

VII.B.

March 7, 2007

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **June 11, 2007** will include the following item for your consideration:

Wild Horse Creek Road Office (17531 Wild Horse Creek Road): Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan for an office building in a “PC” Planned Commercial District located north of Wild Horse Creek Road, west of Deep Forest Drive at 17531 Wild Horse Creek Road.

Dear Planning Commission:

Henson Consulting L.L.C., has submitted, on behalf of Larry Mintz, a Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

1. On October 4, 2006, the City of Chesterfield approved the rezoning request changing the boundaries of this site from Non-Urban District to “PC” Planned Commercial District for a 1.47 acre tract of land.
2. The property is located in the area known as the Wild Horse Creek Road “bowtie” area; however the property was in for rezoning **prior** to the enactment of Ordinance 2285 which created the Wild Horse Creek Road Overlay District and its requirements.

SUBMITTAL INFORMATION

1. The request is for an existing 2,135 square foot residential structure to remain and the interior will be converted into an office. The shed, garage, and inground pool are also remaining at this time.

2. The only addition being made to this site is the improvements to the existing drive and the parking area to accommodate the seven (7) parking spaces which are required for this development.
3. The petitioner has also submitted a landscape plan, tree preservation plan, and tree stand delineation which have been reviewed for compliance with the City of Chesterfield's Tree Manual.
4. The City of Chesterfield's Tree Manual requires a thirty (30) foot buffer along arterial and collector roadways. The petitioner received a variance from the Department of Planning from this requirement due to sidewalk that was being required along the frontage of the site, the proposed location of cross access, and the right-of-way dedication by the Missouri Department of Transportation. The landscape plan before you is consistent with what was considered and approved for this site during rezoning.

ARB RECOMMENDATIONS

This project was not required to go before the Architectural Review Board as there are no exterior changes being made to the existing structure.

WILD HORSE CREEK ROAD OVERLAY REQUIREMENTS

Although this project was rezoned prior to the passage of the "WH" Overlay requirements, Staff reviewed the site development plan for adherence to those requirements for informational purposes only and found that this site, if required, is in compliance with the "WH" Overlay development requirements.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield Ordinances as well as the governing ordinance for this site. The Department of Planning requests action on the Site Development Plan, Landscape Plan, Lighting Plan, Tree Stand Delineation, and Tree Preservation Plan.

Respectfully submitted,

Aimee E. Nassif
Senior Planner of Zoning Administration

Cc: City Administrator
City Attorney
Department of Public Works

Attachments:

Site Development Plan
Landscape Plan
Tree Preservation Plan
Tree Stand Delineation
Lighting Plan

In connection with the change of zoning for the following described property from "NU" Non Urban to "PC" Planned Commercial District:

Adjusted Parcel 1 of the Property Boundary Survey, as recorded in Plat Book 353, Page 555 of the St. Louis County Records and being part of Lot 21 of the R.H. Stevens Farm, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, County of St. Louis, Missouri, being more particularly described as follows:

Commencing from the intersection of the South right of way of the Chicago, Rock Island Railroad with the East Line of U.S. Survey No. 150; thence along said South right of way South 77° 05' 00" West 755.79 feet to a set iron rod at the point of beginning of the tract of land described herein; thence leaving said South right of way South 47° 49' 24" East 139.17' to a set iron rod thence South 19° 44' 19" East 174.03' to a set iron rod on the North right of way line of Wild Horse Creek Road, 60' wide (also known as Missouri Route CC); thence along said right of way line along a curve deflecting to the left having a radius of 1940.08' an arc length of 174.12'; a chord course South 51° 46' 48" East 358.14' to a set iron rod on the North right of way line of the Chicago, Rock Island Railroad; thence along said South right of way North 77° 05' 00" East 121.55' to the point of beginning, containing 1.47 acres, more or less.

Lawrence and Therese J. Mintz, Trustees of the Mintz Living Trust, the owners of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.178, "PC" Planned Commercial District of City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown hereon, unless said plan is amended by the Planning Commission or voided or vacated by order of ordinance of the City of Chesterfield City Council.

Lawrence and Therese J. Mintz, Trustees of the Mintz Living Trust

Larry Mintz
STATE OF MISSOURI)
COUNTY OF ST. LOUIS) S.S.

Therese J. Mintz
MISSOURI)
ST. LOUIS) S.S.

On this _____ day of _____, 2007, before me appeared Larry and Therese J. Mintz, Trustees of the Mintz Living Trust, to me personally known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written. My commission expires: _____

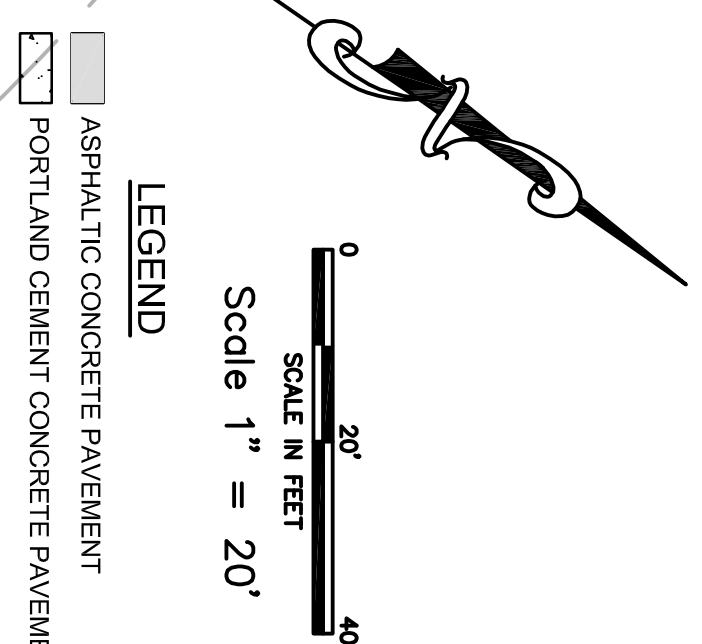
Notary Public _____ Printed Name _____

This Site (Development) Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2007, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as amended to by the Director of Planning and Economic Development.

Dir. of Planning and Economic Development _____
Martha L. DeKay, City Clerk

PART OF LOT 21 OF R.H. STEVENS FARM TOWNSHIP 45 NORTH, RANGE 3 EAST

(BASIS OF BEARING)
CHICAGO, ROCK ISLAND RAILROAD
S 77°05'00" W
121.55'



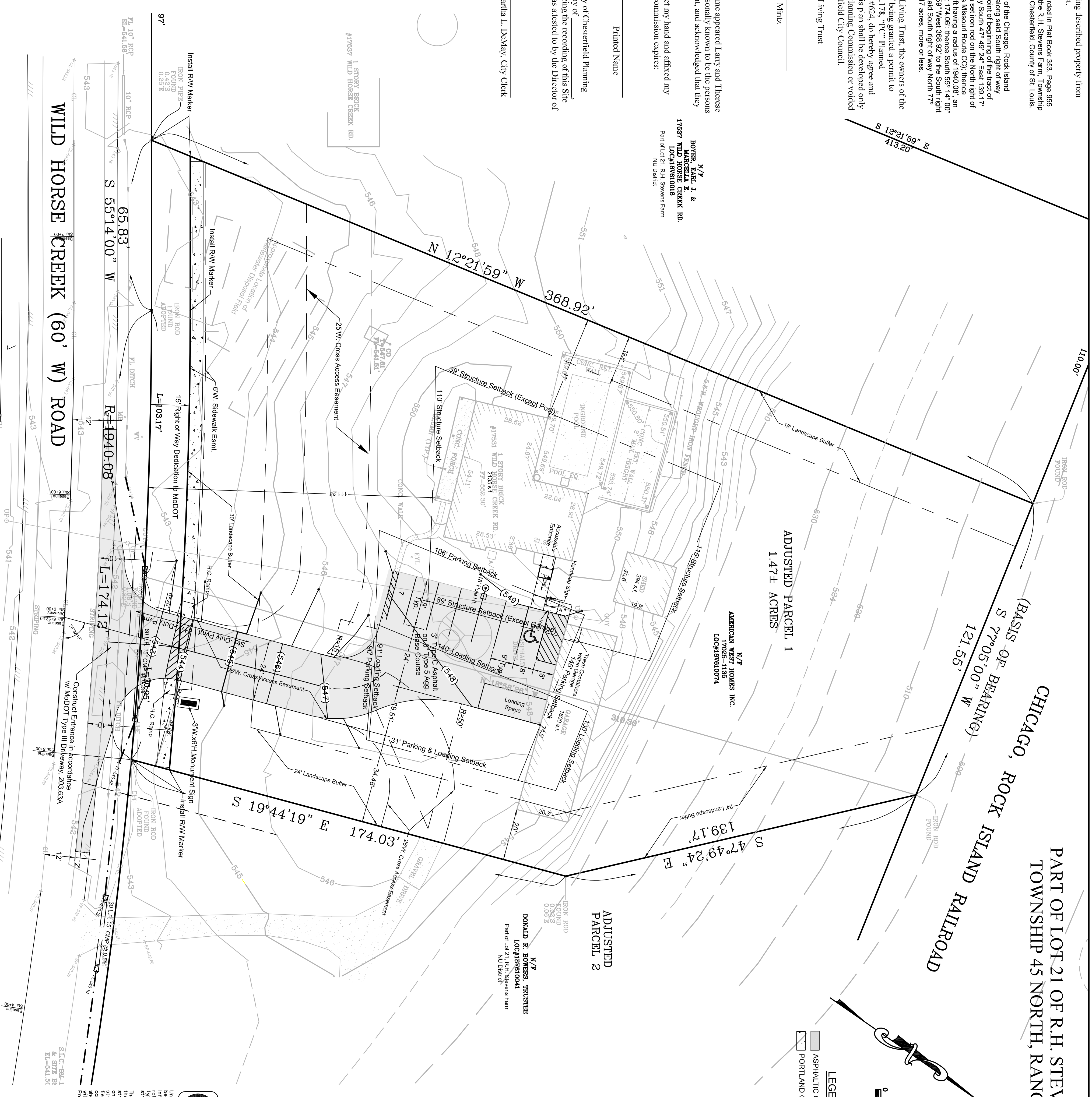
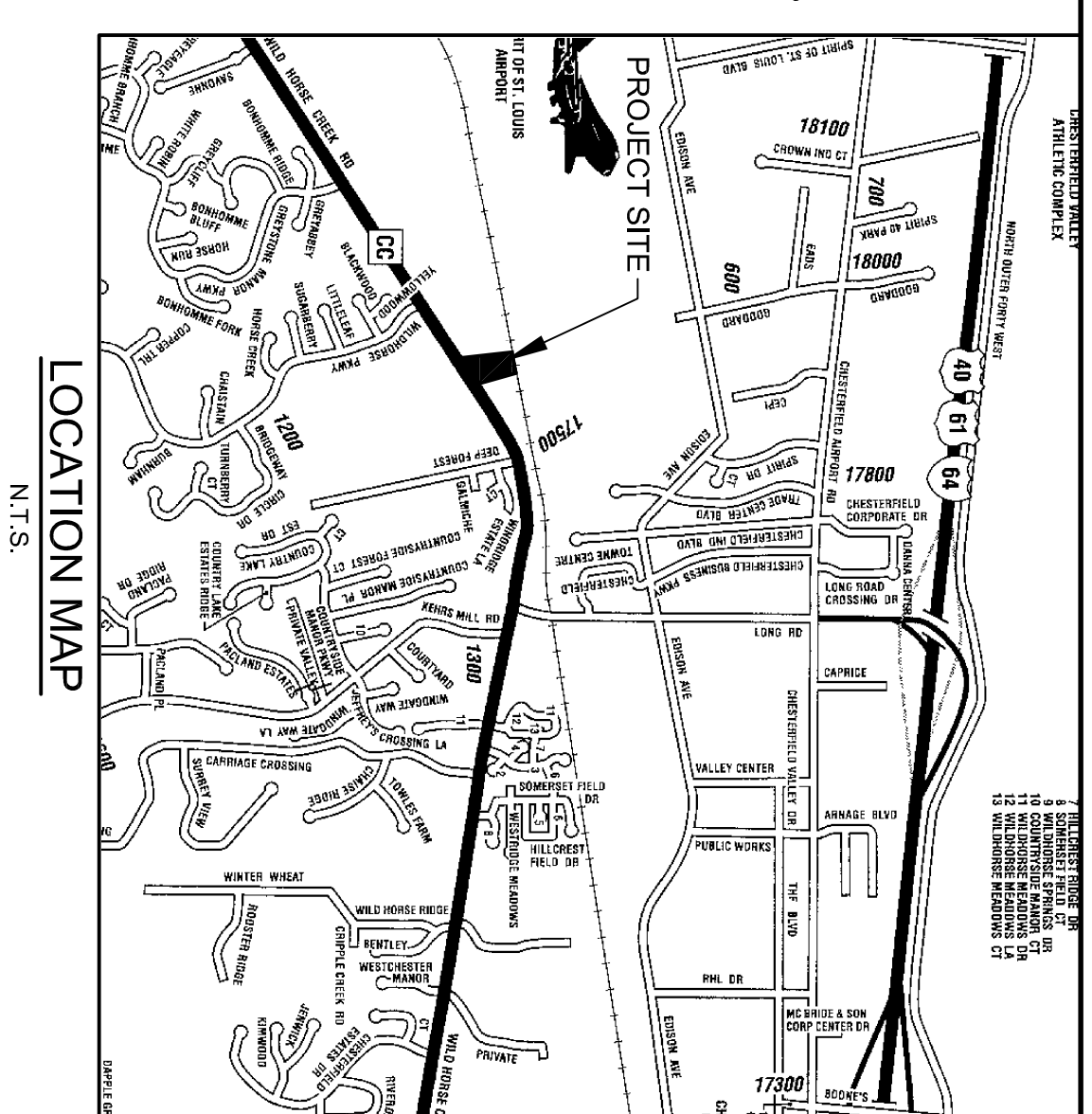
LEGEND
 ASPHALTIC CONCRETE PAVEMENT
 PORTLAND CEMENT CONCRETE PAVEMENT

PARKING TABULATION

Use	Building Area	Parking Ratio	Required Parking
Office	2,153 S.F.	@ 4.0/1000 = 8.54	Less 20% reduction = 0.20 x 9 spaces = 1.8
Required parking with 20% reduction = 7 spaces			
Parking Spaces Provided: Handicap = 1 + Regular = 6, Total = 7			
1 Loading Space @ 10 x 25'			

DEVELOPMENT NOTES:

1. Site address is #17531 Wild Horse Creek Road, Chesterfield, Missouri 63005
2. Existing site area is 1.47 acres.
3. Current zoning is "PC" Planned Commercial per Ordinance # 2303 adopted October 4, 2006.
4. Site is served by the following utility companies:
 - a. Ameren UE
 - b. Laeche Gas Company
 - c. Southwestern Bell Telephone
 - d. Missouri American Water Company
5. Site is located within the limits of the Metropolitan St. Louis Sewer District, but is not served by the District with sanitary sewer due to its being located approximately 800' from the site.
6. Fire Protection is provided by the Monarch Fire Protection District.
7. Site lighting, if any, shall not exceed eighteen feet in height.
8. All exterior finish area, if any, shall be enclosed with a six foot high slip-proof fence.
9. Parking and loading spaces will be as required in the City of Chesterfield Code.
10. Building to be modified to provide access for the handicap in accordance with the American Disabilities Act.
11. Storm water detention will be provided in accordance with the City of Chesterfield and Metropolitan St. Louis Sewer District requirements.
12. All storm water shall be discharged at an adequate natural discharge point.
13. All new utilities shall be installed underground.
14. Approval of this plan does not constitute approval of signage. Sign approval is a separate process.
15. Floor area ratio (existing & proposed) = 2135 s.f. ÷ (1.47 Ac. x 43560) = 3.33%
16. Green or Open space
Proposed = 1,004(0.219 ÷ 1.47) = 83.14%
Existing = 1,00 - (0.336 ÷ 1.47) = 77.1%
17. Proposed exterior improvements include: 1) relocating the driveway and entrance onto Wild Horse Creek Road; 2) constructing asphalt parking lot to accommodate seven parking spaces; 3) modify building entrance; 4) remove or repair shrubs along Wild Horse Creek Road as required by MODOOT for adequate sight distance; 5) remove seven existing trees in order to construct relocated driveway and sidewalk; 6) construct sidewalk along the new right of way line for drainage of site.
18. Increase in storm water runoff in a 15 year rainfall is (114,646 - 9537) ÷ 435600 x (3.54 - 1.7) = 0.215 cfs
19. St. Louis County Benchmark #11-1: Elevation = 541.50
"Standard Table" stamped 96-75 S.L.C., set in the West end of North headwall of small drain crossing along Wild Horse Creek Road; 0.4 mile East of the Chesterfield Elementary School.
20. Retaining walls, if any, will be constructed as reinforced concrete or as soil reinforced walls incorporating precast concrete units.
21. The retention easement will be recorded along with the Site Development Plan.
22. The developer shall disclose to prospective buyers that this site is in close proximity to the Spirit of St. Louis Airport and is subject to occasional over flights. This note is intended to be a noise disclosure to any prospective buyers.



WILD HORSE CREEK ROAD OFFICE

Larry Mintz
243 Flick Farm Road
Chesterfield, Missouri 63005
314-583-2664

SITE DEVELOPMENT PLAN WILD HORSE CREEK ROAD OFFICE

17531 Wild Horse Creek Road
Chesterfield, Missouri 63005

Call Before you Dig
1-800-344-7483

Underground facilities, structures, & utilities have been located and marked in accordance with the Missouri Public Service Code, Chapter 409, RSMo. The information and markings do not constitute a warranty of any kind, either expressed or implied, by the utility, state, or federal government, or any other authority. The contractor shall be responsible for verifying the location and depth of all underground utilities, structures, & utilities, either shown or not shown on this plan, and for obtaining any necessary permits and approvals from the appropriate authority. The contractor shall be responsible for obtaining any necessary permits and approvals from the appropriate authority. The contractor shall be responsible for obtaining any necessary permits and approvals from the appropriate authority.

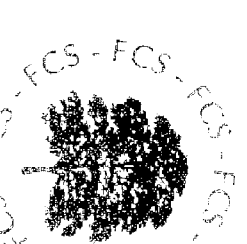
DESIGNED BY: JATNSON CONSULTING, LLC
DRAWN BY: MCH
CHECKED BY: MCH
DATE: APRIL 19, 2007
PROJECT NUMBER: 06005
SHEET NUMBER: 1 OF 3

2317 OSSENPORT ROAD
GLENCOE, MO 63038
PHONE: 636-458-4442
FAX: 636-458-3893
EMAIL: info@jatonconsulting.com

MEETRON SURVEYING
By: Wayne Gotschall, Mo LS 886

This platting plan incorporates a property boundary and topographic survey prepared by Meetron Surveying, Inc. in accordance with Missouri State Board of Surveying and Mapping Rules. Contours in the river bluff area were digitized from MSD's ortho topographic map 18V.

FORESTRY CONSULTANT SERVICES



Bruce Vawter
 Consulting Forester
 9321 Mahanood Dr., St. Louis, MO 63126
 (314) 849-2753
 Email: FCS@MNO.com

WILD HORSE CREEK OFFICE
 17531 Wild Horse Creek Road
 Tree Stand Delineation

June 27, 2006

The proposed Wild Horse Creek Office development is on a lot at 17531 Wild Horse Creek Road situated in an area of west St. Louis County in the City of Chesterfield. The development encompasses 1.47 acres with a total of 0.67 acres in woodland canopy coverage.

The Tree Stand Delineation (TSD) drawing provides the location of the trees currently within the yard/drain area and the wooded area along the north third of the property. Within the yard area, there are 40 trees over 5" diameter (dbh) and they are shown listed on the attached Tree Inventory Data spreadsheet. The tree canopy for these 40 trees covers 12,690 square feet (29 acres) and the average diameter (dbh) is 15.4 inches. The primary species include sweetgum, dogwood, spruce, pine and maple. The wooded area is located north of the house and garage on a steep slope running down to the railroad ROW. This wooded area covers 16,715 square feet (38 acres). 1002 two BA-10 sample points in this wooded area which are shown on the site plan. The wooded area has 201 trees per acre with tree diameters sampled ranging from 3 inches to 30 inches and an average diameter of 12.6 inches. The primary tree species include basswood (61%), and green ash (13%). The specimen tree species include sugar maple, honey locust, eastern white pine, and various plant material includes Norway spruce, red pine, European larch, and various vine and fern species. During my site inspection, I found no significant, state listed Champion trees or rare/unusual trees or plants.

This site consists of a relatively flat area of land on the southern two-thirds of the property with a steep slope on the northern third, which falls from the current lawn area to the railroad track as the bottom of the slope. Per the FEMA floodplain mapping and field observations, there are no limits for the 100-year floodplain on this site. Based on field inspections, there are no wetlands on site.

- Total area of the site - 1.47 acres (64,033 sq. ft.)
- Tree canopy coverage of wooded area - 0.67 acres (29,425 sq. ft.)
- Tree canopy coverage required (30%) - 0.23 acres (8,828 sq. ft.)
- Significant, state-listed champions or rare trees and plants - none found
- Apparent health problems: none significant.

Bruce Vawter
 Bruce Vawter
 Consulting Forester
 Certified Arborist # MW-0469A
 Certified Forester # 27571

REVISIONS

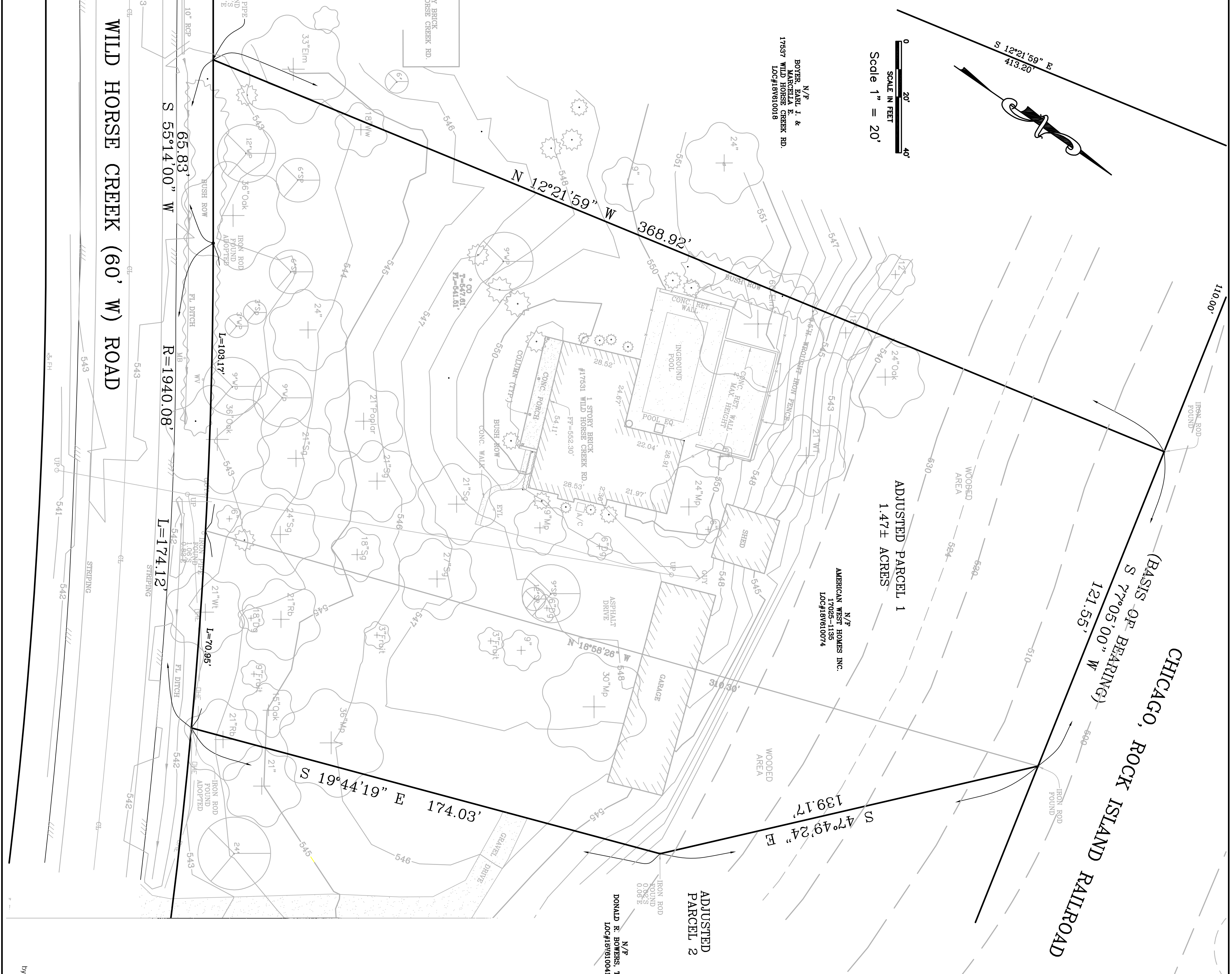
NO.	DATE	BY	DESCRIPTION

TREE STAND DELINEATION
WILD HORSE CREEK ROAD OFFICE
 17531 Wild Horse Creek Road
 Chesterfield, Missouri - 63005

Larry Mintz
 243 Flick Farm Road
 Chesterfield, Missouri
 314-583-2664

HENSON CONSULTING, LLC
 CIVIL ENGINEERING-LAND PLANNING-PROJECT MANAGEMENT
 2317 OSSENFORT ROAD
 GLENCOE, MO 63038

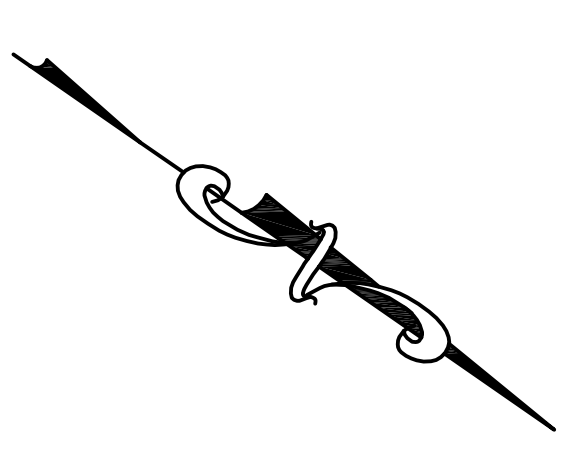
Designed: _____ BY: _____
 Drawn: _____ MCH
 Checked: _____ MCH
 Date: April 19, 2007
 Project Number: 06005
 Sheet Number: _____ of _____
TSD



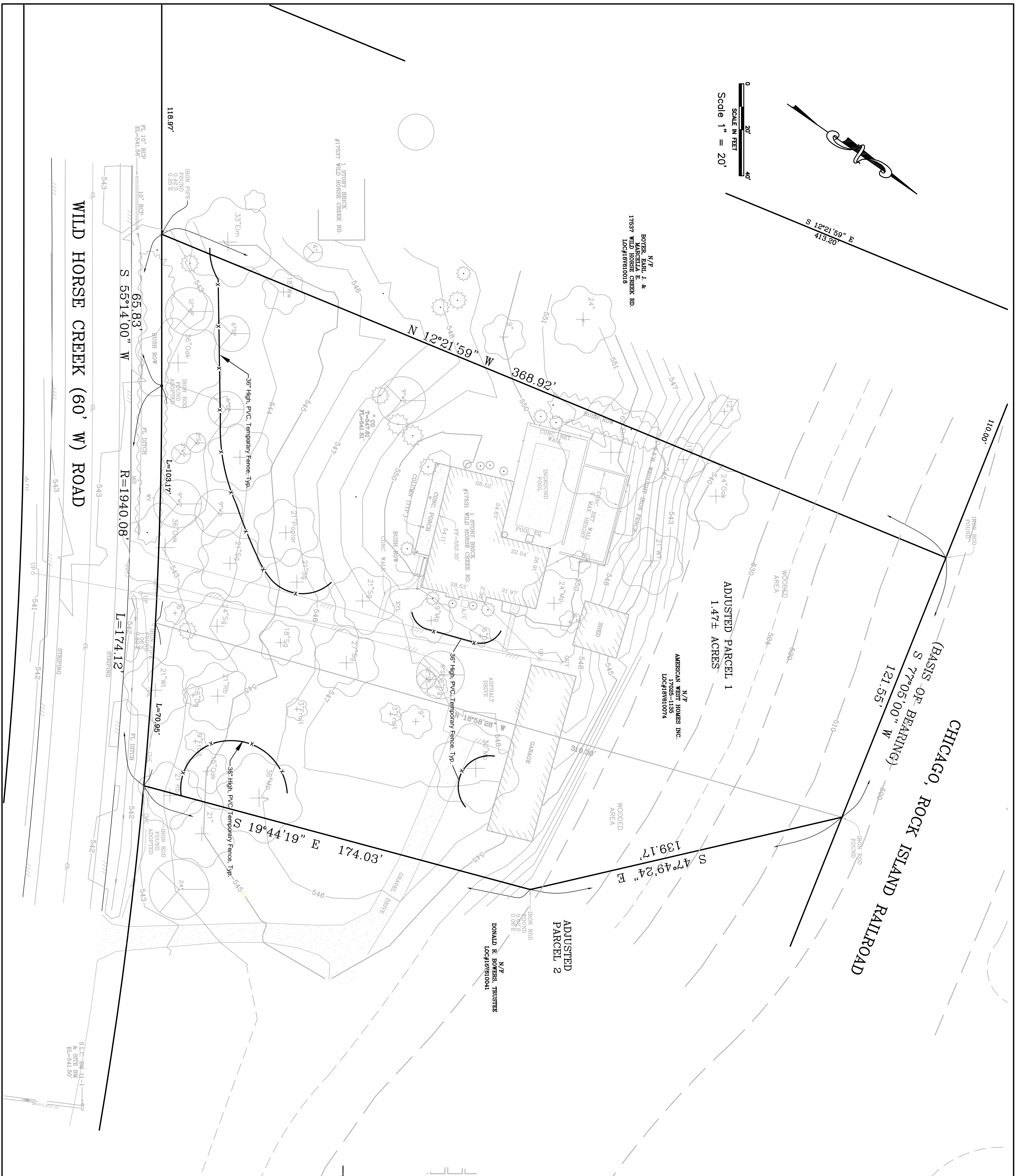
TREE INVENTORY DATA - 17531 WILD HORSE CREEK ROAD

TREE NUMBER	SPECIES	DIAMETER	CONDITION	COMMENTS
M1	Green Ash	4.5"	Fair	topped tipped adjacent to FL
2	Cockspur Willow	16"	Good	stem timber
3	White Pine	6"	Good	
4	Norway Spruce	8"	Good	
M5	Pin Oak	36"	Good	
6	Blue Spruce	6"	Good	decayed
7	Sharon Magnolia	(7.25"	Good	manipulative pruning
8	Virginia Pine	8"	Fair	staked
9	White Pine	6"	Fair	staked
M10	Pin Oak	36"	Good	minor trunk damage, heart rot
11	Sweetgum	22"	Good	girdling roots
12	Lump Poplar	2.5"	Good	girdling roots
13	Sweetgum	21"	Good	girdling roots
14	Sweetgum	21"	Good	girdling roots
15	White Pine	5"	Good	
16	Norway Red Maple	8"	Poor	
17	Flowering Dogwood	5"	Good	
18	Shrub	8"	Fair	
19	Flowering Dogwood	11"	Fair	
20	Flowering Dogwood	6"	Poor	trunk damage
M21	Sweetgum	25"	Good	girdling roots
M22	Sweetgum	26"	Good	girdling roots
23	Sweetgum	23"	Good	girdling roots
24	Sweetgum	6"	Poor	basal & trunk damage, 30% dead
25	Pecan	18"	Good	
26	Flowering Dogwood	8"x8"	Poor	trunk damage
27	Redbud	21"x20"x18"	Fair	trunk damage
28	Birdfoot Pea	6"	Fair	25% decay
29	Red Oak	20"	Fair	adjacent to FL
30	Red Oak	18"	Fair	adjacent to FL
31	Honeylocust	3.2"	Fair	trunk decay
M32	Sugar Maple	3.0"	Good	heart rot
M33	Silver Maple	24"	Fair	
36	Flowering Dogwood	6"	Good	
37	American Elm	6"	Fair	workwood wash crotch
M38	Brick Vahlmii	10"x11"	Good	
39	Flowering Cherry	10"x11"	Poor	cherry, 40% dead
40	Flowering Cherry	10"x11"	Poor	cherry, 40% dead

June 21, 2006
 by Forestry Consultant Services



0 20' 40'
SCALE IN FEET
Scale 1" = 20'

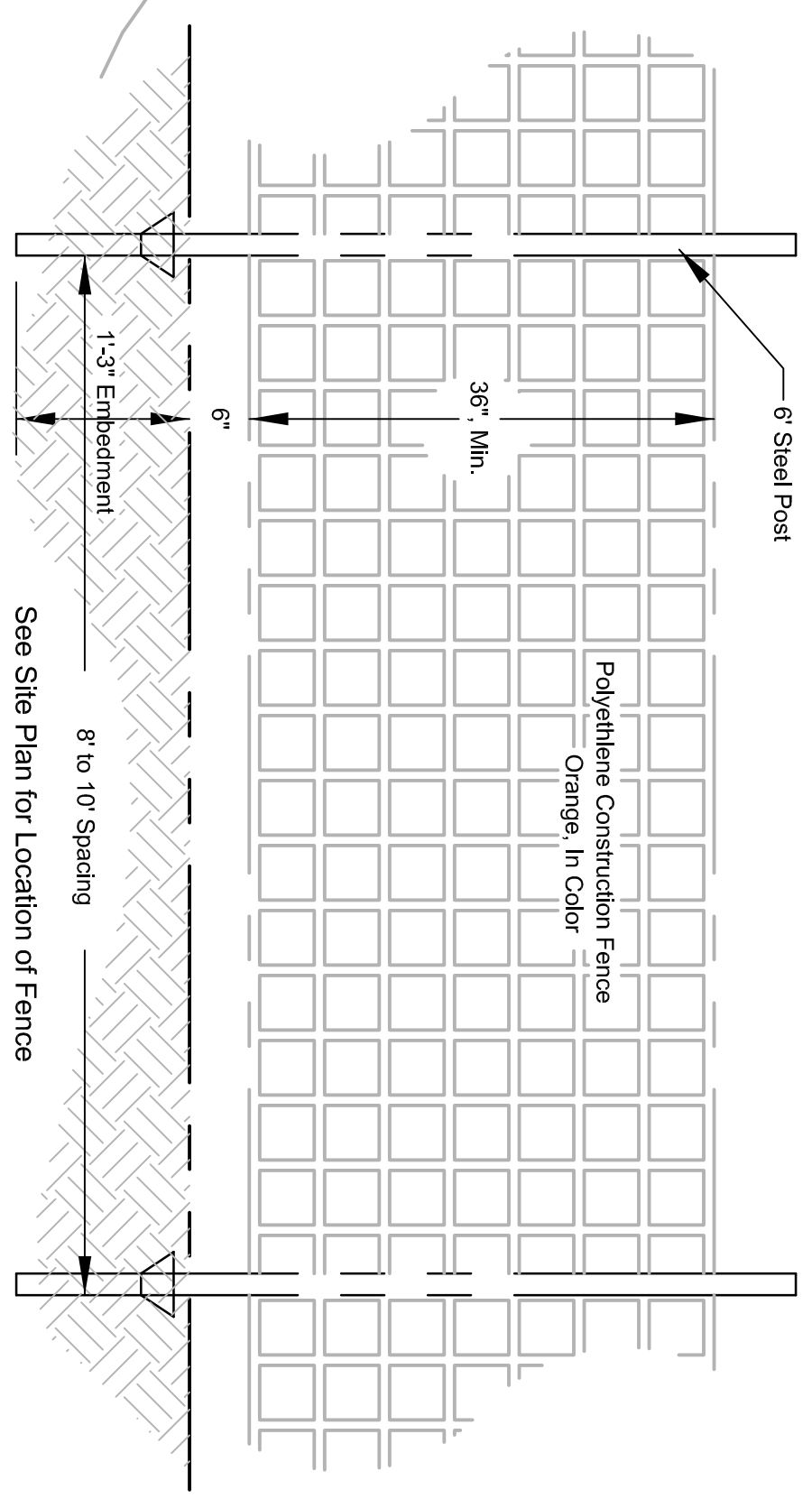


TOTAL AREA OF SITE = 1.47 ACRES (64,033 S.F.)
 TREE CANOPY OF WOODED AREA = 0.67 ACRE (29,425 S.F.)
 TREE CANOPY COVERAGE REQUIRED TO REMAIN (30%) = 0.20 ACRES (8,828 S.F.)
 TREE CANOPY TO BE REMOVED = 0.10 ACRES (4,369 S.F.) or 14.8%
 TREE CANOPY TO BE REMOVED AS REQUIRED = 0.186 ACRES (8,109 S.F.) or 27.6%

- NOTES**
1. Clearing limits shall be rough staked or marked by the Developer's in order to facilitate location for trenching and fence installations.
 2. No clearing or grading shall begin in areas where tree treatment and preservation measures have not been completed.

Tree Arborist: Bruce Yawler
 Forestry Consultant Services
 8221 Maroon Dr.
 St. Louis, MO 63126
 314-455-2753

ABBREVIATIONS
 TBR - TO BE REMOVED
 RAR - REMOVE AS REQUIRED TO CONSTRUCT IMPROVEMENTS



REVISIONS

NO.	DATE	DESCRIPTION

TREE PROTECTION PLAN
WILD HORSE CREEK ROAD OFFICE
 Prepared for:
 Larry Mintz
 243 Flick Farm Road
 Chesterfield, Missouri 63005
 314-583-2664

JENKINSON CONSULTING, LLC
 CIVIL ENGINEERING/LAND PLANNING/PROJECT MANAGEMENT
 2317 OSSENFORT ROAD
 GLENCOE, MO 63098
 Office: 636-454-4492
 Fax: 636-454-4401
 Cell: 636-399-4444
 E-MAIL: mj@jenkinsonllc.net

Designed: _____ BY: _____
 Drawn: _____ MCH
 Checked: _____ MCH
 Date: May 14, 2007
 Project Number: **06005**
 Sheet Number: **TPP** of _____

NOTES:

- 1) 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. If any structures or vegetation are damaged or destroyed, the landscape contractor shall be responsible for their replacement. 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.
- 2) Underground facilities, structures and utilities must be considered during the construction process. The landscape contractor shall determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 3) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. Depth over fabric (after fabric is removed) shall be 1/3 of the spread of the plant. Edge of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- 4) It shall be the landscape contractor's responsibility to:
 - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C.) Obtain the approval of the owner's representative or landscape architect prior to installation.
- 5) 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 to commencement of work.
- 6) All planting beds shall be cultivated to 6" depth minimum and graded to match the existing grade. All trees or shrubs planted shall be within 18" of trunk of trees or shrubs planted within the area.
- 7) 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.
- 8) All disturbed lawn areas to be seeded with a mixture of Turf-type grasses (30/70 per acre) and broadcast fertilizer for sod in lieu of seed. Lawn areas shall be unconditionally 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 on this drawing take precedence over the material items shown on this drawing.
- 9) Items shown on this drawing 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.
- 10) Siltation controls may be required to prevent run-off. Straw 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.
- 11) The minimum setback is 10'-0" from an existing or proposed right of way.
- 12) A minimum of sixty percent (60%) of the deciduous trees must be of 9 species which matures at +35', evenly dispersed throughout the project.
- 13) 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, 25% determined by a Board of Appeals, the landscape contractor shall be responsible for providing sufficient financial guarantee to guarantee the installation of said landscaping.
- 14) Upon release of the landscape installation Bond, a two (2) year Landscape Maintenance Bond shall be required.

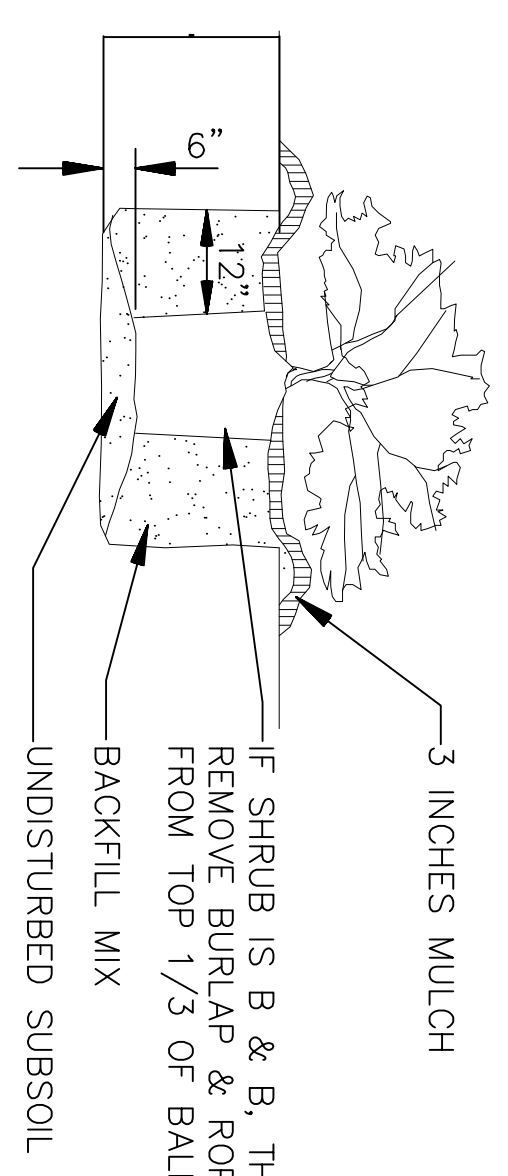
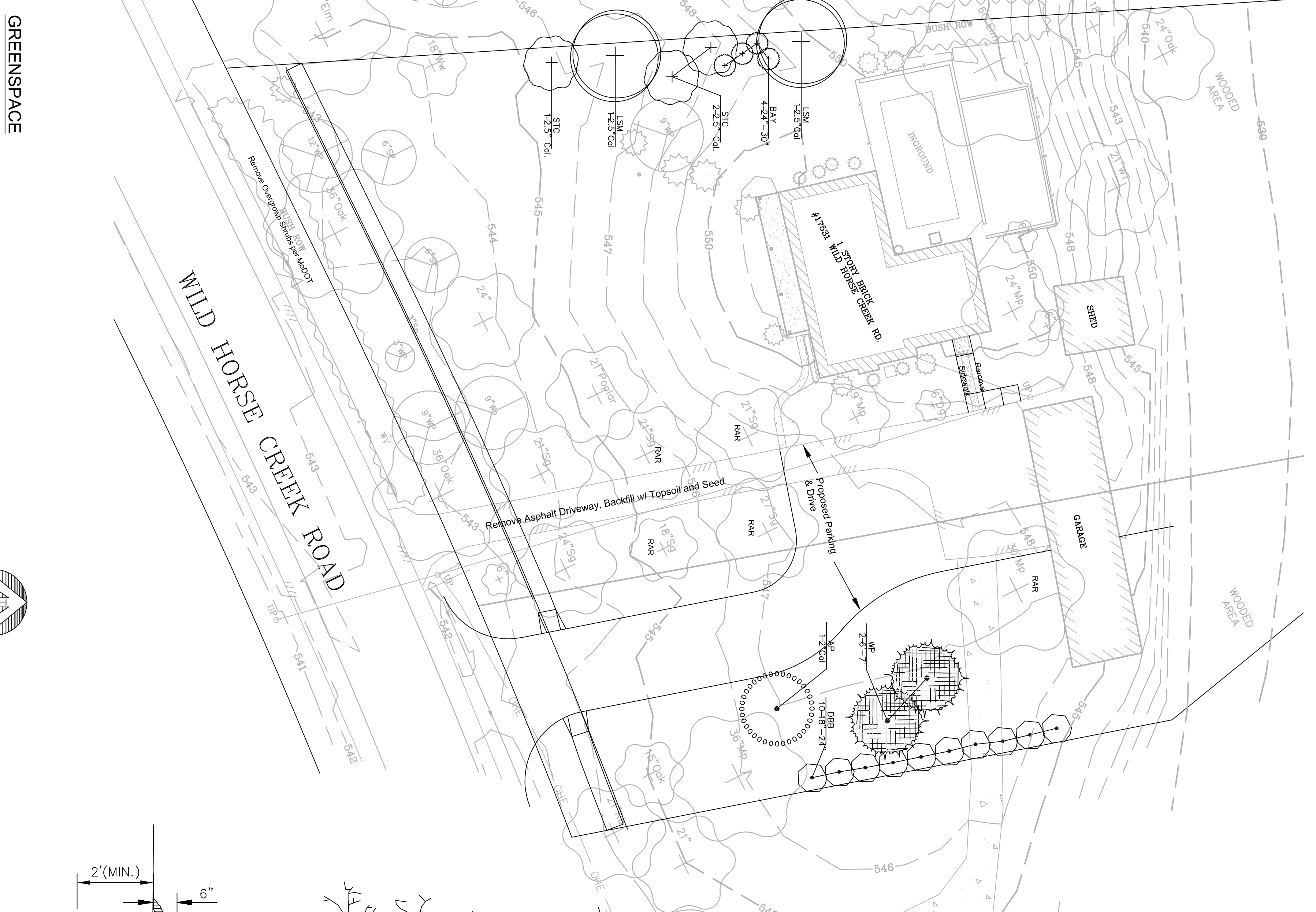
BUFFER PLANTING @ SIDE YARDS. (Required-One Tree or Shrub per 30').

WEST PROPERTY LINE
 DISTANCE: 369.92 LIN. FT., THEREFORE 12.30 Trees or Shrubs, say 13 PROVIDED: 6 TREES, 7 SHRUBS

EAST PROPERTY LINE
 DISTANCE: 313.20 LIN. FT., THEREFORE 10.44 Trees or Shrubs, say 11 PROVIDED: 6 TREES, 10 SHRUBS

PLANT SCHEDULE

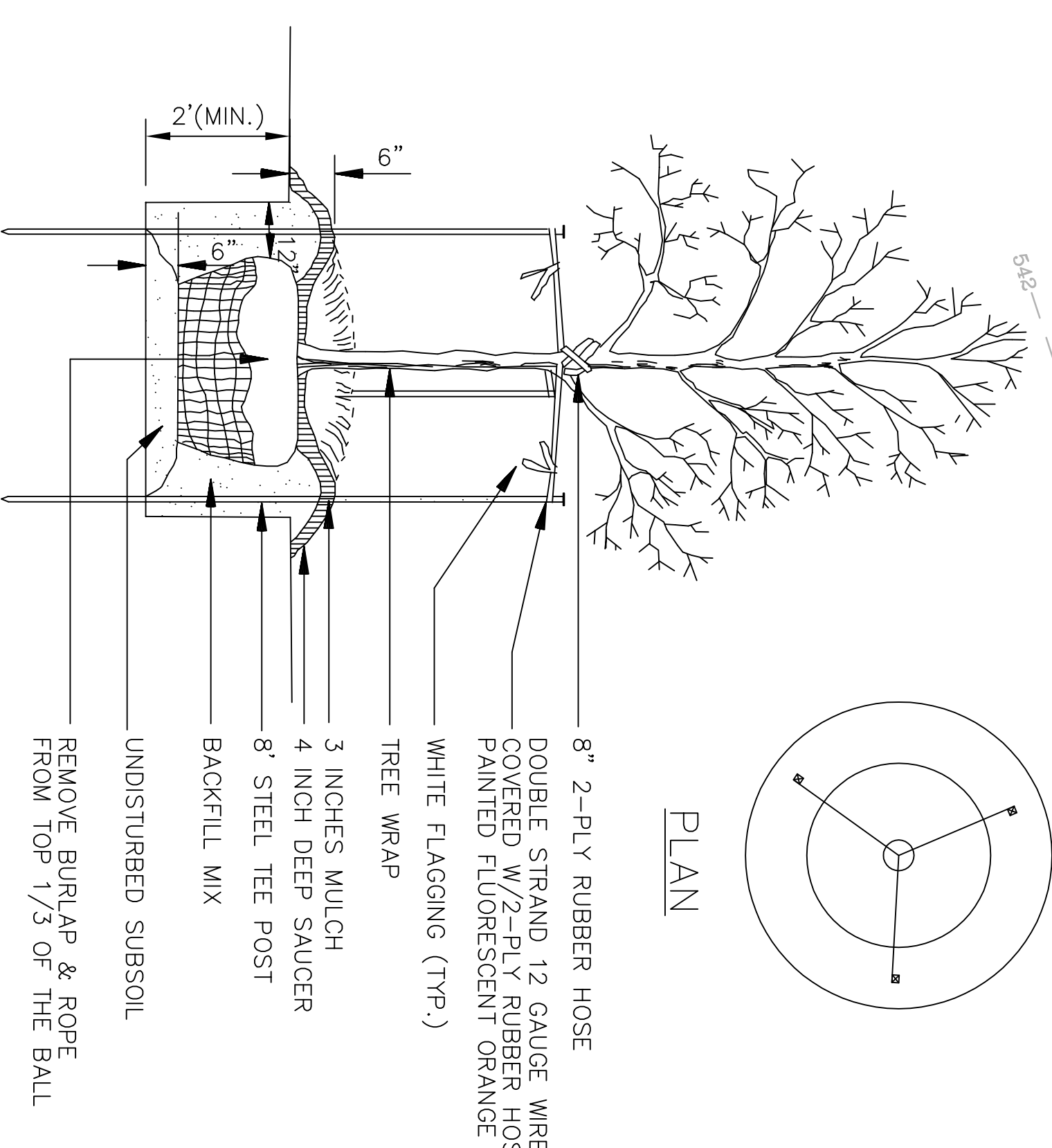
TREES	QTY	COMMON/BOTANICAL	SIZE
LSM	2	Legacy Sugar Maple / Acer saccharum 'Legacy'	2.5' Cal
STC	3	Sweetbay Magnolia / Magnolia virginiana'	2.5' Cal
WP	2	White Pine / Pinus strobus	6'-7'
AP	1	Redspire Flowering Pear / Pyrus calleryana 'Redspire'™	2.5' Cal
SHRUBS	QTY <td>COMMON/BOTANICAL <td>SIZE</td> </td>	COMMON/BOTANICAL <td>SIZE</td>	SIZE
DBB	10	Compact Burning Bush / Euonymus alatus 'Compactus'	18"-24"
BAY	4	Northern Bayberry / Myrica pensylvanica	24"-30"



NOTE: USE SHREDDED BARK MULCH ONLY

SHRUB PLANTING

N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

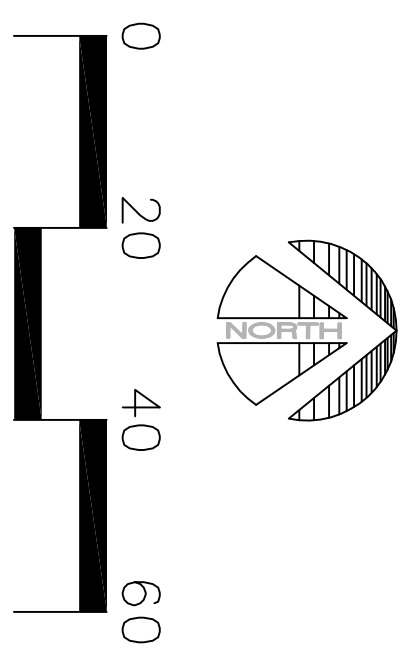
DECIDUOUS TREE PLANTING

N.T.S.

GREENSPACE
 Existing = 1.25 Acres (85.1%)
 Proposed = 1.13 Acres (77.1%)

ABBREVIATIONS

RAR - REMOVE AS REQUIRED TO CONSTRUCT
 CROSS ACCESS DRIVE



SITE DEVELOPMENT LANDSCAPE PLAN

Wild Horse Creek Road Office
 CHESTERFIELD, MISSOURI



67 Jacobs Creek Drive
 St. Charles, Missouri 63304
 (636) 928-1250
 Fax: (636) 928-4563

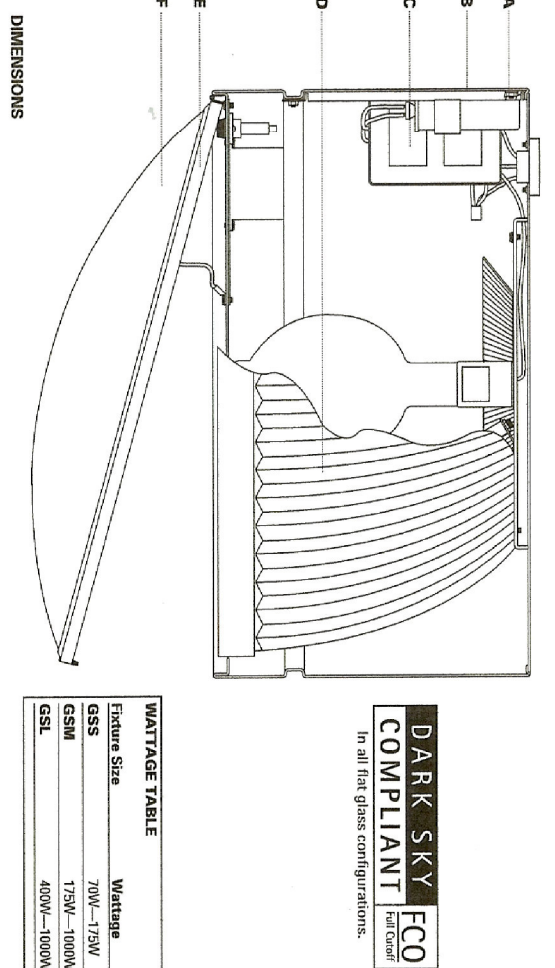
REVISIONS	BY
JULY 31, 2006	RWM
AUGUST 8, 2006	RWM
MAY 29, 2007	RWM

DATE	BY	CHECKED	SHEET
APRIL 12, 2007	RWM	RWM	2
APRIL 12, 2007	RWM	RWM	3

Category #	Type
Project	Date
Comments	
Revised by	

DESCRIPTION
 Gleditsia's beauty and versatility make it an excellent choice for roadway and aluminum housing given the Gleditsia's distinctive look while a variety of mounting options and lamp wattages provide maximum flexibility. Gleditsia's superior light distribution makes it the optimum choice for almost any road, medium or large area lighting application.

- SPECIFICATION FEATURES**
- A - Housing Formed aluminum housing with heavy duty tongue, spring mounted and protected in premium TBC powder.
 - B - Ballast Tray Reflector in vertical lamp units, or reflector in horizontal lamp units. Rotatable optics standard.
 - C - Ballast Long life core and coil ballast.
 - D - Lens Heavy duty acrylic, optically clear, protected in premium TBC powder.
 - E - Lamp Compact fluorescent lamp (CFL) or LED lamp. Rotatable optics standard.



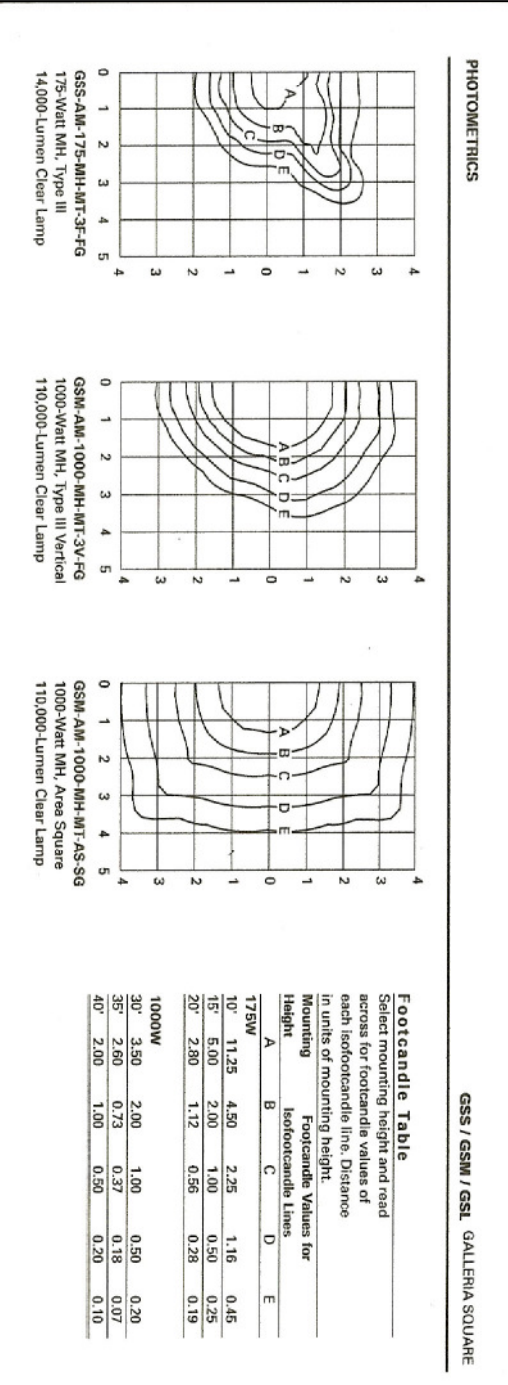
ENERGY DATA
 70-1000M
 GSS/GSSM/GSL
 GALLERY/A
 SQUARE

COMPLIANT

Dark Sky F00
 Compliant
 as per the spec requirements

ENERGY DATA

Model	Power (W)	Light Output (lm)	Beam Spread (deg)	Mounting Height (ft)	Spacing (ft)
GSS	70	3100	22	10	30
GSSM	100	4100	22	10	30
GSL	150	6100	22	10	30



CONDENSING INFORMATION

Product Family	Product Name	Power (W)	Light Output (lm)	Beam Spread (deg)	Mounting Height (ft)	Spacing (ft)
GSM	GSM 70W	70	3100	22	10	30
	GSM 100W	100	4100	22	10	30
	GSM 150W	150	6100	22	10	30

STROCK SAMPLE NUMBER Lamp Included:

Sample Number	Color	Power (W)	Light Output (lm)	Beam Spread (deg)	Mounting Height (ft)	Spacing (ft)
1	White	70	3100	22	10	30
2	White	100	4100	22	10	30
3	White	150	6100	22	10	30

REVISIONS

Revision Number	Description	Date
1	Initial Issue	01/24/2007

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 Date: JANUARY 24, 2007
 Project Number: 06005
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