



---

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:** July 14, 2014

**From:** Jessica Henry  
Project Planner

**Location:** 158 Long Road

**Applicant:** CEDC, on behalf of JLA Development, LLC

**Description:** **Monarch Center, Lots A & B (Edison Express):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 3.13 acre tract of land zoned "PC" Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Road.

---

### **PROPOSAL SUMMARY**

CEDC, on behalf of JLA Development, LLC, has submitted a request for an 11,932 square foot convenience store, gas station, carwash, and donut shop located on Long Road, east of the Tower Centre development. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2753. The exterior building materials will be comprised of brick, stone veneer, glass, aluminum frame, EIFS, and wood plank siding. The proposal includes a mostly flat roof with two raised standing seam metal portions and prefinished metal parapet caps. Metal canopies with cable attachments on the west and south elevations match the color and material of the standing seam prefinished metal portions of the roof.

### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

On February 5, 2007, the City of Chesterfield approved Ordinance 2334 which rezoned the property from "NU" Non-Urban District to "PC" Planned Commercial District. Due to the economic conditions of the region, as cited by the property owner, several time extensions were granted related to the submittal of the site development concept plan in both 2010 and again in 2012. Subsequently, the property owner submitted a request for an ordinance amendment in 2013. Per the property owner's request, in August 2013, the City of Chesterfield approved Ordinance 2753 to allow for the addition of a 0.85 acre parcel of land (zoned "M-3" ) to be rezoned and included in under the same planned district ordinance, resulting in a new "PC" Planned Commercial District totaling 10.97 acres.

Ordinance 2753 also amended various building and parking setbacks and made modifications, such as a slight increase in the allowable floor area permitted within the development, to account for the addition of land.

**Land Use and Zoning of Surrounding Properties:**

The land use and zoning for the properties surrounding this parcel are as follows:

North: The property to the north of the subject site is currently zoned "PI" Planned Industrial District (Pohlman Industrial Park).

South: The property to the south of the subject site is currently zoned "PC" Planned Commercial District and is currently vacant (Edison Crossing).

East: The property to the east of the subject site is currently zoned "PI" Planned Industrial District (St. Louis Family Church).

West: The property to the west of the subject site is currently zoned "PC" Planned Commercial District (Monarch Fire Protection District and Tower Centre).



**Figure 1:** Subject Site Aerial



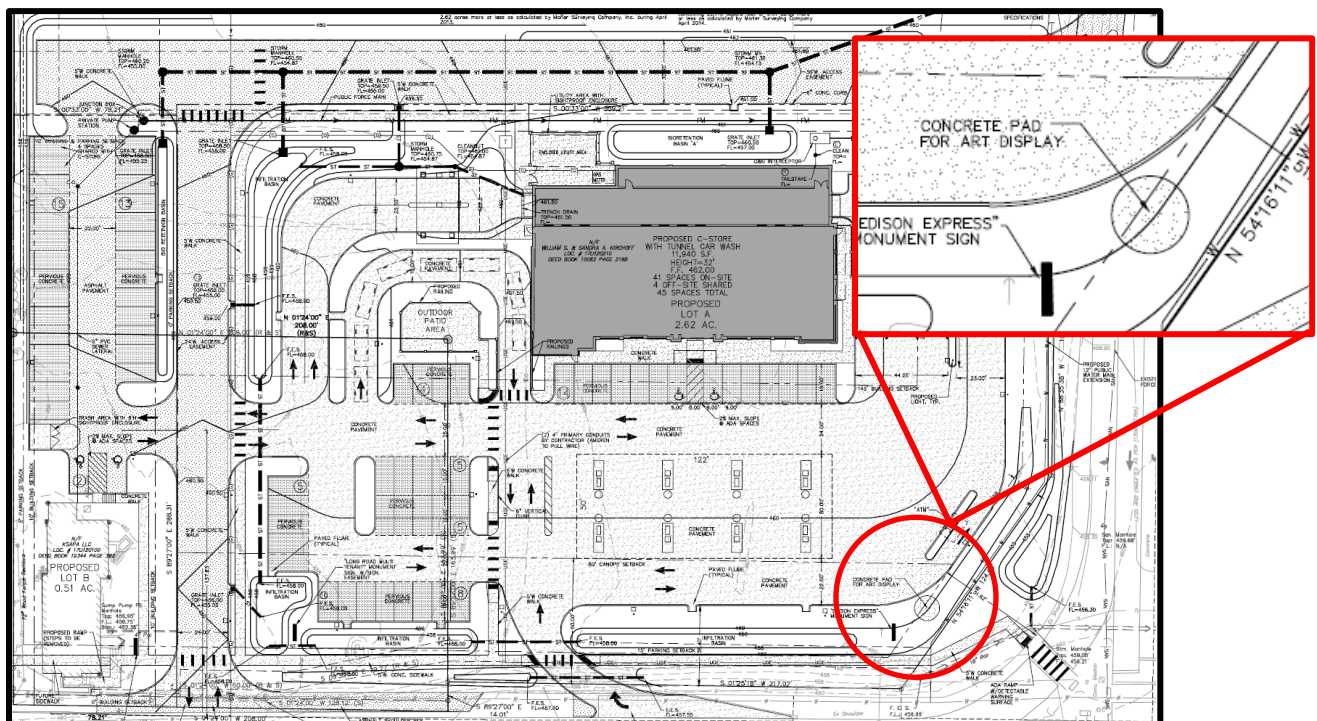
Throughout the review process, Staff has expressed considerable concern regarding the complicated internal vehicular and pedestrian site circulation resulting from the number and intensity of uses proposed. In particular, the area containing the drive thru access for the fast food restaurant, car wash and proximity to the outdoor patio area, were discussed. Although the Applicant proposed minor changes to site circulation patterns and included a general note in response to Staff's concern, the Applicant has decided to move forward with the proposal as presented to this Planning Commission. While the proposal meets all minimum Code requirements, Staff maintains that the internal pedestrian and vehicular circulation of the site is complicated and may impact the public health, safety and general welfare for those future patrons to the site.

### Open Space

The planned district ordinance for the Monarch Center development requires a minimum of 35% open space and both Lots A and B do meet this requirement. In conjunction with this requirement, the following specific design components are mandated by Ordinance 2753:

- Enlarged landscape islands between each row of parking;
- Installation of a public art feature in one of the landscaped islands;
- The inclusion of an outdoor seating and plaza area ;
- The inclusion of pedestrian walkways from the bus stop on Long Road to each building in the development.

Each of these items has been addressed on the Site Development Section Plan. A concrete pad for the public art installation is proposed on the southwest corner of the site near the highly visible intersection of Long Road and Edison Avenue, as shown below. The property owner has indicated to Staff that he is working with Chesterfield Arts to select an appropriate art piece.





### **Landscaping**

The request includes landscaping as required by the City of Chesterfield Tree Preservation and Landscape Requirements and Ordinance 2753 (which is the planned district ordinance for this development). According to the City's Street Classification Map, Long Road and Edison Road are both classified as arterials; therefore a thirty (30) foot landscape buffer is required along both Long Road and Edison Road except for certain areas called out in the planned district ordinance for the development.

Additionally, Section 2.G (page 5) of Ordinance 2753 requires that "in the event that the ATM shown on the Preliminary Plan is constructed, substantial landscaping shall be installed to buffer the structure from the public rights-of-way." Staff has worked with the applicant to ensure that this requirement was met.

Further, the Unified Development Code requires that "No parking space shall be located further than fifty (50) feet from a tree." The Landscape Plan submitted in conjunction with the Site Development Section Plan (SDSP) complies with this requirement in all areas except for along the front elevation of the proposed building. In this area, the SDSP proposed fourteen (14) parking spaces, including two handicap accessible spaces. The front entry of this building is comprised of impervious surface area to permit a "zero step condition suitable for all visitors" as stated in the Applicant's request. The front elevation of the building is comprised primarily of glass windows to permit a clear line of sight from the interior of the building to the gas station pump island canopy situated parallel to the building, as is typical for this type of development. The planting of trees along the front entry would obscure the line of sight, creating a potential safety hazard in addition to reducing access from the parking spaces located along the front elevation of the building. As such, in April 2014, the Planning and Development Services Director approved a modification to this requirement allowing the developer to not include plantings along the front façade of the commercial structure.

### **Tree Preservation**

In accordance with the Unified Development Code, a minimum of 30% of the existing tree canopy on the site (or 2,698 square feet) is to be preserved. However due to the location of the existing trees on Lot A and requirements of both MSD and the planned district ordinance; the applicant had requested that he be permitted to remove the existing plantings. In consideration of this request, the applicant proposed a mitigation plan, in accordance with the Unified Development Code of 8 additional tree plantings which would have larger tree canopy coverage than he was requesting to remove (approximately 2,800 square feet). As such this modification request was approved in conjunction with the other modification request listed above.

### **Lighting**

The plan proposes pole mounted light fixtures in the parking lot area and LED canopy light fixtures on the gas pump station canopy and carwash canopy. Wall-mounted light fixtures are proposed on the building including a horizontal shoebox type fixture and LED cylinder fixtures. As proposed, lighting will be for utilitarian purposes and is fully shielded and has full cut off optics.

### **Architectural Elevations**

As mentioned earlier, the building will be primarily comprised of brick, stone veneer, wood plank siding, and EIFS; additional materials proposed are tinted glass windows with anodized aluminum window frames, pre-fabricated cornices and parapets with prefinished metal caps. The material colors proposed are two earth tones—a light warm taupe and darker accent color— that are compatible with the color palette of the surrounding developments. The scuppers and downspouts are constructed of a

prefinished metal and will be dark bronze in color. The low fence and railing intended to direct pedestrians across the restaurant drive-thru lane to the pedestrian plaza is comprised of black metal and stone fence piers with cast stone caps.

Additional site elements include a carwash drive-thru canopy, a gas station canopy with eight pump islands, and an ATM. Architectural elevations for each of these structures are included in the Applicant's submission. The carwash drive-thru canopy and gas station canopy include columns comprised of stone veneer and brick corresponding to the building materials proposed for the building. The gas station canopy appears to be a standard Phillips 66 white and red stripe design.

The ATM is comprised of brick matching the development and a blue metal roof that corresponds to the leasing bank's corporate branding.

Twelve five-foot tall vacuum stanchions are proposed at the car wash exit. These will be screened by the adjacent landscape island.

**The project was reviewed by the Architectural Review Board (ARB) on December 12<sup>th</sup>, 2013 and on again on January 9<sup>th</sup>, 2014 at the request of the Applicant due to multiple changes he was making. A motion to forward the project to the Planning Commission with the following recommendations was approved by the ARB by a vote of 4-0 at the January 9, 2014 meeting:**

1. A matte finish shall be applied to the mechanical unit roof screen. All of the major roof-mounted equipment is to be contained within the screen.
2. The vinyl doors on the dumpster enclosure shall be of a color to match the color palette of the building rather than in white as currently proposed.
3. The area depicted as "outdoor utility area" on the Site Development Section Plan shall be constructed with the same color vinyl used for the dumpster enclosure. The gap between the ground and the bottom of the screening is to be no taller than the concrete equipment pad at a maximum of six inches.
4. The minimum height of the vacuum station screening shall be five (5) feet and the material/plant species shall be subject to further review.

**Each of these recommendations was subsequently incorporated into the site design by the Applicant.**

#### **Parking Demand Study**

The applicant has also submitted a Parking Demand Study in conjunction with a request for a parking reduction of approximately 20% of the minimum parking as permitted by the Unified Development Code for Lot A. This request was denied by the Planning and Development Services Director based on ITE standards, the proposed internal site design and layout, the type and intensity of proposed uses, the size of the proposed structures, and other Code requirements. Subsequently, the Applicant then submitted a Joint Parking Agreement that would allow for four (4) of the required parking spaces for the Edison Express development on Lot A to be provided on Lot B as permitted by the Unified Development Code. Lot B presently contains a dental building and is able to accommodate four (4) additional parking spaces while continuing to meet all code requirements. As such, the Planning and Development Services Director required a joint parking agreement be executed between both lots. A copy of the Joint Parking Agreement is included in the Planning Commission packet.

**DEPARTMENT INPUT**

Staff has reviewed the Site Development Section Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design. While the minimum requirements of the City Code and planned district ordinance have been achieved; Staff still has concerns relative to the intensity (number and size) of the proposed land uses and how they may impact internal circulation. While this plan meets all Code requirements, the Planning Commission may have additional discussion with the Applicant prior to vote.

**MOTION**

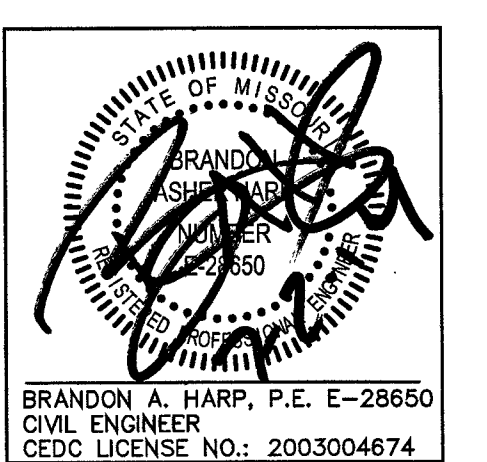
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Monarch Center, Lots A and B (Edison Express).
  
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Monarch Center, Lots A and B (Edison Express) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Lighting Cut-sheets  
Architect's Statement of Design  
Architectural Elevations  
Joint Parking Agreement





BRANDON A. HARP, P.E. E-28650  
 CIVIL ENGINEER  
 C.E.C. LICENSE NO. 200304674

**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

11402 Gravois Road  
 Suite 100  
 St. Louis, Missouri 63126  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net

Site Development Section Plan  
**Edison Express**  
 158 Long Road  
 Chesterfield, Missouri 63005

RECEIVED  
 City of Chesterfield  
 JUL - 7 2014  
 Department of Public Services

No.	Description	Date
1	City Submittal	09-30-13
2	Per City	11-11-13
3	Per City	02-14-14
4	Per City	04-16-14
5	Per City	05-07-14
6	Per City	05-28-14
7	Per City	07-02-14

Site Development Section Plan

**C1**  
 OF 1

# SITE DEVELOPMENT SECTION PLAN

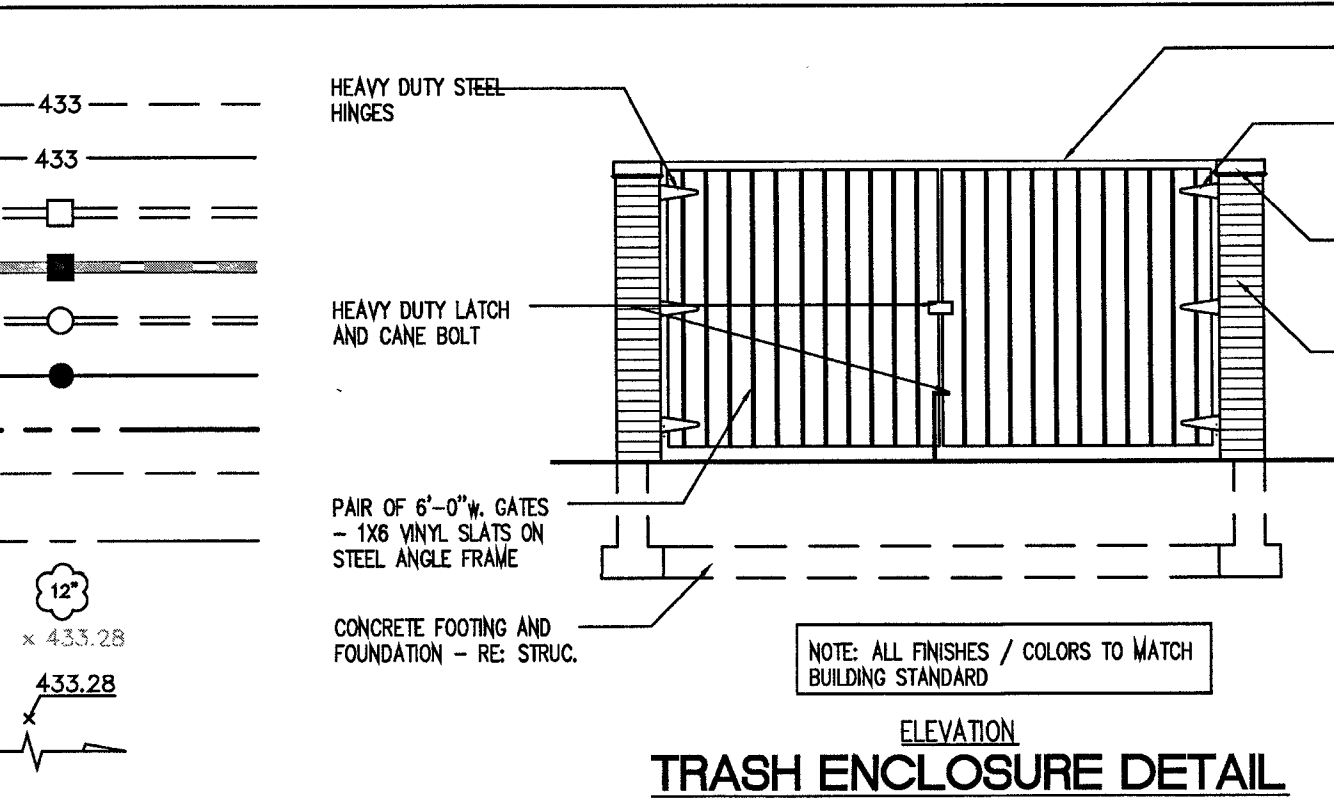
ADJUSTED PARCEL 2 OF A BOUNDARY ADJUSTMENT PLAT OF PLAT 4 OF THE VALLEY CENTER & PART OF SHARE 7 OF THE ESTATE OF PETER STEFFAN & PART OF LOT 1 OF KRONUNG ESTATE IN U. S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- SEE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SLOTTED CONTROL STRUCTURES TO STARTING THE GRADING. SLOTTED SLOTTED CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBER, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY #0001.
- SEEDING, SOILING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% 20TH. SLOPES GREATER THAN 1% 20TH MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY AND UNIVERSAL DESIGN ACT. ALL CONSTRUCTION MATERIALS, SPECIFICATIONS AND STANDARDS SHALL BE AS SHOWN. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON ROAD.
- ALL PROVISIONS OF THE CITY CODE SHALL APPLY.
- ON-SITE INTERNAL PEDESTRIAN AND TRAFFIC SAFETY/DIRECTIONAL SIGNAGE SHALL BE DETAILED AND REVIEWED AS PART OF THE SITE IMPROVEMENT PLAN STAGE.
- FUTURE CHESTERFIELD VALLEY MASTER STORM WATER PLAN EASMENTS ON THE NORTHERN PROPERTY LINE DO NOT CORRESPOND TO THE LIMITS OF THE CURRENT CHANNEL DEFINED IN THE CHESTERFIELD VALLEY MASTER STORM WATER MODEL. ANY CHANGES TO THE CHANNEL LIMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEMONSTRATE FUNCTIONAL EQUIVALENCE AT THE IMPROVEMENT PLAN STAGE.

## LEGEND

- EXISTING CONTOURS - 433
- PROPOSED CONTOURS - 433
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- EXISTING TREE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SWALE/DRAINAGE PATH

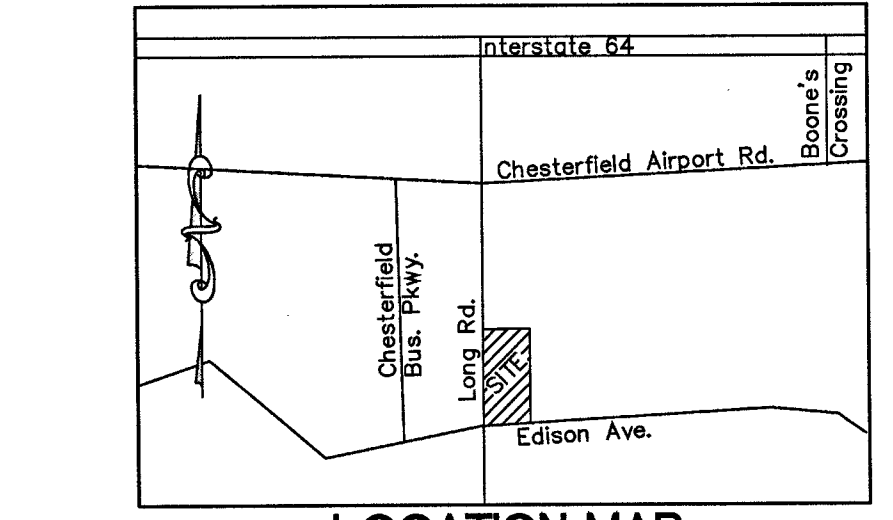


## LEGAL DESCRIPTION

**Proposed Lot A**  
 A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & part of Lot 1 of Kronung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSPA LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:  
 Commencing at a found 1/2" rebar with cap "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical), thence South 60 degrees 35 minutes 00 seconds West a distance of 78.21 feet to a set rebar being the point of beginning of a distance of 259.18 feet to a set rebar; thence South 10 degrees 00 seconds West a distance of 68.07 feet to set rebar on the Northern right of way line of Edison Road, North 83 degrees 50 minutes 38 seconds West a distance of 61.22 feet to a found 1/2" rebar with cap stamped "Marler 347-D", thence North 88 degrees 35 minutes 38 seconds West a distance of 104.77 feet to a found 1/2" rebar with cap stamped "Marler 347-D", thence North 54 degrees 16 minutes 11 seconds West a distance of 124.83 feet to a found 1/2" rebar with cap stamped "Marler 347-D" being on the Eastern right of way line of Long Road, thence North 01 degrees 25 minutes 18 seconds East a distance of 217.02 feet to a found 1/2" rebar with cap stamped "Marler 347-D" on the Southern line of Deed Book 19344 Page 362, thence along the Southern line of said Deed Book, North 89 degrees 27 minutes 00 seconds West a distance of 140.01 feet to a set rebar, thence continuing along the Eastern right of way of Long Road, North 01 degrees 24 minutes 00 seconds East a distance of 129.78 feet to a set rebar, thence South 89 degrees 27 minutes 00 seconds East a distance of 283.31 feet to the point of beginning containing 114,323 square feet or 2.62 acres more or less as calculated by Marler Surveying Company, Inc. during April 2014.

## LEGAL DESCRIPTION

**Proposed Lot B**  
 A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & part of Lot 1 of Kronung Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSPA LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:  
 Commencing at a found 1/2" rebar with cap "Marler 347-D" being the Northeast corner of Adjusted Parcel 2, thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30 feet to a set 1/2" x 18" rebar with cap stamped "Marler 347-D" (typical), thence South 60 degrees 35 minutes 00 seconds West a distance of 78.21 feet to a set rebar being the point of beginning of a distance of 259.18 feet to a set rebar; thence South 10 degrees 00 seconds West a distance of 68.07 feet to set rebar on the Northern right of way line of Edison Road, North 83 degrees 50 minutes 38 seconds West a distance of 61.22 feet to a found 1/2" rebar with cap stamped "Marler 347-D", thence North 88 degrees 35 minutes 38 seconds West a distance of 104.77 feet to a found 1/2" rebar with cap stamped "Marler 347-D", thence North 54 degrees 16 minutes 11 seconds West a distance of 124.83 feet to a found 1/2" rebar with cap stamped "Marler 347-D" being on the Eastern right of way line of Long Road, thence North 01 degrees 25 minutes 18 seconds East a distance of 217.02 feet to a found 1/2" rebar with cap stamped "Marler 347-D" on the Southern line of Deed Book 19344 Page 362, thence along the Southern line of said Deed Book, North 89 degrees 27 minutes 00 seconds West a distance of 140.01 feet to a set rebar, thence continuing along the Eastern right of way of Long Road, North 01 degrees 24 minutes 00 seconds East a distance of 129.78 feet to a set rebar, thence South 89 degrees 27 minutes 00 seconds East a distance of 283.31 feet to the point of beginning containing 114,323 square feet or 2.62 acres more or less as calculated by Marler Surveying Company, Inc. during April 2014.



## PROPERTY DATA

**OWNER** = WILLIAM & SANDRA KIRCHOFF (10062/2198)  
**KSAPA, LLC**  
**ADDRESS** = 158 LONG ROAD  
**LOCATOR NO.** = 17U120188  
**ACREAGE** = 2.62 Ac.  
**EXISTING ZONING** = PC - PLANNED COMMERCIAL (ORD. 2753)  
**FIRE DISTRICT** = MONARCH FIRE PROTECTION DISTRICT  
**SCHOOL DISTRICT** = ROCKWOOD  
**SEWER DISTRICT** = METRO, ST. LOUIS SEWER DISTRICT  
**WATER SHED** = MISSOURI RIVER  
**TEMA MAP** = 2918001404, LOUR APRIL 17, 2000  
**ELECTRIC COMPANY** = AMERENUE  
**GAS COMPANY** = LACLEDE GAS COMPANY  
**PHONE COMPANY** = ATT  
**WATER COMPANY** = MISSOURI AMERICAN WATER COMPANY

## DENSITY CALCULATIONS

**OPEN SPACE** = 0.51 AC.  
**PROPOSED LOT 'A'**  
 REFIN. SERVICE = 40,120 S.F.  
 SITE AREA = 114,323 S.F. / 114,328 = 1.00  
 (40,120/114,328) x 100 = 35%  
**PROPOSED LOT 'B'**  
 REFIN. SERVICE = 8,640 S.F.  
 SITE AREA = 22,113 S.F.  
 (8,640 / 22,113) x 100 = 39%

## PARKING CALCULATIONS

**PARKING REQUIRED PROPOSED LOT 'A'**  
 C-STORE: 4.5 per 1000 g.s.f. = 6,202 x 4.5 = 23 STALLS  
 RESTAURANT: 15.0 per 1000 g.s.f. = 1,084 x 15.0 = 16 STALLS  
 CAR WASH: 2 per 3 EMPLOYEES = 2 x 3 = 6 STALLS  
**TOTAL REQUIRED: 45 SPACES**  
**PARKING PROVIDED PROPOSED LOT 'A'**  
 9'x19' = 43 STALLS  
 2' STALLS = 2 STALLS  
 Total = 45 STALLS  
 (41 SPACES ON SITE; 4 SPACES SHARED ON LOT B)  
**PARKING REQUIRED PROPOSED LOT 'B'**  
 OFFICE (DENTAL): 4.0 per 1000 g.s.f. = 3,000 x 4.0 = 12 STALLS  
 OFFICE (GENERAL): 3.5 per 1000 g.s.f. = 4,000 x 3.5 = 14 STALLS  
**TOTAL REQUIRED: 26 SPACES**  
**PARKING PROVIDED PROPOSED LOT 'B'**  
 9'x19' = 28 STALLS  
 A.D.A. = 30 STALLS

KSAPA, LLC, the owner of the property shown on this plan and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, of the City of Chesterfield Ordinance #624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

SIGNATURE: \_\_\_\_\_  
 NAME TYPED: \_\_\_\_\_  
 State of \_\_\_\_\_  
 County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_ A.D., 2014, before me personally appeared \_\_\_\_\_ to me known, who, being by me sworn in, did say that he is the Manager of KSAPA, LLC, a corporation in the State of Missouri, 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 the Board of Directors, and the said instrument be the free act and deed of said corporation.

On this \_\_\_\_ day of \_\_\_\_ A.D., 2014, before me personally appeared \_\_\_\_\_ to me known, who, being by me sworn in, did say that he is the Manager of KSAPA, LLC, a corporation in the State of Missouri, 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 the Board of Directors, and the said instrument be the free act and deed of said corporation.

On this \_\_\_\_ day of \_\_\_\_ A.D., 2014, before me personally appeared \_\_\_\_\_ to me known, who, being by me sworn in, did say that he is the Manager of JLA DEVELOPMENT LLC, a corporation in the State of Missouri, 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 the Board of Directors, and the said instrument be the free act and deed of said corporation.

On this \_\_\_\_ day of \_\_\_\_ A.D., 2014, before me personally appeared \_\_\_\_\_ to me known, who, being by me sworn in, did say that he is the Manager of JLA DEVELOPMENT LLC, a corporation in the State of Missouri, 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 the Board of Directors, and the said instrument be the free act and deed of said corporation.

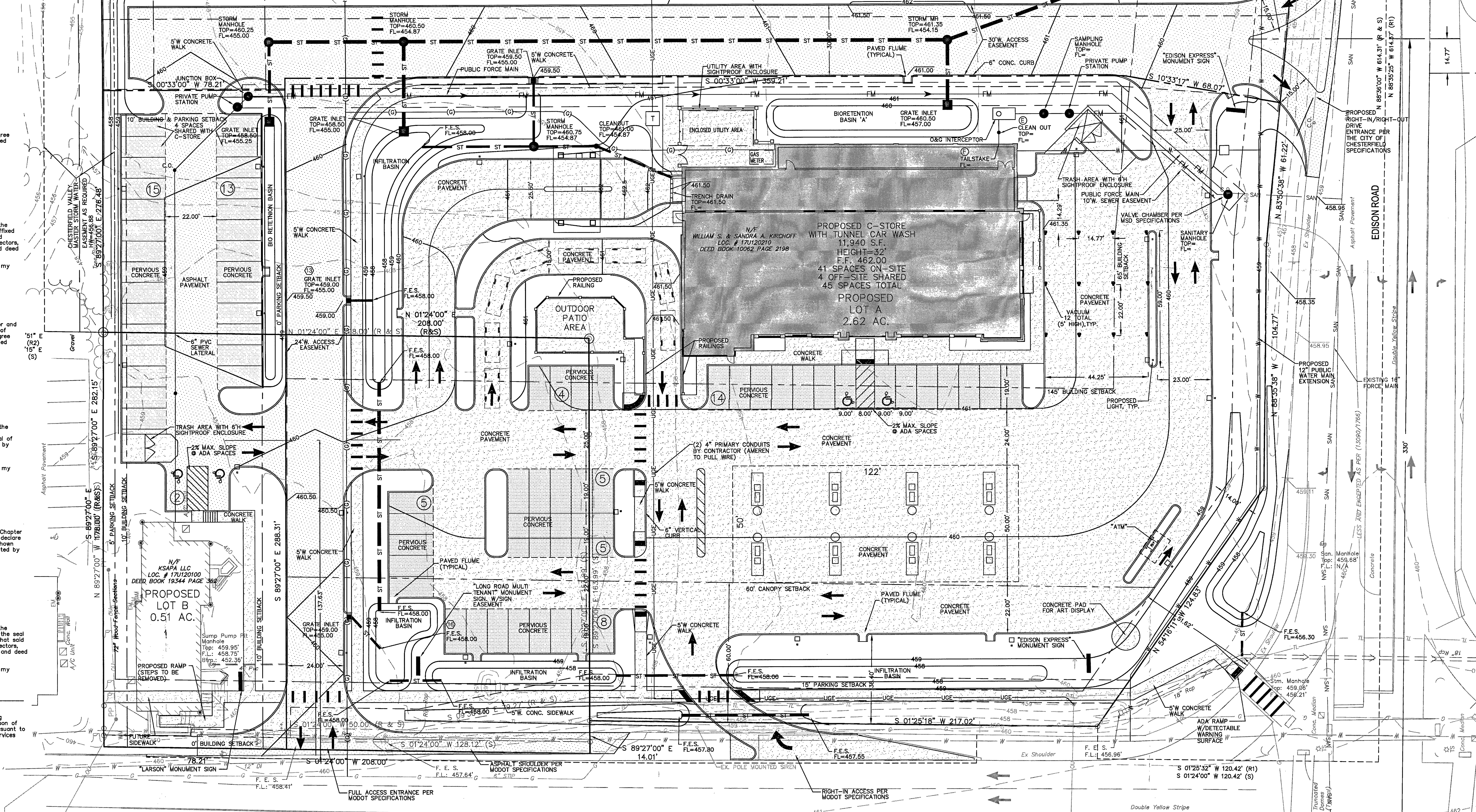
On this \_\_\_\_ day of \_\_\_\_ A.D., 2014, before me personally appeared \_\_\_\_\_ to me known, who, being by me sworn in, did say that he is the Manager of JLA DEVELOPMENT LLC, a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments is the corporate seal of said Corporation, and that said instrument was signed on behalf of said corporation by authority of the Board of Directors, and the said instrument be the free act and deed of said corporation.

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_ day of \_\_\_\_ 2014, by the Chairperson of said Commission, authorizing the recording of the Site Development Section Plan pursuant to Chesterfield Ordinance Number 200 as adopted by the Planning and Development Services Director and the City Clerk.

Prepared for:  
**JLA DEVELOPMENT LLC**  
 158 Long Road  
 Chesterfield, Missouri 63005

**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

11402 Gravois Road  
 Suite 100  
 St. Louis, Missouri 63126  
 314.729.1400  
 Fax: 314.729.1404  
 www.cedc.net



## GEOTECHNICAL ENGINEER'S STATEMENT

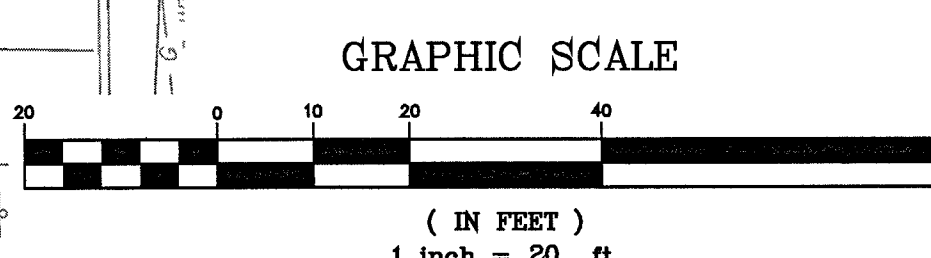
These plans have been reviewed by the undersigned for Gateway regarding compliance with our geotechnical recommendations. It is our professional opinion that all slopes and grades constructed in accordance with the plans and specifications will be stable with an adequate factor of safety. Gateway must be involved during the construction phase to determine that subsurface conditions are as anticipated and that recommendations relative to construction are implemented.

Michael T. Wamplin, P.E.  
 Date: \_\_\_\_\_

## SURVEYOR'S CERTIFICATION

This is to certify that this Plat is a correct representation of all existing and proposed land divisions.

Marler Surveying Company, Inc.  
 MISSOURI CORP. NO. LS. 347-D  
 Marty L. Marler, R.L.S.

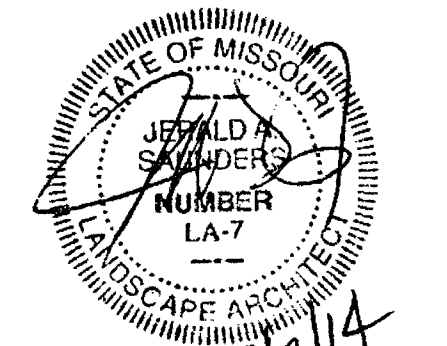


## BENCHMARKS

**PROJECT BENCHMARK**  
 M.S.D. BENCHMARK 12-171, ELEV. 460.00 "STANDARD ALUMINUM SIGN" STAMPED 31-38, 1990. BENCHMARK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

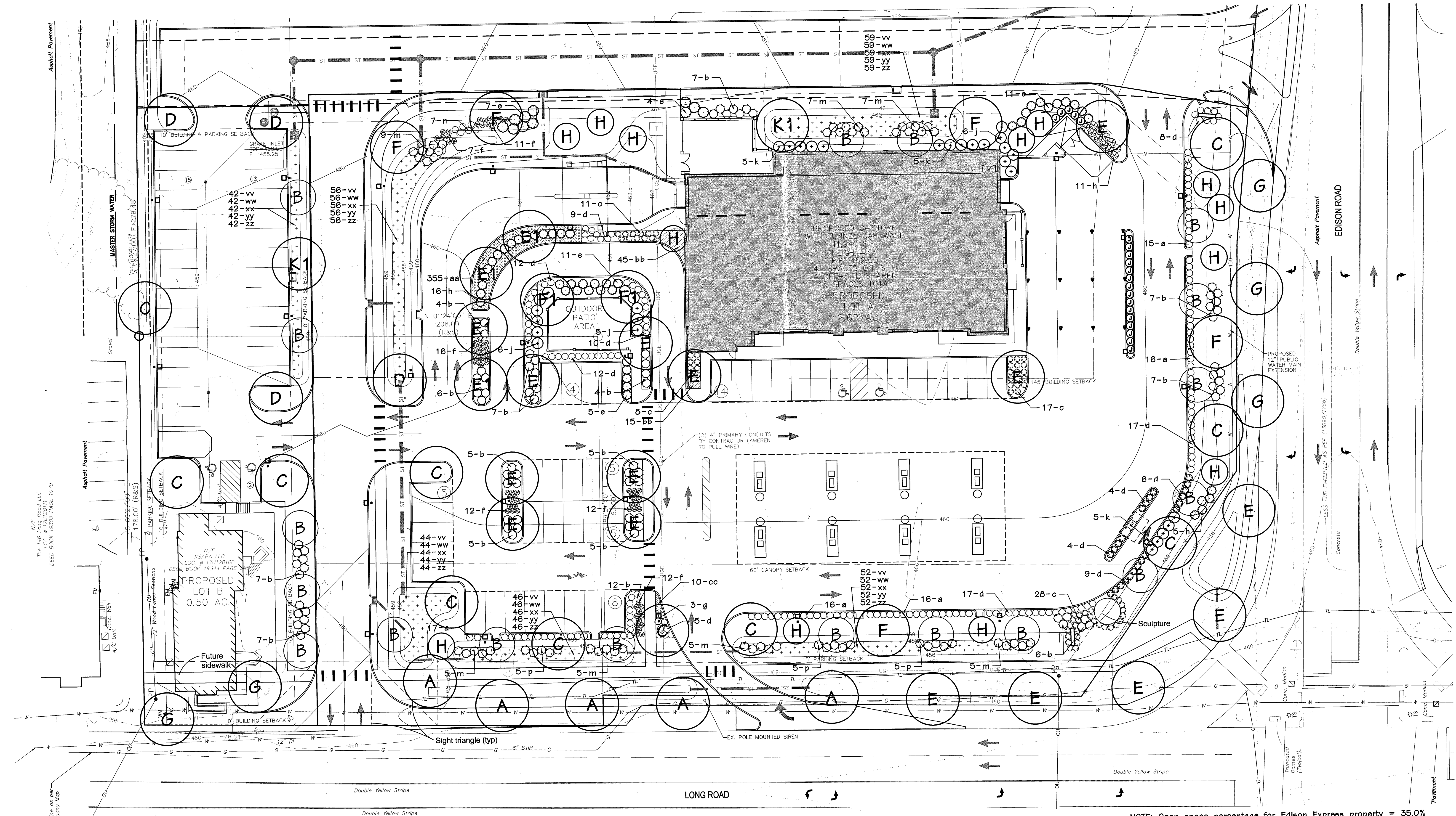
**SITE BENCHMARK**  
 ELEV. 457.82' - TOP OF CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT PARCEL AS SHOWN ON SURVEY.





Jerald Saunders - Landscape Architect  
 MO License # LA-7  
 Consultants:

**Edison Express**  
**Chesterfield, MO**  
 JLA Development, LLC



NOTE: Open space percentage for Larson property = 39.0%

NOTE: Open space percentage for Edison Express property = 35.0%

**LANDSCAPE PLAN**  
 SCALE 1" = 20'

**BIO-RETENTION PLANTINGS - (3,960 s.f.)**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	DCP	REMARKS
vv	299	Carex praegracilis	Tollway Sedge	2" x 2" x 5"	DCP	18" O.C.
ww	299	Carex shortiana	Short's Sedge	2" x 2" x 5"	DCP	18" O.C.
xx	299	Sporobolus heterolepis	Prairie Dropseed Grass	2" x 2" x 5"	DCP	18" O.C.
yy	299	Iris virginica	Southern Blueflag Iris	2" x 2" x 5"	DCP	18" O.C.
zz	299	Rudbeckia fulgida	Orange Coneflower	2" x 2" x 5"	DCP	18" O.C.

Note: Plugs to be planted in clusters of 12-18

**PLANTING SCHEDULE**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	RATE	MATURE HEIGHT
<b>TREES</b>							
A	5	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	2 1/2"	Canopy	FAST	45'+
B	16	Cercis canadense	Redbud	2 1/2"	Ornamental	FAST	25-30'
C	11	Tilia cordata	Littleleaf Linden	2 1/2"	Canopy	SLOW	45'+
D	4	Quercus bicolor	Swamp White Oak	2 1/2"	Canopy	MED.	45'+
E	14	Carpinus caroliniana	American Hornbeam	2 1/2"	Ornamental	MED.	20-35'
F	5	Acer rubrum 'Frakered'	Red Sunset Maple	2 1/2"	Canopy	FAST	45'+
G	5	Carpinus betulus	European Hornbeam	2 1/2"	Canopy	MED.	35-40'
H	13	Picea glauca	White Spruce	6-8'	Evergreen	MED.	30-40'
J	20	Platycladus orientalis 'Holmetrup'	Holmetrup Oriental Arborvitae	5-6'	Evergreen	SLOW	10-15'
<b>SHRUBS &amp; LARGE GRASSES</b>							
a	80	Itea virginica 'Sprich'	Little Henry Sweetgum	3 gal.			
b	77	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	5 gal.			
c	64	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 gal.			
d	113	Buxus 'Green Velvet'	Green Velvet Boxwood	5 gal.			
e	36	Rosa 'Radrazz'	Knockout Rose	5 gal.			
f	70	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.			
g	3	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	5 gal.			
h	32	Miscanthus sinensis 'Yaku Jima'	Yaku Jima Dwarf Maiden Grass	3 gal.			
j	17	Wegelia florida 'Alexandra'	Wine and Roses Wegelia	5 gal.			
k	15	Ilex 'Meega/Meedob'	China Girl/Boy Holly	7 gal.			
m	43	Cornus sericea	Red Twig Dogwood	3 gal.			
n	7	Miscanthus sinensis 'Gracillimus'	Malden Grass	5 gal.			
p	15	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	3 gal.			
<b>PERENNIALS</b>							
aa	355	Vinca minor 'Bowles'	Bowles Periwinkle	1 qt.			
bb	60	Liriope muscari 'Big Blue'	Big Blue Liriope	1 gal.			
cc	10	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.			

NOTE: An Inground Irrigation system will be provided for all landscape areas.

**MITIGATION PLANTING SCHEDULE**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	RATE	MATURE HEIGHT
E1	4	Carpinus caroliniana	American Hornbeam	2 1/2"	Ornamental	SLOW	20-35'
F1	2	Acer rubrum 'Frakered'	Red Sunset Maple	2 1/2"	Canopy	FAST	45'+
K1	2	Taxodium distichum	Bald Cypress	2 1/2"	Canopy	MED.	45'+

**City of Chesterfield Tree Preservation and Landscape Requirements:**

- 1) Street trees shall not be planted closer than three (3) feet to any curb or paved shoulder.
- 2) Street trees shall be located within a street right-of-way unless so approved by variance.
- 3) Street trees shall not be placed within twenty-five (25) feet of street lights, street signs, and intersections.
- 4) No trees shall be planted within ten (10) feet of street inlets or manholes.
- 5) No tree, shrub, or planting shall be placed within the sight distance triangle or the area of adjacent right-of-way bounded by the street pavement and the extension of the sight distance triangle.

**Revisions:**

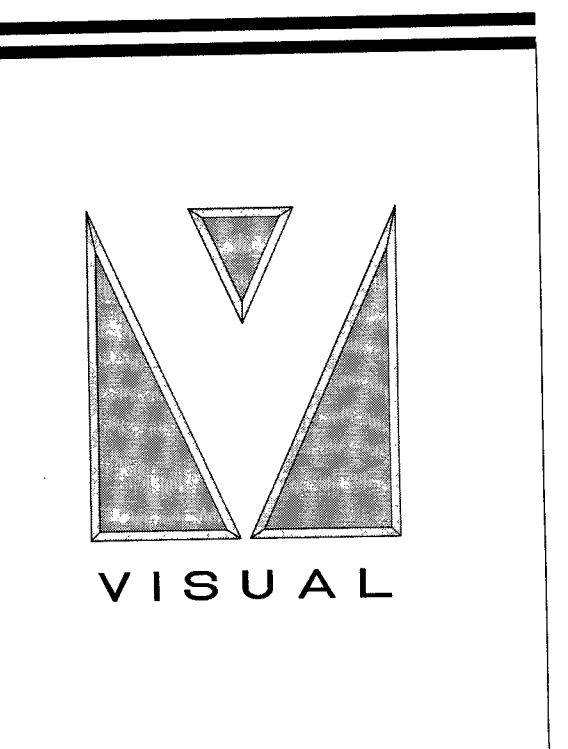
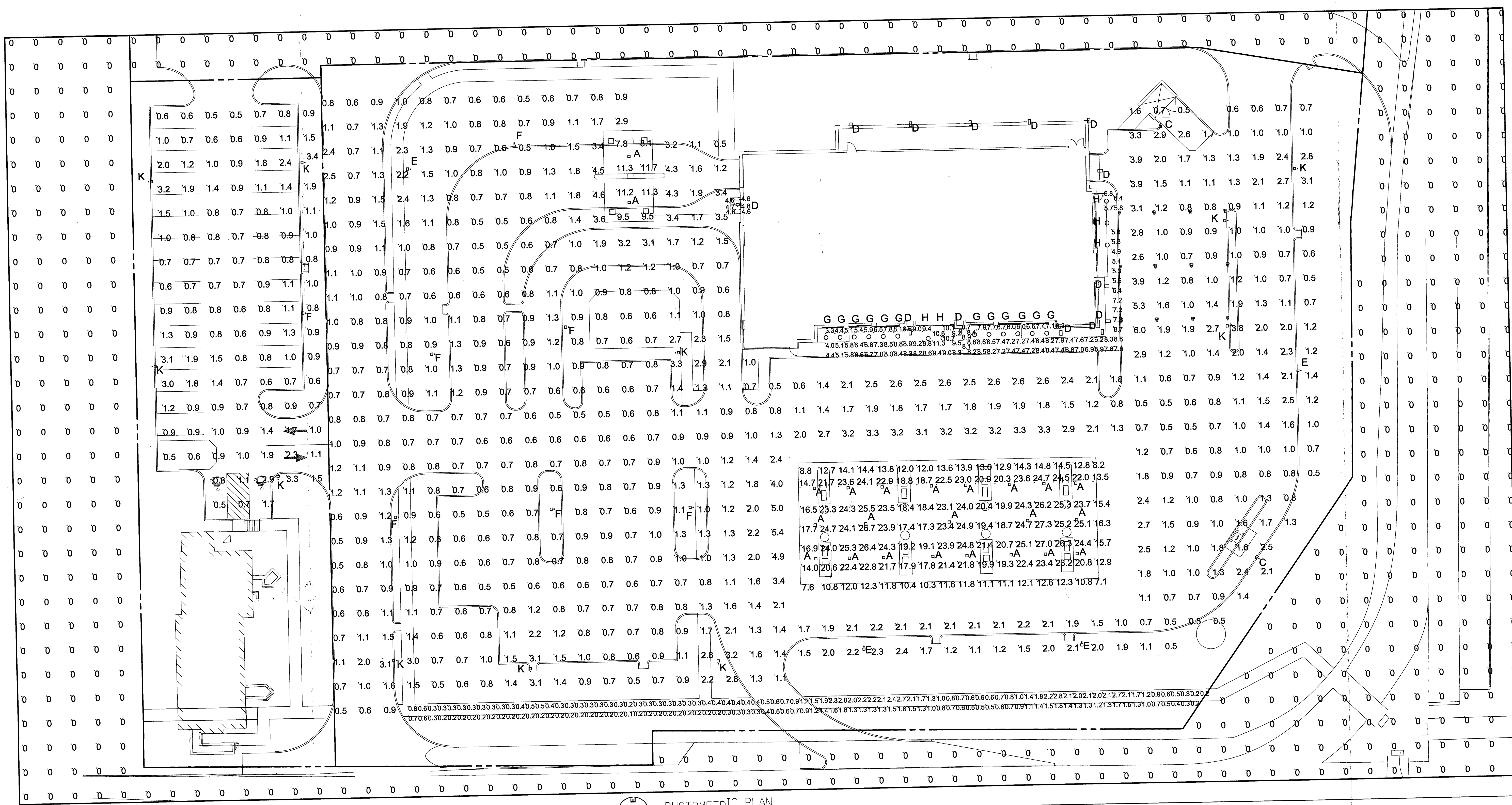
Date	Description	No.
11/19/13	City Comments	1
12/30/13	City Comments	2
02/13/14	City Comments	3
04/14/14	City Comments	4
05/07/14	City Comments	5
05/28/14	City Comments	6
07/01/14	Plan Revision	7

Drawn: BAR  
 Checked: JAG

**loomisAssociates**  
 landscapeArchitects/planners  
 207 South 40 Park Drive, Suite 105  
 Chesterfield, Missouri 63005-1776  
 Phone: 636.863.1100  
 Email: info@loomisassociates.com

Sheet Title: Landscape Plan  
 Sheet No: L-1  
 Date: 09/30/13  
 Job #: 584.013

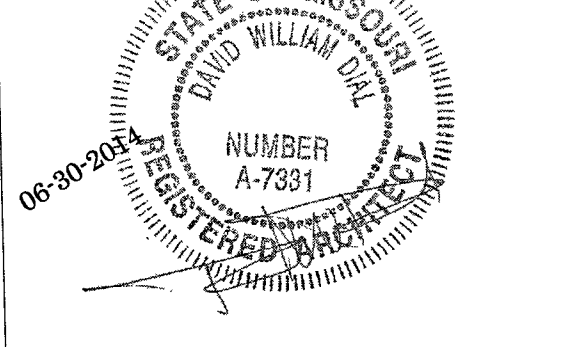




ISSUE DATES:

SITE PLAN REVIEW:	09-30-13
SITE PLAN REVIEW:	10-28-13
SITE PLAN REVIEW:	11-01-13
SITE PLAN REVIEW:	11-14-13
SITE PLAN REVIEW:	12-26-13
ARB REVIEW:	12-30-13
REVISIONS:	02-17-14
REVISIONS:	03-15-14
REVISIONS:	04-07-14
REVISIONS:	06-30-14

COPYRIGHT © 2014 DAVID W. DIAL ARCHITECTS, P.C.  
 STATE OF MISSOURI REGISTERED ARCHITECT  
 DAVID WILLIAM DIAL - LICENSE NUMBER A-7331  
 DAVID W. DIAL ARCHITECTS, P.C.  
 ARCHITECTURAL CORPORATION #200149991



THE ARCHITECT'S SEAL AFFIXED TO THIS SHEET INDICATES THAT THE NAMED ARCHITECT HAS PREPARED OR DIRECTED THE PREPARATION OF THE MATERIAL SHOWN ONLY ON THIS SHEET. OTHER DRAWINGS AND DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY OR THE RESPONSIBILITY OF THE UNDERSIGNED.

**dial architects**  
 14364 Manchester Road • Manchester Missouri 63011  
 636 230 0400 www.dialarchitects.com

SHEET NUMBER:  
**PHOTOMETRIC PLAN**  
 PROJECT NUMBER: 11180 DATE: 06-30-2014

**NOTES**

1. Mounting height of 20' (18'pole, 2'base)  
Canopy and wall mounted lights mounted at 15'
2. Calculations taken at ground level.

**STATISTICS**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Parking Lot	+	1.1 fc	3.4 fc	0.5 fc	6.8:1	2.2:1
Beyond Property Line	+	0 fc	0 fc	0 fc	N/A	N/A
Entrance by Carwash Entrance	+	4.6 fc	4.8 fc	4.6 fc	1.0:1	1.0:1
Canopy	+	18.9 fc	27.3 fc	7.1 fc	3.8:1	2.7:1
Car Wash Canopy	+	10.1 fc	11.7 fc	7.8 fc	1.5:1	1.3:1
Entrance by Carwash Exit	+	6.2 fc	6.8 fc	5.7 fc	1.2:1	1.1:1
Front Sidewalk Left	+	6.3 fc	8.8 fc	3.3 fc	2.7:1	1.9:1
Front Sidewalk Right	+	7.3 fc	8.8 fc	4.9 fc	1.8:1	1.5:1
Gas Station Parking Lot	+	1.3 fc	6.0 fc	0.5 fc	12.0:1	2.6:1
Main Entrance	+	9.2 fc	11.3 fc	8.1 fc	1.4:1	1.1:1
Sidewalk	+	0.8 fc	2.6 fc	0.1 fc	28.0:1	8.0:1

**LUMINAIRE SCHEDULE**

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	23	CRU-SC-LED-LW-CW-UE	CRU-SC-LED-LW-CW-UE	LED-28-350	CRU-SC-LED-LW-CW-UE	Absolute	0.95	76
□	C	2	XPTS3-FT-LED-63-LW-CW-UE	XPTS3-FT-LED-63-LW-CW-UE	LED-28-350	XPTS3-FT-LED-63-LW-CW-UE	Absolute	0.95	54
□	D	13	XPWS3-WW-LED-28-350-CW-UE	XPWS3-WW-LED-28-350-CW-UE	LED-28-350	XPWS3-WW-LED-28-350-CW-UE	Absolute	0.95	34
□	E	4	XPTS3-2-LED-63-LW-CW-UE	XPTS3-2-LED-63-LW-CW-UE	LED-28-350	XPTS3-2-LED-63-LW-CW-UE	Absolute	0.95	54
□	F	7	XPTS3-6-LED-63-LW-CW-UE	XPTS3-6-LED-63-LW-CW-UE	LED-28-350	XPTS3-6-LED-63-LW-CW-UE	Absolute	0.95	54
□	K	11	XPTS3-3-LED-63-LW-CW-UE	XPTS3-3-LED-63-LW-CW-UE	LED-28-350	XPTS3-3-LED-63-LW-CW-UE	Absolute	0.95	54
○	G	12	AD150-10-CW-LED-UE	AD150-10-CW-LED-UE	LED-150	AD150-10-CW-LED-UE	Absolute	0.95	11.4
○	H	5	PDL6K-LED-HO-NW-120-SD	PDL6K-LED-HO-NW-120-SD	LED-120	PDL6K-LED-HO-NW-120-SD	Absolute	0.95	13

# dial architects

14364 Manchester Road  
Manchester Missouri 63011  
636 230 0400

December 30, 2013

City of Chesterfield  
Department of Planning  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017-0760

Members of the Architectural Review Board

Re: Architectural Statement  
Submittal for Approval of New Facility for Edison Express  
158 Long Road.

## **Edison Express Information and Background**

The Owner is a current and long time resident of Chesterfield and wishes to build a cutting edge convenience store/carwash to invest in the future of the Chesterfield Valley business community.

## **General Requirements for Site Design**

This project consists of a single-story convenience store with a tunnel carwash. The facility is designed for the convenience store and an additional tenant. The construction site is located on the northeast quadrant of the intersection of Long Road and Edison.

As you can see from the photos in this packet, the rectangular site is treeless and generally flat other than the drainage ditch and is otherwise featureless. The building is strategically located on the site to be compatible with the existing drainage system for the development while maintaining compatibility with neighboring developments.

This project has a 5' wide sidewalk parallel to Long Road to provide pedestrian circulation. The transition from the street to the site effectively utilizes a shared entrance for this site, the existing office building to the north and the proposed future development to the east to help eliminate multiple curb cuts. The parking is located in the front of the building, with added elements to enhance the overall design of the facility and provide safe passage to the entry plaza.

We are not proposing the use of retaining walls on the site at this time.

We are proposing a brick and vinyl plank fence to effectively screen the utility area at the northeast corner of the building.

Landscaping has been designed per city ordinance in a similar fashion to the adjacent developments. Please see attached landscape plan.

### **General Requirements for Building Design**

The owner of this facility, being a long time resident of the City of Chesterfield, has played a major role in the design of this facility and places a high priority on the appearance to enhance the success of the business and to increase the quality of the design in Chesterfield Valley.

The front and side elevations area articulated with brick, glass, reveals, a covered recessed entry and multiple colors of paint and materials. The east side of the building is designed with brick columns and reveals in rhythmically pleasing geometric patterns with accent colors to add depth and shadow lines to the elevations.

As seen on the attached elevations, the building will utilize two earth tone colors, tinted glass and anodized aluminum window frames. The colors, glass and metal items are juxtaposed on the façades of the building to create a very nice overall building design. These include a main building color of a light warm taupe and darker accent color similar in nature.

The building is constructed of brick on all four elevations.

The glass will be an energy efficient, tinted, glass in anodized aluminum frames. As you can see on the attached elevations, we have used the glass as an effective design element in the elevational articulation.

The design is respectful of the surrounding development in general and is harmonious in scale, material, and color. Nearby buildings are also constructed of brick and glass and/or earth tone colors and materials similar to ours. Signage will be applied to the building in a similar fashion as adjacent buildings.

Site lighting is planned with fully shielded, full cut-off optics light standards around the perimeter of the asphalt with wall-mounted, shoebox type fixtures on the east, west and south elevations of the building that will meet City ordinances.

Please see the site development section plan for drainage information.

The roof top units shall be screened by use of unit mounted prefinished metal.



**Specific Requirements for the Chesterfield Valley**

As stated above we encompass the building with reveals and colors for continuity while highlighting the visible front and sides with glass. The trash receptacle will be screened from public view with brick to coordinate with the building.

The electrical service will be provided by a new transformer located along the north side of the proposed building. All utilities to this building are underground.

I-64/US-40 is to the north of this property and is not readily visible from the property. Automobile parking is west of the building and the service/loading area is on the south side of the building.

Street lighting is included in this project to match the City required street lighting.

It remains our intentions to provide a design that will enhance the local environment while blending with the building types already near the Long Road and Edison Express intersection. The owner is excited about starting his new facility and becoming a business resident in the City of Chesterfield.

Thank you for your assistance.

As required, building materials that will be brought to the ARB meeting will include:

Brick, glass and frame sample, and color samples of the coatings.

End of Architects Statement





DIAL  
ARCHITECTS

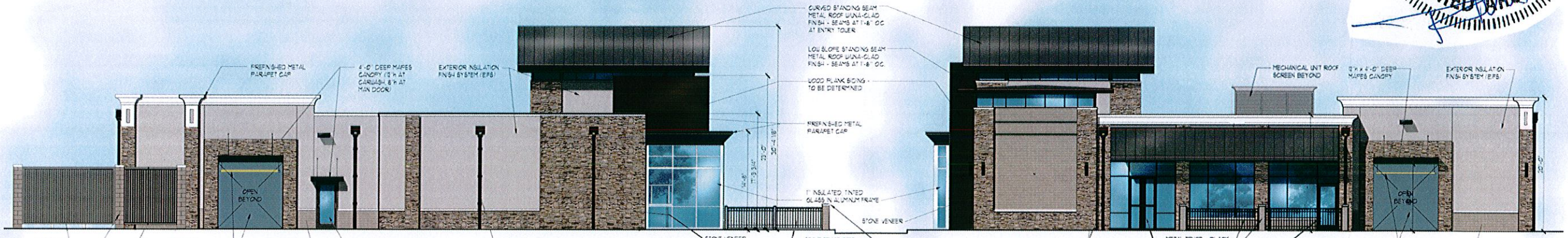
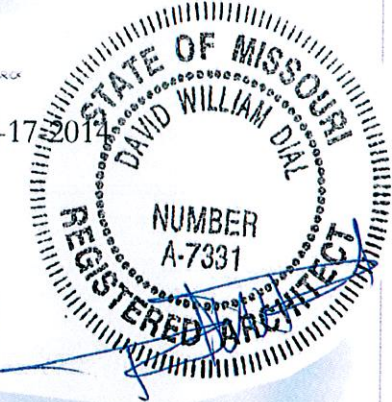
FICE ASSOCIATES





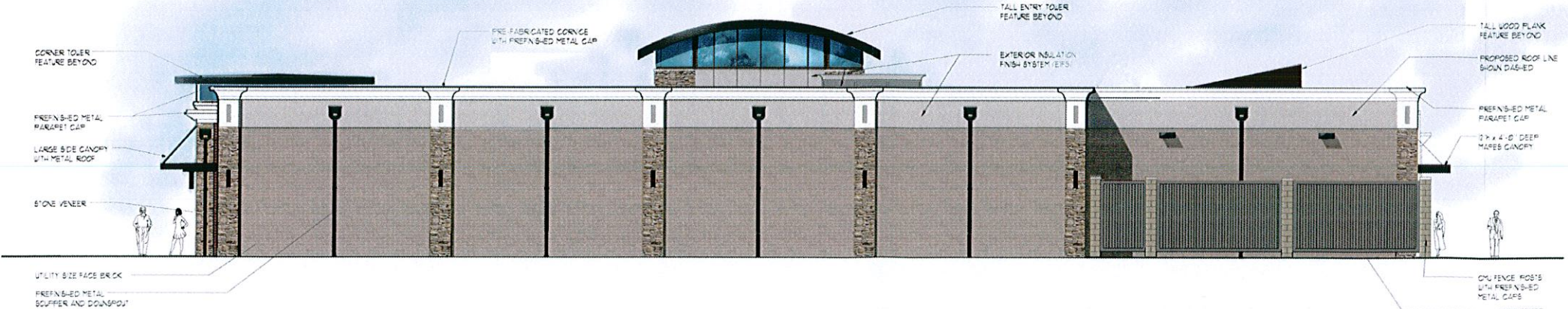
WEST ELEVATION  
1/8"=1'-0"

02-17-2012



NORTH ELEVATION  
1/8"=1'-0"

SOUTH ELEVATION  
1/8"=1'-0"



EAST ELEVATION  
1/8"=1'-0"

General Contractor:  
  
Structural Engineer:  
  
**Edison Express**  
Address: Chesterfield, MO 63005

Issue Dates:

PRELIMINARY REVIEW:	08-27-13
PRELIMINARY REVIEW:	08-30-13
PRELIMINARY REVIEW:	09-03-13
FINAL DESIGN:	09-06-13
SITE DESIGN REVIEW:	09-30-13
ELEVATION REVISIONS:	11-06-13
ELEVATION REVISIONS:	11-13-13
FINAL DESIGN:	11-15-13

COPYRIGHT © 2013 DAVID W. DIAL ARCHITECTS, P.C.

STATE OF MISSOURI REGISTERED ARCHITECT  
DAVID WILLIAM DIAL - LICENSE NUMBER A-7331  
DAVID W. DIAL ARCHITECTS, P.C.  
ARCHITECTURAL CORPORATION #2006149597



THE ARCHITECT'S SEAL AFFIXED TO THIS SHEET INDICATES THAT THE NAMED ARCHITECT HAS PREPARED OR DIRECTED THE PREPARATION OF THE MATERIAL SHOWN ONLY ON THIS SHEET. OTHER DRAWINGS AND DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY OR THE RESPONSIBILITY OF THE UNDERSIGNED.

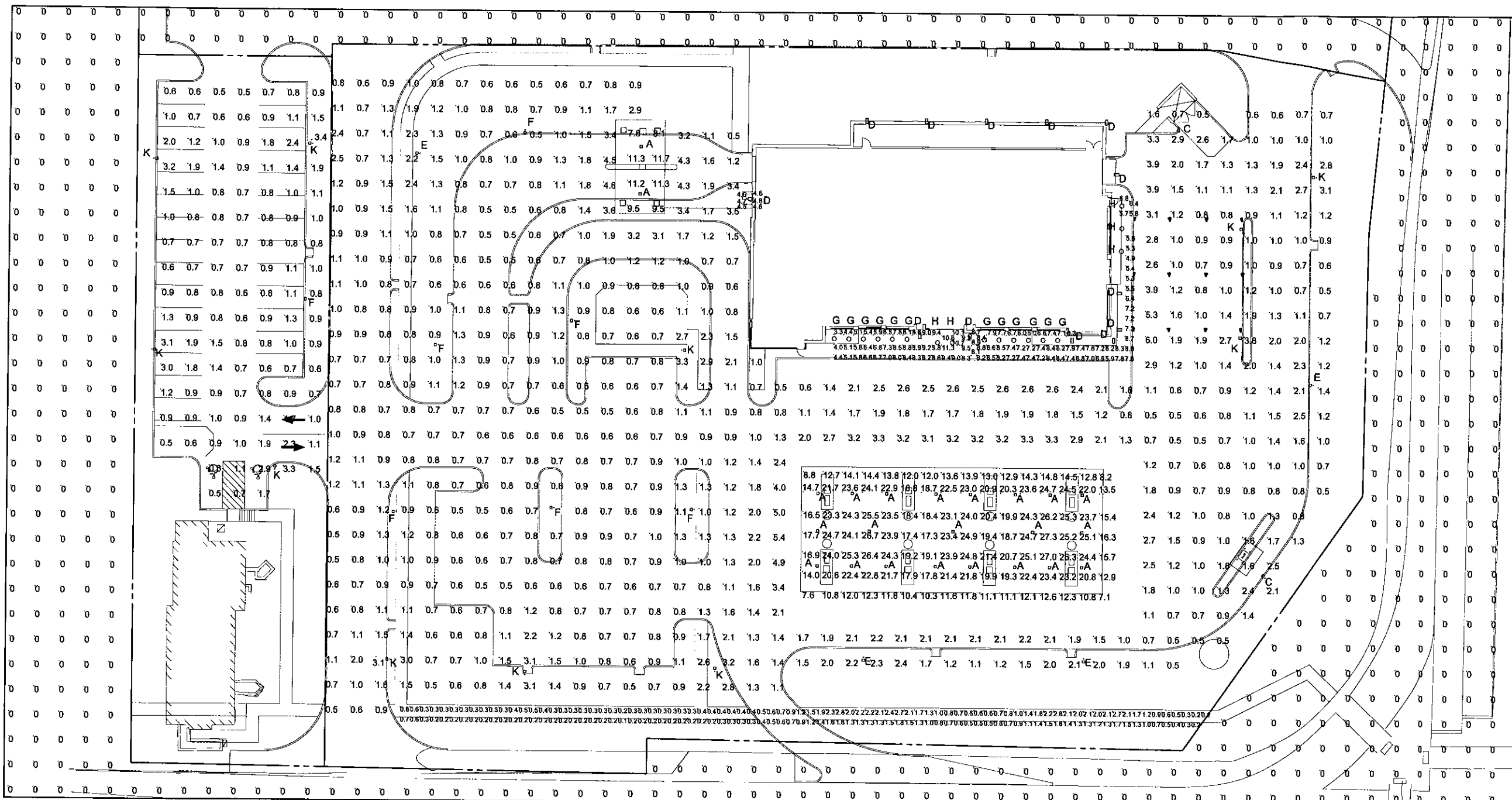


DAVID W. DIAL ARCHITECTS, P.C.  
14368 Manchester Road  
Suite 300  
Manchester, Missouri 63011  
Phone (636) 230-0400  
Fax (636) 230-0401  
www.dialarchitects.com

SHEET NUMBER:

ELEVATIONS  
PROJECT NUMBER: 11140 DATE: 11-15-13





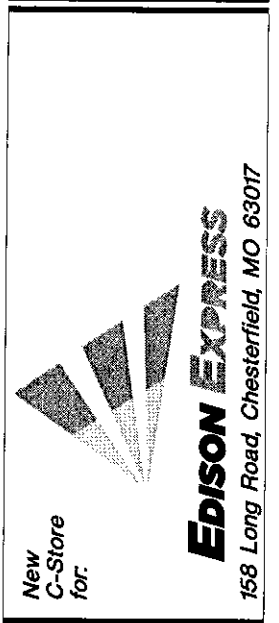
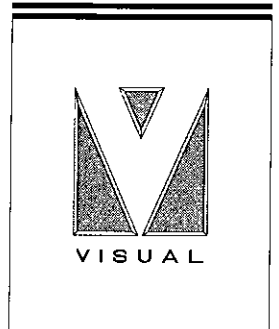
PHOTOMETRIC PLAN  
1"=20'

**NOTES**

1. Mounting height of 20' (18" pole, 2" base)  
Canopy and wall mounted lights mounted at 15'
2. Calculations taken at ground level.

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Adjacent Parking Lot	+	1.1 fc	3.4 fc	0.5 fc	6.8:1	2.2:1
Beyond Property Line	+	0 fc	0 fc	0 fc	N/A	N/A
Entrance by Carwash Entrance	+	4.8 fc	4.8 fc	4.8 fc	1.0:1	1.0:1
Canopy	+	18.9 fc	27.3 fc	7.1 fc	3.8:1	2.7:1
Car Wash Canopy	+	10.1 fc	11.7 fc	7.8 fc	1.5:1	1.3:1
Entrance by Carwash Ext	+	6.2 fc	8.8 fc	5.7 fc	1.2:1	1.1:1
Front Sidewalk Left	+	6.3 fc	8.8 fc	3.3 fc	2.7:1	1.9:1
Front Sidewalk Right	+	7.3 fc	8.8 fc	4.9 fc	1.8:1	1.5:1
Gas Station Parking Lot	+	1.3 fc	6.0 fc	0.5 fc	12.0:1	2.6:1
Main Entrance	+	9.2 fc	11.3 fc	8.1 fc	1.4:1	1.1:1
Sidewalk	+	0.8 fc	2.8 fc	0.1 fc	28.0:1	8.0:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	23	CRU-SC-LED-LW-CW-UE			CRU-SC-LED-LW-CW-UE.ies	Absolute	0.85	78
□	C	2	XPTS3-FE-LED-63-LW-CW-UE			XPTS3-FE-LED-63-LW-CW-UE.ies	Absolute	0.95	54
□	D	13	XPWS3-WW-LED-28-350-CW-UE			XPWS3-WW-LED-28-350-CW-UE.ies	Absolute	0.95	34
□	E	4	XPTS3-2-LED-63-LW-CW-UE			XPTS3-2-LED-63-LW-CW-UE.ies	Absolute	0.95	54
□	F	7	XPTS3-5-LED-63-LW-CW-UE			XPTS3-5-LED-63-LW-CW-UE.ies	Absolute	0.95	54
□	K	11	XPTS3-3-LED-63-LW-CW-UE			XPTS3-3-LED-63-LW-CW-UE.ies	Absolute	0.95	54
○	G	12	AD150-10-CW-LED-UE			AD150-10-CW-LED-UE.ies	Absolute	0.95	11.4
○	H	5	PDL6K-LED-HO-NW-120-SD			PDL6K-LED-HO-NW-120-SD.ies	Absolute	0.95	13



ISSUE DATES:

SITE PLAN REVIEW:	09-30-13
SITE PLAN REVIEW:	10-28-13
SITE PLAN REVIEW:	11-01-13
SITE PLAN REVIEW:	11-14-13
SITE PLAN REVIEW:	12-26-13
ARB REVIEW:	12-30-13
REVISIONS:	02-17-14
REVISIONS:	03-13-14
REVISIONS:	04-07-14
REVISIONS:	06-30-14

COPYRIGHT © 2014 DAVID W. DIAL ARCHITECTS, P.C.

STATE OF MISSOURI REGISTERED ARCHITECT:  
DAVID WILLIAM DIAL - LICENSE NUMBER A-7331  
DAVID W. DIAL ARCHITECTS, P.C.  
ARCHITECTURAL CORPORATION #000149051

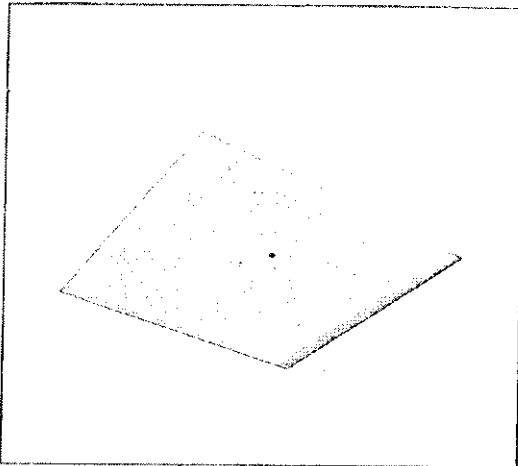
THE ARCHITECT'S SEAL AFFIXED TO THIS SHEET INDICATES THAT THE NAMED ARCHITECT HAS PREPARED OR DIRECTED THE PREPARATION OF THE MATERIALS SHOWN ONLY ON THIS SHEET. OTHER DRAWINGS AND DOCUMENTS NOT EXHIBITING THIS SEAL SHALL NOT BE CONSIDERED PREPARED BY OR THE RESPONSIBILITY OF THE UNDERSIGNED.

**dial architects**  
14354 Manchester Road • Manchester Missouri 63011  
636 230 0400 www.dialarchitects.com

SHEET NUMBER:  
**PHOTOMETRIC PLAN**  
PROJECT NUMBER: 11180 DATE: 06-30-2014



# LED CANOPY LIGHT - LEGACY™ (CRU)



US & Int'l. patents pending.

## SMARTTEC™ ENERGY SAVING FEATURES

**THERMAL CONTROL** - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceeds rated temperature.

**HOUSING** - Low profile, durable die-cast, aluminum construction, providing a reliable weather-tight seal.

**LEDS** - Features an array of select, mid-power, high brightness, high efficiency LED chips, 5300°K color temperature, 70 CRI (nominal).

**DRIVE CURRENT** - Choice of Low Wattage (LW), Mid Wattage (MW), Super Saver (SS), High Output (HO), or Very High Output (VHO).

**OPTICS / DISTRIBUTION** - Symmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

**OPTICAL UNIT** - Features an ultra-slim 3/4" profile die cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

**PRESSURE STABILIZING VENT** - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

**HAZARDOUS LOCATION** - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions.

**DRIVER** - State-of-the-art driver technology superior energy-efficiency and optimum light output. LSI driver components are fully encased in potting for IP65 moisture resistance. Complies with IEC and FCC standards. Surge protected at 10KV.

**DRIVER HOUSING** - Die cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

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

**ELECTRICAL** - Universal voltage power supply, 120-277 VAC, 50/60 HZ input. LSI drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C.

**FINISH** - Standard color is white and is finished with LSI's DuraGrip polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

**INSTALLATION** - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottsdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

**SHIPPING WEIGHT** - 25 pounds (single pack), 50 pounds (double pack).

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

**WARRANTY** - Limited 5-year warranty.

**LISTING** - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

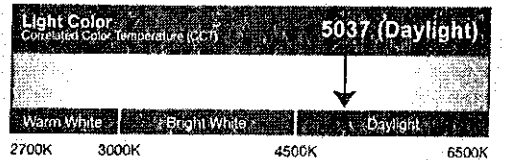
**PHOTOMETRICS** - Applications layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

## LED lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	16997
Watts	148.9
Lumens per Watt (Efficacy)	114

Color Accuracy  
Color Rendering Index (CRI) **74**



Warranty\*\* **Yes**

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008 Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

\*\* See [www.lightingfacts.com/products](http://www.lightingfacts.com/products) for details.

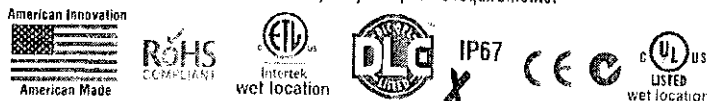
Registration Number: FSGN NZWMD8 J612/2013  
Model Number: CRU-SC-LED-HO-CW-UE  
Type: Canopy light

**Class 1, Division 2** – Standard on HO, SS, MW & LW only

**T5 Temperature Classification** – The surface temperature of this product will not rise above 100°C, within a 40°C ambient.

**Gas Groups A,B,C, and D** – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

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



CRU-SC-LED-LW-CW-UE



Project Name \_\_\_\_\_ Fixture Type **A**  
Catalog # \_\_\_\_\_

08/23/13

© 2013

LSI INDUSTRIES, INC.

# LED CANOPY LIGHT - LEGACY™ (CRU)



## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRU SC LED SS CW UE WHT**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRU	SC - Standard Symmetric	LED	LW - Low Watt <del>MW - Mid Wattage</del> <del>SS - Super Saver</del> HO - High Output <del>VHO - Very High Output</del>	CW - Cool White	UE - Universal Voltage (120-277V)  347-347V <sup>1</sup>	WHT - White BRZ - Bronze BLK - Black	2L - Bi-Level Switching <sup>2</sup>

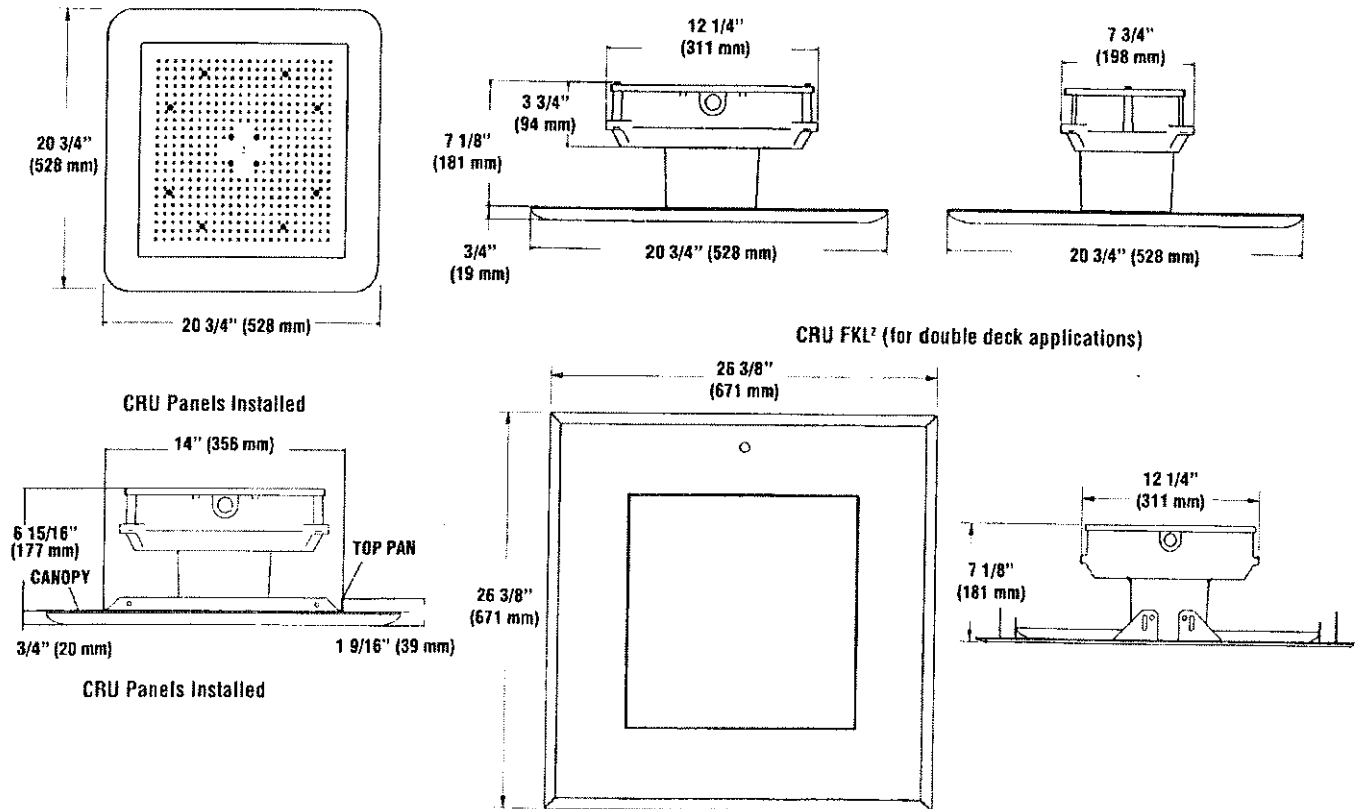
### FOOTNOTES:

- 1- 347V only available in HO drive current.
- 2- Bi-Level available on "HO" drive current only.

## ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SCF to CRU, for 16" Deck Panel	525946	Kit - Hole Plugs and Silicone (enough for 25 retrofits) <sup>1</sup>	1320540
Retrofit Panels - ECTA / SCF to CRU, for 12" Deck Panel	530281	CRU FKL - Flange Kit <sup>2</sup>	537530WHT
Retrofit 2x2 Cover Panel (no holes)	357282	1- Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit RIC Cover Panel Blank (no holes)	354702	2- Flange Kit used to mount CRU in double deck applications	

## DIMENSIONS



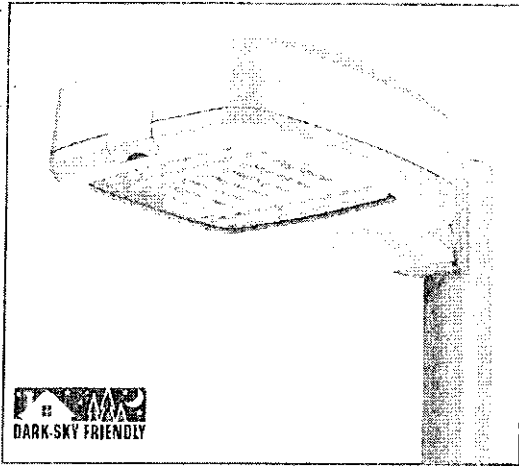
## LIGHT OUTPUT - CRU

	Lumens	Watts	LPW	
Cool White	LW - Low Watt	8,438	76	111
	MW - Mid Watt	11,656	103	113
	SS - Super Saver	13,638	129	106
	HO - High Output	17,001	149	114
	VHO - Very High Output	20,997	192	109

# LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



US patent 7828456, 7952293, 8002428, 8177386 and CAN 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending



**SMARTTEC™ THERMAL CONTROL** - Sensors in the driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe temperature is reached.

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

**LEDS** - Select high-brightness LEDs in Cool White (5800°K nominal) or Neutral White (4000°K nominal) color temperature. 70 CRI (nominal)

**DISTRIBUTION/PERFORMANCE** - Types 2, 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**HOUSING** - One-piece, die-cast aluminum in a multi-radiused, rectangular shape with mounting arm cast in as an integral part of the housing. All hardware is stainless steel or electro-zinc plated steel.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to die-cast aluminum door assembly. Secures to housing with stainless steel hinge bracket. Integral over-center latch allows easy tool-less access to driver. Optic provided with catch mechanism that limits door swing. One-piece extruded silicone gasket seals optical assembly against the housing.

**MOUNTING** - Use with 5" traditional drilling pattern. Integral cast mounting arm is flat for square pole applications. Use round pole adaptor (RPPC) to mount to round poles. RPPC must be ordered separately. Extruded 6" arm extension is available (but not required).

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE-50-60Hz input) and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified). Fixture watts (nominal): LW - 54, SS - 75.

**DRIVER** - Available in LW (low wattage) and SS (super saver) drive currents. (Drive currents are factory programmed.) State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with requirements of FCC title 47CFR Part 15, Class A and B: Part 18, Class A.

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

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, graphite, satin verde green, metallic silver and white. Meets requirements of ASTM B117 1000-hour salt fog and ASTM G155 1000-hour Xenon Arc UV tests (supersedes G53-UVB313).

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

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT** - 30 lbs./13.6Kg

**LISTING** - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

		# of LEDES	Lumens (Nominal)			
			Type 2	Type 3	Type FT	Type 5
Cool White	LW	63	4300	4100	4500	3300
	SS	63	5400	5100	5600	4200
Neutral White	LW	83	3700	3600	4000	2900
	SS	63	4900	4000	5100	3900

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



Also available in traditional light sources

XPTS3-FT-LED-63-LW-CW-UE

C



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_

Catalog # \_\_\_\_\_

10/28/13

© 2013

LSI AND STRAIN, INC.

# LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPTS3 FT LED 63 SS CW UE WHT PCI120**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPTS3 - LED Patriot Small	<ul style="list-style-type: none"> <li>→ Type II →</li> <li>→ Type III →</li> <li>FI - Forward Throw</li> <li>→ Type V →</li> </ul>	LED	63	<ul style="list-style-type: none"> <li>→ Super →</li> <li>→ Cover →</li> <li>LW - Low Watt</li> </ul>	<ul style="list-style-type: none"> <li>CW - Cool White</li> <li>→ Neutral White →</li> </ul>	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	PCI120 - 120V Button-Type Photocell PCI206-277 - 208-277V Button-Type Photocell PCI347 - 347V Button-Type Photocell TB - Terminal Block

### LUMINAIRE EPA CHART - XPT3

Single	1.1
D180°	2.1
D90°	1.6
T90°	2.7
TN120°	2.8
Q90°	3.2

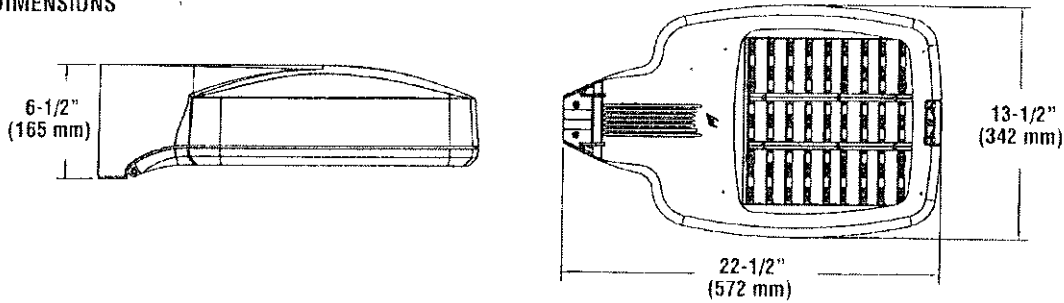
Note: House Side Shield adds to fixture EPA. Consult Factory.

### ACCESSORY ORDERING INFORMATION (Accessories are field installed)

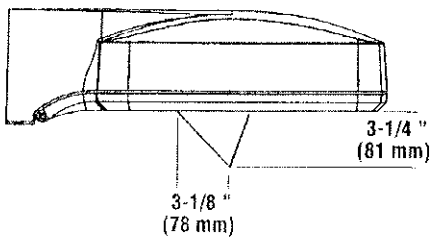
Description	Order Number	Description	Order Number
RPPC - Round Pole Plate	141940CLR	XPTS3 HSS - House Side Shield Type 2, 3, FT	516850BLK**
FK120 - Single Fusing	FK120*	XPTS3 PLS - Polycarbonate Shield	263016
FK277 - Single Fusing	FK277*	BKS-BO-PTS-WM-* - CLR - Wall Mount Plate	263230CLR
DFK208, 240 - Double Fusing	DFK208, 240*	BKA-BO-PTS-EC-6-CLR - Extension Arm	263228CLR
DFK480 - Double Fusing	DFK480*	BKA-BO-RA-B-CLR - Radius Arm	169Q10CLR
FK347 - Single Fusing	FK347*	BKU-BO-S-19-CLR - Upsweep Bracket for Round and Square Poles	144191CLR

NOTES: \*Fusing must be located in the hand hole of pole. \*\*Black only.

### DIMENSIONS



House Side Shield (HSS)  
Rear Mounted (516850 BLK)





# LED PATRIOT WALL SCNCE (XPWS3)



US patents D562491 & 7828456 and US & Int'l. patents pending

## SMARTTEC™ ENERGY SAVING FEATURES:

**THERMAL CONTROL** - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

**OCCUPANCY SENSING** - Integral sensor (optional) detects movement and activates switching of luminaire to 30% power when no presence is detected. Smart dim slowly lowers light level over a 10-second period.

**LEDs** - Available with 28 or 48 select high-brightness LED's in Cool White (5300°K nominal) or Neutral White (4200°K nominal) color temperature, 70 CRI (nominal).

**DRIVER CURRENT OPTIONS** - Choose from two drive current levels; 350mA and 450mA (Drive currents are factory programmed).

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

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

**DRIVER** - Components are fully encased in potting material for IP68 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), 347VAC and 480VAC.

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

**EMERGENCY OPTIONS** - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for a minimum of 90 minutes. EMR2 option for two external 12 volt circuits for use with 35 watt Halogen lamps (provided) is available.

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

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

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

**POLE MOUNTING** - XPMA option adds a clean look closure to the back of the housing and includes bracket to allow fixture to be pole-mounted.

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finish process. The DuraGrip finish withstands extreme weather changes without cracking and peeling, and is guaranteed for five full years. See ordering guide for available standard colors.

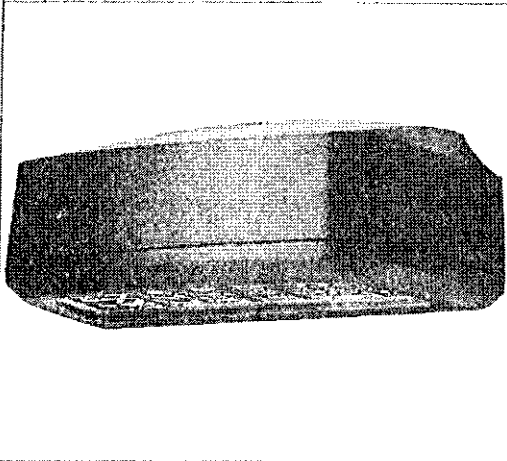
**SHIPPING WEIGHT (in carton)** - 25 lbs. (11 kg)

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

**WARRANTY** - Limited 5-year warranty

**PHOTOMETRICS** - Application layouts are available. Contact LSI Applications at lighting.apps@lsi-industries.com

**LISTING** - ETL listed to ANSI/UL 1598, UL 8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. Optional Class 1 Division 2 (groups A, B, C & D) hazardous location rating is available. (Select HL option)

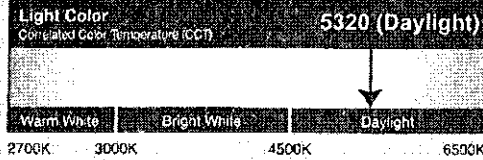


## lighting facts®

A Program of the U.S. DOE

Light Output (Lumens) **4020**  
 Watts **53**  
 Lumens per Watt (Efficacy) **76**

Color Accuracy **67**  
 Color Rendering Index (CRI)



All results are according to IESNA LM 79-2008 Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: KGGN-V1H7ZA  
 Model Number: XPWS3 FT LFI 48 350 CW UE  
 Type: Outdoor wall pack

### LIGHT OUTPUT - XPWS3

Milliamps	# of LEDs	Distribution/Lumens (Nominal)				Watts
Cool White		Type FT	Type WT	Type WW		
350 mA	28	2300	2280	2580	33	
	48	4920	3940	4180	53	
450 mA*	28	2820	2740	3010	41	
	48	4810	4680	4870	60	
Neutral White						
350 mA	28	2260	2190	2430	32	
	48	3740	3570	3760	52	
450 mA	28	2660	2600	2850	41	
	48	4420	4180	4450	57	

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

IP65



ARRA  
Funding Compliant

ROHS  
COMPLIANT

Intertek  
Suitable for wet locations  
(downlight only)

Project Name

Fixture Type

Catalog #

XPWS3-WW-LED-28-350-CW-UE

07/27/12

© 2012

LSI INDUSTRIES INC.

# LED PATRIOT WALL SCONCE (XPWS3)



## LUMINAIRE ORDERING INFORMATION

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

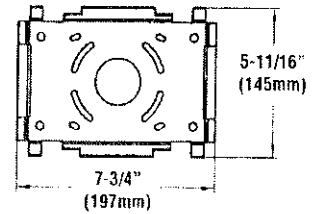
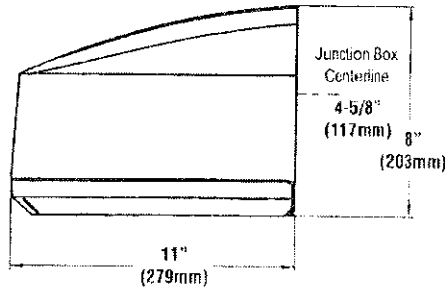
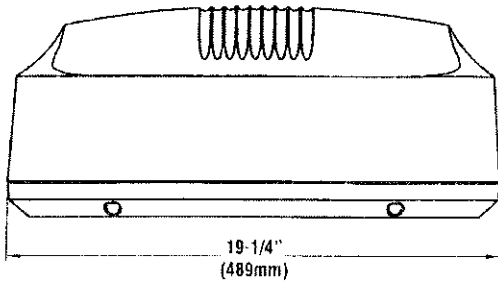
Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPWS3 - LED Patriot Wall Sconce	WT - Wide Throw FW - Forward Throw WW - Wall Wash	LED	28 <del>48</del>	350 - 350mA <del>450 - 460mA</del>	CW - Cool White <del>NW - Neutral White</del>	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up <sup>1</sup> CWBB - Cold Weather Battery Back-up <sup>1</sup> IMS - Integral Motion Sensor TP - Tamper Proof EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps <sup>2</sup> PCI 120 - Button Type Photocell PCI 208 - Button Type Photocell PCI 240 - Button Type Photocell PCI 277 - Button Type Photocell PCI 347 - Button Type Photocell HL - Class I, Division 2, Hazardous Location Rating, ETL listed to UL844 <sup>3</sup> XPMA - Pole Mounting Adaptor w/fixture backplate for use with square poles <sup>4</sup> XPMAR - Pole Mounting Adaptor w/fixture backplate for use with round poles <sup>4</sup>

ACCESSORY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
XPWS3 Polycarbonate Shield	244657
XPWS3 SW BLK - Surface Wiring Box (Available in black only)	356915BLK
SCDB - Tamper-proof Screwdriver Bit	420908

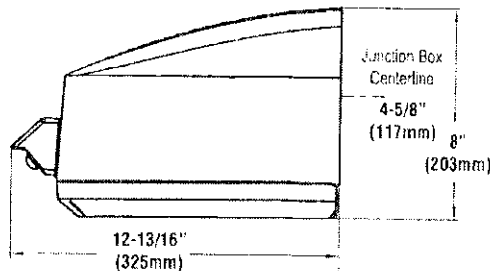
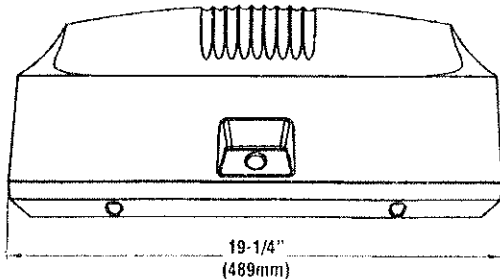
### FOOTNOTES:

- 1 - Available with UE voltage only.
- 2 - Utilizes G24 sockets. 12 volt separate circuits required. Not available with battery back-up, photocell option, HL, XPMA or XPMAR options.
- 3 - Not available with battery back-up, photocell or EMR2 option.
- 4 - Not available with EMR2 option. Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.

### DIMENSIONS



Universal Mounting Plate



Shown with IMS Option

D

Project Name: \_\_\_\_\_ Fixture Type: \_\_\_\_\_  
 Catalog # \_\_\_\_\_

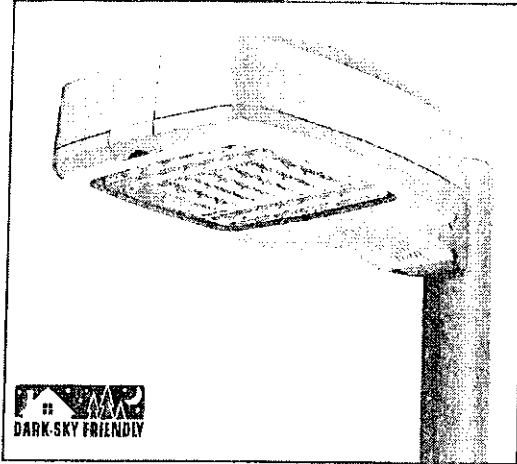
01/27/12

© 2012  
 LSI INDUSTRIES, INC.

# LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



US patent 7828456, 7952293, 8002428, 8177386 and CAN 2736757 and MX patent 29631 and ISRL 49679 and AUS 2006312668 and US & Int'l. patents pending



**SMARTTEC™ THERMAL CONTROL** - Sensors in the driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe temperature is reached.

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

**LEDS** - Select high-brightness LEDs in Cool White (5800°K nominal) or Neutral White (4000°K nominal) color temperature. 70 CRI (nominal)

**DISTRIBUTION/PERFORMANCE** - Types 2, 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**HOUSING** - One-piece, die-cast aluminum in a multi-radiused, rectangular shape with mounting arm cast in as an integral part of the housing. All hardware is stainless steel or electro-zinc plated steel.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to die-cast aluminum door assembly. Secures to housing with stainless steel hinge bracket. Integral over-center latch allows easy tool-less access to driver. Optic provided with catch mechanism that limits door swing. One-piece extruded silicone gasket seals optical assembly against the housing.

**MOUNTING** - Use with 5" traditional drilling pattern. Integral cast mounting arm is flat for square pole applications. Use round pole adaptor (RPPC) to mount to round poles. RPPC must be ordered separately. Extruded 6" arm extension is available (but not required).

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE-50-60Hz input) and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified). Fixture watts (nominal): LW - 54, SS - 75.

**DRIVER** - Available in LW (low wattage) and SS (super saver) drive currents. (Drive currents are factory programmed.) State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with requirements of FCC title 47CFR Part 15, Class A and B: Part 18, Class A.

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

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, graphite, satin verde green, metallic silver and white. Meets requirements of ASTM B117 1000-hour salt fog and ASTM G155 1000-hour Xenon Arc UV tests (supersedes G53-UVB313).

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

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT** - 30 lbs./13.6Kg

**LISTING** - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

LIGHT OUTPUT - XPTS3						
		# of LEDs	Lumens (Nominal)			
			Type 2	Type 3	Type FT	Type 5
Cool White	LW	63	4300	4100	4500	3300
	SS	63	5460	5100	5600	4200
Neutral White	LW	63	3700	3800	4000	2900
	SS	63	4900	3800	5100	3900

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



Also available in traditional light sources

XPTS3-2-LED-63-LW-CW-UE

E



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_

Catalog # \_\_\_\_\_

10/28/13

© 2013

LSI/INDUSTRIES

# LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPTS3 FT LED 63 SS CW UE WHT PC120**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPTS3 - LED Patriot Small	2- Type II <del>2- Type III</del> <del>7- Forward</del> <del>Throw</del> <del>5- Type V</del>	LED	63	<del>SS - Super</del> <del>Saver*</del> LW - Low Watt	CW - Cool White <del>NW - Neutral White</del>	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	PC120 - 120V Button-Type Photocell PC1208-277 - 208-277V Button-Type Photocell PC1347 - 347V Button-Type Photocell TB - Terminal Block

### LUMINAIRE EPA CHART - XPTS3

	Single	1.1
	D180°	2.1
	D90°	1.6
	T90°	2.7
	TN120°	2.8
	Q90°	3.2

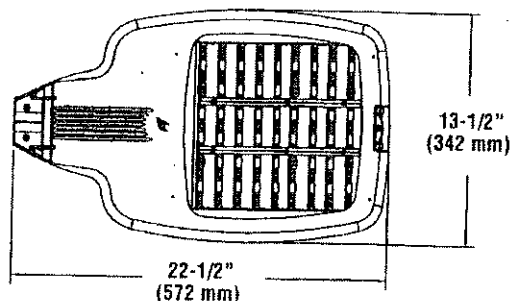
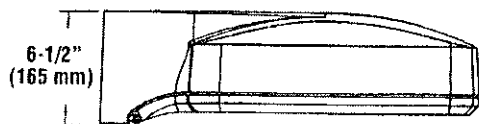
Note: House Side Shield adds to fixture EPA. Consult Factory.

### ACCESSORY ORDERING INFORMATION (Accessories are field installed)

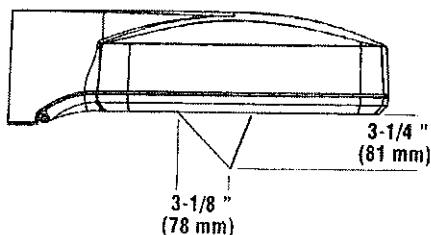
Description	Order Number	Description	Order Number
RPPC - Round Pole Plate	141940CLR	XPTS3 HSS - House Side Shield Type 2, 3, FT	516850BLK**
FK120 - Single Fusing	FK120*	XPTS3 PLS - Polycarbonate Shield	263016
FK277 - Single Fusing	FK277*	BKS-BO-PTS-WM--CLR - Wall Mount Plate	263230CLR
DFK208, 240 - Double Fusing	DFK208,240*	BKA-BO-PTS-EC-6-CLR - Extension Arm	263228CLR
DFK480 - Double Fusing	DFK480*	BKA-BO-BA-8-CLR - Radius Arm	169010CLR
FK347 - Single Fusing	FK347*	BKLJ-BO-S-19-CLR - Upsweep Bracket for Round and Square Poles	144191CLR

NOTES: \*Fusing must be located in the hand hole of pole. \*\*Black only.

### DIMENSIONS



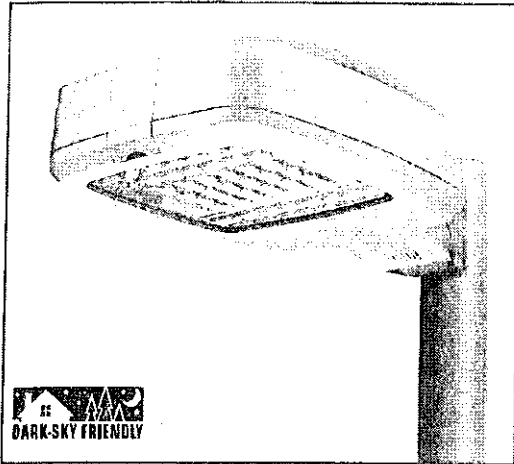
House Side Shield (HSS)  
Rear Mounted (516850 BLK)



# LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



US patent 7828456, 7952293, 8002428, 8177386 and CAN 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending



**SMARTTEC™ THERMAL CONTROL** - Sensors in the driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe temperature is reached.

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

**LEDS** - Select high-brightness LEDs in Cool White (5800°K nominal) or Neutral White (4000°K nominal) color temperature. 70 CRI (nominal)

**DISTRIBUTION/PERFORMANCE** - Types 2, 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**HOUSING** - One-piece, die-cast aluminum in a multi-radiused, rectangular shape with mounting arm cast in as an integral part of the housing. All hardware is stainless steel or electro-zinc plated steel.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to die-cast aluminum door assembly. Secures to housing with stainless steel hinge bracket. Integral over-center latch allows easy tool-less access to driver. Optic provided with catch mechanism that limits door swing. One-piece extruded silicone gasket seals optical assembly against the housing.

**MOUNTING** - Use with 5" traditional drilling pattern. Integral cast mounting arm is flat for square pole applications. Use round pole adaptor (RPPC) to mount to round poles. RPPC must be ordered separately. Extruded 6" arm extension is available (but not required).

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE-50-60Hz input) and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified). Fixture watts (nominal): LW - 54, SS - 75.

**DRIVER** - Available in LW (low wattage) and SS (super saver) drive currents. (Drive currents are factory programmed.) State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with requirements of FCC title 47CFR Part 15, Class A and B: Part 18, Class A.

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

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, graphite, satin verde green, metallic silver and white. Meets requirements of ASTM B117 1000-hour salt fog and ASTM G155 1000-hour Xenon Arc UV tests (supersedes G53-UVB313).

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

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT** - 30 lbs./13.6Kg

**LISTING** - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

LIGHT OUTPUT - XPTS3						
		# of LEDs	Lumens (Nominal)			
			Type 2	Type 3	Type FT	Type 5
Cool White	LW	63	4300	4100	4500	3300
	SS	63	6400	5100	5600	4200
Neutral White	LW	63	3700	3800	4000	2800
	SS	63	4800	5000	5100	3900

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



Also available in traditional light sources

XPTS3-5-LED-63-LW-CW-UE

F



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
 Catalog # \_\_\_\_\_

10/28/13  
 © 2013

# LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPTS3 FT LED 63 SS CW UE WHT PCI120**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPTS3 - LED Patriot Small	<del>2 - Type II</del> <del>3 - Type III</del> <del>FT - Forward Throw</del> 5 - Type V	LED	63	<del>60 - Super</del> <del>60 - Super</del> LW - Low Watt	CW - Cool White <del>NW - Neutral White</del>	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	PCI120 - 120V Button-Type Photocell PCI208-277 - 208-277V Button-Type Photocell PCI347 - 347V Button-Type Photocell TB - Terminal Block

## LUMINAIRE EPA CHART - XPT3

	Single	1.1
	D180°	2.1
	D90°	1.6
	T90°	2.7
	TN120°	2.8
	Q90°	3.2

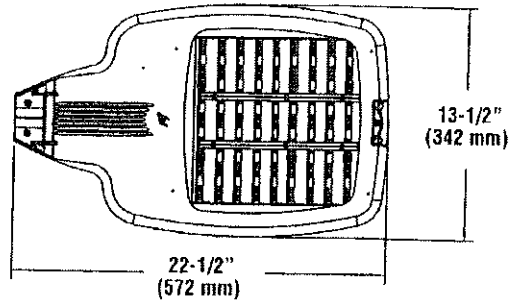
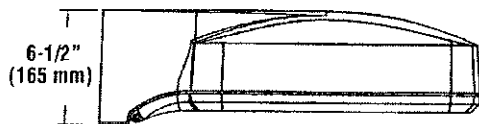
Note: House Side Shield adds to fixture EPA. Consult Factory.

## ACCESSORY ORDERING INFORMATION (Accessories are field installed)

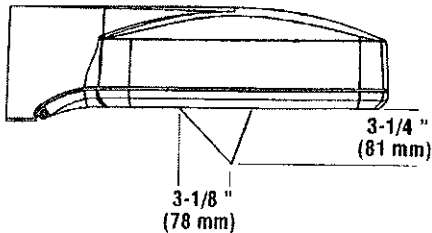
Description	Order Number	Description	Order Number
RPPC - Round Pole Plate	141940CLR	XPTS3 HSS - House Side Shield Type 2, 3, FT	516850BLK**
FK120 - Single Fusing	FK120*	XPTS3 PLS - Polycarbonate Shield	263016
FK277 - Single Fusing	FK277*	BKS-BQ-PTS-WM-* - CLR - Wall Mount Plate	263230CLR
DFK208, 240 - Double Fusing	DFK208,240*	BKA-60-PTS-EC-6-CLR - Extension Arm	263228CLR
DFK480 - Double Fusing	DFK480*	BKA-BQ-BA-8-CLR - Radius Arm	169010CLR
FK347 - Single Fusing	FK347*	BKU-BQ-S-19-CLR - Upsweep Bracket for Round and Square Poles	144191CLR

NOTES: \*Fusing must be located in the hand hole of pole. \*\*Black only.

## DIMENSIONS



House Side Shield (HSS)  
Rear Mounted (516850 BLK)



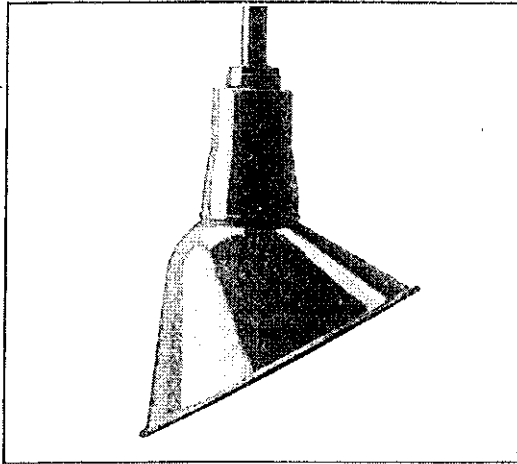
F



# LSI ABOLITE® LED ANGLED REFLECTOR (AD)



US patents D598162 & D581585 & D581544 & 7697766 and US & Int'l. patents pending



**APPLICATIONS** - Signage Lighting and Accent Lighting. Interior or Exterior.

**PRODUCT HIGHLIGHTS**

- **“Green” Energy-Saving** - Reduces greenhouse gas emissions, slashes operating costs, extends life and eliminates costly lamp disposal involving mercury waste.
- **Long Lasting Sparkle** - LED light beam contains no heat, and no UV, which means degradation in color or quality of the product under display is minimized.
- **Dramatically Lower Maintenance Costs** - 60,000-hour LED source extends life 3 to 5 times as compared to conventional HID sources, 30 times incandescent.
- **Integrated Power Supply** - Built into fixture allowing RLM to be connected directly to line voltage.

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

**LEDS** - Select high-brightness LEDs in Cool White (5300° K nominal), Neutral White (4000° K nominal), and Warm White (3500° K nominal) color temperature. 70 CRI (nominal) CW. 80 CRI (nominal) NW and WW.

**OPTIONAL DIRECTIONAL OPTICS** - Allows field adjustment of the light beam for directional illumination of signage.

**REFLECTOR** - Heavy duty spun galvanized steel construction with polyester powder coat finish.

**LIGHT OUTPUT** - With an input power of 11 watts: DO - Optional Directional Optics (nominal) - Cool White - 970 lumen, Neutral White - 810 lumens and Warm White - 745 lumens. Symmetric Optics (nominal) - Cool White - 905 lumens, Neutral White - 760 lumens and Warm White - 700 lumens

**MOUNTING** - Fixed hub tapped for 3/4" NPT conduit. Pre-wired with 96" leads. Not designed for upright applications.

**ELECTRICAL** - Integral, surge protected power supply operates on 120-240 VAC (50/60Hz) input; no external power supplies required.

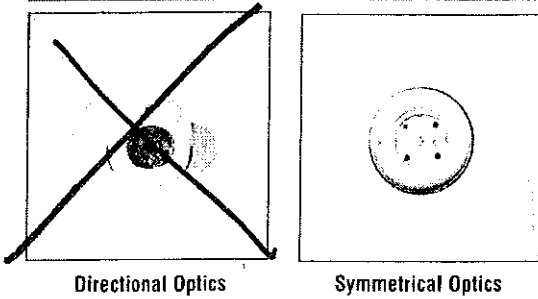
**DRIVER** - State-of-the-art driver designed specifically for RLM fixtures provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

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

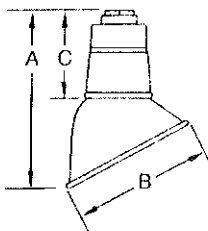
**FINISH** - Available in either architectural textured, high gloss or satin finish.

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

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



**DIMENSIONS**



Prefix	Height (A)	Diameter (B)	Neck (C)	Weight (lbs./kg)
AD 100	10" (254mm)	7" (178mm)	5" (127mm)	2.0 (.9kg)
AD 150	11-1/2" (292mm)	9" (229mm)	5-1/4" (133mm)	2.0 (.9kg)
AD 200	13-1/2" (343mm)	11" (279mm)	5-1/2" (140mm)	2.5 (1.1kg)

Also available in traditional light sources

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



AD 150-10-CW-LED-UE

G



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
 Catalog # \_\_\_\_\_

01/21/14  
 © 2014

# LSI ABOLITE® LED ANGLED REFLECTOR (AD)



## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **AD 200 10 CW LED UE MSV LDS96 WL DO**

Prefix	# of LED's	Color Temperature	Light Source	Input Voltage	Reflector Color	Mounting	Options
<del>AD 100</del> AD 150' <del>AD 200'</del>	10	CW - Cool White <del>NW - Neutral White</del> <del>WW - Warm White</del>	LED	120-240 <sup>2</sup>	MSV-Metallic Silver GWT-Gloss White GBK-Gloss Black GRD-Gloss Red GPT-Textured Graphite RUS-Textured Rust SCP-Satin Copper STQ-Satin Turquoise SVG-Satin Verde Green	LDS96 WL - Factory prewired leads for use with stem or bracket mounting	<del>DO - Directional Optics</del>

- 1- Cordsets not available for AD Series.
- 2- Fixture will not operate on 277VAC (120-240 only).

Description	Order Number
3/4" (19mm) Tap Decorative Box Cover Aligner - Gloss White	BC600 3 GWT
3/4" (19mm) Tap Round Box Cover Aligner - Zinc	BC585 ZINC
3/4" (19mm) Tap Square Box Cover Aligner - Zinc	BC585SQ ZINC

- Standard BC600 finish is Gloss White Powder; other RLM colors available.

Description	Order Number
7" (178mm) Convex Wire Guard - Metallic Silver	COG 7 MSV
9" (229mm) Convex Wire Guard - Metallic Silver	COG 9 MSV
11" (279mm) Convex Wire Guard - Metallic Silver	COG 11 MSV

- Standard finish is Metallic Silver Powder; other RLM colors available.

Description	Order Number
3/4" x 3" (19mm x76mm) Aluminum Stem - Gloss White	ST 3 3 GWT
3/4" x 6" (19mm x152mm) Aluminum Stem - Gloss White	ST 6 3 GWT
3/4" x 12" (19mm x .4m) Aluminum Stem - Gloss White	ST 12 3 GWT
3/4" x 18" (19mm x .5m) Aluminum Stem - Gloss White	ST 18 3 GWT
3/4" x 24" (19mm x .6m) Aluminum Stem - Gloss White	ST 24 3 GWT
3/4" x 36" (19mm x .9m) Aluminum Stem - Gloss White	ST 36 3 GWT
3/4" x 48" (19mm x 1.2m) Aluminum Stem - Gloss White	ST 48 3 GWT
3/4" x 60" (19mm x 1.5m) Aluminum Stem - Gloss White	ST 60 3 GWT
3/4" x 72" (19mm x 1.8m) Aluminum Stem - Gloss White	ST 72 3 GWT
3/4" (19mm) Alum. Stem Coupler - Gloss White	COP 3 GWT

- Standard finish is Gloss White Powder; other RLM colors available.

Description	Order Number
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB A 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB B 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB C 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB D 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB E 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB F 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB G 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB H 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB J 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB K 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB P 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB U 3 GWT

Description	Order Number
Contemporary Wall Bracket - Medium - Gloss White	CWBM 1 GWT
Contemporary Wall Bracket - Long - Gloss White	CWBL 1 GWT
Nostalgic Aluminum Wall Scroll Bracket - Gloss White	DWB 1 GWT

### BRACKETS

- See Indoor section for detail on bracket sizes and shapes.
- Standard finish is Gloss White Powder; colors available.
- Designed for mounting to recessed 4" (102mm) octagon box (by others).



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
Catalog # \_\_\_\_\_

01/21/14

© 2014

LSI INDUSTRIES, INC.

G

# LED 6 INCH WET-LISTED DOWNLIGHT (PDL6K)



**COMPLETE KIT** - PDL6K comes complete with high-efficiency LED modules, recessed housing and built-in trim.

**LEDs** - Select high-brightness LEDs. Color temperature 4000K (NW, nominal). CRI = 90 (nominal)

**LED MODULE ASSEMBLY** - Durable plastic housing integrates LED module, white trim and white baffle reflector. Frosted lens eliminates direct view of LEDs. Torsion springs safely secure LED module in housing. Other trims available, consult factory.

**ROUGH-IN HOUSING** - Non-IC housing must be kept at least 3" away from insulation. 16-gauge galvanized steel housing includes frame with bar hangers with nails for wood joist. Adjustable 14" to 25" for precise placement. Bar hangers include T-bar notch for T-grid ceilings

**DIMMING** - PDL6K is dimmable to 10% with standard 120V electronic dimmers. Contact factory for use with incandescent or magnetic low-voltage dimmers.

**DELIVERED LUMENS** - 900 (HO Output) or 700 (SS)

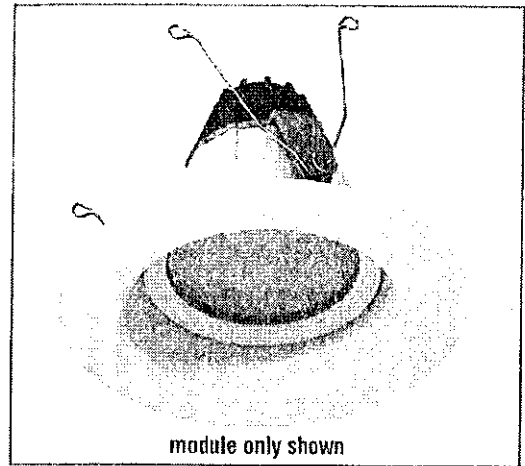
**INPUT POWER** - 13 watts (HO); 10 watts (SS)

**EXPECTED LIFE** - Minimum 50,000 hours.

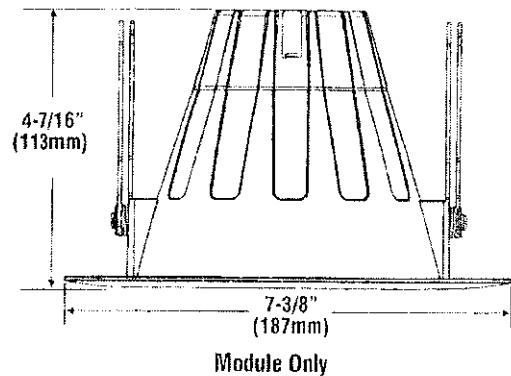
**WARRANTY** - Limited 5-year warranty.

**LISTING** - Wet location. ETL listed to U.S. and Canadian safety standards.

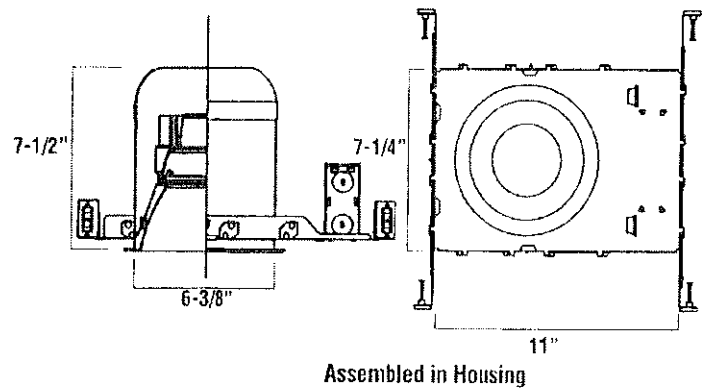
**PHOTOMETRICS** - LM-79 and LM-80 reports, as well as application layout assistance are available on request. Contact LSI Applications Group or [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com).



## DIMENSIONS



**ARRA**  
Funding Compliant



## ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **PDL6K LED HO NW 120**

Prefix	Light Source	Lumen Output	Color Temp	Line Voltage
PDL6K - 6" Downlight (Module & housing)	LED	HO - High Output <del>SS - Super Saver</del>	NW - Neutral White (4000K)	120 - 120 VAC

**PDL6K-LED-HO-NW-120-SD H**

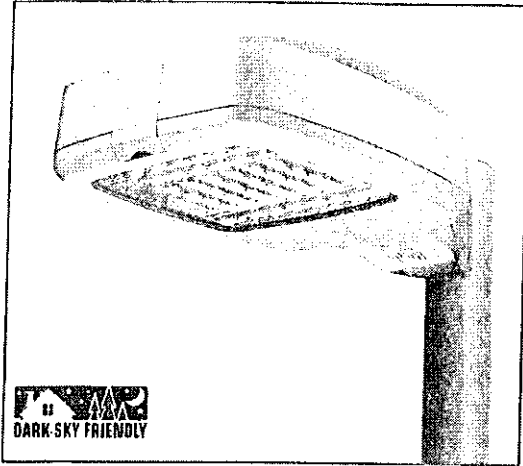


Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_  
Catalog # \_\_\_\_\_

01/21/14  
© 2014

# LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)

**Crossover**  
LED LIGHTING TECHNOLOGY



US patent 7828456, 7952293, 8002428, 8177386 and CAN 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

**SMARTTEC™ THERMAL CONTROL** - Sensors in the driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe temperature is reached.

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

**LEDS** - Select high-brightness LEDs in Cool White (5800°K nominal) or Neutral White (4000°K nominal) color temperature. 70 CRI (nominal)

**DISTRIBUTION/PERFORMANCE** - Types 2, 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

**HOUSING** - One-piece, die-cast aluminum in a multi-radiused, rectangular shape with mounting arm cast in as an integral part of the housing. All hardware is stainless steel or electro-zinc plated steel.

**OPTICAL UNIT** - Clear tempered optical grade flat glass lens sealed to die-cast aluminum door assembly. Secures to housing with stainless steel hinge bracket. Integral over-center latch allows easy tool-less access to driver. Optic provided with catch mechanism that limits door swing. One-piece extruded silicone gasket seals optical assembly against the housing.

**MOUNTING** - Use with 5" traditional drilling pattern. Integral cast mounting arm is flat for square pole applications. Use round pole adaptor (RPPC) to mount to round poles. RPPC must be ordered separately. Extruded 6" arm extension is available (but not required).

**ELECTRICAL** - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE-50-60Hz input) and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified). Fixture watts (nominal): LW - 54, SS - 75.

**DRIVER** - Available in LW (low wattage) and SS (super saver) drive currents. (Drive currents are factory programmed.) State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting material for IP65 moisture resistance. Driver complies with requirements of FCC title 47CFR Part 15, Class A and B; Part 18, Class A.

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

**FINISH** - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, graphite, satin verde green, metallic silver and white. Meets requirements of ASTM B117 1000-hour salt fog and ASTM G155 1000-hour Xenon Arc UV tests (supersedes G53-UVB313).

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

**PHOTOMETRICS** - Application layouts are available upon request. Contact LSI Applications Group at [lighting.apps@lsi-industries.com](mailto:lighting.apps@lsi-industries.com)

**SHIPPING WEIGHT** - 30 lbs./13.6Kg

**LISTING** - ETL listed to U.S. and Canadian safety standards. Suitable for wet locations.

		# of LEDS	Lumens (Nominal)			
			Type 2	Type 3	Type FT	Type 5
Cool White	LW	63	4300	4100	4500	3300
	SS	63	5400	5100	5600	4200
Neutral White	LW	63	3700	3600	4000	2900
	SS	63	4800	4600	5100	3900

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



ROHS COMPLIANT

FC CE



ARRA IP65 Funding Compliant

Also available in traditional light sources

XPTS3-3-LED-63-LW-CW-UE

K



Project Name \_\_\_\_\_ Fixture Type \_\_\_\_\_

10/28/13

# LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



## LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XPTS3 FT LED 63 SS CW UE WHT PCI120**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPTS3 - LED Patriot Small	<del>2 - Type II</del> 3 - Type III <del>4 - Forward Throw</del> <del>5 - Type IV</del> 6 - Type V	LED	63	<del>SS - Super Star</del> LW - Low Watt	CW - Cool White <del>NW - Neutral White</del>	UE - Universal Voltage (120-277)  347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PEP - Platinum Plus SVG - Satin Verde Green WHT - White	PCI120 - 120V Button-Type Photocell PCI208-277 - 208-277V Button-Type Photocell PCI347 - 347V Button-Type Photocell TB - Terminal Block

### LUMINAIRE EPA CHART - XPT3

	Single	1.1
	D180°	2.1
	D90°	1.6
	T90°	2.7
	TN120°	2.8
	Q90°	3.2

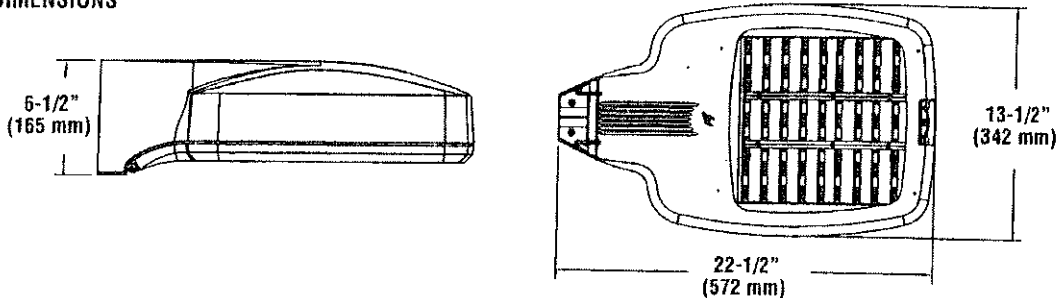
Note: House Side Shield adds to fixture EPA. Consult Factory.

### ACCESSORY ORDERING INFORMATION (Accessories are field installed)

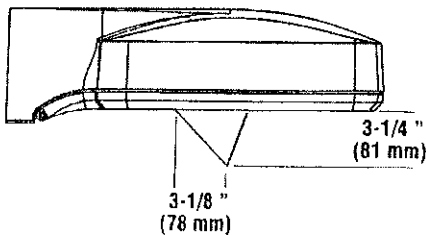
Description	Order Number	Description	Order Number
RPPG - Round Pole Plate	141940CLR	XPTS3 HSS - House Side Shield Type 2, 3, FT	516850BLK**
FK120 - Single Fusing	FK120+	XPTS3 PLS - Polycarbonate Shield	26301E
FK277 - Single Fusing	FK277+	BKS-80-PTS-WM-* - CLR - Wall Mount Plate	263230CLR
DFK208, 240 - Double Fusing	DFK208, 240+	BKA-80-PTS-EC-6-CLR - Extension Arm	263228CLR
DFK480 - Double Fusing	DFK480+	BKA-80-BA-8-CLR - Radius Arm	169010CLR
FK347 - Single Fusing	FK347+	BKU-80-S-19-CLR - Upsweep Bracket for Round and Square Poles	144191CLR

NOTES: \*Fusing must be located in the hand hole of pole. \*\*Black only.

## DIMENSIONS



House Side Shield (HSS)  
Rear Mounted (516850 BLK)



K





MAY 30 2014

Department of Public Services

**FIRST AMENDMENT TO SALE AGREEMENT**

This **FIRST AMENDMENT TO SALE AGREEMENT** is made and entered into as of this 1<sup>st</sup> day of April, 2014, by and between JLA DEVELOPMENT, LLC, as purchaser ("Purchaser"), and KSAPA, L.L.C., as seller ("Seller").  
Witnesseth, that

**WHEREAS**, Purchaser, as purchaser, and Seller, as seller, entered into that certain **Sale And Purchase Agreement** dated April 15, 2013 (as the same may be amended from time-to-time, the "Sale Agreement") for **0.53± acre tract** located in St. Louis County, Missouri. All capitalized terms not herein defined shall have the meanings ascribed to such terms in the Agreement.

**NOW, THEREFORE**, for and in consideration of the premises and the mutual covenants and agreements contained herein, the Purchaser and Seller hereby agree and provide, as follows:

A. **Extension of Larson Contingency Period.** The last sentence of Section 5(a) of the Sale Agreement hereby is amended and restated to provide:

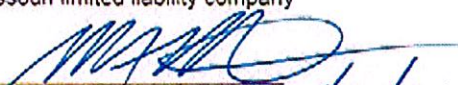
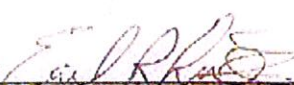
"Notwithstanding anything to the contrary contained herein, the Larson Contingency Period under this Agreement shall not extend more than **sixteen (16) months** plus five (5) days from the Effective Date of this Agreement, excepting upon the prior written consent and agreement of the Seller."

B. **Easement for Four (4) Parking Spaces On Larson Adjusted Tract** The approved site plan for the Larson Adjusted Tract is configured with a total of thirty (30) parking spaces to be installed and striped by the Purchaser on the Larson Adjusted Tract in accordance with the Purchaser's post-closing obligations under the Sale Agreement. The approved site plan for the Project Tract being developed by the Purchaser is based upon four (4) parking spaces for the use of the Project Tract being four (4) of the described thirty (30) parking spaces to be installed and striped by the Purchaser on the Larson Adjusted Tract. The four (4) parking spaces are shown as "4 spaces shared with C-Store" on the drawing that is attached hereto as **Attachment 1**. The parties agree that either (1) the subdivision plat that establishes the platted lots shall include the grant and establishment of a non-exclusive parking easement for said four (4) parking spaces on the Larson Adjusted Tract in favor of the Project Tract, or (2) at Closing, Seller (as the owner of the Larson Adjusted Tract) shall grant the Purchaser (as the owner of the Project Tract) a non-exclusive parking easement for said four (4) parking spaces on the Larson Adjusted Tract. In either case the easement shall be perpetual, except that the easement shall provide that the easement shall be terminable by the owner of the Larson Adjusted Tract if (and only if) the Project Tract no longer needs the four (4) parking spaces in order to comply with and satisfy the zoning and other governmental approvals and requirements applicable to the Project Tract as initially developed and improved as a gas station, convenience store and car wash.

C. **Marketing/Advertising/Promotional Agreement** At Closing, Buyer and Seller shall enter into a Marketing/Advertising/Promotional Agreement with respect to the Project Tract and the Larson Adjusted Tract, on terms and conditions mutually acceptable to the parties; and the parties' respective obligations to close are conditioned upon the parties entering into, executing and delivering to each other such Agreement.

D. **Miscellaneous** As amended herein and hereby, the Agreement is confirmed and ratified, and is in full force and effect, as of the date hereof. This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, heirs and permitted assigns. This instrument shall be governed by and construed in accordance with the laws of the State of Missouri. This instrument may be executed in one or more counterparts, which together shall constitute one and the same instrument. This instrument may be executed via facsimile or by e-mail of a PDF, with the same force and effect as "ink" signatures, and the parties agree that facsimile or PDF execution hereof shall be binding upon the parties.

IN WITNESS WHEREOF, the parties have executed this instrument as of the date first above stated.

<b>PURCHASER:</b> JLA DEVELOPMENT, LLC, a Missouri limited liability company  By:  Mace Nosovitch, Manager 5/30/14	<b>SELLER:</b> KSAPA, L.L.C.  By:  Dr. Earl Larson, Manager 5/30/2014
--	---

