



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: November 10, 2014

From: John Boyer
Senior Planner

Location: Located southeast of the intersection of Premium Way and Outlet Blvd.

Applicant: Grey Design Group, Inc. and Stock & Associates Consulting Engineers, Inc. on behalf of Wolfe Properties, LLC.

Description: **Chesterfield Blue Valley, Lot 5D-2 (Burlington) - SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 6.26 acre tract of land zoned "PC" Planned Commercial District located southeast of the intersection of Premium Way and Outlet Blvd.

PROPOSAL SUMMARY

The request is for construction of a 54,980 square foot retail building with accessory parking within the Chesterfield Blue Valley development. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2805.

ZONING HISTORY OF SUBJECT SITE

In 2006, the first planned district was approved for the site and in the years since, the site-specific governing ordinance has been amended several times to include additional land into the planned district and to consolidate several ordinances. The most recent ordinance amendment occurred in 2014, when the City of Chesterfield approved Ordinance 2805 to modify development criteria of the development. Ordinance 2805 is the current ordinance of record.

SURROUNDING ZONING

Direction	Land Use	Zoning
North	St. Louis Premium Outlets	"PC" Planned Commercial District
South	Vacant	"PC" Planned Commercial District
East	Vacant	"PC" Planned Commercial District
West	Vacant	"PC" Planned Commercial District

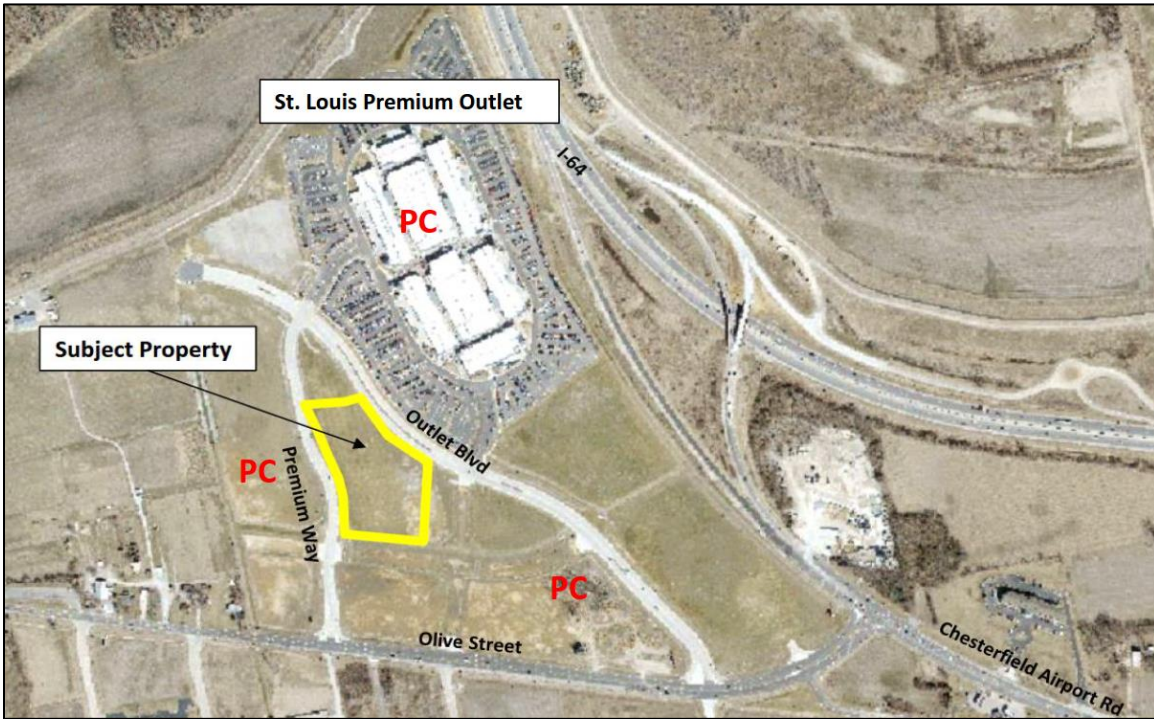


Figure 1: Aerial Photo with Area Zoning

STAFF ANALYSIS

Zoning

The subject site is currently zoned “PC” Planned Industrial District under the terms and conditions of the City of Chesterfield Ordinance Number 2805. The submittal was reviewed against the requirements of the governing ordinance and all applicable Unified Development Code requirements.

Site Relationship

The proposed structure is to be situated within the Chesterfield Blue Valley development, south of the Simon Premium Outlet Mall. This one-story retail structure will be placed on a portion of lot 5 with accessory parking. The main elevation of the proposed retail building will face to the north towards Outlet Blvd.

Traffic Access & Circulation

Proposed access to the site would utilize three (3) points; one from Outlet Blvd, Premium Way and Olive Street. The access from Outlet Blvd is restricted to a right-in/right-out only as noted on the Site Development Section Plan. Pedestrian access will be provided throughout the lot with connection to proposed/existing sidewalks along Blue Valley Lane (south), Premium Way (west) and Outlet Blvd (north).

Parking

As permitted by the UDC, a parking reduction was requested by the applicant. Associated with the UDC, this store based upon its size (exceeding 25,000 square feet), is classified as a Regional Retail Sales Establishment. The applicant indicates that this definition/classification is not an accurate account of the parking demand for this proposed retail store. At 54,980 square feet, the UDC requires a total of 274 parking spaces. As proposed with the reduction, a total of 251 spaces are proposed (a total of 23 less parking spaces or an 8.3% reduction). Per applicant’s engineering analysis, Burlington is within the lower

range of traffic demand for “generic” shopping center use per the ITE Parking Generation, 4th Edition which is 4.67 spaces per 1,000 square feet at the highest peak level and believes the 4.5 spaces per 1,000 as proposed by the applicant is more than adequate for this use.

Section 04-04.I of the UDC allows the Planning and Development Services Director to approve requests for modifications from the requirements of the Off-Street Parking, Stacking and Loading Space Requirements if the request is less than 20% reduction from required ratio and appropriate to the site and will not cause detriment to the adjacent property owners. In addition, the intent of the modification to allow reduction in parking requirements is to ensure adequate and not excessive parking is provided for uses. Based upon this information, a modification was approved by Staff. If this development is approved by the City, at any time that Burlington is no longer the tenant which occupies this lot, parking will be re-evaluated for the intended user to ensure compliance with the UDC as a different retail user may have a larger traffic demand than Burlington and necessitate parking changes to ensure adequate parking.



Figure 2: Architectural Rendering

Architectural Elevations

The proposed one-story retail structure is consistent in height, scale and appearance with the Premium Outlets to the north. Tilt-up concrete panels are utilized in association with brick, stone, EIFS, and standing seam metal on all four sides. The colors are proposed to match with the existing outlet buildings to the north. Additional design themes on the frontages have been carried onto the side elevations as desired for structures within the Chesterfield Valley. Main access to the structure is provided on the northern elevation. Mechanical equipment is planned to be roof mounted and will be screened by a parapet. Elevations associated with this planned development were reviewed by the Architectural Review Board (ARB) on October 23, 2014. The application was recommended for approval with the condition that additional landscaping is utilized along the north elevation to assist in breaking up the elevation. The applicant has resubmitted the landscape plans and the rendering has been updated as recommended by ARB (see Landscape Plans attached to this report and the updated rendering identified as Figure 2 on page 3 of this report).

Landscaping, Screening and Fencing

All landscaping as identified on the submitted Landscape Plan is compliant with the Tree Preservation and Landscape Requirements of the City of Chesterfield. A combination of deciduous, coniferous and shrubs/bushes have been utilized throughout the exterior of the site.

A trash compactor is planned to be utilized at this location. The compactor is planned to be placed within the loading dock on the south elevation. The loading dock enclosure, in addition to a planned gate for the front of the trash compactor, will provide screening for this mechanical element. The loading dock screening is a design element which is identified for development within the Chesterfield Valley.

Lighting

Lighting is planned in association with this development consisting of a mixture of parking area lighting made up of standard pole lights, and two (2) types of building-mounted accent lighting. The building accent lighting is provided to enhance the proposed building design as well as comply with requirements for construction within the Chesterfield Valley.

The planned pole lights will match existing pole lights on the neighboring Premium Outlets. Building-mounted lighting WP1 consists of the same fixture as the pole lighting but mounted to the exterior of the building. Only two (2) of these fixtures are planned both on the east elevation around the loading dock area.

The second wall-mounted light, WP2, is an architectural accent light planned along the frontage of the building. According to the Architect’s Statement of Design, this fixture matches existing fixtures in use within the Premium Outlets to the north. A detail of this light is provided in Figure 3 to the right. According to the detail sheets provided on this light, the top and bottom of the fixture is shielded; however, some light will extend outward. The fixture is a total of 15 inches in height and a total of 10 of the WP2 fixtures are planned. This planned light can be seen on the Rendering on Figure 2 on the previous page on the stone pillars along the front elevation.



Figure 3: WP2 Light

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

DEPARTMENT INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design. Staff has found the application to be in conformance with the site specific ordinance and all other applicable City of Chesterfield requirements. Staff recommends approval of the proposal as presented.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Blue Valley, Lot 5D-2 (Burlington)."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Chesterfield Blue Valley, Lot 5D-2 (Burlington)..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Architect's Statement of Design
Site Development Section Plan
Landscape Plan
Architectural Elevations
Lighting Plan

BURLINGTON

Architect's Statement of Design

The proposed Burlington building will complement the existing St. Louis Premium Outlets architectural language. The theme of the design is the Modern Prairie style as outlined in the Chesterfield Blue Valley Construction Manual. Several elements of the modern prairie style are carried over from the outlets including strong horizontal lines, broad overhangs, and a color palette of earth tones.

General Requirements for Site Design

Site Relationships:

The proposed building occupies one of the planned out lots that will surround the Chesterfield Blue Valley developments anchor tenant, the St. Louis Premium outlet. The color site plan shows how the new building will address the existing St. Louis Premium Outlet with it's front facade. The side and rear elevations of the proposed building are softened with landscaping. The corners are embellished with architectural elements that coordinate with the front facade.

Circulation System and Access:

Vehicular access to the site will be provided from three directions off Outlet Boulevard, Premium Way, and Premium Street. Pedestrian access will be provided all around the building. The pedestrian paths will connect to existing and planned walkways. The vehicular and pedestrian paths have minimal conflicts.

Topography:

The topography of the site is generally flat. Rain Gardens will be utilized on the South and East sides of the building. New landscaping will be provided all around the building and in the parking lot. Appropriate plantings will be installed in the rain garden areas.

Retaining Walls:

There will be no new retaining walls.



General Requirements for Building Design

Scale:

The overall scale of the building is similar to the adjacent St. Louis Premium Outlets. The stone treatment at the base of the proposed building, near the entry, grounds the building and creates a more human scale on the side that will experience most of the pedestrian traffic.

Design:

The building elevations illustrate how the proposed building will blend with the existing St. Louis Premium outlet. The same materials (tilt-up concrete walls, Brick, Stone, Standing Seam Metal), architectural features, and colors will be utilized. The building will maintain the overall character, principles, and theme of the 'Prairie Style of Architecture' established as a unifying theme for all development within Chesterfield Blue Valley.

Materials and Colors:

The proposed building will have tilt-up concrete walls painted to match the existing St. Louis Premium Outlets. Other components pulled from the existing mall include: Brick, Stone, EIFS, and Standing Seam Metal. The colors are generally earth tones accompanied by complimentary accent colors.

Landscape Design and Screening:

Along Outlet Boulevard, street tree plantings of Swamp White Oak and Littleleaf Linden will define the northern edge of the development. Along Premium Way, street tree plantings will be Zelkova and Upright English Oak. Street trees (Red Sunset Maple and Swamp White Oak) are specified for the future Blue Valley Avenue at the southern edge of the site.

Patrons will enter the site from either Premium Way or Outlet Blvd. and enter into drives and with large planting islands with two tree varieties, Upright English Oak (islands near the building and Zelkova (internal islands near perimeters of parking lot). Red Sunset Maple will be planted in the islands found in the center of parking fields. These three tree varieties will provide a variety of colors, forms and textures while providing a shade effect in the parking areas. Parking islands will be sodded and irrigated.

Evergreen plantings are organized anchor and frame views of the building and to provide year-round screening of loading and service court areas. On the eastern edge of the proposed service area, a hedge row of 6'high Oriental Arbovitae will assist in buffering the proposed loading area from view.

Wrapping around the southern and eastern sides of the building are storm water bio-retention areas. These areas will be planted with sedges, grasses and forbs to provide a water cleansing function per MSD design requirements. Eastern redbuds are planted on the south side of the building to complement the rear of the retail store.

Signage:

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

Lighting:

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

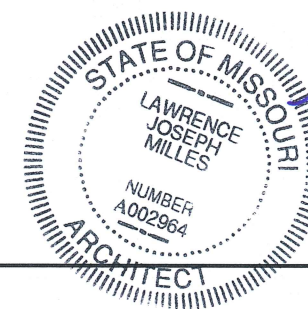


EXTERIOR RENDERING



BURLINGTON

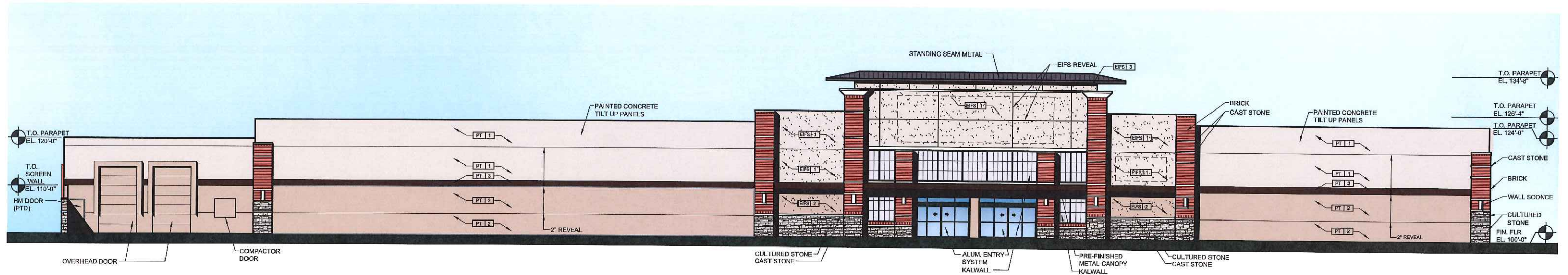
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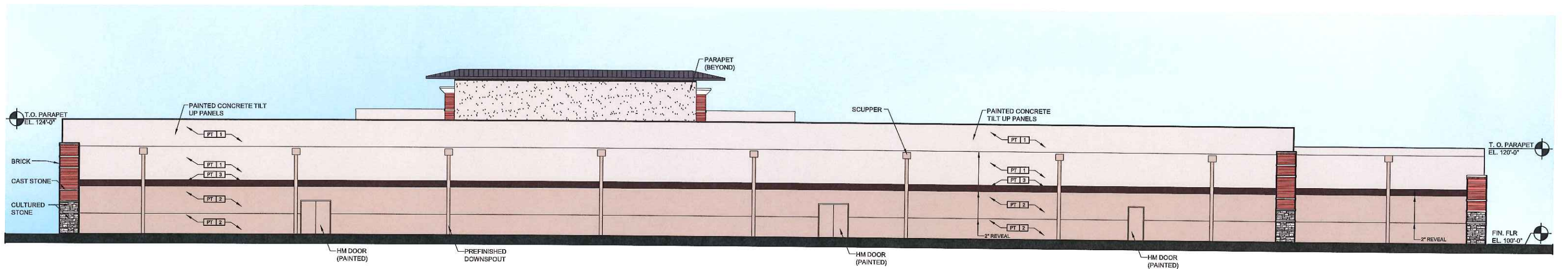
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P.1



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS

Scale: NTS

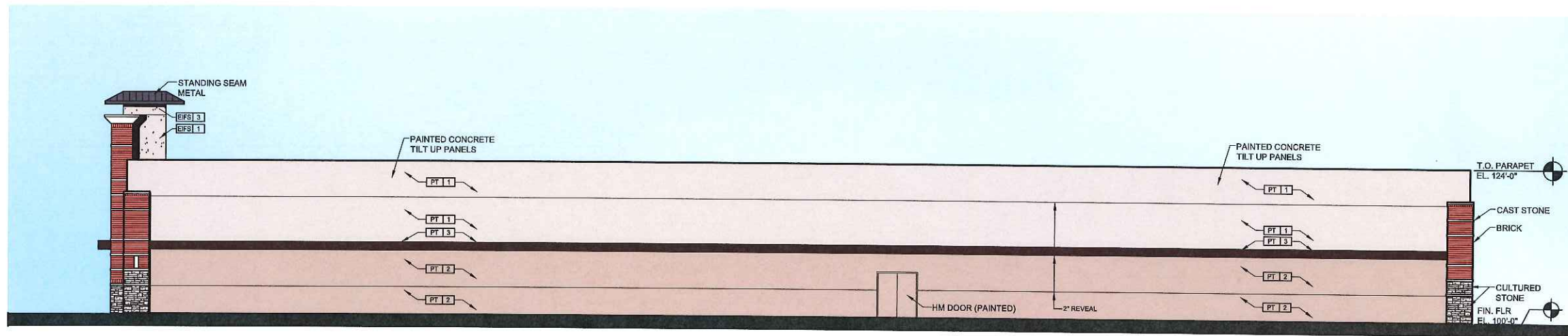


BURLINGTON

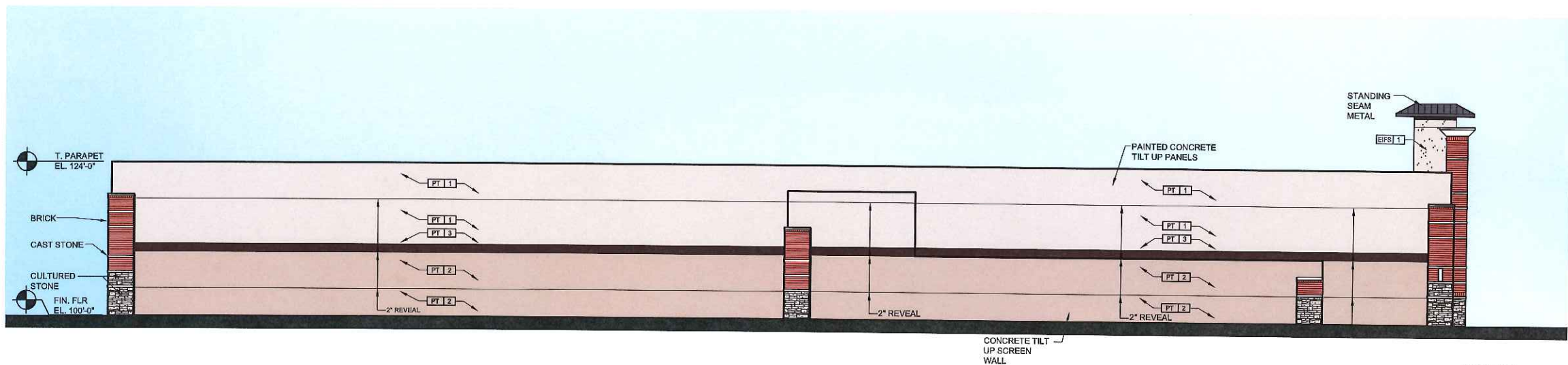
CHESTERFIELD, MISSOURI



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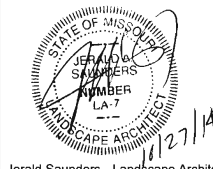


WEST ELEVATION



EAST ELEVATION





Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Burlington 18490 Outlet Blvd. Chesterfield, Missouri



BURLINGTON
54,980 S.F.
PR. LOT 5D-2 - 6.26 AC
251 SPACES
(4.5/1000)
34.5% OPENSAPCE
FF=464.90

Note:
An in-ground irrigation system will be provided.
Open Space Percentage: 34.5%

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	GROWTH RATE/SIZE CLASS	MATURE HT/FEET
A	13	<i>Acer rubrum</i> 'Frankford'	Red Sunset Maple	2.5" cal	Deciduous	Fast/Large	45+
B	10	<i>Quercus bicolor</i>	Swamp White Oak	2.5" cal	Deciduous	Med/Large	45+
C	27	<i>Tilia cordata</i>	Littleleaf Linden	2.5" cal	Deciduous	Slow-Med/Large	45+
D	11	<i>Zelkova serrata</i>	Zelkova	2.5" cal	Deciduous	Fast/Large	45+
E	15	<i>Quercus robur</i> 'Fastigiata'	Upright English Oak	2.5" cal	Deciduous	Fast/Medium	45+
F	17	<i>Cercis canadensis</i>	Eastern Redbud	2.5" cal	Ornamental	Fast/Medium	25-30
G	13	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Flowering Cherry	2.5" cal	Ornamental	Med/Medium	25-35
H	7	<i>Pinus strobus</i>	Eastern White Pine	6'	Evergreen	Fast/Large	45+
J	6	<i>Picea glauca</i>	White Spruce	6'	Evergreen	Med/Medium	30-40
K	17	<i>Platycladus orientalis</i> 'Collens'	Oriental Arborvitae	6'	Evergreen	Slow/Medium	20-30
aa	30	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spiraea	24"	Shrub		
bb	31	<i>Juniperus</i> 'Blue Chip'	Blue Chip Juniper	24"	Shrub		
cc	25	<i>Ilex</i> 'China Boy/Girl'	China Boy/China Girl Holly	24"	Shrub		
dd	34	<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	24"	Shrub		
		M&D Bioretention Plantings					

Revisions:		
Date	Description	No.
09/29/14	City Comments	1
10/27/14	Plan Revisions	2

Drawn: BR
Checked: RS

loomisAssociates
Landscape Architects/Planners
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Chesterfield, Missouri 63005-1194
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Sheet Title: **Landscape Plan**
Sheet No: **L1**
Date: 09/02/14
Job #: 687.013

DESCRIPTION

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

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

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

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

Electrical

BALLASTTRAY: Ballast tray is hard-mounted to housing interior for cooler operation.

Optical

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

plugs and are field rotatable in 90° increments. **LENS:** Convex tempered glass lens or flat glass.

Mounting

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



**GSS/GSM/GSL
GALLERIA
SQUARE**

70 - 1000W

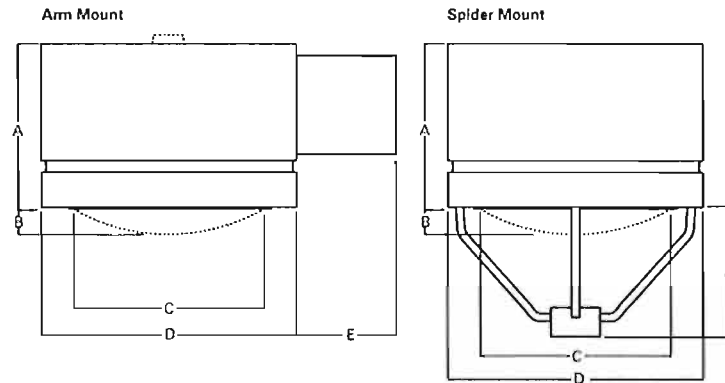
Pulse Start Metal Halide
High Pressure Sodium
Metal Halide

ARCHITECTURAL
AREA LUMINAIRE



NOTE: In all flat glass configurations only.

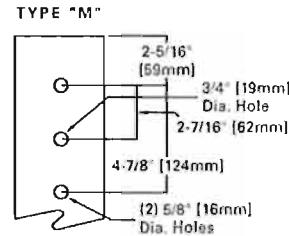
DIMENSIONS



Fixture	A	B	C	D	E	F
GSS	9-1/4"	1-1/2"	12-7/8"	15-5/8"	6" or 9"	3-1/4"
	235mm	38mm	327mm	397mm	152mm or 228mm	337mm
GSM	11"	3-1/2"	19-1/4"	21-3/4"	6" or 14"	15" or 16"
	279mm	89mm	480mm	552mm	152mm or 356mm	381mm or 406mm
GSL	14-1/2"	4-1/4"	25-7/8"	27"	6" or 14"	18-3/4" or 19-3/4"
	368mm	109mm	657mm	686mm	152mm or 356mm	476mm or 502mm

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

ARM DRILLING



WATTAGE TABLE

Fixture	Lamp Type	Wattage
GSS (Galleria Small)	Pulse Start Metal Halide (MP)	70, 100, 150W
	High Pressure Sodium (HPS)	70, 100, 150W
	Metal Halide (MH)	175W
GSM (Galleria Medium)	Pulse Start Metal Halide (MP)	70, 100, 150, 175, 200, 250, 320, 350, 400, 450, 750, 875, 1000W
	High Pressure Sodium (HPS)	70, 100, 150, 250, 400, 750, 1000W
	Metal Halide (MH)	175, 250, 400, 1000W
GSL (Galleria Large)	Pulse Start Metal Halide (MP)	250, 320, 350, 400, 450, 750, 1000W
	High Pressure Sodium (HPS)	250, 400, 750, 1000W
	Metal Halide (MH)	250, 400, 1000W

ENERGY DATA

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

EPA

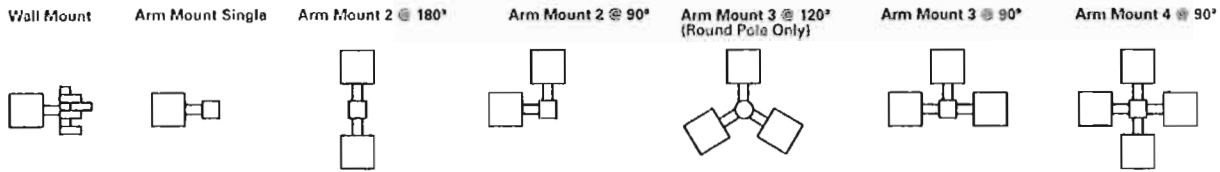
Effective Projected Area: (Sq. Ft.)
(Without Arm)
GSS: 1.20 GSM: 2.40 GSL: 3.90
(Spider Mount)
GSS: 1.53 GSM: 2.88 GSL: 4.45

SHIPPING DATA

Approximate Net Weight:
36 lbs. (16 kgs.)
79 lbs. (36 kgs.)
88 lbs. (40 kgs.)

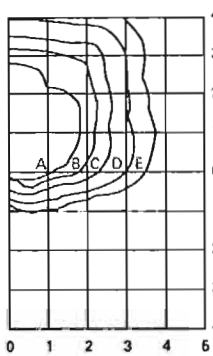


MOUNTING CONFIGURATIONS

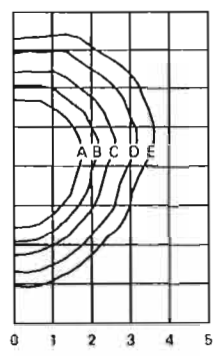


E.P.A. TABLE		Single [w/arm where applicable]	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
GSS		1.7	3.4	3.4	4.6	4.6	5.2
GSM		2.9	5.8	6.8	9.2	9.2	10.4
GSL		4.4	8.8	9.8	13.7	13.7	15.6

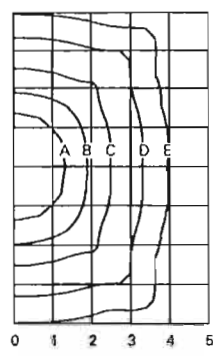
PHOTOMETRICS



GSM-XX-1000-MH-SL-FG
 1000-Watt MH
 110,000 Lumen Clear Lamp
 Spill Light Eliminator
 Flat Glass



GSM-XX-1000-MH-3V-FG
 1000-Watt MH
 110,000 Lumen Clear Lamp
 Type III Vertical
 Flat Glass



GSM-XX-1000-MH-AS-SG
 1000-Watt MH
 110,000 Lumen Clear Lamp
 Area Square
 Flat Glass

Footcandle Table

Select mounting height and read across for footcandle values of each isofootcandle line. Distance in units of mounting height.

Mounting Height	Footcandle Values for Isofootcandle Lines				
	A	B	C	D	E
1000W [SL] / 400W [AR]					
26'	2.88	1.44	0.72	0.29	0.14
30'	2.00	1.00	0.50	0.20	0.10
35'	1.46	0.73	0.37	0.15	0.07
1000W [3V/AS]					
30'	3.50	2.00	1.00	0.50	0.20
35'	2.60	0.73	0.37	0.16	0.07
40'	2.00	1.00	0.50	0.20	0.10

ORDERING INFORMATION

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

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Product Family
GSS=Galleria Square Small
GSM=Galleria Square Medium
GSL=Galleria Square Large

Lamp Wattage
MP
 70=70W
 100=100W
 180=150W
 175=175W
 200=200W
 250=250W
 320=320W
 350=350W
 400=400W⁶
 450=450W
 750=750W
 875=875W
 1000=1000W⁷
HPS
 70=70W
 100=100W
 150=150W
 250=250W
 400=400W
 750=750W
 1000=1000W⁷
MH⁸
 175=175W
 250=250W
 400=400W
 1000=1000W⁷

Lamp Type
MP=Pulse Start Metal Halide
HPS=High Pressure Sodium
MH=Metal Halide⁸
Voltage⁹
 120=120V
 208=208V
 240=240V
 277=277V
 347=347V
 480=480V
MT=Multi-Tap¹⁰
TT=Triple-Tap¹⁰
BT=5-Tap¹¹

Distribution
Horizontal Lamp
 1F=Type I Formed¹²
 2F=Type II Formed
 2S=Type II Segmented¹³
 3F=Type III Formed
 3S=Type III Segmented¹³
 4S=Type IV Segmented¹³
 5S=Type V Segmented¹³
 FT=Forward Throw
 SL=Spill Light Eliminator¹⁴
 CA=Cutoff Asymmetric with EHS¹⁵
Vertical Lamp
 AR=Area Round
 AS=Area Square¹⁵
 3V=Type III Vertical¹⁵
 RW=Rectangular Wide^{15, 16}
Lens Type
 FG=Flat Glass¹⁷
 SG=Sag Glass

Color¹⁸
AP=Grey
BZ=Bronze
BK=Black
WH=White
DP=Dark Platinum
GM=Graphite Metallic
Options¹⁸
F=Single Fuse (120, 277 or 347V)
FF=Double Fuse (208, 240 or 480V)
L=Lamp Included
EM=Quartz Restrike w/20 Delay
Q=Quartz Restrike²⁰
R=NEMA Twistlock, Photocontrol Receptacle
EHS=External Adjustable House Side Shield
HS=House Side Shield²¹
VS=Vandal Shield²²

Accessories²³
GSM-EXTHS=External House Side Shield - 2.24 EPA
GSL-EXTHS=External House Side Shield - 2.46 EPA
MA1004XX=14" Arm for Square Pole, 1.0 EPA¹⁵
MA1005XX=6" Arm for Square Pole, 0.5 EPA¹⁵
MA1006XX=Direct Mount Kit for Square Poles
MA1007XX=14" Arm for Round Pole, 1.0 EPA¹⁵
MA1008XX=6" Arm for Round Pole, 0.5 EPA¹⁵
MA1009XX=Direct Mount Kit for Round Poles
MA1021XX=6" Arm for Square Pole, 0.5 EPA¹⁵
MA1022XX=6" Arm for Round Pole, 0.5 EPA¹⁵
MA1023XX=9" Arm for Square Pole, 0.5 EPA¹⁵
MA1024XX=9" Arm for Round Pole, 0.5 EPA¹⁵
MA1029XX=Wall Mount Bracket with 10" Arm
MA1046XX=Wall Mount Bracket
MA1208XX=11 1/2" Arm and Round Pole Adapter - 0.8 EPA
OA1066XX=Alast Arm Adapter
MA1010XX=Single Tenon Adapter for 3 1/2" O.D. Tenon
MA1011XX=2 @ 180° Tenon Adapter for 3 1/2" O.D. Tenon
MA1012XX=3 @ 120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1013XX=4 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1014XX=2 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1015XX=2 @ 120° Tenon Adapter for 3 1/2" O.D. Tenon
MA1016XX=3 @ 90° Tenon Adapter for 3 1/2" O.D. Tenon
MA1017XX=Single Tenon Adapter for 2 3/8" O.D. Tenon
MA1018XX=2 @ 180° Tenon Adapter for 2 3/8" O.D. Tenon
MA1019XX=3 @ 120° Tenon Adapter for 2 3/8" O.D. Tenon
MA1045XX=4 @ 90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1048XX=2 @ 90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1049XX=3 @ 90° Tenon Adapter for 2 3/8" O.D. Tenon
MA1060=House Side Shield for GSS (Field Installed)²⁴
MA1061=House Side Shield for GSM (Field Installed)
MA1062=House Side Shield for GSL (Field Installed)²⁴
OA/RA1016=NEMA Twistlock Photocontrol - Multi-Tap
OA/RA1027=NEMA Twistlock Photocontrol - 480V
OA/RA1201=NEMA Twistlock Photocontrol - 347V

- Notes: 1 Arm not included. See Accessories.
 2 Arm length varies based on housing size: 9" for GSS, 11-1/2" for GSM and 14" for GSL.
 3 Available on GSS housing only.
 4 Available on GSL housing only.
 5 Standard with medium-base sockets in GSS housing; Mogul-base sockets in GSM and GSL housings. Wattage availability varies by housing size - see Wattage Table.
 6 Requires reduced envelope ED-28 lamp when used with GSM housing and flat glass vertically lamped optics.
 7 Requires reduced envelope BT-37 lamp when used with GSM housing.
 8 175, 250 and 400W MH available for non-US markets only.
 9 Products also available in non-US voltages and 50Hz for international markets. Consult factory for availability and ordering information.
 10 Multi-Tap ballast is 120/208/240/277V wired 277V. Triple-Tap ballast is 277/347/480V wired 347V.
 11 5-Tap ballast is 120/208/240/277/480V wired 480V. Only available in 400-1000W.
 12 Medium housing fixture only.
 13 Maximum wattage on segmented optical distributions is 400W. 400W Metal Halide lamp must use reduced envelope ED-28 lamp. Not available in GSL housing.
 14 Must use reduced envelope lamp, not available in GSL housing.
 15 Available on GSM and GSL housings only.
 16 RVV optic not available with flat glass.
 17 1000W GSL with flat glass requires BT-37 lamp and is not available in AS, RW, SL or 3V distributions.
 18 Other finish colors available, including a full line of RAL color matches. Consult your Cooper Lighting Representative.
 19 Add as suffix in the order shown.
 20 Quartz options not available with SL optics.
 21 House side shield not available with SS, RW, AS, AR, SL and CA optics.
 22 Arm mount only, 400W Maximum.
 23 Order separately, replace XX with color suffix.
 24 Compatible with sag lens vertical optics only.

FALDO HID

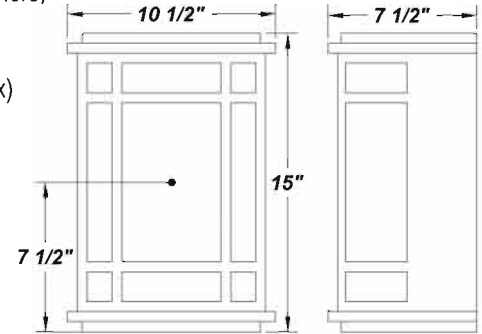


COMPACT FLUORESCENT & HID

PROJECT :
TYPE :
ORDERING # :
COMMENTS :

FEATURES

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



ORDERING INFORMATION

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

Textured Black is Standard Finish

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

REPLACEMENT PARTS

PART NO.

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

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

ARRA 2009



BUY AMERICA ACT



NOTES

***Fluorescent Only**

****Emergency Battery Options**

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

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

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

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

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

IES ROAD REPORT

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

DESCRIPTIVE INFORMATION (From Photometric File)

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

CHARACTERISTICS

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

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

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

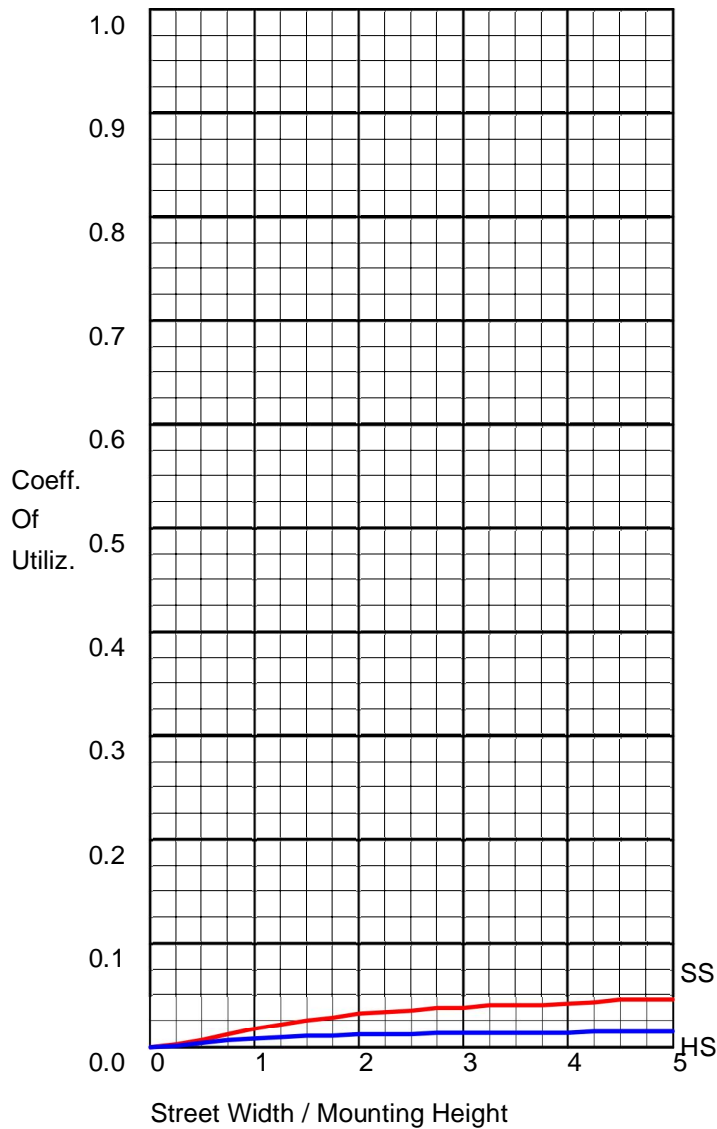
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	16.9	0.2	1.3
FM - Front-Medium (30-60)	158.4	1.8	12.6
FH - Front-High (60-80)	202.7	2.3	16.2
FVH - Front-Very High (80-90)	115.7	1.3	9.2
BL - Back-Low (0-30)	4.6	0.1	0.4
BM - Back-Medium (30-60)	46.6	0.5	3.7
BH - Back-High (60-80)	61.8	0.7	4.9
BVH - Back-Very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

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

CANDELA TABULATION

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

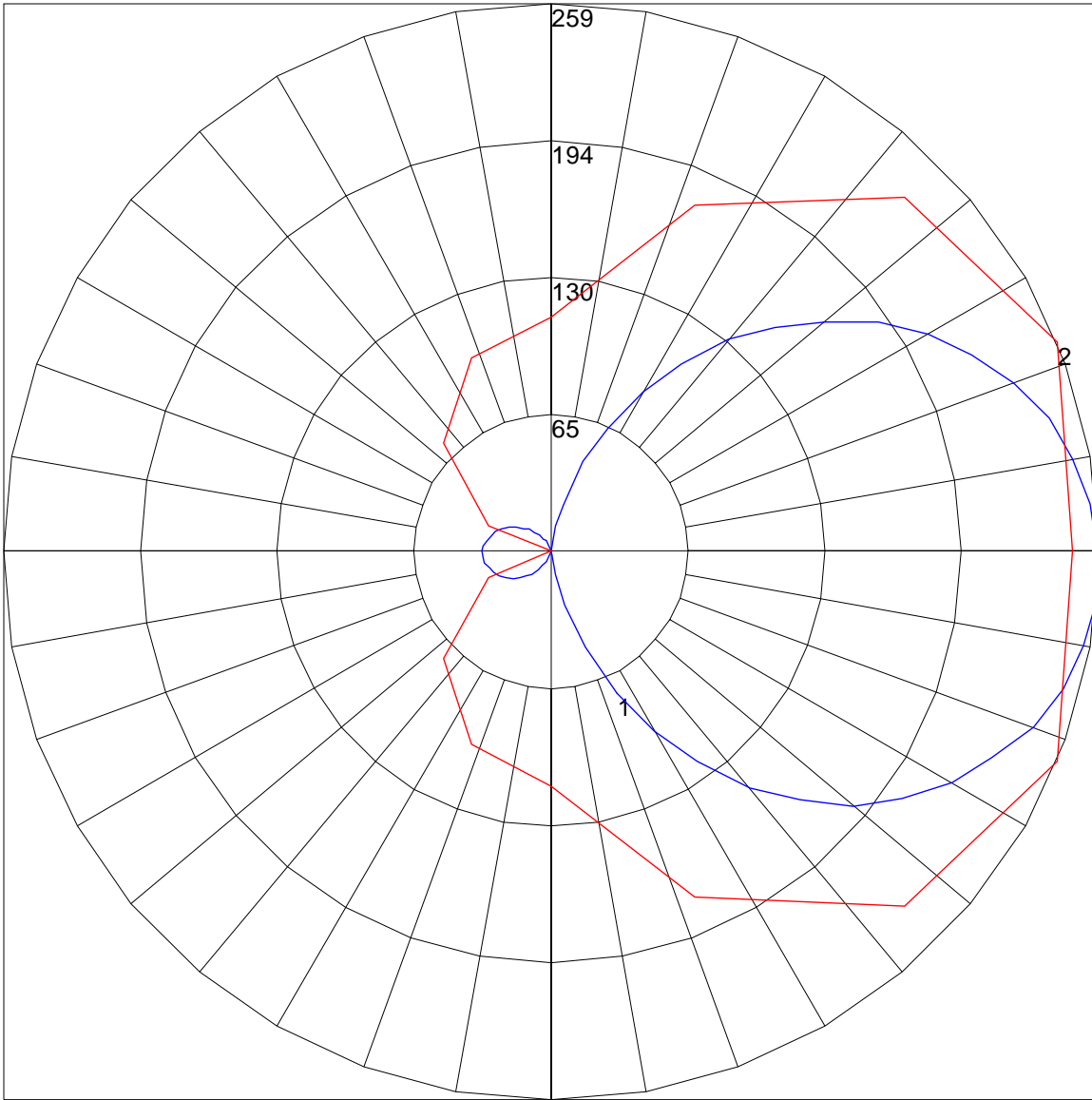
COEFFICIENTS OF UTILIZATION



FLUX DISTRIBUTION

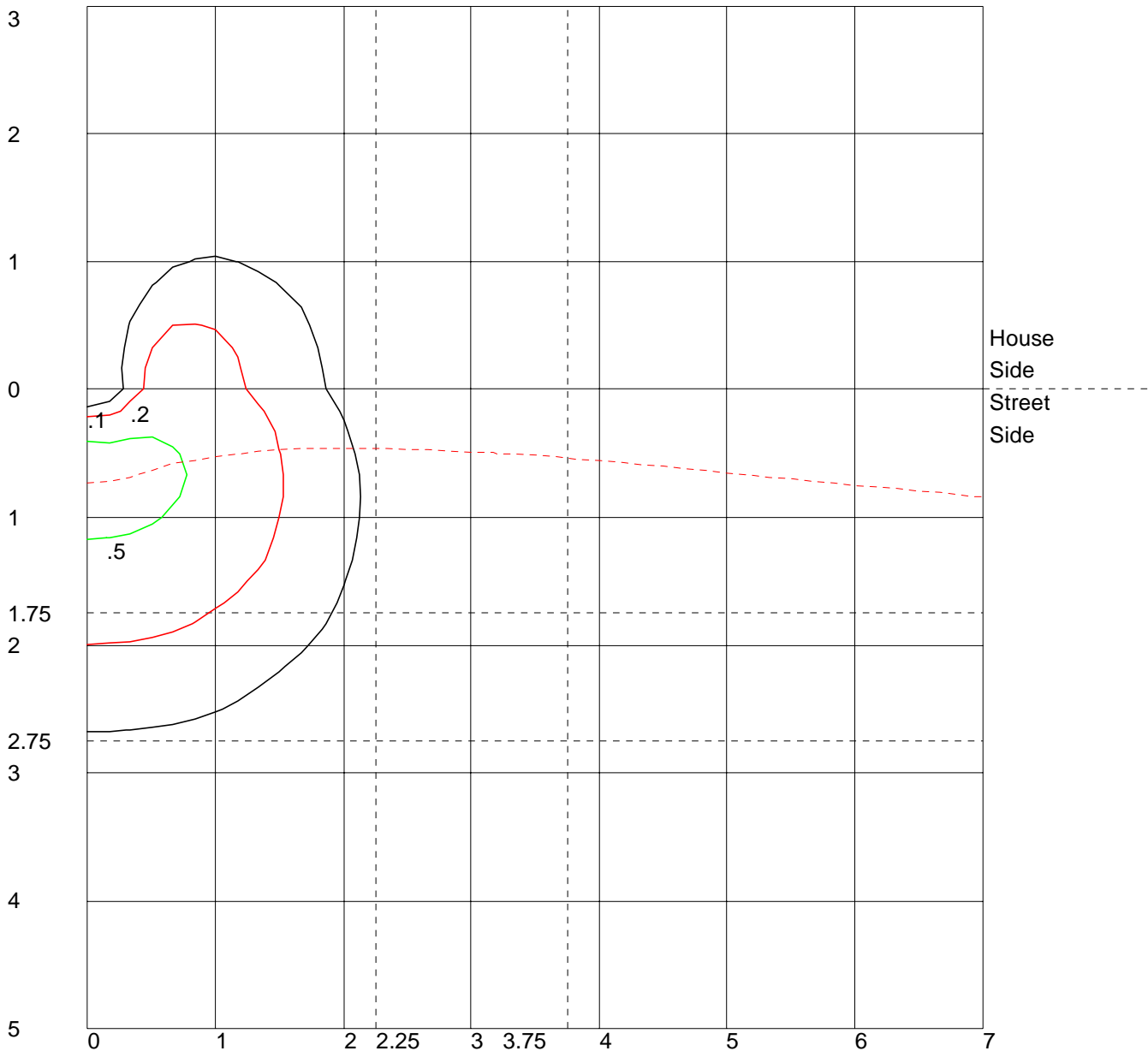
	Lumens	Percent Of Lamp
Downward Street Side	493.8	5.5
Downward House Side	148.4	1.6
Downward Total	642.2	7.1
Upward Street Side	471.1	5.2
Upward House Side	140.3	1.6
Upward Total	611.4	6.8
Total Flux	1253.6	13.9

POLAR GRAPH



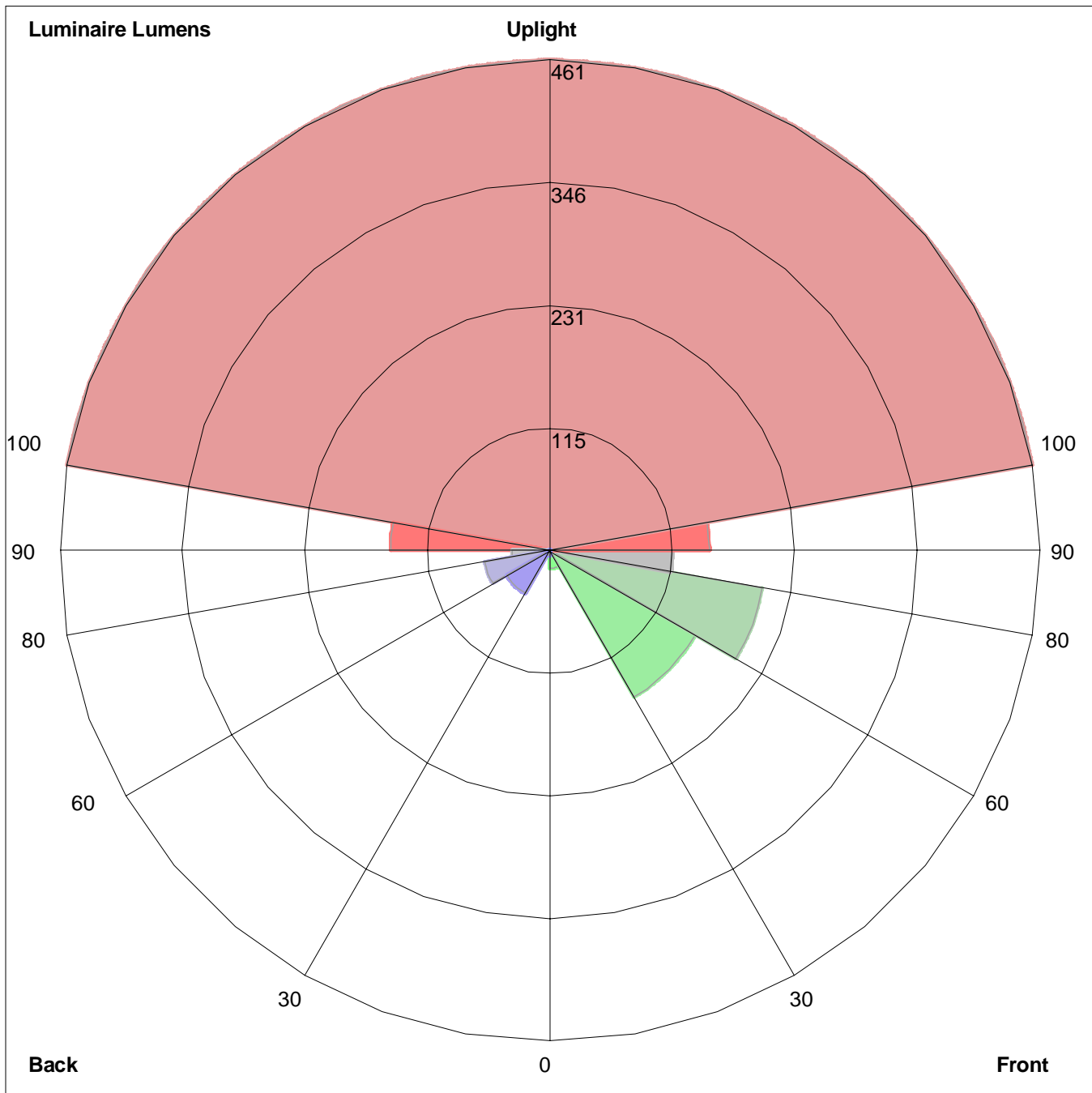
Maximum Candela = 259 Located At Horizontal Angle = 22.5, Vertical Angle = 85
1 - Vertical Plane Through Horizontal Angles (22.5 - 202.5) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (85) (Through Max. Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



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

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



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

BUG Rating : B0-U3-G1

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING PROPOSED LOT 5D-2, PART OF LOT 5 OF CHESTERFIELD BLUE VALLEY, AS SUBDIVISION FILED FOR RECORD IN PLAT BOOK 360, PAGE 256-259 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

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

SHEET INDEX

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

PROPERTY DESCRIPTION

LOT 5D-2

A tract of land being part of Lot 5 of Chesterfield Blue Valley, as subdivision filed for record in Plat Book 360, pages 256 - 259 of the St. Louis County, Missouri Records and being more particularly described as follows:

COMMENCING at a point on the Southwestern line of Outlet Blvd. said point being at the end of the rounding at the intersection with Eastern line of Premium Way; thence along the Southwestern line of Outlet Blvd. in a Southeasterly direction along a curve to the right having a radius of 938.00 feet, an arc length of 308.53 feet, the chord of which bears South 39 degrees 36 minutes 12 seconds East, a chord distance of 307.15 feet to a point of reverse curvature; thence along a curve to the left having a radius of 1047.00 feet, an arc length of 115.08 feet, the chord of which bears South 33 degrees 19 minutes 44 seconds East, a chord distance of 115.02 feet to the POINT OF BEGINNING of the tract herein described; thence continuing a long said curve to the left having a radius of 1047.00 feet, an arc length of 422.60 feet, the chord of which bears South 48 degrees 02 minutes 27 seconds East, a chord distance of 419.73 feet to a point; thence leaving the Southwestern line of Outlet Blvd South 30 degrees 23 minutes 46 seconds West, a distance of 22.68 feet to a point; thence South 05 degrees 42 minutes 49 seconds West, a distance of 453.23 feet to a point; thence North 84 degrees 17 minutes 11 seconds West, a distance of 333.22 feet to a point of curvature; thence along a curve to the right having a radius of 33.00 feet, an arc length of 51.84 feet, the chord of which bears North 39 degrees 17 minutes 11 seconds West, a chord distance of 46.67 feet to a point of tangency on the Eastern line of the aforesaid Premium Way; thence along said Eastern line of Premium Way the following: North 05 degrees 42 minutes 49 seconds East, a distance of 52.00 feet to a point of curvature; thence along a curve to the left having a radius of 525.00 feet, an arc length of 354.17 feet, the chord of which bears North 13 degrees 36 minutes 45 seconds West, a chord distance of 347.49 feet to a point of reverse curvature; thence along a curve to the right having a radius of 475.00 feet, an arc length of 167.21 feet, the chord of which bears North 22 degrees 51 minutes 13 seconds West, a chord distance of 166.35 feet to the point of tangency; thence North 12 degrees 46 minutes 08 seconds West, a distance of 60.56 feet to a point; thence leaving said Eastern line of Premium Way North 77 degrees 13 minutes 52 seconds East, a distance of 224.61 feet to a point; thence North 53 degrees 31 minutes 20 seconds East, a distance of 51.16 feet to the point of beginning and containing 272,790 square feet or 6,262 acre more or less as per calculations by Stock & Associates Consulting Engineers, Inc. during September, 2014.

DISCLAIMER:

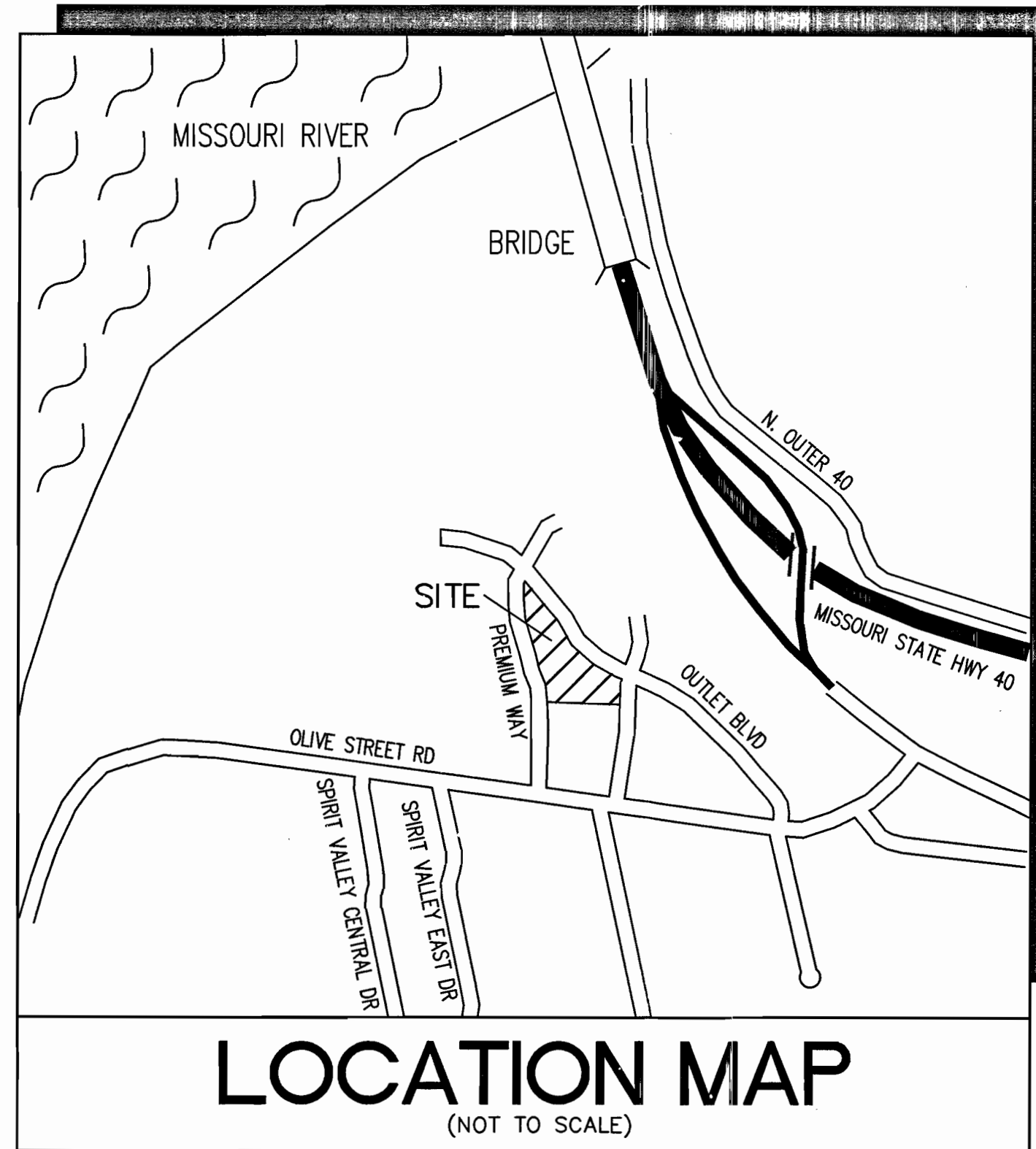
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY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

UTILITY NOTE:

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

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

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



PARKING:

REQUIRED:
RETAIL: 54,980 GSF
MIN: 4.5/1,000 GFA 4.5/1000 x 54,980 = 247 SPACES
MAX: 120% OF MIN. MIN. x 1.20 = 296 SPACES
TOTAL REQUIRED:
MIN: 247 SPACES
MAX: 296 SPACES
TOTAL PROVIDED:
251 SPACES (INCLUDES 8 H.C. SPACES)
LOADING SPACES:
REQUIRED: 2 - 10'x25' AND 1 - 10'x40'
PROVIDED: 2 - 10'x25' AND 1 - 10'x40'

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- F.A.R. = 0.20 (54,980/272,790)
- BUILDING HEIGHT = 34'-8"
- GRADING AND STORM WATER PER M.S.D., THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- WATER QUALITY FOR THE SITE WILL BE PROVIDED THROUGH A COMBINATION OF BIORETENTION AND POROUS PAVEMENT TO BE DESIGNED WITH THE IMPROVEMENT PLANS.
- HVAC EQUIPMENT WILL BE ROOF MOUNTED AND SCREENED BY THE EXTERIOR PARAPET WALLS.

PERTINENT DATA

EX. LOT AREA: 6.3 AC. (PART OF LOT 5)
EXISTING ZONING: "PC" PLANNED COMMERCIAL ORDINANCE NO. 2805
LOCATOR NO: 17W540111
OWNER: CHESTERFIELD BLUE VALLEY, L.L.C.
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0120H, AUGUST 2, 1995
W/ LOMR DATED APRIL 17, 2000

OPENSOURCE:

REQUIRED: 30% PER ORDINANCE 2805
PROVIDED: 34.5%
TOTAL LOT AREA=272,790 S.F. = 6.26 AC.
BUILDING = 54,980 S.F.
PAVEMENT = 123,631 S.F.
GREENSPACE = 94,179 S.F.

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD; FLOOD DEPTHS OF 1-3 FEET, USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED) AND FLOOD ZONE X SHADED (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY AND INCORPORATED AREAS PER MAP NUMBER 29189C0120 H WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.

SURVEYOR'S CERTIFICATION

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

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

D. Ehlmann 10/20/14
Daniel Ehlmann, Missouri L.S. No. 2215



This Site Development Section Plan was approved by the City of Chesterfield Planning and Development Services Division and duly verified on the _____ day of _____, 2014, by the Director of said Division, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

By: _____
Planning and Development Services Director

By: _____
City Clerk

Chesterfield Blue Valley, L.L.C., the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.

(applicable subsection) "PC"- Planned Commercial of the City of Chesterfield (present zoning)

Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Chesterfield Blue Valley, L.L.C.

by: _____

Dean Wolfe

STATE OF _____)
COUNTY OF _____) ss.

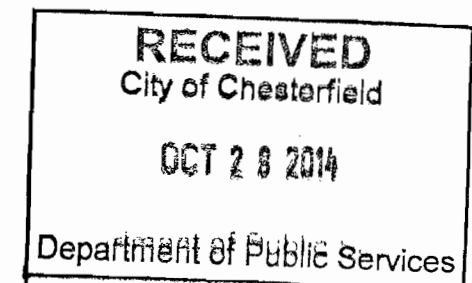
ON THIS _____ DAY OF _____, 2014,
BEFORE ME APPEARED _____ TO ME PERSONALLY
KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A
_____ AND AN AUTHORIZED REPRESENTATIVE
FOR _____ A MISSOURI
AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY,
AND SAID _____ ACKNOWLEDGED THE SIGNING OF
SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

PRINT NAME

MY COMMISSION EXPIRES: _____



GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing and the undersigned engineer have not prepared the plan on this sheet. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that in his opinion the grading and improvements relative to slope construction as shown on the plans, as well as the foundations, are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the development, titled *Geotechnical Exploration-MT Job No. 13700-Burlington-Chesterfield Blue Valley Lot 5D-2, Chesterfield, Missouri* and dated October 20, 2014.

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

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

MIDWEST TESTING

Richard B. Laughlin
Richard B. Laughlin, P.E.
Missouri PE No. E-20132



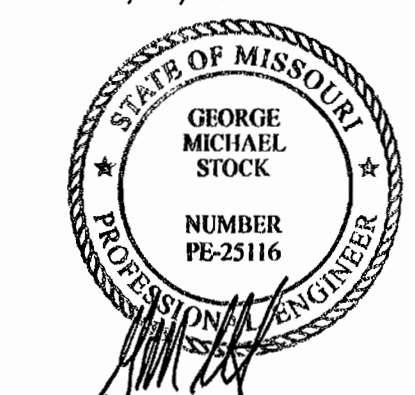
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

SITE DEVELOPMENT SECTION PLANS FOR:

BURLINGTON
18490 OUTLET BLVD
CHESTERFIELD
MISSOURI

DATE: 10/27/14



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

- CITY COMMENTS - 10/01/14
- CITY COMMENTS - 10/27/14

DRAWN BY: E.J.F. CHECKED BY: G.M.S.

DATE: 09/02/14 JOB NO.: 214-5280

BASE P.P. - BASE MAP # 17W

SLC HWT # - HWT SUP. # -

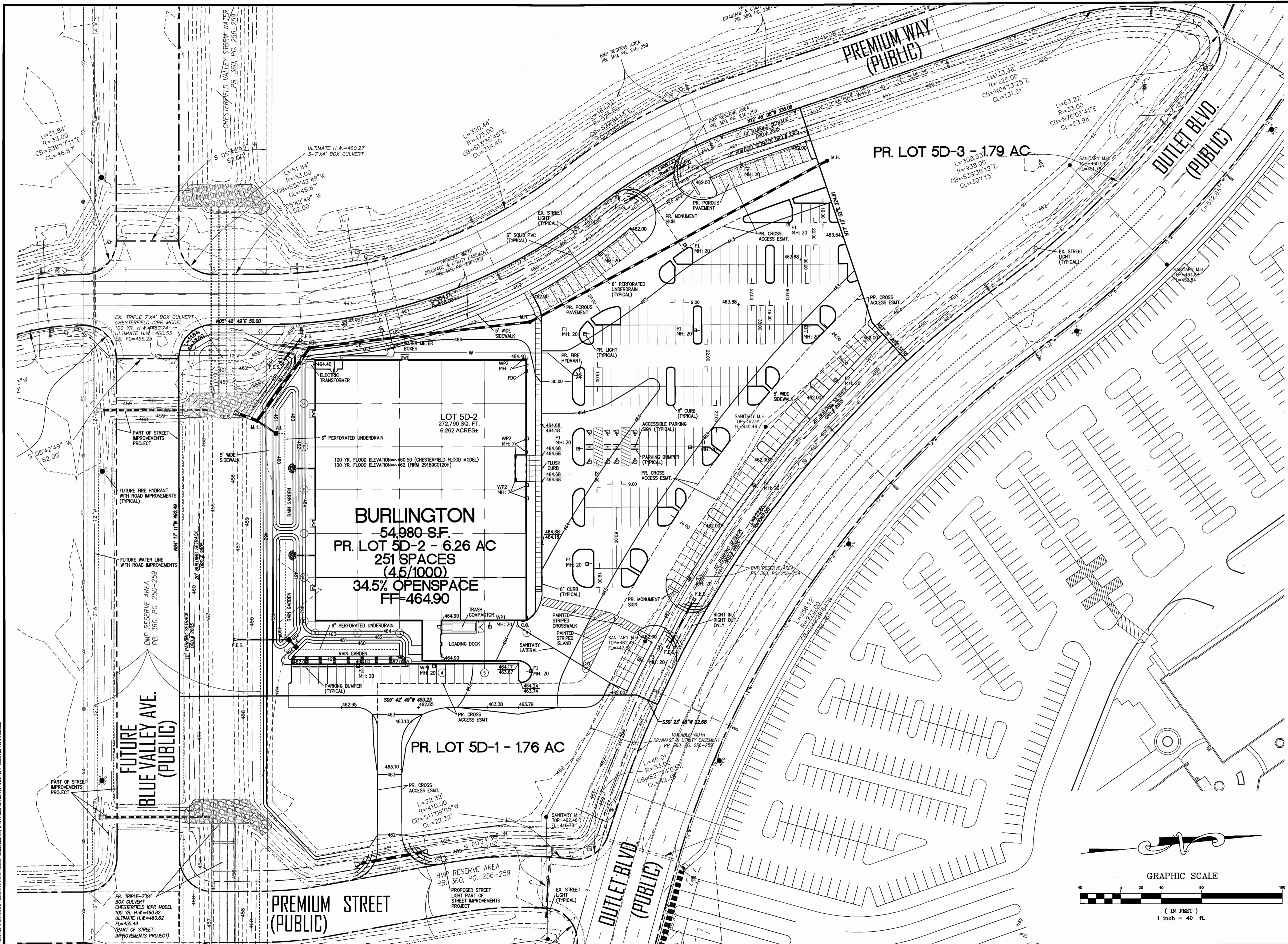
MARK: # MO-00

SHEET TITLE:

TITLE SHEET

SHEET NO.:

SDSP-1



BURLINGTON
 54,980 S.F.
 PR. LOT 5D-2 - 6.26 AC
 251 SPACES
 (4.5/1000)
 34.5% OPENSAPCE
 FF=464.90

PR. LOT 5D-1 - 1.76 AC

PR. LOT 5D-3 - 1.79 AC

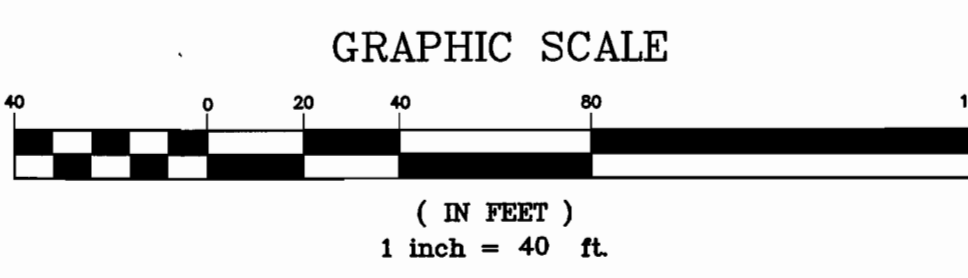
FUTURE BLUE VALLEY AVE. (PUBLIC)

PREMIUM WAY (PUBLIC)

OUTLET BLVD. (PUBLIC)

PREMIUM STREET (PUBLIC)

OUTLET BLVD. (PUBLIC)



PREPARED BY:

SITE DEVELOPMENT SECTION PLANS FOR:

BURLINGTON

18490 OUTLET BLVD
 CHESTERFIELD
 MISSOURI

DATE: 10/27/14



GEORGE M. STOCK E-25116
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REVISIONS:

1	CITY COMMENTS - 10/01/14
2	CITY COMMENTS - 10/27/14

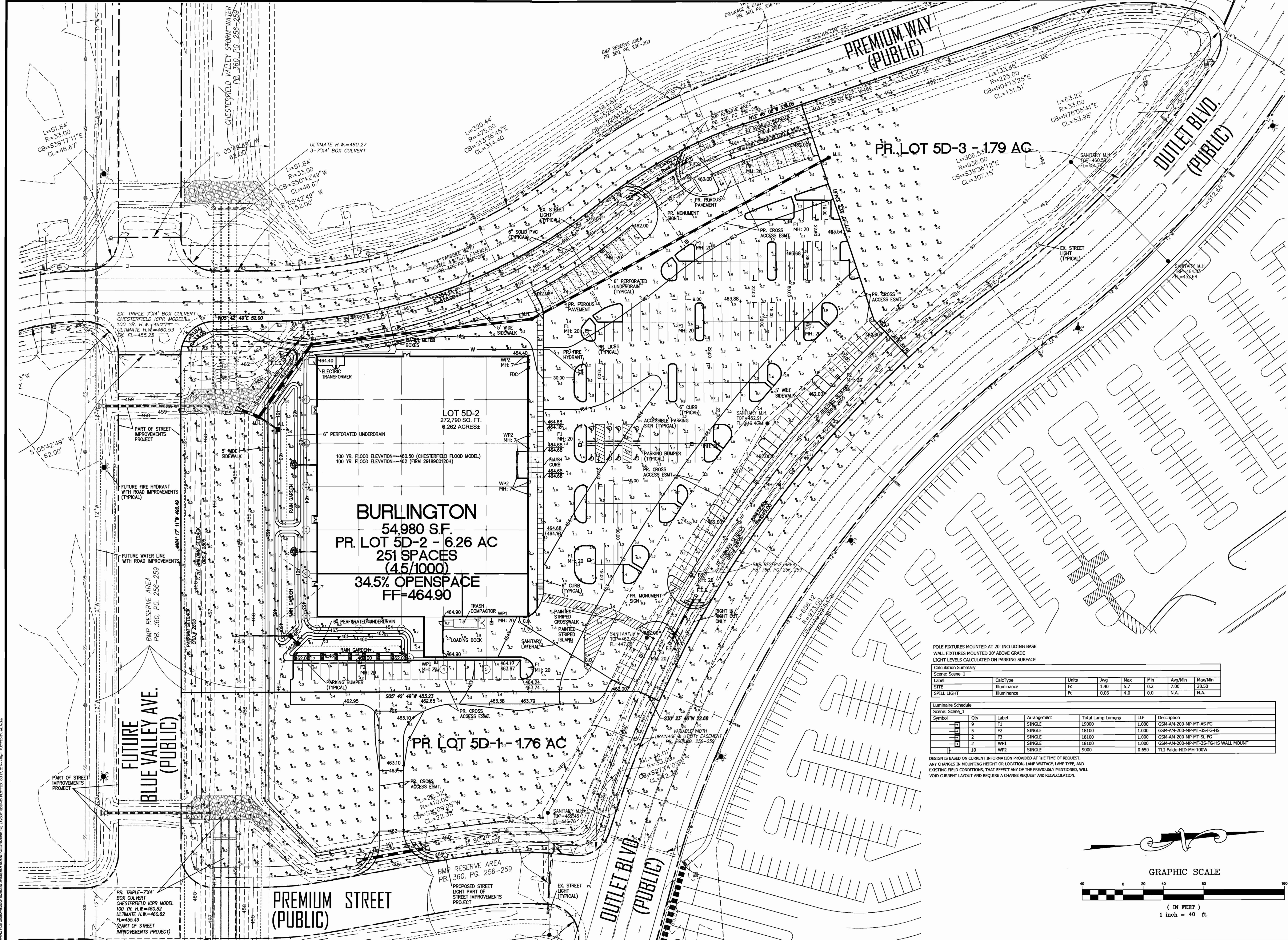
DRAWN BY:	E.J.F.	CHECKED BY:	G.M.S.
DATE:	09/02/14	JOB NO.:	214-5280
M.S.D. #:	-	BASE MAP #:	17W
SLC MAP #:	-	HAT SUP. #:	-
MONR. #:	MO-00		

SHEET TITLE:

SHEET NO.:

SDSP-2

STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63105 PH: (636) 530-9100 FAX: (636) 530-9130
 e-mail: general@stockand.com
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BURLINGTON
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 PR. LOT 5D-2 - 6.26 AC
 251 SPACES
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POLE FIXTURES MOUNTED AT 20' INCLUDING BASE
 WALL FIXTURES MOUNTED 20' ABOVE GRADE
 LIGHT LEVELS CALCULATED ON PARKING SURFACE

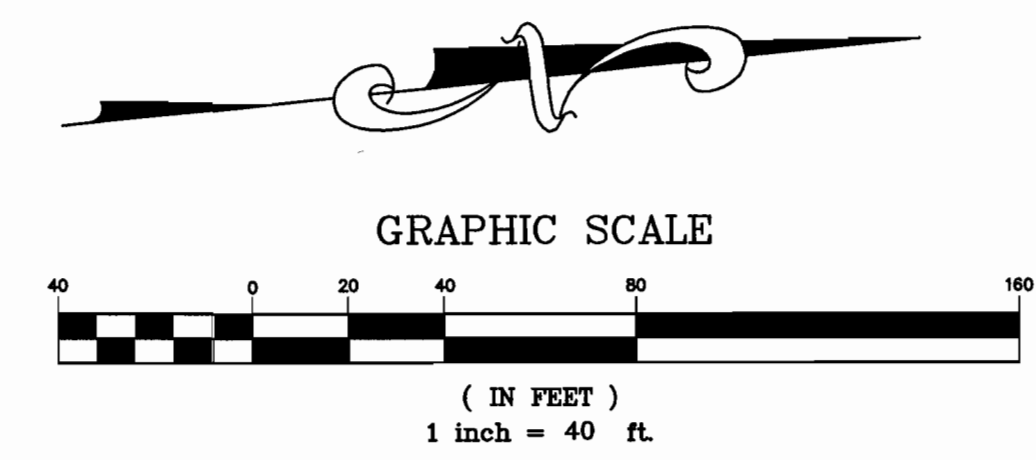
Calculation Summary
 Scene: Scene_1

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.40	5.7	0.2	7.00	28.50
SPILL LIGHT	Illuminance	Fc	0.06	4.0	0.0	N.A.	N.A.

Luminaire Schedule
 Scene: Scene_1

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
[Symbol]	9	F1	SINGLE	19000	1.000	GSM-AM-200-MP-MT-AS-FG
[Symbol]	5	F2	SINGLE	18100	1.000	GSM-AM-200-MP-MT-3S-FG-HS
[Symbol]	2	F3	SINGLE	18100	1.000	GSM-AM-200-MP-MT-SL-FG
[Symbol]	2	WP1	SINGLE	18100	1.000	GSM-AM-200-MP-MT-3S-FG-HS WALL MOUNT
[Symbol]	110	WP2	SINGLE	9000	0.650	TLI-Falco-H10-MH-100W

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

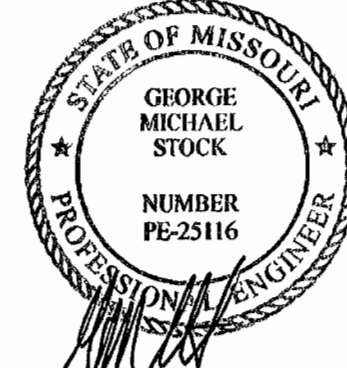


PREPARED BY: **STOCK & ASSOCIATES** Consulting Engineers, Inc.

BURLINGTON

18490 OUTLET BLVD
 CHESTERFIELD
 MISSOURI

DATE: 10/27/14



GEORGE M. STOCK E-25116
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REVISIONS:

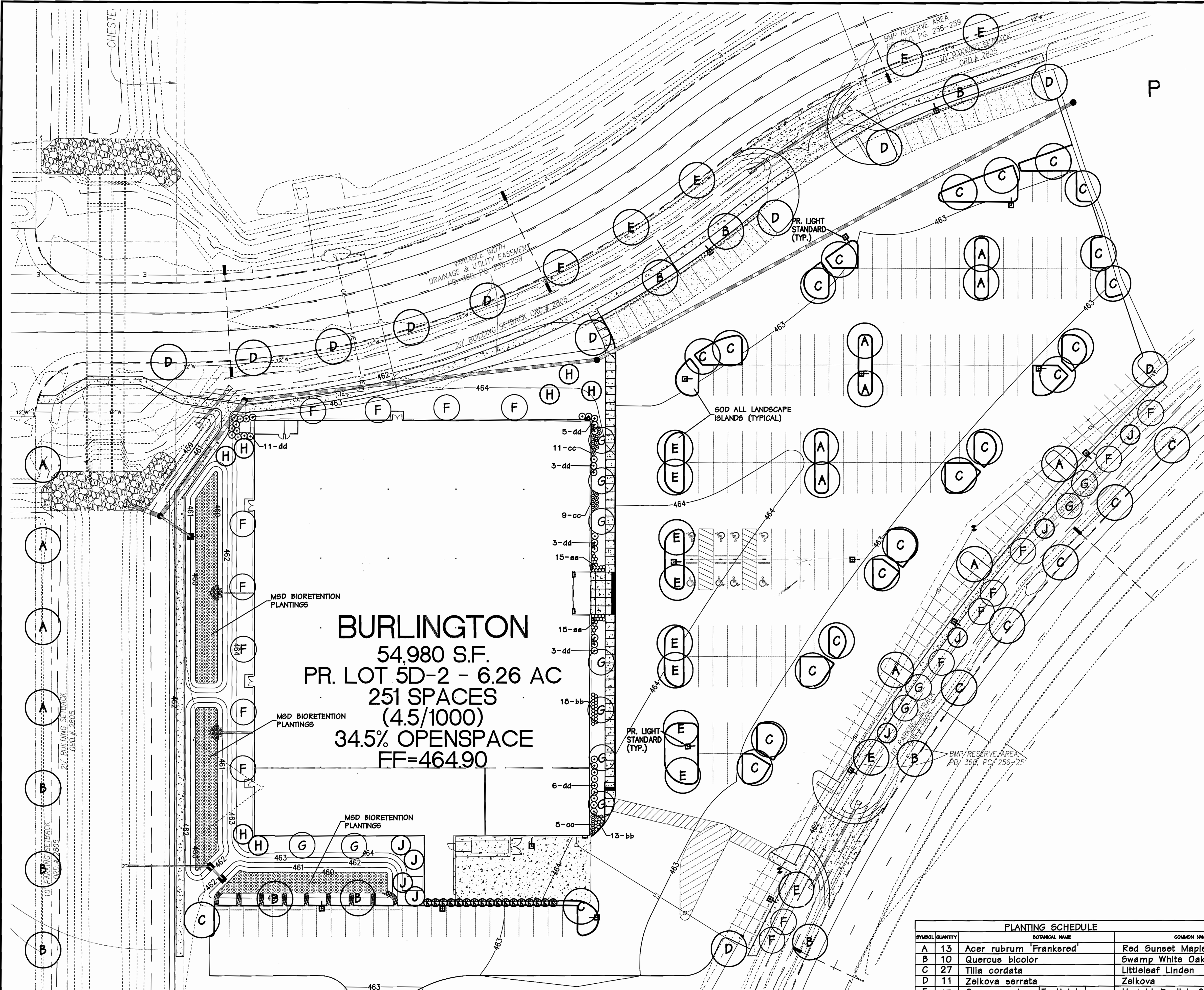
- 1 CITY COMMENTS - 10/01/14
- 2 CITY COMMENTS - 10/27/14

DRAWN BY: E.J.F. CHECKED BY: G.M.S.
 DATE: 09/02/14 JOB NO.: 214-5280
 M.S.D. # - BASE MAP # 17W
 S.L.C. # - H&T SUP. # -
 M.D.R. # MO-00
 SHEET TITLE:

PHOTOMETRIC PLAN

SHEET NO.: **SDSP-3**

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 St. Louis, MO 63015 PH: (636) 580-9100 FAX (636) 530-9130
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com



BURLINGTON
 54,980 S.F.
 PR. LOT 5D-2 - 6.26 AC
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LANDSCAPE PLAN
 SCALE 1" = 30'

PLANTING SCHEDULE							
SYMBOL QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	GROWTH RATE/SIZE CLASS	MATURE HT/FEET	
A 13	<i>Acer rubrum</i> 'Frankford'	Red Sunset Maple	2.5"	cal Deciduous	Fast/Large	45+	
B 10	<i>Quercus bicolor</i>	Swamp White Oak	2.5"	cal Deciduous	Med/Large	45+	
C 27	<i>Tilia cordata</i>	Littleleaf Linden	2.5"	cal Deciduous	Slow-Med/Large	45+	
D 11	<i>Zelkova serrata</i>	Zelkova	2.5"	cal Deciduous	Fast/Large	45+	
E 15	<i>Quercus robur</i> 'Fastigiata'	Upright English Oak	2.5"	cal Deciduous	Fast/Medium	45+	
F 17	<i>Cercis canadensis</i>	Eastern Redbud	2.5"	cal Ornamental	Fast/Medium	25-30	
G 13	<i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Flowering Cherry	2.5"	cal Ornamental	Med/Medium	25-35	
H 7	<i>Pinus strobus</i>	Eastern White Pine	6'	Evergreen	Fast/Large	45+	
J 8	<i>Picea glauca</i>	White Spruce	6'	Evergreen	Med/Medium	30-40	
K 17	<i>Platycladus orientalis</i> 'Collene'	Oriental Arborvitae	6'	Evergreen	Slow/Medium	20-30	
aa 30	<i>Spiraea x bumalda</i> 'Goldflame'	Goldflame Spiraea	24"	Shrub			
bb 31	<i>Juniperus</i> 'Blue Chip'	Blue Chip Juniper	24"	Shrub			
cc 25	<i>Ilex</i> 'China Boy/Girl'	China Boy/China Girl Holly	24"	Shrub			
dd 34	<i>Viburnum x burkwoodii</i>	Burkwood Viburnum	24"	Shrub			
	MSD Bioretention Plantings						

Note:
 An in-ground irrigation system will be provided.
 Open Space Percentage: 34.5%

STATE OF MISSOURI
 JERALD SAUNDERS
 LANDSCAPE ARCHITECT
 NUMBER LA-007
 11/27/14
 Jerald Saunders - Landscape Architect
 MO License # LA-007

Consultants:

Burlington
 18490 Outlet Blvd.
 Chesterfield, Missouri

Revisions:

Date	Description	No.
09/29/14	City Comments	1
10/27/14	Plan Revisions	2

Drawn: BR
 Checked: RS

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 landscapeArchitects/planners
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 Chesterfield, Missouri 63005-1154
 636.515.3668 Fax: 636.519.0797
 E-mail: info@loomis-associates.com
 Loomis Associates Inc.
 Missouri State Certificate of Authority #: LAC #000019

Sheet Title: **Landscape Plan**
 Sheet No: **L1**
 Date: 09/02/14
 Job #: 687.013