VII. C.

City of Chesterfield

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: November 13, 2019

From: Chris Dietz, Planner

Location: North of Chesterfield Airport Road and northeast of its intersection with Spirit 40 Park Drive and northwest of its intersection with North Goddard Avenue, along Interstate 64.

Applicant: mw Weber Architects

Description: **Mark Andy Industrial Park, Lots A and B (64 Corporate Center) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 10.2-acre tract of land zoned "PI"—*Planned Industrial District* located north of Chesterfield Airport Road and northeast of its intersection with Spirit 40 Park Drive and northwest of its intersection with North Goddard Avenue, along Interstate 64. (17V510270).

PROPOSAL SUMMARY

This request is for the development of Lot A of the Mark Andy Industrial Park, including a proposed 112,271 square-foot commercial/industrial building, as well as substantial landscaping and lighting improvements on the parking lot area on Lot B. Improvements are also proposed along the frontage of Lot B, including four (4) Ameren-approved street lighting fixtures and a proposed right-turn lane on Chesterfield Airport Rd. The 10.2-acre subject site is zoned "PI" Planned Industrial District and is governed under City of Chesterfield Ordinance 2437.

This project was reviewed by the Architectural Review Board on Thursday, June 13th, 2019. As a result, the Board motioned to forward the project to the Planning Commission with three (3) conditions. Accordingly, each of the following three (3) conditions have been addressed by the applicant, as stated below:

1. Define the setback from each edge of the building to the rooftop units based on the sight studies that were presented by the Petitioner.

   Response: The applicant has provided these setbacks on the Site Development Section Plan.

(Continued)

2. Look at the south side of the building, especially in the area of the parking lot adjacent to the loading docks of the proposed building, and increase the evergreen plantings for screening between the two lots to soften the view from Lot B.

   Response: The applicant has sufficiently fulfilled this request by adding several evergreen plantings between buildings, as noted on the Landscape Plan.

3. At the northeast and northwest corners of the building, where the windows return, the Petitioner is to work with revealing and paint color and changes of that to hold some of the articulates of the building, and reduce the amount of the dark mass of color on the side of the building, and to work with Staff to come up with a solution that helps break up that façade.

   Response: The applicant has sufficiently fulfilled this request, as noted on the elevations.

HISTORY OF SUBJECT SITE

In 1972, St. Louis County approved resolution 1961, which gave approval for a Preliminary Plan for a 23-acre tract zoned "FPM3" Flood Plain Planned Industrial. The original building situated on Lot B predates incorporation of the City.

The property was rezoned to its current zoning designation of "PI" Planned Industrial in 2008 by the City of Chesterfield when the City approved ordinance 2437, which serves as the governing ordinance today. Currently, Lot A is mostly vacant with the exception of an existing parking lot and a small wetland area north of the parking lot. Figure 1 below depicts an aerial of the subject site.

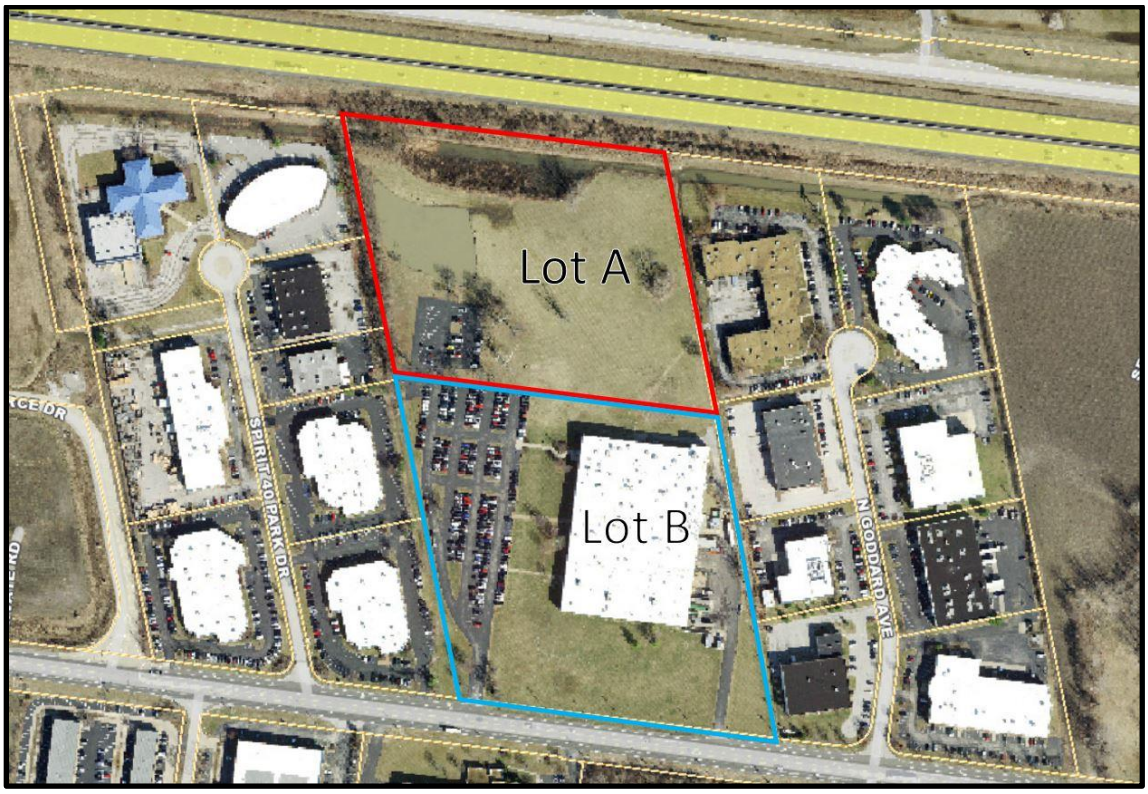


Figure 1: *Mark Andy Industrial Park Subdivision*

(Continued)

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

The subject site is located along Chesterfield Airport Road. However, it is more visible from Interstate 64 than from Chesterfield Airport Rd as it is situated behind Lot B and is oriented in a parallel relation to the interstate. As such, the design of the building is meant to accentuate the straight-line speed and highway directional flow of traffic, with most of the featured architectural elements located on the north elevation of the building.

B. Circulation and Access

Although Lot B currently has two (2) dedicated entrances, Lot A will be served by the entrance to Chesterfield Airport Rd. on the southwest corner of Lot B, as well as a secondary entrance to the east through Lot B. Per Ordinance 2437, the western entrance is to be improved with the development of Lot A. Additionally, a cross-access easement is proposed to the southeast of Lot A for potential access to the cul-de-sac of N. Goddard Ave. This fulfils a requirement set in the governing ordinance regarding circulation and access and can be seen on Figure 2 below.

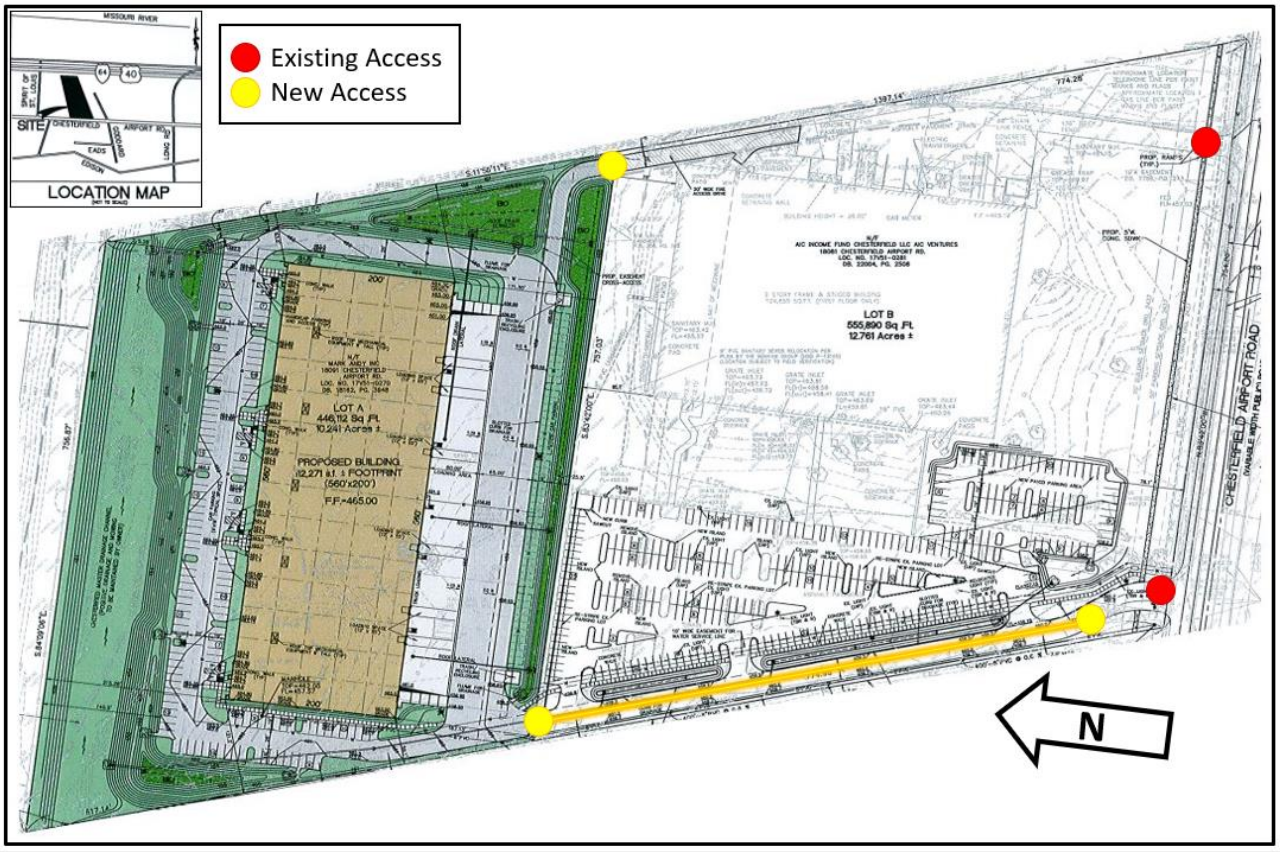


Figure 2: *Color Site Development Section Plan Excerpt*

(Continued)

Additionally, the proposed project also includes revisions to Lot B such as restriping, island relocation and a new proposed parking area southwest of the existing building.

C. Topography and Parking

The site is generally flat, ranging between 1-3' in elevation change across the property. The northern portion of the site is expected to be cut and filled to accommodate the building area, leaving an 80' wide flat-bottom drainage ditch as part of the Chesterfield Master Drainage Channel that runs along the northern edge of the property.

In accordance with the Chesterfield Valley Design Requirements, parking should be located "primarily to the side or rear of any building facade facing I-64/US 40 or along North Outer 40." Most of the 150 proposed parking spaces are primarily located on the northern side of the site at the front of the building, with a small portion of parking located on the south side of the proposed building and future potential parking to the south of the building. Accessible parking is located near the front entrance on the north side of the site. This parking lot design is consistent with adjacent industrial / office buildings.

General Requirements for Building Design:

All projects should address the following building requirements: Scale, Design, Materials, Colors, Landscape, Screening, and Lighting. This request is to allow for the development of a 112,271 square foot mixed-use building on Lot A.

A. Scale

The scale of the building is similar to that found on Lot B (124,000 sq. ft. footprint existing), but holds more modern aesthetic features facing I-64 and is roughly 13 feet taller than its Lot B counterpart. At its highest point, the building on Lot A will reach 39' above grade. While Lot A abuts I-64 to the north, there is significant green space separating the two, with commercial / industrial parks to the east and west of the property.

B. Design

The structure will be 31'-7" in height (top of gutter), with accent features reaching 39 feet in some areas along the north elevation and lesser parapets elsewhere reaching 36'-6" in height. The structure will contain office space, a showroom for retail purposes and a warehouse with Figures 3 and 4 on the following page detailing the north elevation of the proposed structure. Accent features along the north elevation accentuate the solid shape and color scheme of the long façade. The south elevation is characterized by its contiguous flat surfaces and mitigated by six (6) loading docks and employee entrances on the back of the building.

The main larger mass of the building accelerates forward as a nod to the adjacent highway's straight-line speed and direction. This solid, forward-moving horizontal mass rests on a base that is rhythmically punctuated with bands of glass. Counter-balancing the structure's fast-paced horizontal masses are the stable and sedentary brick entry masses which anchor and provide clarity to the building's organization. Simple horizontal entry canopies are integrated with the recessed brick entry masses, with a light concrete band that weaves throughout the building, serving as a unifying element that forms an edge between the upper mass and the more human-scale lower mass.

(Continued)

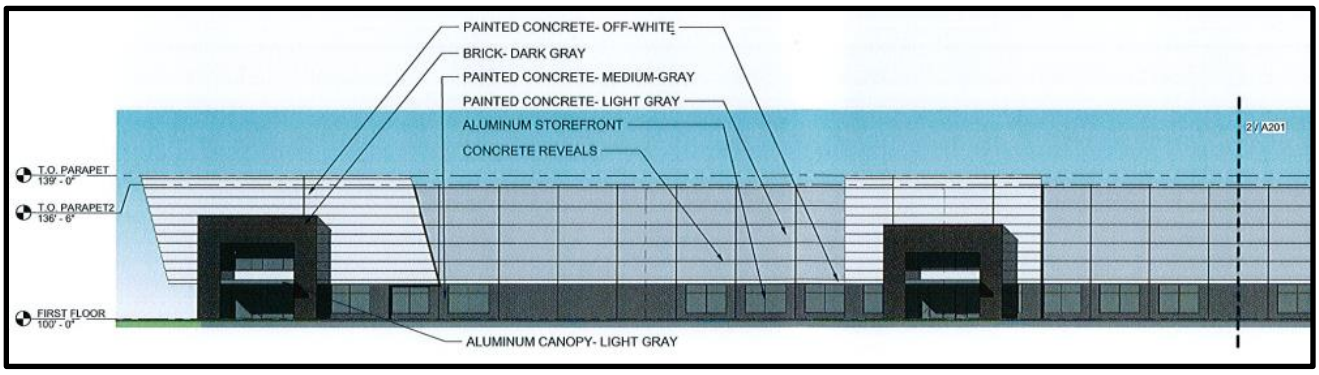


Figure 3: *North Elevation facing I-64 – East Side*

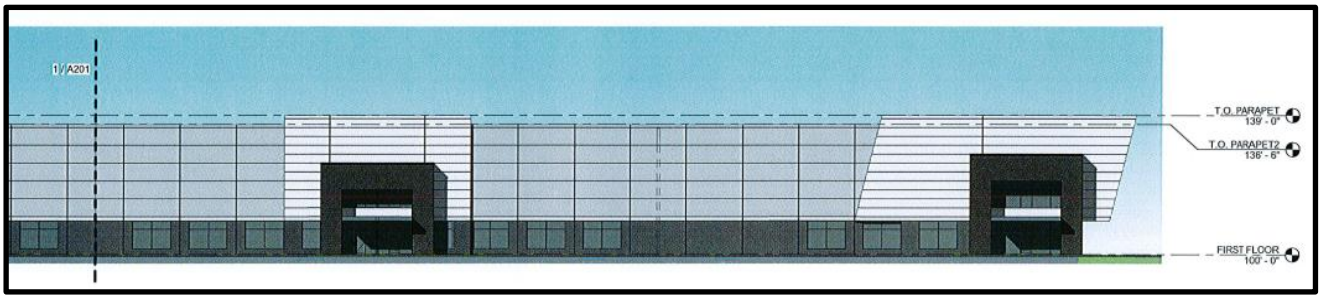


Figure 4: *North Elevation facing I-64 – West Side*

Figure 5: *North Elevation as seen by vehicles traveling east on I-64.*

(Continued)

Figure 6: *South Elevation as seen by vehicles traveling west on Chesterfield Airport Rd.*

C. Materials and Color

Materials on the building include brick entry masses, painted concrete panels with decorative reveals, aluminum storefront with clear glass, and color-matched prefinished aluminum canopies and flashings. The color scheme is composed of monochromatic shades of gray throughout the building, with darker gray present toward the base of the building and heavier brick entry masses, which also continue on the sides of the building. The upper two-thirds of the structure consists of lighter shades of off-white in order to accentuate the overall lightness in contrast to its darker base.

D. Landscape Design and Screening

Several different areas of landscaping are proposed in accordance with UDC regulations, including a landscape buffer that extends the length of the northern elevation along I-64 and congruent drainage basin. A primarily deciduous mix of trees embellishes the parking areas and points of entry, with evergreen species and lesser landscaping in ornamental arrangement around the perimeter of the building on Lot A. Per the conditions of the Architectural Review Board, evergreen plantings between the buildings of Lot A and Lot B have been sufficiently added. There is also adequate landscaping that provides partial screening of bio-retention areas located around the site.

The site development plan calls for two trash/recycling enclosures located at the rear of the building on the southern side of the loading area, which are adequately screened by 6’-0” concrete enclosures to be painted in order to match the color scheme of the building, with stained cedar board gates on each. Roof-top equipment, which stand 6’ in height, are currently planned to be screened by the natural recessed setback from the edge of the structure as well as by the combination of parapets ranging from 4’-11” above top-of-gutter to 7’-5” above top-of-gutter behind larger accent facades. The landscape plan and screening study conducted for the rooftop equipment from all four elevations of the building is included in the packet materials.

(Continued)

(Continued)

E. Lighting

Lighting is planned in association with the proposed development as required by the City of Chesterfield. The Lighting plan includes: seventeen (17) roadside and parking area lighting fixtures; seven (7) of which line the entry along the southwest corner of the property on Lot B. Parking areas will be illuminated by full cutoff, low profile, LED roadway fixtures, equipped with vertical shields where located at property lines to minimize glare and light trespass. The proposed parking area on Lot B will also incorporate two (2) Back-to-Back free-standing parking light fixtures. Total fixture heights will be below 20'-0" above finished grade. Building entries will incorporate a combination of thirteen (13) full cutoff, low profile, recessed LED can lighting and wall washer fixtures to backlight the wall behind the entry masses, as well as nine (9) wall-illuminating fixtures that tilt upward at a 35 degree angle, designed to only project onto the building surface and not beyond. Additionally, four (4) Ameren-approved street light fixtures are to be added along Chesterfield Airport Road, three of which are utility pole-mounted fixtures.

Lights that are not fully shielded flat lensed fixtures will require separate approval from the Planning Commission. Please refer to the proposed lighting plan in the packet submittal materials.

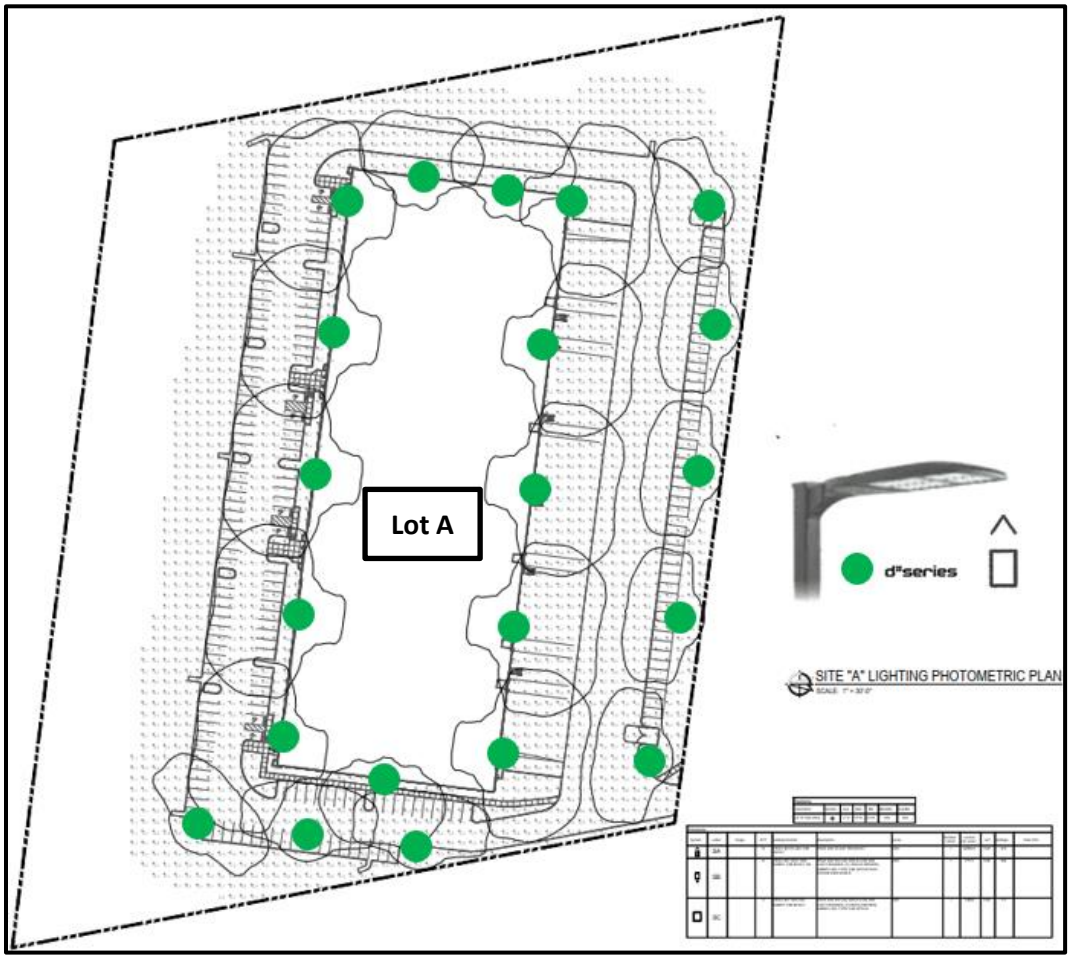


Figure 7a: Lot A *Lighting Plan*

(Continued)

Figure 7b: Lot B *Lighting Plan*

F. Signage

Signage is not part of the site plan review process and will be reviewed separately.

(Continued)

G. Exterior Rendering

Figure 8: *Exterior Rendering, facing North Elevation*

DEPARTMENT INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the City of Chesterfield Unified Development Code and Ordinance 2437. Staff recommends approval of the Site Development Section Plan, Lighting Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for the Mark Andy Industrial Park, Lots A and B.

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 Mark Andy Industrial Park, Lots A and B, as presented."

2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Mark Andy Industrial Park, Lots A and B with the following conditions…"

Attachments

1. Planning Commission Submittal Packet

mw weber architects

May 30 2019

Architectural Review Board
City of Chesterfield
Department of Planning
690 Chesterfield Parkway West
Chesterfield, MO 63017-0760

Re: Architect's Statement
64 Corporate Center

Dear members of the Architectural Review Board,
The following is the Architect's Statement for the 64 Corporate Center, located at 18091 Chesterfield Airport Road.

The Site:

Physical features and Access:
The relatively level 10.2 acre project site will contain a one story, 112,271 square foot office building/warehouse. The site is adjacent to highway 64/40 to the north, a one story office building to the east ( ), a one story office to the south (Mark Andy Inc), and 3 one story office buildings to the west. The street entry will be off of Chesterfield parkway through a single entry drive shared with Mark Andy Inc.

Site Relationship & Circulation:
The building's main public entry and associated parking will be located on the north side of the building while the loading docks and service oriented functions will be located on the south side of the building with a loop drive that connects the entire site.

Green space buffers/detention will be located in multiple locations on the east, west, and north sides of the building. In addition, the trash dumpsters will be located on the building's south side and will be screened with a 6' high brick enclosure with stained wood swinging gates.

Mechanical equipment will all be mounted on the roof and will be screened from (highway) view naturally by the building's parapet (see attached site section).

The type and location of site and building lighting fixtures were designed to reduce excess glare into the neighboring properties. Many of the fixtures are indirect fixtures and will be located within the entry alcoves or back from the main face of the building, which allows the mass of the building to shield the glare from the side neighboring properties.

Topography & Retaining walls:
The natural topography is relatively level and will not require any retaining walls. The storm water management systems includes a bio-retention basin to handle water quality, and will be approved by the City and MSD.

The Building:

Materials:
The materials on the building include brick entry masses, painted concrete panels with decorative

reveals, aluminum storefront with clear glass , and color-matched prefinished aluminum canopies and flashings. The color scheme is composed of monochromatic shades of gray. The darker grays occur at the lower third of building (base) and heavier brick entry masses (which also continue at the sides of the building). The colors at the upper 2 thirds of the building (including the cantilevered sail) are lighter shades of off-white in order to accentuate its lightness, which is in contrast to the heavy base.

Scale & Design:
Nestled into the site, the building is appropriately scaled on 3 sides by the quiet neighboring one story office buildings. In contrast, the most visible and longest side of the building faces the loud and fast moving highway 40. The main larger mass of the building accelerates forward as a nod to the adjacent highways straight-line speed and direction. This solid, forward-moving horizontal mass rests on a base that is rhythmically punctuated with bands of glass. Counter-balancing the structure's fast paced horizontal masses are the stable and sedentary brick entry masses which anchor and provide clarity to the buildings organization. The building is further broken down to a human scale with simple horizontal entry canopies that are integrated with the recessed brick entry masses. Lastly, a light concrete horizontal band was used as a linear thread that weaves throughout the building and acts as a unifying element that forms an edge between the upper mass and the more humane lower mass.

Landscape design and screening:
The required number of trees have been provided and landscaping is also added to the building to provide a buffer between the adjacent buildings.

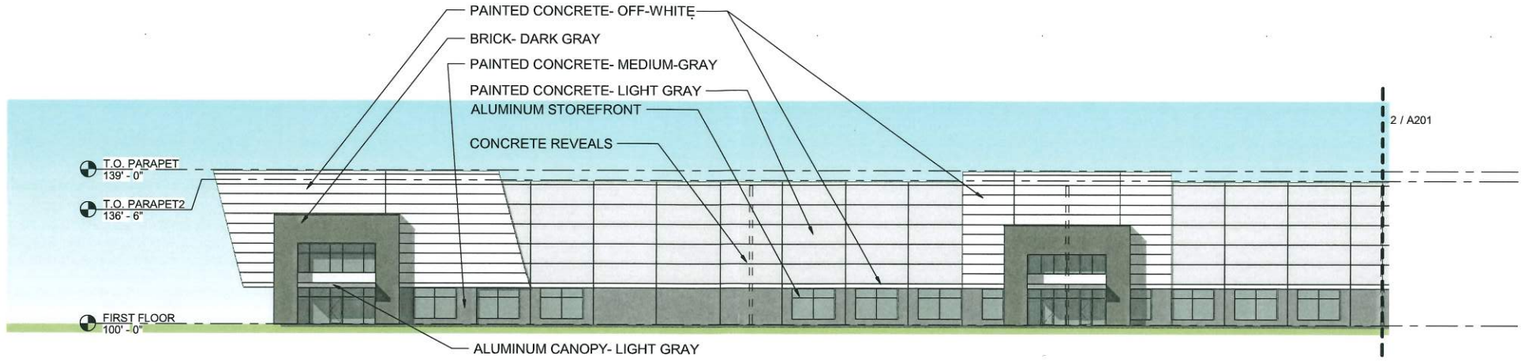
The plant palette, designed for low maintenance, has been selected from Chesterfield's list of approved trees. The chosen plants also provide pollinators (especially at the bio-retention pond) and seasonal color & texture throughout the site.

Signage:
The signage shall be secondary to the architectural design, in order to not distract from the building architecture. Signage shall be designated in the area directly near the entry canopies. Address signage shall consist of individual aluminum numbers mounted directly to the top edge of the entry canopies.

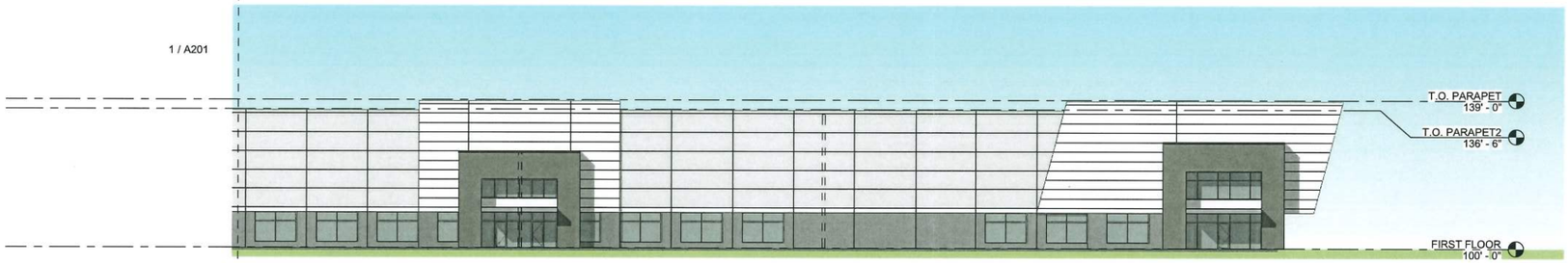
Lighting standards:
The parking areas will be illuminated by full cutoff, low profile, LED roadway fixtures and equipped with house side shields where located at property lines to minimize glare and light trespass. Total fixture heights will be below 20'-0" above finished grade. Building entries will incorporate a combination of full cutoff, low profile, recessed LED can lighting and wall washer fixtures to backlight the wall behind the entry masses. Service bays will incorporate full cutoff, low profile, LED surface mounted accent fixtures. Foot candles at parking and drive areas are 0.5 minimum and 3.4 average. Maximum foot candles at the property lines are at 0.4 or below with most areas at 0.0. Average foot candles at all building entries are above 5.0.

Sincerely,
mw Weber Architects

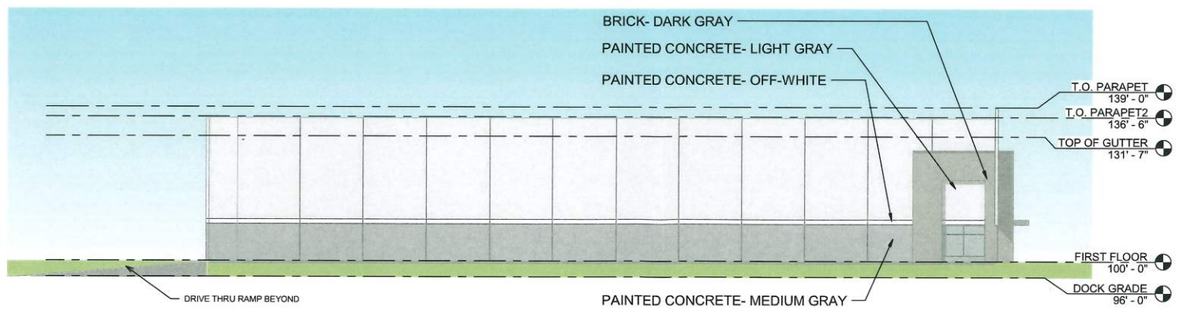
Michael J. Reardon
Project Manager



1 / A201 NORTH ELEVATION - WEST SIDE
1/16" = 1'-0"



2 / A201 NORTH ELEVATION - EAST SIDE
1/16" = 1'-0"



3 / A201 EAST ELEVATION
1/16" = 1'-0"

STATE OF MISSOURI
MICHAEL WILLIAM WEBER
A-5547
REGISTERED ARCHITECT

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

Project For-

Mark Andy Industrial Park, Lot A

18091 CHESTERFIELD AIRPORT RD.
CHESTERFIELD, MO

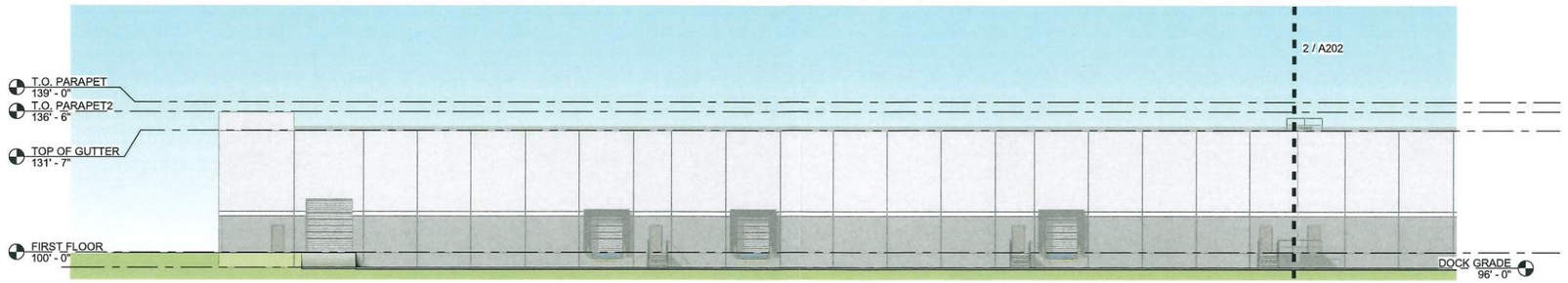
mw weber architects
129 Long Road
Chesterfield, Missouri 63005
636.519.1400
636.519.1414 fax

Revisions

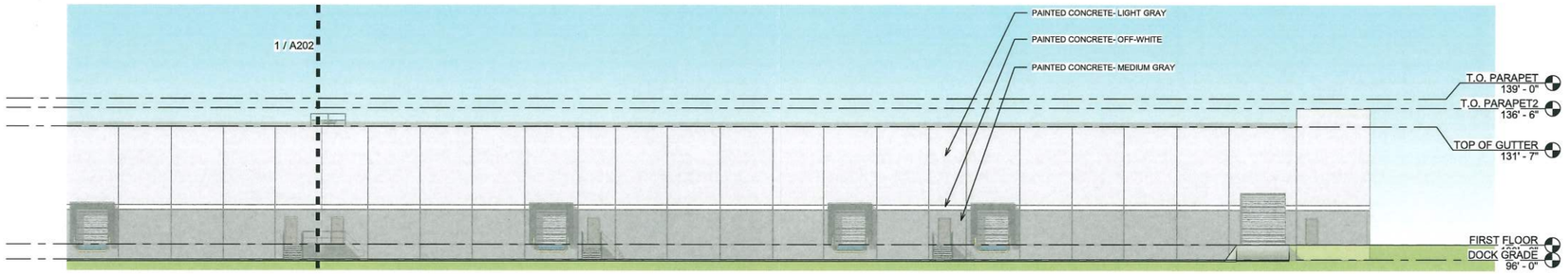
Rev. No.	Date	Desc.

A201

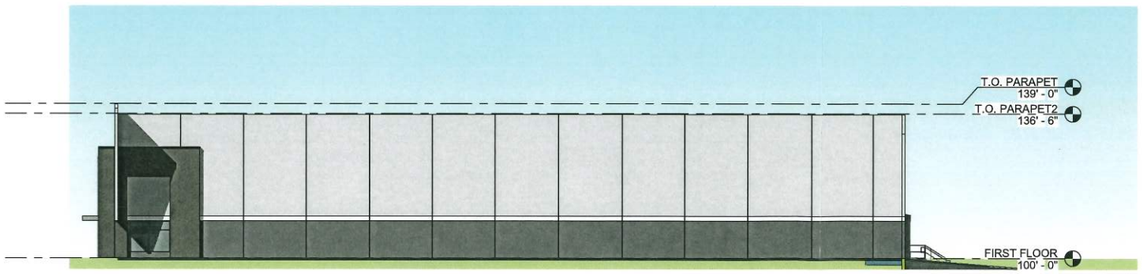
Date 08/13/19
19.022



1 / A202 SOUTH ELEVATION - WEST SIDE
1/16" = 1'-0"



2 / A202 SOUTH ELEVATION - EAST SIDE
1/16" = 1'-0"



3 / A202 WEST ELEVATION
1/16" = 1'-0"

STATE OF MISSOURI
MICHAEL WILLIAM WEBER
A-5547
REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

Project For-

Mark Andy Industrial Park, Lot A

18091 CHESTERFIELD AIRPORT RD.
CHESTERFIELD, MO

EXTERIOR ELEVATIONS

mw weber architects
129 Long Road
Chesterfield, Missouri 63005
636.519.1400
636.519.1414 fax

Revisions

Rev. No.	Date	Desc.

A202

Date 08/13/19
19.022

Mark Andy Industrial Park, Lot A

18091 CHESTERFIELD AIRPORT RD.
CHESTERFIELD, MO

mw weber architects
636.519.1400

Perspective

05/31/19
19.022

64 CORPORATE CENTER

LOT A & B - MARK ANDY INDUSTRIAL PARK (P.B. 356 PG. 702 - 12/31/2008)

A TRACT OF LAND BEING LOCATED IN
U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT PLAN

LOCATION MAP
(NOT TO SCALE)

MISSOURI ONE-CALL: 1-800-344-7483
ST. LOUIS COUNTY: SIGNALS / LIGHTING: (314) 615-0215

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.

GEOTECHNICAL ENGINEER'S STATEMENT

MIDWEST TESTING, AT THE REQUEST OF ECHELON CONSTRUCTORS, HAS PERFORMED A GEOTECHNICAL EXPLORATION FOR THE PROPERTY OF WHICH THE PROJECT PROPOSED HEREON IS A PART THEREOF. OUR FINDINGS INDICATED THAT THE EARTH RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED HEREON PURSUANT TO THE GEOTECHNICAL RECOMMENDATIONS AND CONSIDERATIONS SET FORTH IN OUR MAY 29, 2019 REPORT, TITLED "GEOTECHNICAL EXPLORATION, MT JOB NO. 14810, WHITE LIGHTNING, CHESTERFIELD, MISSOURI".

MIDWEST TESTING

MICHAEL W. HACKMEISTER, P.E. – PROJECT ENGINEER

5/23/19
DATE

STATE OF MISSOURI
MICHAEL L. HACKMEISTER
NUMBER PE-2017018980
PROFESSIONAL ENGINEER

SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION PREPARED BY MIDWEST TESTING.

PERTINENT SITE DATA:

SITE ACREAGE	=	10.24 Acres (LOT A) 12.76 Acres (LOT B)
OWNER – LOT A	=	MARK ANDY INC (DB 18162 PG 3948)
LOCATOR No.	=	17V51-0270
ZONING	=	"PI" PLANNED INDUSTRIAL DISTRICT (ORDINANCE NO. 2437)
FIRE DISTRICT	=	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	=	ROCKWOOD
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	=	MISSOURI-AMERICAN WATER COMPANY
GAS SERVICE	=	SPIRE
ELECTRIC SERVICE	=	AMEREN MO
PHONE SERVICE	=	AT&T
STREET ADDRESS	=	18081 CHESTERFIELD AIRPORT RD. (LOT B) 18091 CHESTERFIELD AIRPORT RD. (LOT A)
ZIP CODE	=	63005
WUNNENBURG MAP	=	Pg 20
FLOOD MAP	=	FIRM 29189C0145 K, EFFECTIVE FEB. 4, 2015
WATERSHED	=	MISSOURI RIVER
MDNR PERMIT NUMBER	=	MORA13714

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

ST. LOUIS CO. BENCHMARK

11-59: ELEV.=461.50 (U.S.G.S. – NGVD 1929 DATUM) "U" ON BACK OF ROLLED CURB; 107' SOUTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF THE CENTERLINE OF GODDARD AVENUE.

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH 1–3 FEET FLOOD DEPTHS, PONDING AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500–YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0145 K, WITH A MAP EFFECTIVE DATE FEBRUARY 4, 2015.

FIRM 100 yr ELEV. = 457.00
CHESTERFIELD MASTERPLAN 100yr ELEV. = 456.09

SITE INFORMATION:

SITE CALCULATIONS LOT "A":

TOTAL SITE:	446,112 s.f. ± (100 %)
BUILDING FOOTPRINT:	112,271 s.f. ± (25.2 %)
PAVED AREA: (INCLUDES FUTRE PARKING)	148,300 s.f. ± (33.2 %)
OPEN SPACE:	185,541 s.f. ± (41.6 %)
BUILDING F.A.R.:	0.252

CAR PARKING LOT "A":

REQUIRED PER CODE:	
OFFICE:	3.3 SPACES / 1,000 sf
WAREHOUSE:	2 SPACES / 3 EMPLOYEES
LOT "A" BLDG.:	40,000 S.F. OFFICE • 3.3/1000 = 132 SPACES 27 MAX WAREHOUSE EMPLOYEES 27 • 2/3 = 18 SPACES
REQUIRED PARKING:	150 TOTAL SPACES
PROVIDED PARKING:	150 (9'x19') TOTAL SPACES INCLUDES 8 H.C. SPACES

SITE CALCULATIONS LOT "B":

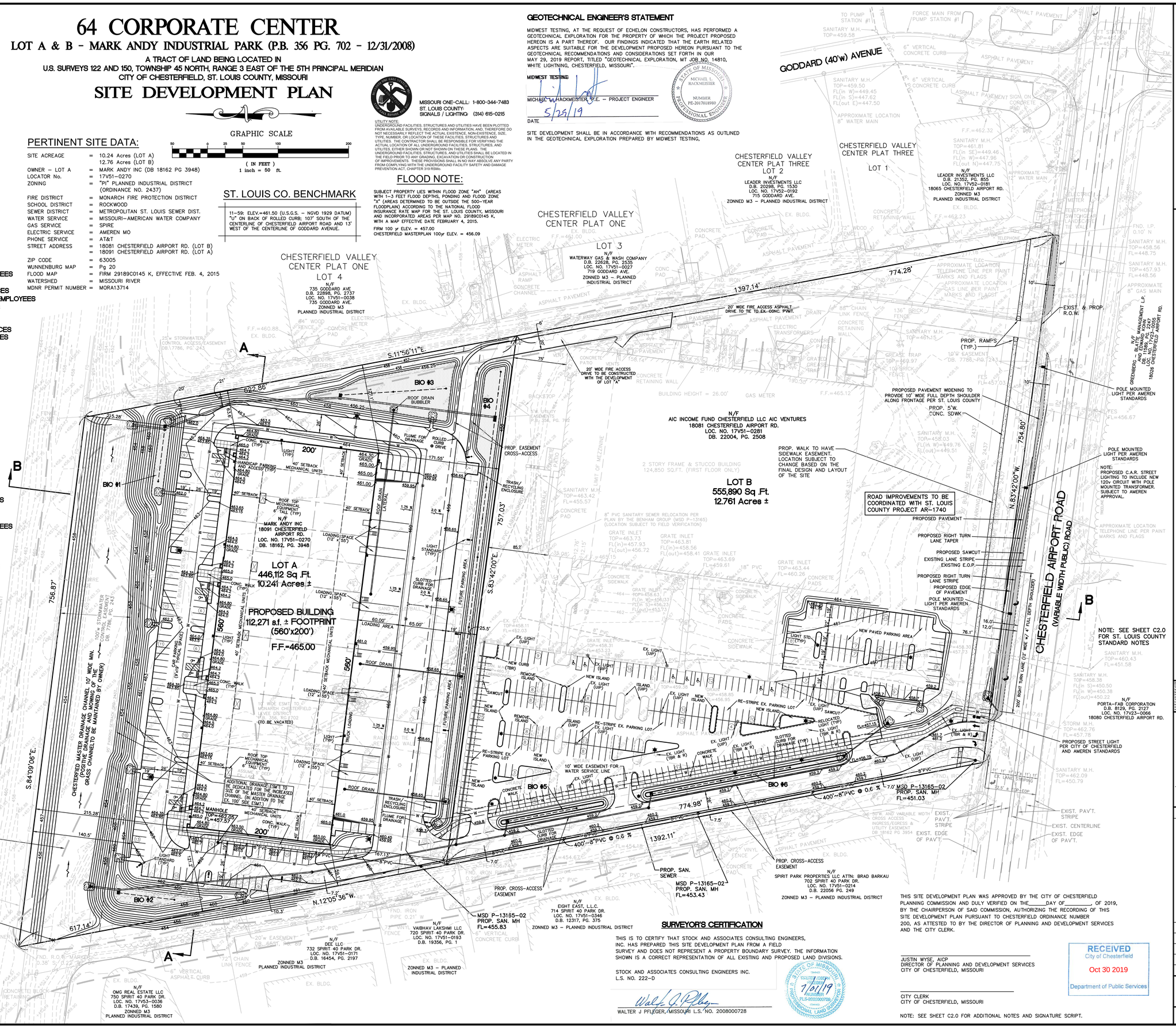
EXISTING CONDITIONS:	
TOTAL SITE:	555,890 s.f. ± (100 %)
BUILDING FOOTPRINT:	124,850 s.f. ± (22.5 %)
PAVED AREA:	151,935 s.f. ± (27.3 %)
OPEN SPACE:	279,105 s.f. ± (50.2 %)
BUILDING F.A.R.:	0.225
PROPOSED CONDITIONS:	
TOTAL SITE:	555,890 s.f. ± (100 %)
BUILDING FOOTPRINT:	124,850 s.f. ± (22.5 %)
PAVED AREA:	178,419 s.f. ± (32.1 %)
OPEN SPACE:	252,621 s.f. ± (45.4 %)

CAR PARKING LOT "B":

(EXISTING PARKING PRIOR TO IMPROVMENTS SHOWN ON LOT B = 309 SPACES)

REQUIRED PER CODE:	
OFFICE:	3.3 SPACES / 1,000 sf
WAREHOUSE:	2 SPACES / 3 EMPLOYEES
LOT "B" BLDG.:	30,000 S.F. OFFICE • 3.3/1000 = 99 SPACES 125 WAREHOUSE EMPLOYEES 125 • 2/3 = 84 SPACES
REQUIRED PARKING:	183 SPACES REQUIRED
PROVIDED PARKING:	312 TOTAL SPACES INCLUDES 8 H.C. SPACES

PLAN SHEET INDEX



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SITE DEVELOPMENT 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

STATE OF MISSOURI
EXPIRES JUNE 30, 2020
NUMBER LS-2002000728
PROFESSIONAL LAND SURVEYOR
7/01/19

WALTER J PFLEGER, MISSOURI L.S. NO. 2008000728

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE _____ DAY OF _____, OF 2019, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE CITY CLERK.

JUSTIN WYSE, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
CITY OF CHESTERFIELD, MISSOURI

CITY CLERK
CITY OF CHESTERFIELD, MISSOURI

NOTE: SEE SHEET C2.0 FOR ADDITIONAL NOTES AND SIGNATURE SCRIPT.

RECEIVED
City of Chesterfield
Oct 30 2019
Department of Public Services

PREPARED FOR:
ECHELON CONSTRUCTORS, LLC
1850 CRAIGSHIRE ROAD
SUITE 306
ST. LOUIS, MO 63146
ATTN: GREG ANCEL
PHONE: 636.549.5038
DIRECT: 314.800.6690
www.echelon840.com

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:
64 CORPORATE CENTER
18091 CHESTERFIELD AIRPORT RD.
CHESTERFIELD, MO

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER
10/29/2019

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

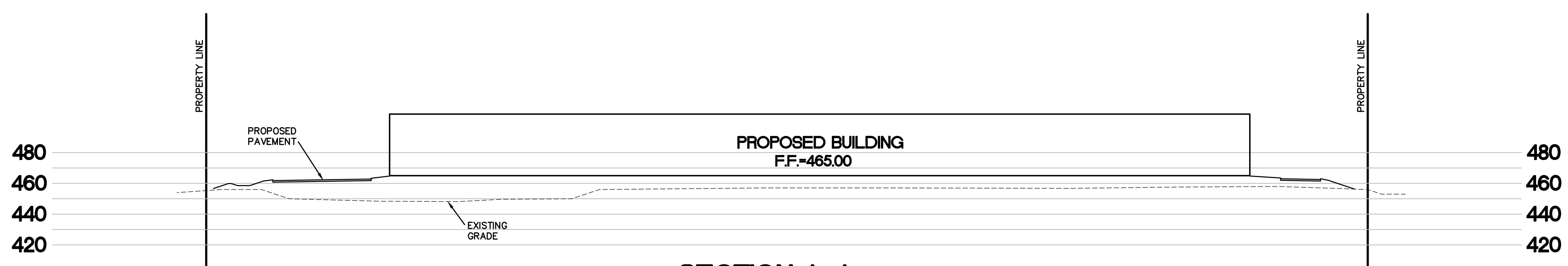
REVISIONS:

1	5/22/2019	ADD FIRE ACCESS
2	5/30/2019	REVISED PER CITY COMMENTS
3	6/25/2019	REVISED PER COMMENTS
4	7/01/2019	REVISED PER COMMENTS
5	7/02/2019	REVISED PER ST. LOUIS COUNTY
6	10/9/2019	REVISED PER CITY COMMENTS
7	10/29/2019	PER CITY

DRAWN BY: T.S.	CHECKED BY: G.M.S.
DATE: 5/10/2019	JOB NO.: 219-6507
M.S.D. P #:	BASE MAP #: 17-V
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #: MORA13714	

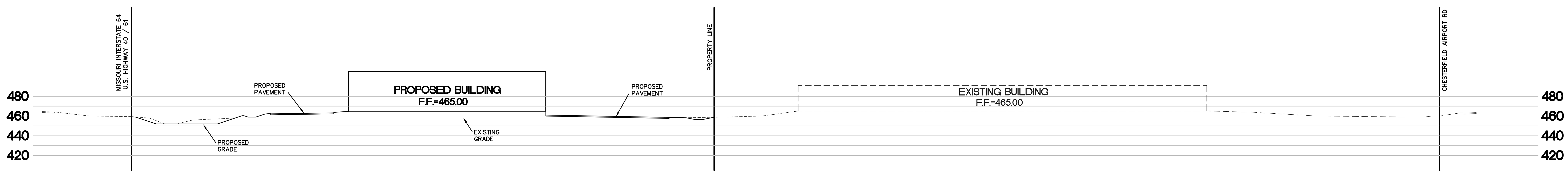
SHEET TITLE: SITE DEVELOPMENT PLAN

SHEET NO.: C1.0



SECTION A-A

SCALE: 1"=50'



SECTION B-B

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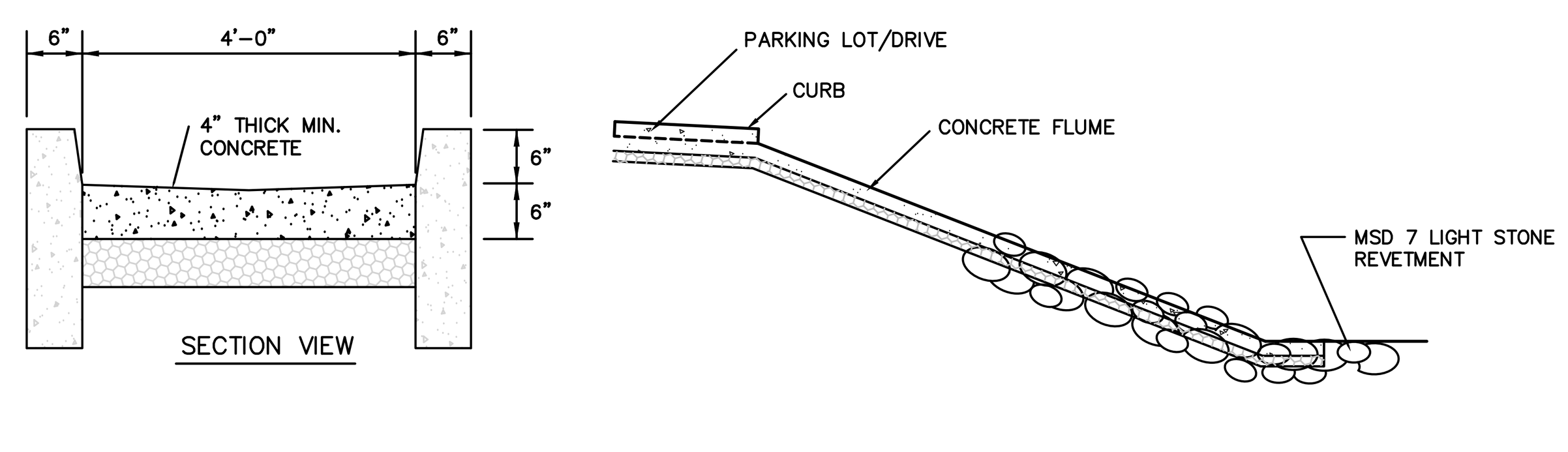
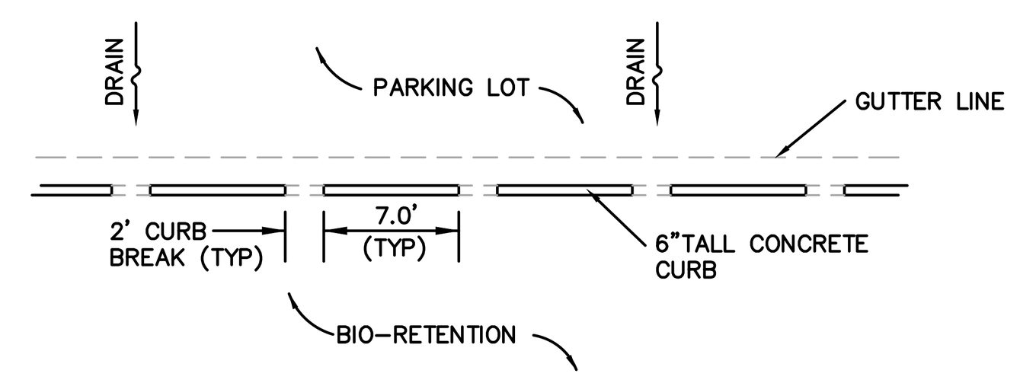
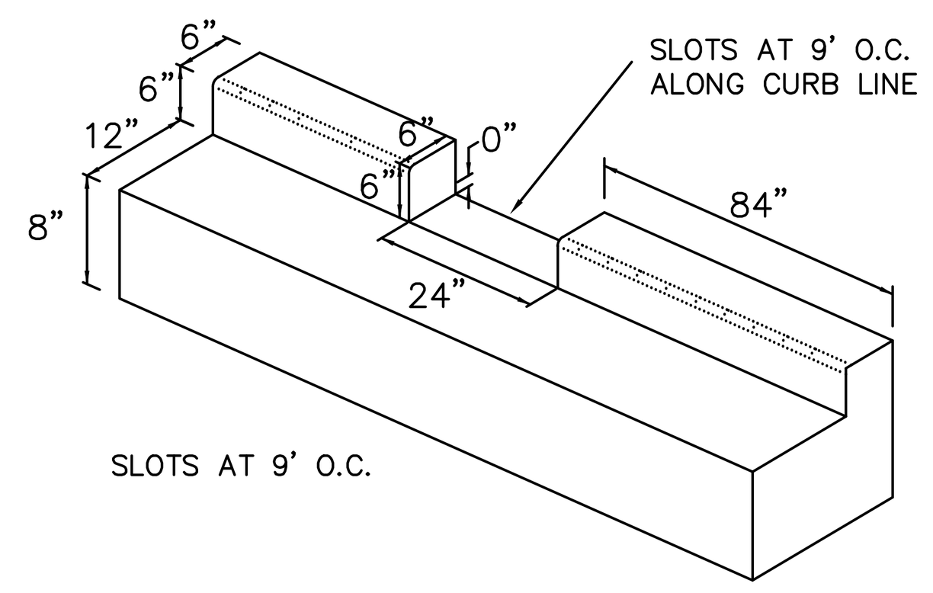


FLUME INTO DITCH/BIO-RETENTION BASINS

(n.t.s.)



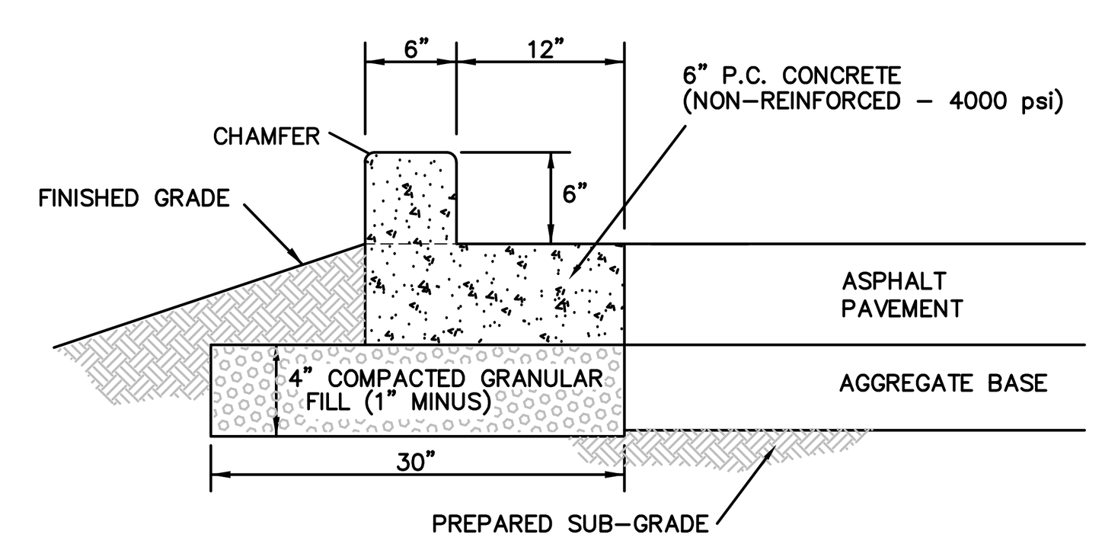


SLOTTED CONC. CURB AND GUTTER DETAIL

(n.t.s.)

FOR USE IN SHEET DRAIN AREAS OF CAR PARKING LOT & ENTRANCE DRIVES

(NOT FOR USE IN CITY R/W)



SLOTTED CONC. CURB AND GUTTER DETAIL

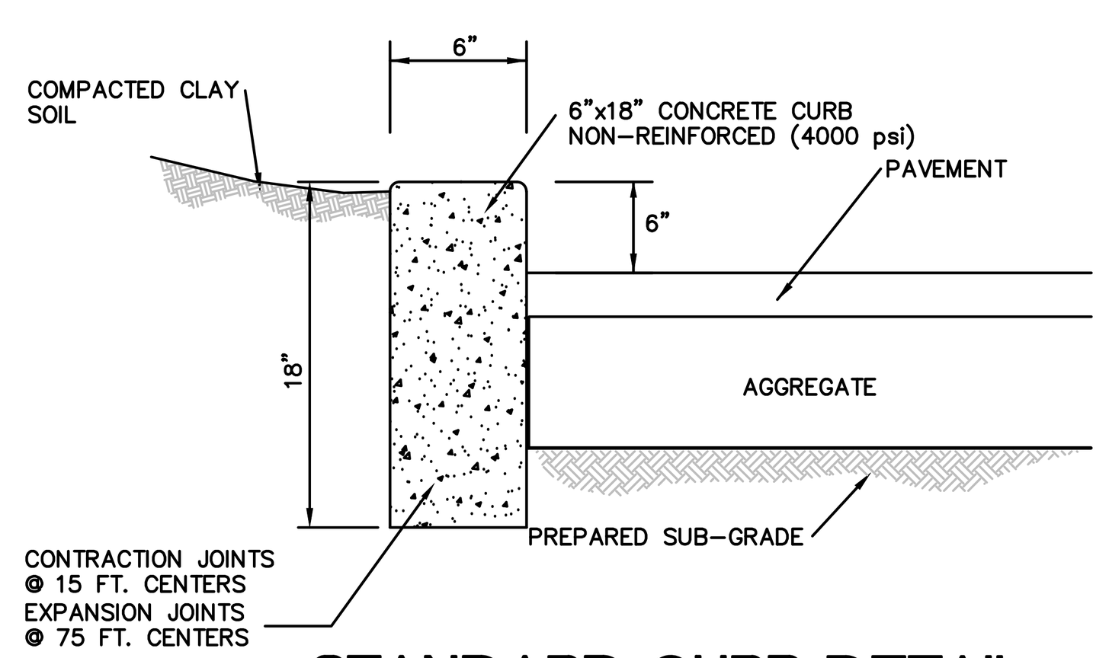
FOR USE IN SHEET DRAIN AREAS OF CAR PARKING LOT & ENTRANCE DRIVES

(n.t.s.)

(NOT FOR USE IN CITY R/W)

STANDARD CONCRETE SLOTTED CURB DETAIL

(n.t.s.)



STANDARD CURB DETAIL

(LOCATION: ALL CURBED AREAS UNLESS NOTED OTHERWISE)

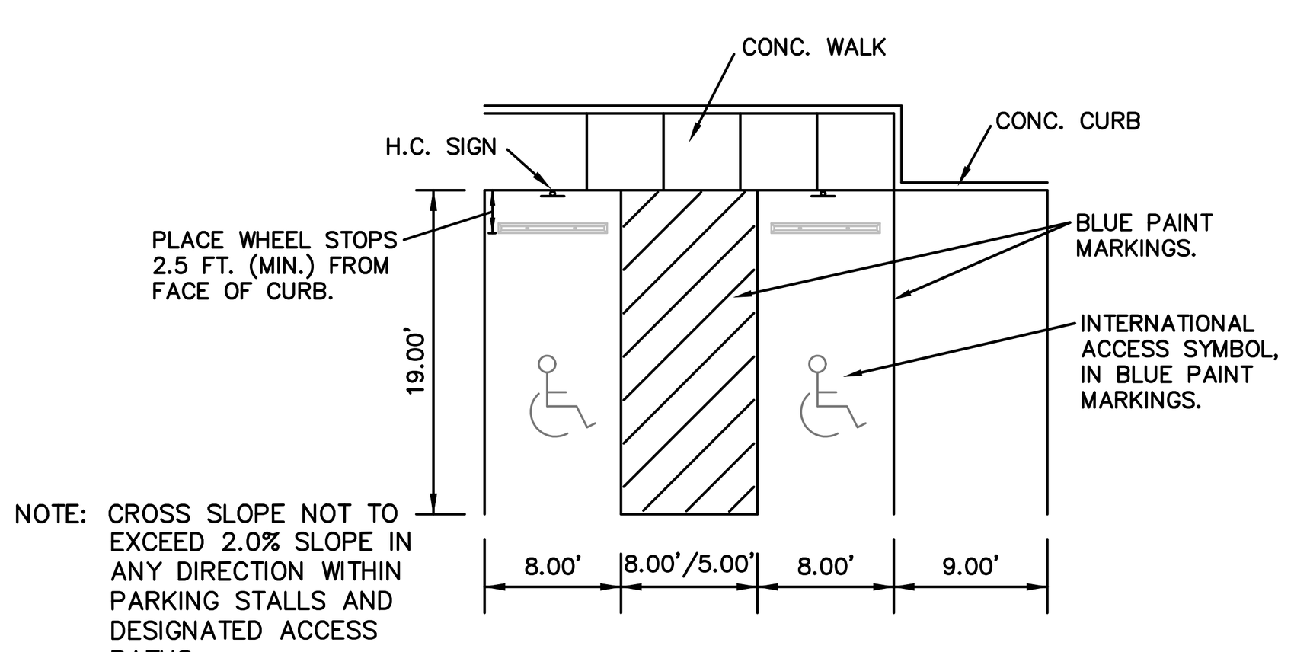
(n.t.s.)

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. 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.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
5. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
6. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
7. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION PREPARED BY MIDWEST TESTING, MT JOB 14810 DATED 5/29/2019.
8. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED THREE STORIES OR 45 FEET (AS MEASURED FROM GRADE) WHICHEVER IS LESS.
9. BE ADVISED, ANY WORK WITHIN THE SFHA WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY. WITH ANY SUBSTANTIAL CHANGES TO THE LOCATION OF THE SFHA A LETTER OF MAP REVISION WILL NEED TO BE OBTAINED FROM FEMA. ALSO, ELEVATION CERTIFICATES WILL NEED TO BE FILED FOR ANY STRUCTURE WITHIN 200 FEET OF THE SFHA.
10. BE ADVISED A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED BEFORE IMPROVEMENT PLAN APPROVAL AND AN ELEVATION CERTIFICATE IS REQUIRED BEFORE OCCUPANCY MAY BE RELEASED.
11. AS-BUILT DRAWINGS WILL BE REQUIRED AFTER THE CONSTRUCTION OF THE CHESTERFIELD STORMWATER MASTER DRAINAGE CHANNEL. THE CHANNEL SHALL MAINTAIN POSITIVE DRAINAGE ON AND ACROSS THIS PROPERTY TO AVOID PONDING. MAINTENANCE OF THE CHANNEL IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
12. THERE IS A MINIMUM OPEN SPACE OF 30% AS REQUIRED BY ORDINANCE NO. 2437.
13. THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PC DISTRICT REGULATIONS.
14. SIGNAGE APPROVAL IS A SEPARATE PROCESS. THERE IS NO PROPOSED MONUMENT SIGN AT THIS TIME.
15. PRIOR TO APPROVAL OF A GRADING PERMIT OR IMPROVEMENT PLANS, OR ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER NEEDS TO PAY $21,410.00 TO THE CITY OF CHESTERFIELD AS THE SITE'S PROPORTIONATE SHARE OF THE COST OF ESTABLISHMENT OF THE WET LAND MITIGATION AREA.

ST. LOUIS COUNTY STANDARD NOTES

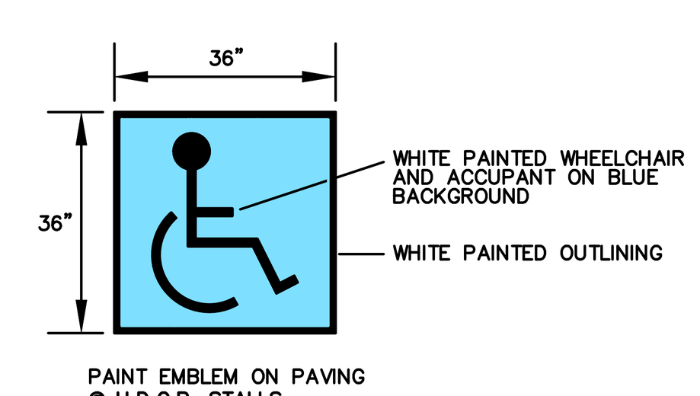
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
6. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
7. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
8. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
9. CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.
10. ROOFTOP MECHANICAL EQUIPMENT SHALL SHALL BE CONTAINED WITHIN A 40' SETBACK FROM ALL BUILDING SIDE.



TYPICAL PARKING STALLS

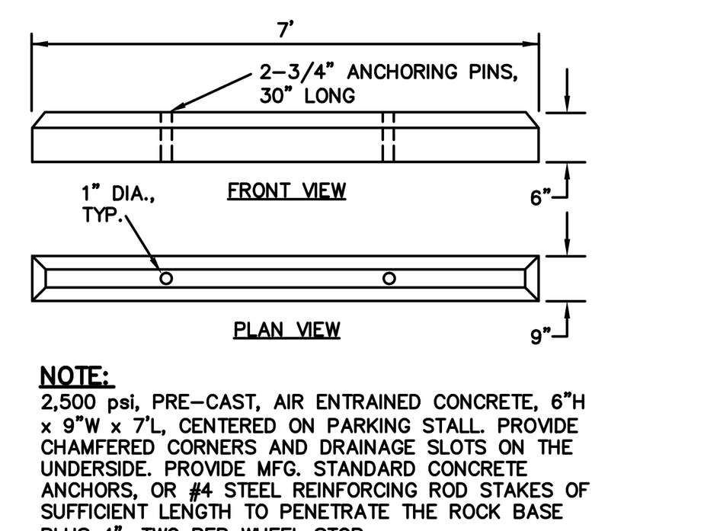
(n.t.s.)

PARKING TABLE	
STANDARD SPACES	142
ADA SPACES	8
TOTAL SPACES	150
FUTURE SPACES	51



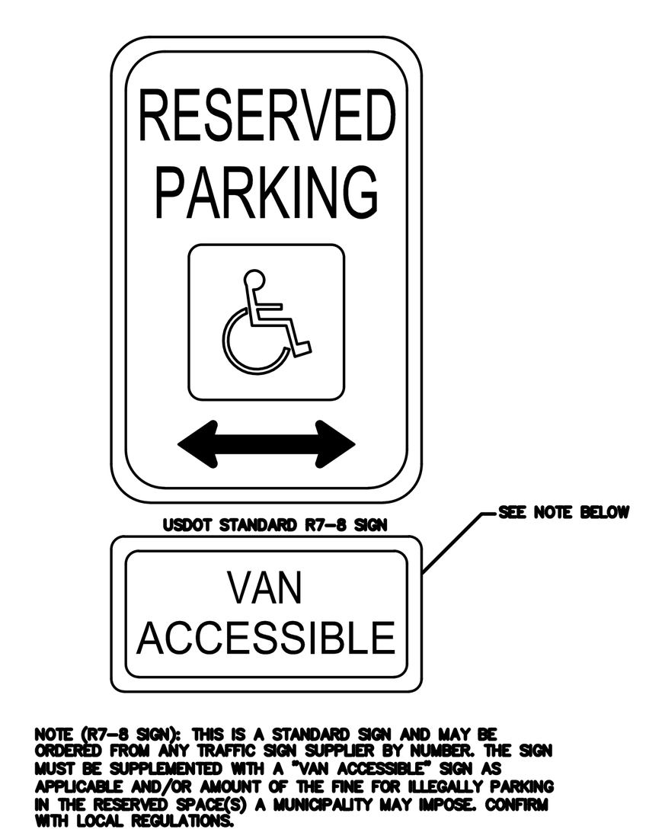
PAINTED ACCESSIBLE PARKING STALL SIGN

(n.t.s.)



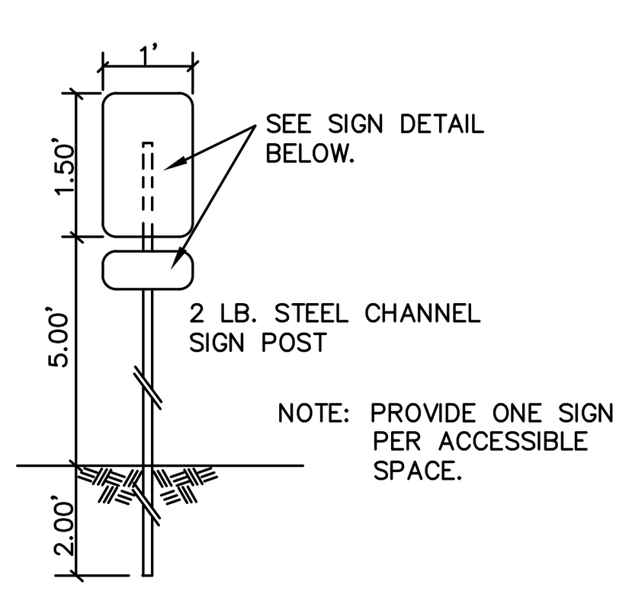
PRE-CAST PARKING BUMPER

(n.t.s.)



ACCESSIBLE SIGN DETAIL

(n.t.s.)



ACCESSIBLE PARKING SIGN

(n.t.s.)

PROPERTY DESCRIPTION
MARK ANDY INDUSTRIAL PARK - LOT A

A TRACT OF LAND BEING PART OF U. S. SURVEY 122 AND U. S. SURVEY 150 IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD (100' WIDE), FORMERLY HIGHWAY 40, SAID POINT BEING THE POINT OF INTERSECTION WITH THE EASTERN LINE OF SPIRIT 40 PARK, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 234, PAGE 79 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERN LINE OF SAID SPIRIT 40 PARK NORTH, 12 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 774.98 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID EASTERN LINE NORTH 12 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 617.14 FEET POINT OF INTERSECTION WITH THE SOUTHERN RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY 40-61; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE SOUTH 84 DEGREES 09 MINUTES 06 SECONDS EAST, A DISTANCE OF 756.87 FEET TO THE NORTHWESTERN CORNER OF CHESTERFIELD VALLEY CENTER PLAT ONE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 241, PAGE 44 OF THE AFORESAID ST LOUIS COUNTY RECORDER'S OFFICE; THENCE ALONG THE WESTERN LINE OF SAID CHESTERFIELD VALLEY CENTER PLAT ONE SOUTH 11 DEGREES 56 MINUTES 11 SECONDS EAST, A DISTANCE OF 622.86 FEET TO A POINT; THENCE LEAVING SAID WESTERN LINE NORTH 83 DEGREES 42 MINUTES 00 SECONDS WEST, A DISTANCE OF 757.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 446,112 SQ. FT. 10.241 ACRES AS PER CALCULATIONS BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. DURING THE MONTH OF DECEMBER, 2006.

Echelon Constructors, LLC, the owner under contract of the property
[Name of Owner (s)]
shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.
Ordinance No. 2437, "PI" – Planned Industrial (present zoning) of City of Chesterfield 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.

(Signature): ______________________

(Name Typed): ______________________

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this ____ day of __________, A.D., 2019, before me personally appeared ______________________ (Officer of Corporation), to me known, who, being by me sworn in, did say that he/she is the ______________ (Title) of ______________________ (Name of Corporation) a corporation in the State of ________, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said ______________________ (Officer of Corporation) acknowledge said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Nortarial Seal at my Office in ______________________ (County and State), the day and year last above written

My term expires ______________________

____
(Notary Public)

PROPERTY DESCRIPTION
MARK ANDY INDUSTRIAL PARK - LOT B

A TRACT OF LAND BEING PART OF U. S. SURVEY 122 AND U. S. SURVEY 150 IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD (100' WIDE), FORMERLY HIGHWAY 40, SAID POINT BEING THE POINT OF INTERSECTION WITH THE EASTERN LINE OF SPIRIT 40 PARK, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 234, PAGE 79 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERN LINE OF SAID SPIRIT 40 PARK NORTH, 12 DEGREES 05 MINUTES 36 SECONDS WEST, A DISTANCE OF 774.98 FEET TO; THENCE LEAVING SAID EASTERN LINE SOUTH 83 DEGREES 42 MINUTES 00 SECONDS EAST, A DISTANCE OF 757.03 FEET TO A POINT ON THE WESTERN LINE OF CHESTERFIELD VALLEY CENTER PLAT ONE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 241, PAGE 44 OF THE AFORESAID ST LOUIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERN LINE AND THE WESTERN LINE OF CHESTERFIELD VALLEY CENTER PLAT THREE, A SUBDIVISION FILED FOR RECORD IN PLAT BOOK 316, PAGE 36 OF SAID RECORDER'S OFFICE, SOUTH 11 DEGREES 56 MINUTES 11 SECONDS EAST, A DISTANCE OF 774.28 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID NORTHERN RIGHT-OF-WAY LINE OF CHESTERFIELD AIRPORT ROAD; THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE NORTH 83 DEGREES 42 MINUTES 00 SECONDS WEST, A DISTANCE OF 754.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 555,890 SQ. FT. 12.761 ACRES AS PER CALCULATIONS BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. DURING THE MONTH OF DECEMBER, 2006.

______________________, the owner under contract of the property
[Name of Owner (s)]
shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.
Ordinance No. 2437, "PI" – Planned Industrial (present zoning) of City of Chesterfield 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.

(Signature): ______________________

(Name Typed): ______________________

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this ____ day of __________, A.D., 2019, before me personally appeared ______________________ (Officer of Corporation), to me known, who, being by me sworn in, did say that he/she is the ______________ (Title) of ______________________ (Name of Corporation) a corporation in the State of ________, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said ______________________ (Officer of Corporation) acknowledge said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Nortarial Seal at my Office in ______________________ (County and State), the day and year last above written

My term expires ______________________

____
(Notary Public)

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:

64 CORPORATE CENTER

18091 CHESTERFIELD AIRPORT RD.
CHESTERFIELD, MO

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
PROFESSIONAL ENGINEER

10/9/2019

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

REVISIONS:

1	5/22/2019 ADD FIRE ACCESS
2	5/30/2019 REVISED PER CITY COMMENTS
3	6/25/2019 REVISED PER COMMENTS
4	7/01/2019 REVISED PER COMMENTS
5	7/02/2019 REVISED PER ST. LOUIS COUNTY
6	10/9/2019 REVISED PER CITY COMMENTS

DRAWN BY: T.S.	CHECKED BY: G.M.S.
DATE: 5/10/2019	JOB NO: 219-6507
M.S.D. P #:	BASE MAP #: 17-V
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #: MORA13714	

SHEET TITLE:
SITE SECTIONS AND NOTES

SHEET NO.:
C2.0

BILL NO. 2613 **ORDINANCE NO. 2437**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "M-3" PLANNED INDUSTRIAL DISTRICT TO A "PI" PLANNED INDUSTRIAL DISTRICT FOR A 23 ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF CHESTERFIELD AIRPORT ROAD ONE HALF MILE WEST OF THE CORNER OF LONG RD. AND CHESTERFIELD AIRPORT RD. (P.Z. 24-2007 MARK ANDY INC. 18081 CHESTERFIELD AIRPORT RD.)

WHEREAS, the petitioner, Michael Doster of Doster, Mickes, James, Ullom, Benson and Guest, on behalf of Mark Andy Inc., has requested a change in zoning from an "M-3" Planned Industrial District to a "PI" Planned Industrial District for a 23 acre tract of land located on the north side of Chesterfield Airport Rd., one half mile west of the corner of Long Rd. and Chesterfield Airport Rd. and,

WHEREAS, the Planning Commission held a public hearing regarding the said request on June 11, 2007; and,

WHEREAS, the Planning Commission, upon review of said request, recommended approval of the petition by a vote of 7 to 0; and,

WHEREAS, the City Council, having considered said request, voted to approve the request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by establishing a "PI" Planned Industrial District for a 23 acre tract of land located on the north side of Chesterfield Airport Rd., one half mile west of the corner of Long Rd. and Chesterfield Airport Rd. and described as follows.

A tract of land being part of U. S. Survey 122 and U. S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:

BEGINNING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds West, a distance of 1392.11 feet to the point of intersection with the southern right-of-way line of Missouri State Highway 40-61; thence along said southern right-of-way line South 84 degrees 09 minutes 06 seconds East, a distance of 756.87 feet to the northwestern corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 241, Page 44 of the aforesaid St. Louis County Recorder's Office; thence along the western line of said Chesterfield Valley Center Plat One and Chesterfield Valley Center Plat Three, a subdivision filed for record in Plat Book 316, Page 36 of said recorder's office, South 11 degrees 56 minutes 11 seconds East, a distance of 1397.14 feet to the point of intersection with the aforesaid northern right-of-way line of Chesterfield Airport Road; thence along said northern right-of-way line North 83 degrees 42 minutes 00 seconds West, a distance of 754.80 feet to the Point of Beginning and containing 1,002,006 square feet or 23.002 acres more or less as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of February, 2007.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment A, which is attached hereto and made a part of.

Section 3. The City Council, pursuant to the request filed by Michael Doster of Doster, Mickes, James, Ullom, Benson and Guest, on behalf of Mark Andy Inc., in P.Z. 24-2007, requesting the amendments embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 11th day of June, 2007, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 20th day of February, 2008.

MAYOR

ATTEST:

Pamela Shelton

Deputy CITY CLERK

FIRST READING HELD: 02-04-2008

Attachment A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. Specific Criteria

A. PERMITTED USES

1. The uses allowed in this "PI" District shall be:
   - a. Business, professional, and technical training schools.
   - b. Business service establishments.
   - c. Financial institutions.
   - d. Hotels and motels.
   - e. Mail order sale warehouses.
   - f. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
     - i Facilities producing or processing explosives or flammable gasses or liquids;
     - ii Facilities for animal slaughtering or rendering;
     - iii Sulfur plants, rubber reclamation plants, or cement plants; and
     - iv Steel mills, foundries, or smelters.
   - g. Medical and dental offices.
   - h. Office or office buildings.
   - i. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
   - j. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
   - k. Printing and duplicating services.
   - l. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
   - m. Warehousing, storage, or wholesaling of manufactured commodities.
   - n. Welding, sheet metal, and blacksmith shops.
2. Ancillary Uses
   - a. Automatic Vending facilities for:
     - i Ice and solid carbon dioxide (dry ice);
     - ii Beverages;
     - iii Confections
   - b. Cafeterias for employees and guests only.
   - c. Child care centers, nursery schools, and day nurseries.
   - d. Gymnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
   - e. Recreational facilities, indoor tennis courts, and gymnasiums.
   - f. Restaurants, fast food, with no drive-through facilities.
   - g. Restaurants, sit down.
3. The above uses in this "PI" District shall be restricted as follows:
   - a. There shall be no warehousing, storage, or wholesaling of live animal, explosives, or flammable gases and liquids.
   - b. There shall be no outdoor illuminated recreational facilities, golf courses, golf practice driving ranges, indoor theaters, or drive in theatres.
   - c. No outdoor incineration shall be allowed on the site.
   - d. There shall be no outdoor storage of raw materials or finished products associated with any of the above uses.

B. FLOOR AREA, HEIGHT, BUILDING AND STRUCTURE REQUIREMENTS

1. Height
   - a. The maximum building height excluding equipment and screening will be limited to three (3) stories or forty-five (45) feet whichever is less.
   - b. The petitioner shall be required to construct his proposed structure at an elevation of 465 feet and flood proof said structures for a flood elevation of 469 feet.
2. Openspace
   - a. A minimum of thirty percent (30%) openspace is required for this development.

C. SETBACKS

1. Structure Setbacks

No building or structure other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences, will be located within the following setbacks:

- a. Seventy (70) feet from the right of way of Chesterfield Airport Road.
- b. Twenty five (25) feet from the Eastern and Western boundaries of this "PI" District.
- c. One hundred seventy (170) feet from the Northern boundary of this "PI" District.

2. Parking Setbacks

No parking stall, loading space, internal driveway or roadway, except points of ingress and egress, will be located within the following setbacks:

- a. Fifty (50) feet from the edge of pavement of Chesterfield Airport Road.
- b. Five (5) feet from the Eastern and Western boundaries of this "PI" District, with the exception of shared driveways.
- c. Ninety five (95) feet from the Northern boundary of this "PI" District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking
   - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
   - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
   - c. No construction related parking shall be permitted within the Chesterfield Airport Road right-of-way.
3. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed by the City of Chesterfield Planning Commission.
2. Ornamental entrance monument construction, if proposed shall be reviewed by the City of Chesterfield, and/or St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation and construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, color renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

I. ACCESS/ACCESS MANAGEMENT

1. The nearest edge of any drive aisle or parking space intersecting the entrance drives shall be located a minimum of 150 feet from the edge of pavement of Chesterfield Airport Road, as directed by the Department of Planning and Public Works and the St. Louis County Department of Highways and Traffic.
2. Provide cross access easements as needed to provide the adjacent subdivision to the east and the subdivision to the west access to the site as directed by the Department of Planning and Public Works.
3. Access to this development from Chesterfield Airport Road shall be restricted to two (2) entrances, located and constructed as directed by the Department of Planning and Public Works and St. Louis County Department of Highways and Traffic.
4. Expansion of the existing facility will require redesign and reconstruction of the existing western entrance as directed by the Department of Planning and Public Works and St. Louis County Department of Highways and Traffic.
5. Development or subdivision of the northern part of the site will require relocation, redesign and reconstruction of the existing western entrance as directed by the Department of Planning and Public Works and St. Louis County Department of Highways and Traffic.
6. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield and the Department of Highways and Traffic.

J. PUBLIC PRIVATE ROAD IMPROVEMENTS INCLUDING PEDESTRIAN CIRCULATION

1. Provide additional right-of-way and improvements, along Chesterfield Airport Road as required by the Department of Planning and Public Works and/or the St. Louis County Department of Highways and Traffic.
2. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site. The sidewalk shall be privately maintained; therefore, no public easements shall be required.
3. Conform to the requirements and/or recommendations of the Missouri Department of Transportation regarding I-64 in the area.
4. Improve Chesterfield Airport Road to one half of a one hundred (100) foot right of way and a sixty (60) foot pavement with ten (10) foot full depth shoulders including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.
5. Provide a sidewalk conforming to St. Louis County ADA standards adjacent to Chesterfield Airport Road within a separate easement as directed by City of Chesterfield.
6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for the additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. POWER OF REVIEW

1. The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

M. STORMWATER

1. The Chesterfield Valley Master Stormwater Plan indicates a thirty (30) foot flat bottom ditch shall be constructed along the northern property line of this site and that drainage from this site is to be directed to the east to the pump station at Long Road. The developer shall be responsible for construction of the required storm water improvements on site, connection to the existing drainage ditch to the east, and any grading of the downstream ditch necessary to provide positive drainage. The developer shall coordinate construction of the required stormwater improvements with the owners of the properties affected by the construction of the required improvements.
   - a. The developer may elect to propose alternate geometry, size and/or type of stormwater improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Planning and Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Planning and Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.
2. Provide any additional Chesterfield Valley Stormwater Easement along the northern property to accommodate the future construction of the Chesterfield Valley Master Stormwater Plan channel in that area, as directed by the Department of Planning and Public Works. Also, provide any necessary access easements to the storm water channel, as directed by the Department of Planning and Public Works. Depict the channel on the Site Development Plan and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
3. All Chesterfield Valley Master Stormwater Plan improvements shall be operational prior to the paving of any driveways or parking areas.
4. Any improvements within MoDOT's right-of-way will require permit. The drainage design shall be in accordance with Missouri Department of Transportation (MoDOT) standards.
5. The petitioner shall provide adequate detention and /or hydraulic calculations for review and approval of all stormwater that will encroach on MoDOT right of way.
6. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.
7. Certification will be required from the City of Chesterfield that stormwater will be controlled as required by the Chesterfield Valley Master Facility Plan.
8. Treatment for water quality, in accordance with Metropolitan St. Louis Sewer District regulations dated February 2006, shall be required.
9. This project is in the Caulks Creek Surcharge area and is subject to a surcharge of $2,750 per acre.

N. SANITARY SEWERS

1. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District Conceptual Sewer Master Plan for Chesterfield Valley.
2. The downstream sanitary sewers and pump station may need to be evaluated and inspected to ensure adequate capacity.

O. GEOTECHNICAL REPORT

1. Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and improvement plans.

P. OCCUPANCY PERMIT

1. Prior to the issuance of an occupancy permit, any existing stormwater channel located on this site and between this site and the pump station to which it should drain shall be regraded to restore the channel to the line and grade of the original design.

Q. SPECIAL USE PERMIT

1. Prior to Special Use Permit issuance by the St. Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the St. Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements

R. MISCELLANIOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.

V. TRUST FUND CONTRIBUTION

A. As this development is not subject to traffic generation assessment, the roadway improvements required herein represent the developers road improvement obligation. These improvements will not exceed an amount established by multiplying the ordinance-required parking spaces by the following applicable rates:

Type of Development	Required Contribution
General Office	$542.56/parking space

(Parking Space as required by the City of Chesterfield.)

If types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

As a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the St. Louis County Department of Highways and Traffic. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

B. The amount of the required improvements, if not approved for construction by January 1, 2008, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

VI. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A. The City of Chesterfield Missouri will enforce the conditions of this ordinance in accordance with the plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

PREPARED BY:
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT PLAN FOR:
64 CORPORATE CENTER
18091 CHESTERFIELD AIRPORT RD.
CHESTERFIELD, MO

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-25116 — PROFESSIONAL ENGINEER

10/9/2019

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

REVISIONS:

1	5/22/2019 ADD FIRE ACCESS
2	5/30/2019 REVISED PER CITY COMMENTS
3	6/25/2019 REVISED PER COMMENTS
4	7/01/2019 REVISED PER COMMENTS
5	7/02/2019 REVISED PER ST. LOUIS COUNTY
6	10/9/2019 REVISED PER CITY COMMENTS

DRAWN BY: T.S.	CHECKED BY: G.M.S.
DATE: 5/10/2019	JOB NO: 219-6507
M.S.D. P #:	BASE MAP #: 17-V
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #: MORA13714	

SHEET TITLE: CHESTERFIELD ORDINANCE NO. 2437

SHEET NO.: C3.0

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP! CALL BEFORE YOU DIG!

1-800-DIG-RITE

- STREET TREES: 1 per 50 LF FRONTAGE

100.00 LF @ CHESTERFIELD AIRPORT ROAD ENTRANCE, REQUIRING TWO (2) TREES, 3 TREES ARE EXISTING AND ARE TO REMAIN

NOTE: NO PARKING SPACE SHALL BE FURTHER THAN FIFTY (50) FEET FROM A TREE.

- TREE GROUPINGS:

TYPE	QTY.	PERCENTAGE
DECIDUOUS:	50	37%
ORNAMENTAL:	40	30%
EVERGREEN:	45	33%

A MINIMUM OF 20% OF TREES SHALL COME FROM THREE CATEGORIES: DECIDUOUS / ORNAMENTAL / EVERGREEN

17 FAST GROWTH (13%) AND 118 SLOW/MEDIUM GROWTH (87%)

ANY STREET TREE IS TO BE PLANTED NO CLOSER THAN 3'-0" FROM ANY CURB.

ALL STREET TREES SHALL BE MIN. 2.5" CALIPER WITH A MAXIMUM OF 20% OF TREES OF ONE SPECIES THROUGHOUT

- OPEN SPACE:
TOTAL SITE: 446,112 SF
BUILDING FOOTPRINT: 112,271 SF or 25.2%
PARKING, FUTURE PAVING & DRIVE AREAS: 148,300 SF or 33.2%
REMAINING OPEN SPACE: 185,541 SF or 41.6%

PLEASE NOTE:
ALL NEW PARKING LOTS ARE TO BE MULCHED WITH 3" MIN. DEPTH OIF SHREDDED OAK BARK MULCH

GODDARD (40'w) AVENUE

CHESTERFIELD VALLEY CENTER PLAT THREE LOT 2
N/F
LEADER INVESTMENTS LLC
D.B. 20298, PG. 1530
LOC. NO. 17V52-0192
715 GODDARD AVE.

CHESTERFIELD VALLEY CENTER PLAT THREE LOT 1

N/F
LEADER INVESTMENTS LLC
D.B. 21352, PG. 855
LOC. NO. 17V52-0181
18065 CHESTERFIELD AIRPORT RD.

N/F
GREENBERG - BLANK MANAGEMENT, L.P.
EDWARD JONES
D.B. 17123, 2247
LOC. NO. 17V23-0247
18208 CHESTERFIELD AIRPORT RD.

LOT A
446,112 Sq .Ft.
10.241 Acres ±

PROPOSED BUILDING
112,271 s.f. ± FOOTPRINT
(560'x200')
F.F.=465.00

LOT B
555,890 Sq .Ft.
12.761 Acres ±

BIO 1
BIO 2
BIO 3
BIO 4
BIO 5
BIO 6

MISSOURI INTERSTATE 64
U.S. HIGHWAY 40 / 61
(PUBLIC)

CHESTERFIELD AIRPORT ROAD

EX. BLDG.

N/F
SPIRIT PARK PROPERTIES LLC ATTN: BRAD BARKAU
702 SPIRIT 40 PARK DR.
LOC. NO. 17V51-0214
D.B. 22056 PG. 249

N/F
PORTA-FAB CORPORATION
D.B. 8129, PG. 2127
LOC. NO. 17V23-0066
18080 CHESTERFIELD AIRPORT RD.

N/F
EIGHT EAST, L.L.C.
714 SPIRIT 40 PARK DR.
LOC. NO. 17V51-0346
D.B. 12317, PG. 375

N/F
VAIBHAV LAKSHMI LLC
720 SPIRIT 40 PARK DR.
LOC. NO. 17V51-0193
D.B. 19356, PG. 1

N/F
DEE LLC
732 SPIRIT 40 PARK DR.
LOC. NO. 17V51-0171
D.B. 16454, PG. 2197

N/F
OMG REAL ESTATE LLC
750 SPIRIT 40 PARK DR.
LOC. NO. 17V53-0036
D.B. 17439, PG. 1580

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

REVISIONS	BY
5/29/19	RMM
6/28/19	RMM
8/9/19	RMM

Landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
Mo Landscape Architectural Corporation #000223
(636) 928-1250
Fax: (636) 928-0983

STATE OF MISSOURI
RANDALL W. MARDIS
NUMBER A-003019
REGISTERED LANDSCAPE ARCHITECT

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019

DATE: 8/9/19

PLANTING PLAN FOR THE PROPOSED
64 Corporate Center
CHESTERFIELD, MISSOURI

DRAWN
R. MARDIS

CHECKED
RMMEL

DATE
5/8/19

SCALE
1"=50'-0"

JOB No.
2019-137

SHEET
L-1
OF THREE SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (call utility location services in municipality).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
6.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
11.) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
12.) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
13.) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
14.) Landscape contractor shall kill & remove all existing weeds within the project site.
15.) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
16.) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
17.) All substitutions of plant material shall be submitted to landscape architect for approval.

PRUNING:

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

INSURANCE:

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

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
3.) Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 72 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.

SIGHT TRIANGLES:

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

TOPSOIL:

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

MISC. MATERIAL:

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

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warrantied for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
2.) Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
3.) Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
4.) The turf contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
5.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut as a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
6.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
7.) All sod shall be placed a maximum of 24 hours after harvesting.
8.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
9.) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

EROSION CONTROL BLANKET (Where applicable):

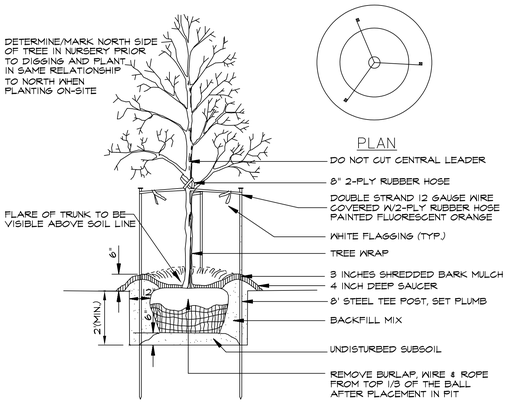
1.) All seeded areas on slopes greater than 4:1 shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: Northern American Green, DS 75 or approved equal. Install per manufacturer's recommendations.

PLUG PLANTING NOTES:

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

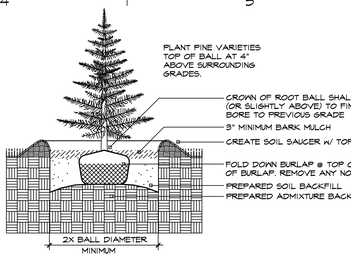
WARRANTY:

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



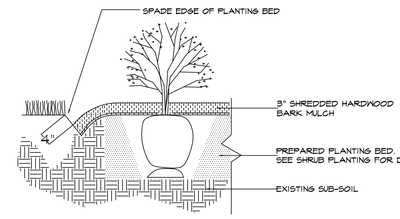
DECIDUOUS TREE PLANTING

N.T.S.



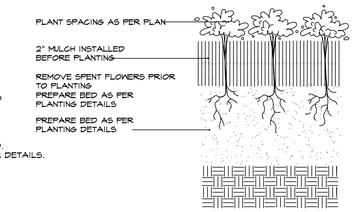
EVERGREEN TREE PLANTING

N.T.S.



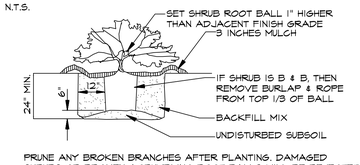
SPADE-CUT EDGE DETAIL

N.T.S.



PERENNIAL / ANNUAL PLANTING

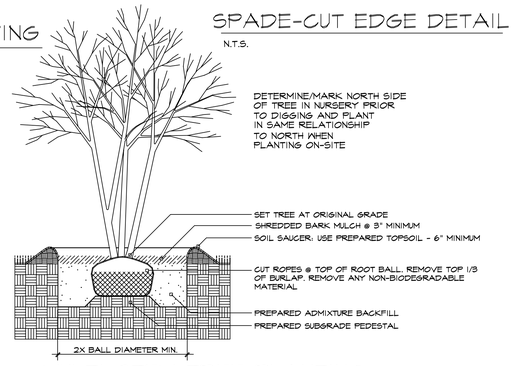
N.T.S.



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

SHRUB PLANTING

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.

PLANT_SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	GROWTH RATE			MATURE HEIGHT												
				Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
BC	4	Bald Cypress / Taxodium distichum	2.5"Cal		X													X	
HACK	4	Common Hackberry / Celtis occidentalis	2.5"Cal.	X														X	
GMSM	6	Green Mountain Sugar Maple / Acer saccharum 'Green Mountain'	2.5"Cal	X															X
GL	9	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5"Cal.		X												X		
BLPT	2	London Plane Tree / Platanus x acerifolia 'Bloodgood'	2.5"Cal.		X													X	
RO	7	Red Oak / Quercus rubra	2.5"Cal			X													X
SVRM	3	Sun Valley Red Maple / Acer rubrum 'Sun Valley'	2.5"Cal			X											X		
AM	8	'Flame' Amur Maple / Acer ginnala 'Flame'	2.5"Cal.		X												X		
OGRM	6	'October Glory' Maple / Acer rubrum 'October Glory'	2.5"Cal			X													X	
SHL	1	'Skyline' Locust / Gleditsia triacanthos 'Skyline'	2.5"Cal.			X													X	

EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
CBS	14	Colorado Blue Spruce / Picea pungens 'Glauca'	6'-7'		X															X
GGA	10	Green Giant Arborvitae / Thuja plicata 'Green Giant'	6'-7'	X															X	
NS	9	Norway Spruce / Picea abies	6'-7'		X														X	

FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
JTL	17	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2.5"Cal.		X												X			
MRB	4	Merlot Redbud / Cercis x 'Merlot'	2.5"Cal.		X												X			
PPFD	6	Prairie Pink Flowering Dogwood / Cornus florida 'Prairie Pink'	2.5"Cal.		X												X			
PRFC	5	Prairie Rose Crabapple / Malus 'Prairie Rose'	2.5"Cal.		X												X			
RHS	8	Robin Hill Serviceberry / Amelanchier X grandiflora 'Robin Hill''	2.5"Cal.	X													X			

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
DKL	6	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal		X							X								
GVB	30	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal																	
LLHYD	16	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime'	5 gal			X						X		X	X	X				
DVIB	30	Mariesii Double File Viburnum / Viburnum plicatum tomentosum 'Mariesii'	24"-30"		X								X	X						
PJ	10	Procumbens Juniper / Juniperus procumbens 'Nana'	5 gal		X			X												
CLE	12	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal	X					X			X								

ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
BBL	97	Big Blue Liriope / Liriope muscari 'Big Blue'	1 gal			X		X												

FORBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
CI	1,016	Copper Iris / Iris fulva 'Louisiana'	2 Qt. @ 18" OC		X				X			X								
ROSEM	486	Rose Mallow / Hibiscus laevis	1 Gal @ 30" OC			X				X										
SMW	713	Swamp Milkweed / Asclepias incarnata	2 Qt. @ 24" OC			X				X										

NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'
	1,047	Brown Fox Sedge / Carex vulpinoidea	Plug at 18" OC		X			X												
	1,871	Great Green Bulrush / Scirpus atrovirens	Plug at 18" OC		X				X											
	1,479	Morning Star Sedge / Carex grayi	Plug at 18" OC		X				X											
	1,310	Palm Sedge / Carex muskingumensis	Plug at 18" OC		X				X											

REVISIONS	BY
5/24/19	RMM
6/28/19	RMM
8/9/19	RMM

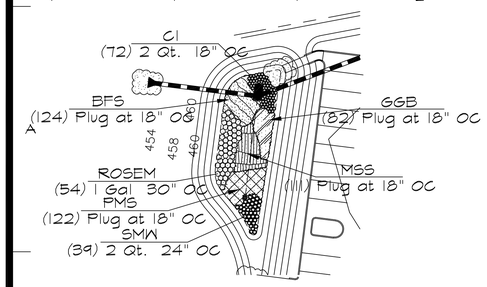
Landscape Technologies
67 Jacobs Creek Drive
St. Charles, Missouri 63304
MO Landscape Architectural Corporation #000019
(636) 928-1250
Fax: (636) 928-3923

STATE OF MISSOURI
RANDALL W. MARDIS
NUMBER 2011001571
REGISTERED LANDSCAPE ARCHITECT

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000019
DATE: 8/9/19

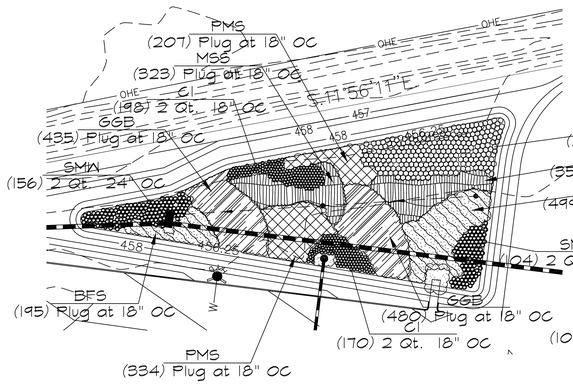
PLANTING PLAN FOR THE PROPOSED 64 Corporate Center CHESTERFIELD, MISSOURI

DRAWN
R. MARDIS
CHECKED
RAMVEL
DATE
5/8/19
SCALE
N.A.
JOB No.
2019-137
SHEET
L-2
OF THREE SHEETS



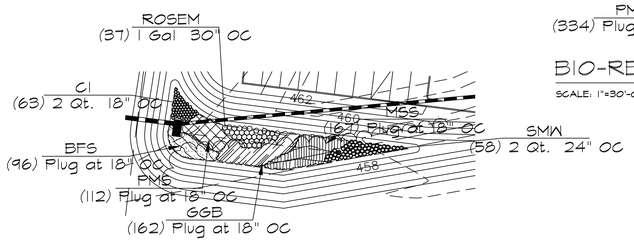
BIO-RETENTION #1

SCALE: 1"=30'-0"



BIO-RETENTION #3

SCALE: 1"=30'-0"



BIO-RETENTION #2

SCALE: 1"=30'-0"

BIO-RETENTION MAINTENANCE PROCEDURES:

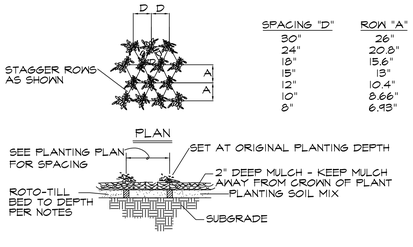
1. ADD 2-4 INCHES OF MULCH (SEE CIVIL DWGS. FOR TYPE) TO THE ENTIRE NEWLY PLANTED RAIN GARDEN/BIO-RETENTION AREA. DO NOT COVER THE CROWNS OF THE PERENNIALS. REPLENISH THE MULCH AS NEEDED.
2. AVOID FINE CUT OR LIGHTER WEIGHT MULCHES AS THEY FLOAT IN WET CONDITIONS.
3. PRUNE ANY DEAD, DISEASED OR DAMAGED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

NOTE:

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

PLANTING, WATER and MULCH REQUIREMENTS

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



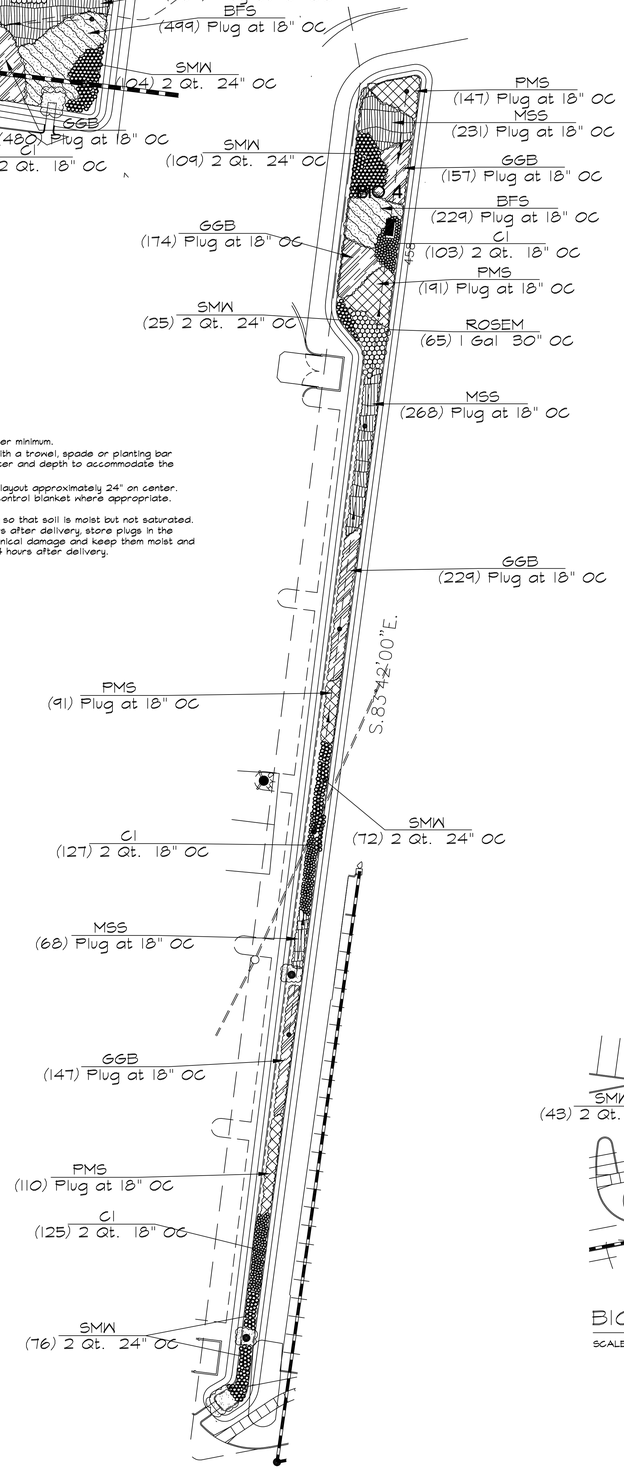
SPACING "D"	ROW "A"	# OF PLANTS PER SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
15"	13"	0.64
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25

FORB/GRASS PLANTING DETAIL

N.T.S.

PLUG PLANTING NOTES:

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



BIO-RETENTION #4

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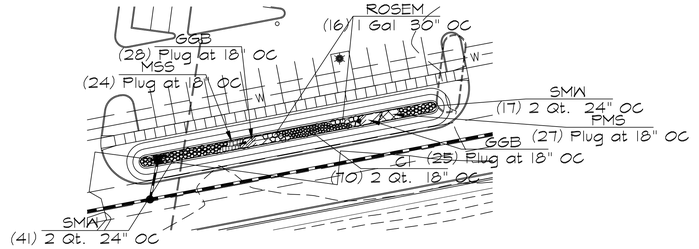

BIO-RETENTION #5

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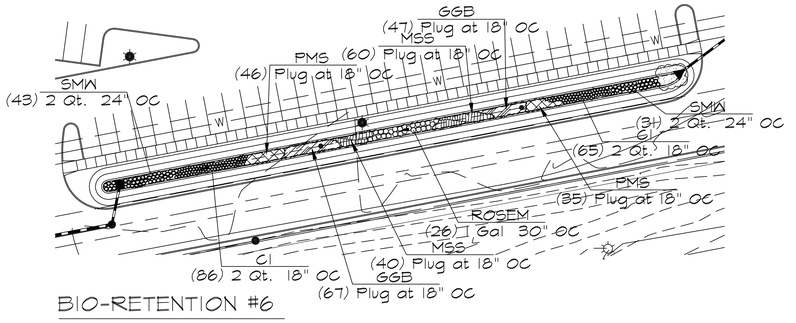


BIO-RETENTION #6

SCALE: 1"=30'-0"

REVISIONS	BY
5/29/19	RAM
6/28/19	RAM
8/9/19	RAM

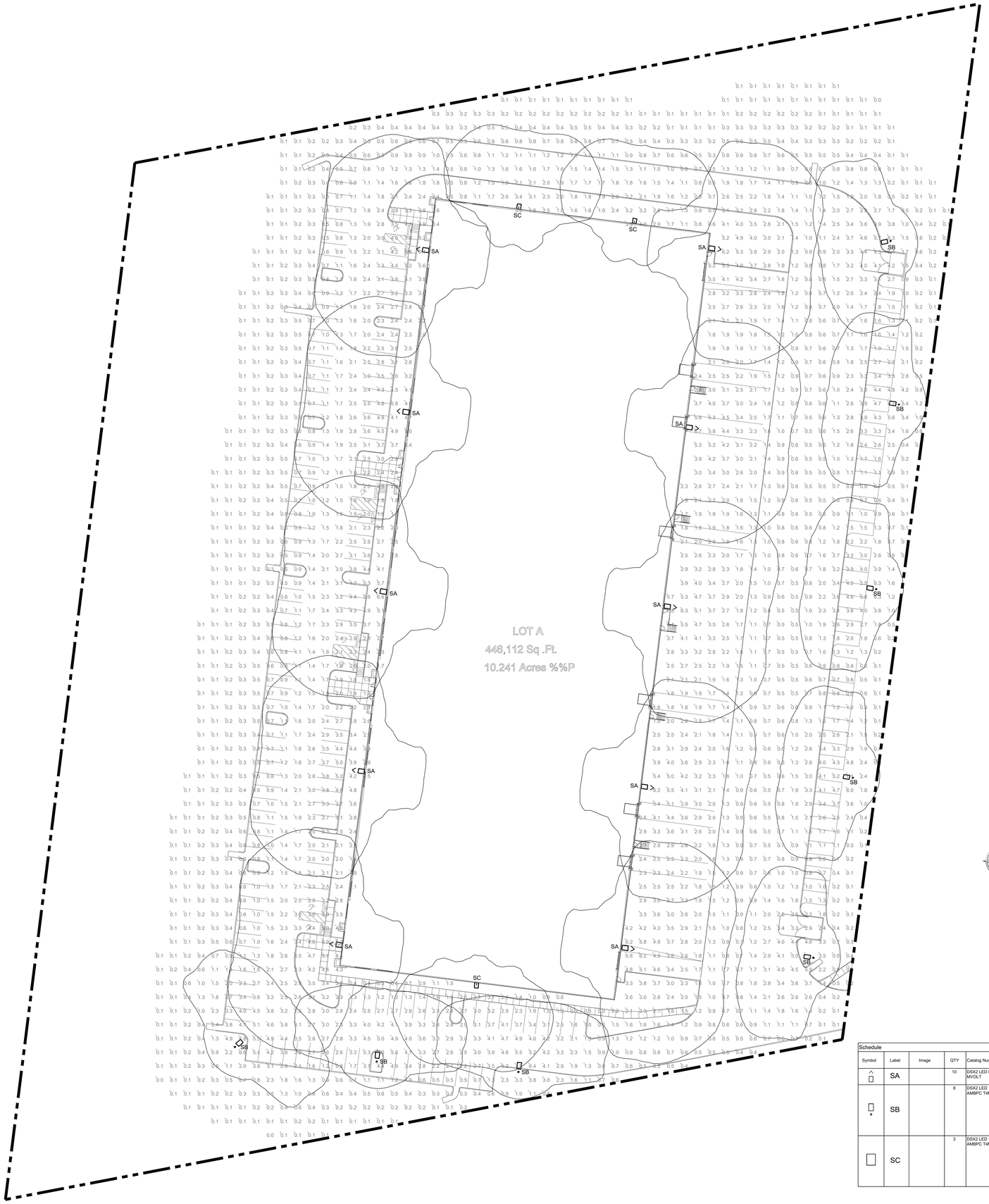
Landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
MO Landscape Architectural Corporation #000319
(636) 928-1250
Fax: (636) 928-1253

STATE OF MISSOURI
RANDALL W. MARDIS
NUMBER 2012
REGISTERED LANDSCAPE ARCHITECT

RANDALL W. MARDIS
MISSOURI LANDSCAPE ARCHITECT #000319
DATE: 8/9/19

PLANTING PLAN FOR THE PROPOSED 64 Corporate Center CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RAM/EL
DATE	5/8/19
SCALE	1"=30'-0"
JOB No.	2019-187
SHEET	L-3
	OF THREE SHEETS



SITE "A" LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Lot "A" Calc Zone	+	1.1 fc	7.5 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	SA		10	DSX2 LED P4 40K T4M MVOLT	DSX2 LED P4 40K T4M MVOLT	LED	1	32682.6	0.95	270	
	SB		8	DSX2 LED 100C 1000 AMBPC T4M MVOLT HS	DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 1050mA DRIVERS, AMBPC LED, TYPE T4M OPTICS WITH HOUSE SIDE SHIELD	LED	1	17171	0.95	356	
	SC		3	DSX2 LED 100C 530 AMBPC T4M MVOLT	DSX2 LED W/2 (30) LED & 2 (20) LED LIGHT ENGINES, (2) 530mA DRIVERS, AMBPC LED, TYPE T4M OPTICS	LED	1	12850	0.95	171	

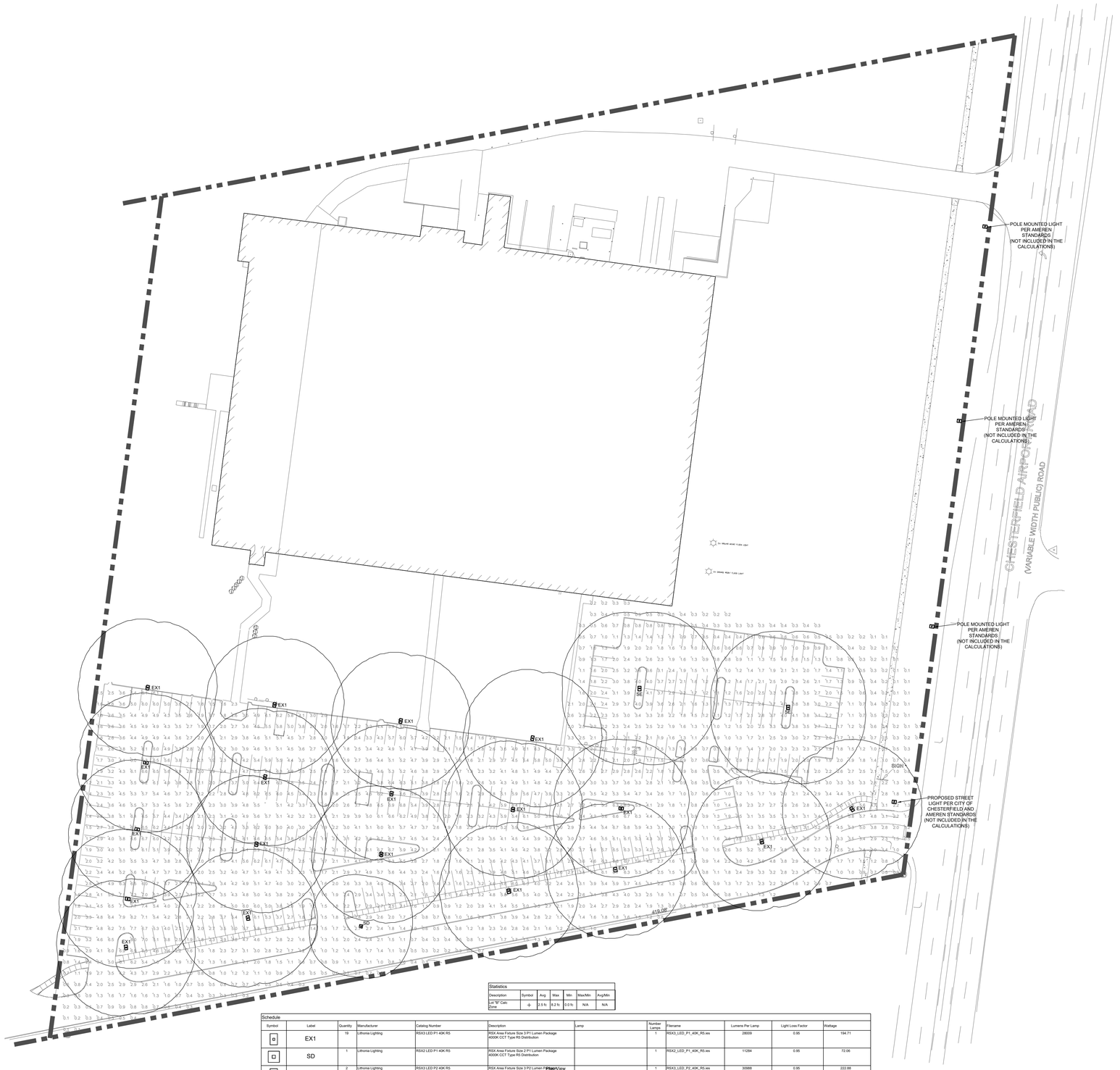
THE SEALS AND SIGNATURE(S) APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED FOR ELECTRICAL DESIGN ONLY AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS AND INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

Rev.	Description	Date	By
0	SITE PHOTOMETRIC	10/09/19	TDM

PROJECT FOR:
64 CORPORATE DRIVE
18091 Chesterfield Airport rd.
Chesterfield, Mo. 63005

RJP ELECTRIC
3608 South Big Bend Blvd
St.Louis, Missouri 63143
Phone: 314-781-2400
Fax: 314-781-4720

SHEET NO.
LC-1



Statistics

Description	Symbol	Avg.	Max.	Min.	Max/Min.	Avg/Min.
Lot "B" Calc Zone	+	2.5 fc	8.2 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	EX1	19	Lithonia Lighting	RSX3 LED P1 40K RS	RSX Area Fixture Size 3 P1 Lumen Package 4000K CCT Type RS Distribution		1	RSX3_LED_P1_40K_RS.ies	28009	0.95	194.71
	SD	1	Lithonia Lighting	RSX2 LED P1 40K RS	RSX Area Fixture Size 2 P1 Lumen Package 4000K CCT Type RS Distribution		1	RSX2_LED_P1_40K_RS.ies	11284	0.95	72.06
	SE	2	Lithonia Lighting	RSX3 LED P2 40K RS	RSX Area Fixture Size 3 P2 Lumen Package 4000K CCT Type RS Distribution		1	RSX3_LED_P2_40K_RS.ies	30888	0.95	222.88

Plan View
Scale - 1" = 30ft

SITE "B" LIGHTING PHOTOMETRIC PLAN

SCALE: 1" =40'-0"

THE SEALS AND SIGNATURE(S) APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED FOR ELECTRICAL DESIGN ONLY AND EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS AND INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THE ARCHITECTURAL OR ENGINEERING PROJECT.

Rev.	Description	Date	By
0	SITE PHOTOMETRIC	10/09/19	TDM

PROJECT FOR:

64 CORPORATE DRIVE

18081 Chesterfield Airport rd.
Chesterfield, Mo. 63005

RJP ELECTRIC

3608 South Big Bend Blvd
StLouis, Missouri 63143
Phone: 314-781-2400
Fax: 314-781-4720

SHEET NO.

LC-2

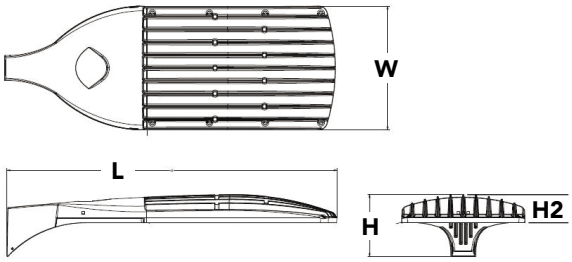
D-Series Size 2
LED Area Luminaire

Catalog Number	DSX2-LED-P4-40K-T4M
Notes	BUILDING MOUNTED AT 20'-0"
Type	SA

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

Specifications

EPA:	1.1 ft² *(0.10 m²)*
Length:	40" *(101.6 cm)*
Width:	15" *(38.1 cm)*
Height 1:	7-1/4" *(18.4 cm)*
Height 2 (max):	3.5"
Weight:	36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics**[1] P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4] 480[4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[5] RPUMBA Round pole universal mounting adaptor[5] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[7]
PIRHN	Network, Bi-Level motion/ambient sensor[8]
PER	NEMA twist-lock receptacle only (no controls)[9]
PER5	Five-wire receptacle only (no controls)[9,10]
PER7	Seven-wire receptacle only (no controls)[9,10]
DMG	0-10V dimming extend out back of housing for external control (no controls)
DS	Dual switching[11,12]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc
FAO	Field Adjustable Output[13]

Other options

Shipped installed

HS	House-side shield[14]
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240, 480V)[4]
L90	Left rotated optics[1]
R90	Right rotated optics[1]

Shipped separately

BS	Bird spikes[15]
EGS	External glare shield[15]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

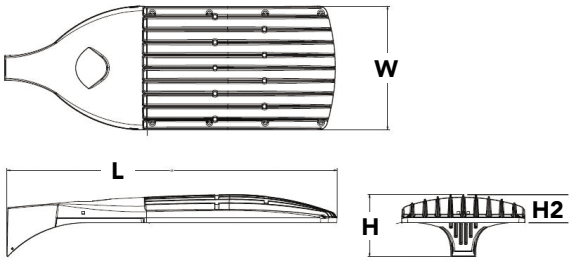
D-Series Size 2
LED Area Luminaire

Catalog Number	DSX2-LED-P4-40K-T4M
Notes	BUILDING MOUNTED AT 20'-0"
Type	SA

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

Specifications

EPA:	1.1 ft² *(0.10 m²)*
Length:	40" *(101.6 cm)*
Width:	15" *(38.1 cm)*
Height 1:	7-1/4" *(18.4 cm)*
Height 2: (max):	3.5"
Weight:	36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series

DSX2 LED

LEDs

Forward optics

P1	P5
P2	P6
P3	P7
P4	P8

Rotated optics[1]

P10	P13
P11	P14
P12	

Color temperature

30K	3000 K
40K	4000 K
50K	5000 K

Distribution

T1S	Type I Short	T5VS	Type V Very Short
T2S	Type II Short	T5S	Type V Short
T2M	Type II Medium	T5M	Type V Medium
T3S	Type III Short	T5W	Type V Wide
T3M	Type III Medium	BLC	Backlight control[2]
T4M	Type IV Medium	LCCO	Left corner cutoff[2]
TFTM	Forward Throw Medium	RCCO	Right corner cutoff[2]

Voltage

MVOLT[3]
120[4]
208[4]
240[4]
277[4]
347[4]
480[4]

Mounting

Shipped included

SPA	Square pole mounting
RPA	Round pole mounting
WBA	Wall bracket
SPUMBA	Square pole universal mounting adaptor[5]
RPUMBA	Round pole universal mounting adaptor[5]

Shipped separately

KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[6]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[7]
PIRHN	Network, Bi-Level motion/ambient sensor[8]
PER	NEMA twist-lock receptacle only (no controls)[9]
PER5	Five-wire receptacle only (no controls)[9,10]
PER7	Seven-wire receptacle only (no controls)[9,10]
DMG	0-10V dimming extend out back of housing for external control (no controls)
DS	Dual switching[11,12]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc
FAO	Field Adjustable Output[13]

Other options

Shipped installed

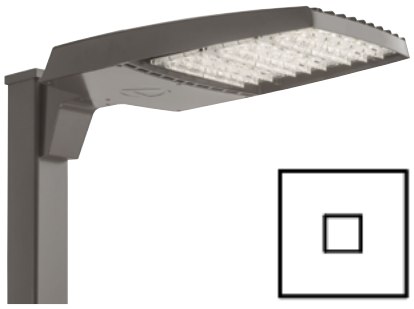
HS	House-side shield[14]
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240, 480V)[4]
L90	Left rotated optics[1]
R90	Right rotated optics[1]

Shipped separately

BS	Bird spikes[15]
EGS	External glare shield[15]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white



RSX3 LED
Area Luminaire

Catalog Number	RSX3-LED-P1-40K-R5
Notes	
Type	SD

Hit the Tab key or mouse over the page to see all inte

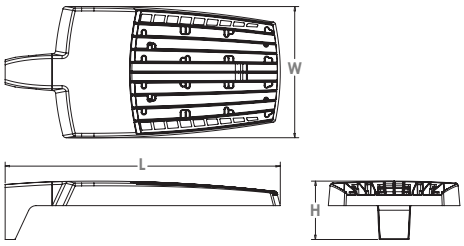
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX3 delivers 25,000 to 41,000 lumens allowing it to replace 400W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Specifications

EPA (ft²@0°):	0.70 ft² (0.07 m²)
Length:	33.8" (85.9 cm) (SPA mount)
Width:	16.1" (40.9 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	42.0 lbs (19.1 kg)



Ordering Information

EXAMPLE: RSX3 LED P4 40K R3 MVOLT SPA DDBXD

RSX3 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 Wide R4 Type 4 Wide R5 Type 5 Wide R5S Type 5 Short AFR Automotive Front Row	MVOLT (120V-277V) [1] HVOLT (347V-480V) [2] **(use specific voltage for options as noted)** 120 [3] 277 [3] 208 [3] 347 [3] 240 [3] 480 [3]	SPA Square pole mounting (Min. 3.0" SQ for 1 at 90°, Min. 3.5" SQ for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min pole dia. for 1,2,3 or 4 at 90°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket

Options

Shipped Installed

HS	House-side shield
PE	Photocontrol, button style [5,7]
PEX	Photocontrol external threaded, adjustable [6,7]
PER7	Seven-wire twist-lock receptacle only (no controls) [7,8,9]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [3]
DF	Double fuse (208, 240, 480) [3]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output
DMG	0-10V lead wires extended (no controls)

Shipped Separately (requires some field assembly)

EGS	External glare shield
EGFV	External glare full visor (360° around light aperture)
BS	Bird spikes [12]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 5)**

NLTAIR2	nLight AIR generation 2 [10,15]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [7,11,14,15]

*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

Ordering Information

Accessories
Ordered and shipped separately.

RSX3HS	RSX3 House side shield (includes 3 shields)
RSX3EGS U	External glares shield (specify finish)
RSX3EGFV U	External glare full visor (specify finish)
RSXRPA U	RSX Universal round pole adaptor plate (specify finish)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [13]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [13]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [13]
DSHORT SBK U	Shorting cap [13]

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
3. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
4. IS maximum tilt is 90° above horizontal.
5. Requires MOVLT or 347V.
6. Requires 120V, 208V, 240V, 277V or 347V.
7. Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, PIRHN).
8. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
9. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
10. Must be ordered with PIRHN.
11. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
12. Must be ordered with fixture for factory pre-drilling.
13. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
14. Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
15. Requires MVOLT or HVOLT.

External Shields

House Side Shield

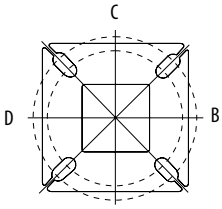
External Glare Shield

External 360 Full Visor

Pole/Mounting Informatiion

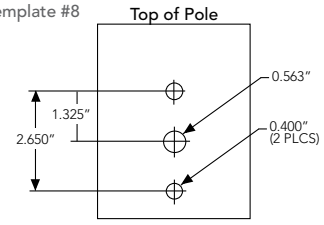
Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION

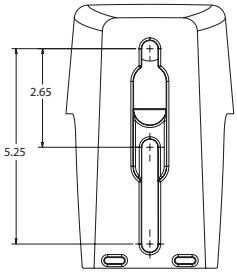


RSX POLE DRILLING

Template #8



RSX STANDARD ARM



Tenon Adapters

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

Pole Drilling Nomenclature

Number of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

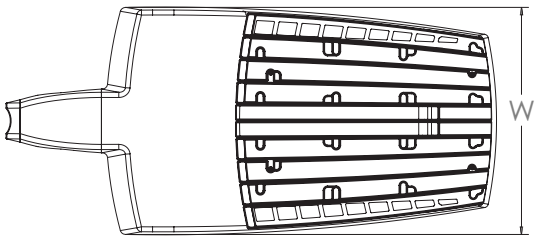
RSX3 - Luminaire EPA

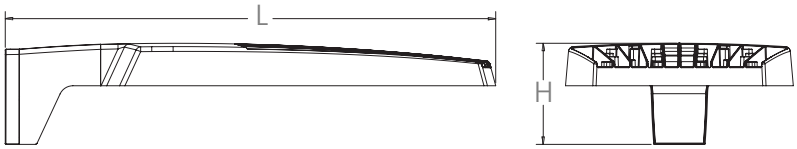
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09	2.8
RPA - Round Pole Adaptor	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09	2.8
MA - Mast Arm Adaptor	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09	2.8
IS - Integral Slipfitter	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09	2.8
	10°	0.96	1.85	1.84	2.76	2.4	3.64	1.92	1.92	3.84
	20°	1.34	2.58	2.64	3.83	3.35	5.11	2.68	2.68	5.36
	30°	2.04	3.52	3.79	5.2	4.7	7.03	4.09	4.09	8.16
	40°	3.12	4.54	5.23	6.6	6.33	9.02	6.23	6.23	12.48
	45°	3.72	5.05	6.12	7.35	7.15	10.01	7.45	7.45	14.88
	50°	4.01	5.49	6.6	7.87	7.81	10.88	8.02	8.02	16.04
	60°	4.72	6.36	7.69	9.09	9.11	12.61	9.44	9.44	18.88
	70°	4.9	7.01	8.05	10.02	9.78	13.94	9.80	9.80	19.6
	80°	4.95	7.4	8.23	10.61	10.26	14.75	9.90	9.90	19.8
	90°	4.91	7.55	8.34	10.88	10.54	15.05	9.82	9.82	19.64

Dimensions

RSX3 with Round Pole Adapter (RPA)

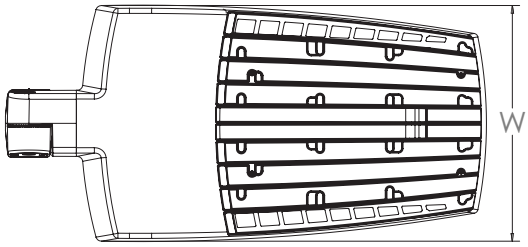


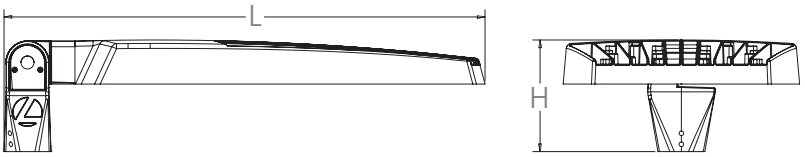


NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Length: 34.8" (88.4 cm)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

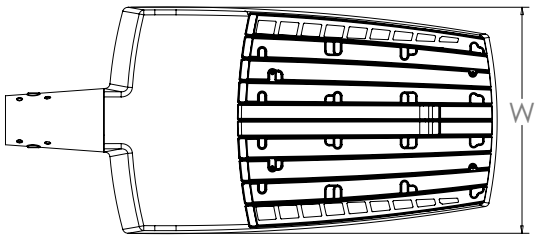
RSX3 with Adjustable Slipfitter (IS)

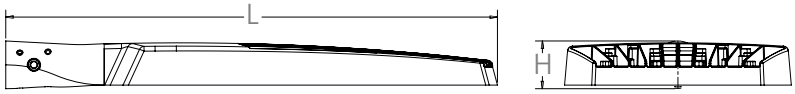




Length: 32.8" (83.3 cm)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

RSX3 with Mast Arm Adapter (MA)



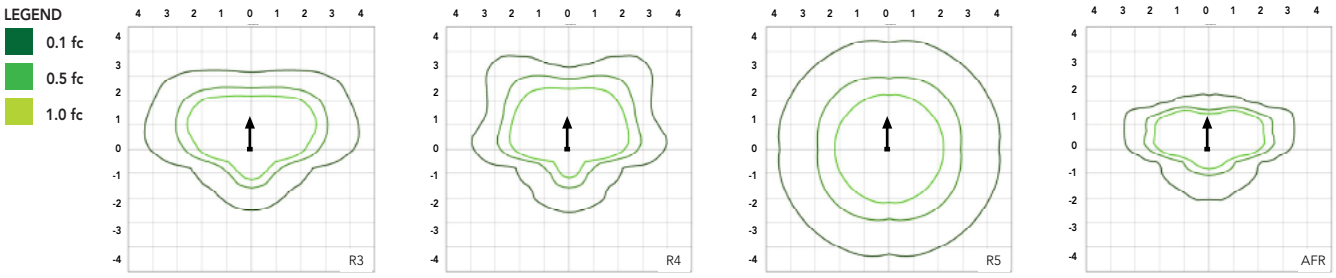


Length: 35.1" (89.1 cm)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX3 LED P4 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	194W	1.61	0.92	0.80	0.69	0.56	0.40
P2	222W	1.85	1.06	0.92	0.80	0.63	0.45
P3	266W	2.22	1.27	1.10	0.95	0.76	0.55
P4	312W	2.60	1.49	1.29	1.11	0.89	0.64

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

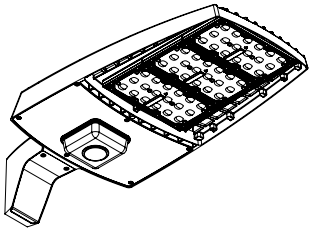
Lumen Output

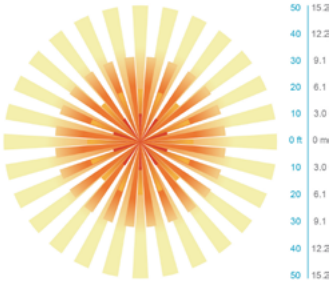
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	194W	R3	24,832	3	0	4	128	27,283	3	0	4	141	27,283	3	0	4	141
		R4	25,157	3	0	4	130	27,639	3	0	4	142	27,639	3	0	4	142
		R5	25,494	5	0	4	131	28,010	5	0	4	144	28,010	5	0	4	144
		R5S	26,171	4	0	2	135	28,754	4	0	2	148	28,754	4	0	2	148
		AFR	24,886	3	0	2	128	27,342	3	0	2	141	27,342	3	0	2	141
P2	222W	R3	27,473	3	0	4	124	30,185	3	0	4	136	30,185	3	0	4	136
		R4	27,833	3	0	4	125	30,579	3	0	4	138	30,579	3	0	4	138
		R5	28,206	5	0	4	127	30,990	5	0	4	140	30,990	5	0	4	140
		R5S	28,955	4	0	2	130	31,813	5	0	3	143	31,813	5	0	3	143
		AFR	27,533	3	0	2	124	30,251	3	0	2	136	30,251	3	0	2	136
P3	266W	R3	32,172	3	0	4	121	35,346	3	0	5	133	35,346	3	0	5	133
		R4	32,593	3	0	4	123	35,809	3	0	5	135	35,809	3	0	5	135
		R5	33,030	5	0	4	124	36,289	5	0	4	136	36,289	5	0	4	136
		R5S	33,907	5	0	3	127	37,253	5	0	3	140	37,253	5	0	3	140
		AFR	32,242	3	0	3	121	35,424	3	0	3	133	35,424	3	0	3	133
P4	312W	R3	36,815	3	0	5	118	40,448	3	0	5	130	40,448	3	0	5	130
		R4	37,297	3	0	5	120	40,978	3	0	5	131	40,978	3	0	5	131
		R5	37,797	5	0	4	121	41,527	5	0	5	133	41,527	5	0	5	133
		R5S	38,801	5	0	3	124	42,630	5	0	3	137	42,630	5	0	3	137
		AFR	36,896	3	0	3	118	40,537	3	0	3	130	40,537	3	0	3	130

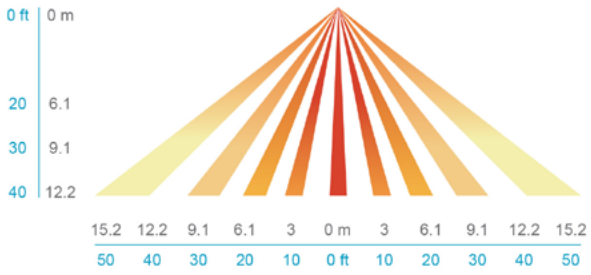
PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX3 delivers 25,000 to 41,000 lumens and is ideal for replacing 400W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for a 1.5 G vibration load per ANSI C136.31.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 3, Type 4, Type 5, Type 5S and AFR (Automotive Front Row).

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. See chart above for motion sensor default out-of-box settings. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note that the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slip fitter has an integral junction box offering easy installation. IS adjustable slipfitter is not rated for tilting above 90° or mounting within 4 feet of ground. Can be tilted up to 90° above horizontal.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/resources/terms-and-conditions

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

RSX3 LED
Area Luminaire

Catalog Number: RSX3-LED-P1-40K-R5

Notes:

Type: SD

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

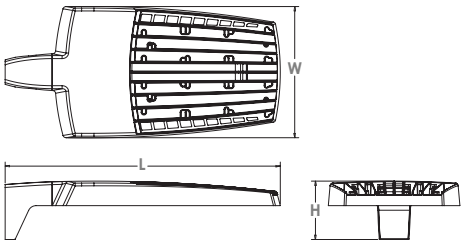
Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX3 delivers 25,000 to 41,000 lumens allowing it to replace 400W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Specifications

EPA (ft²@0°):	0.70 ft² (0.07 m²)
Length:	33.8" (85.9 cm) (SPA mount)
Width:	16.1" (40.9 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	42.0 lbs (19.1 kg)



Ordering Information

EXAMPLE: RSX3 LED P4 40K R3 MVOLT SPA DDBXD

RSX3 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 Wide R4 Type 4 Wide R5 Type 5 Wide R5S Type 5 Short AFR Automotive Front Row	MVOLT (120V-277V) [1] HVOLT (347V-480V) [2] **(use specific voltage for options as noted)** 120 [3] 277 [3] 208 [3] 347 [3] 240 [3] 480 [3]	SPA Square pole mounting (Min. 3.0" SQ for 1 at 90°, Min. 3.5" SQ for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min pole dia. for 1,2,3 or 4 at 90°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) [4] WBA Wall bracket

Options

Shipped Installed

HS	House-side shield
PE	Photocontrol, button style [5,7]
PEX	Photocontrol external threaded, adjustable [6,7]
PER7	Seven-wire twist-lock receptacle only (no controls) [7,8,9]
CE34	Conduit entry 3/4" NPT (Qty 2)
SF	Single fuse (120, 277, 347) [3]
DF	Double fuse (208, 240, 480) [3]
SPD20KV	20KV Surge pack (10KV standard)
FAO	Field adjustable output
DMG	0-10V lead wires extended (no controls)

Shipped Separately (requires some field assembly)

EGS	External glare shield
EGFV	External glare full visor (360° around light aperture)
BS	Bird spikes [12]

Shipped Installed

***Standalone and Networked Sensors/Controls (factory default settings, see table page 5)**

NLTAIR2	nLight AIR generation 2 [10,15]
PIRHN	Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) [7,11,14,15]

*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.

Finish

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDBTXD	Textured Dark Bronze
DBLBXD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White

Ordering Information

Accessories
Ordered and shipped separately.

RSX3HS	RSX3 House side shield (includes 3 shields)
RSX3EGS U	External glares shield (specify finish)
RSX3EGFV U	External glare full visor (specify finish)
RSXRPA U	RSX Universal round pole adaptor plate (specify finish)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) [13]
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) [13]
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) [13]
DSHORT SBK U	Shorting cap [13]

NOTES
1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
3. Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
4. IS maximum tilt is 90° above horizontal.
5. Requires MOVLT or 347V.
6. Requires 120V, 208V, 240V, 277V or 347V.
7. Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, PIRHN).
8. Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
9. For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
10. Must be ordered with PIRHN.
11. Must be ordered with NLTAIR2. For additional information on PIRHN visit here.
12. Must be ordered with fixture for factory pre-drilling.
13. Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
14. Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
15. Requires MVOLT or HVOLT.

External Shields

House Side Shield

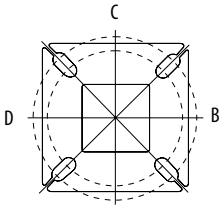
External Glare Shield

External 360 Full Visor

Pole/Mounting Informatiion

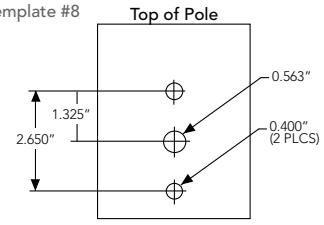
Accessories including bullhorns, cross arms and other adpaters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

HANDHOLE ORIENTATION

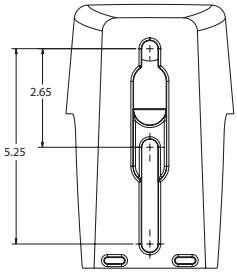


RSX POLE DRILLING

Template #8



RSX STANDARD ARM



Tenon Adapters

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

Pole Drilling Nomenclature

Number of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

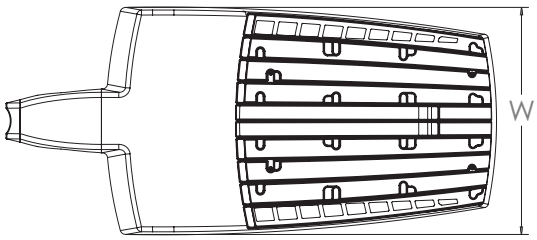
RSX3 - Luminaire EPA

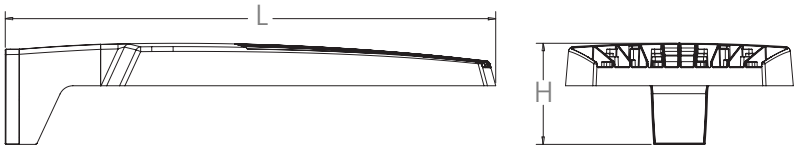
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09	2.8
RPA - Round Pole Adaptor	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09	2.8
MA - Mast Arm Adaptor	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09	2.8
IS - Integral Slipfitter	0°	0.7	1.32	1.37	2	1.76	2.62	1.39	2.09	2.8
	10°	0.96	1.85	1.84	2.76	2.4	3.64	1.92	1.92	3.84
	20°	1.34	2.58	2.64	3.83	3.35	5.11	2.68	2.68	5.36
	30°	2.04	3.52	3.79	5.2	4.7	7.03	4.09	4.09	8.16
	40°	3.12	4.54	5.23	6.6	6.33	9.02	6.23	6.23	12.48
	45°	3.72	5.05	6.12	7.35	7.15	10.01	7.45	7.45	14.88
	50°	4.01	5.49	6.6	7.87	7.81	10.88	8.02	8.02	16.04
	60°	4.72	6.36	7.69	9.09	9.11	12.61	9.44	9.44	18.88
	70°	4.9	7.01	8.05	10.02	9.78	13.94	9.80	9.80	19.6
	80°	4.95	7.4	8.23	10.61	10.26	14.75	9.90	9.90	19.8
	90°	4.91	7.55	8.34	10.88	10.54	15.05	9.82	9.82	19.64

Dimensions

RSX3 with Round Pole Adapter (RPA)

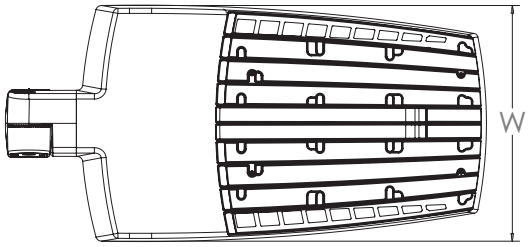


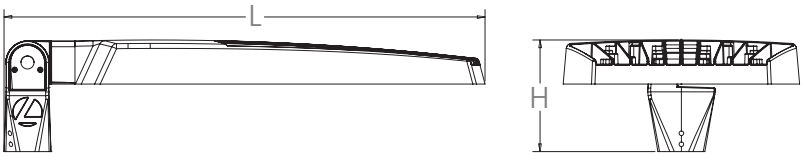


NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

Length: 34.8" (88.4 cm)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

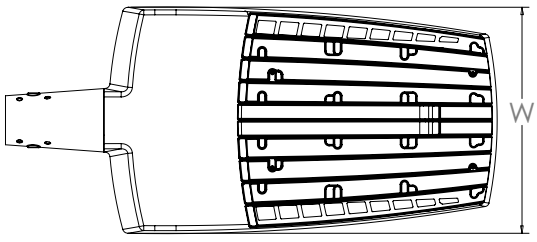
RSX3 with Adjustable Slipfitter (IS)

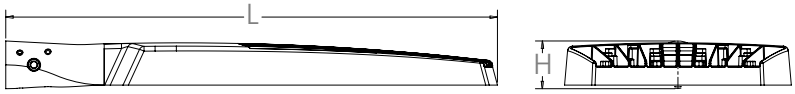




Length: 32.8" (83.3 cm)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

RSX3 with Mast Arm Adapter (MA)



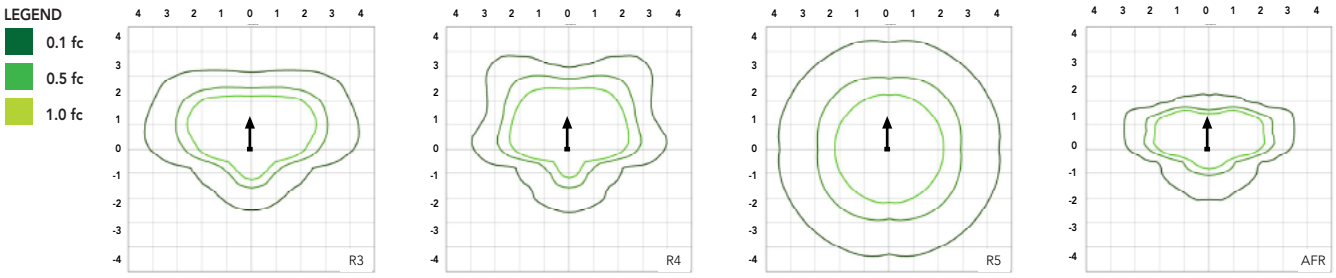


Length: 35.1" (89.1 cm)
Width: 16.1" (40.9 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RSX Area homepage.

Isofootcandle plots for the RSX3 LED P4 40K. Distances are in units of mounting height (30').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

		Current (A)					
Performance Package	System Watts (W)	120V	208V	240V	277V	347V	480V
P1	194W	1.61	0.92	0.80	0.69	0.56	0.40
P2	222W	1.85	1.06	0.92	0.80	0.63	0.45
P3	266W	2.22	1.27	1.10	0.95	0.76	0.55
P4	312W	2.60	1.49	1.29	1.11	0.89	0.64

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

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

Performance Package	System Watts	Distribution. Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	194W	R3	24,832	3	0	4	128	27,283	3	0	4	141	27,283	3	0	4	141
		R4	25,157	3	0	4	130	27,639	3	0	4	142	27,639	3	0	4	142
		R5	25,494	5	0	4	131	28,010	5	0	4	144	28,010	5	0	4	144
		R5S	26,171	4	0	2	135	28,754	4	0	2	148	28,754	4	0	2	148
		AFR	24,886	3	0	2	128	27,342	3	0	2	141	27,342	3	0	2	141
P2	222W	R3	27,473	3	0	4	124	30,185	3	0	4	136	30,185	3	0	4	136
		R4	27,833	3	0	4	125	30,579	3	0	4	138	30,579	3	0	4	138
		R5	28,206	5	0	4	127	30,990	5	0	4	140	30,990	5	0	4	140
		R5S	28,955	4	0	2	130	31,813	5	0	3	143	31,813	5	0	3	143
		AFR	27,533	3	0	2	124	30,251	3	0	2	136	30,251	3	0	2	136
P3	266W	R3	32,172	3	0	4	121	35,346	3	0	5	133	35,346	3	0	5	133
		R4	32,593	3	0	4	123	35,809	3	0	5	135	35,809	3	0	5	135
		R5	33,030	5	0	4	124	36,289	5	0	4	136	36,289	5	0	4	136
		R5S	33,907	5	0	3	127	37,253	5	0	3	140	37,253	5	0	3	140
		AFR	32,242	3	0	3	121	35,424	3	0	3	133	35,424	3	0	3	133
P4	312W	R3	36,815	3	0	5	118	40,448	3	0	5	130	40,448	3	0	5	130
		R4	37,297	3	0	5	120	40,978	3	0	5	131	40,978	3	0	5	131
		R5	37,797	5	0	4	121	41,527	5	0	5	133	41,527	5	0	5	133
		R5S	38,801	5	0	3	124	42,630	5	0	3	137	42,630	5	0	3	137
		AFR	36,896	3	0	3	118	40,537	3	0	3	130	40,537	3	0	3	130

D-Series Size 2

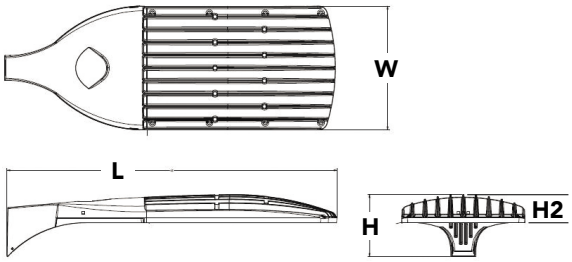
LED Area Luminaire

Catalog Number	DSX2-LED-P4-40K-T4M
Notes	BUILDING MOUNTED AT 20'-0"
Type	SA

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

Specifications

EPA:	1.1 ft² *(0.10 m²)*
Length:	40" *(101.6 cm)*
Width:	15" *(38.1 cm)*
Height 1:	7-1/4" *(18.4 cm)*
Height 2: (max):	3.5"
Weight:	36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics**[1] P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4] 480[4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[5] RPUMBA Round pole universal mounting adaptor[5] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[7]
PIRHN	Network, Bi-Level motion/ambient sensor[8]
PER	NEMA twist-lock receptacle only (no controls)[9]
PER5	Five-wire receptacle only (no controls)[9,10]
PER7	Seven-wire receptacle only (no controls)[9,10]
DMG	0-10V dimming extend out back of housing for external control (no controls)
DS	Dual switching[11,12]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc
FAO	Field Adjustable Output[13]

Other options

Shipped installed

HS	House-side shield[14]
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240, 480V)[4]
L90	Left rotated optics[1]
R90	Right rotated optics[1]

Shipped separately

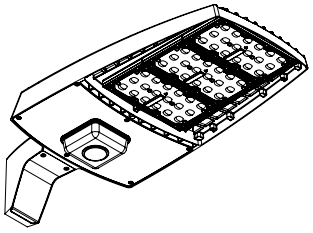
BS	Bird spikes[15]
EGS	External glare shield[15]

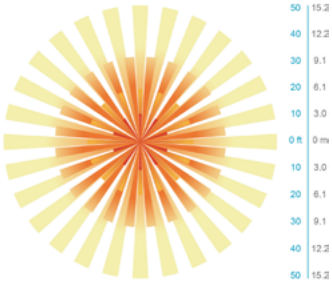
Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

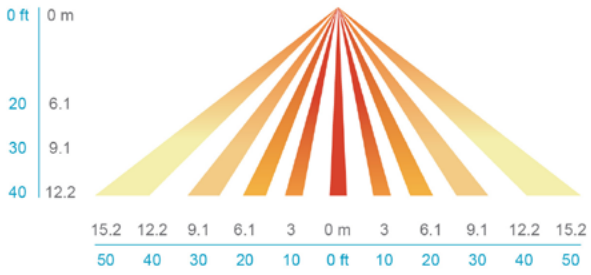
PIRHN nLight Sensor Coverage Pattern

nLight PIRHN





Top



Side

Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App.

FEATURES & SPECIFICATIONS

INTENDED USE
The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX3 delivers 25,000 to 41,000 lumens and is ideal for replacing 400W to 1000W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION
The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for a 1.5 G vibration load per ANSI C136.31.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warrantied not to crack or peel.

OPTICS
Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 3, Type 4, Type 5, Type 5S and AFR (Automotive Front Row).

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS
The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocontrol functionality and is suitable for mounting heights up to 40 feet. See chart above for motion sensor default out-of-box settings. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note that the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slip fitter has an integral junction box offering easy installation. IS adjustable slipfitter is not rated for tilting above 90° or mounting within 4 feet of ground. Can be tilted up to 90° above horizontal.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/resources/terms-and-conditions

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