VII. B.

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

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: June 12, 2017

From: Cecilia Hernandez, Project Planner

Location: North of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive.

Applicant: Caplaco Nineteen, Inc.

Description: **16955 Chesterfield Airport Road (Lot A) SDSP:** A Site Development Section Plan, Tree Preservation Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 4.07 acre tract of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive.

PROPOSAL SUMMARY

The request is for a Site Development Section Plan, Tree Preservation Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 4.07 acre site, including the renovation of an existing 26,806 square foot building. The building is constructed of tilt-up concrete and would be repainted with minor changes being made to the site and building exterior. There is also an existing one-story 5,451 square foot service building which is proposed to be removed. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2911.

HISTORY OF SUBJECT SITE

The parcel was originally zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. Since that time, the site has changed from "NU" Non-Urban District to "M3" Planned Industrial District, to "PC" Planned Commercial District, to "PC/MAA" Planned Commercial District with Museum and Arts Overlay District, and finally to the most recent "PC" Planned Commercial District via ordinance 2911 in September of 2016.

Since that time, the applicant has submitted a Site Development Concept Plan and Site Development Section Plan for the subject site; both of which are before Planning Commission for consideration.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	"PC" Planned Commercial District	Taubman Outlet Mall
South	"PC" Planned Commercial District	Mixed Commercial Use (Chesterfield Commons East subdivision)
East	"PC" Planned Commercial District	Pacific Dental retail center
West	"PC" Planned Commercial District	Currently vacant- proposed lot B (Kemp Auto Museum)

Figure 1: Aerial Image

STAFF ANALYSIS

The subject site is zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2911. The subject site is located within the area of Ward 4 designated by the Comprehensive Plan as the sub-area of Chesterfield Valley. The City of Chesterfield Land Use Plan designates the area as being within the Mixed Commercial Land Use designation. The following Chesterfield Valley specific requirements are applicable:

- ***Façades***—Utilize architectural elements from the front façade on the side and rear of the structure, and screen trash enclosures and construct with materials consistent to the building.

    - *This requirement is met by the proposed plan in that the materials used on the primary façade of the existing building extend to all elevations of the building, and the trash enclosure and mechanical screening material are consistent with and will be painted to match the building.*

- ***Parking***—Locate parking primarily to the side and rear of any building façade facing I-64/US 40.

- *This requirement is met by the proposed site plan in that the parking will be located on the side of the building.*

Access & Site Circulation
Currently, this site has indirect access from Chesterfield Airport Road via a cross access easement to the west across proposed Lot B and the office building in the Chesterfield Commons North subdivision to the west. Additionally, the site has access to Chesterfield Airport Road to the east via a cross access easement established by Pacific Dental. These access points and cross access easements are consistent with those shown on the Site Development Concept Plan and Preliminary Plan.

Parking
Parking is proposed on the west side of the building, with loading and mechanical areas located on the northern (side) and eastern (rear) sides of the building. The parking provided complies with the City's Unified Development Code requirement, and accessible parking spaces are located near the front entrances.

Landscaping and Open Space
Landscaping is planned in association with the proposed development as required by the City of Chesterfield. The landscape design includes a variety of existing and new deciduous and evergreen trees along Chesterfield Airport Road, I-64/US 40 within the 30' landscape buffers and near parking areas.

Landscaping is also proposed along the front (western) façade, which will be planted with annuals to permit for seasonal color and interest, and bio-retention basins on the northwestern side of the property line will be planted with a variety of native grasses and forbs.

A minimum of 35% open space is required by Ordinance 2911 for each lot within this development. The proposed project on Lot A exceeds this requirement with 43% proposed open space. Additionally, the applicant has also submitted a Tree Preservation Plan which complies with Chesterfield City code requirements.

Architectural Elevations
The applicant is proposing to reuse the existing single-story building that is about 25-feet in height and is comprised of tilt-up concrete on all sides and elevations. Additionally, the dumpster enclosure and ground-mounted mechanical equipment will have screening walls that are constructed of the same material and painted to match the building.

The project was reviewed by the Architectural Review Board (ARB) on April 13th, 2017. A motion to forward the submittal to the Planning Commission with a recommendation for approval was passed by a vote of 3-0. A rendering of the proposed development is shown below.

Figure 2: Rendering

Lighting

The applicant is proposing three (3) new wall-mounted light fixtures, thirty (30) new pole-mounted light standards within the parking field and drive aisles, and two (2) street lights to be mounted opposite of two parking lot light standards. Each of these fixtures is utilitarian in nature and features fully-shielded, full cut-off optics as required by the UDC.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Section Plan, Tree Stand Delineation, Tree Preservation 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, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of 16955 Chesterfield Airport Road, Lot A.

MOTION

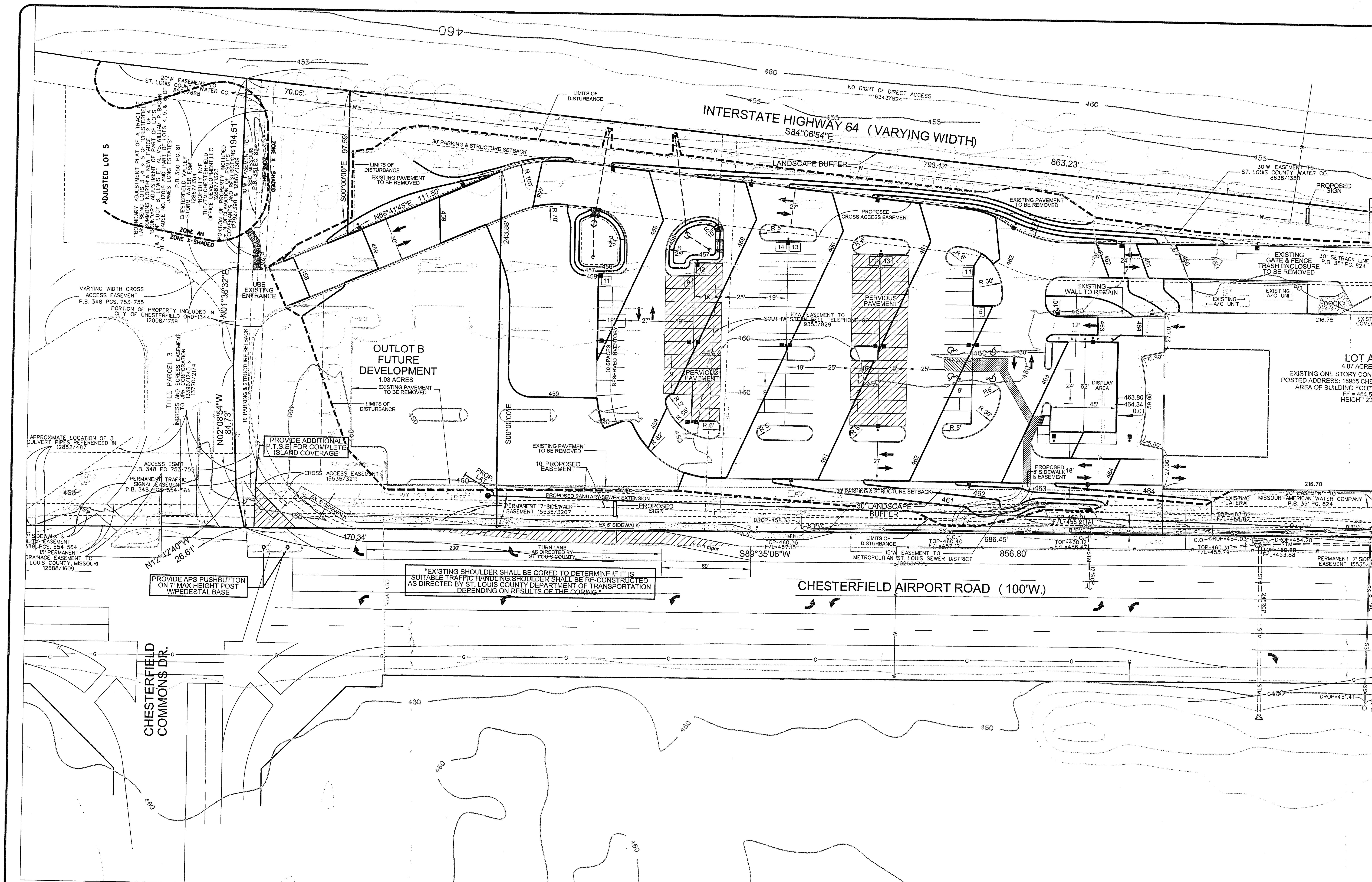
The following options are provided to the Planning Commission for consideration relative to this application:

1) "I move to approve (or deny) the Site Development Section Plan, Tree Preservation Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 16955 Chesterfield Airport Road, Lot A.

2) "I move to approve the Site Development Section Plan, Tree Preservation Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for 16955 Chesterfield Airport Road, Lot A, with the following conditions…" (Conditions may be added, eliminated, altered or modified).

Attachments: Site Development Section Plan
Tree Stand Delineation
Tree Preservation Plan
Landscape Plan
Lighting Plan
Lighting Cut-sheets
Architect's Statement of Design
Architects Rendering
Architectural Elevations

CC: Justin Wyse, Director of Planning and Development Services



CAPLACO NINETEEN, INC. DEVELOPMENT

"FORMERLY KNOWN AS KEMP AUTOMOBILE MUSEUM" 16955 CHESTERFIELD AIRPORT RD.

A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031

TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

GENERAL NOTES:

THIS SITE IN THE FOLLOWING DISTRICTS:
METROPOLITIAN ST. LOUIS SEWER DISTRICT
MONARCH FIRE PROTECTION DISTRICT
ROCKWOOD R8 SCHOOL DISTRICT
BONHOMME CREEK WATERSHED
WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
MISSOURI AMERICAN WATER COMPANY
LACLEDE GAS COMPANY
AMEREN COMPANY
SOUTHWESTERN BELL TELEPHONE COMPANY
CHARTER COMMUNICATION (CABLE TV)

1. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITIAN ST. LOUIS SEWER DISTRICT.
2. STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLTIAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
3. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
4. GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
5. SLOPES SHALL NOT EXCEED 3H TO 1V
6. THE EXISTING SIDEWALK AND RAMPS MUST BE EVALUATED AND IMPROVED, AS NECESSARY, TO PROVIDE A 5-FOOT WIDE WALK AND RAMPS IN FULL COMPLIANCE WITH ADA REQUIREMENTS.
7. ALL UTILITIES MUST BE INSTALLED UNDERGROUND.
8. PROPOSED CROSS ACCESS EASEMENT TO BE ESTABLISHED PRIOR TO IMPROVEMENT PLAN APPROVALS.
9. THE PROPOSED EASEMENTS MUST BE PROVIDED PRIOR TO APPROVAL OF THE IMPROVEMENT PLANS
10. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILTY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

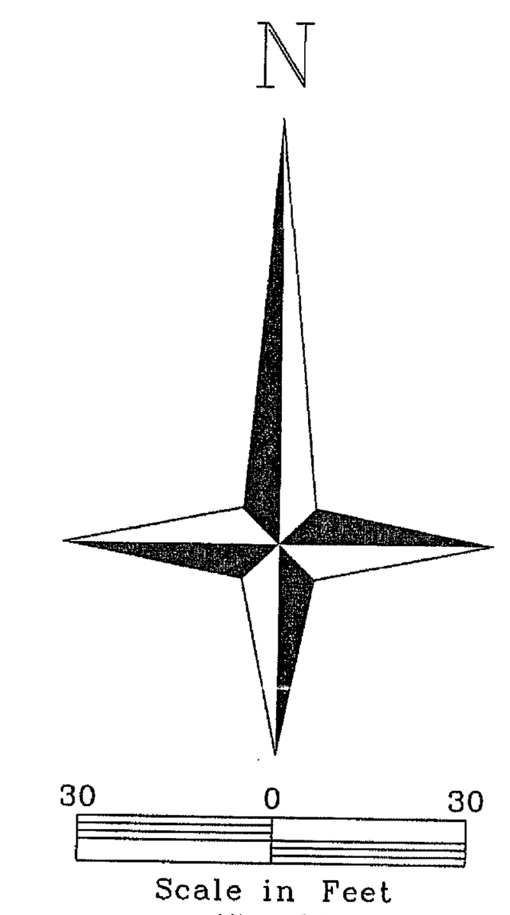
PROJECT NOTES:					
AREA OF SITE:	5.1 ACRES	LOT A	4.07 AC	OUTLOT B	1.03 AC
LOCATOR NO:	17T 14 0211		17T 14 0202		
ADDRESS:	16955 CHESTERFIELD AIRPORT RD CHESTERFIELD, MO. 63005				
OWNER OF RECORD:	CAPLACO NINETEEN, INC. DEVELOPMENT	11850 STUDT AVENUE P.O. BOX 419121 ST LOUIS, MISSOURI 63141 314-991-8900 EXT. 253			
PREPARED FOR:	CAPITOL LAND COMPANY	11850 STUDT AVENUE P.O. BOX 419121 ST LOUIS, MISSOURI 63141 314-991-8900 EXT. 253			
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX			
SUBDIVISION:	PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.				
EXISTING ZONING:	PC "PLANNED COMMERCIAL DISTRCIT				
ORIDINANCE NUMBER:	2911 – SEPTEMBER 7TH 2016				
PROPOSED USES:	AUTOMOBILE DEALERSHIP EXISTING BUILDING TO REMAIN				
PARKING REQUIRED:	PER THE CITY OF CHESTERFIELD "UDC" 3.0 / 1,000 GFA	26,806 SF/1000 SF = 26.8 x 3.0	80		
		10' x 40' LOADING SPACES	2		
MAXIMUM PARKING	80 SPACES x 1.2	96 SPACES			
PROPOSED PARKING	10 SPACES RESERVED FOR INVENTORY	90 SPACES	100 SPACES TOTAL		
REQUIRED OPEN SPACE: LOT 1: 177,582 SF 4.07 AC	35% - UDC	PROPOSED:	77093 SF / 177582 SF	43%	
REQUIRED F.A.R.: LOT 1: 177,582 SF 4.07 AC	0.55 - UDC	EXISTING:	26806 SF / 177582 SF	0.15	
FIRM MAP #:	29189C065K FEB. 4, 2015				
MAXIMUM HEIGHT:	40' HIGH				
HEIGHT:	STRUCTURE 22'	CHARGING STATIONS 5'	LIGHT STANDARDS 20'		
LEGAL DESCRIPTION	A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST - CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI				

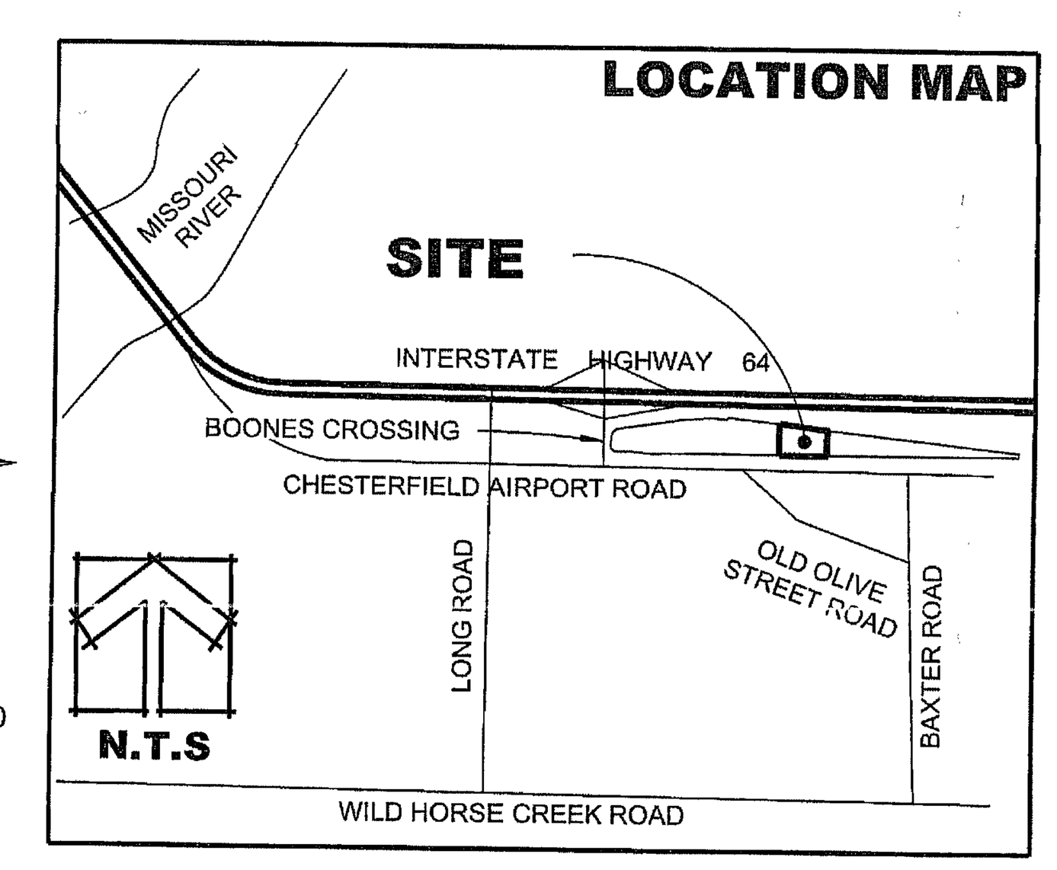
ST LOUIS COUNTY NOTES:

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS. IMPROVEMENTS TO BE AS DIRECTED BY ST. LOUIS COUNTY.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
6. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
7. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
8. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
9. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
10. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
11. CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.

LEGEND

EXISTING TOPOGRAPHY	455
EXISTING TREES	
UTILITIES	G / W
EXISTING SANITARY SEWER	8" PVC SS
PROPOSED CONTOURS	460





PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.

A TRACT OF LAND BEING PART OF ADJUSTED NEW PARCEL 2 OF THE BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 350 PAGE 81, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH — RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID ADJUSTED NEW PARCEL 2, SAID BEGINNING POINT BEING ALSO A POINT ON THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID ADJUSTED NEW PARCEL 2, NORTH 12 DEGREES 42 MINUTES 40 SECONDS WEST 26.61 FEET, NORTH 02 DEGREES 08 MINUTES 54 SECONDS WEST 84.73 FEET AND NORTH 01 DEGREE 38 MINUTES 32 SECONDS EAST 194.51 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE HIGHWAY 64, OF VARYING WIDTH; THENCE EASTWARDLY ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 06 MINUTES 54 SECONDS EAST 863.23 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 29 SECONDS EAST 210.35 FEET TO A POINT ON THE AFORESAID NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE WESTWARDLY ALONG SAID NORTH LINE SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 856.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.104 ACRES ACCORDING TO CALCULATIONS BY VOLZ, INC. DURING FEBRUARY 2003.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

STATE OF MISSOURI — TIMOTHY JOHN MEYER — NUMBER E-24665 — REGISTERED PROFESSIONAL ENGINEER — 5/25/17

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

STATE OF MISSOURI — ERIC J. KIRBY — NUMBER — PROFESSIONAL LAND SURVEYOR

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #2005000074

CAPITOL LAND COMPANY
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ST LOUIS, MISSOURI 63141
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VOLZ Incorporated
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10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com

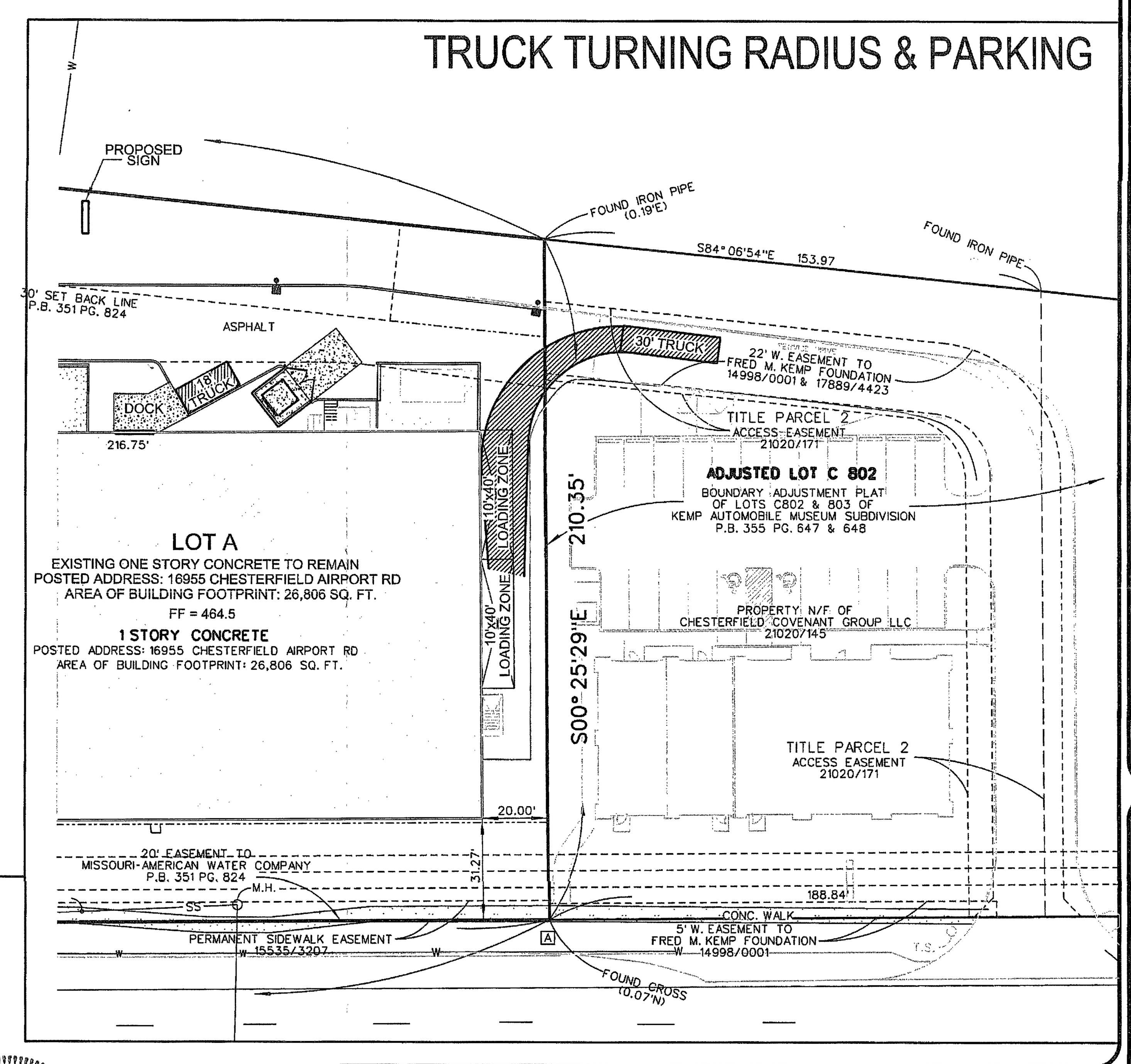
SITE DEVELOPMENT SECTION PLAN

REVISED	1-19-2017, 2-22-2017, 3-06-2017, 4-20-2017, 5-19-2017, 5-22-2017, 5-25-2017
LOCATOR	# 17T 14 0211, # 17T 14 0202
ADDRESS	16955 CHESTERFIELD AIRPORT RD CHESTERFIELD, MO. 63005
PROJECT	# 20605-03
BASE MAP NO.	17T
ORDINANCE	# 2911

12-22-2016

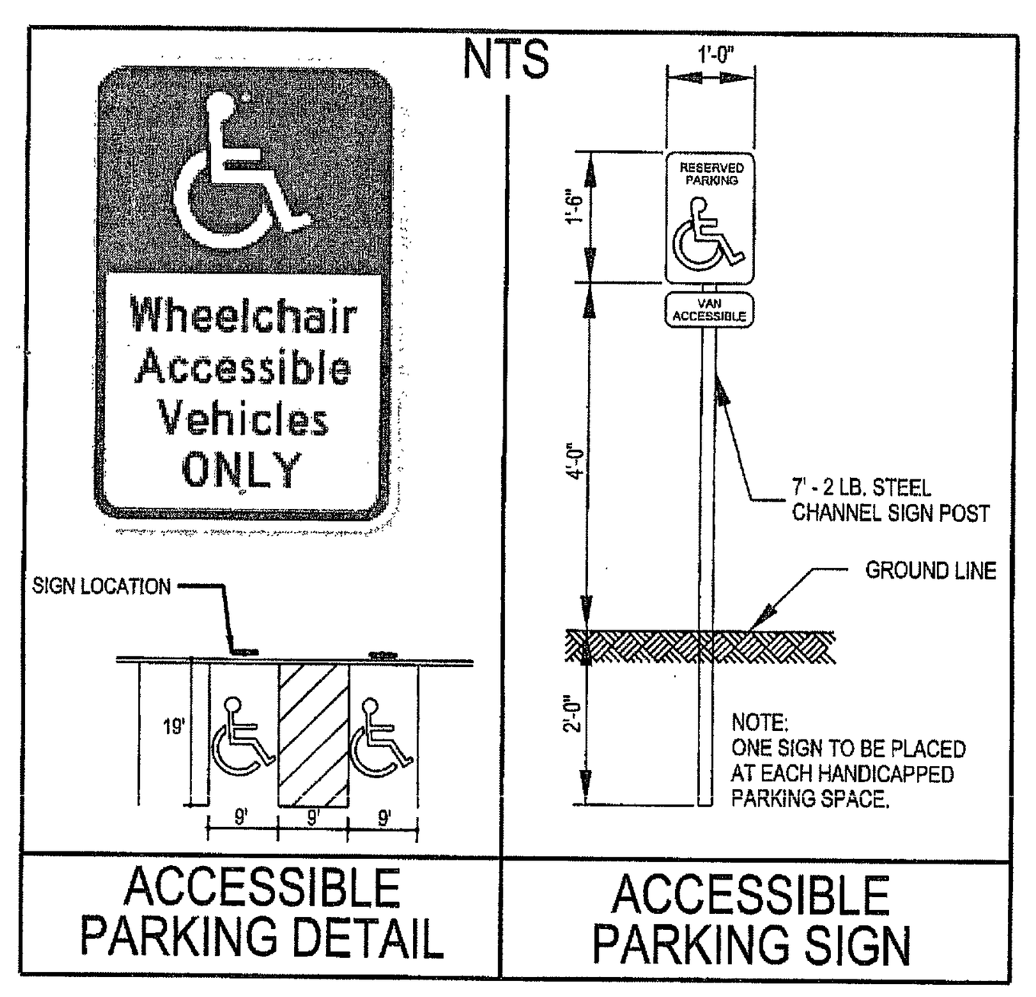
1

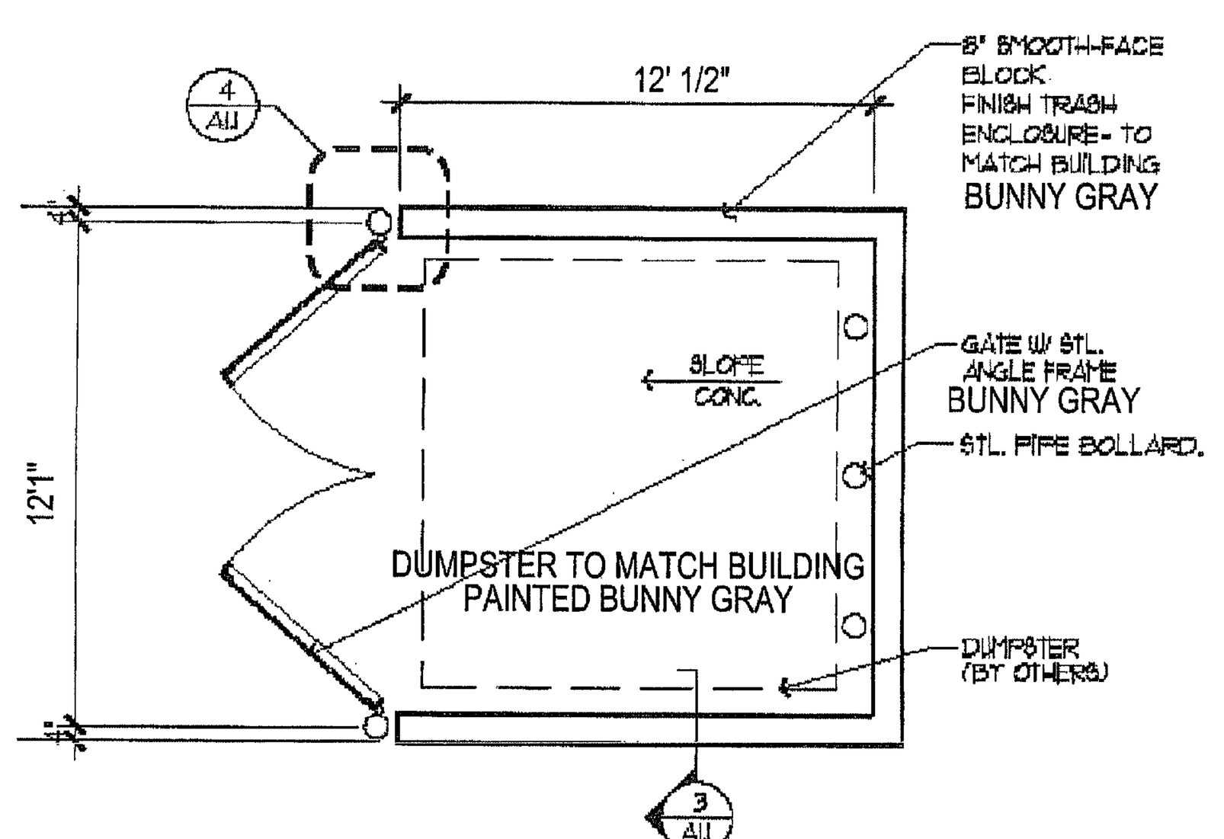
A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



LEGEND

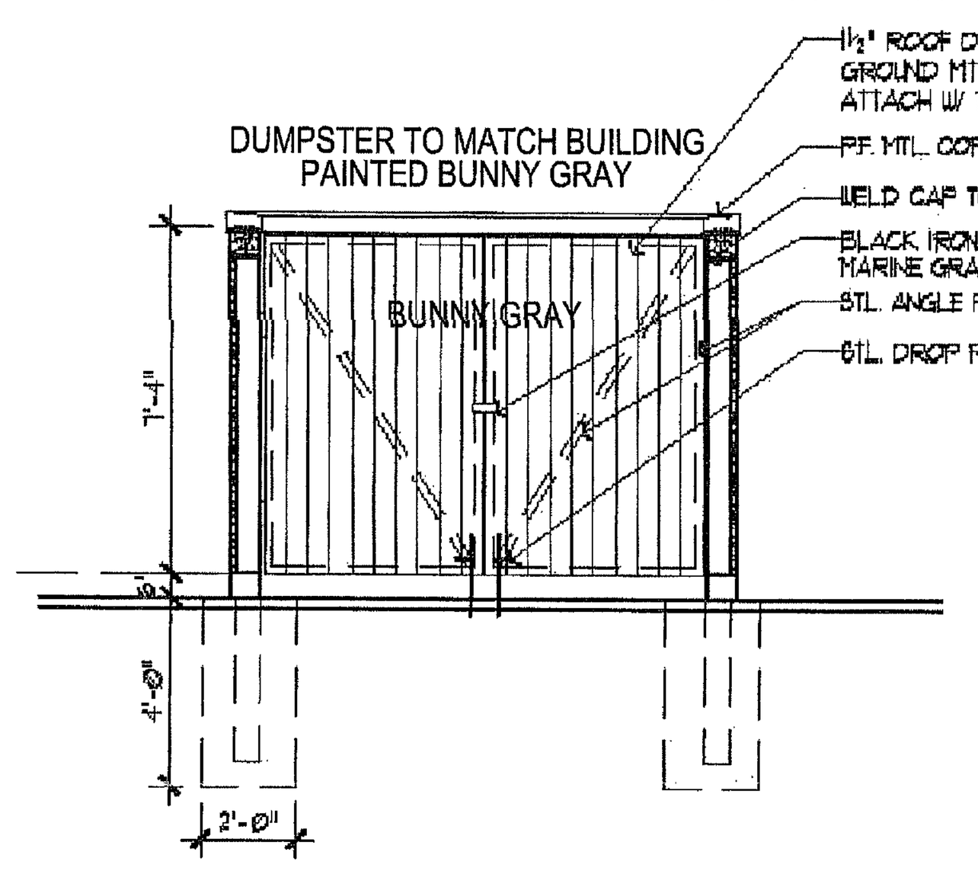
- [A] AREA INLET
- BC BOTTOM OF CURB
- BOLLARD
- CO CLEAN OUT
- CURB INLET
- DOUBLE CURB INLET
- E.M. ELECTRIC METER
- E.T. ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- GV GAS VALVE
- G.W. GUY WIRE
- LIGHT STANDARD
- M.H. MANHOLE
- P.M. PARKING METER
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TC TOP OF CURB
- T.H. TEST HOLE
- T.P. TELEPHONE PEDESTAL
- T.S. TRAFFIC SIGNAL
- TSCB TRAFFIC SIGNAL CONTROL BOX
- U.M.H. UTILITY MANHOLE
- UTILITY POLE
- VCP VITRIFIED CLAY PIPE
- WATER METER
- W.V. WATER VALVE
- YARD LIGHT
- NO. OF PARKING SPACES
- -G- GAS LINE
- -OE- OVERHEAD ELECTRIC
- -OU- OVERHEAD UTILITIES
- -SS- SANITARY SEWER
- -STM- STORM SEWER
- -T- TELEPHONE LINE
- -UE- UNDERGROUND ELECTRIC
- -W- WATER LINE
- -X- FENCE
- ADDRESS





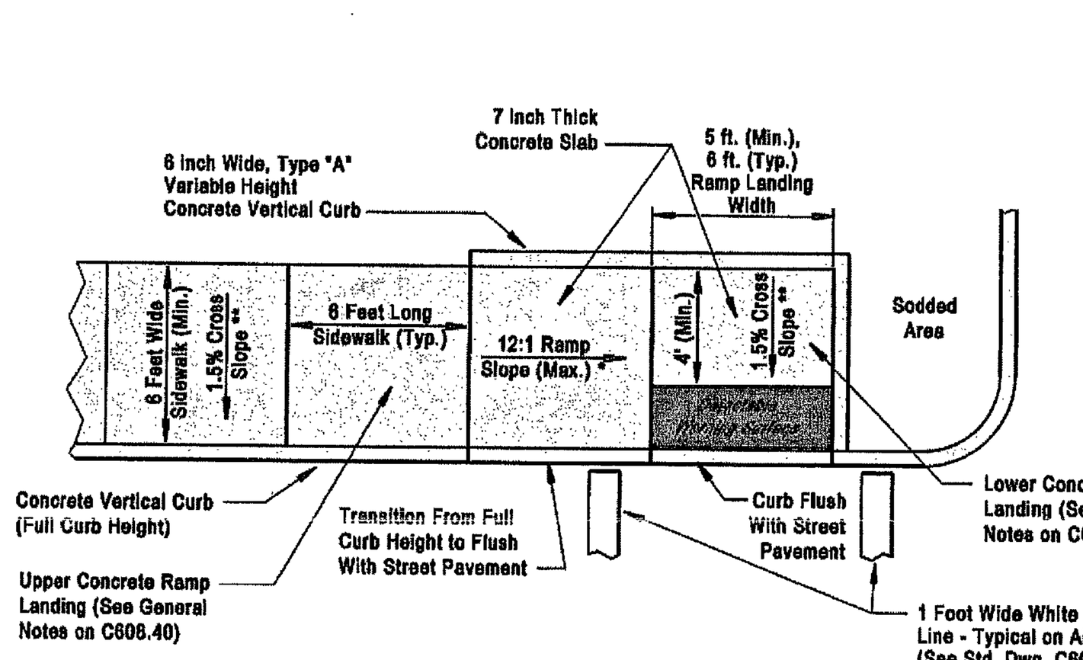
1 DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



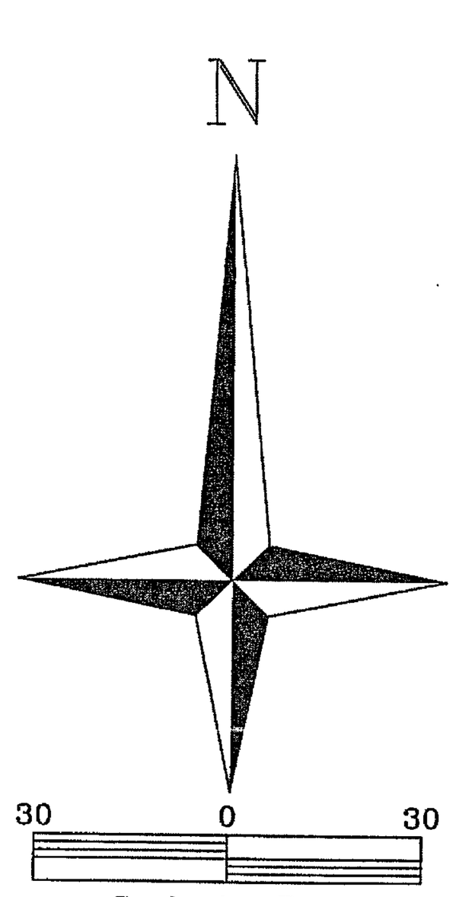
2 DUMPSTER ENCLOSURE ELEVATION

SCALE: 1/4" = 1'-0"



Type "4" Curb Ramp

(Parallel Changing Direction)



This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of , 2017 , by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Justin Wyse, AICP, PTP
Planning and Development Services Director
City of Chesterfield, Missouri

Vickie Hass, City Clerk
City of Chesterfield, Missouri

State of Missouri)
) SS.
County of St. Louis)

On this ________ day of ______________ , A.D., 20 , before me personally appeared ______________________ , to me known, who, being by me sworn in, did say that he/she is the ________ (Title) of ________ (Name of Corporation) a corporation in the State 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 ________ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in , the day and year last above written.

(County and State)

My term expires________________

(Notary Public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of , 2017 , 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.

Justin Wyse, AICP, PTP
Planning and Development Services Director
City of Chesterfield, Missouri

Vickie Hass, City Clerk
City of Chesterfield, Missouri

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

ERIC J. KIRBY, P.L.S.
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Authority #203

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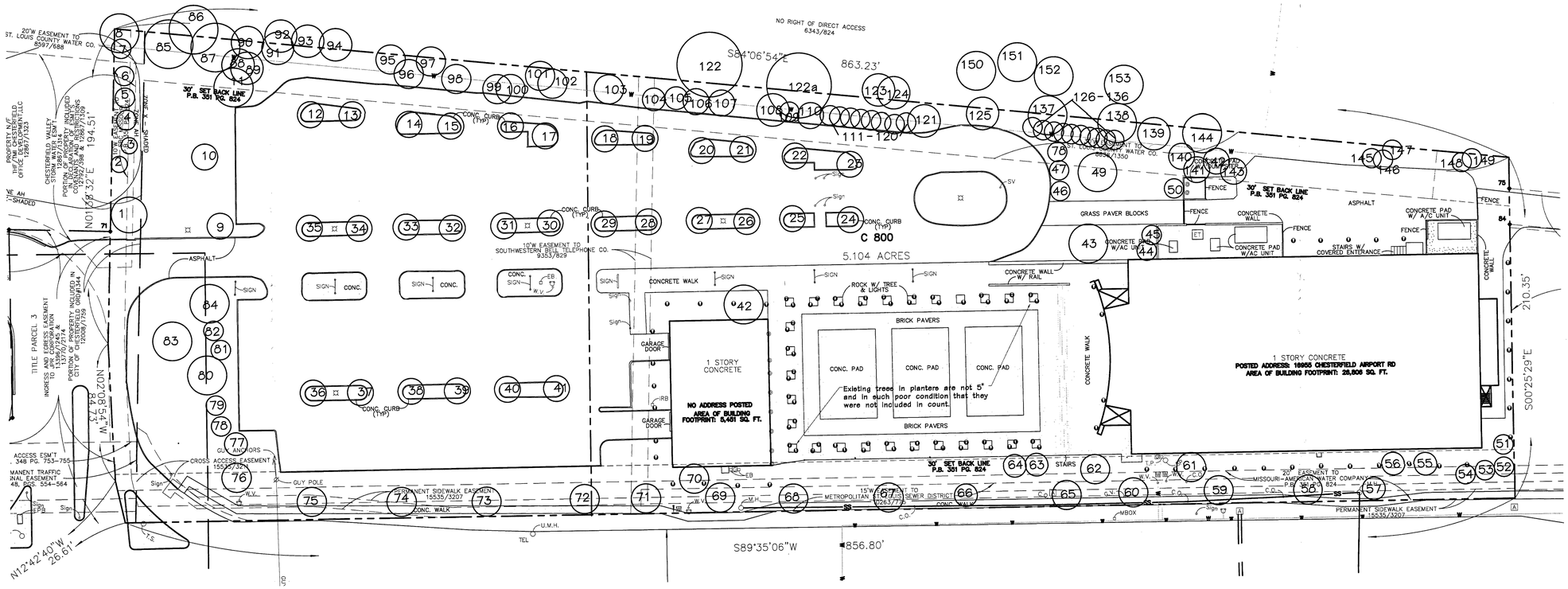
SITE DEVELOPMENT SECTION PLAN EXISTING CONDITION

REVISED
1-19-2017
2-22-2017
3-06-2017

12-22-2016

2



Tree Stand Delineation

SCALE 1" = 30'-0"

Caplaco Nineteen, Inc.					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Austrian Pine	11	154	4	
2	Norway Spruce	8	80	4	
3	Norway Spruce	8	80	4	
4	Red Maple	6	254	3	
5	Red Maple	5	78	2	
6	Red Maple	6	254	3	
7	Austrian Pine	9	153	2	
8	Sycamore	12	452	3	
9	White Ash	7	200	3	
10	White Ash	7	200	3	
11	River Birch	6-8	452	3	Multi Stem
12	Green Ash	7	200	3	
13	Green Ash	7	200	3	
14	Green Ash	7	200	3	
15	Green Ash	7	200	3	
16	Green Ash	7	200	3	
17	Green Ash	7	200	3	
18	Green Ash	7	200	3	
19	Green Ash	7	200	3	
20	Green Ash	7	200	3	
21	Green Ash	7	200	3	
22	Green Ash	7	200	3	
23	Green Ash	7	200	3	
24	Green Ash	7	200	3	
25	Green Ash	7	200	3	
26	Green Ash	7	200	3	
27	Green Ash	7	200	3	
28	Green Ash	7	200	3	
29	Green Ash	7	200	3	
30	Green Ash	7	200	3	
31	Green Ash	7	200	3	
32	Green Ash	7	200	3	
33	Green Ash	7	200	3	
34	Green Ash	7	200	3	
35	Green Ash	7	200	3	
36	White Ash	6	248	3	
37	White Ash	6	248	3	
38	White Ash	6	248	3	
39	White Ash	6	248	3	
40	White Ash	6	248	3	
41	White Ash	6	248	3	
42	River Birch	8	452	3	Multi Stem
43	River Birch	8	452	3	Multi Stem
44	Norway Spruce	5	50	3	
45	Norway Spruce	5	113	3	
46	Bradford Pear	6	113	3	
47	Bradford Pear	6	113	3	
48	Bradford Pear	6	113	3	
49	River Birch	4-8	153	3	Multi Stem
50	Norway Spruce	5	113	3	
51	Norway Spruce	5	113	3	
52	Norway Spruce	4	110	3	
53	Norway Spruce	4	110	3	
54	Norway Spruce	5	113	3	
55	Bradford Pear	8	153	3	
56	Bradford Pear	8	153	3	
57	Honeylocust	4	153	2	
58	Honeylocust	7	254	3	
59	Honeylocust	7	254	3	
60	Honeylocust	7	254	3	
61	Red Bud	9	450	3	
62	Red Bud	8	314	3	
63	Bradford Pear	6	153	3	
64	Bradford Pear	6	153	3	
65	Honeylocust	6	200	3	
66	Honeylocust	4	115	3	
67	Honeylocust	4	115	3	
68	Honeylocust	4	115	3	
69	Honeylocust	7	200	3	
70	Red Bud	8	254	3	
71	Honeylocust	7	314	3	
72	Honeylocust	4	200	3	
73	Honeylocust	5	314	3	
74	Honeylocust	5	314	3	
75	Honeylocust	5	314	3	
76	Honeylocust	6	314	3	
77	Red Bud	5	254	3	
78	Norway Spruce	4	50	3	
79	Norway Spruce	4	50	3	
80	Green Ash	8	452	3	
81	Norway Spruce	5	113	3	
82	Norway Spruce	5	113	3	
83	Green Ash	8	452	3	
84	Green Ash	10	490	3	
85	Bald Cypress	20	706	4	Monarch
86	Bald Cypress	20	-	4	706 sf-on MODOT Monarch
87	Bald Cypress	20	706	4	Monarch
88	Mulberry	8	314	2	
89	Mulberry	8	314	2	
90	Mulberry	6	254	2	
91	Mulberry	6	254	2	
92	Mulberry	6	-	2	254 sf-on MODOT
93	Mulberry	8	-	2	314 sf-on MODOT
94	Mulberry	12	-	2	490 sf-on MODOT
95	White Pine	12	275	2	
96	White Pine	12	275	2	
97	White Pine	12	275	2	
98	White Pine	12	275	2	
99	Mulberry	12	490	2	
100	Mulberry	12	490	2	
101	Mulberry	12	490	2	
102	Mulberry	12	490	2	
103	Mulberry	12	490	2	
104	White Pine	5	180	2	
105	White Pine	6	210	3	
106	Amur Maple	8	452	3	Multi Stem
107	Flowering Crab	8	360	2	
108	Flowering Crab	8	360	2	
109	Juniper	5	78	2	
110	Mulberry	8	210	2	
111	Juniper	5	78	2	
112	Juniper	5	78	2	
113	Juniper	5	78	2	
114	Juniper	5	78	2	
115	Juniper	5	78	2	
116	Juniper	5	78	2	
117	Juniper	5	78	2	
118	Juniper	5	78	2	
119	Juniper	5	78	2	
120	Juniper	5	78	2	
121	Flowering Crab	9	314	2	
122	Weeping Willow	30	-	1	1256 sf-on MODOT, Main branches Broken
122a	Weeping Willow	30	-	1	1256 sf-on MODOT, Main branches Broken
123	Mulberry	8	-	2	314 sf-on MODOT
124	Mulberry	6	-	2	210 sf-on MODOT
125	Flowering Crab	8	314	2	
126	Juniper	5	78	2	
127	Juniper	5	78	2	
128	Juniper	5	78	2	
129	Juniper	5	78	2	
130	Juniper	5	78	2	
131	Juniper	5	78	2	
132	Juniper	5	78	2	
133	Juniper	5	78	2	
134	Juniper	5	78	2	
135	Juniper	5	78	2	
136	Juniper	5	78	2	
137	River Birch	6-8	452	3	Multi Stem
138	River Birch	6-8	452	3	Multi Stem
139	Flowering Crab	9	314	2	
140	White Pine	11	254	3	
141	White Pine	6	175	3	
142	White Pine	11	254	3	
143	White Pine	11	254	3	
144	Black Cherry	9	320	3	
145	Norway Spruce	5	50	1	
146	Norway Spruce	5	50	1	
147	Norway Spruce	5	75	3	
148	Norway Spruce	5	75	3	
149	Norway Spruce	5	75	3	
150	River Birch	12	-	3	452 sf-on MODOT
151	Honeylocust	10	-	3	325 sf-on MODOT
152	River Birch	12	-	3	452 sf-on MODOT
153	River Birch	12	-	2	452 sf-on MODOT
		Total	30,811		6,481 SF on MODOT

Monarch Tree List					
Number	Common Name	DBH Of Trunk		Condition Rating	Comments
85	Bald Cypress	20		4	
86	Bald Cypress	20		4	
87	Bald Cypress	20		4	

LEGEND

Location

109 — Referance Number

CONDITION RATING:
1=Poor Quality
3=Average Quality
5=Excellent Quality

Tree Stand Delineation Narrative
October 20, 2015

The overall Lot of comprises a total of 5.1 Ac and has a total of 0.70 AC. or 30,811 sf of Woodlands on site. There is also trees off site on MODOT ROW that has been identified seperately as having 6,481 sf of woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

The woodland areas are made up of individual landscape trees of varying sizes and varieties. See attached list.

No state champion or rare trees were found on the site.

Tree Stand Delineation Plan Prepared
by Douglas A. DeLong
Certified Arborist MW-4826A

Douglas A. DeLong

Base Map Provided by: Volz Engineering

RECEIVED
MAY 30 2017

STATE OF MISSOURI
DOUGLAS A DELONG
NUMBER LA-81
LANDSCAPE ARCHITECT
05/20/2017
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

Caplaco Nineteen, Inc. Development
16955 Chester field Airport Rd.,Chesterfield, Missouri

Capitol Land Company

Revisions:

Date	Description	No.
5/20/17	City Comments	1

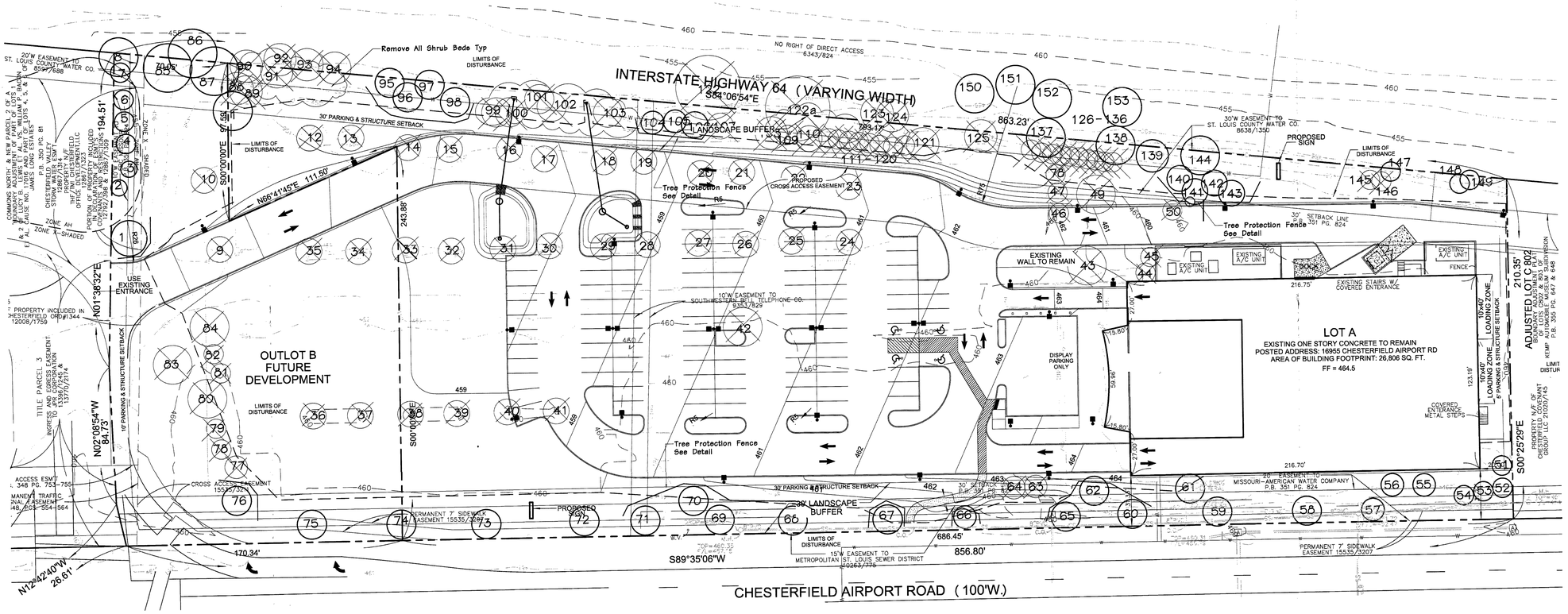
Drawn: bad
Checked: dad

DeLong Landscape Architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title: Tree Stand Delineation

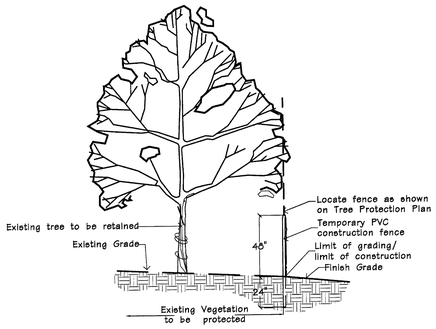
Sheet No: TSD-1

Date: 10/29/2015
Job #: 151.002



Tree Preservation Plan

SCALE 1" = 30'-0"



TREE PROTECTION DETAIL
n.t.s.

TREE PROTECTION ACTION KEY SEQUENCE:

1) Survey limit of disturbance.

2) Install tree protection fencing.

3) Post tree protection signage on fence (No signs will be posted on trees).

4) Maintain tree protection area as an off-limits zone.

TREE PROTECTION NOTES:

1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.

2) Clearing limits shall be rough staked or marked by the applicant's surveyor in order to facilitate location for trenching and fencing installation.

3) No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.

4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.

5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.

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

Caplaco Nineteen, Inc.					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Austrian Pine	11	154	4	
2	Norway Spruce	8	80	4	
3	Norway Spruce	8	80	4	
4	Red Maple	6	254	3	
5	Red Maple	5	78	2	
6	Red Maple	6	254	3	
7	Austrian Pine	9	153	2	
8	Sycamore	12	452	3	
11	River Birch	6-8	452	3	Multi Stem
51	Norway Spruce	5	113	3	
52	Norway Spruce	4	110	3	
53	Norway Spruce	4	110	3	
54	Norway Spruce	5	113	3	
55	Bradford Pear	8	153	3	
56	Bradford Pear	8	153	3	
57	Honeylocust	4	153	2	
58	Honeylocust	7	254	3	
59	Honeylocust	7	254	3	
60	Honeylocust	7	254	3	
61	Red Bud	9	450	3	
62	Red Bud	8	314	3	
65	Honeylocust	6	200	3	
66	Honeylocust	4	115	3	
67	Honeylocust	4	115	3	
68	Honeylocust	4	115	3	
69	Honeylocust	7	200	3	
70	Red Bud	8	254	3	
71	Honeylocust	7	314	3	
72	Honeylocust	4	200	3	
73	Honeylocust	5	314	3	
74	Honeylocust	5	314	3	
75	Honeylocust	5	314	3	
76	Honeylocust	6	314	3	
85	Bald Cypress	20	706	4	Monarch
86	Bald Cypress	20	-	4	706 sf-on MODOT Monarch
87	Bald Cypress	20	706	4	Monarch
95	White Pine	12	275	2	
96	White Pine	12	275	2	
97	White Pine	12	275	2	
98	White Pine	12	275	2	
104	White Pine	5	180	2	
105	White Pine	6	210	3	
106	Amur Maple	8	452	3	Multi Stem
137	River Birch	6-8	452	3	Multi Stem
138	River Birch	6-8	452	3	Multi Stem
139	Flowering Crab	9	314	2	
140	White Pine	11	254	3	
141	White Pine	6	175	3	
142	White Pine	11	254	3	
143	White Pine	11	254	3	
144	Black Cherry	9	320	3	
147	Norway Spruce	5	75	3	
148	Norway Spruce	5	75	3	
149	Norway Spruce	5	75	3	
150	River Birch	12	-	3	452 sf-on MODOT
151	Honeylocust	10	-	3	325 sf-on MODOT
152	River Birch	12	-	3	452 sf-on MODOT
153	River Birch	12	-	2	452 sf-on MODOT
		Total	**13,211**		**2,387 SF on MODOT**

TREE PROTECTION SUMMARY

Total Site Area: 5.104 AC. (222,330.2 sf)
Existing Tee Canopy: 30,811 sf
30% preservation requirement: 9,243 sf
Existing Trees to Remain: 13,211 sf (42.8 %)

LEGEND

- Tree Remaining
- 109 — Reference Number
- Tree Removed
- Existing Grade
- 459 — Proposed Grade
- Limit of Disturbance/Siltation Fence

CONDITION RATING:
1=Poor Quality
3=Average Quality
5=Excellent Quality

STATE OF MISSOURI
DOUGLAS A DELONG
NUMBER LA-81
LANDSCAPE ARCHITECT

05/20/2017
Douglas A. DeLong, Landscape Architect LA-81

Consultants:

Caplaco Nineteen, Inc. Development
16955 Chester field Airport Rd.,Chesterfield, Missouri

Capitol Land Company

Revisions:

Date	Description	No.
02/28/17	City Comments	1
05/20/17	City Comments	2

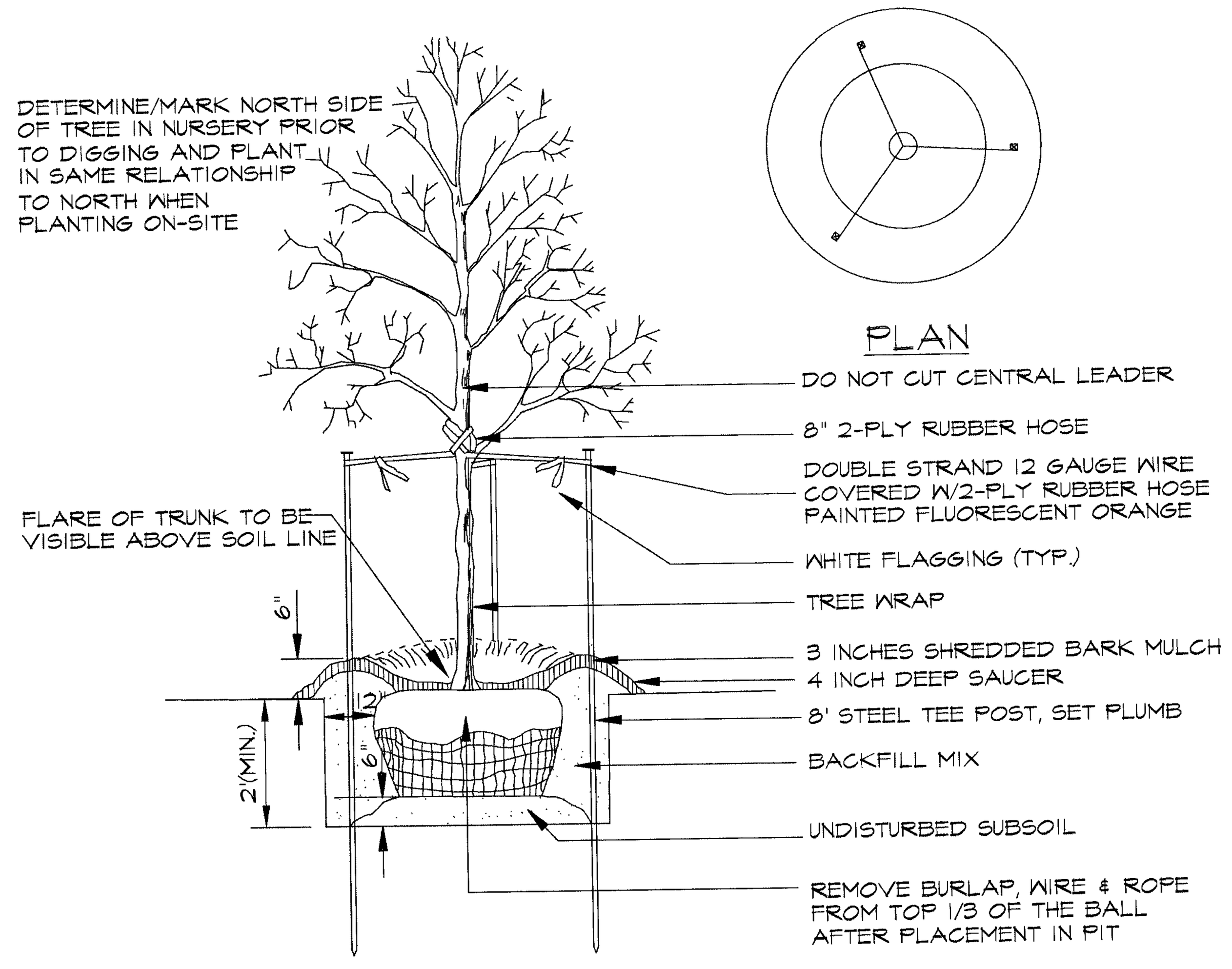
Drawn: bad
Checked: dad

DeLong Landscape Architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: #2012000145

Sheet Title: Tree Protection Plan

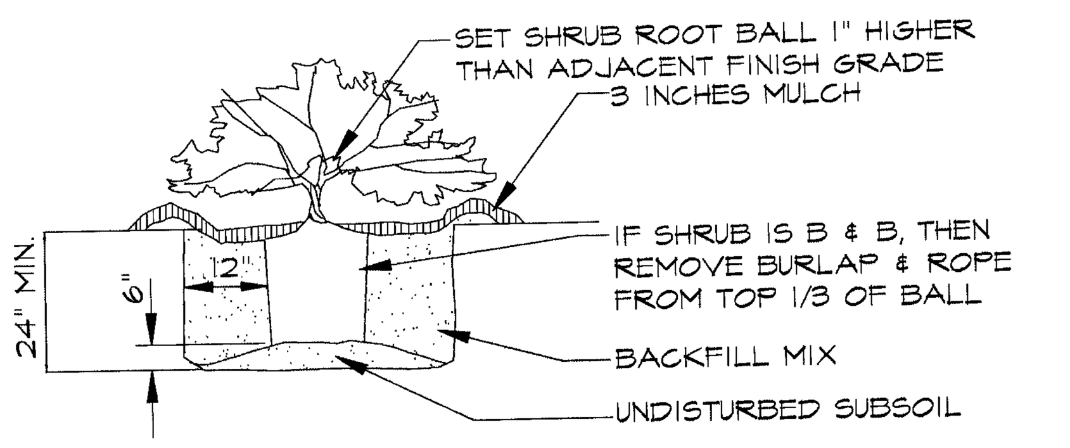
Sheet No: TPP

Date: 10/28/2016
Job #: 151.002



DECIDUOUS TREE PLANTING

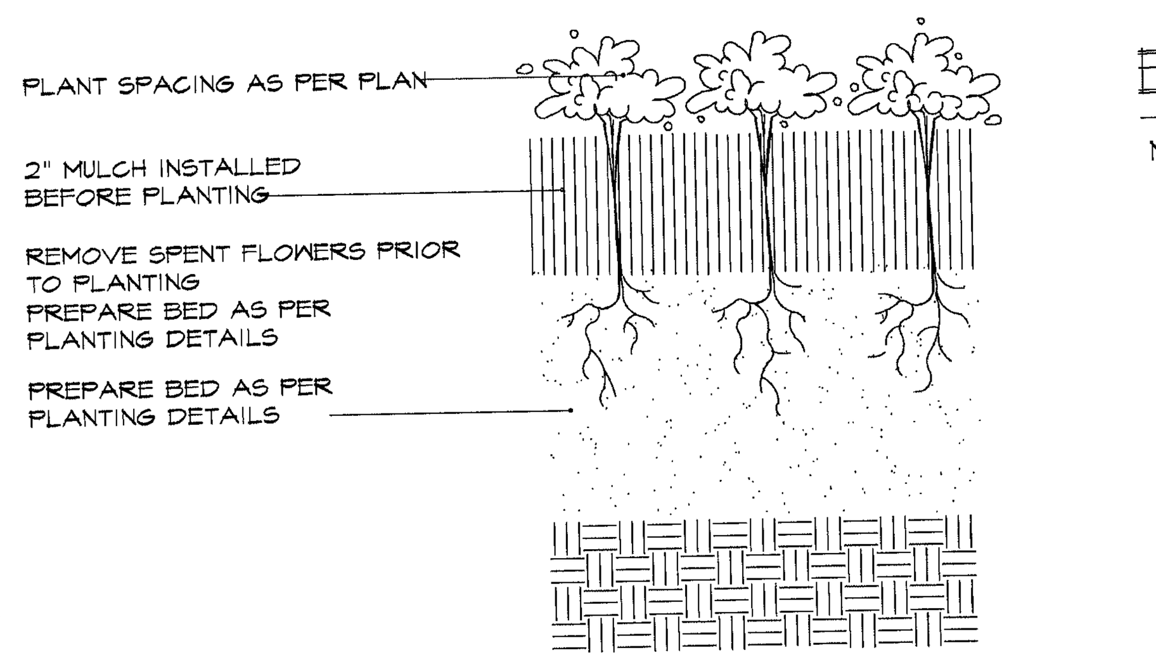
N.T.S.



PRUNE ANY BROKEN BRANCHES AFTER PLANTINGS. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.

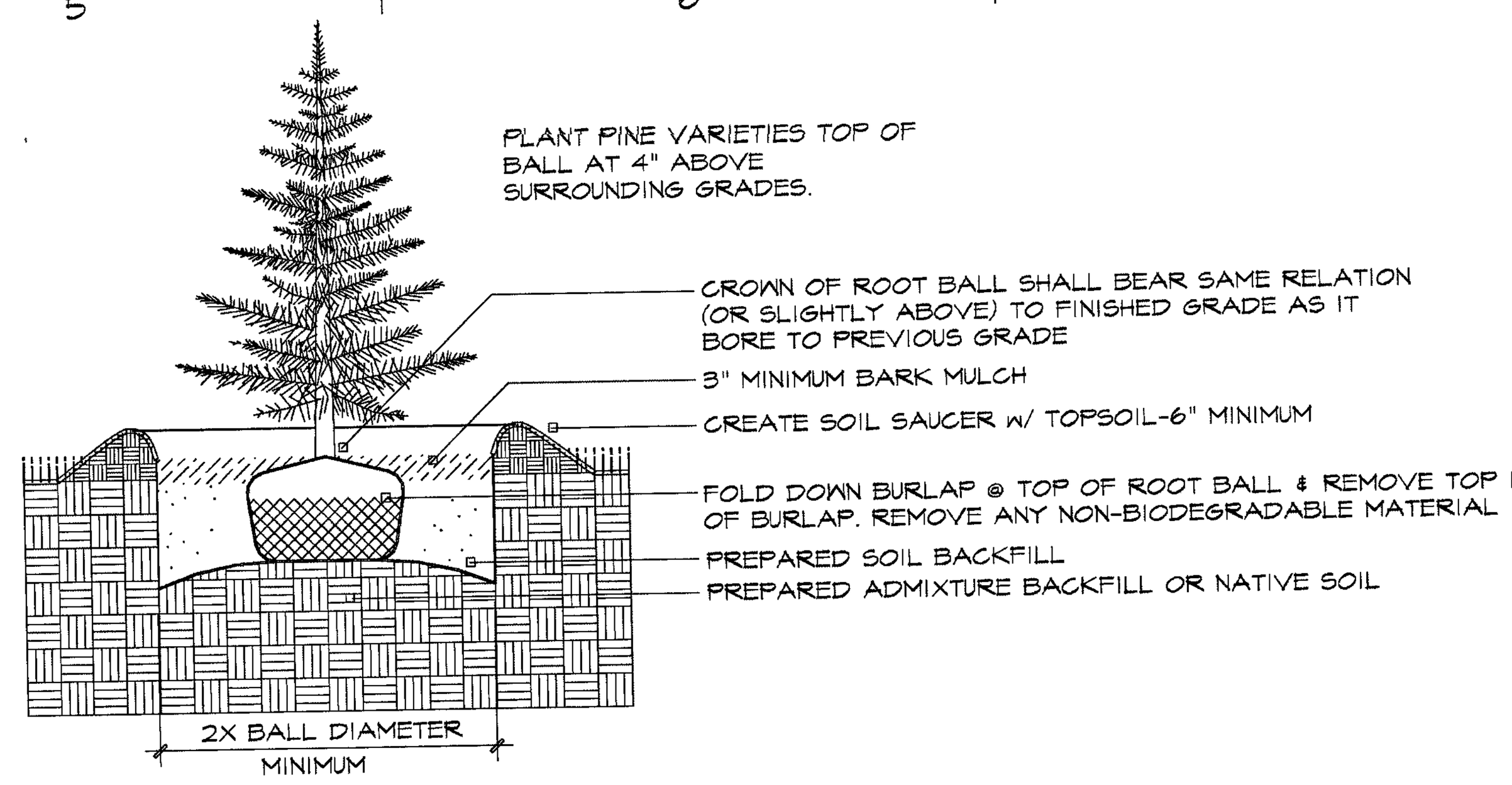
SHRUB PLANTING

N.T.S.



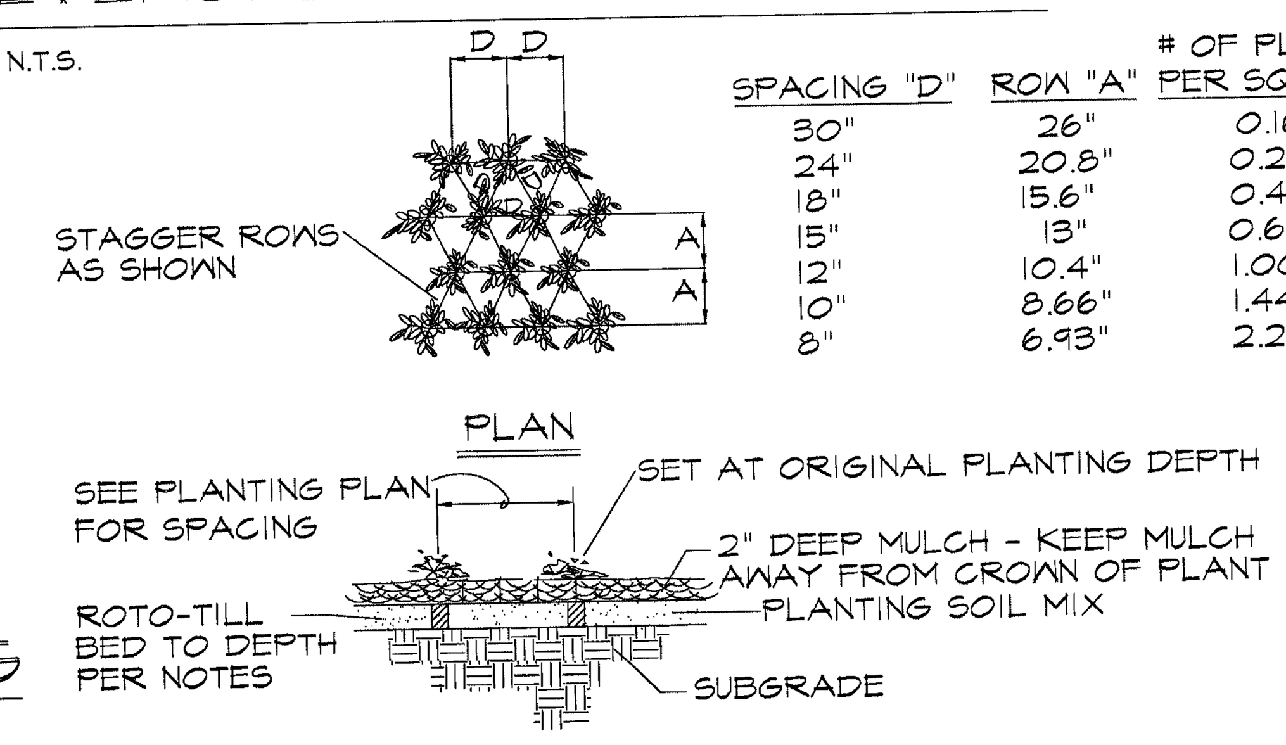
PERENNIAL / ANNUAL PLANTING

N.T.S.



EVERGREEN TREE PLANTING

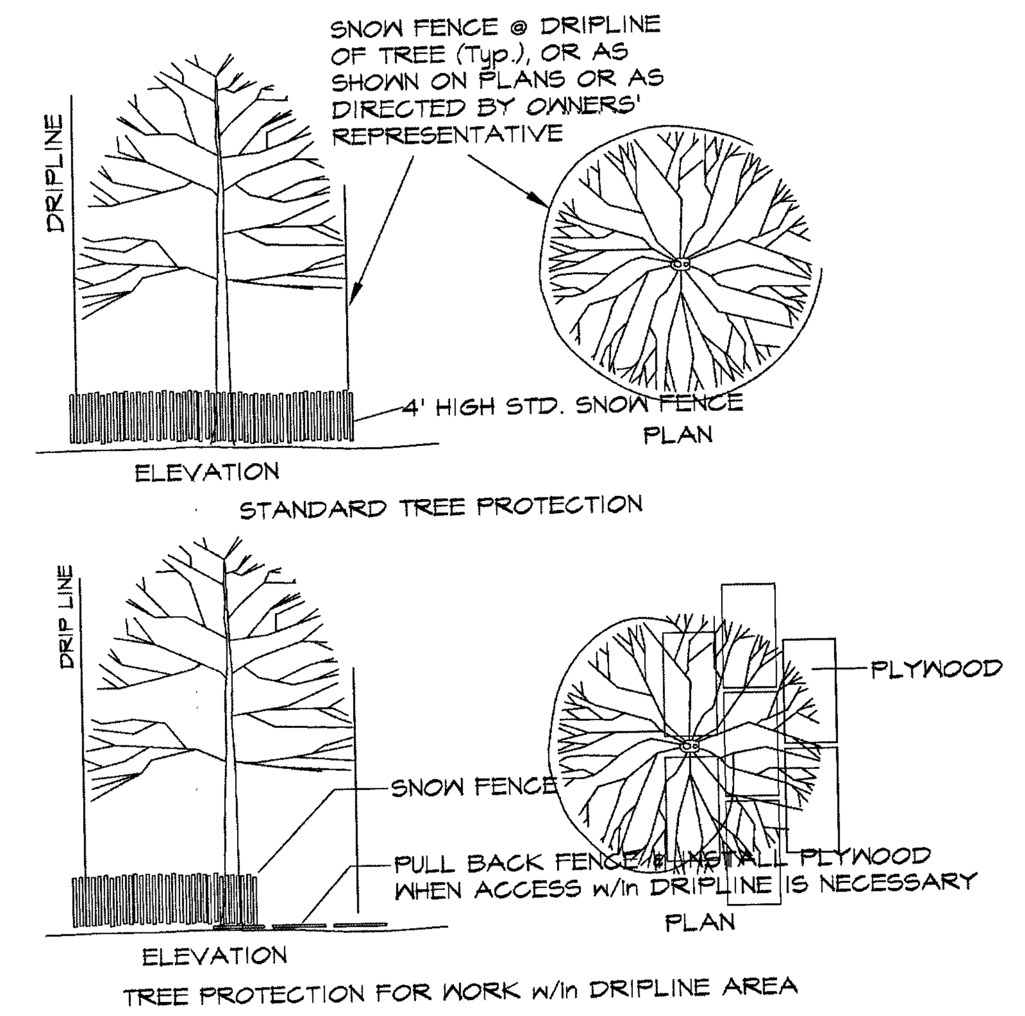
N.T.S.



SPACING "D"	ROW "A"	# OF PLANTS PER SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
15"	13"	0.64
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25

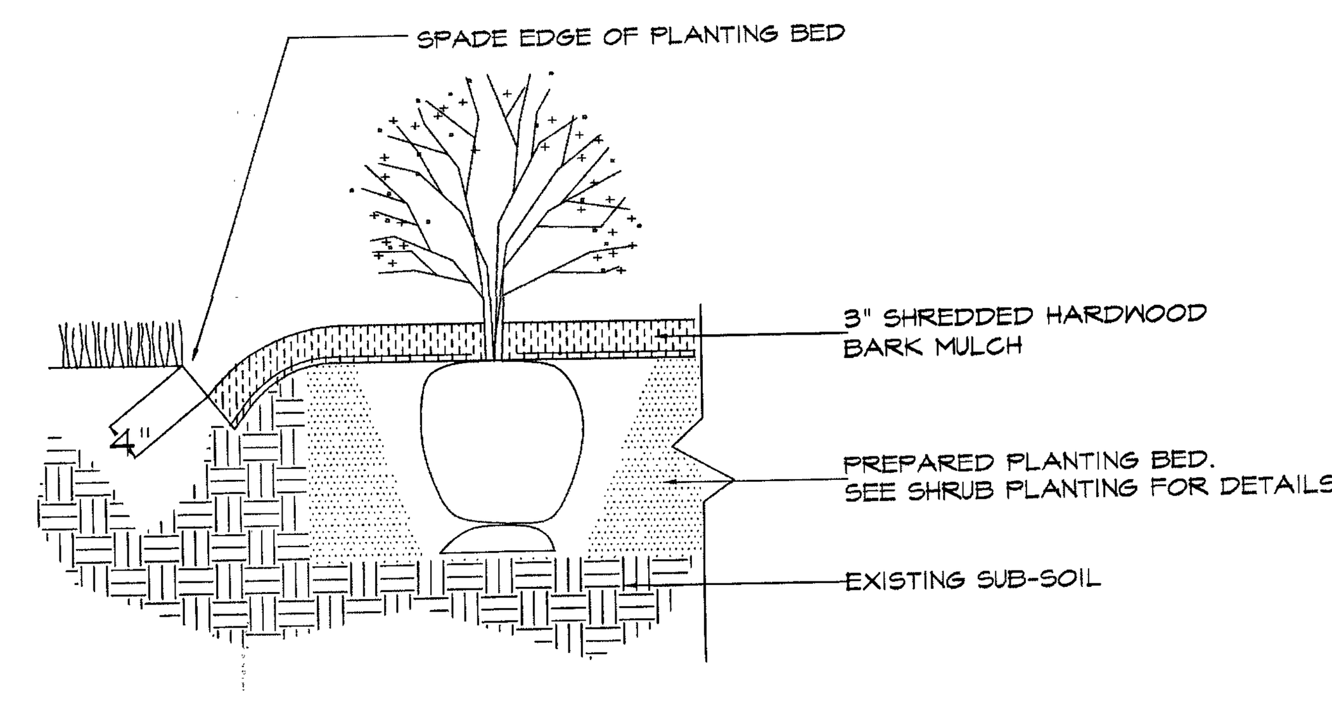
FORB/GRASS PLANTING DETAIL

N.T.S.



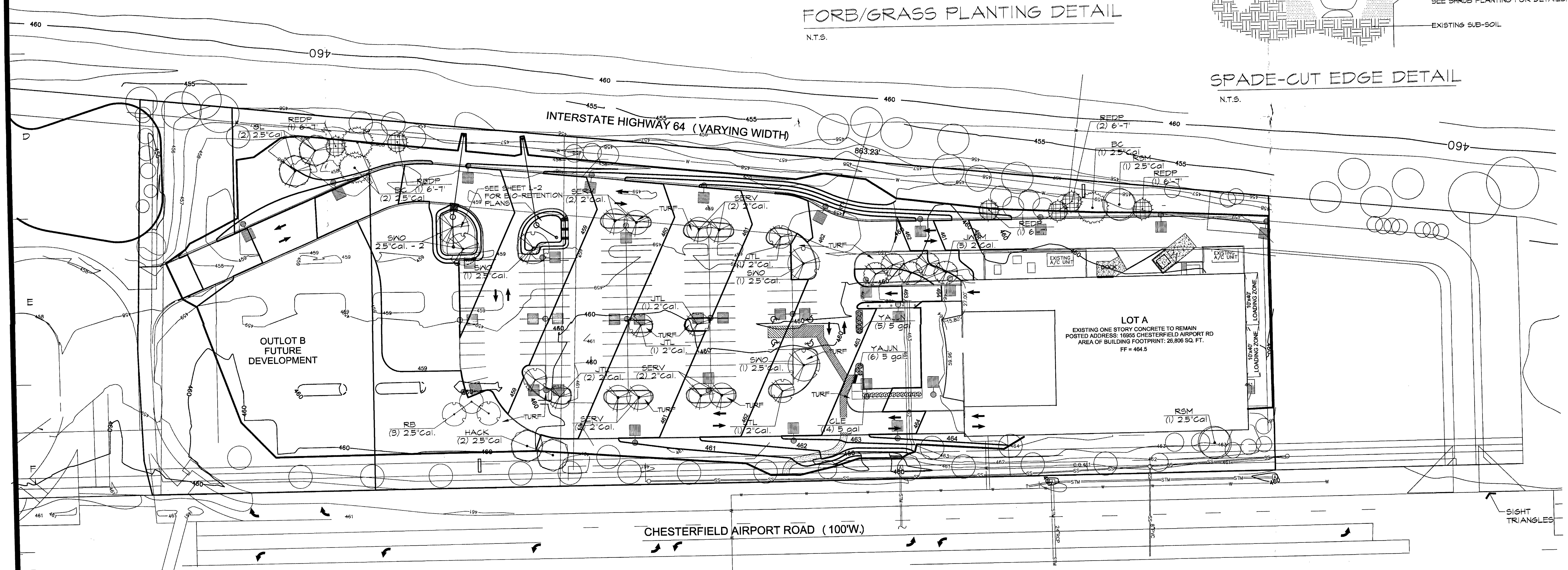
TREE PROTECTION DETAIL

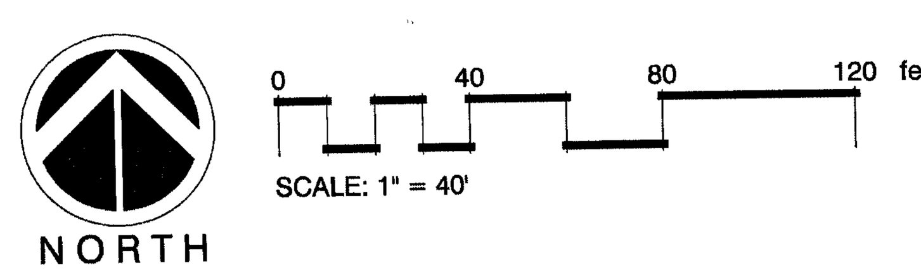
N.T.S.

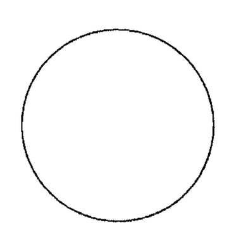


SPADE-CUT EDGE DETAIL

N.T.S.







DENOTES TREE TO BE PROTECTED AND TO REMAIN

PLEASE NOTE:

- ALL PLANTING BEDS TO BE EDGED w/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND UNDERGROUND UTILITIES.
- NO TREES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.
- ALL SHRUBS/PERENNIALS WITHIN SIGHT TRIANGLE ZONES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF TWENTY FOUR INCHES (2 FEET); ALL TREES TO BE MAINTAINED WITH A CLEAR HEIGHT FROM GRADE OF TEN (10) FEET.

STREET TREES: 1 per 50 LF FRONTAGE
- 686.46 LF FRONTAGE @ CHESTERFIELD AIRPORT RD. REQUIRING 14 TREES @ 2.5" CALIPER. TWENTY (20) EXISTING TREES TO REMAIN
- 793.17 LF FRONTAGE @ I-64, REQUIRING 16 TREES @ 2.5" CALIPER. TWENTY (20) EXISTING TREES TO REMAIN.

SITE COVERAGE CALCULATIONS:

TOTAL SITE	177,370 S.F.	100%	(4.07 ACRES)
BUILDING	26,806 S.F.	15%	(0.62 ACRES)
OPENSPACE	77,093 S.F.	44%	(1.77 ACRES)
PAVEMENT	73,471 S.F.	41%	(1.57 ACRES)

MAY 30 2017

REVISIONS	BY
2/28/17	RAM
5/19/17	RAM

Landscape TECHNOLOGIES

STATE OF MISSOURI — RANDALL W. MARDIS — NUMBER 019 — REGISTERED LANDSCAPE ARCHITECT

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #00001
DATE 5/19/17

PLANTING PLAN FOR THE PROPOSED
Caplaco Nineteen
16955 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO

DRAWN	R. MARDIS
CHECKED	RAM/GJB
DATE	10/27/16
SCALE	1"=40'-0"
JOB No.	2016-184
SHEET	L-1

OF TWO SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

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 from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
3.) 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-RITE in Missouri).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. 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.
5.) 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.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
6.) 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 the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
11.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
12.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
13.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
14.) Landscape contractor shall kill & remove all existing weeds within the project site.
15.) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
16.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
17.) Transplanted material will not be guaranteed by the landscape contractor.

PRUNING:

1.) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
2.) All pruning shall comply with ANSI A300 standards.

INSURANCE:

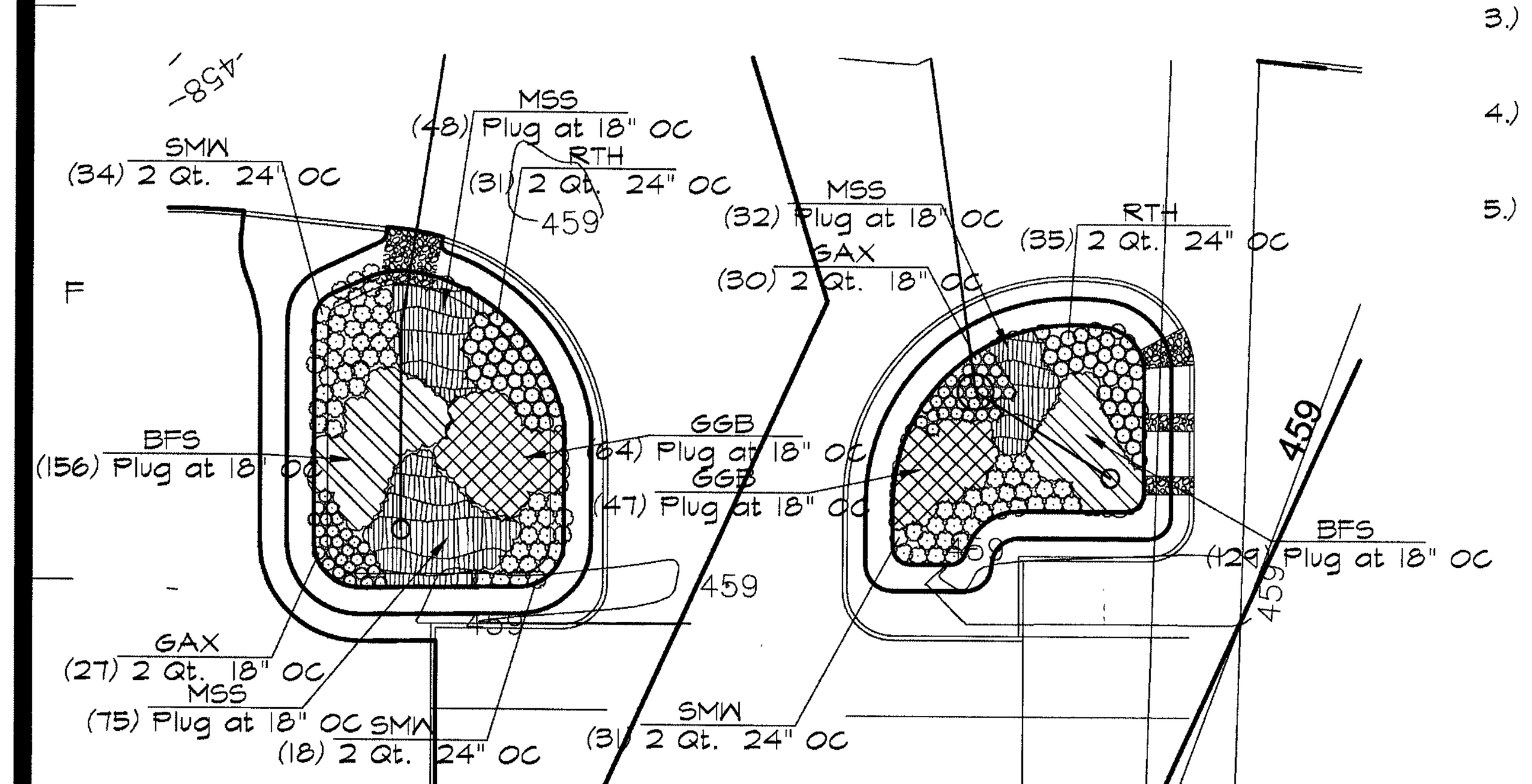
1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) 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, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.



BIO-RETENTION PLANS

SCALE: 1"=20'-0"

SIGHT TRIANGLES:

1.) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
2.) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

TOPSOIL:

1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
5.) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). 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.
2.) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
3.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
4.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
5.) All sod shall be placed a maximum of 24 hours after harvesting.
6.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
7.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

EROSION CONTROL BLANKET (Where applicable):

1.) All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: North American Green, DS 75 or approved equal. Install per manufacturer's recommendations.

PLUG PLANTING NOTES:

1.) All plugs to be 4-1/2" deep X 2" diameter minimum.
2.) Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
3.) Plugs shall be spaced in a triangulated layout approximately 24" on center. Plugs shall be planted through erosion control blanket where appropriate.
4.) Obtain plugs from a reputable nursery.
5.) Water plugs upon completion of planting so that soil is moist but not saturated.
6.) If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.

WARRANTY:

1.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
5.) A written guarantee shall be provided to the owner per conditions outlined in #1 above.

BIO-RETENTION MAINTENANCE PROCEDURES:

1. ADD 2-4 INCHES OF MULCH (SEE CIVIL DWGS. FOR TYPE)TO THE ENTIRE NEWLY PLANTED RAIN GARDEN/BIO-RETENTION AREA. DO NOT COVER THE CROWNS OF THE PERENNIALS. REPLENISH THE MULCH AS NEEDED.
2. AVOID FINE CUT OR LIGHTER WEIGHT MULCHES AS THEY FLOAT IN WET CONDITIONS.
3. PRUNE ANY DEAD, DISEASED OR DAMAGED PLANTS AS SOON AS THE PROBLEM IS NOTICED. DEADHEAD PLANTS AS NEEDED AND DIVIDE PERENNIALS EVERY 3-4 YEARS AS NEEDED. LEAVE STEMS AND SEED HEADS STANDING IN FALL/WINTER TO ADD VISUAL INTEREST AND TO PROVIDE FOOD AND COVER FOR BIRDS.
4. PRUNE THE FOLIAGE OF PERENNIALS WHEN THEY DIE BACK FOR THE WINTER AND ORNAMENTAL GRASSES BEFORE NEW GROWTH BEGINS IN THE SPRING.
5. HAND WEED BIWEEKLY UNTIL PLANTS ARE ESTABLISHED. THEREAFTER, REMOVE OR SPOT WEEDS AS NECESSARY.
6. WATER THE GARDEN DURING ITS ESTABLISHMENT AND EXTENDED DRY PERIODS. ONE INCH OF WATER PER WEEK IS RECOMMENDED.
7. DO NOT USE LAWN FERTILIZERS NEAR GARDEN AREA AS THIS WILL STIMULATE WEED GROWTH.
8. EACH SPRING, MOW AND REMOVE DEAD VEGETATION. USE BURNING ONLY UNDER SUPERVISION OF LOCAL FIRE DEPARTMENT (NATIVE PLANTS THRIVE UNDER FIRE MANAGEMENT).

NOTE:

- ALL NATIVE GRASS PLUGS ARE TO BE A MINIMUM 4.5" DEEP X 2" DIAMETER
- CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER AND MSD. CONTACT MSD AT 314/335-2072.
- DURING CONSTRUCTION, THE BIO-RETENTION AREAS MAY TRAP SEDIMENT. FINAL CONSTRUCTION AND PLANTING OF THE BIO-RETENTION AREAS SHALL BE COMPLETED AFTER SILT AND DEBRIS IS REMOVED.
- HEAVY EQUIPMENT SHALL BE KEPT OFF OF THE SOIL MIX DURING CONSTRUCTION OPERATIONS TO AVOID COMPACTING. FOOT TRAFFIC AND PRE-SOAKING TO AID NATURAL COMPACTION IS ALLOWABLE.
- SOIL pH SHALL FALL IN THE RANGE OF 5.5 AND 7.
- SEE CIVIL DRAWINGS FOR CROSS-SECTIONAL DETAILS OF MULCH AND SOIL MAKEUP.

PLANTING, WATER and MULCH REQUIREMENTS

WATER AVAILABILITY	REQUIRED PLANTING PERIOD	MINIMUM CONTAINER SIZE	WATER REQUIREMENT FIRST 3 WEEKS	WATER REQUIREMENT AFTER 3 WEEKS	MAXIMUM MULCH DEPTH
NO AVAILABILITY TO WATER AFTER	LATE FEB. - APRIL ONLY	2.25"x3.75" OR LARGER	WATER EACH PLUG IMMEDIATELY		1.5" FOR PLUGS
MANUAL WATERING WITH STANDARD SPRINKLER	LATE FEB. - EARLY JUNE or SEPT. - OCTOBER	4.5"x5 OR" LARGER IN SUMMER & FALL	1" (60 MIN.) EVERY 4 DAYS	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS
AUTOMATIC IRRIGATION (WATER MORE FREQUENTLY THAN NORMAL DURING FIRST TWO MONTHS AFTER PLANTING)	LATE FEB. - EARLY OCTOBER	2.25"x3.75" OR LARGER IN SPRING	1" (60 MIN.) EVERY 4 DAYS IN SPRING AND FALL	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS
		4.5"x5 OR" LARGER IN SUMMER & FALL	1" (60 MIN.) EVERY 3 DAYS IN SUMMER		

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BC	3	Bald Cypress / Taxodium distichum	2.5"Cal
HACK	2	Common Hackberry / Celtis occidentalis	2.5"Cal
GL	2	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5"Cal.
SWO	5	Swamp White Oak / Quercus bicolor	2.5"Cal.
RSM	2	'Red Sunset' Maple / Acer rubrum 'Franksred'	2.5"Cal
EVERGREEN TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
REDP	6	Red Pine / Pinus resinosa	6'-7'
FLOWERING TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
JTL	6	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2"Cal.
RB	3	Redbud / Cercis canadensis	2.5"Cal.
JWSM	5	Sweetbay Magnolia / Magnolia virginiana 'Jim Wilson'	2"Cal.
SERV	8	'Autumn Brilliance' Serviceberry / Amelanchier X grandiflora 'Autumn Brilliance'	2"Cal.
SHRUBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
YAJUN	8	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal
CLE	14	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal
FORBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
GAX	57	Golden Alexander / Zizia aurea	2 Qt. @ 18" OC
RTH	66	Rose Turtle-Head / Chelone obliqua	2 Qt. @ 24" OC
SMW	83	Swamp Milkweed / Asclepias incarnata	2 Qt. @ 24" OC
NATIVE GRASSES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**
	285	Brown Fox Sedge / Carex vulpinoidea	Plug at 18" OC
	111	Great Green Bulrush / Scirpus atrovirens	Plug at 18" OC
	155	Morning Star Sedge / Carex grayi	Plug at 18" OC

NOTE:

- MSD BASE MAP
- P# P-
- ZIP CODE: 63005

REVISIONS	BY
2/28/17	RWM
5/19/17	RWM

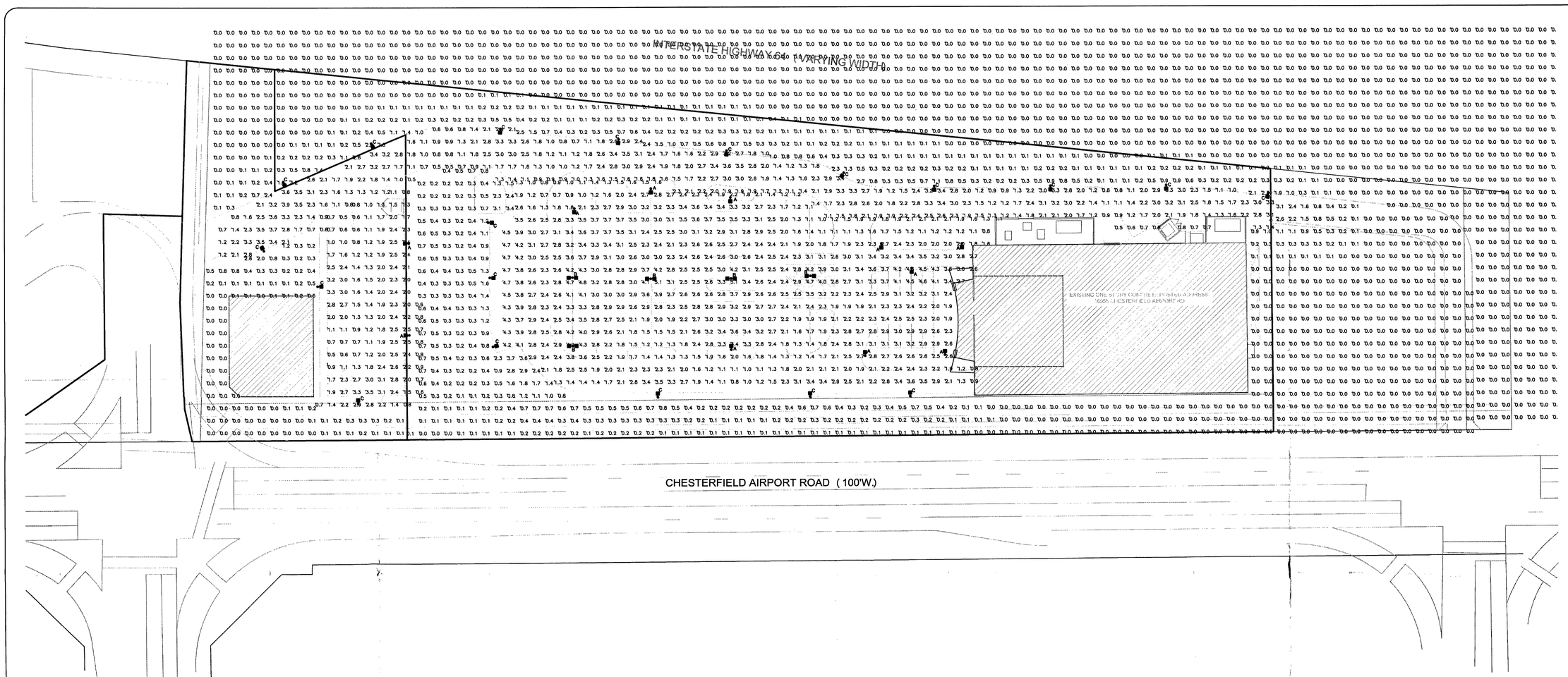
Landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles Missouri 63304
MO Landscape Architectural Corporation #2008008782
(636) 928-1250
Fax: (636) 928-4563

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 5/19/17

STATE OF MISSOURI — RANDALL W. MARDIS — NUMBER 019 — REGISTERED LANDSCAPE ARCHITECT

PLANTING PLAN FOR THE PROPOSED
Caplaco Nineteen
16955 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO

DRAWN R. MARDIS
CHECKED RWM/GJB
DATE 12/19/16
SCALE 1"=20'-0"
JOB No. 2016-184
SHEET
L-2
OF TWO SHEETS



1 PH1 PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

CITY NOTE:

PARKING LOT LIGHTING SHALL NOT BE LOWER THAN 10 FEET ABOVE GRADE, NOR HIGHER THAN 20 FEET ABOVE GRADE.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2nd bldg grass area	+	0.2 fc	2.6 fc	0.0 fc	N / A	N / A
2nd bldg lot	+	1.7 fc	3.5 fc	0.5 fc	7.0:1	3.4:1
North road way	+	2.0 fc	3.9 fc	0.5 fc	7.8:1	4.0:1
Noth-east curb line	+	0.1 fc	3.3 fc	0.0 fc	N / A	N / A
south roadway grass	+	0.2 fc	3.7 fc	0.0 fc	N / A	N / A
tesla lot	+	2.6 fc	5.1 fc	0.7 fc	7.3:1	3.7:1

LUMINAIRE SCHEDULE

Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
A	11	DSX0 LED 20C 1000 30K T3S MVOLT	DSX0 LED with 20 LEDs @1000 mA , 3000K, Type 3 Short Optics	LED	Absolute	1.00	72
B	5	DSX0 LED 20C 1000 30K T4M MVOLT	DSX0 LED with 20 LEDs @1000 mA , 3000K, Type 4 Medium Optics	LED	Absolute	1.00	144
C	19	DSX0 LED 20C 1000 30K T2S MVOLT HS	DSX0 LED with 20 LEDs @1000 mA , 3000K, Type 2 Short Optics with HOUSE-SIDE SHIELD	LED	Absolute	1.00	72

RECEIVED
MAY 30 2017

STATE OF MISSOURI
DARRELL ROY CASE
NUMBER E-23303
REGISTERED PROFESSIONAL ENGINEER

04-12-2017

Ædifica engineering | case — St. Louis - Montreal
796 Manas Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730
aedificacase.com
mechanical
electrical
plumbing
fire protection
structural

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT
10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com
Missouri Certificate of Authority #203

CAPITOL LAND SURVEYING
11850 STUDT AVENUE
P.O. BOX 419121
ST LOUIS, MISSOURI 63141
314-991-8900 EXT. 253

CAPLACO NINETEEN, INC. DEVELOPMENT

"FORMERLY KNOWN AS KEMP AUTOMOBILE MUSEUM"
16955 CHESTERFIELD AIRPORT RD.

A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031
TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE PHOTOMETRIC PLAN

REVISED

LOCATOR # 17T 14 0211 | 16955 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO. 63005
PROJECT # 20605-03 | ORDINANCE # 2911
BASE MAP NO. 177

11-02-2016
PH1

D-Series Size 2
LED Area Luminaire

Catalog Number

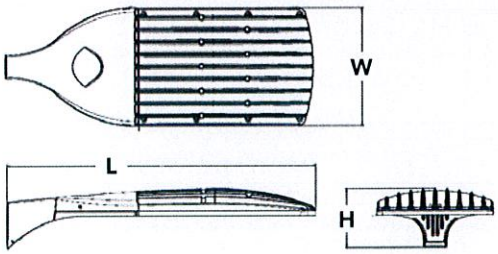
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.1 ft² (0.10 m²)
Length:	40" (101.6 cm)
Width:	15" (38.1 cm)
Height:	7-1/4" (18.4 cm)
Weight (max):	36 lbs (16.3 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED 80C 1000 40K T4M MVOLT SPA DDBXD

DSX2 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** 80C 80 LEDs (four engine) 100C 100 LEDs (four engines) **Rotated optics** [1] 90C 90 LEDs	530 530 mA 700 700 mA 1000 1000 mA (1 A) 1200 1200 mA [2,3] (1.2 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted [2,4]	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control [2,5,6] LCCO Left corner cutoff [2,5,6] RCCO Right corner cutoff [2,5,6]	MVOLT [7] 120 [7] 208 [7] 240 [7] 277 [7] 347 [7] 480 [8]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [9] RPUMBA Round pole universal mounting adaptor [9] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [10]

Control options			Other options	Finish *(required)*	
Shipped installed			**Shipped installed**	DDBXD	Dark bronze
PER	NEMA twist-lock receptacle only (no controls) [11]	PIRH1FC3V Bi-level, motion sensor, 15'-30' mounting height, ambient sensor enabled at 1fc [17]	HS House-side shield [21]	DBLXD	Black
PER5	Five-wire receptacle only (no controls) [11,12]	BL30 Bi-level switched dimming, 30% [16,18]	SF Single fuse (120, 277, 347V) [7]	DNAXD	Natural aluminum
PER7	Seven-wire receptacle only (no controls) [11,12]	BL50 Bi-level switched dimming, 50% [16,18]	DF Double fuse (208, 240, 480V) [7]	DWHXD	White
DMG	0-10V dimming extend out back of housing for external control (no controls) [13]	PNMTDD3 Part night, dim till dawn [19]	L90 Left rotated optics [22]	DDBTXD	Textured dark bronze
DCR	Dimmable and controllable via ROAM® (no controls) [14]	PNMT5D3 Part night, dim 5 hrs [19]	R90 Right rotated optics [22]	DBLBXD	Textured black
DS	Dual switching [15,16]	PNMT6D3 Part night, dim 6 hrs [19]	BS Bird spikes	DNATXD	Textured natural aluminum
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc [17]	PNMT7D3 Part night, dim 7 hrs [19]		DWHGXD	Textured white
		FAO Field Adjustable Output [19]			

Ordering Information

Controls & Shields

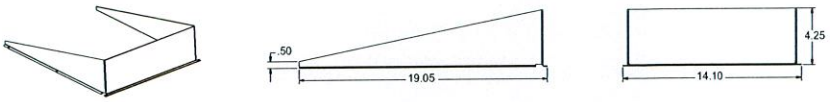
Accessories *Ordered and shipped separately.*

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [23]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [23]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [23]
DSHORT SBK U	Shorting cap [23]
DSX2EGS DDBXD U	External glare shield
DSX2HS 80C U	House-side shield for 80 LED unit [21]
DSX2HS 90C U	House-side shield for 90 LED unit [21]
DSX2HS 100C U	House-side shield for 100 LED unit [21]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) [24]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [10]

For more control options, visit DTL and ROAM online.

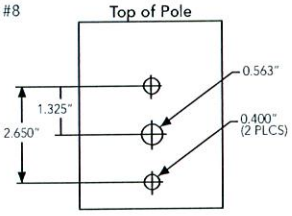
NOTES
1 Rotated optics option (L90 or R90) required for 90C.
2 Not available in AMBPC, BLC, LCCO or RCCO.
3 Not available with BLC, LCCO or RCCO distributions.
4 Only available with 530mA or 700mA.
5 Not available with HS.
6 Not available with 1200mA.
7 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
8 Not available with BL30, BL50 or PNMT options.
9 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
10 Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting Cap be order for correct operation when photocontrol is present.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
13 DMG option for 347V or 480V requires 1000mA.
14 Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with DS, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming. PIR and PIRH options are used with PER5 and PER7, additional leads from receptacle are terminated and non-functioning. When PIR and PIRH options are selected with DCR, old style ROAM node must be used or PIRH and PIRH will not function correctly.
15 Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with 80C 530, 90C 530, PER, PER5, PER7, DCR, BL30, BL50 or PNMT options.
16 Requires an additional switched circuit.
17 PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Ambient sensor disabled when ordered with DCR. Separate on/off required. PIR and PIRH options are used with PER5 and PER7, additional leads from receptacle are terminated and non-functioning. When PIR and PIRH options are selected with DCR, old style ROAM node must be used or PIRH and PIRH will not function correctly.
18 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7 or PNMT options. Not available with PIRH1PFC3V.
19 Dimming driver standard. MVOLT only. Not available with 347V, 480V, DCR, DS, PER5, PER7, BL30 or BL50. Not available with PIRH1FC3V. Separate on/off required.
20 Dimming driver standard. Not available with PER5, PER7, DMG, DCR, DS, BL30, BL50 or PNMT options, PIRH or PIRH1FC3V.
21 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
22 90 LEDs (90C option) only.
23 Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
24 For retrofit use only.

External Glare Shield



Drilling

Template #8



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.
**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

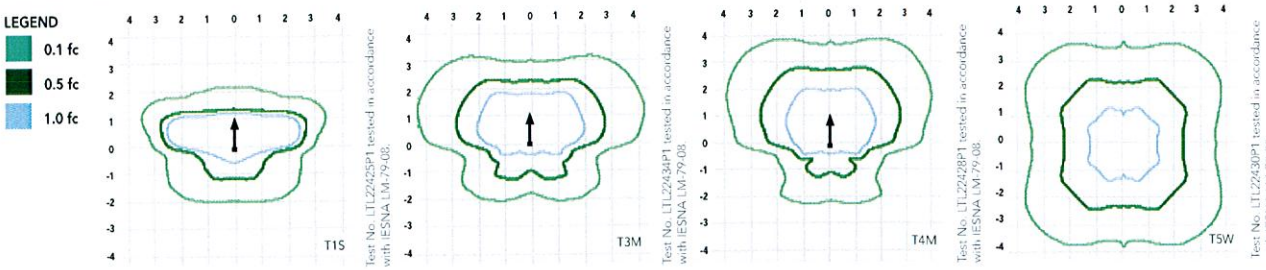
Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX2 LED 80C 1200			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1000			
	1.0	0.98	0.95	0.90
	DSX2 LED 100C 1200			
	1.0	0.97	0.94	0.88

Electrical Load

			Current (A)					
LEDs	Drive Current (mA)	System Watts	120	208	240	277	347	480
80	530	137W	1.15	0.66	0.53	0.51	0.39	0.28
	700	188W	1.58	0.92	0.81	0.73	0.55	0.41
	1000	282W	2.37	1.35	1.18	1.04	0.83	0.61
100	530	175W	1.47	0.86	0.76	0.68	0.51	0.38
	700	232W	1.95	1.13	0.99	0.88	0.67	0.49
	1000	360W	3.03	1.72	1.49	1.3	1.05	0.77

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80C (80 LEDs)	530 mA	137 W	T1S	15,779	3	0	3	115	16,599	3	0	3	121	16,701	3	0	3	122	10,752	2	0	2	78
			T2S	16,270	3	0	3	119	17,115	3	0	3	125	17,220	3	0	3	126	10,554	2	0	2	77
			T2M	15,897	3	0	3	116	16,723	3	0	3	122	16,826	3	0	3	123	10,571	2	0	2	77
			T3S	15,877	3	0	3	116	16,702	3	0	3	122	16,805	3	0	3	123	10,548	2	0	2	77
			T3M	16,021	3	0	3	117	16,854	3	0	3	123	16,958	3	0	3	124	10,569	2	0	2	77
			T4M	16,239	3	0	3	119	17,083	3	0	3	125	17,188	3	0	3	125	10,547	2	0	2	77
			TFTM	15,996	3	0	3	117	16,827	3	0	3	123	16,931	3	0	3	124	10,741	1	0	2	78
			T5VS	16,899	4	0	1	123	17,776	4	0	1	130	17,886	4	0	1	131	11,155	3	0	0	81
			T5S	17,024	4	0	1	124	17,908	4	0	1	131	18,019	4	0	1	132	11,149	3	0	0	81
			T5M	17,053	4	0	2	124	17,939	4	0	2	131	18,050	4	0	2	132	11,096	3	0	2	81
			T5W	16,802	5	0	3	123	17,675	5	0	3	129	17,784	5	0	3	130	10,957	3	0	2	80
			BLC	12,283	1	0	2	90	13,190	1	0	2	96	13,272	2	0	2	97					
			LCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
			RCCO	11,933	2	0	3	87	12,814	2	0	3	94	12,894	2	0	3	94					
	700 mA	188 W	T1S	20,018	3	0	3	106	21,058	3	0	3	112	21,188	3	0	3	113	13,362	2	0	2	71
			T2S	20,640	3	0	3	110	21,712	3	0	3	115	21,846	3	0	3	116	13,116	2	0	2	70
			T2M	20,167	3	0	3	107	21,215	3	0	3	113	21,346	3	0	3	114	13,138	2	0	2	70
			T3S	20,142	3	0	3	107	21,188	3	0	3	113	21,319	3	0	3	113	13,110	2	0	2	70
			T3M	20,325	3	0	4	108	21,381	3	0	4	114	21,513	3	0	4	114	13,135	2	0	3	70
			T4M	20,601	3	0	4	110	21,672	3	0	4	115	21,805	3	0	4	116	13,108	2	0	2	70
			TFTM	20,293	3	0	4	108	21,348	3	0	4	114	21,479	3	0	4	114	13,349	2	0	2	71
			T5VS	21,438	4	0	1	114	22,551	4	0	1	120	22,690	4	0	1	121	13,864	3	0	1	74
			T5S	21,596	4	0	1	115	22,718	4	0	1	121	22,859	4	0	1	122	13,856	3	0	1	74
			T5M	21,634	5	0	3	115	22,758	5	0	3	121	22,898	5	0	3	122	13,790	3	0	2	73
			T5W	21,316	5	0	3	113	22,423	5	0	3	119	22,561	5	0	3	120	13,617	4	0	2	72
			BLC	15,637	2	0	2	83	16,791	2	0	3	89	16,896	2	0	3	90					
			LCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87					
			RCCO	15,192	2	0	3	81	16,313	2	0	3	87	16,415	2	0	3	87					
	1000 mA	282 W	T1S	27,547	3	0	3	98	28,978	3	0	3	103	29,157	3	0	3	103	18,125	2	0	2	64
			T2S	28,403	3	0	3	101	29,879	4	0	4	106	30,063	4	0	4	107	17,791	3	0	3	63
			T2M	27,753	3	0	4	98	29,195	3	0	4	104	29,375	3	0	4	104	17,821	3	0	3	63
			T3S	27,718	3	0	4	98	29,158	3	0	4	103	29,338	3	0	4	104	17,782	2	0	2	63
			T3M	27,970	3	0	5	99	29,423	4	0	5	104	29,605	4	0	5	105	17,817	3	0	3	63
			T4M	28,350	3	0	4	101	29,823	3	0	5	106	30,007	3	0	5	106	17,779	2	0	3	63
			TFTM	27,927	3	0	4	99	29,377	3	0	4	104	29,559	3	0	4	105	18,107	2	0	3	64
			T5VS	29,501	5	0	1	105	31,034	5	0	1	110	31,225	5	0	1	111	18,794	3	0	1	67
			T5S	29,720	5	0	2	105	31,264	5	0	2	111	31,457	5	0	2	112	18,805	3	0	1	67
			T5M	29,772	5	0	3	106	31,318	5	0	3	111	31,512	5	0	3	112	18,705	4	0	2	66
			T5W	29,333	5	0	4	104	30,857	5	0	4	109	31,048	5	0	4	110	18,740	4	0	2	66
			BLC	20,649	2	0	3	73	22,174	2	0	3	79	22,313	2	0	3	79					
			LCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77					
			RCCO	20,061	3	0	3	71	21,542	3	0	3	76	21,677	3	0	3	77					
	1200 mA	322 W	T1S	30,431	3	0	3	95	32,011	4	0	4	99	32,209	4	0	4	100					
			T2S	31,376	4	0	4	97	33,006	4	0	4	103	33,210	4	0	4	103					
			T2M	30,658	4	0	4	95	32,251	4	0	4	100	32,450	4	0	4	101					
			T3S	30,620	3	0	4	95	32,210	3	0	4	100	32,409	3	0	4	101					
			T3M	30,898	4	0	5	96	32,503	4	0	5	101	32,703	4	0	5	102					
			T4M	31,318	3	0	5	97	32,945	3	0	5	102	33,148	3	0	5	103					
			TFTM	30,850	3	0	4	96	32,452	3	0	5	101	32,652	3	0	5	101					
			T5VS	32,589	5	0	1	101	34,282	5	0	1	106	34,494	5	0	1	107					
			T5S	32,830	5	0	2	102	34,536	5	0	2	107	34,749	5	0	2	108					
			T5M	32,888	5	0	4	102	34,596	5	0	4	107	34,810	5	0	4	108					
			T5W	32,404	5	0	4	101	34,087	5	0	4	106	34,297	5	0	4	107					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90C (90 LEDs)	530 mA	150 W	T1S	17,539	3	0	3	117	18,451	3	0	3	123	18,564	3	0	3	124	11,475	3	0	3	76
			T2S	18,084	3	0	3	121	19,024	3	0	3	127	19,141	3	0	3	128	11,448	3	0	3	76
			T2M	17,670	3	0	3	118	18,588	3	0	3	124	18,703	3	0	3	125	11,467	3	0	3	76
			T3S	17,648	3	0	3	118	18,565	3	0	3	124	18,680	3	0	3	125	11,442	3	0	3	76
			T3M	17,808	3	0	3	119	18,734	3	0	4	125	18,849	3	0	4	126	11,464	4	0	4	76
			T4M	18,051	3	0	4	120	18,988	3	0	4	127	19,106	3	0	4	127	11,440	4	0	4	76
			TFTM	17,781	3	0	3	119	18,704	3	0	3	125	18,820	3	0	3	125	11,651	4	0	4	78
			T5VS	18,783	4	0	1	125	19,759	4	0	1	132	19,881	4	0	1	133	12,289	3	0	1	82
			T5S	18,923	4	0	1	126	19,906	4	0	1	133	20,028	4	0	1	134	11,978	3	0	1	80
			T5M	18,956	4	0	2	126	19,940	4	0	2	133	20,063	4	0	2	134	12,301	4	0	2	82
			T5W	18,677	5	0	3	125	19,647	5	0	3	131	19,768	5	0	3	132	12,109	4	0	2	81
			BLC	16,949	4	0	4	113	18,200	4	0	4	121	18,314	4	0	4	122					
			LCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
			RCCO	16,466	3	0	3	110	17,682	3	0	3	118	17,793	3	0	3	119					
	700 mA	206 W	T1S	22,323	3	0	3	108	23,483	3	0	3	114	23,628	3	0	3	115	14,387	3	0	3	70
			T2S	23,017	3	0	3	112	24,213	3	0	3	118	24,362	3	0	3	118	14,354	3	0	3	70
			T2M	22,490	3	0	3	109	23,658	3	0	3	115	23,804	3	0	3	116	14,378	4	0	4	70
			T3S	22,462	3	0	3	109	23,629	3	0	3	115	23,774	3	0	3	115	14,347	4	0	4	70
			T3M	22,666	3	0	4	110	23,843	3	0	4	116	23,990	3	0	4	116	14,374	4	0	4	70
			T4M	22,974	3	0	4	112	24,167	3	0	4	117	24,317	3	0	4	118	14,344	4	0	4	70
			TFTM	22,630	3	0	4	110	23,806	3	0	4	116	23,953	3	0	4	116	14,609	4	0	4	71
			T5VS	23,906	5	0	1	116	25,148	5	0	1	122	25,304	5	0	1	123	15,408	4	0	1	75
			T5S	24,084	4	0	2	117	25,335	5	0	2	123	25,491	5	0	2	124	15,019	4	0	1	73
			T5M	24,126	5	0	3	117	25,379	5	0	3	123	25,536	5	0	3	124	15,424	4	0	2	75
			T5W	23,770	5	0	3	115	25,005	5	0	4	121	25,160	5	0	4	122	15,182	4	0	2	74
			BLC	21,577	4	0	4	105	23,170	4	0	4	112	23,315	4	0	4	113					
			LCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110					
			RCCO	20,963	3	0	3	102	22,510	3	0	3	109	22,651	3	0	3	110					
	1000 mA	320 W	T1S	30,621	3	0	3	96	32,212	4	0	4	101	32,411	4	0	4	101	19,288	4	0	4	60
			T2S	31,573	4	0	4	99	33,213	4	0	4	104	33,418	4	0	4	104	19,243	4	0	4	60
			T2M	30,850	4	0	4	96	32,453	4	0	4	101	32,653	4	0	4	102	19,275	4	0	4	60
			T3S	30,812	3	0	4	96	32,412	3	0	4	101	32,612	3	0	4	102	19,233	4	0	4	60
			T3M	31,091	4	0	5	97	32,706	4	0	5	102	32,908	4	0	5	103	19,270	4	0	4	60
			T4M	31,514	3	0	5	98	33,151	3	0	5	104	33,356	3	0	5	104	19,230	4	0	4	60
			TFTM	31,043	3	0	4	97	32,656	3	0	5	102	32,857	3	0	5	103	19,585	4	0	4	61
			T5VS	32,793	5	0	1	102	34,497	5	0	1	108	34,710	5	0	1	108	20,656	4	0	1	65
			T5S	33,036	5	0	2	103	34,752	5	0	2	109	34,967	5	0	2	109	20,135	4	0	1	63
			T5M	33,094	5	0	4	103	34,813	5	0	4	109	35,028	5	0	4	109	20,677	4	0	2	65
			T5W	32,607	5	0	4	102	34,301	5	0	4	107	34,512	5	0	4	108	20,354	5	0	3	64
			BLC	28,493	4	0	4	89	30,597	5	0	4	96	30,788	5	0	4	96					
			LCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93					
			RCCO	27,682	3	0	4	87	29,726	3	0	4	93	29,912	3	0	4	93					
	1200 mA	363 W	T1S	33,523	4	0	4	92	35,265	4	0	4	97	35,483	4	0	4	98					
			T2S	34,565	4	0	4	95	36,361	4	0	4	100	36,585	4	0	4	101					
			T2M	33,774	4	0	4	93	35,528	4	0	4	98	35,748	4	0	4	98					
			T3S	33,732	3	0	4	93	35,484	3	0	4	98	35,703	3	0	4	98					
			T3M	34,038	4	0	5	94	35,806	4	0	5	99	36,027	4	0	5	99					
			T4M	34,501	4	0	5	95	36,293	4	0	5	100	36,517	4	0	5	101					
			TFTM	33,985	3	0	5	94	35,750	3	0	5	98	35,971	3	0	5	99					
			T5VS	35,901	5	0	1	99	37,766	5	0	1	104	37,999	5	0	1	105					
			T5S	36,167	5	0	2	100	38,046	5	0	2	105	38,281	5	0	2	105					
			T5M	36,230	5	0	4	100	38,112	5	0	4	105	38,348	5	0	4	106					
			T5W	35,697	5	0	4	98	37,551	5	0	4	103	37,783	5	0	4	104					

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics (continued)

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
100C (100 LEDs)	530 mA	175 W	T1S	19,856	3	0	3	113	20,887	3	0	3	119	21,016	3	0	3	120	13,100	2	0	2	75
			T2S	20,473	3	0	3	117	21,537	3	0	3	123	21,670	3	0	3	124	12,859	2	0	2	73
			T2M	20,004	3	0	3	114	21,043	3	0	3	120	21,173	3	0	3	121	12,881	2	0	2	74
			T3S	19,979	3	0	3	114	21,017	3	0	3	120	21,147	3	0	3	121	12,853	2	0	2	73
			T3M	20,161	3	0	4	115	21,208	3	0	4	121	21,339	3	0	4	122	12,878	2	0	3	74
			T4M	20,435	3	0	4	117	21,496	3	0	4	123	21,629	3	0	4	124	12,851	2	0	2	73
			TFTM	20,129	3	0	3	115	21,175	3	0	4	121	21,306	3	0	4	122	13,088	2	0	2	75
			T5VS	21,264	4	0	1	122	22,369	4	0	1	128	22,507	4	0	1	129	13,592	3	0	1	78
			T5S	21,422	4	0	1	122	22,535	4	0	1	129	22,674	4	0	1	130	13,584	3	0	1	78
			T5M	21,459	5	0	3	123	22,574	5	0	3	129	22,713	5	0	3	130	13,520	3	0	2	77
			T5W	21,143	5	0	3	121	22,242	5	0	3	127	22,379	5	0	3	128	13,350	4	0	2	76
			BLC	19,032	2	0	3	109	20,438	2	0	3	117	20,565	2	0	3	118					
			LCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
			RCCO	18,490	2	0	3	106	19,856	3	0	3	113	19,980	3	0	3	114					
	700 mA	232 W	T1S	25,219	3	0	3	109	26,529	3	0	3	114	26,692	3	0	3	115	16,441	2	0	2	71
			T2S	26,002	3	0	3	112	27,353	3	0	3	118	27,522	3	0	3	119	16,138	2	0	2	70
			T2M	25,407	3	0	4	110	26,727	3	0	4	115	26,892	3	0	4	116	16,165	2	0	3	70
			T3S	25,375	3	0	3	109	26,693	3	0	4	115	26,858	3	0	4	116	16,130	2	0	2	70
			T3M	25,606	3	0	4	110	26,936	3	0	4	116	27,102	3	0	4	117	16,161	2	0	3	70
			T4M	25,954	3	0	4	112	27,302	3	0	4	118	27,471	3	0	4	118	16,127	2	0	3	70
			TFTM	25,566	3	0	4	110	26,897	3	0	4	116	27,060	3	0	4	117	16,425	2	0	2	71
			T5VS	27,007	5	0	1	116	28,410	5	0	1	122	28,586	5	0	1	123	17,058	3	0	1	74
			T5S	27,207	5	0	2	117	28,621	5	0	2	123	28,797	5	0	2	124	17,048	3	0	1	73
			T5M	27,255	5	0	3	117	28,671	5	0	3	124	28,848	5	0	3	124	16,967	4	0	2	73
			T5W	26,854	5	0	4	116	28,249	5	0	4	122	28,423	5	0	4	123	16,754	4	0	2	72
			BLC	24,229	2	0	3	104	26,018	2	0	4	112	26,181	2	0	4	113					
			LCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110					
			RCCO	23,539	3	0	4	101	25,277	3	0	4	109	25,435	3	0	4	110					
	1000 mA	360 W	T1S	34,490	4	0	4	96	36,281	4	0	4	101	36,505	4	0	4	101	22,196	3	0	3	62
			T2S	35,561	4	0	4	99	37,409	4	0	4	104	37,640	4	0	4	105	21,787	3	0	3	61
			T2M	34,747	4	0	4	97	36,552	4	0	4	102	36,778	4	0	4	102	21,824	3	0	3	61
			T3S	34,704	3	0	4	96	36,507	4	0	4	101	36,732	4	0	4	102	21,776	3	0	3	60
			T3M	35,019	4	0	5	97	36,838	4	0	5	102	37,065	4	0	5	103	21,819	3	0	3	61
			T4M	35,495	4	0	5	99	37,339	4	0	5	104	37,569	4	0	5	104	21,773	3	0	3	60
			TFTM	34,964	3	0	5	97	36,781	3	0	5	102	37,008	3	0	5	103	22,175	3	0	3	62
			T5VS	36,936	5	0	1	103	38,855	5	0	1	108	39,095	5	0	1	109	23,029	4	0	1	64
			T5S	37,209	5	0	2	103	39,142	5	0	2	109	39,384	5	0	2	109	23,016	4	0	1	64
			T5M	37,274	5	0	4	104	39,211	5	0	4	109	39,453	5	0	4	110	22,906	4	0	2	64
			T5W	36,726	5	0	4	102	38,634	5	0	4	107	38,872	5	0	4	108	22,619	4	0	2	63
			BLC	31,996	3	0	4	89	34,358	3	0	4	95	34,573	3	0	4	96					
			LCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93					
			RCCO	31,085	3	0	4	86	33,380	3	0	4	93	33,588	3	0	4	93					
	1200 mA	400 W	T1S	37,667	4	0	4	94	39,623	4	0	4	99	39,868	4	0	4	100					
			T2S	38,837	4	0	4	97	40,855	4	0	4	102	41,107	4	0	4	103					
			T2M	37,948	4	0	5	95	39,919	4	0	5	100	40,166	4	0	5	100					
			T3S	37,901	4	0	4	95	39,869	4	0	4	100	40,116	4	0	4	100					
			T3M	38,244	4	0	5	96	40,231	4	0	5	101	40,480	4	0	5	101					
			T4M	38,765	4	0	5	97	40,778	4	0	5	102	41,030	4	0	5	103					
			TFTM	38,185	3	0	5	95	40,169	4	0	5	100	40,417	4	0	5	101					
			T5VS	40,338	5	0	1	101	42,434	5	0	1	106	42,696	5	0	1	107					
			T5S	40,637	5	0	2	102	42,748	5	0	2	107	43,012	5	0	2	108					
			T5M	40,708	5	0	4	102	42,823	5	0	4	107	43,087	5	0	4	108					
			T5W	40,109	5	0	5	100	42,192	5	0	5	105	42,453	5	0	5	106					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.1 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K, or 5000 K (70 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of 80, 90 or 100 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L90/100,000 hrs at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern (Template #8). NEMA photocontrol receptacle is available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D670,857 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

D-Series Size 1
LED Wall Luminaire

Catalog Number

Notes

Type

d"series

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

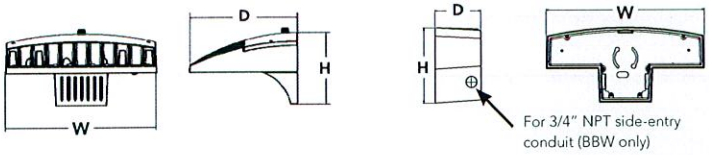
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [1] 120 [1] 208 [1] 240 [1] 277 [1] 347 [2] 480 [2]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [3]	**Shipped installed** PE Photoelectric cell, button type [4] DMG 0-10V dimming driver (no controls) PIR 180° motion/ambient light sensor, <15' mtg ht [5] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [5] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [5] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [5] ELCW Emergency battery backup (includes external component enclosure) [6]

Other Options				Finish *(required)*					
Shipped installed		**Shipped separately** [8]		DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
SF	Single fuse (120, 277 or 347V) [7]	BSW	Bird-deterrent spikes	DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DF	Double fuse (208, 240 or 480V) [7]	WG	Wire guard	DNAXD	Natural aluminum	DBLBXD	Textured black		
HS	House-side shield [8]	VG	Vandal guard	DWHXD	White	DNATXD	Textured natural aluminum		
SPD	Separate surge protection [9]	DDL	Diffused drop lens						

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
2. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
3. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
4. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
5. PIR and PIR1FC3V specifies the Sensor Switch SBGR-10-ODP control; PIRH specifies the Sensor Switch SBGR-6-ODP control; see Motion Sensor Guide for details. Includes ambient light sensor. Not available with "PE" option (button type photocell). Dimming driver standard. Not available with 20 LED/1000 mA configuration (DSXW1 LED 20C 1000).
6. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with ELCW.
8. Also available as a separate accessory; see Accessories information.
9. See the electrical section on page 3 for more details.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K					40K					50K					AMBER				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	14W	T2S	1,415	0	0	1	101	1,520	0	0	1	109	1,529	0	0	1	109	894	0	0	1	64
			T2M	1,349	0	0	1	96	1,449	0	0	1	104	1,458	0	0	1	104	852	0	0	1	61
			T3S	1,400	0	0	1	100	1,503	0	0	1	107	1,512	0	0	1	108	884	0	0	1	63
			T3M	1,386	0	0	1	99	1,488	0	0	1	106	1,497	0	0	1	107	876	0	0	1	63
			T4M	1,358	0	0	1	97	1,458	0	0	1	104	1,467	0	0	1	105	858	0	0	1	61
			TFTM	1,411	0	0	1	101	1,515	0	0	1	108	1,525	0	0	1	109	892	0	0	1	64
			ASYDF	1,262	0	0	1	90	1,355	1	0	1	97	1,363	1	0	1	97	797	0	0	1	57
	530 mA	20W	T2S	2,054	1	0	1	103	2,205	1	0	1	110	2,219	1	0	1	111	1,264	0	0	1	63
			T2M	1,957	1	0	1	98	2,102	1	0	1	105	2,115	1	0	1	106	1,205	0	0	1	60
			T3S	2,031	0	0	1	102	2,181	0	0	1	109	2,195	0	0	1	110	1,250	0	0	1	63
			T3M	2,010	1	0	1	101	2,159	1	0	1	108	2,172	1	0	1	109	1,237	0	0	1	62
			T4M	1,970	1	0	1	99	2,115	1	0	1	106	2,128	0	0	1	106	1,212	0	0	1	61
			TFTM	2,047	0	0	1	102	2,198	0	0	1	110	2,212	0	0	1	111	1,260	0	0	1	63
			ASYDF	1,830	1	0	1	92	1,966	1	0	1	98	1,978	1	0	1	99	1,127	0	0	1	56
	700 mA	27W	T2S	2,623	1	0	1	97	2,816	1	0	1	104	2,834	1	0	1	105	1,544	0	0	1	57
			T2M	2,499	1	0	1	93	2,684	1	0	1	99	2,701	1	0	1	100	1,472	0	0	1	55
			T3S	2,593	1	0	1	96	2,785	1	0	1	103	2,802	1	0	1	104	1,527	0	0	1	57
			T3M	2,567	1	0	1	95	2,757	1	0	1	102	2,774	1	0	1	103	1,512	0	0	1	56
			T4M	2,515	1	0	1	93	2,701	1	0	1	100	2,718	1	0	1	101	1,481	0	0	1	55
			TFTM	2,614	1	0	1	97	2,807	1	0	1	104	2,825	1	0	1	105	1,539	0	0	1	57
			ASYDF	2,337	1	0	1	87	2,510	1	0	1	93	2,526	1	0	1	94	1,376	0	0	1	51
	1000 mA	40W	T2S	3,685	1	0	1	92	3,957	1	0	1	99	3,982	1	0	1	100	2,235	1	0	1	58
			T2M	3,512	1	0	1	88	3,771	1	0	1	94	3,795	1	0	1	95	2,130	1	0	2	55
			T3S	3,644	1	0	1	91	3,913	1	0	1	98	3,938	1	0	1	98	2,210	1	0	2	57
			T3M	3,607	1	0	1	90	3,874	1	0	1	97	3,898	1	0	1	97	2,187	1	0	2	56
			T4M	3,534	1	0	1	88	3,795	1	0	1	95	3,819	1	0	1	95	2,143	1	0	2	55
			TFTM	3,674	1	0	1	92	3,945	1	0	1	99	3,969	1	0	1	99	2,228	1	0	2	57
			ASYDF	3,284	1	0	1	82	3,527	1	0	1	88	3,549	1	0	1	89	1,991	1	0	2	51
20C (20 LEDs)	350mA	24W	T2S	2,820	1	0	1	118	3,028	1	0	1	126	3,047	1	0	1	127	1,777	1	0	1	74
			T2M	2,688	1	0	1	112	2,886	1	0	1	120	2,904	1	0	1	121	1,693	1	0	1	71
			T3S	2,789	1	0	1	116	2,995	1	0	2	125	3,013	1	0	2	126	1,757	0	0	1	73
			T3M	2,761	1	0	1	115	2,964	1	0	2	124	2,983	1	0	2	124	1,739	1	0	1	72
			T4M	2,705	1	0	1	113	2,904	1	0	2	121	2,922	1	0	2	122	1,704	1	0	1	71
			TFTM	2,811	1	0	1	117	3,019	1	0	2	126	3,038	1	0	2	127	1,771	0	0	1	74
			ASYDF	2,513	1	0	1	105	2,699	1	0	2	112	2,716	1	0	2	113	1,584	1	0	1	66
	530 mA	36W	T2S	4,079	1	0	1	113	4,380	1	0	1	122	4,408	1	0	1	122	2,504	1	0	1	70
			T2M	3,887	1	0	1	108	4,174	1	0	1	116	4,200	1	0	1	117	2,387	1	0	1	66
			T3S	4,034	1	0	1	112	4,332	1	0	1	120	4,359	1	0	1	121	2,477	1	0	1	69
			T3M	3,993	1	0	1	111	4,288	1	0	1	119	4,315	1	0	1	120	2,451	1	0	2	68
			T4M	3,912	1	0	2	109	4,201	1	0	2	117	4,227	1	0	1	117	2,402	1	0	1	67
			TFTM	4,066	1	0	1	113	4,367	1	0	1	121	4,394	1	0	1	122	2,496	1	0	1	69
			ASYDF	3,635	1	0	2	101	3,904	1	0	2	108	3,928	1	0	2	109	2,232	1	0	1	62
	700 mA	47W	T2S	5,188	1	0	1	110	5,571	1	0	1	119	5,606	1	0	1	119	3,065	1	0	1	65
			T2M	4,945	1	0	1	105	5,310	1	0	1	113	5,343	1	0	1	114	2,921	1	0	1	62
			T3S	5,131	1	0	1	109	5,510	1	0	2	117	5,544	1	0	2	118	3,031	1	0	1	64
			T3M	5,079	1	0	2	108	5,454	1	0	2	116	5,488	1	0	2	117	3,000	1	0	1	64
			T4M	4,976	1	0	2	106	5,343	1	0	2	114	5,377	1	0	2	114	2,939	1	0	1	63
			TFTM	5,172	1	0	2	110	5,554	1	0	2	118	5,589	1	0	2	119	3,055	1	0	1	65
			ASYDF	4,624	1	0	2	98	4,966	1	0	2	106	4,997	1	0	2	106	2,732	1	0	1	58
	1000 mA	74W	T2S	7,205	1	0	1	97	7,736	1	0	1	105	7,785	1	0	1	105	4,429	1	0	1	61
			T2M	6,866	1	0	2	93	7,373	1	0	2	100	7,419	1	0	2	100	4,221	1	0	2	58
			T3S	7,124	1	0	2	96	7,650	1	0	2	103	7,698	1	0	2	104	4,380	1	0	2	60
			T3M	7,052	1	0	2	95	7,736	1	0	2	105	7,620	1	0	2	103	4,335	1	0	2	59
			T4M	6,910	1	0	2	93	7,420	1	0	2	100	7,466	1	0	2	101	4,248	1	0	2	58
			TFTM	7,182	1	0	2	97	7,712	1	0	2	104	7,760	1	0	2	105	4,415	1	0	2	60
			ASYDF	6,421	1	0	2	87	6,895	2	0	2	93	6,938	2	0	2	94	3,947	1	0	2	54

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

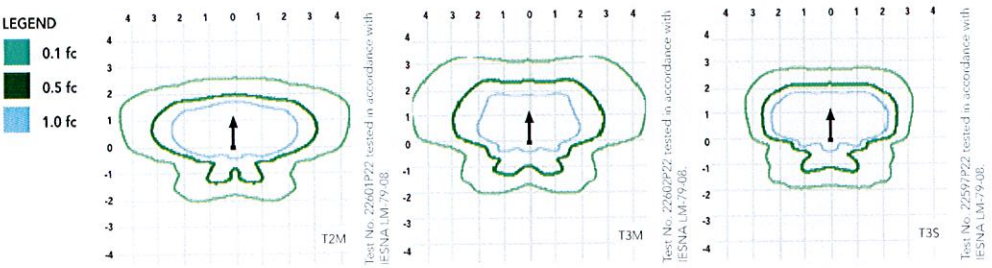
Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14W	0.13	0.07	0.06	0.06	-	-
	530	20W	0.19	0.11	0.09	0.08	-	-
	700	27W	0.25	0.14	0.13	0.11	-	-
	1000	40W	0.37	0.21	0.19	0.16	-	-
20C	350	24W	0.23	0.13	0.12	0.10	-	-
	530	36W	0.33	0.19	0.17	0.14	-	-
	700	47W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74W	0.69	0.40	0.35	0.30	0.23	0.17

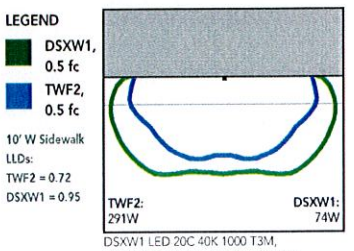
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.

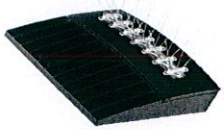


DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories

T3M (left), ASYDF (right) lenses

HS - House-side shields



BSW - Bird-deterrent spikes

WG - Wire guard

VG - Vandal guard

DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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February 17, 2017

Tesla Service+
16955 Chesterfield Airport Road
Chesterfield MO 63005

Architecture Review Board
Architect's Statement of Design

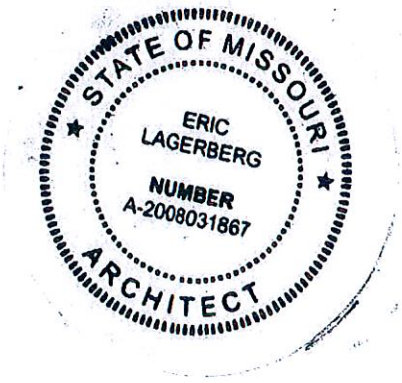
The existing building located at 16955 Chesterfield Airport Road will largely remain as is. The main structure consists of tilt up concrete panels with a metal panel "fascia". The concrete panels on all four facades, along with all exterior doors, stairs, etc. will be painted Benjamin Moore "Bunny Gray" and the metal fascia will remain as is.

On the front (West) façade, the existing metal panel and glass storefront vestibule will be modified on the ends to accommodate the required clearances to allow automobiles to enter the building. Two new metal panel and glass overhead doors will be added to this façade to allow for cars to enter the building, as this is the only façade at grade level. The main/center portion of the metal panel structure will remain but will have the storefront removed creating a covered outdoor entry.

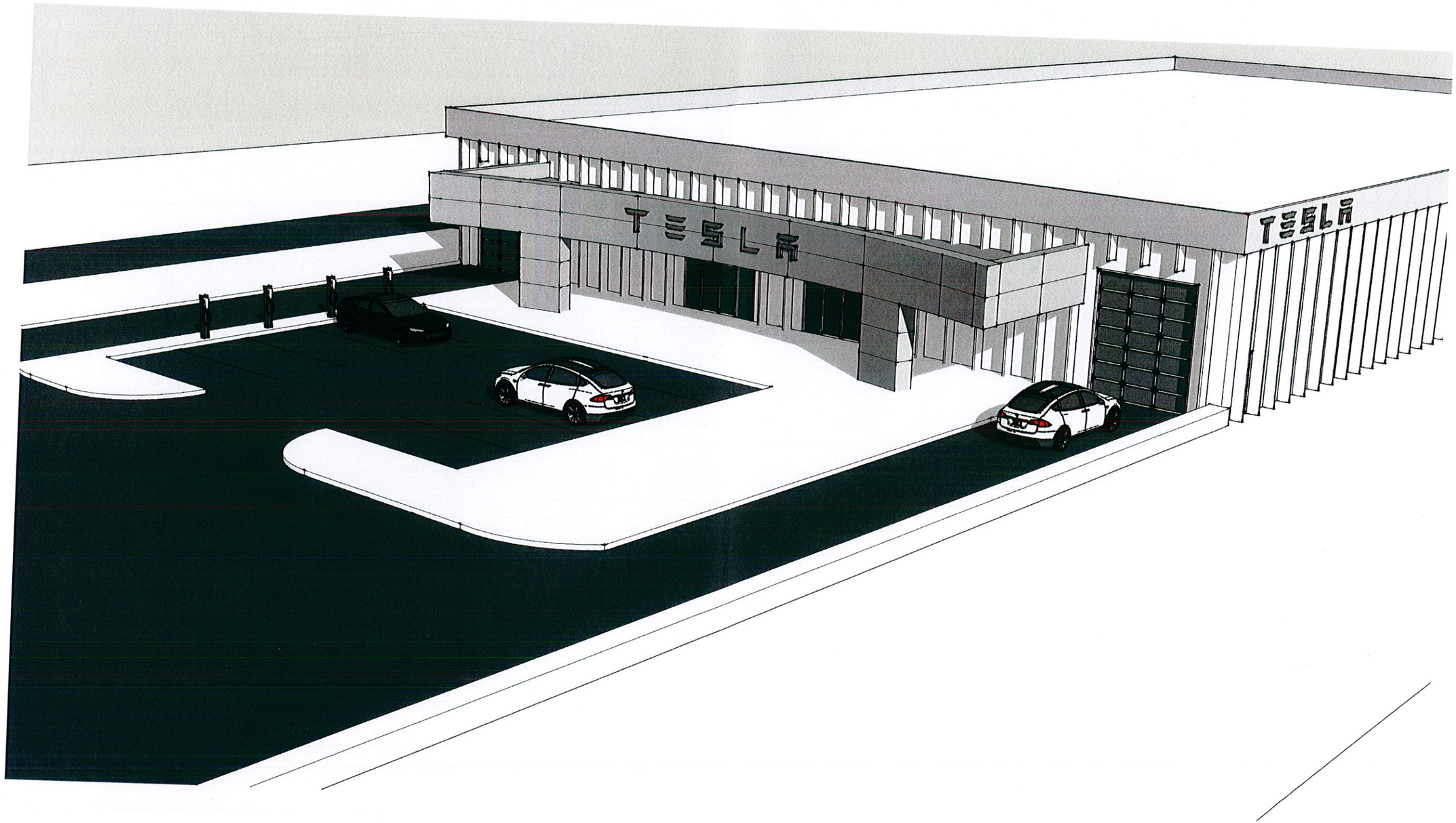
The existing mechanical units are on the ground on the north façade (the rear of the building as viewed from Chesterfield Airport Road) and the existing concrete screen walls will remain and be painted to match the building.

Sincerely,

Eric Lagerberg
Executive Vice President

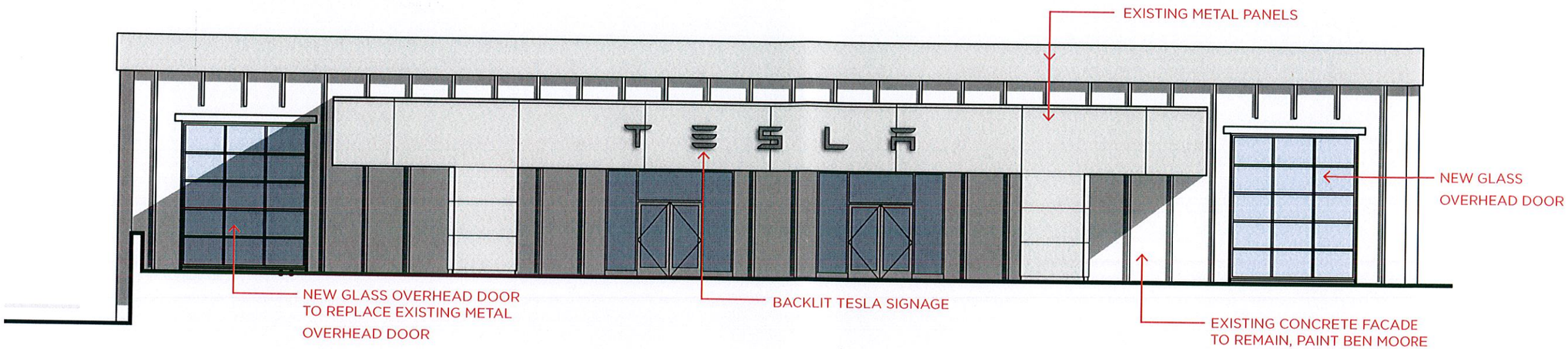


ST. LOUIS, MISSOURI - SERVICE+
PROPOSED FRONT ENTRY

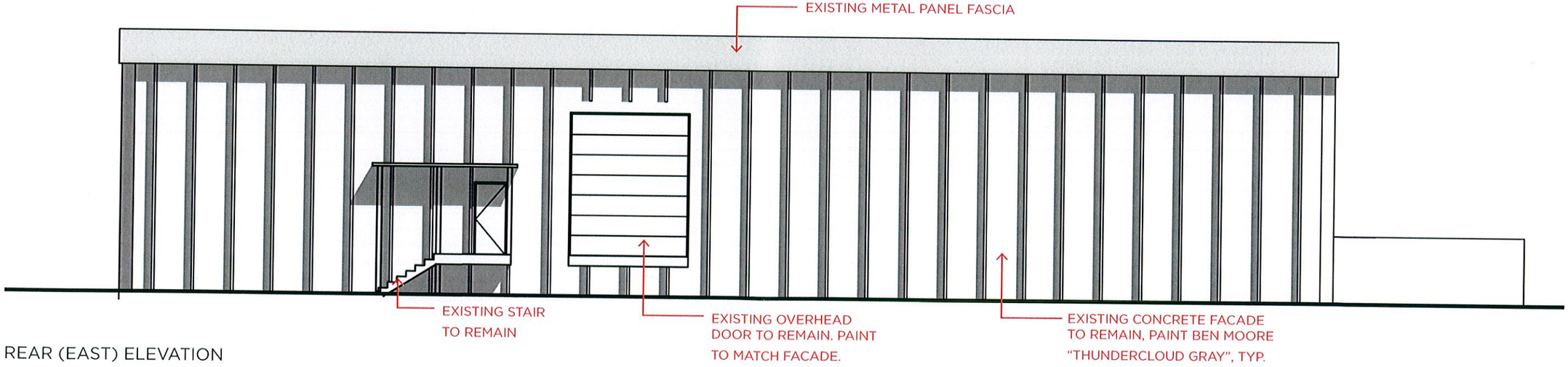


SEPTEMBER 01 2016

ST. LOUIS, MISSOURI - SERVICE+
PROPOSED ELEVATIONS

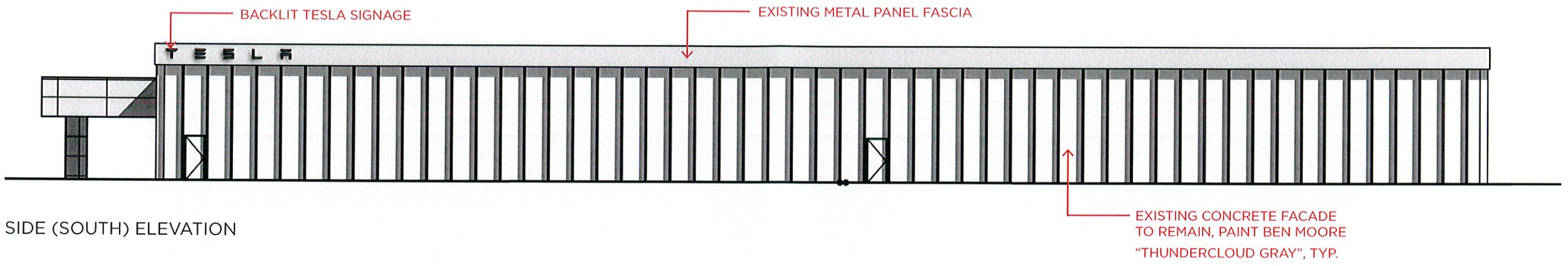


FRONT (WEST) ELEVATION

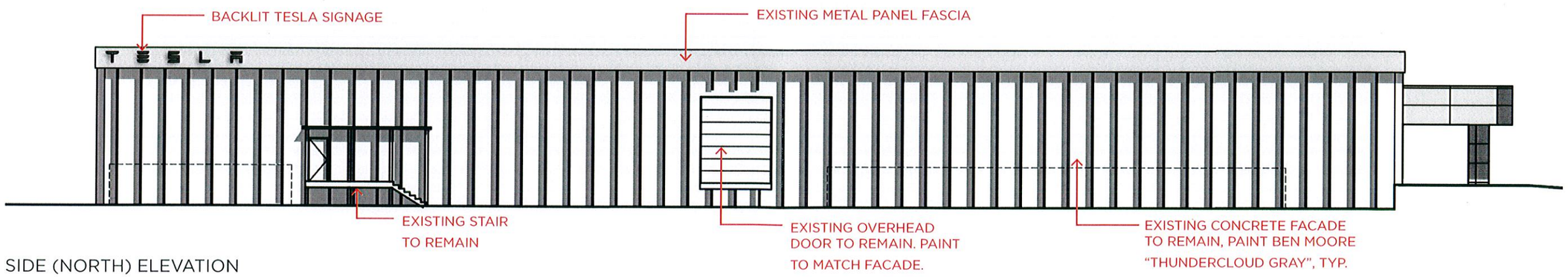


REAR (EAST) ELEVATION

ST. LOUIS, MISSOURI - SERVICE+
PROPOSED ELEVATIONS



SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION