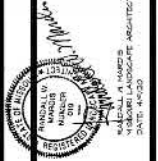
PLEASE NOTE: ALL PARKING LOT ISLANDS ARE TO BE MULCHED AT A MINIMUM 5" DEPTH OF 5-REDDED OAK BARK MULCH. REMOVE NIT GRASS IN ALL BEDS AND CATTAILS FROM BIDS AND TRIM ANY PLANT MATERIAL AWAY FROM LIGHT BOLLARDS.

14830549E
DENOTES NEW PLANT MATERIAL
CODE DENOTES EXISTING PLANT MATERIAL TO REMAIN



REVISIONS	BY
1/11/19	RMM
2/11/19	RMM
3/11/19	RMM
4/11/19	RMM
5/11/19	RMM
6/11/19	RMM
7/11/19	RMM
8/11/19	RMM
9/11/19	RMM

landscape
TECHNOLOGIES
 11111 N. MISSOURI AVE. SUITE 100
 CHESTERFIELD, MISSOURI 63005
 TEL: 636.865.4400
 FAX: 636.865.4401
 WWW.LANDSCAPETECHNOLOGIES.COM

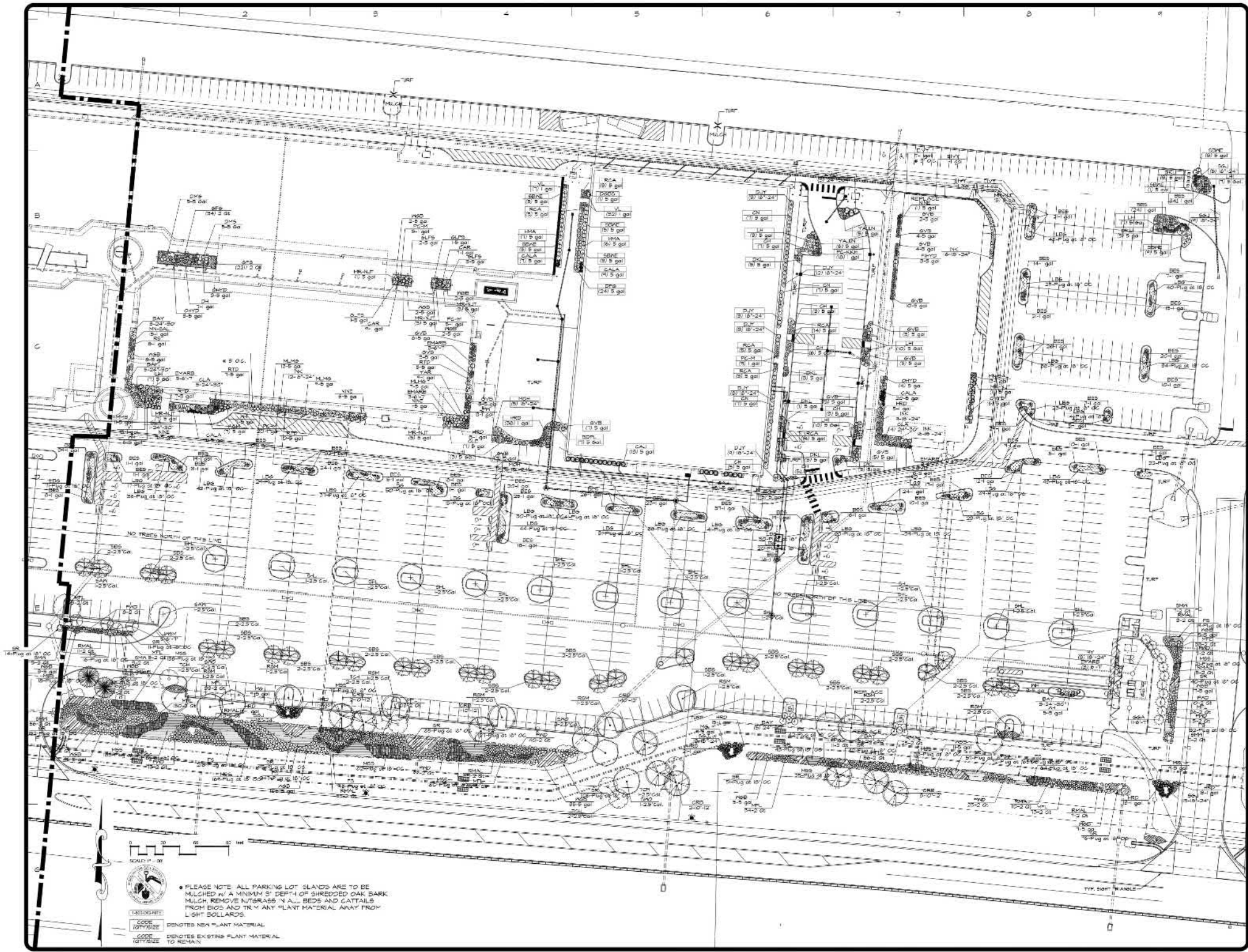


PLANTING PLAN FOR THE PROPOSED
The District
CHESTERFIELD, MISSOURI

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 01/18/19
 SCALE: 1"=30'-0"
 SHEET: 1018-103
 SHEET

L-3
 OF 02 SHEETS

PLEASE NOTE: ALL PARKING LOT ISLANDS ARE TO BE MULCHED IN A MINIMUM 5" DEPTH OF SHREDED OAK BARK MULCH. REMOVE INTRUSIVE INLAND BEDS AND CATTAILS FROM BAYS AND TRY ANY PLANT MATERIAL AWAY FROM LIGHT BOLLARDS.
 [Symbol] DENOTES NEW PLANT MATERIAL
 [Symbol] DENOTES EXISTING PLANT MATERIAL TO REMAIN



REVISIONS	BY
3319	ROM
31319	ROM
3319	ROM
1919	ROM
16319	ROM
21700	ROM
33300	ROM
4520	ROM

landscape
TECHNOLOGIES

4110 W. CENTER DRIVE
 ST. LOUIS, MISSOURI 63108
 TEL: 314.433.8800
 FAX: 314.433.8801
 WWW.LANDSCAPETECHNOLOGIES.COM

PROJECT: THE DISTRICT
 SHEET: PLANTING PLAN
 DATE: 04-20-20

APPROVED:
 LANDSCAPE ARCHITECT
 REGISTERED PROFESSIONAL ENGINEER
 MISSOURI LICENSE NO. 000000000

**PLANTING PLAN FOR THE PROPOSED
The District
CHESTERFIELD, MISSOURI**

DESIGNER:
 CHECKED:
 DATE:
 SCALE:
 SHEET:
 OF 02 SHEETS

L4
OF 02 SHEETS

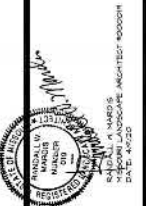
PLANT SCHEDULE (EXISTING PLANTS):

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
BC	4	Bald Cypress / Taxodium distichum	2 1/2 Gal
CRB	18	Heritage River Birch / Betula nigra 'heritage Improved'	10-12"
LSM	1	Legacy Sugar Maple / Acer saccharum 'Legacy'	2 1/2 Gal
GAN	7	Sourth Oak / Quercus acutissima	2 1/2 Gal
SPD	14	Swamp White Oak / Quercus bicolor	2 1/2 Gal
RSM	24	Red Sunset Maple / Acer rubrum 'Franksred'	2 1/2 Gal
SHL	33	Skyline Locust / Gloditola triacanthos 'Skyline'	2 1/2 Gal
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
BHS	6	Black Hills Spruce / Picea glauca oersted	6-7"
EMARD	31	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6-7"
SSA	11	Green Giant Arborvitae / Thuja plicata 'Green Giant'	6-7"
LASM	18	Sweetbay Magnolia / Magnolia virginiana 'Jim Aliso'	6-7"
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
RB	14	Redbud / Cercis canadensis	2 Gal
HBS	21	Shadblow Serviceberry (Single Stem) / Amelanchier canadensis	2 1/2 Gal
TCH	12	Thornless Cockspur Hawthorn / Crataegus crusgalli var. inermis	2 1/2 Gal
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ACM	36	Acme Grape Myrtle / Lagerstroemia 'Acme'	5 gal
RTD	24	Balleys Red-Ting Dogwood / Cornus sericea 'Balleys'	5 gal
CLA	18	Chicago Aster Arranosa / Viburnum aceratum 'Chicago Aster'	24"-30"
YAJUN	66	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal
INK	125	Dense Inkberry / Ilex glabra 'Dense'	6"-24"
NINE	34	Diablo Purple Ninebark / Physocarpus opulifolius 'Diablo TM'	5 gal
PHYP	47	Fine # 1 Ice Hydrangea / Hydrangea paniculata 'Mrs Red'	5 gal
GVB	7	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
BLFS	31	Bro-Lon Fragrant Sumac / Rhus aromatica 'Bro-Lon'	5 gal
HY	5	Hicks Yew / Taxus media 'Hickel'	6"-24"
LHI	46	Little Henry Sweetgum / Itea virginica 'Little Henry TM'	5 gal
MR-NJT	40	Marie Rose New Jersey Tea / Geonothus x Minorsae	5 gal
MMB	24	Morris Midget Boxwood / Buxus microcarpa la japonica 'Morris Midget'	5 gal
BAY	26	Northstar Bayberry / Myrica pensylvanica	24"-30"
GHYP	61	Glowing Hydrangea / Hydrangea ovatifolia	5 gal
WH	21	Red Sprite Winterberry / Ilex verticillata 'Red Sprite'	5 gal
RCGT	31	Rock Cotoneaster / Cotoneaster horizontalis	5 gal
RSC	85	Ruby Spice Clethra / Clethra alnifolia 'Ruby Spice'	5 gal
SSJ	64	Sea Green Juniper / Juniperus chinensis 'Sea Green'	6"-24"
WSD	646	Winter Gem Boxwood / Buxus microcarpa 'Winter Gem'	5 gal
GLE	20	Hummingbird Summerweet / Clethra alnifolia 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
LBN	5	Barbara Bride Joe-Pye Weed / Eupatorium maculatum 'Barbara Bride'	gal
CAR	61	Cardinal Flower / Lobelia cardinalis	gal
GGF	14214	Golfier Candy Creeping Phlox / Phlox subulata 'Golfier Candy'	gal
DH	30	Dwarf Hibiscus / Hibiscus moscheutos 'Luna Pink Sail'	gal
BES	1647	Black-eyed Susan / Rudbeckia hirta 'Black-eyed Susan'	gal
HRD	247	Happy Returns Day Lily / Hemerocallis hybrid 'Happy Returns'	gal
PC-KKH	26	Kim's Knee High Purple Coneflower / Echinacea purpurea 'Kim's Knee High TM'	gal
MN-SAL	50	May Night Salvia / Salvia nemorosa 'May Night'	gal
PC-M	123	Purple Coneflower / Echinacea purpurea 'Magnus'	gal
RS	7	Russian Sage / Perovskia atriplicifolia	gal
SDO	21	Stella de Oro Daylily / Hemerocallis hybrid 'Stella de Oro'	gal
VI	60	Variegated Iris / Iris pallida 'Variegata'	gal
VL	15,824	Variegated Liriope / Liriope muscari 'Variegata'	gal
YAR	61	Yarrow / Achillea filipendulina 'Coronation Gold'	gal
FORBS	QTY	COMMON / BOTANICAL NAME	SIZE
MFL	1,625	Monkey Flower / Mimulus ringens	2 qt
PKND	444	Pinkand Blue / Pentstemon cordata	2 qt
RNAL	106	Rose Mallow / Hibiscus moscheutos	2 qt
SMN	231	Swamp Milkweed / Asclepias incarnata	2 qt
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
DFS	28	Dwarf Fountain Grass / Pennisetum alopecuroides 'hameln'	5 gal
DMS	11	Dwarf Maiden Grass / Miscanthus sinensis 'Yakuhira'	5 gal
GALA	10	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'	5 gal
MS	51	Maiden Grass / Miscanthus sinensis 'Grass Iris'	5 gal
MLMS	40	Morning Light Maiden Grass / Miscanthus sinensis 'Morning Light'	5 gal
ROSES	QTY	COMMON / BOTANICAL NAME	SIZE
OSCAL	88	OSC Easy As Last Rose / Rosa x OSC Easy As Last	5 gal
VINES	QTY	COMMON / BOTANICAL NAME	SIZE
ELVY	124	English Ivy / Hedera helix	gal
NATIVE GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
FRS	3,064	Fringed Sedge / Carex crinita	Plug at 18" OC
GF6	1,587	Golden Foxtail Grass / Alopecurus pratensis 'Aureovariegatus'	2 qt
LBG	2,456	Little Bluestem Grass / Setochachyrum scaparium	Plug at 18" OC
MSS	2,741	Morning Star Sedge / Carex grayi	Plug
SR	2,210	Soft Rush / Juncus effusus	Plug at 18" OC

PLEASE NOTE:
 NINE (9) OF THE ELEVEN (11) PROPOSED NEW TREES GROW IN THE SLOW TO MODERATE RANGE OR 82% OF NEW TREES (PLEASE NOTE: ALL PROPOSED TREES ARE REPLACEMENT TREES FROM ORIGINAL BUILD);
 TREE GROUPINGS:

REVISIONS	BY
8/13/19	RJM
8/13/19	RJM
11/13/19	RJM
10/31/19	RJM
2/17/20	RJM
3/30/20	RJM
4/22	RJM

landscape
TECHNOLOGIES
 67 JACOBS CREEK DRIVE
 SUITE 100
 CHESTERFIELD, MISSOURI 63017
 PHONE: 636.835.8200
 FAX: 636.835.8202



EXISTING PLANT MATERIAL ON-SITE
The District
CHESTERFIELD, MISSOURI

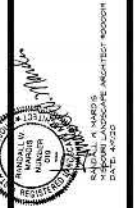
DRAWN BY: [blank]
 CHECKED BY: [blank]
 DATE: 04/19/19
 SCALE: N/A
 JOB NO: 2019-113
 SHEET: 0-SHEET
L-5
 OF 02 SHEETS

PLANT SCHEDULE (NEW PLANTS):

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6'	6 - 10'	10 - 36'	> 36'	< 10'	10 - 15'	15 - 20'	20 - 25'	25 - 40'	40 - 65'	> 65'
CRB	2	Heritage River Birch / Betula nigra Heritage Improved	10'-12'			X										X	
SAX	1	Saxatooth Oak / Quercus acutissima	2.5'Gal.		X											X	
RSM	6	Red Sunset Maple / Acer rubrum Franksred	2.5'Gal.		X											X	
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6'	6 - 10'	10 - 36'	> 36'	< 10'	10 - 15'	15 - 20'	20 - 25'	25 - 40'	40 - 65'	> 65'
TCH	2	Thornless Cockspur Hawthorn / Crataegus crusgalli var. thornless	2.5'Gal.		X												
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE														
ACM	9	Acacia Craps Myrtle / Lagerstromia 'Acacia'	5 gal														
ALV	5	Alienang Leatherleaf Viburnum / Viburnum rhytidophyllum 'Alienang'	24"-30"														
BDFL	22	Blooming Dwarf Forsythia Lipo / Syringa x 'BANKERS' TM	5 gal.														
CH	24	China Bayberry Holly / Ilex meserveae 'China Bayberry' TM	5 gal														
CAJ	92	Compact Andorra Juniper / Juniperus horizontalis Flumosa Compacta	5 gal														
YALUN	11	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal														
CA	40	Coppertina Ninesark / Physocarpus opulifolius 'Coppertina'	5 gal														
INC	9	Dense Inkberry / Ilex glabra 'Dense'	10"-24"														
DJY	65	Dense Japanese Yew / Taxus cuspidata 'Densiformis'	10"-24"														
NINE	1	Diablo Purple Ninebark / Physocarpus opulifolius 'Diablo'	5 gal														
DBS	1	Dwarf Globe Blue Spruce / Picea pungens 'Globe'	5 gal														
DKL	20	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal														
EY	26	Everlon Yew / Taxus x media 'Everlon'	5 gal														
GVB	65	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal														
HMA	25	Hetz Midget Arborvitae / Thuja occidentalis 'Hetz Midget'	5 gal														
HY	10	Hicks Yew / Taxus media 'Hicks'	10"-24"														
KVIB	5	Korean Spice Viburnum / Viburnum carlesii	24"-30"														
LH	83	Lime Light Hydrangea / Hydrangea paniculata 'Lime Light' TM	5 gal														
LLHYD	1	Little Lime Hydrangea / hydrangea paniculata 'Little Lime'	5 gal														
LSMA	90	Low Scape Mound Crataegory / Aronia melanocarpa 'Low Scape Mound'	5 gal.														
LHI	64	Little Henry Sweetspine / tea virginica 'Little Henry' TM	5 gal.														
MKL	48	Miss Kim Lilac / Syringa patina 'Miss Kim'	5 gal.														
MCH	10	Munchkin Oakleaf Hydrangea / Hydrangea serrata 'Munchkin'	10"-24"														
BAY	23	Northern Bayberry / Myrica pensylvanica	24"-30"														
RCA	44	Rose Creek Azalea / Abelia x grandiflora 'Rose Creek'	5 gal														
SGJ	23	Sea Green Juniper / Juniperus chinensis 'Sea Green'	10"-24"														
SDAE	5	Sonic Bloom Neligela / Neligela Florida 'Sonic Bloom'	5 gal														
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE														
BSB	825	Galatium Black-eyed Susan / Rudbeckia fulgida 'Goldsturm'	1 gal														
HRD	81	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal														
PC-KKH	18	Kim's Knee High Purple Coneflower / Echinacea purpurea 'Kim's Knee High' TM	1 gal														
P-FAL	44	Pink Friesland Perennia / Salvia / Salvia nemorosa 'Pink Friesland'	1 gal.														
PC-M	9	Purple Coneflower / Echinacea purpurea 'Magnus'	1 gal														
VL	39	Variegated Liriodie / Liriodie muscari 'Variegata'	1 gal														
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE														
DFG	24	Dwarf Fountain Grass / Pennisetum a speciosum 'Hameln'	5 gal														
DMS	8	Dwarf Maiden Grass / Miscanthus sinensis 'Yokushima'	5 gal.														
CALA	66	Foerster's Reed Grass / Calamagrostis acutifolia 'Kar' 'Foerster'	5 gal														
MS	10	Maiden Grass / Miscanthus sinensis 'Graceline'	5 gal														
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE														
OS	355	Orange Stoncrop / Sedum spectabile	2.25' Pot														
PCAR	454 sf	Pennsylvania Sedge / Carex pensylvanica	2 Qt @ 12" OC														
NATIVE GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE														
LBG	395	Little Bluestem Grass / Schizanthus scoparium	Plug at 10" OC														

PLEASE NOTE:
 NINE (9) OF THE ELEVEN (11) PROPOSED NEW TREES GRCA IN THE SLOW TO MODERATE RANGE or 82% OF NEW TREES (PLEASE NOTE! ALL PROPOSED TREES ARE REPLACEMENT TREES FROM ORIGINAL BUILD) TREE GROUPINGS:

REVISIONS	BY
01/10	RAM
01/10	RAM
01/10	RAM
01/10	RAM
01/10	RAM
01/10	RAM
01/10	RAM
01/10	RAM
01/10	RAM



PROPOSED NEW LANDSCAPE MATERIAL
The District
 CHESTERFIELD, MISSOURI

Drawn: [Blank]
 Checked: [Blank]
 DATE: 01/10/10
 SCALE: N/A
 JOB NO: 2010-113
 SHEET: 0-REET
L-6
 OF 02 SHEETS



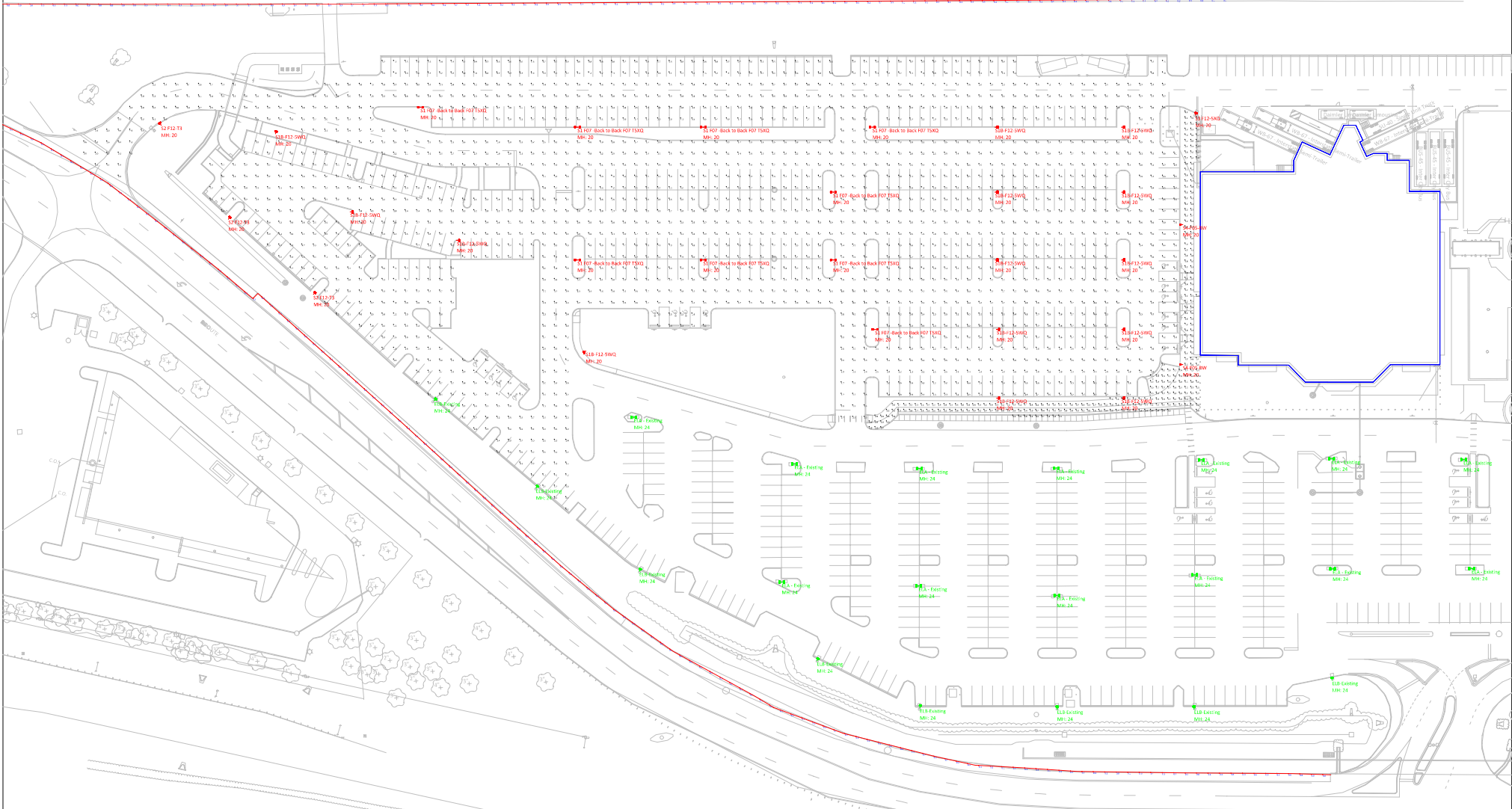
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
[Symbol]	14	S1B-F12-5WQ	SINGLE	N.A.	0.900	VTS-F12-LED-E1-5WQ
[Symbol]	3	S2 F12-T3	SINGLE	N.A.	0.900	VTS-F12-LED-E1-T3
[Symbol]	1	S3 F12-5XQ	SINGLE	N.A.	0.900	VTS-F12-LED-E1-5XQ
[Symbol]	2	S4-F05-RW	SINGLE	N.A.	0.900	VTS-F05-LED-E1-RW
[Symbol]	13	ELB - Existing	BACK-BACK	N.A.	0.900	VTS-F12-LED-E1-T4
[Symbol]	8	ELB-Existing	SINGLE	N.A.	0.900	VTS-F12-LED-E1-T3
[Symbol]	9	S1 F07-Back to Back F07	BACK-BACK	N.A.	0.900	VTS-F07-LED-E1-5XQ

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Music Factory Sidewalk	ILLUMINANCE	Fc	4.53	7.9	1.6	2.83	4.94
Property Line	ILLUMINANCE	Fc	0.10	0.4	0.0	N.A.	N.A.
West Parking Lot	ILLUMINANCE	Fc	3.10	7.8	0.5	6.20	15.60

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

PARKING LOT LIGHT LEVELS CALCULATED ON GROUND EVERY 10' SIDEWALK LIGHT LEVELS CALCULATED ON GROUND EVERY 3'

FIXTURE MOUNTING HEIGHTS (HEIGHT INCLUDES BASE)
 PARKING LOT FIXTURES - EXISTING FIXTURES = 24'
 PARKING LOT FIXTURES - NEW FIXTURES = 20'
 ALL OTHERS - SEE PLAN FOR MOUNTING HEIGHT (MH)



#	Date	Comments

Drawn By: LU
 Checked By:
 Date: 4/15/2020
 Scale: None



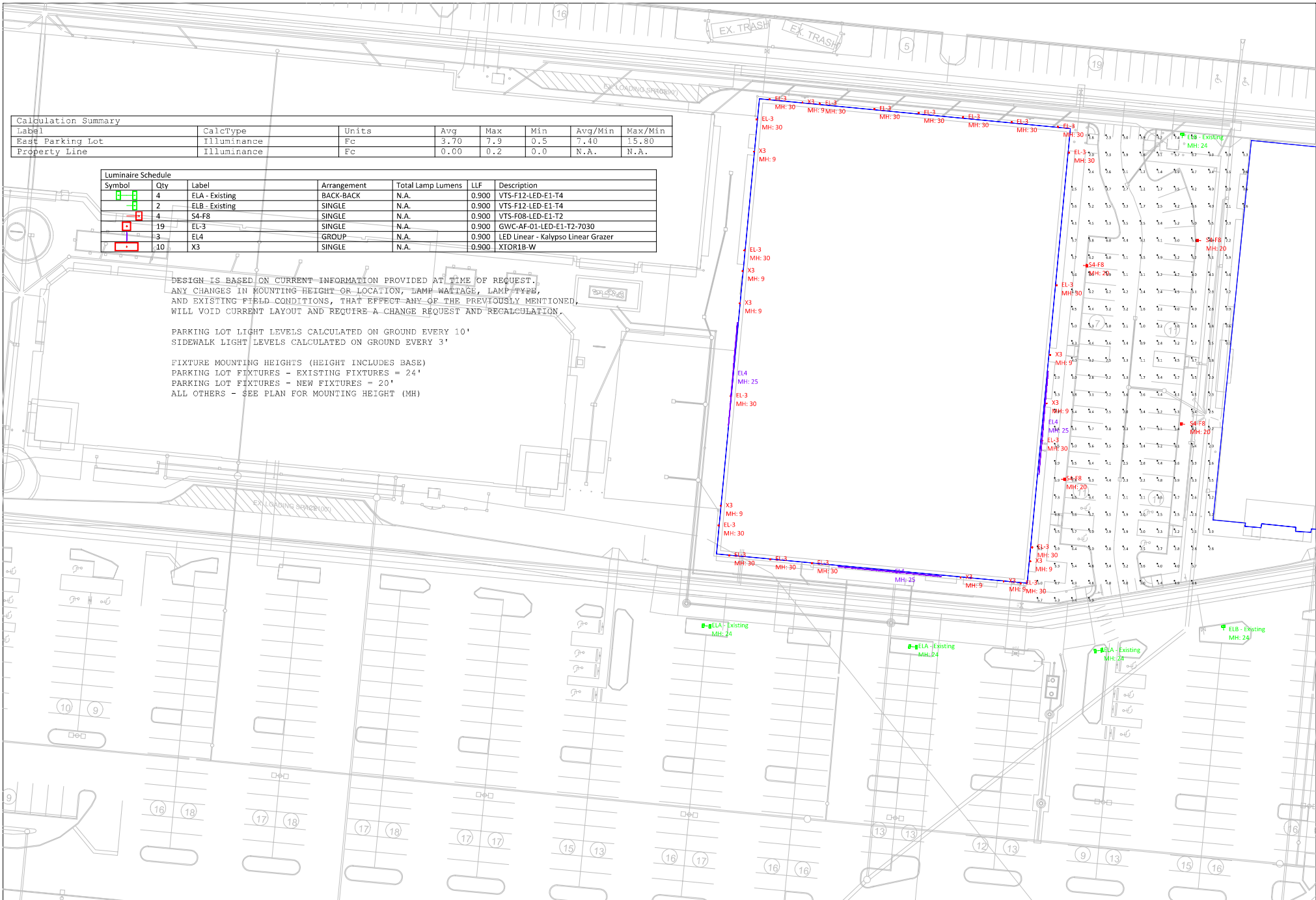
Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking Lot	Illuminance	Fc	3.70	7.9	0.5	7.40	15.80
Property Line	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	
	4	ELA - Existing	BACK-BACK	N.A.	0.900	VTS-F12-LED-E1-T4	
	2	ELB - Existing	SINGLE	N.A.	0.900	VTS-F12-LED-E1-T4	
	4	S4-F8	SINGLE	N.A.	0.900	VTS-F08-LED-E1-T2	
	19	EL-3	SINGLE	N.A.	0.900	GWC-AF-01-LED-E1-T2-7030	
	3	EL-4	GROUP	N.A.	0.900	LED Linear - Kalypso Linear Grazer	
	10	X3	SINGLE	N.A.	0.900	XI0R1B-W	

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT 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.

PARKING LOT LIGHT LEVELS CALCULATED ON GROUND EVERY 10'
SIDEWALK LIGHT LEVELS CALCULATED ON GROUND EVERY 3'

FIXTURE MOUNTING HEIGHTS (HEIGHT INCLUDES BASE)
PARKING LOT FIXTURES - EXISTING FIXTURES = 24'
PARKING LOT FIXTURES - NEW FIXTURES = 20'
ALL OTHERS - SEE PLAN FOR MOUNTING HEIGHT (MH)



#	Date	Comments

Revisions		

Drawn By: LU
Checked By:
Date: 2/21/2020
Scale: None

McGraw-Edison

DESCRIPTION

The Ventus™ LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patent pending modular LightBAR™ technology delivers uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and any security lighting application. UL/cUL Listed for wet locations.

Catalog #		Type
Project	The District	S1-S3
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

Die-cast aluminum frame secures thermally conductive, extruded aluminum heat sink to independent electrical chamber. Heavy-wall, die-cast aluminum housing and door isolates driver components for cooler operation. The unique construction allows for passive cooling and natural cleaning of the extruded heat sink ensuring reliable operation at 40°C high ambient conditions. Stainless steel fasteners and hinging allow access to electrical components for installation and maintenance. Optional tool-less hardware available for ease of entry into electrical chamber.

Optics

Choice of twelve patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Mounting

Cast aluminum 6" arm includes bolt guides allowing for easy positioning of fixture during installation to pole or wall surface. Standard single carton packaging of housing, square pole arm and round pole adapter for contractor friendly arrival of product on site. Optional internal mast arm mount accepts a 1-1/4" to 2" O.D. horizontal tenon, while a two-bolt clamping mechanism secures fixture. Cast-in leveling guides provide +/-5° vertical leveling adjustment. Tenon adapters available to slipfit over poles equipped with 2-3/8" or 3-1/2" O.D. tenon. 3G vibration rated.

Finish

Cast components and arm finished in super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



VTS VENTUS LED

2 - 12 LightBARs
Solid State LED

AREA LUMINAIRE



CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 LightBARs
ISO 9001
LM79 / LM80 Compliant
UL/cUL Listed

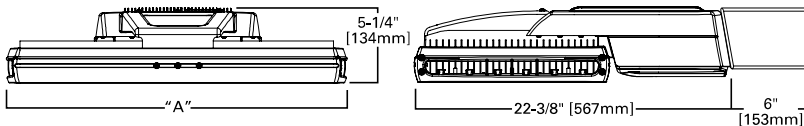
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50Hz & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating
50°C Ambient Temperature Rating (HA option)

SHIPPING DATA

Approximate Net Weight:
(See Tabulated Reference Data)

DIMENSIONS



DIMENSIONAL DATA

Number of LightBars	"A" Width	Weight		EPA [Square Feet]	
		Without Arm	With Arm	Without Arm	With Arm
2-4	12-7/8" [328mm]	24 lbs. [10.91 kgs.]	29 lbs. [13.18 kgs.]	0.94	1.00
5-8	18" [458mm]	30 lbs. [13.64 kgs.]	35 lbs. [15.91 kgs.]	1.10	1.20
9-12	25-7/8" [658mm]	39 lbs. [17.73 kgs.]	44 lbs. [20.00 kgs.]	1.31	1.44

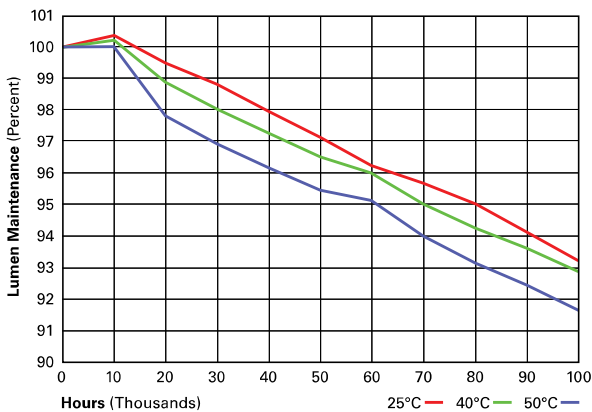
POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBAR)

Number of LightBARs	E02	E03	E04	E05	E06	E07	E08	E09	E10	E11	E12	
Drive Current												
350mA Drive Current												
Power (Watts)	52W	75W	97W	127W	149W	173W	195W	226W	247W	270W	292W	
Current @ 120V (A)	0.44	0.63	0.82	1.07	1.26	1.45	1.63	1.89	2.08	2.26	2.45	
Current @ 277V (A)	0.20	0.28	0.36	0.48	0.56	0.64	0.71	0.84	0.92	0.99	1.07	
Power (Watts)	58W	82W	99W	132W	159W	174W	196W	227W	247W	271W	293W	
Current @ 347V (A)	0.19	0.28	0.29	0.39	0.48	0.56	0.57	0.68	0.76	0.85	0.86	
Current @ 480V (A)	0.15	0.20	0.21	0.30	0.36	0.41	0.42	0.51	0.57	0.62	0.63	
T2	Lumens	6,173	9,260	12,347	15,434	18,520	21,607	24,694	27,780	30,867	33,954	37,041
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	6,117	9,175	12,233	15,292	18,350	21,409	24,467	27,525	30,584	33,642	36,700
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	5,953	8,929	11,905	14,882	17,858	20,835	23,811	26,787	29,764	32,740	35,716
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
5MQ	Lumens	6,398	9,597	12,795	15,994	19,193	22,392	25,591	28,790	31,989	35,187	38,386
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	6,315	9,472	12,630	15,787	18,945	22,102	25,260	28,417	31,575	34,732	37,890
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
5XQ	Lumens	6,325	9,488	12,650	15,813	18,975	22,138	25,301	28,463	31,626	34,788	37,951
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	6,018	9,026	12,035	15,044	18,053	21,061	24,070	27,079	30,088	33,096	36,105
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
SL3	Lumens	6,034	9,051	12,067	15,084	18,101	21,118	24,135	27,152	30,169	33,186	36,202
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL4	Lumens	5,802	8,703	11,604	14,505	17,406	20,307	23,207	26,108	29,009	31,910	34,811
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	6,231	9,346	12,462	15,577	18,692	21,808	24,923	28,039	31,154	34,270	37,385
	BUG Rating	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	5,375	8,062	10,749	13,436	16,124	18,811	21,498	24,186	26,873	29,560	32,247
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBARs	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

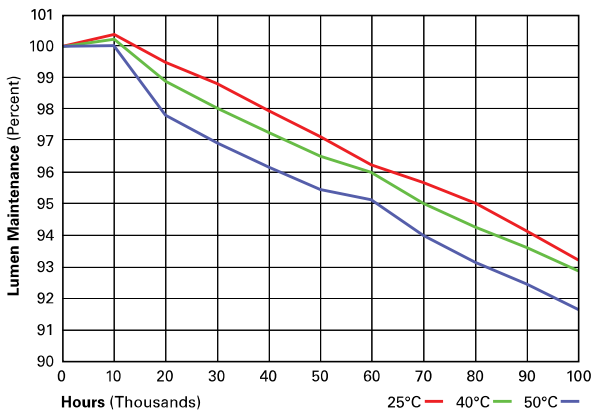
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBAR)

Number of LightBARs		F02	F03	F04	F05	F06	F07	F08	F09	F10	F11	F12
Drive Current		1A Drive Current										
Power (Watts)		55W	78W	102W	133W	157W	180W	204W	235W	259W	283W	307W
Current @ 120V (A)		0.46	0.66	0.86	1.12	1.31	1.51	1.71	1.97	2.17	2.37	2.57
Current @ 277V (A)		0.21	0.29	0.37	0.50	0.58	0.66	0.74	0.88	0.96	1.04	1.12
Power (Watts)		60W	85W	105W	137W	164W	181W	204W	236W	259W	284W	308W
Current @ 347V (A)		0.19	0.28	0.30	0.41	0.49	0.58	0.60	0.71	0.79	0.88	0.90
Current @ 480V (A)		0.15	0.21	0.22	0.31	0.37	0.43	0.44	0.53	0.59	0.65	0.66
T2	Lumens	5,096	7,644	10,193	12,741	15,289	17,837	20,385	22,933	25,482	28,030	30,578
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4
T3	Lumens	5,050	7,574	10,099	12,624	15,149	17,673	20,198	22,723	25,248	27,772	30,297
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
T4	Lumens	4,914	7,371	9,828	12,285	14,742	17,199	19,656	22,114	24,571	27,028	29,485
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
5MQ	Lumens	5,281	7,922	10,563	13,204	15,844	18,485	21,126	23,767	26,407	29,048	31,689
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
5WQ	Lumens	5,213	7,820	10,426	13,033	15,640	18,246	20,853	23,459	26,066	28,672	31,279
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5XQ	Lumens	5,222	7,832	10,443	13,054	15,665	18,276	20,886	23,497	26,108	28,719	31,330
	BUG Rating	B3-U1-G2	B3-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G3	B4-U1-G4	B5-U1-G4	B5-U2-G4	B5-U2-G5	B5-U2-G5	B5-U2-G5
SL2	Lumens	4,968	7,451	9,935	12,419	14,903	17,387	19,870	22,354	24,838	27,322	29,806
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL3	Lumens	4,981	7,471	9,962	12,452	14,943	17,433	19,924	22,414	24,905	27,395	29,886
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
SL4	Lumens	4,790	7,184	9,579	11,974	14,369	16,764	19,158	21,553	23,948	26,343	28,738
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
RW	Lumens	5,144	7,716	10,287	12,859	15,431	18,003	20,575	23,147	25,719	28,290	30,862
	BUG Rating	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,437	6,655	8,874	11,092	13,311	15,529	17,747	19,966	22,184	24,403	26,621
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



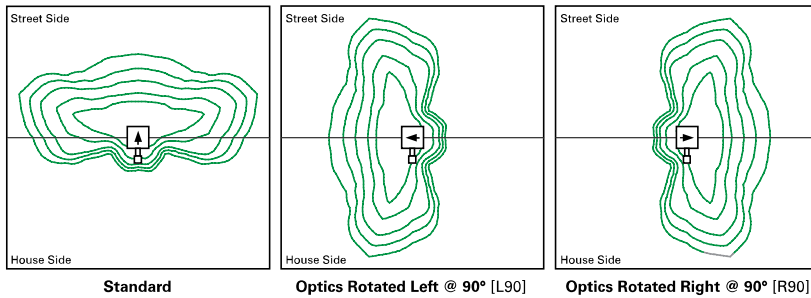
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

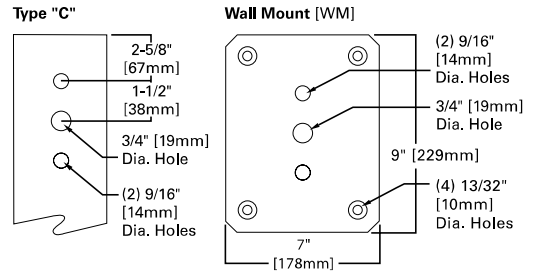
LIGHTBAR OPERATION WITH 2L BI-LEVEL SWITCHING OPTION

Number of LightBars	Circuit 1	Circuit 2
2	1	1
3	2	2
4	2	2
5	3	2
6	3	3
7	4	3
8	4	4
9	5	4
10	6	4
11	7	4
12	8	4

OPTIC ORIENTATION



DRILLING PATTERNS



CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

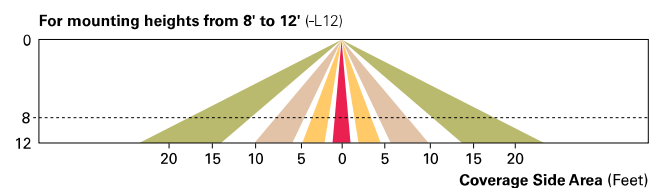
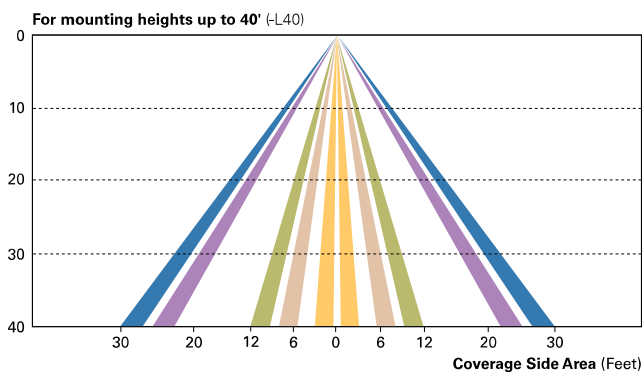
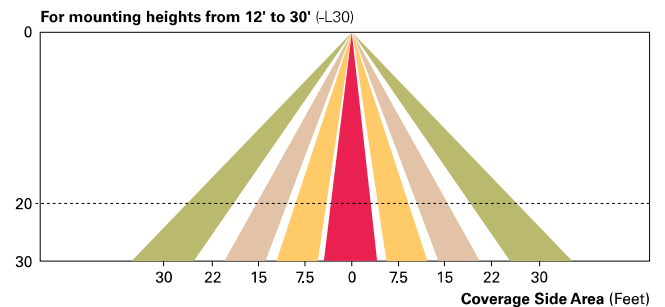
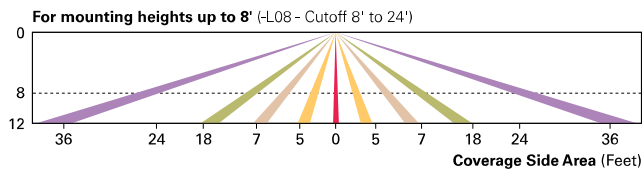
Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting -- the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: VTS-E12-LED-E1-T3-GM

Product Family ^{1,2}	Number of LightBARs ^{3,4}	Lamp Type	Voltage	Distribution	Color	
VTS=Ventus	E02=(2) 21 LED LightBARs E03=(3) 21 LED LightBARs E04=(4) 21 LED LightBARs E05=(5) 21 LED LightBARs E06=(6) 21 LED LightBARs E07=(7) 21 LED LightBARs E08=(8) 21 LED LightBARs E09=(9) 21 LED LightBARs E10=(10) 21 LED LightBARs E11=(11) 21 LED LightBARs E12=(12) 21 LED LightBARs	F02=(2) 7 LED LightBARs F03=(3) 7 LED LightBARs F04=(4) 7 LED LightBARs F05=(5) 7 LED LightBARs F06=(6) 7 LED LightBARs F07=(7) 7 LED LightBARs F08=(8) 7 LED LightBARs F09=(9) 7 LED LightBARs F10=(10) 7 LED LightBARs F11=(11) 7 LED LightBARs F12=(12) 7 LED LightBARs	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V^{5,6} 480=480V^{5,6,7}	T2=Type II T3=Type III T4=Type IV 5MQ=Type V Square Medium 5WQ=Type V Square Wide 5XQ=Type V Square Extra Wide SL2=Type II with Spill Control SL3=Type III with Spill Control SL4=Type IV with Spill Control RW=Rectangular Wide SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)			Accessories (Order Separately)²²			
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage)⁵ R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle⁵ HA=50°C High Ambient Temperature Rating^{9,10} 2L=Two Circuits^{6,11,12,13} L90=Optics Rotated 90° Left¹⁴ R90=Optics Rotated 90° Right¹⁴ 7030=70 CRI / 3000K CCT¹⁵ 7050=70 CRI / 5000K CCT¹⁵ 7060=70 CRI / 5700K CCT¹⁵ 8030=80 CRI / 3000K CCT¹⁵ TH=Tool-less Door Hardware LCF=LightBAR Cover Plate Matches Housing Finish WG=Wire Guard WM=Wall Mount with Arm IM=Integral Mast Arm MS-LXX=Motion Sensor for On/Off Operation¹⁶ MS/X-LXX=Motion Sensor for Bi-Level Operation¹⁷ MS/DIM-LXX=Motion Sensor for Dimming Operation^{18,19} DIM=0-10V Dimming Drivers²⁰ HSS=Factory Installed House Side Shield²¹			VA1033-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon VA1034-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon VA1035-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon VA1036-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon VA1037-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon VA1038-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon VA1039-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon VA1041-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon VA1042-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon VA1043-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon VA1044-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon VA1045-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon VA1046-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor²³ OA/RA1016=NEMA Photocontrol - Multi-Tap OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V MA1253=10kV Circuit Module Replacement LB/HSS=Field Installed House Side Shield²⁴ WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin)²⁵			

Match Exist.

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - 6" arm and round pole adapter included with fixture.
 - 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
 - Standard 4000K CCT and nominal 70CRI.
 - Not available with HA option.
 - Must specify voltage.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Must specify DIM option to add dimming driver(s). Only available in E02-E06 and F02-F06.
 - Not available with DIM option or MS/DIM-LXX.
 - Not available with button photocontrol or motion sensor.120 - 277V only.
 - Requires two electrical circuits to luminaire. See LightBAR operation table for additional information.
 - Consult factory before ordering in combination with MS-LXX or MS/X-LXX options.
 - Not available in 347V or 480V.
 - Not available with 5MQ, 5WQ or 5XQ distributions. Not available with HSS option.
 - Extended lead times apply.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace XX with mounting height in feet for proper lens selection, (e.g., MS-L25). Consult factory for additional information.
 - Sensor housed in external box mounted to the luminaire. Available in E02-E12 and F02-F12 configurations. Replace X with number of bars operating in low output mode and replace XX with mounting height for proper lens selection, (e.g., MS/3-L25). Maximum 4 bars in low output mode. Consult factory for additional information.
 - Not available with HA option. Only available in F02-F06 and E02-E06. Includes Dimming Drivers. Not available in 347V or 480V.
 - Replace XX with mounting height in feet for proper lens selection, (e.g., MS/DIM-L25).
 - Available in E02-E06 and F02-F06 only.
 - Only for use with SL2, SL3 and SL4 distributions. Not available with L90 or R90 options.
 - Replace XX with color suffix.
 - Only compatible with MS/DIM-LXX motion sensor.
 - One required for each LightBAR. Not available with L90 or R90 options.
 - Requires 7-pin NEMA twistlock photocontrol receptacle. The WOLC-7 cannot be used in conjunction with additional sensors or controls.

MEMO

To: Mr. Tim Lowe, The Staenberg Group
Mr. Brian Carp, The Music Factory LLC

From: Ms. Julie Nolfo, PE, PTOE, Lochmueller Group

Date: April 13, 2020

Subject: Traffic Management Plan for the Music Factory



As requested by the City of Chesterfield, Lochmueller Group (Lochgroup) has prepared the following Traffic Management Plan (TMP) for events at the proposed 3,000 seat Music Factory Venue within the District. The District is located northeast of the Boones Crossing & Interstate 64 (I-64) interchange, along the north side of North Outer Forty Road in Chesterfield, Missouri. The site is currently developed and is the location of the existing Taubman Prestige Outlets. Figure 1 illustrates the site's location.



Figure 1. Site Location

The Music Factory is anticipated to accommodate approximately 125 events annually; which would equate to 10 or 11 events per month. Events at the concert venue would typically fall outside of the peak hours of the adjacent roadways and commonly on a Friday or Saturday evening, with doors opening at 7:00 PM for a show scheduled to begin at 8:00 PM.

The percentage of patrons utilizing ride sharing services will vary from show to show, as will the vehicle occupancy. Therefore, the traffic impacts associated with any one show could vary significantly; depending upon the demographics of the targeted audience. Shows attractive to younger generations will most likely have higher percentage of ride share trips as well as higher vehicle occupancy. Consequently, the traffic ramifications of the various events at the Music Factory can be challenging to predict. Furthermore, it is unrealistic to assume that an event would occur without some buildup of traffic as patrons attempt to arrive and exit within a concentrated time period.

April 13, 2020

Page 2

Therefore, it is recommended that a TMP be implemented once the venue is operational with the following protocols:

- The western drive to the District would be signed for the Music Factory venue and associated parking.
- A total of 750 parking spaces, inclusive of 14 accessible spaces, would be made available for the use of patrons of the Music Factory.
- The TMP would be enacted if 80% of the 3,000 seats within the venue were sold prior to 48 hours before the event.
- Off-duty police officers would be utilized for traffic control along North Outer Forty Road. The cost associated with all off-duty officers would be absorbed by the venue operator.
- Trained parking attendants would be utilized for traffic control within the parking structure and adjacent surface parking lots.
- Moveable sandwich board signs, with large font type, would be placed according to the TMP.
- Moveable barricades would be placed according to the TMP.
- The attached Figures depict Option A and Option B of the TMP for accommodating ***inbound traffic*** prior to an event. Option A utilizes a single inbound lane at the western access drive and loads the surface lots to the west of the Music Factory first followed by the adjacent surface parking lots to the north and south. Option B utilizes two inbound lanes (traffic flow would be reversed on the outbound lane) and simultaneously loads all of the surface parking lots west of the Music Factory.
- Based upon the demographics of the event, the operators could enact either Option A or Option B of the TMP for accommodating inbound traffic prior to an event. Should the operators choose Option A and inbound traffic continues to back up on North Outer Forty Road towards Boone's Crossing, the TMP could quickly adjust to Option B to alleviate any queues.
- ***Outbound traffic flow***, as depicted in the attached TMP Figures, would be accommodated via two outbound lanes (traffic flow would be reversed on the inbound lane)
- The Music Factory venue would encourage a "slow release" of patron after an event; offering concessions, etc. rather than ushering all patrons out immediately following the show.
- ***Ride-share services*** would be directed past the western access drive, encouraged to utilize the access drives further to the east on North Outer Forty Road, and directed through the site to the designated drop off lane adjacent to the Music Factory. A staging area for ride-share will be provided at the east end of the District so as to minimize back ups in the vicinity of the designated drop off/pick up lane.

April 13, 2020

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- Should an event be scheduled to occur during peak periods (4:00 to 6:00 PM weekdays, midday on Saturdays), the operators of the venue would reach out to the Missouri Department of Transportation (MoDOT) at least one week prior to make MoDOT aware of the event and to inquire if adjustments to the traffic signals along Boone's Crossing are necessary. MoDOT has indicated a willingness to assess this need on a case by case basis.

A successful TMP requires a solid working relationship between the venue operator and the agencies that control traffic in the immediate area. Therefore, it is recommended that the venue operator initiate a meeting with the City of Chesterfield Police Department and MoDOT closer to opening. The contacts for these two agencies are as follows:

- City of Chesterfield Police Department
Chief Ray Johnson
rjohnson@chesterfield.mo.us
636-537-3000
- MoDOT - Southwest St. Louis County
Ryan Pearcy, PE – Area Engineer
Ryan.Pearcy@modot.mo.gov
314-453-5086
Jeff Baird, PE – Senior Traffic Studies Specialist
jeffery.baird@modot.mo.gov
314-877-0135

Lastly, it should be acknowledged that the TMP put forth has been developed with input from the operator (The Music Factory LLC), the property manager (The Staenberg Group), MoDOT and the City of Chesterfield. It is recommended that once the venue has been operational for 60 days and the TMP has been employed for a minimum of four events that a meeting with the various entities be held to discuss the advantages and disadvantages of the TMP's implementation, the need to adjust the "triggers" for implementation, etc. Furthermore, it is suggested that an annual review of the TMP be conducted, when desired by either the City of Chesterfield, the operator or the property manager. Should there be a need for any modifications of the TMP in the future, it is recommended that those modifications are documented and would supersede the TMP outlined in this memorandum.

Should you have any questions or concerns, please do not hesitate to contact our offices at 314-446-3791.

LEGEND



POLICE CONTROL



PARKING CONTROL ATTENDANT (ATT)



MOVEABLE BARRICADE



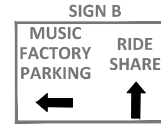
MOVEABLE SANDWICH BOARD SIGNS
(SEE SIGN DETAILS)



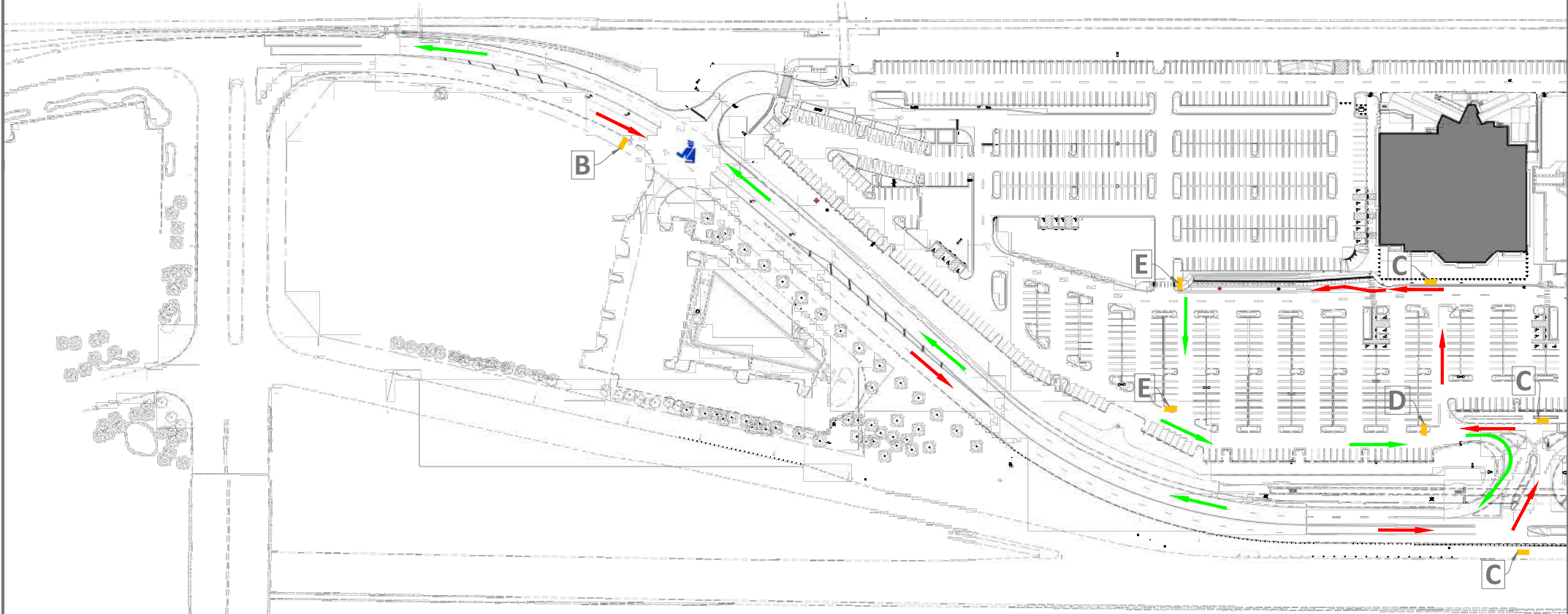
INBOUND TRAFFIC



OUTBOUND TRAFFIC










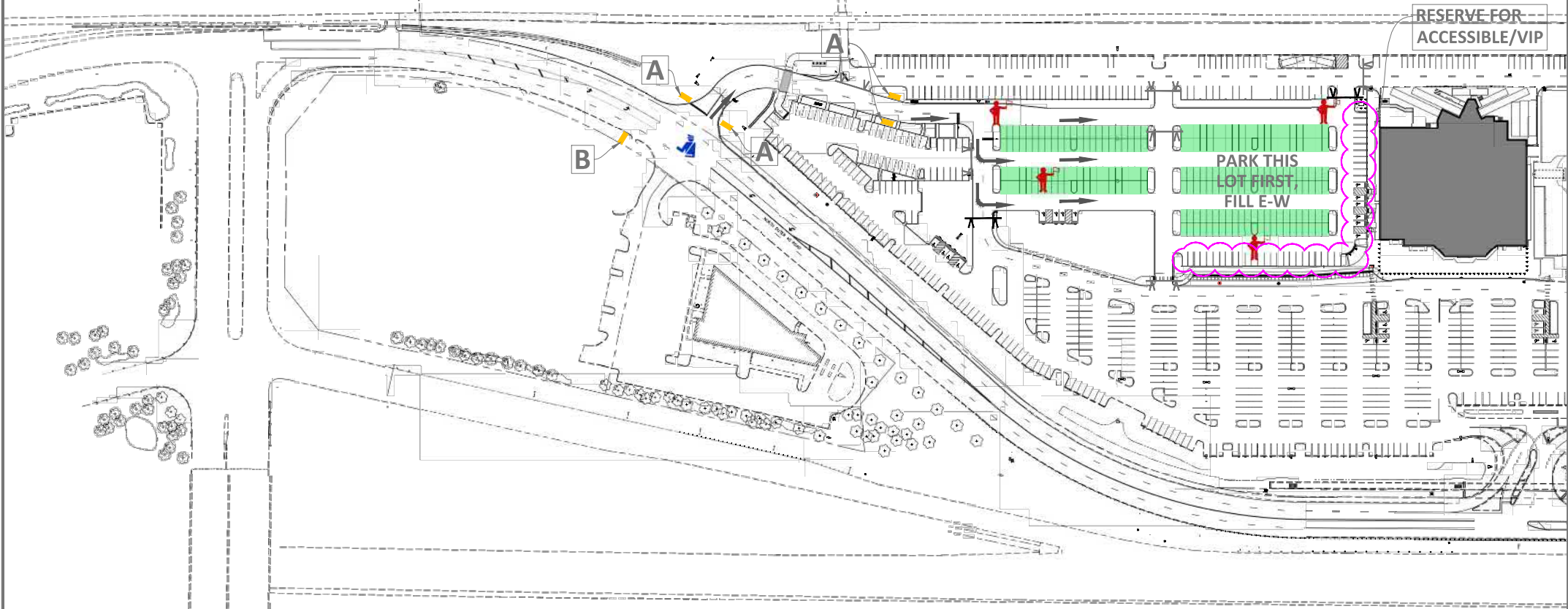
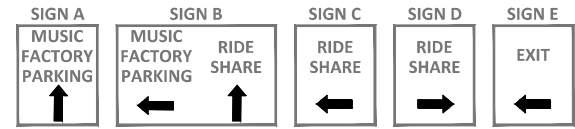
NTS



**THE MUSIC FACTORY
TRAFFIC MANAGEMENT PLAN
RIDE SHARE TRAFFIC FLOW**

LEGEND

-  POLICE CONTROL
-  PARKING CONTROL ATTENDANT (ATT)
-  MOVEABLE BARRICADE
-  MOVEABLE SANDWICH BOARD SIGNS (SEE SIGN DETAILS)
-  FILLED LOT
-  LOT BEING FILLED
-  TRAFFIC FLOW



**THE MUSIC FACTORY
TRAFFIC MANAGEMENT PLAN
INBOUND TRAFFIC FLOW
STAGE 1 (OPTION A)**

LEGEND



POLICE CONTROL



PARKING CONTROL ATTENDANT (ATT)



MOVEABLE BARRICADE



MOVEABLE SANDWICH BOARD SIGNS
(SEE SIGN DETAILS)



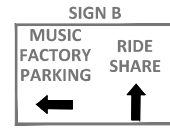
FILLED LOT



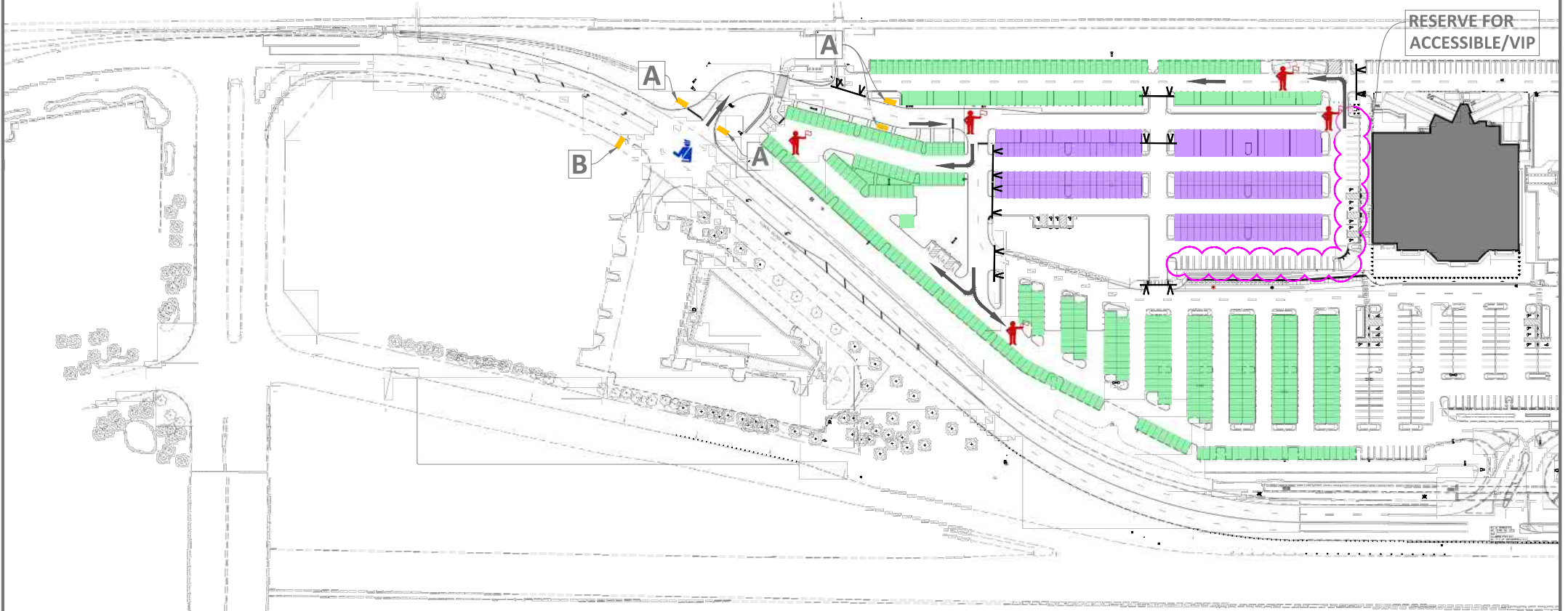
LOT BEING FILLED



TRAFFIC FLOW



NTS



**THE MUSIC FACTORY
TRAFFIC MANAGEMENT PLAN
INBOUND TRAFFIC FLOW
STAGE 2 (OPTION A)**

LEGEND



POLICE CONTROL



PARKING CONTROL ATTENDANT (ATT)



MOVEABLE BARRICADE



**MOVEABLE SANDWICH BOARD SIGNS
(SEE SIGN DETAILS)**



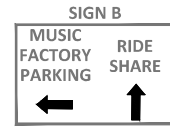
FILLED LOT



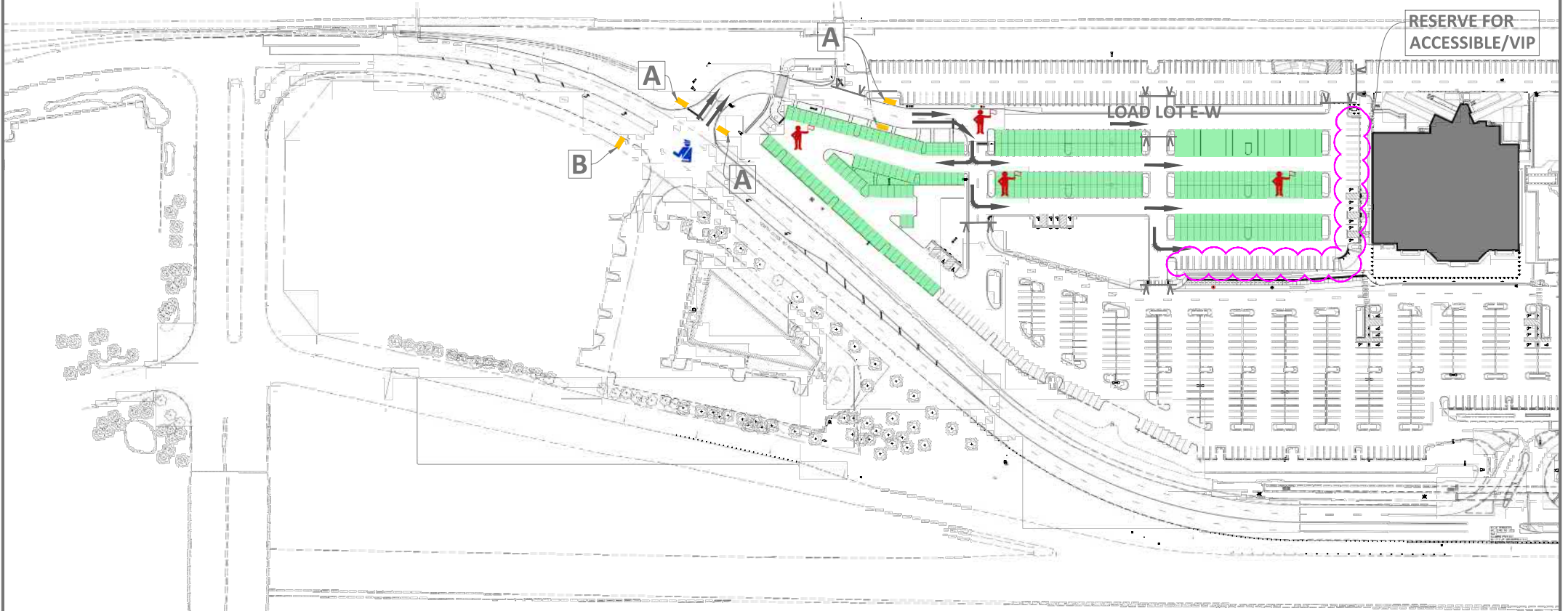
LOT BEING FILLED



TRAFFIC FLOW



NTS



**THE MUSIC FACTORY
TRAFFIC MANAGEMENT PLAN
INBOUND TRAFFIC FLOW
STAGE 1 (OPTION B)**

LEGEND



POLICE CONTROL



PARKING CONTROL ATTENDANT (ATT)



MOVEABLE BARRICADE



MOVEABLE SANDWICH BOARD SIGNS
(SEE SIGN DETAILS)



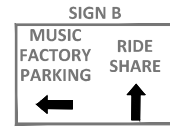
FILLED LOT



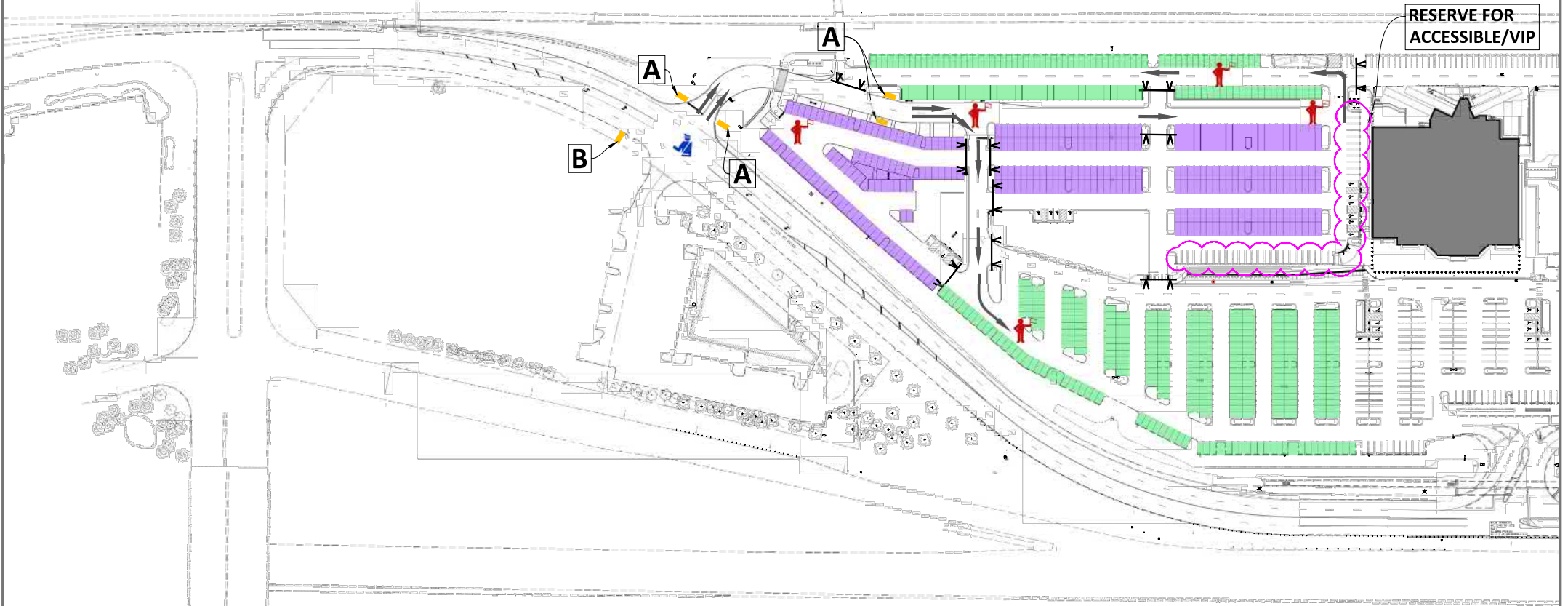
LOT BEING FILLED



TRAFFIC FLOW




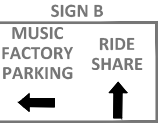












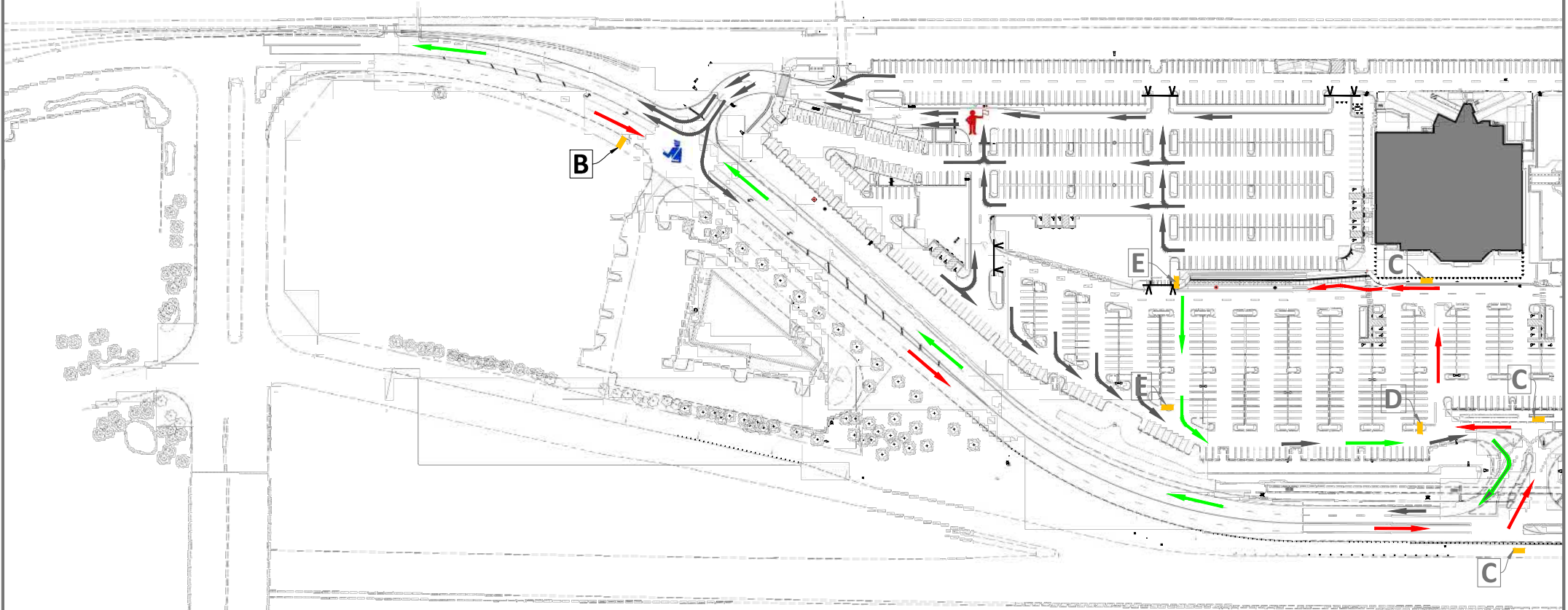
NTS



**THE MUSIC FACTORY
TRAFFIC MANAGEMENT PLAN
INBOUND TRAFFIC FLOW
STAGE 2 (OPTION B)**

LEGEND

	POLICE CONTROL		FILLED LOT		SIGN A MUSIC FACTORY PARKING ↑		SIGN B MUSIC FACTORY PARKING ←		SIGN C RIDE SHARE ←		SIGN D RIDE SHARE →		SIGN E EXIT ←
	PARKING CONTROL ATTENDANT (ATT)		LOT BEING FILLED		TRAFFIC FLOW		RIDESHARE INBOUND		RIDESHARE OUTBOUND				
	MOVEABLE BARRICADE												
	MOVEABLE SANDWICH BOARD SIGNS (SEE SIGN DETAILS)												



**THE MUSIC FACTORY
TRAFFIC MANAGEMENT PLAN
OUTBOUND TRAFFIC FLOW**