



IV. C.

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

Architectural Review Board Staff Report

Project Type:	Amended Site Development Section Plan
Meeting Date:	November 14, 2019
From:	Mike Knight, Assistant City Planner <i>mk</i>
Location:	A 7.3 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.
Description:	<u>Downtown Chesterfield Category C, Lot A (WILDHORSE) ASDSP:</u> An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 7.3 acre tract of land located northeast of the intersection of Wild Horse Creek Road and Old Chesterfield Road.

PROPOSAL SUMMARY

This request is to allow for an amendment to an approved Site Development Section Plan consisting of a mixed-use building containing residential units, community retail, and a two story restaurant. The proposed facility is four to five stories in height, depending on elevation, and contains a parking garage positioned under the building. The building will be located in what is known as Lot A within "Category C" of Downtown Chesterfield. The subject site is zoned "PC&R" Planned Commercial and Residence District and governed under the terms and conditions of City of Chesterfield Ordinance 3023. The materials range from thin brick, EIFS, cultured stone, ribbed fiber cement, and ribbed metal panel. **The primary changes to the site within this request include updates to the parking garage, trash enclosure, round-about feature and 15 additional residential units.**

HISTORY OF SUBJECT SITE

On March 19th, 2008 the City of Chesterfield City Council approved Ordinance 2449. This ordinance created one PC&R district that defined specific development criteria into three specific categories. The three categories were labeled in Ordinance 2449 as Category A, Category B, and Category C. Each category is defined by location, having specific category standards, and with a specific streetscape. On February 21st, 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire 99 acre PC&R district. Governing Ordinance 3023 was approved November of 2018 allowing for independent concept plans for Category C.

On February 20th, 2019 the City of Chesterfield City Council approved the Site Development Section Plan for Downtown Chesterfield Category C Lot A by a vote of 8-0. This request is an amendment to the approved Site Development Section Plan for Lot A.



Figure 1: Aerial Image of Subject Site

STAFF ANALYSIS

There are four primary changes on Lot A between the currently approved Site Development Section Plan and the submitted Amended Site Development Section Plan. These changes include updates to the parking garage, trash enclosure, round-about and 15 additional residential units. There are minimal changes to the site design and no changes to the building footprint.

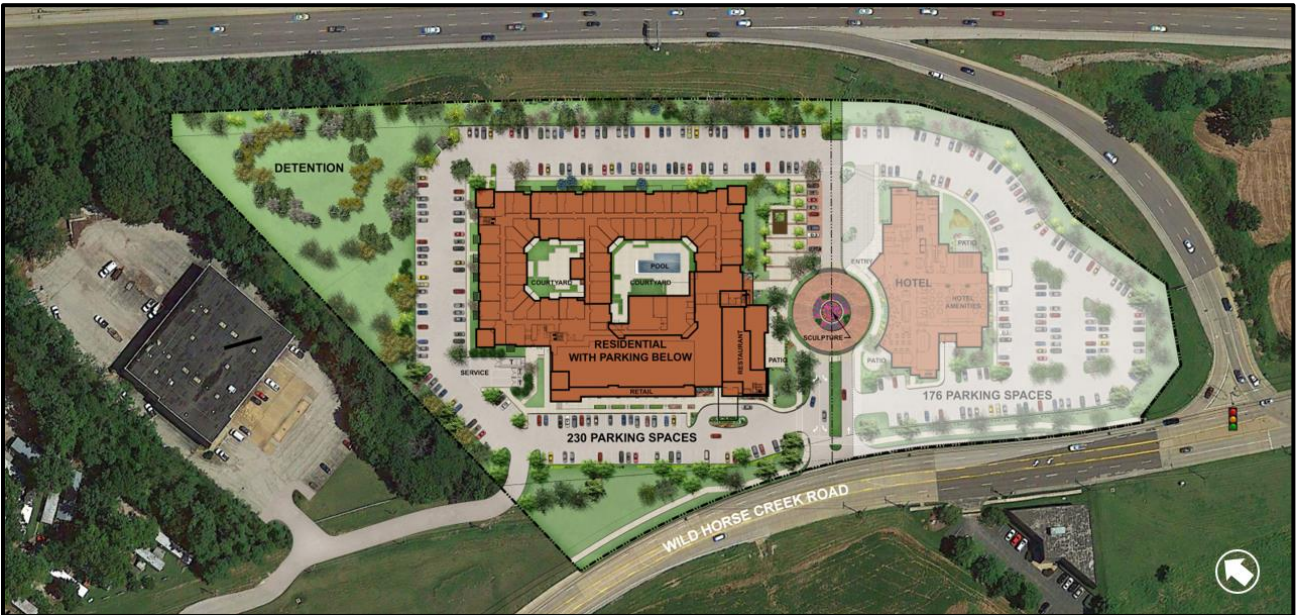


Figure 2: Color Site Plan

A. Parking Garage

Parking areas are distributed throughout the site around the building and through a parking garage under the building. The required parking for the site in accordance to the City’s Unified Development Code is 455 spaces. The current site plan has 230 surface parking spaces and 219 garage parking spaces totaling 449 spaces, which does not meet the minimum parking standards for the site. Although it does not meet the requirements for the site, the governing ordinance dictates that required parking is calculated globally throughout Category C (22 acres) and not calculated on an individual lot basis. When combining the required parking for both Lots A and B of Category C, the sites both meet the minimum parking requirements per the governing ordinance.

The primary difference between the currently approved parking garage and the proposed is the number of access points. The approved elevation has an entry/exit on both the south and west elevations where the proposed building has one entry/exit solely on the south elevation. The area on the proposed western elevation that previously was a door is now stone, brick veneer, and window units. Figure 3 depicts the currently approved western elevation with the access point and the proposed western elevation absent of the access. Although the primary changes are to the updated garage, also seen on this elevation is a reorganization of the balconies across the façade and updates to the window units.



Figure 3: Western Elevation

B. Trash Enclosure

The footprint of the trash enclosure is largely the same. There are two main differences being proposed (Figure 4). The first is an additional metal panel on the top of the structure that is a similar feature to the metal panel located above the restaurant. The second is that the overall height of the enclosure is larger. The currently approved trash enclosure is 6' tall, while the new enclosure is roughly 14' tall including the metal feature depending on the grade change.

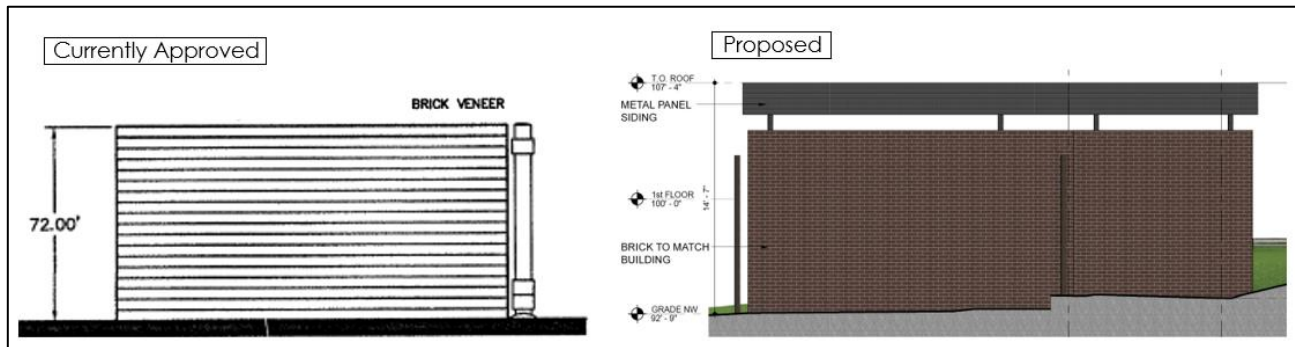


Figure 4: Trash Enclosure

C. Additional Residential Units

The approved Site Development Section Plan contains 173 multi-family units. The applicant is proposing 188 multi-family units. The overall height of the building will not increase. The additional units will all be added on the north elevation. Figure 5 identifies the location of new units outlined in red. There will be no new materials added to the building with the increase in units.



Figure 5: North Elevation

D. Round-About Feature

The internal drive to the site serves both Lots A and B. The approved plans depict a water feature in the center of the round-about. The applicant has since changed the plans and is requesting a landscape feature with a piece of art (sculpture) in the center of the round-about. The specific landscape palette has not been updated to account for the additional plantings within the circular area, but will be required before moving forward through the approval process.

SUMMARY

The applicant is requesting an amendment to the approved Site Development Section Plan for Downtown Chesterfield Category C Lot A. The site has primary views from 2 major arterial roads (I-64 and Wild Horse Creek Road) in accordance to the City's street classification map. The primary changes within this request include updates to the parking garage, trash enclosure, round-about feature and 15 additional residential units. The site will function the same with minimal changes to the site design. Below (Figures 6 and 7) are updated renderings from both primary viewpoints.



Figure 6: Aerial View Heading Northwest on Wild Horse Creek Road



Figure 7: View Heading Southeast on I-64

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed until all outstanding items have been addressed. All recommendations made by the ARB will be included in a formal letter to the applicant.

Staff requests review and recommendation on this submittal for Downtown Chesterfield Category C, Lot A (WILDHORSE) Amended Site Development Section Plan.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Downtown Chesterfield Category C, Lot A (WILDHORSE) ASDSP, as presented, with a recommendation for approval (or denial)."

- 2) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Downtown Chesterfield Category C, Lot A (WILDHORSE) ASDSP, with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



October 29, 2019

Joseph M. Knight
City Planner
City of Chesterfield

Re: The Pearl at Wild Horse Creek
TR,i Project #: 18-030
ARCHITECT'S STATEMENT OF DESIGN

To Whom it may concern,

As required by Chesterfield's Unified Development Code the following is our Architect's Statement of Design responding to the Architectural review design standards as they apply to our project.

Proposed garage modifications:

1. Openings in the north and west elevations of the garage have been revised to 1" insulated glass in aluminum storefront system, in lieu of, the previously approved fence material.
2. Metal louvers have been introduced on the north and west elevations of the garage. The intent is to paint the louvers to match the adjacent building material.

General requirements for site design:

1. Site relationships: The proposed development is located between Interstate 64 and Wild Horse Creek Road adjacent to the East bound I-64 off ramp. The only parcel with direct connection to the site is an existing warehouse development to the west. There are two vehicular access points to the site. The primary vehicular access is via full service curb cut on Wild Horse Creek Road. A secondary access is provide extending west through the existing warehouse site to connect to this development to Old Chesterfield Road. The Proposed AC Hotel use is depicted on the east side of the site plan to demonstrate the over-all site development concept. The proposed and future buildings are organized on the site to define an outdoor space. A public art feature will anchor the center of the outdoor space along with a roundabout, which will serve to calm vehicular speed and provide for distribution of traffic within the development. In the center of the proposed development would be a plaza, comprised of a round-a-bout, public art, sidewalks, and park benches. This would be the focal point as one enters the development. All vehicles entering the development would navigate through the round-a-bout, similar to Carondelet Plaza in Clayton, Missouri. The proposed buildings will surround the plaza and bring a "downtown" feel to the area and further the intent of the PC&R by promoting efficient and effective pedestrian and vehicle circulation. Parking for the development will be both surface

and below grade garage parking. Residents would utilize the garage while the surface parking would be used by patrons of the restaurant and boutique retail. A valet service will also be a component of the restaurant.

2. Circulation system and access: The site organization emphasizes pedestrian connectivity of uses. Pedestrian access to the site is provide via a sidewalk running the length of the property along Wild Horse Creek Road. The development plan includes separation between vehicular circulation and pedestrian circulation with a network of public sidewalks within the development. The comprehensive pedestrian circulation system connects street to building, parking areas to building and building use to building use. Parking areas are distributed throughout the site to minimize impact, with forty eight percent (48%) of the proposed initial phase parking being located below the building, away from public view. Landscaping is used along both the internal and external network of sidewalks to add interest to the pedestrian experience. The design incorporates extensive landscaping along the interstate and Wild Horse Creek Road, which can be extended to adjacent properties as they are developed/re-developed, thus providing site connectivity and continuity.
3. Topography: The existing topography slopes from a southern high point down approximately 34 feet to the north on the buildable area of the site. There is approximately 31 feet of additional fall to the northern tip of the site. Modification to the grade is being proposed without the use of site retaining walls. The natural slope of the site is being utilized to facilitate parking below the building. Other slope modifications provide for handicapped pedestrian accessibility throughout the improved areas of the site. Extensive landscaping is used for screening, buffering, and enhancement to the site.
4. Retaining walls: No retaining walls are being proposed.

General requirements for building design:

1. Scale: There are currently no adjacent projects that set a precedent for development consistent with the City of Chesterfield design standards. The site is located between Interstate 64 and Wild Horse Creek Road. This creates the need for the project to express a scale appropriate to fit the smaller scale, more pedestrian oriented feel needed along the Wild Horse Creek Road frontage and the larger highway scaled projects along the I-64 frontage. The façade facing Wild Horse Creek Road utilizes a variety of building form, height and materials to create a dynamic and engaging expression to the public. The I-64 frontage maintains a similar level of animation and use of quality building materials making that facade commensurate with neighboring highway developments.
2. Design: The building design and finishes are coordinated on all sides of the building. The project has a unique character without influence of any corporate identity. The different components of this mixed-use building have individual identities. The proposed restaurant space on the southeast corner features a glass enclosed corner stair leading up and a second-floor bar/dining area with rooftop patio space. The first floor commercial along Wild Horse Creek Road projects from the building forming a continuous roof patio space utilized by the residents above. Decorative lighting, glass storefront, cultured stone and brick are used to create a pedestrian

friendly facade. The individual residential living spaces are expressed by building façade offsets, changes in parapet height, balconies, material and color changes.

3. Materials and Colors: Warm earth tone finishes are used throughout the exterior design that are neutral and compatible with many other pallets. The materials include brick, cultured stone, cementitious siding, aluminum storefront, clear low-e glass, architectural windows and doors. Brick cornice and other masonry details are used consistently on all sides of the building.
4. Landscape design and screening: Landscaping is used along the street to create connectivity to adjacent sites. Within the site landscaping is used to enhance the pedestrian experience, screen the service areas, and soften the building's base where it meets the site.
5. Signage: It is understood that signage is reviewed separately.
6. Lighting: All exterior lighting will be fully cut off and will adhere to Chesterfields UDC. Cut sheets of the lighting are included for review, they complement the buildings style.

I trust this information meets your needs. Please advise if you have any questions or comments.

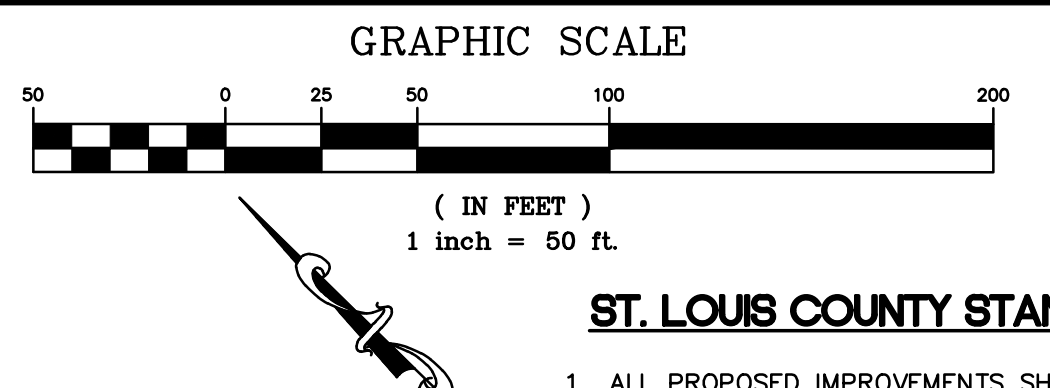
Respectfully,

A handwritten signature in black ink, appearing to read "Daniel Tate". The signature is fluid and cursive, with a large initial "D" and "T".

Daniel Tate
Senior Design Architect

SHEET INDEX

- SDSP-1 - SITE DEVELOPMENT SECTION PLAN
- SDSP-2 - PHOTOMETRIC PLAN
- SDSP-3 - SITE SECTIONS & DETAILS
- SDSP-4 - TRASH ENCLOSURE DETAIL
- SDSP-5 - ST. LOUIS COUNTY SIGHT DISTANCE STUDY
- SDSP-6 - GRADUATION #3023
- L-1 - MASTER PLANTING PLAN
- L-2 - MITIGATION PLANTING PLAN
- L-3 - MASTER PLANTING PLAN
- TSD-1 - TREE PRESERVATION PLAN
- TRP-1 - TREE PRESERVATION PLAN
- PSP-1 - ARCHITECTURE ELEVATIONS



AMENDED SITE DEVELOPMENT SECTION PLAN

PART OF U.S. SURVEYS 123 AND 2031 TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONED: PLANNED COMMERCIAL + RESIDENCE DISTRICT "PC+R" PER ORD. NO #3023



267 Chesterfield Business Parkway
St. Louis, MO 63103 PH: (636) 530-9300
5301-9300 FAX: (636) 530-9300
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

Stock & Associates
Consulting Engineers, Inc.

ADJUSTED LOT A
OWNER: RGA-PEARL GLC WILDHORSE LP
SPECIAL WARRANTY DEED: P.B. 23630, PGS. 1064-1071
ADJUSTED LOT A AREA: 7.305 Acres ± (P.B. 367, PGS. 100-101)
EXISTING ZONING: "PC&R" PLANNED COMMERCIAL & RESIDENCE (ORD. #3023)
SITE ADDRESS: 16511 WILD HORSE CREEK, CHESTERFIELD, MISSOURI 63017
LOCATOR NO: 185430248, 187640095, 187640204, 187640215, 187640303, 187640314, 187640325
WUNNERNBERG'S: PG. 21, GRID 18F & 19E
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: PARKWAY
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0165K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

PERMIT DATA

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 SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
6. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
7. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
8. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
9. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
10. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
11. CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.
12. FINANCIAL GENERATION ASSESSMENT CONTRIBUTIONS SHALL BE ASSESSED AND PAID WITH EACH SITE DEVELOPMENT SECTION PLAN SUBMITTAL.



ADJUSTED LOT A - PER B.A.P. (P.B. 367 PGS. 100-101)
Beginning at a found iron pipe located on the north right-of-way line of Olive Street Road, variable width, said point also being the southeast corner of a tract of land as conveyed to Chesterfield Village, Inc. by instrument recorded in Book 16957, Page 288 of the St. Louis County records; thence along the eastern line of said Chesterfield Village, Inc. tract, North 06 degrees 35 minutes 49 seconds East, 601.75 feet to a found iron rod; thence North 47 degrees 51 minutes 43 seconds East, 36.14 feet to the southwestern right-of-way of Interstate Route 64 (US 40-61), variable width; thence along said right-of-way line the following: South 42 degrees 08 minutes 06 seconds East, 197.77 feet to a point of curvature to the right having a radius of 11,157.00 feet; thence along said curve with an arc length of 639.55 feet and a chord which bears South 40 degrees 29 minutes 34 seconds East, 639.46 feet then departing said right-of-way line, South 50 degrees 04 minutes 02 seconds West, 459.43 feet to the point of non-tangential curve to the left having a radius of 991.00 feet; thence along said curve with an arc length of 121.49 feet and a chord which bears North 56 degrees 15 minutes 23 seconds West, 121.42 feet; thence North 44 degrees 16 minutes 49 seconds West, 279.36 feet to the direct southwestern prolongation of the east line of above said Chesterfield Village, Inc. tract; thence along said prolongation line, North 06 degrees 35 minutes 49 seconds East, 38.67 feet to the POINT OF BEGINNING. Containing 318,221 square feet or 7.305 acres, more or less.

ADJUSTED LOT B - PER B.A.P. (P.B. 367 PGS. 100-101)
Commencing at a found iron pipe located on the north right-of-way line of Olive Street Road, variable width, said point also being the southeast corner of a tract of land as conveyed to Chesterfield Village, Inc. by instrument recorded in Book 16957, Page 288 of the St. Louis County records; thence along said right-of-way and along the northern and southwestern lines of Proposed Lot A the following courses and distances: South 06 degrees 35 minutes 49 seconds West, 38.67 feet; South 44 degrees 16 minutes 49 seconds West, 279.36 feet to the beginning of curve to the right having a radius of 991.00 feet and along said curve with an arc length of 121.49 feet and a chord which bears South 56 degrees 15 minutes 23 seconds East, 121.42 feet to the POINT OF BEGINNING of the herein described tract; thence North 50 degrees 04 minutes 02 seconds East, 459.43 feet to the southwestern right-of-way of Interstate Route 64 (US 40-61), variable width, said point also being located on a non-tangential curve to the right having a radius of 11,157.00 feet; thence along said right-of-way line the following courses and distances: along said curve with an arc length of 639.55 feet and a chord which bears South 38 degrees 40 minutes 17 seconds East, 639.78 feet; North 77 degrees 04 minutes 54 seconds East, 62.27 feet to the point of non-tangential curve to the right having a radius of 5,658 feet; thence along said curve with an arc length of 38.40 feet and a chord which bears South 34 degrees 46 minutes 22 seconds East, 38.40 feet; South 24 degrees 30 minutes 03 seconds East, 125.81 feet; South 14 degrees 23 minutes 51 seconds West, 134.14 feet; South 03 degrees 27 minutes 11 seconds East, 145.49 feet; South 40 degrees 13 minutes 53 seconds West, 105.00 feet; South 87 degrees 43 minutes 17 seconds West, 81.39 feet and South 40 degrees 13 minutes 53 seconds West, 7.58 feet to a found iron rod located on the northeastern right-of-way line of Wildhorse Creek Road, variable width; thence along said right-of-way line the following courses and distances: North 49 degrees 51 minutes 3 seconds West, 44.62 feet to a found iron pipe located at the point of curvature to the right having a radius of 1,109.92 feet; along said curve with an arc length of 108.06 feet and a chord which bears North 47 degrees 03 minutes 42 seconds West, 108.02 feet; North 44 degrees 16 minutes 21 seconds East, 38.12 feet to a point of curvature to the left having a radius of 991.00 feet and along said curve with an arc length of 100.10 feet and a chord which bears North 47 degrees 25 minutes 35 seconds West, 109.05 feet; thence departing said right-of-way line and continuing along a last said curve to the left having a radius of 991.00 feet and an arc length of 37.42 feet and a chord which bears North 51 degrees 39 minutes 43 seconds West, 37.42 feet to the POINT OF BEGINNING. Containing 151,327 square feet or 3.474 acres, more or less.

OPEN SPACE:
LOT A PROVIDED: 44,23% (140,782 S.F./318,261 S.F.)

PARKING:
LOT A REQUIRED: PLEASE SEE UNIFIED DEVELOPMENT CODE SEC. 31-04-04

RETAIL CENTER:
TOTAL = 27,275 S.F.
RESTAURANT = 14,462 S.F.
RETAIL = 11,833 S.F.

30% OF SITE = 8,183 S.F.
RETAIL + 30% = 19,998 S.F. @ 4.5 SPACES/1000 S.F. = 90 SPACES
RESTAURANT ABOVE 30% = 7,279 S.F. @ 12 SPACES/1000 S.F. = 87 SPACES

RESIDENTIAL:
APARTMENTS = 188 UNITS @ 1.75 SPACES/UNIT = 329 SPACES
TOTAL REQUIRED = 508 SPACES; (508)*(0.90) = 455 SPACES
PARKING PROVIDED = 449 SPACES (230 SURFACE & 219 WITHIN GARAGE)

PARKING SPACES FOR EACH UNIT:
HOTEL: 1.2 PARKING SPACES PER UNIT
TOTAL UNITS = 128 UNITS @ 1.2 SPACES/UNIT = 153 SPACES
CONFERENCE = 6,720 SF @ 3.0 PER 1,000 SF X 40% = 8 SPACES
TOTAL = 161 SPACES
TOTAL REQUIRED (90%) = (161)*(0.9) = 145 SPACES
PARKING PROVIDED = 145 SPACES

TOTAL LOT A AND LOT B REQUIRED = (455+145)=600 SPACES
TOTAL LOT A AND LOT B PROVIDED = (449+103)=552 SPACES
(SHARED PARKING AGREEMENT BETWEEN PROPERTY OWNERS TO BE PROVIDED)

BUILDING HEIGHT REGULATIONS:
FIRST STORY HEIGHT ALL CATEGORIES = 12-25 FEET
UPPER STORY HEIGHT ALL CATEGORIES = 8-16 FEET
PARAMETERS THEMSELVES

NOTES:
1. PROJECT SHALL COORDINATE WITH COUNTY PERMIT AR-1756
2. MECHANICAL UNITS WILL BE PLACED ON THE ROOF AND SCREENS BY THE PROPERTY OWNERS.

HOURS OF OPERATION:
7:00 AM TO 1:00 AM FOR OPERATIONS
7:00 AM TO 12:00 PM FOR DELIVERIES AND SERVICE

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL EXPLORATION TITLED AND ALL IRS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- OFFSITE GRADING AND IMPROVEMENTS REQUIRE EASEMENTS FROM PROPERTY OWNER.

MEASUREMENT	LOT A	LOT B	CURRENT PC&R	PC&R MAXIMUM
RETL/OFF/CIVIC/LODGING/GFA	20,750	81,254	23,500	1,700,000
RESIDENTIAL UNITS	188	0	0	1,000

ST. LOUIS COUNTY BENCHMARK

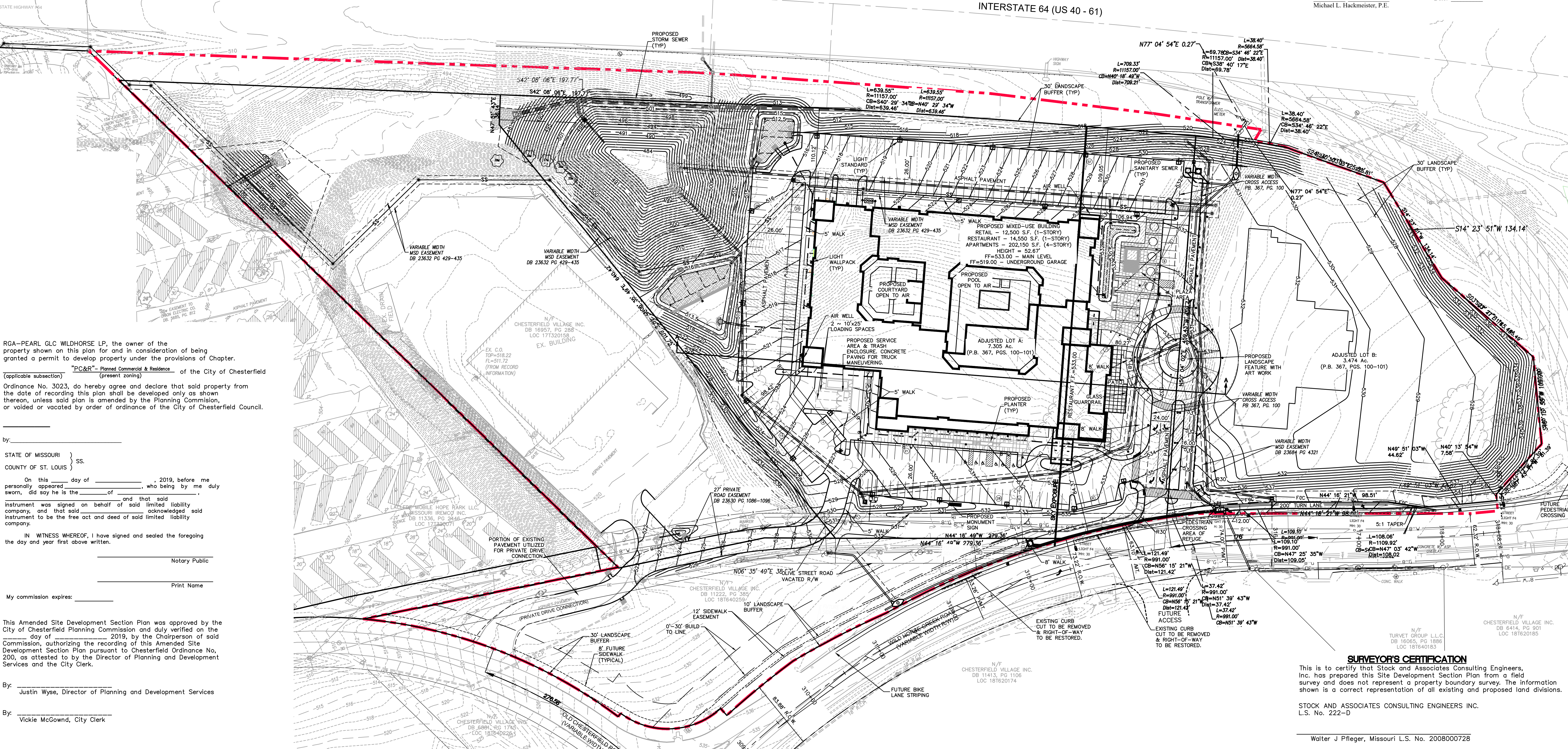
BENCHMARK # 12277 NGVD29 Elev = 480.38
Cut "L" on the southeast corner of the 3'x3' traffic signal pad base set flush in the top of a concrete median along the right turn lane from westbound Wild Horse Creek Road onto the eastbound side of a pavement stub for a future extension of Burkhardt Place as shown on the plan of Wild Horse Creek Road (SECTION 18A) (P&B 356, Page 109), 52 feet south of the center of Wild Horse Creek Road, 27 feet west of the centerline of the pavement stub for future Burkhardt Place, and 0.3 miles more or less east of Barker Road.

GEOTECHNICAL ENGINEER'S NOTE

Neither Midwest Testing, nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the *Revised Geotechnical Exploration* dated November 28, 2018 for the project, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, Midwest Testing must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

MIDWEST TESTING
Date: _____
Michael L. Hackmeister, P.E.



RGA-PEARL GLC WILDHORSE LP, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ of the City of Chesterfield (present zoning) "PC&R"-Planned Commercial & Residence of the City of Chesterfield (applicable subsection) _____

Ordinance No. 3023, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

by: _____
STATE OF MISSOURI }
COUNTY OF ST. LOUIS } ss.

On this _____ day of _____, 2019, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____ and that said instrument was signed on behalf of said limited liability company, and that said instrument was signed on behalf of said limited liability company to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public
Print Name _____

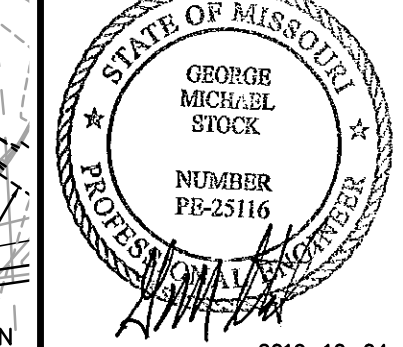
My commission expires: _____

This Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2019, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and Development Services and the City Clerk.

By: Justin Wyse, Director of Planning and Development Services
By: Vickie McGowdn, City Clerk

PREPARED FOR:
PEARL COMPANIES
919 N. EAST STREET
INDIANAPOLIS, IN 46202
ATTN: MR. JEFF TEGETHOFF

AMENDED SITE DEVELOPMENT SECTION PLAN FOR:
WILDHORSE
16511 WILD HORSE CREEK ROAD
CHESTERFIELD, MO 63017



2019-10-04
GEORGE M. STOCK, P.E.
CIVIL ENGINEER
LICENSE NO. E-57522

REVISIONS:
1. 2019-09-17 ARB
2. 2019-10-04 CITY

DRAWN BY:	CHECKED BY:
R.E.S.	G.M.S.
DATE:	JOB NO.:
08/27/2019	218-6283.4
SCALE:	DATE PLOTTED:
1/8" = 1'	185 & 181
S.L.C. MAP #:	HAT SUP. #:
4234	
M.D.N.R. #:	

SHEET TITLE:
SITE DEVELOPMENT SECTION PLAN
SHEET NO.:
SDSP-1

Walter J Pfleger, Missouri L.S. No. 2008000728

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

LANDSCAPE REQUIREMENTS:

STREET TREES: 1 per 50 LF FRONTAGE (or part thereof)

● 400.78 LF FRONTAGE @ WILDHORSE CREEK RD. (Lot A), REQUIRING NINE (9) TREES; NINE (9) TREES PROVIDED

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

TREE GROUPINGS - including Mitigation Plan (See Sheet L-2):

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

TYPE	QTY.	PERCENTAGE
DECIDUOUS:	120	51%
ORNAMENTAL:	53	22%
EVERGREEN:	64	27%

TOTAL SITE

GROWTH RATES

● 68 FAST GROWTH (29%) AND 169 SLOW/MEDIUM GROWTH (71%) - including Mitigation Plan (See Sheet L-2)

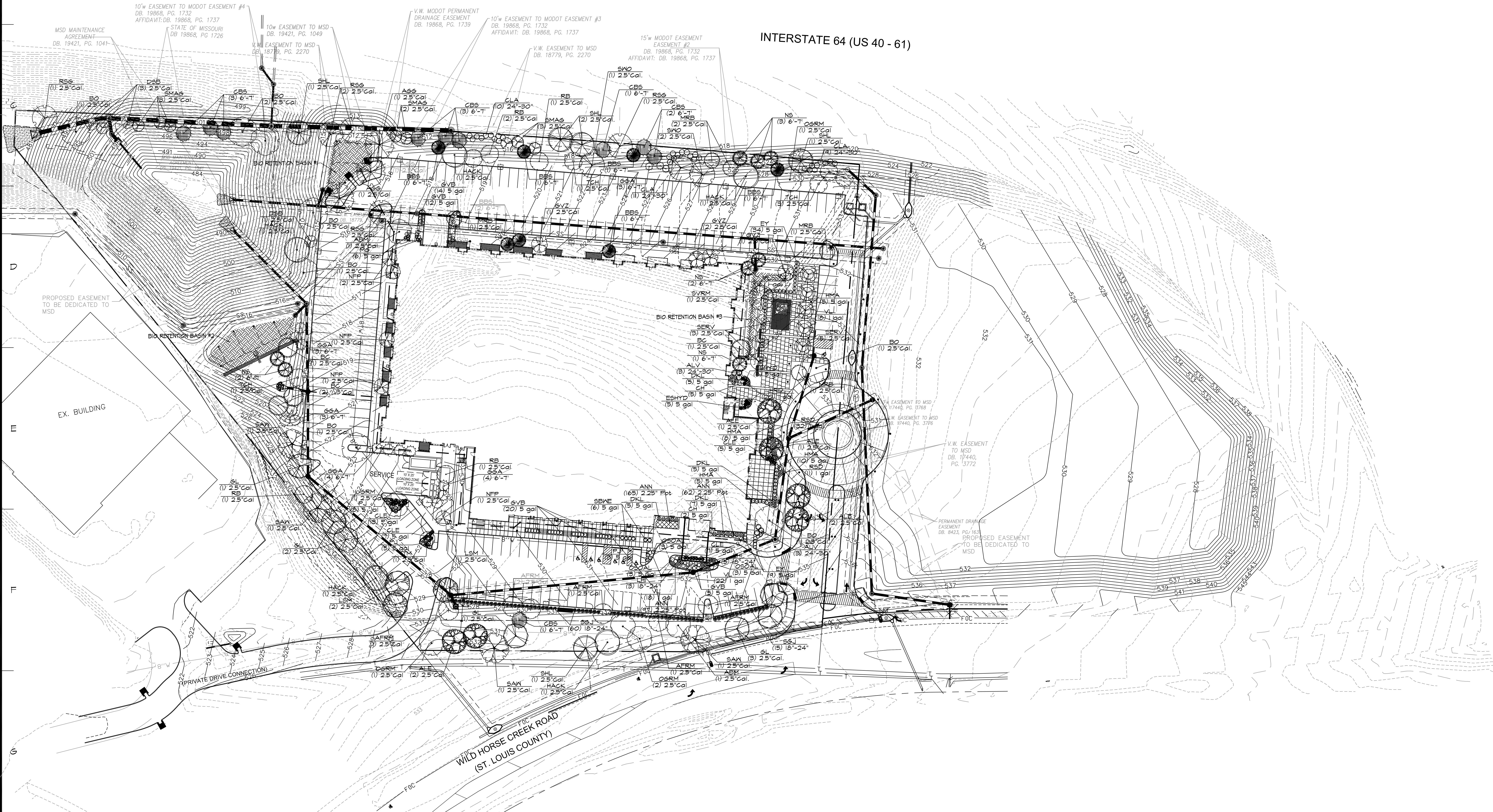
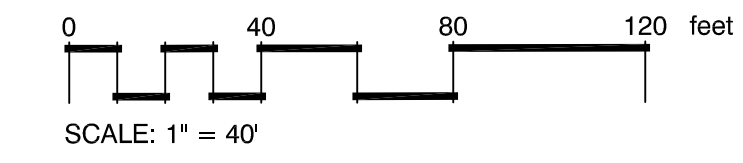
- ALL STREET TREES SHALL BE MIN. 2.5" CALIFER WITH A MAXIMUM OF 20% OF TREES OF ONE SPECIES THROUGHOUT
- TOTAL SITE: 318,261 SF @ LOT A
- OPEN SPACE: 140,782 SF (44.23%)
- BUILDING AREA: 85580 SF @ LOT A
- PARKING / DRIVE AREA: 91,110 SF @ LOT A

PLEASE NOTE:

- ALL LANDSCAPE AREAS & ISLANDS SHALL BE PROVIDED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM (BY OTHERS). COORDINATE LANDSCAPING WITH IRRIGATION CONTRACTOR.
- ALL PLANTING BEDS TO BE EDGED w/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- ADJUST TREE LOCATIONS MIN. 25' DISTANCE/FOR LIGHT STANDARDS AND UNDERGROUND UTILITIES.
- NO TREES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.
- ALL SHRUBS/PERENNIALS WITHIN SIGHT TRIANGLE ZONES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF TWENTY FOUR INCHES (2 FEET); ALL TREES TO BE MAINTAINED WITH A CLEAR HEIGHT FROM GRADE OF TEN (10) FEET.



1-800-DIG-RITE



REVISIONS	BY
10/11/18	RAM
10/26/18	RAM
12/17/18	RAM
1/4/19	RAM
8/24/19	RAM
9/25/19	RAM
10/3/19	RAM

Landscaping
TECHNOLOGIES

671 Jacobs Creek Drive
St. Louis, MO 63114
P: 636-490-2500
F: 636-490-2501
www.landscapingtechnologies.com

RANDALL W. MARDIS
LANDSCAPE ARCHITECT #000019
MISSOURI
DATE: 10/31/19

MASTER PLANTING PLAN FOR THE PROPOSED
Wildhorse
CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RAMMEL
DATE	9/6/18
SCALE	1"=40'-0"
JOB NO.	2018-155
SHEET	L-1
OF THREE SHEETS	

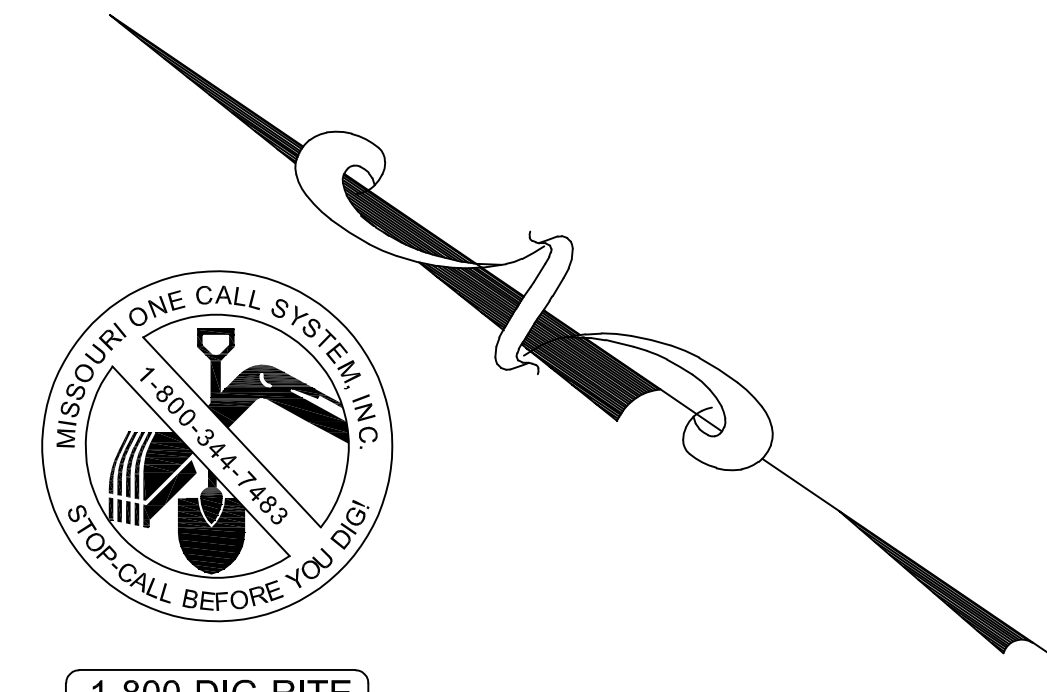
PLANT SCHEDULE																					
TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 10"	10 - 36"	> 3'	< 10"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'	
DNM	12	Deborah Norway Maple / <i>Acer platanoides</i> 'Deborah'	2.5' Cal		●															●	
BLPT	12	London Plane Tree / <i>Platanus x acerifolia</i> 'Bloodgood'	2.5' Cal			●															●
RO	11	Red Oak / <i>Quercus rubra</i>	2.5' Cal			●															●
AM	13	Flame Amur Maple / <i>Acer ginnala</i> 'Flame'	2.5' Cal		●																●
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 10"	10 - 36"	> 3'	< 10"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'	
TAYJ	12	Taylor Juniper / <i>Juniperus virginiana</i> 'Taylor'	6'-T		●																●
MS	10	White Spruce / <i>Picea glauca</i>	6'-T		●																●
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6"	6 - 10"	10 - 36"	> 3'	< 10"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'	
FD	13	Pink Flowering Dogwood / <i>Cornus florida rubra</i>	2.5' Cal			●															●

TREE GROUPINGS:

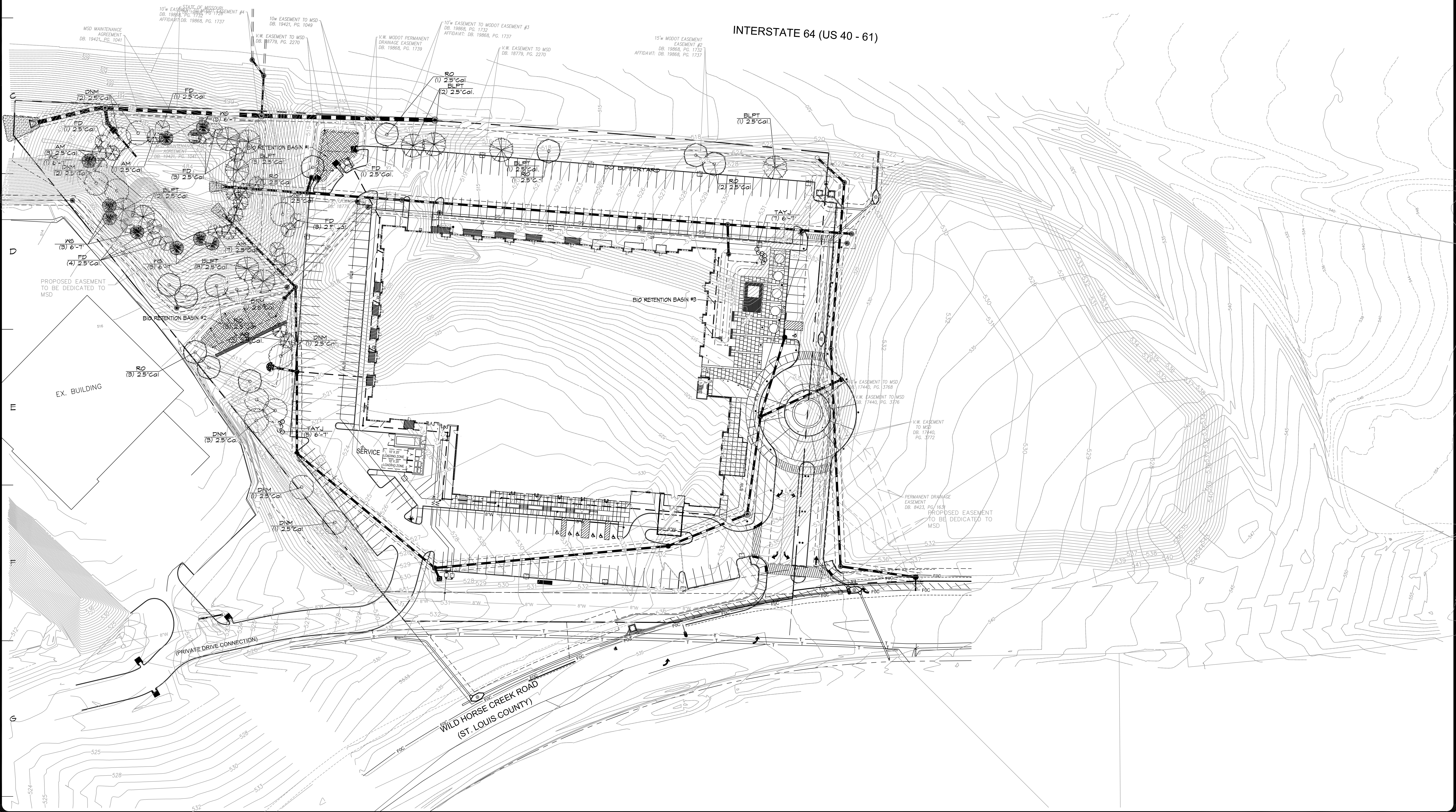
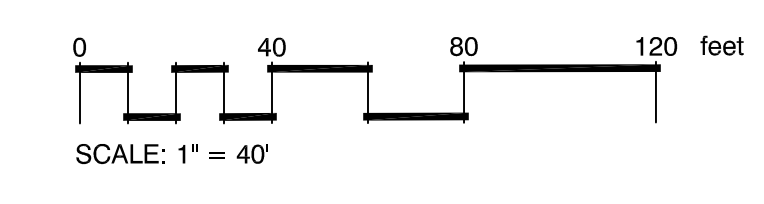
TYPE	QTY	PERCENTAGE
DECIDUOUS:	48	58%
FLOWERING:	13	16%
EVERGREEN:	22	27%

THIS SHEET ONLY

● 36 FAST GROWTH (43%) AND SLOW/MEDIUM GROWTH (57%)

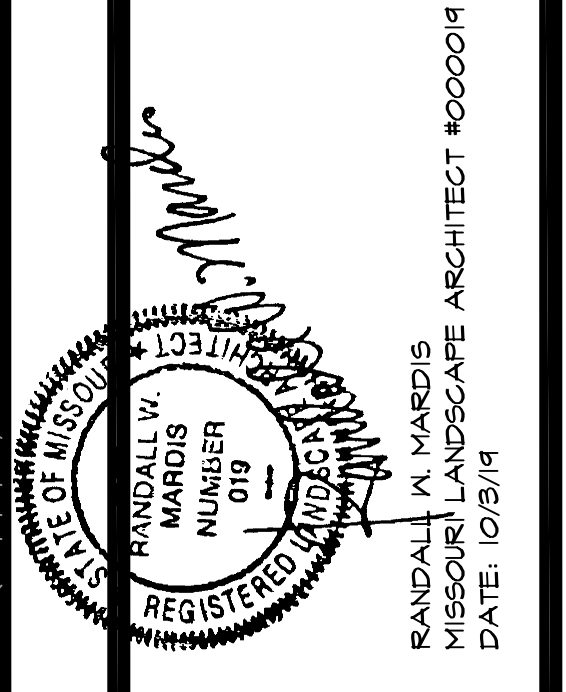


1-800-DIG-RITE



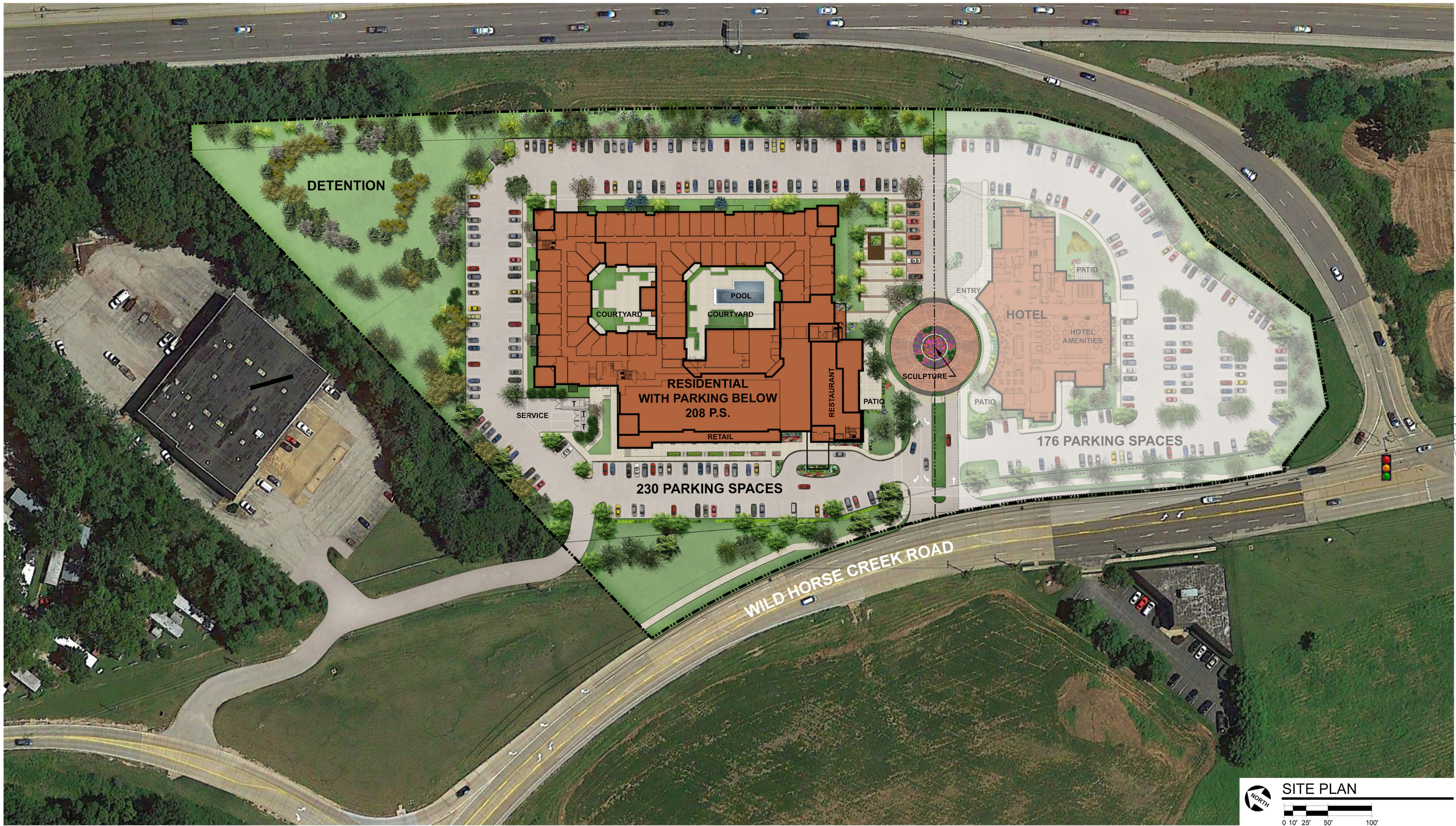
REVISIONS	BY
10/1/18	RAM
10/26/18	RAM
12/1/18	RAM
1/4/19	RAM
8/24/19	RAM
9/25/19	RAM
10/3/19	RAM

Landscape
TECHNOLOGIES
67 Jacobs Creek Drive
St. Louis, MO 63112
TEL: 314.433.1111
WWW.LANDSCAPETECHNOLOGIES.COM



MITIGATION PLANTING PLAN FOR THE PROPOSED
Wildhorse
CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RAMMEL
DATE	9/6/18
SCALE	1"=40'-0"
JOB NO.	2018-155
SHEET	L-2
OF THREE SHEETS	



SITE PLAN
NORTH
0 10' 25' 50' 100'

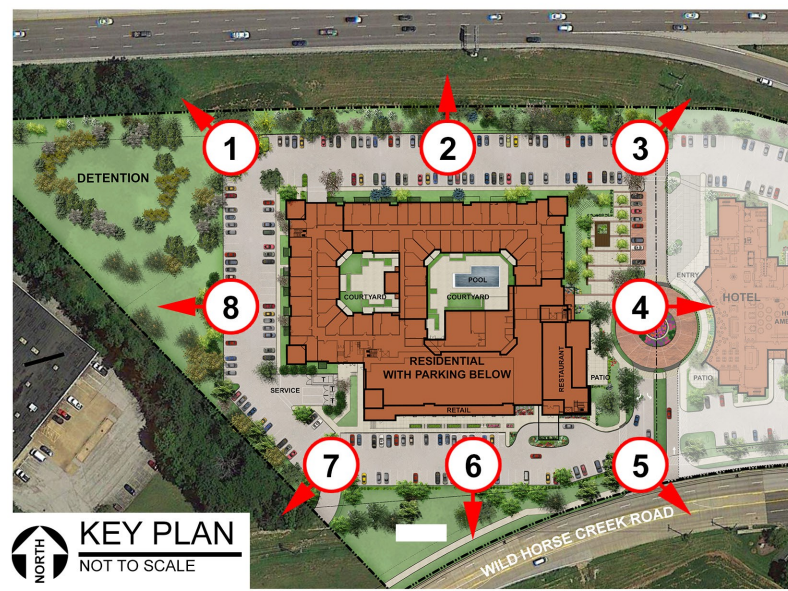
WILDHORSE

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ARCHITECTS
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St. Louis, Missouri 63119
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CHESTERFIELD,
18.030

MISSOURI
10.21.19

glc
Pearl
COMPANIES



WILDHORSE

CHESTERFIELD,
18.030

MISSOURI
10.04.19



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BUILDING PERSPECTIVE LOOKING NORTHWEST

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10.29.19

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BUILDING PERSPECTIVE LOOKING SOUTHEAST

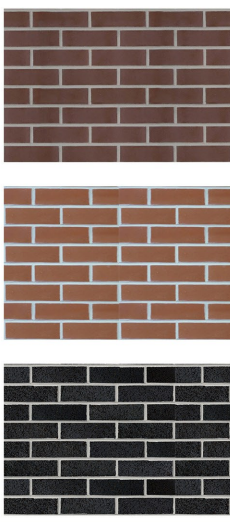
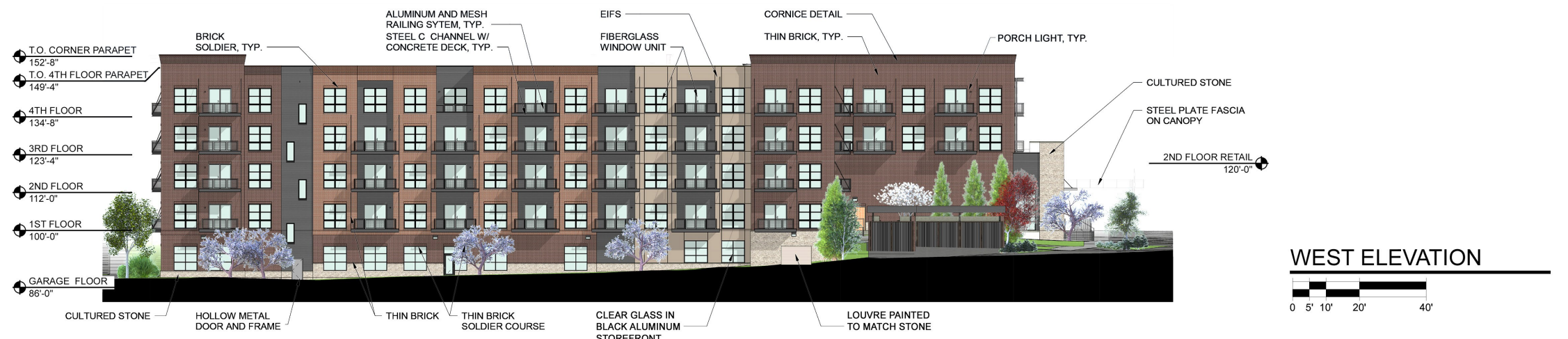
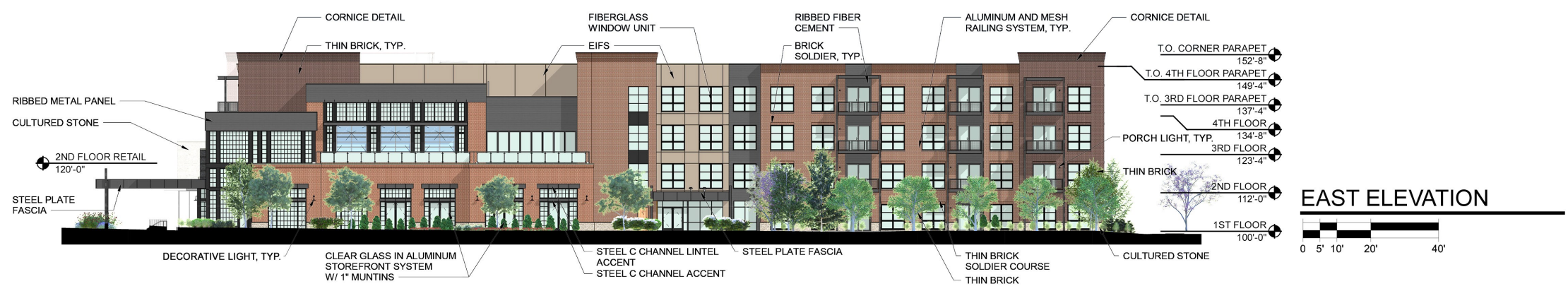
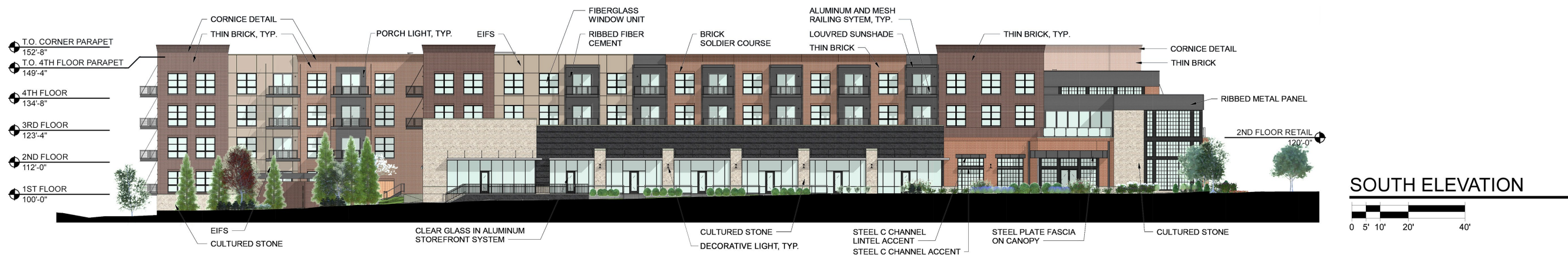
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WILDHORSE

CHESTERFIELD,
18.030

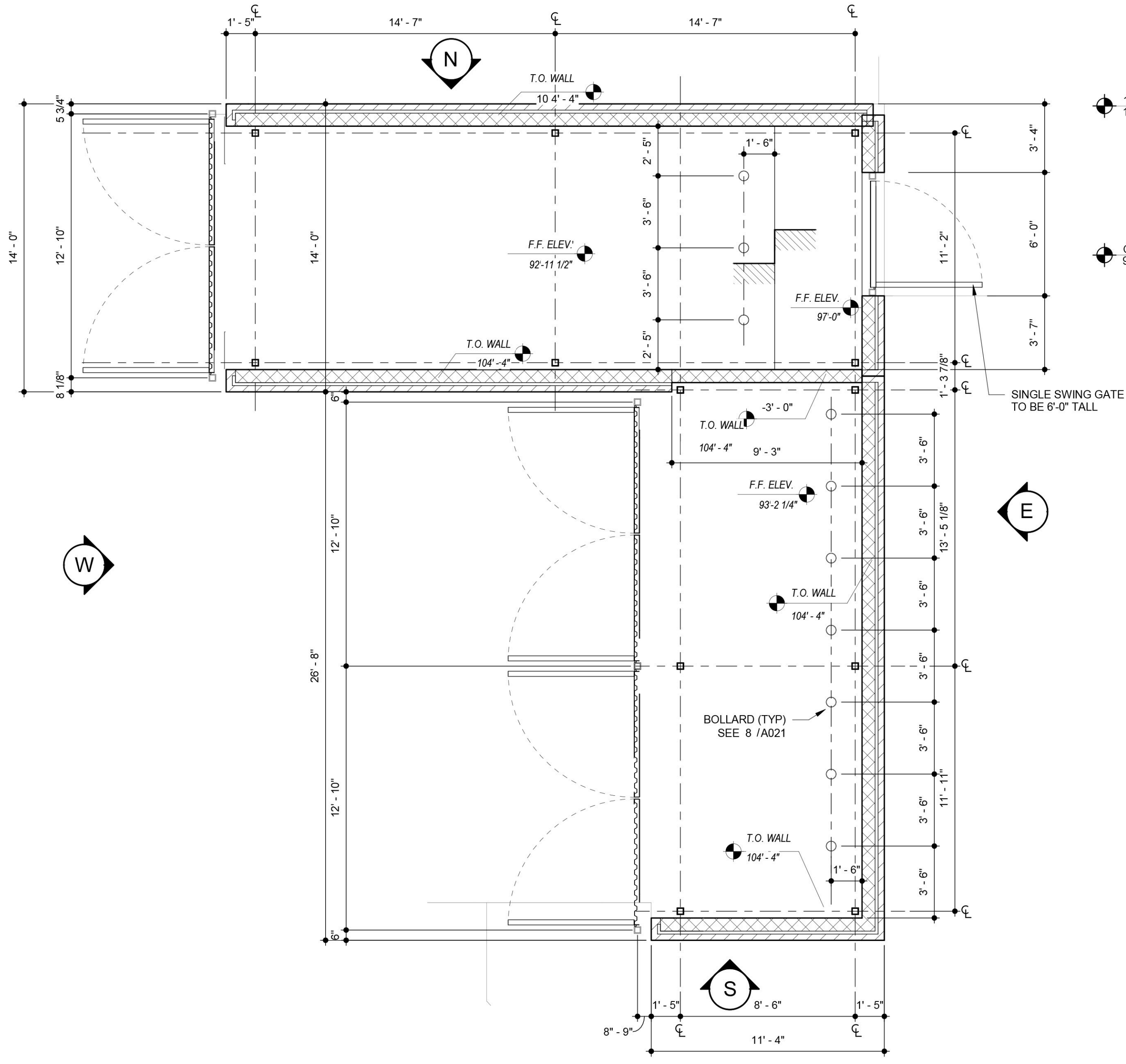
MISSOURI
10.29.19

Pearl
COMPANIES
glc

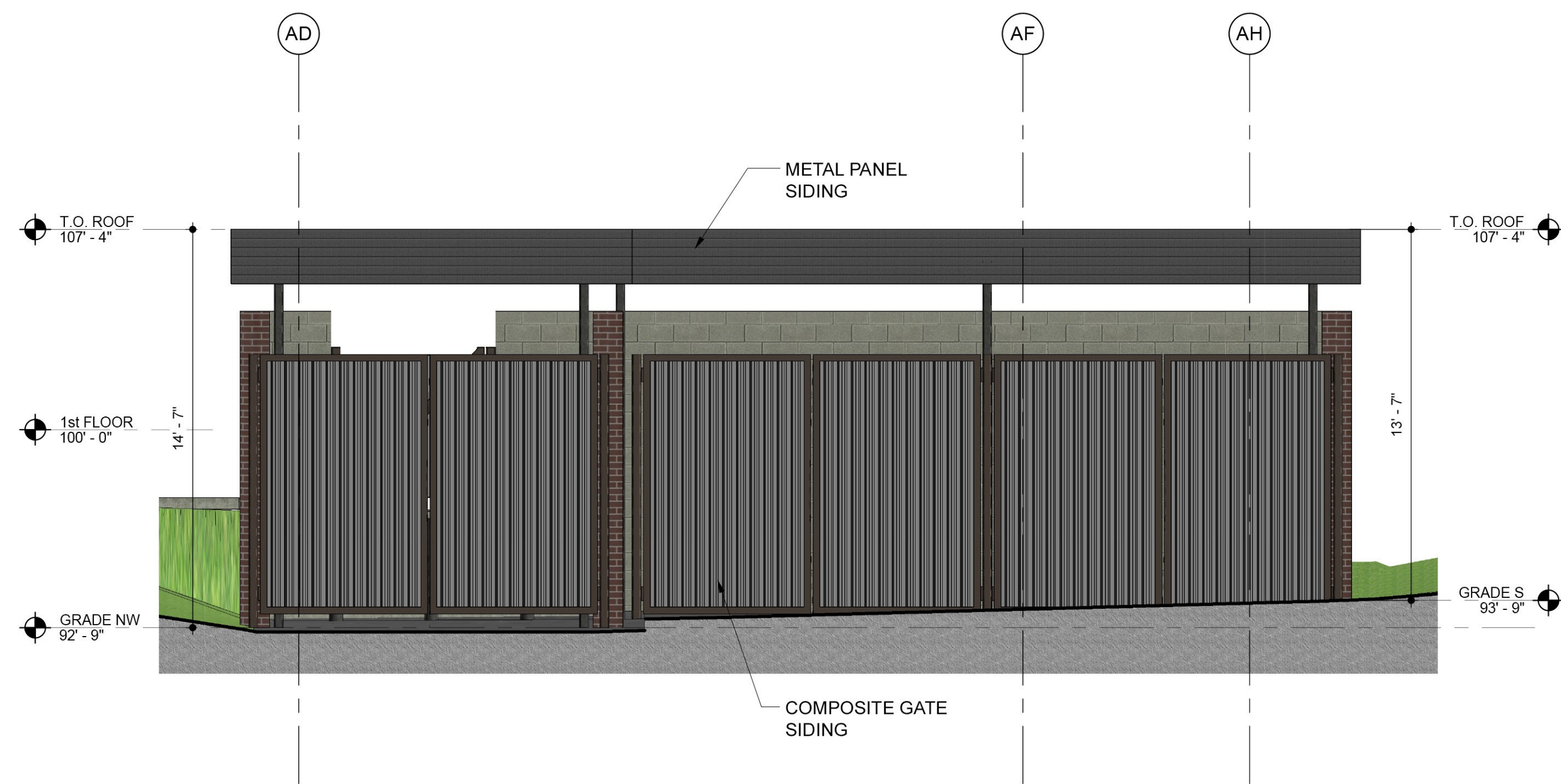


3 BRICK TYPES

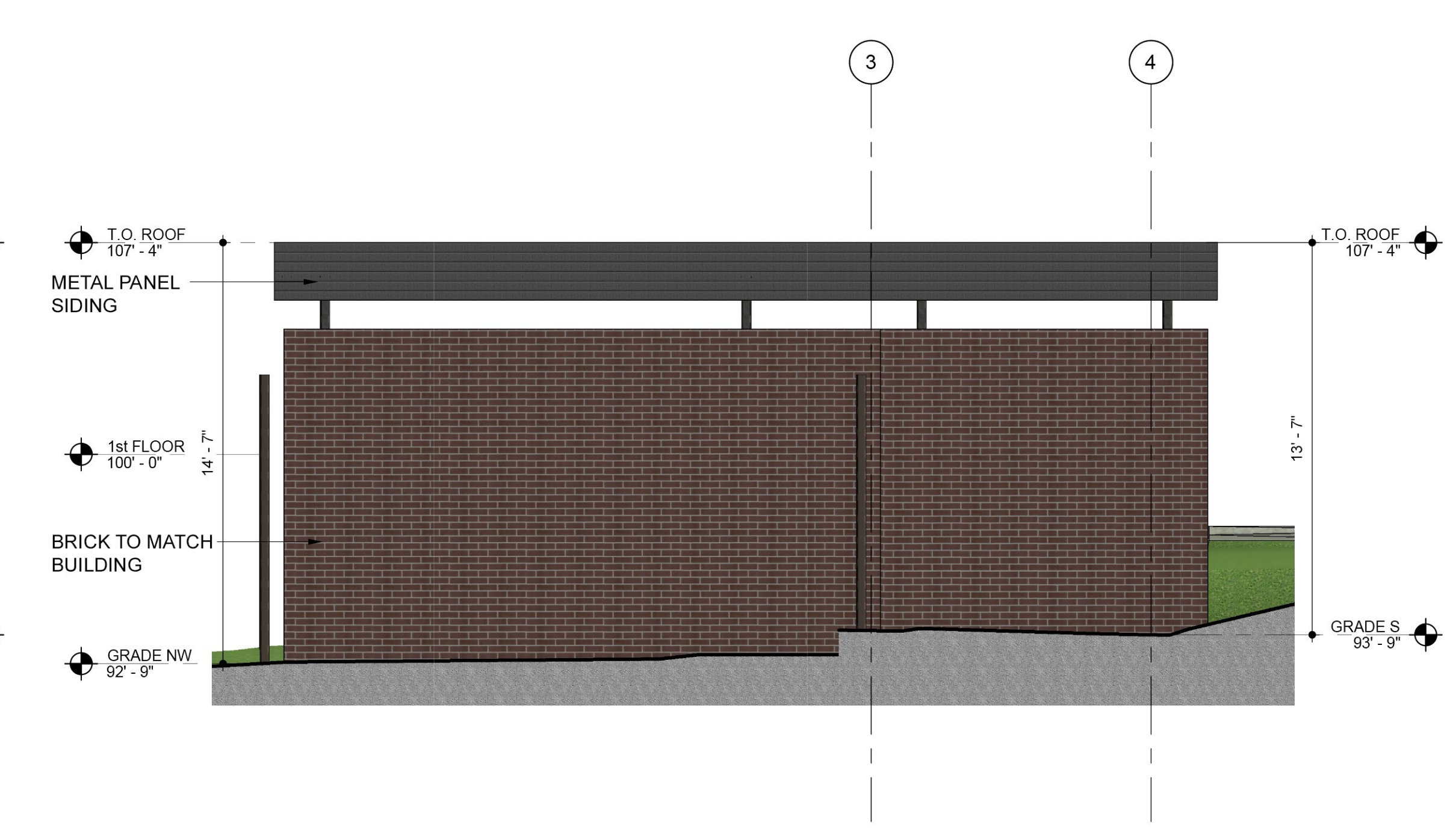
WILDHORSE



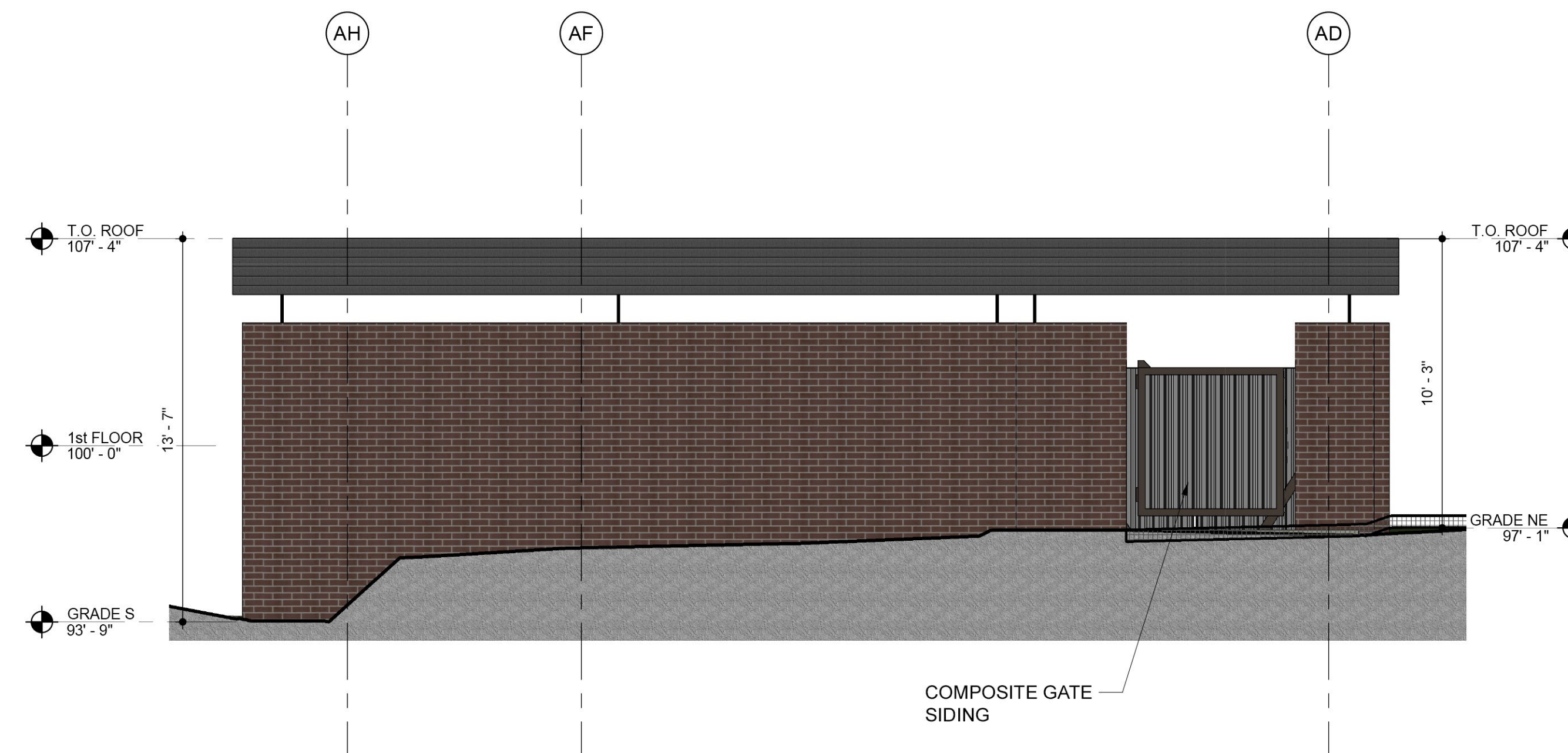
TRASH ENCLOSURE PLAN



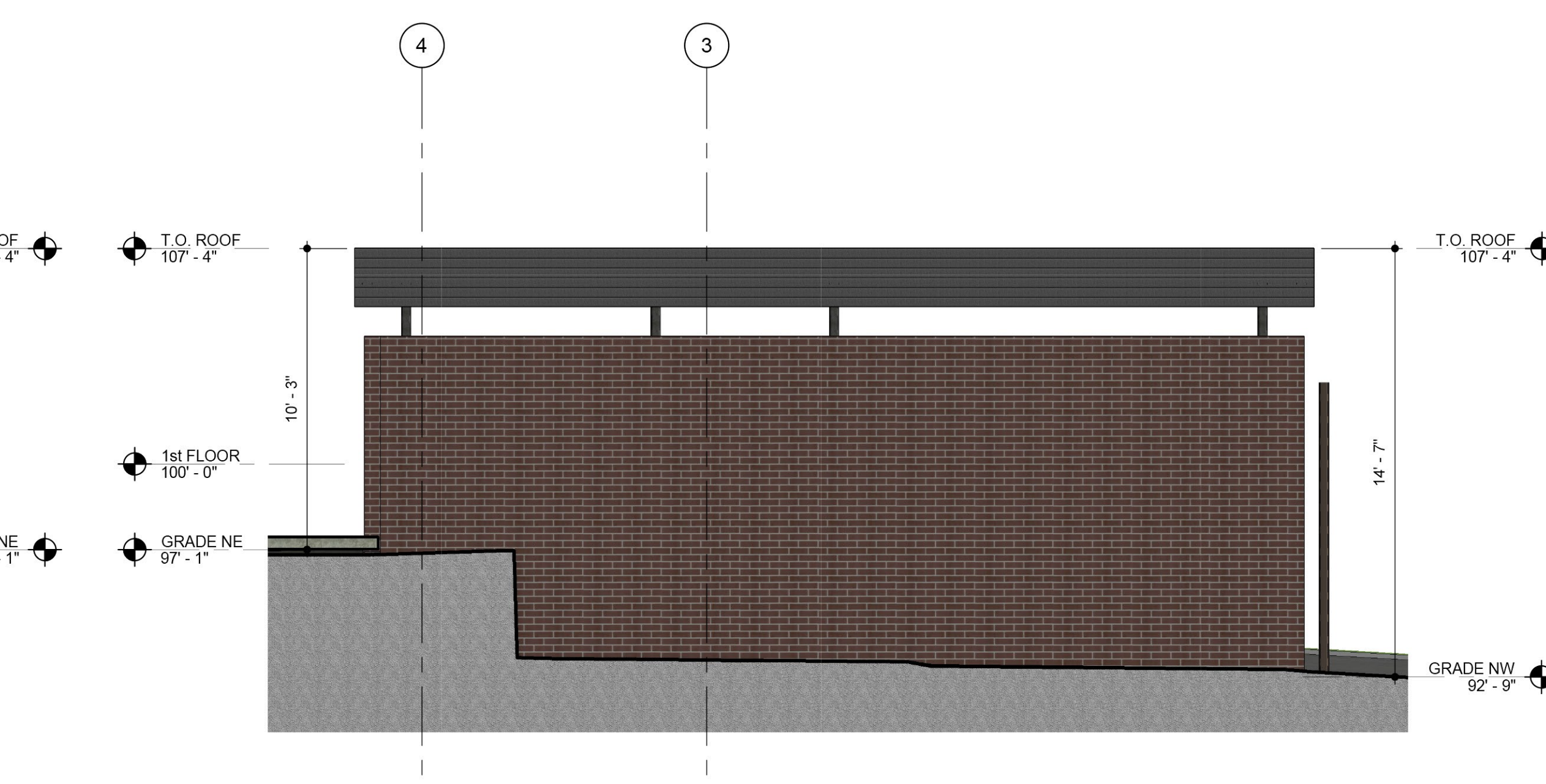
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



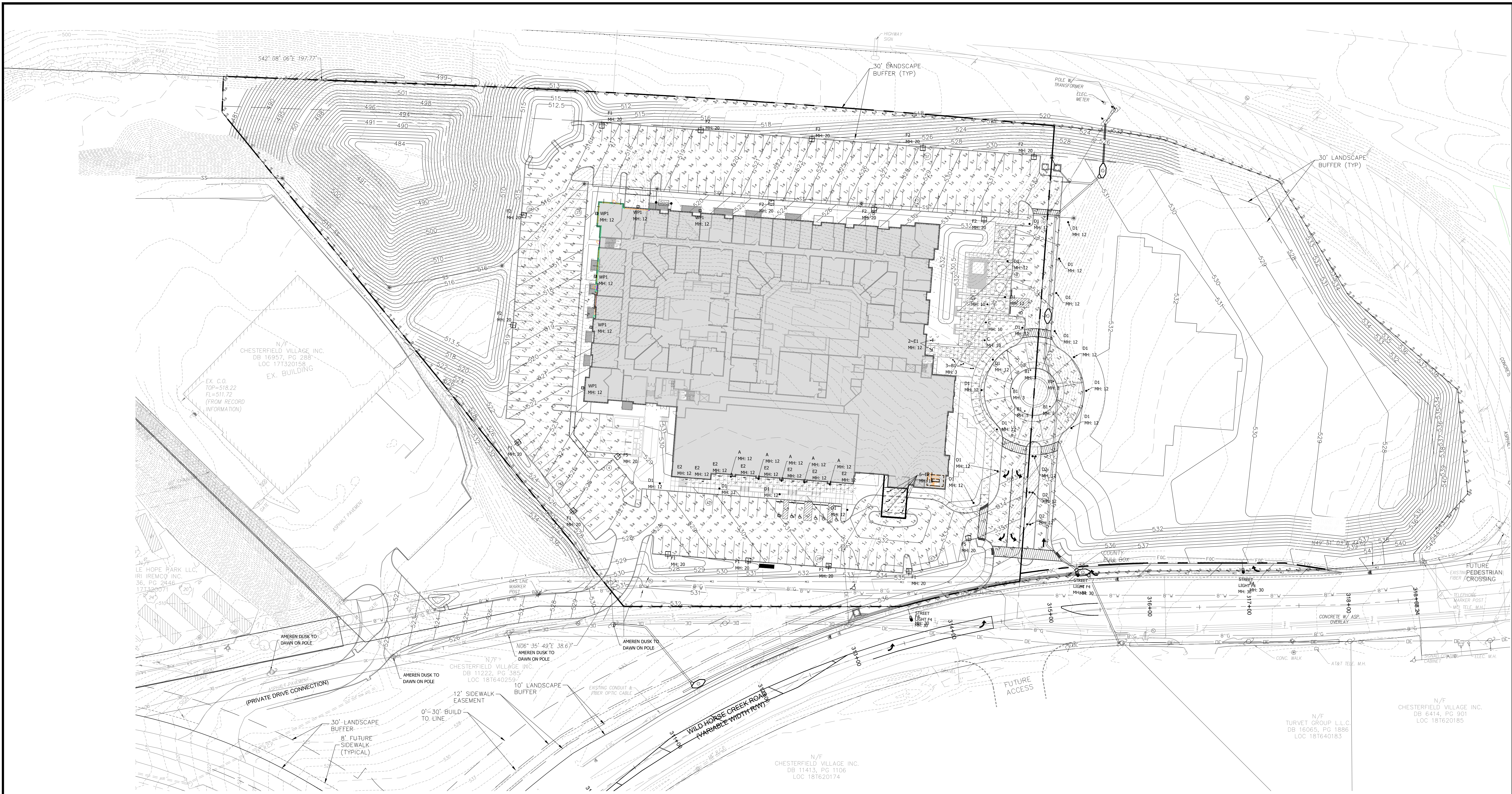
NORTH ELEVATION



WILDHORSE

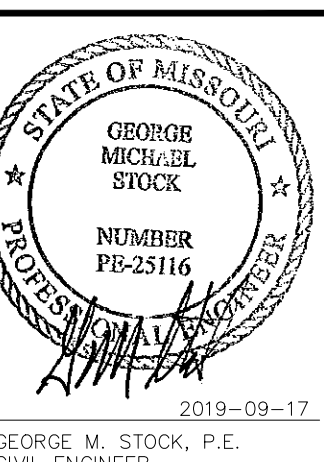
CHESTERFIELD,
18.030

MISSOURI
08.22.19



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63005 PH: (636) 530-9300
 500-9300 FAX: (636) 530-9300
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

AMENDED SITE DEVELOPMENT SECTION PLAN FOR:
WILDHORSE
 16511 WILD HORSE CREEK ROAD
 CHESTERFIELD, MO 63017



2019-09-17
 GEORGE M. STOCK, P.E.
 CIVIL ENGINEER
 LICENSE NO. E-57522

REVISIONS:

1.	2019-09-17	ARB
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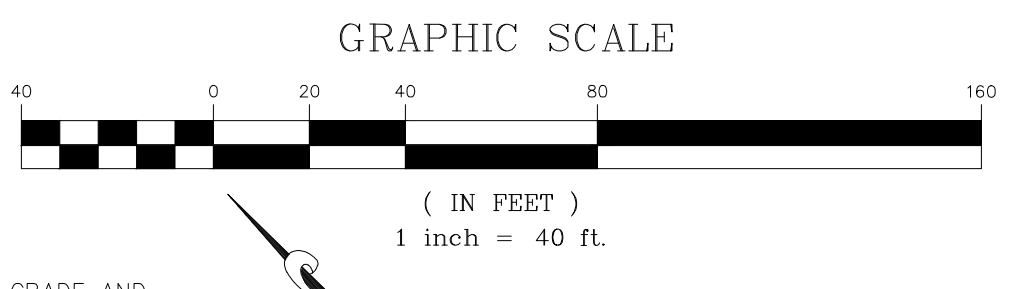
DRAWN BY: R.E.S. CHECKED BY: G.M.S.
 DATE: 08/27/2019 JOB NO: 218-6283.4
 W.S.D. # - - - - - RISE MAP # - - - - -
 S.L.C. MAT # 4234 RISE MAP # 185 & 181
 M.B.N.R. # - - - - - MAT SUP # 4234
 SHEET TITLE:
SITE PHOTOMETRIC PLAN
 SHEET NO:
SDSP-2

POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE
 LIGHT LEVEL CALCULATED ON THE GROUND

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
RESIDENTIAL CANOPY	Illuminance	Fc	5.86	7.9	3.5	1.67	2.26
RESTAURANT CANOPY	Illuminance	Fc	5.84	7.2	3.6	1.62	2.00
RETAIL CANOPIES	Illuminance	Fc	5.28	7.8	1.3	4.06	6.00
SIDEWALK & SEATING AREA	Illuminance	Fc	1.84	7.3	0.1	18.40	73.00
SITE	Illuminance	Fc	1.34	7.4	0.5	2.68	14.80

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
●	5	A	SINGLE	15.8	79	0.800	SW1910LW-20L-35K-EX
○	5	B1	SINGLE	46.8	234	1.000	RT4xx-26L45T5-MDL05-CA
●	3	C	SINGLE	15.8	47.4	0.800	SW1910LW-20L-35K-EX
●	20	D1	SINGLE	42	840	1.000	L9462A Alberslund Mini LED 4000K
●	3	D2	BACK-BACK	42	252	1.000	L9462A Alberslund Mini LED 4000K
—	2	E1	SINGLE	31	62	1.000	SK1-C10A-36-GW-MWP-LED1_35K-120-DMO
—	14	E2	SINGLE	21	294	1.000	SK1-C10A-24-GW-MWP-LED1_35K-120-DMO
—	7	F1	SINGLE	59	413	1.000	GLEON-AF-01-LED-E1-SL4-HSS
—	9	F2	SINGLE	59	531	1.000	GLEON-AF-01-LED-E1-SL3-HSS
—	2	F5	SINGLE	59	118	1.000	GLEON-AF-01-LED-E1-RW
—	6	WP1	SINGLE	44	264	1.000	GWC-AF-01-LED-E1-SL4-800

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



NOTE:
 1. PARKING LIGHTING WILL NOT BE LOWER THAN 10FT ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FT.
 2. EXTERIOR LIGHTING SHALL BE FULLY SHIELDED FLAT-LENS ENCLOSED LUMINAIRES.

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy-conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL Listed for wet locations.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chambers. Housing is IP66 rated.

Optics
Patented, high efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K, 4000K CCT, A CR1, Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120 V/50/60Hz, 347V/60Hz or 480V/60Hz operation. 480V is compatible for use with 480V VIVE systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -30°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 50% lumen maintenance expected at 50,000 hours. Available in standard 1A, three-circuit and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the FA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five year warranty.

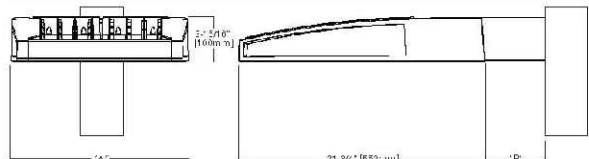


GLEON GALLEON LED

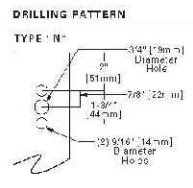
1-10 Light Squares Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



Number of Light Sources	"A" Width (354mm)	"B" Standard Arm Length (178mm)	"C" Overall Arm Length (254mm)	Weight with Arm (kg)	1/8" with Arm (Sq. Ft.)
1-4	15-1/2"	7"	10"	33 (15.0 kgs)	0.66
5-6	21-3/4"	7"	10"	44 (20.0 kgs)	1.10
7-8	27-1/2"	7"	10"	54 (24.5 kgs)	1.32
9-16	33-3/4"	7"	10"	63 (28.5 kgs)	1.52



CERTIFICATION DATA
UL Listed, UL Listed on Listed 50000
UL974/UL974 Comp art
30 Year on Rate
100% listed
2009 UL974 Component™ Qualified

ENERGY DATA
Electronic LED Driver
99.9 Power Factor
100% Total Harmonic Distortion
120V/277V/347V/480V
307V/347V/500V
40°C Max. Temperature
40°C Max. Temperature (HA Option)
90°C Max. Temperature (HA Option)



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FIXTURE - F1, F2, F3

McGraw-Edison

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy-conscious lighting for parking lots, building and security lighting applications.

Catalog #	Type
Project	
Comments	Date
Prepared by	

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K, 4000K CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 50% lumen maintenance expected at 50,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120 V/50/60Hz, 347V/60Hz or 480V/60Hz operation. 480V is compatible for use with 480V VIVE systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -30°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Sleeked and zinc plated mild steel mounting attachment fits directly to 4" J-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Sourced with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five year warranty.

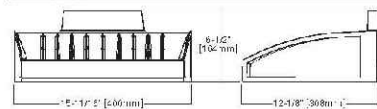


GWC GALLEON WALL

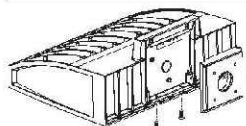
1-2 Light Squares Solid State LED

WALL MOUNT LUMINAIRE

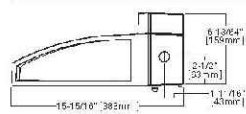
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX

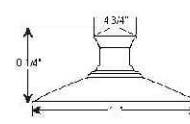


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FIXTURE - WP1



Specifications MCT18



Specifications

Material: ALUMINUM: Extruded aluminum housing with heavy-duty zinc-plated mild steel driver enclosure. All fasteners are stainless steel. Inside of shade is reflective white. Infrared radiation may not match shade.
Finish: 4000K color finish provides superior durability and UV protection. The coating will last for 100,000 hours of operation. Products undergo a intensive 7-step finishing process to provide a uniform, professional appearance.
Material: 4000K color finish provides superior durability and UV protection. The coating will last for 100,000 hours of operation. Products undergo a intensive 7-step finishing process to provide a uniform, professional appearance.
Material: 4000K color finish provides superior durability and UV protection. The coating will last for 100,000 hours of operation. Products undergo a intensive 7-step finishing process to provide a uniform, professional appearance.

MCT18 LED

Weight: 21 lbs

MCT18	M024LD	D	W	40K	RTC	UNV	E6	PC	41
Light Square	Light Square	Light Square	Light Square	Light Square	Light Square	Light Square	Light Square	Light Square	Light Square

Catalog Number	1	2	3	4	5	6	7	8	9
MCT18						UNV			

1 LIGHT SOURCE & WATTAGES	2 DRIVER HOUSING	3 MOUNTING SOURCES Continued
<p>M024 (6004 Source Only)</p> <p>M012LD (12w, 750 lumens, Cree module) (Integral driver, 120V, dimming & thru-branch only)</p> <p>M060LD (6w, 850 lumens, Cree module)</p> <p>M010LD (10w, 1250 lumens, Cree module)</p> <p>M016LD (16w, 2,000 lumens, Cree module)</p> <p>M021LD (21w, 3,000 lumens, Cree module)</p>	<p>RTC (Driver Canopy)</p> <p>RTCNC (Driver Canopy No Span Covers) (0 to 5m; not required for 12w)</p> <p>5</p> <p>VOLTAGE</p> <p>110V (176-277)</p>	<p>CR1 (1" Max. diam. with 1/4" 5/8" range)</p> <p>WH0 (6" white coat with 1/4" 5/8" range)</p> <p>CR1M (1" Max. diam. with 1/4" 5/8" range)</p> <p>2510 2512 2516 2518 2519 2518</p> <p>2516 2517 2518</p> <p>33" (1" OD Right Thread) RT1: Flat Canopy)</p> <p>3516 3517 3518 3519 3518</p> <p>3516 3517 3518</p> <p>(See Step 5 for Driver Mounting Options)</p>
<p>4 DIMMING</p> <p>0 (0-10V or 0-10V, TRAC or 0-10V dimming)</p> <p>5 (0-10V dimming) (Dimming is not available for 12w)</p> <p>12w is dimming only, select "0".</p> <p>See page 2 for dimming protocols and limitations.</p>	<p>6</p> <p>DISTRIBUTION</p> <p>W (TS Wide Distribution with 0-10V LED Level)</p> <p>N (TS Narrow Distribution with 0-10V LED Level)</p> <p>*12w is dimming only, select "0".</p>	<p>8 ACCESSORIES</p> <p>CR1 (1" Max. diam. with 1/4" 5/8" range)</p> <p>WH0 (6" white coat with 1/4" 5/8" range)</p> <p>CR1M (1" Max. diam. with 1/4" 5/8" range)</p> <p>2510 2512 2516 2518 2519 2518</p> <p>2516 2517 2518</p> <p>33" (1" OD Right Thread) RT1: Flat Canopy)</p> <p>3516 3517 3518 3519 3518</p> <p>3516 3517 3518</p> <p>(See Step 5 for Driver Mounting Options)</p>
<p>7 COLOR TEMPERATURE (CCT)</p> <p>27K (2700K)</p> <p>30K (3000K) (Not Recommended)</p> <p>35K (3500K) (Not Recommended)</p> <p>40K (4000K) (Not Recommended)</p>	<p>ENERGY DATA</p> <p>Electronic LED Driver</p> <p>99.9 Power Factor</p> <p>100% Total Harmonic Distortion</p> <p>120V/277V/347V/480V</p> <p>307V/347V/500V</p> <p>40°C Max. Temperature</p> <p>40°C Max. Temperature (HA Option)</p> <p>90°C Max. Temperature (HA Option)</p>	<p>9</p> <p>SHIPPING DATA</p> <p>Approximate Net Weight: 27 lbs (12.5 kgs)</p>

DECORATIVE LIGHTING



ARM FIXTURE

OSLO 100

GENERAL

LOCATION:	Exterior
CLASS:	cETLus (Class 1)
LOCATION RATING:	Wet
VOLTAGE:	Mains 120V
INSTALLATION ORIENTATION:	Wall Mount
FITTING METHOD:	4" Octagon Box
MAIN MATERIAL:	Metal - Aluminium
DIMENSIONS:	H: 110mm W: 110mm D: 106mm H: 4.33" W: 4.33" D: 4.17"
CUT OUT HOLE:	Not Applicable
RECESS DEPTH:	55mm / 2.16"
FIRE RATING:	Not Applicable
CABLE LENGTH:	Not Applicable
GROSS WEIGHT:	1.58lbs
ADA COMPLIANT:	No
IC RATING:	Not Applicable

LAMP

LIGHT SOURCE:	HIGH POWER LED
MAXIMUM WATTAGE:	3.4W
LAMP INCLUDED:	Yes (Integral)
MAXIMUM LAMP LENGTH:	Not Applicable
LUMINOUS FLUX:	89.35 lm
COLOUR TEMP:	3000K
CRI:	90
R9:	9.1
MACADAM ELLIPSE:	3-step
TILT ADJUSTABLE ANGLE:	Not Applicable
ROTATION ADJUSTABLE ANGLE:	Not Applicable
AVERAGE LIFESPAN:	60,000 hours
L70:	>60,000 hours
BEAM ANGLE:	To Be Advised

ELECTRICAL

SWITCHED:	No
DIMMABLE:	Not Applicable
DIMMING METHOD:	Not Applicable
DRIVER INCLUDED:	Yes (Integral)
DRIVER OUTPUT CURRENT:	700
DRIVER OUTPUT VOLTAGE:	Not applicable
SUPPLY FREQUENCY:	50/60Hz
DRIVER/BALLAST VOLTAGE:	100-277V
DRIVER AVERAGE LIFESPAN:	30000
EFFICACY:	26.28

ADDITIONAL INFORMATION

SHADE INCLUDED	Not Applicable
SHADE MATERIAL	Not Applicable

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astro



CODE: 1298010 (8076)
FINISH: TEXTURED WHITE

CODE: 1298011 (8077)
FINISH: TEXTURED BLACK

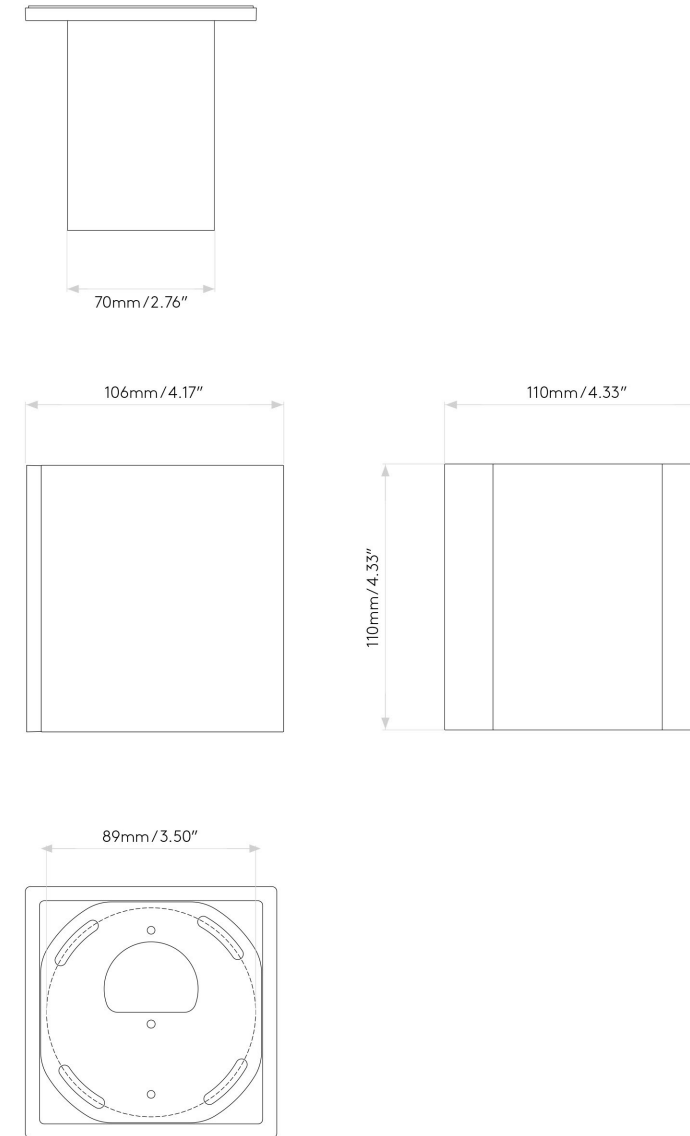


CODE: 1298012 (8078)
FINISH: TEXTURED GREY

TO MAINTAIN THIS PRODUCT TO ITS BEST CONDITION, PLEASE VIEW OUR CARE AND CLEANING GUIDELINES ON THE SUPPORT SECTION OF THE ASTRO WEBSITE.

PRODUCT ELEVATIONS

Please note that some dimensions may vary slightly due to manufacturing tolerances, this includes cable entry and fixing holes.



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TYPICAL PORCH LIGHT

WILDHORSE