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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: Site Development Section Plan

Meeting Date: December 12, 2013

From: Jessica Henry
Project Planner

cc: Aimee Nassif, Planning & Development Services Director

Location: 158 Long Road

Applicant: JLA Development, LLC

Description: **Monarch Center, Lots A and B (Edison Express):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 2.58 acre tract of land zoned "PC" Planned Commercial District located on the northeast corner of the intersection of Long Road and Edison Avenue.

PROPOSAL SUMMARY

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

Please note that Applicants may choose to have their project reviewed by the Architectural Review Board prior to addressing all issues identified by City Staff on the Site Development Section and Site Development Concept Plans. Staff advised the Applicant of the option to wait and get more items addressed before proceeding to ARB for review, however; they stated that they wanted to proceed. As such, the Site Development Section Plan included in your packet is still going through reviews with Staff and amendments will be required in order to meet City Code requirements. Items under review still with Staff include, but are not limited to, light levels, minimum parking requirements being met, minimum open space requirements, and landscaping requirements.

HISTORY OF SUBJECT SITE

On February 5, 2007, the City of Chesterfield approved Ordinance 2334 which rezoned the property from "NU" Non-Urban District to "PC" Planned Commercial District. Ordinance 2334 was repealed on August 5,

2013, when the City of Chesterfield approved Ordinance 2753 to allow for the addition of a 0.85 acre parcel of land zoned "M-3" Planned Industrial District to an existing "PC" Planned Commercial District resulting in a new "PC" Planned Commercial District totaling 10.94 acres. Ordinance 2753 also amended various building and parking setbacks and made modifications, such as a slight increase in the allowable floor area permitted within the development, to account for the addition of land.

City of Chesterfield Ordinance 2753 requires that a Site Development Plan or Site Development Concept Plan must be submitted within eighteen (18) months from the date of approval of the preliminary plan. On November 22, 2010, a two year time extension to submit a Site Development Plan or Site Development Concept Plan was granted by the Planning Commission. On October 8, 2012, a second two year time extension to submit a Site Development Plan or Site Development Concept Plan was granted by the Planning Commission. In both instances, the request cited "current economic conditions in the region" as the basis for their request.



STAFF ANALYSIS

The proposal for the development of Lots A and B substantially complies with the approved Preliminary Plan on file for the Monarch Center development (see Preliminary Plan below).

Staff is continuing to work with the applicant to address site access and circulation concerns as part of the Site Development Section Plan review.

C. Topography

The existing grade of the property is generally flat. Minimal changes to the existing topography are planned.

D. Retaining Walls

No retaining walls are proposed on the site.

General Requirements for Building Design:

A. Scale

The applicant is proposing a single-story convenience store with a tunnel carwash. The convenience store will be designed to accommodate an additional tenant. The applicant has informed Staff that a donut shop is proposed at this time. The proposed height is similar to properties in adjacent commercial developments.

B. Design

The proposed building design features front and side elevations that are articulated with brick, glass, reveals, and a covered recessed entry. The building includes a curved standing seam metal roof over the main entry. A square low slope standing seam metal roof is proposed over the southern portion of the west elevation. Matching metal canopies are placed on the west and south elevations.

Ordinance 2753 contains several site design requirements, and the applicant proposes to meet those requirements in the following ways:

1. The site includes an outdoor seating and plaza area to the north of the proposed building. Access to the plaza requires that pedestrians cross the drive-thru lane, a potential safety concern that is under review by Staff.
2. A concrete pad has been placed in the northwest corner of the site to house a public art installation that is yet to be determined.
3. The landscaped islands between each row of parking have been enlarged to ten (10) feet in width and approximately 380 square feet in size. The City of Chesterfield Tree Preservation and Landscape Requirements requires a minimum area of 270 square feet for a double island at the end of a double row of parking containing two trees.

C. Materials and Color

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

D. Landscape Design and Screening

The proposal includes landscaping required by the City of Chesterfield Tree Preservation and Landscape Requirements Ordinance. According to the City's Street Classification Map, Long Road and Edison Road are both classified as arterials; therefore there is a thirty (30) foot required landscape buffer along both Long Road and Edison Road. Additionally, Ordinance 2753 states that "in the event that the ATM shown on the Preliminary Plan is constructed, substantial landscaping shall be installed to buffer the structure from the public rights-of-way." The Landscape Plan is still under review by Staff and further revisions are anticipated.

The dumpster enclosure is to be constructed of a brick veneer on three elevations with a wide vinyl slat gate on the fourth elevation. The materials proposed match those used on the building. The location of the dumpster is under review by City Staff. An outdoor utility storage area constructed of brick and vinyl plank fence is proposed at the rear of the building (east elevation). This is not an opaque or sight proof enclosure and does not meet the Architectural Review standards.

E. Signage

Signage is not part of the proposal before Architectural Review Board and will be reviewed by Staff.

F. Lighting

The plan proposes twenty-two light fixture types in the parking lot area, twenty-eight light fixtures on the gas pump station canopy and car wash canopy, and twelve wall-mounted, shoebox light fixtures on the west and south elevations of the building. As proposed, lighting will be for utilitarian purposes and is fully shielded and has full cut off optics. Although the proposed light fixtures themselves adhere to the City of Chesterfield Lighting Ordinance, the light levels proposed on the Lighting Plan exceed those permitted by the City of Chesterfield Lighting Ordinance and are still under review by Staff.

Specific Requirements for the Chesterfield Valley

Façades: The proposed elevations utilize similar materials and design on all four sides of the building; however, the east elevation (rear of the building) contains large expanses of EIFS and far less brick and stone veneer than the other elevations. The south and north façade (sides of building) include overhead doors to provide for access to the proposed car wash portion of the building.

Storage: As mentioned above, Staff is concerned that the area currently proposed for an enclosed utility area on the site plan does not provide adequate screening, particularly as this area will be visible from the adjacent internal drive and any future development on proposed Lot C. Section 1003.177.10.a. specifically identifies "Delivery zones, trash enclosures, **storage areas, transformers and generators** that are not screened and visible by the public" (emphasis added) as Undesirable Practices.

Utilities: As required by the planned district ordinance for the site, all utilities to the building will be installed underground.

Parking: The parking shown on the Site Development Section Plan is under review by Staff and will be revised to meet City Code requirements. The proposed building will not be visible from I-64/US 40 or North Outer 40 Road.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design. A comment letter has been sent to the applicant regarding the outstanding issues pertaining to Staff's review of the Site Development Section Plan.

Staff requests action on the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Monarch Center, Lots A and B (Edison Express).

MOTION

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

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Monarch Center, Lots A and B (Edison Express) as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Monarch Center, Lots A and B (Edison Express), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal

Edison Express

*158 Long Road
Chesterfield, Missouri*

December 3, 2013



Owner:
JLA Development

Architect:
David W. Dial Architects, P.C.

Civil Engineer:
**Civil Engineering Design
Consultants**



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: _____ Location: _____

Developer: _____ Architect: _____ Engineer: _____

PROJECT STATISTICS:

Size of site (in acres): _____ Total Square Footage: _____ Building Height: _____

Proposed Usage: _____

Exterior Building Materials: _____

Roof Material & Design: _____

Screening Material & Design: _____

Description of art or architecturally significant features (if any): _____

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

dial architects

14364 Manchester Road
Manchester Missouri 63011
636 230 0400

December 4, 2013

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

Members of the Architectural Review Board

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

Edison Express Information and Background

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

General Requirements for Site Design

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

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

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

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

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

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

General Requirements for Building Design

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

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

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

The building is constructed of brick on all four elevations.

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

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

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

Please see the site development section plan for drainage information.

The roof top units shall be screened by use of the building parapets.

Specific Requirements for the Chesterfield Valley

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

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

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

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

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

Thank you for your assistance.

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

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

End of Architects Statement



LOOKING NORTH



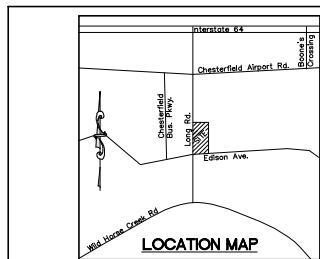
LOOKING EAST



LOOKING SOUTH

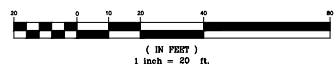


LOOKING WEST



SITE DEVELOPMENT SECTION PLAN

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



PROPERTY DATA

OWNER = WILLIAM & SANDRA KIROCHOFF (10062/2198)
 ADDRESS = 158 LONG ROAD
 LOCATOR NO. = 171020100
 ACREAGE = 2.61 AC.
 EXISTING ZONING = PC - PLANNED COMMERCIAL (ORD. 2753)
 FIRE DISTRICT = MONROE FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT = ROCKWOOD
 SEWER DISTRICT = METRO, ST. LOUIS SEWER DISTRICT
 WATER SHED = MISSOURI RIVER
 FIRM MAP = 238930104, LOMR APRIL 17, 2000
 ELECTRIC COMPANY = AMERENUE
 GAS COMPANY = LACLEDE GAS COMPANY
 PHONE COMPANY = ATT
 WATER COMPANY = MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CORROBORATED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ALL UTILITIES FIELD LOCATED.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- BEFORE TO BEGINNING ANY WORK ON THE PROJECT, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE REQUIREMENTS OF THIS PLAN.
- EROSION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILL AND BACKFILL SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN BRICKS, LIMBS, RAMPED, AND OTHER FOREIGN MATERIALS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & MOBILE.
- SEEDING, SOILING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% OR 20% SLOPES GREATER THAN 1/20% MUST BE DESIGNED AS A RAMP.
- SEWERALDS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN THE CURRENT STANDARDS AND SPECIFICATIONS. IF ANY CONFLICTS BETWEEN THE STANDARDS AND SPECIFICATIONS AND THE INFORMATION OF THE PROJECT ENGINEER, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES LIE WITHIN A SPECIAL PANEL NUMBER 291800140 (REVISED TO REFLECT LOMR DATED APRIL 17, 2000) AND COMMUNITY NUMBER 29098 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1999. THE PROPERTY LIES WITHIN DESIGNATED "F" ZONING WITH "B" ZONING OVERLAP. THE "F" ZONING IS APPLICABLE TO THE PROPERTY. THE "B" ZONING IS APPLICABLE TO THE "B" ZONING AREAS PROJECTED BY LEVELS FROM THE 100' HIGH WATER MARK.
- NO ON-SITE ALUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJACENT PROPERTY. ALUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF THE CITY OF CHESTERFIELD ORDINANCE 223.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF TOP EQUIPMENT SHALL BE SCREENED.
- THIS DEVELOPMENT SHALL CONFORM TO M.D. REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
- NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD.
- ALL PROVISIONS OF THE CITY CODE SHALL APPLY.

DENSITY CALCULATIONS

OPEN SPACE	E.A.S.	PROPOSED LOT 'A'	PROPOSED LOT 'B'
OPEN SPACE = 39,862 S.F.	OPEN SPACE = 11,940 S.F.	11,940 S.F. / 113,837 = 0.10	11,940 S.F. / 113,837 = 0.10
PARKING REQUIRED PROPOSED LOT 'A'	PARKING REQUIRED PROPOSED LOT 'B'	(39,862 / 113,837) x 100 = 30%	(11,940 / 113,837) x 100 = 10.5%
OFFICE SHOP: 5.0 per 1000 sq.ft. = 1.33 x 5.0 = 7 STALLS	OFFICE (GENERAL): 3.5 per 1000 sq.ft. = 4.000 x 3.5 = 14 STALLS		
CAR WASH: 2 per 3 EMPLOYEES = 3 x 2 = 6 STALLS			
PARKING PROVIDED PROPOSED LOT 'A'	PARKING PROVIDED PROPOSED LOT 'B'	42 STALLS	2 STALLS
A.D.A. = 2 STALLS	A.D.A. = 2 STALLS		
Total = 44 STALLS	Total = 14 STALLS		

PARKING CALCULATIONS

PARKING PROVIDED PROPOSED LOT 'A'

C-STORES: 4.5 per 1000 sq.ft. = 8.53 x 4.5 = 31 STALLS

CAR WASH: 2 per 3 EMPLOYEES = 3 x 2 = 6 STALLS

PARKING PROVIDED PROPOSED LOT 'B'

OFFICE (GENERAL): 4.0 per 1000 sq.ft. = 4.000 x 4.0 = 12 STALLS

OFFICE (GENERAL): 3.5 per 1000 sq.ft. = 4.000 x 3.5 = 14 STALLS

PARKING PROVIDED PROPOSED LOT 'B'

OFFICE (GENERAL): 4.0 per 1000 sq.ft. = 4.000 x 4.0 = 12 STALLS

OFFICE (GENERAL): 3.5 per 1000 sq.ft. = 4.000 x 3.5 = 14 STALLS

JLA DEVELOPMENT LLC, the owner of the property shown on this plan for and in consideration of being named as a member of the City of Chesterfield Planning Commission and as a member of the City of Chesterfield Planning Commission, do hereby agree and declare that said property shall be used in accordance with the provisions of the City of Chesterfield Ordinance Number 200 as established by the Planning and Development Services Director and the City Clerk.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my office in _____ the day and year last above written. My term expires _____

On this _____ day of _____ A.D. 2013, before me personally appeared _____ of the County of _____ State of _____, who, being by me sworn, did say that he is the Manager of JLA DEVELOPMENT LLC, a corporation in the State of Missouri, and that the seal affixed to the foregoing instrument 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 _____ acknowledged said instrument to be the free act and deed of said corporation.

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and City Clerk on the _____ day of _____ 2013, by the Chairperson of said Commission, according to the recording of this Section Plan pursuant to Chesterfield Ordinance Number 200 as established by the Planning and Development Services Director and the City Clerk.

Planning and Development Services Director
 City Clerk

PREPARED FOR:
JLA DEVELOPMENT LLC
 158 Long Road
 Chesterfield, Missouri 63005

PREPARED BY:
CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

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

LEGAL DESCRIPTION

Proposed Lot 'A' W/RIGHT OF WAY ACQUISITION
 A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroening Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSPA LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:
 Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2; thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30' to a set 1/2" x 1/8" rebar with cap stamped "Marler 347-D" (typical); thence South 02 degrees 35 minutes 00 seconds West a distance of 78.31' feet to a set rebar being the point of beginning of the herein described tract; thence South 02 degrees 33 minutes 17 seconds West a distance of 68.00' feet to a set rebar on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of Edison Road, North 83 degrees 30 minutes 36 seconds West a distance of 562.00' feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 89 degrees 27 minutes 00 seconds West a distance of 104.77' feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence along the proposed 10' R.O.W. acquisition, along a curve to the right having a radius of 1109.89 feet and length of 132.74 feet and a chord bearing of North 88 degrees 10 minutes 11 seconds West a distance of 124.83' feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence along the Eastern right of way line of Long Road (Variable Width) bearing of North 89 degrees 27 minutes 00 seconds East a distance of 212.72' feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 89 degrees 27 minutes 00 seconds West a distance of 14.01' feet to a set rebar; thence continuing along the Eastern right of way line of Long Road (Variable Width) bearing of North 89 degrees 27 minutes 00 seconds East a distance of 126.79' feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 283.33' feet to the point of beginning containing 0.21157 acres less or 2.61 acres more or less as calculated by Marler Surveying Company, Inc. during September 2013.

LEGAL DESCRIPTION

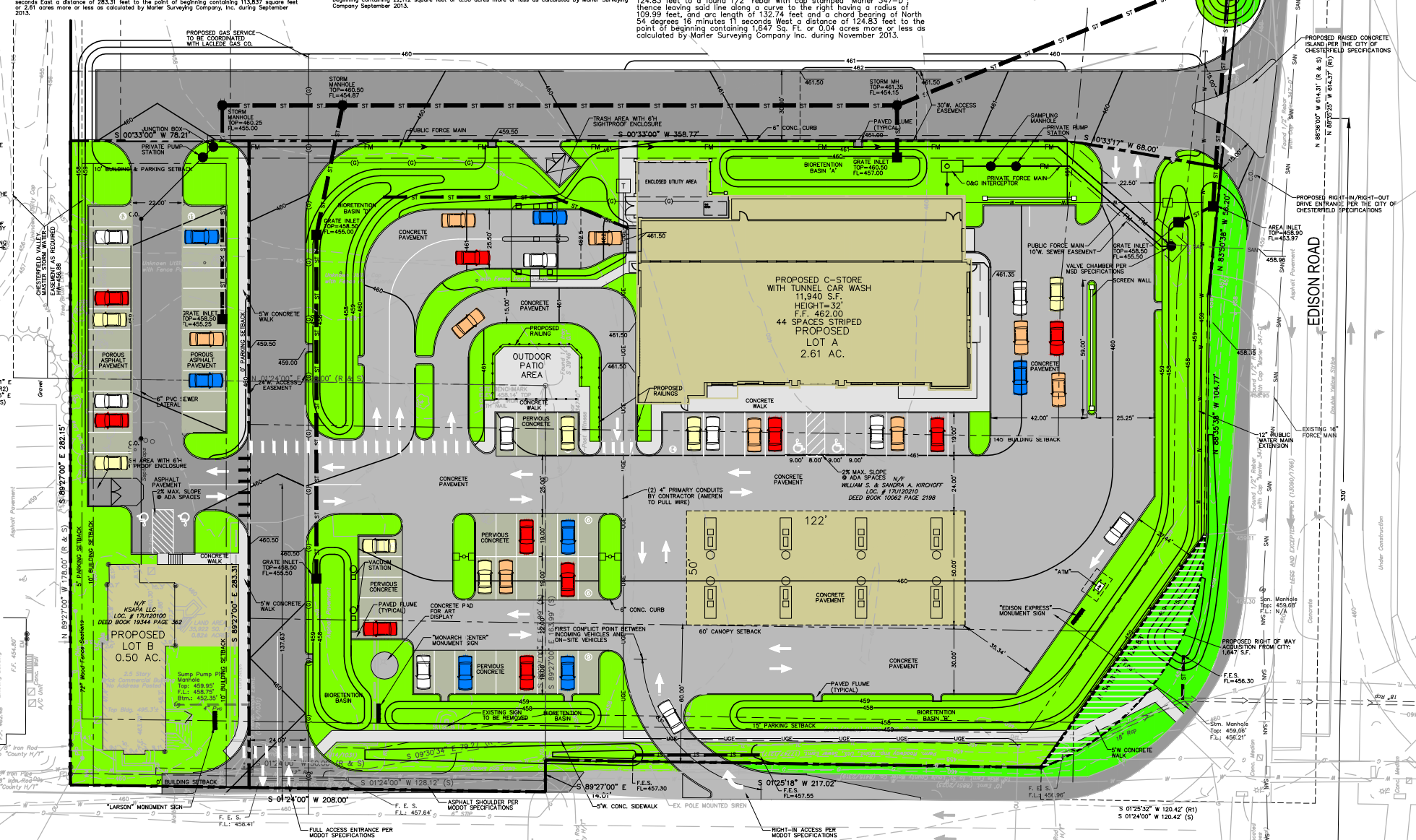
Proposed Lot 'B'

A tract of land being part of Adjusted Parcel 2 of the Boundary Adjustment Plat of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroening Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13, and part of a tract of land conveyed to KSPA LLC by Deed Book 19344 Page 362 of the St. Louis County Land Records Office in St. Louis County, Missouri, being more particularly described as follows:
 Commencing at a found 1/2" rebar with cap stamped "Marler 347-D" being the Northeast corner of Adjusted Parcel 2; thence along the Northern line of Adjusted Parcel 2, North 89 degrees 27 minutes 00 seconds West a distance of 784.30' to a set 1/2" x 1/8" rebar with cap stamped "Marler 347-D" (typical); thence South 02 degrees 35 minutes 00 seconds West a distance of 78.31' feet to a set rebar being the point of beginning of the herein described parcel; thence South 02 degrees 33 minutes 17 seconds West a distance of 68.00' feet to a set rebar on the Northern right of way line of Edison Road (Variable Width); thence along the Northern right of way line of Edison Road, North 83 degrees 30 minutes 36 seconds West a distance of 562.00' feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 89 degrees 27 minutes 00 seconds West a distance of 104.77' feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence along the proposed 10' R.O.W. acquisition, along a curve to the right having a radius of 1109.89 feet and length of 132.74 feet and a chord bearing of North 88 degrees 10 minutes 11 seconds West a distance of 124.83' feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence along the Eastern right of way line of Long Road (Variable Width) bearing of North 89 degrees 27 minutes 00 seconds East a distance of 212.72' feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence North 89 degrees 27 minutes 00 seconds West a distance of 14.01' feet to a set rebar; thence continuing along the Eastern right of way line of Long Road (Variable Width) bearing of North 89 degrees 27 minutes 00 seconds East a distance of 126.79' feet to a set rebar; thence South 89 degrees 27 minutes 00 seconds East a distance of 283.33' feet to the point of beginning containing 0.21157 acres less or 2.61 acres more or less as calculated by Marler Surveying Company, Inc. during September 2013.

LEGAL DESCRIPTION

Proposed right of way acquisition

A tract of land being part of Adjusted Parcel 2 of Boundary Adjustment of the Valley Center and part of share 7 of the Estate of Peter Steffan & Part of Lot 1 of Kroening Estate in U. S. Survey 126, Township 45 North, Range 4 East, as recorded in Plat Book 347 Page 13 and being part of a tract of land conveyed to the City of Chesterfield by Deed Book 13090 Page 1766 of the St. Louis County Land Records Office in St. Louis County, Missouri being more particularly described as follows:
 Beginning at a found 1/2" rebar with cap stamped "Marler 347-D" being on the Northern line of said Deed Book 13090 Page 1766 and being on the Southeastern corner of right of way dedication by Deed Book 17747 Page 1217; thence along the Northern line of said Deed Book 13090 Page 1766, South 54 degrees 16 minutes 11 seconds East a distance of 124.83' feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence leaving said line along a curve to the right having a radius of 109.99 feet and arc length of 132.74 feet and a chord bearing of North 54 degrees 16 minutes 11 seconds West a distance of 124.83' feet to the point of beginning containing 1.64752 Ac. Ft. or 0.04 acres more or less as calculated by Marler Surveying Company Inc. during November 2013.



BENCHMARKS

PROJECT BENCHMARK
 M.S.D. BENCHMARK 12-171, ELEV. 462.06" STANDARD ALUMINUM DISK
 STAMPED 51-38-1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND OFFICE DRIVE.

SITE BENCHMARK
 ELEV. 457.62" - TOP OF CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SUBJECT PARCEL AT 158 LONG ROAD.

LONG ROAD
GEOTECHNICAL ENGINEER'S STATEMENT

These plans have been reviewed by the undersigned for compliance with our geotechnical recommendations. It is our professional opinion that earth slopes and grades constructed in accordance with the plans and specifications will be stable with an adequate factor of safety, provided the construction materials and conditions are as anticipated and that recommendations relative to construction are implemented.

Marty L. Marler, R.L.S.

SURVEYOR'S CERTIFICATION

This is to certify that this Plat is a correct representation of all existing and proposed land divisions. My Surveying conditions are as anticipated and that recommendations relative to construction are implemented.

Marty L. Marler, R.L.S.

BRANDON A. HARR, P.E. E-28650

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

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

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

Prop. # 1129
 No. Description Date
 City Submittal 09-30-13
 Per City 11-11-13

Site Development Section Plan

C1



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



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

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



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

General Contractor:

Structural Engineer:

New C-Store for:
Edison Express
Address
Chesterfield, MO 63005

DATE	DESCRIPTION
08-27-13	PROJ. START
09-30-13	PRELIMINARY REVIEW
09-30-13	PRELIMINARY REVIEW
09-30-13	FINAL DESIGN
09-30-13	SITE DESIGN REVIEW
11-08-13	ELEVATION REVISIONS
11-13-13	ELEVATION REVISIONS
11-15-13	FINAL DESIGN

STATE OF MISSOURI REGISTERED ARCHITECT
DAVID WILLIAM DIAL - LICENSE NUMBER A-7331
DAVID W. DIAL ARCHITECTS, P.C.
ARCHITECTURAL CORPORATION #2000149201



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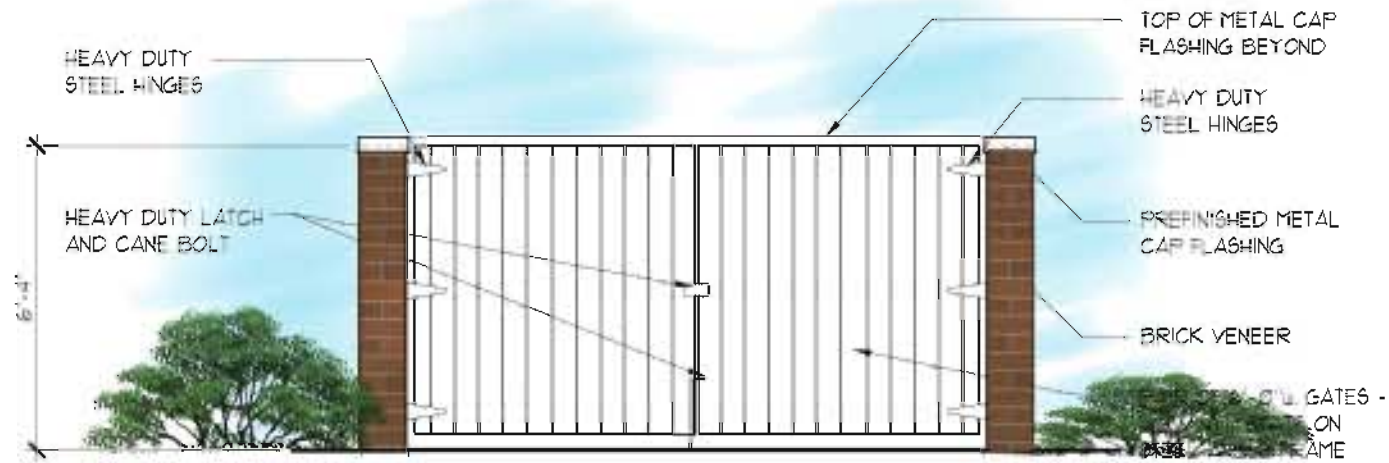
DAVID W. DIAL ARCHITECTS, P.C.
14368 Manchester Road
Suite 300
Manchester, Missouri 63011
Phone (636) 230-0400
Fax (636) 230-0401
www.dialarchitects.com

SHEET NUMBER:

ELEVATIONS

PROJECT NUMBER: 1106 DATE: 11-17-13

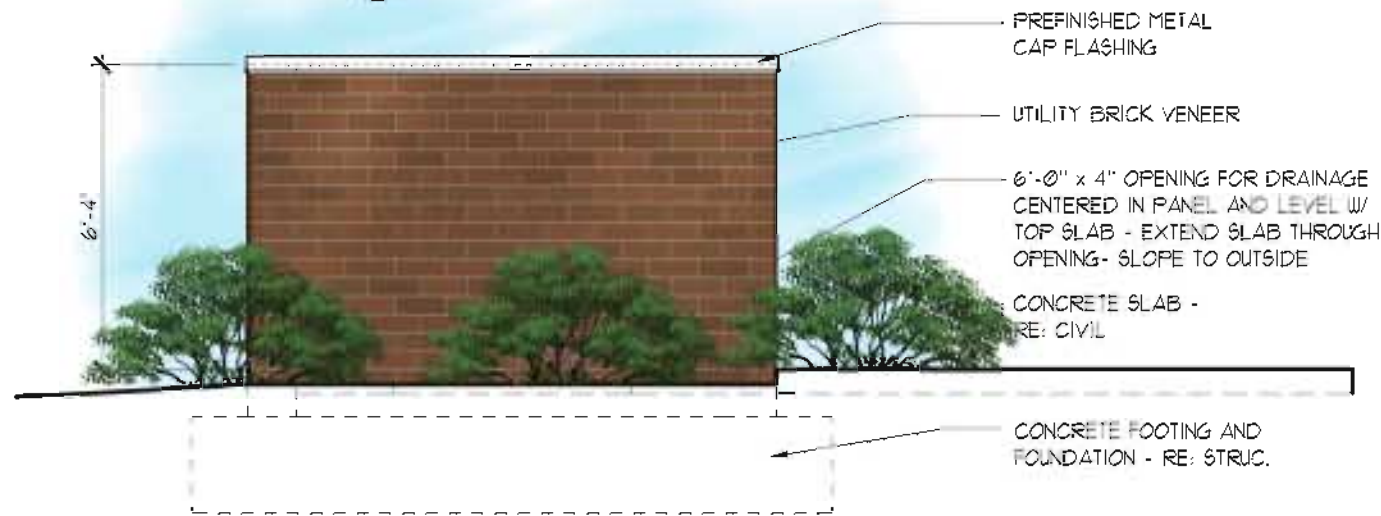




CONCRETE FOOTING AND FOUNDATION - RE: STRUC

NOTE: ALL FINISHES / COLORS TO MATCH BUILDING STANDARD

3 FRONT ELEVATION
1/4" = 1'-0"

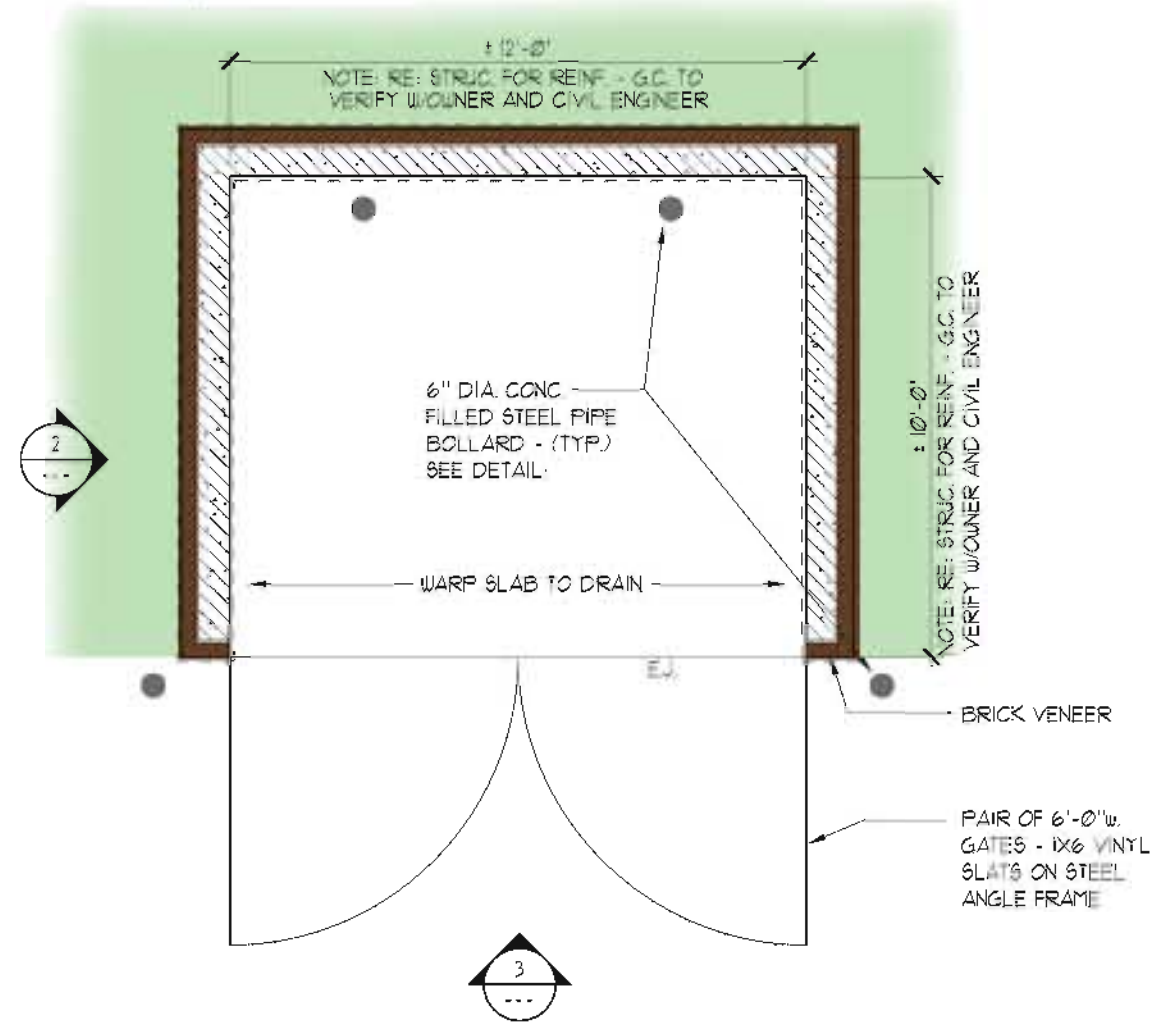


2 SIDE ELEVATION
1/4" = 1'-0"



dial architects

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



1 DUMPSTER PLAN
1/4" = 1'-0"

New C-Store for:

Edison Express

Chesterfield, Missouri 63005

DATE:

11-22-13

DOA PROJECT NUMBER:

11180

DUMPSTER DETAILS

Edison Express
Chesterfield, MO
JLA Development, LLC



LANDSCAPE PLAN
SCALE 1" = 20'

BIO-RETENTION PLANTINGS - BASIN #2 (4,235 s.f.)

COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	DEPTH	REMARKS
599 Carex praeacutis	Towhee Sedge	2' x 2'	5' DCP	10' O.C.	
599 Carex stricta	Blunt's Sedge	2' x 2'	5' DCP	10' O.C.	
599 Sporobolus heterolepis	Frains Dropseed Grass	2' x 2'	5' DCP	10' O.C.	
599 Ite virginica	Southern Blueoak Gird	2' x 2'	5' DCP	10' O.C.	
599 Rudbeckia fulgida	Orange Coneflower	2' x 2'	5' DCP	10' O.C.	

Note: Plants to be planted in clusters of 12-15

PLANTING SCHEDULE

PLANT	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	DEPTH	INSTALL METHOD
TREES							
A	5	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	2 1/2"	B&B	FAST	45'+
B	12	Cercis canadensis	Redbud	2 1/2"	B&B	FAST	25-30'
C	10	Tilia cordata	Littleleaf Linden	2 1/2"	B&B	SLOW	45'+
D	4	Quercus bicolor	Swamp White Oak	2 1/2"	B&B	MED	45'+
E	14	Carpinus caroliniana	American Hornbeam	2 1/2"	B&B	MED.	20-35'
F	2	Acer rubrum 'Frankford'	Red Sunset Maple	2 1/2"	B&B	FAST	45'+
G	5	Carpinus betulus	European Hornbeam	2 1/2"	B&B	SLOW	35-40'
H	9	Picea abies	Norway Spruce	6-8'	B&B	MED.	30-40'
SHRUBS & LARGE GRASSES							
a	87	Itea virginica 'Sprich'	Little Henry Sweetgale	5 gal.			
b	45	Juniperus x pfitzeriana 'Sea Green'	Sea Green Juniper	5 gal.			
c	38	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	3 gal.			
d	123	Buxus 'Green Velvet'	Green Velvet Boxwood	5 gal.			
e	15	Rosa 'Redrazz'	Knockout Rose	5 gal.			
f	40	Galium aparine acutifolium 'Karl Foerster'	Karl Foerster Feather Reed Grass	5 gal.			
g	3	Hydrangea paniculata 'Jene'	Little Lime Hydrangea	5 gal.			
h	27	Miscanthus sinensis 'Yaku Jima'	Yaku Jima Dwarf Maiden Grass	5 gal.			
i	17	Weigela florida 'Alexandra'	Wine and Roses Weigela	5 gal.			
l	5	Ilex 'Meedii/Meedii'	China Girl/Boy Holly	7 gal.			
PERENNIALS							
aa	355	Vinca minor 'Bowles'	Bowles Periwinkle	1 qt.			
bb	60	Liriodendron 'Big Blue'	Big Blue Liriodendron	1 gal.			
cc	10	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.			

MITIGATION PLANTING SCHEDULE

PLANT	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	DEPTH	INSTALL METHOD
E1	4	Carpinus caroliniana	American Hornbeam	2 1/2"	B&B	SLOW	20-35'
F1	2	Acer rubrum 'Frankford'	Red Sunset Maple	2 1/2"	B&B	FAST	45'+
K1	2	Taxodium distichum	Bald Cypress	2 1/2"	B&B	MED.	45'+

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

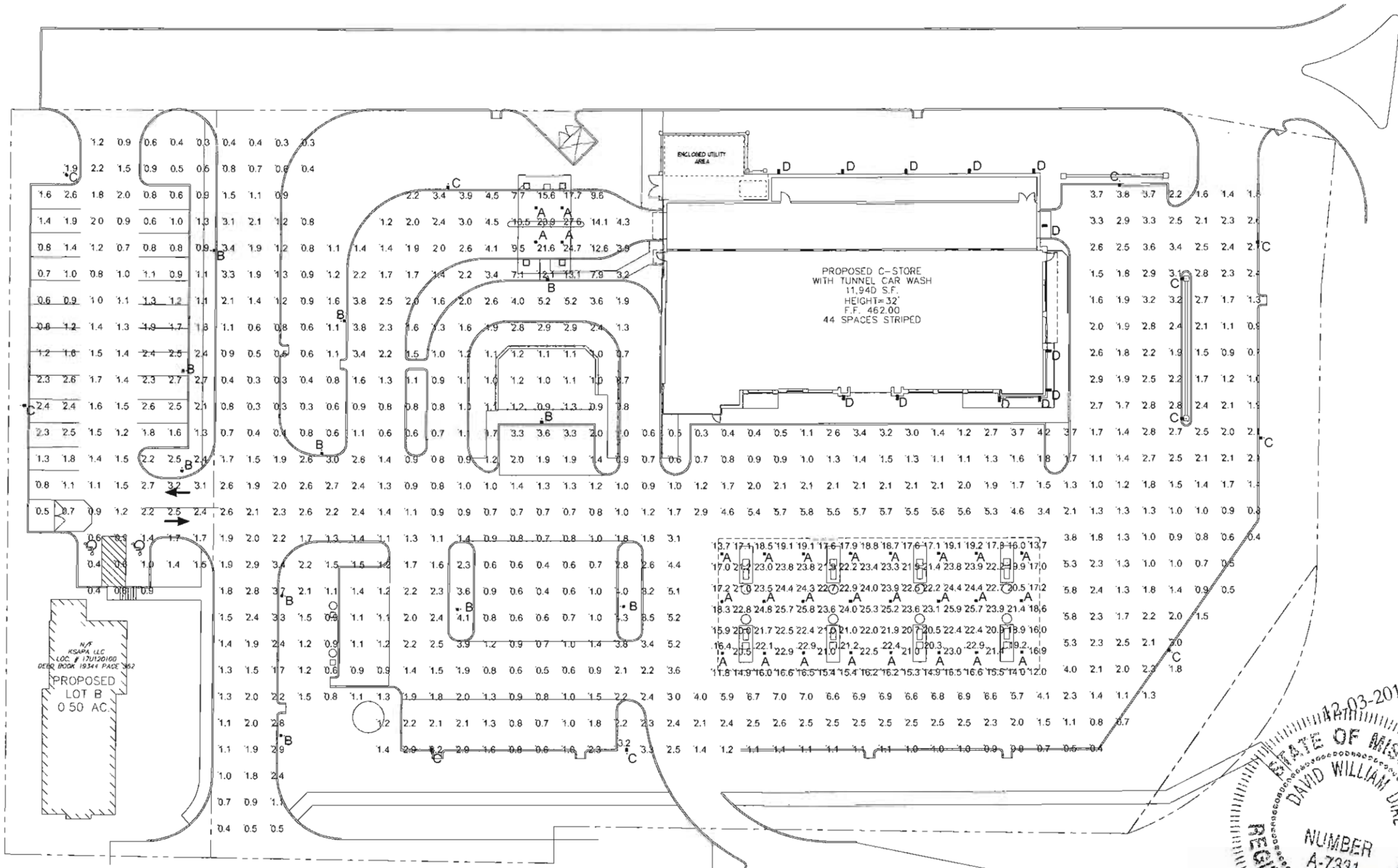
Revisions:

Date	Description	No
11/19/13	City Comments	1

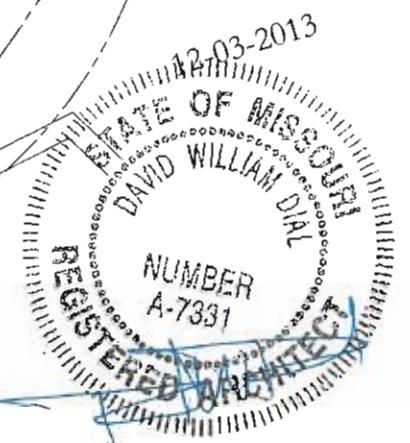
Drawn: BAR
Checked: JAS

loomisAssociates
Landscape Architects/Planners
10000 N. Lindbergh Blvd., Suite 100
Overland Park, MO 66213
Phone: 913.241.1100
www.loomisassociates.com

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 08/30/13
Job #: 504-013



N/A
RESAPA, LLC
LOC. # 17020100
DESR. BOOK 19344 PAGE 362
PROPOSED
LOT B
0.50 AC.



PHOTOMETRIC PLAN
1"=20'

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Canopy	+	20.3 fc	25.9 fc	11.8 fc	2.2:1	1.7:1
Car Wash Canopy	+	19.5 fc	27.0 fc	12.1 fc	2.3:1	1.6:1
Parking Lot	+	1.9 fc	14.1 fc	0.3 fc	47.0:1	0.3:1

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

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	28	CRU-SC-LED-LW-CW-UE			CRU-SC-LED-LW-CW-UE.ies	Absolute	0.95	70
□	B	11	XPTS3-FE-LED-63-SS-CW-UE			XPTS3-FE-LED-63-SS-CW-UE.ies	Absolute	0.95	75
□	C	11	XPTS3-FE-LED-63-SS-CW-UE-HSS			XPTS3-FE-LED-63-SS-CW-UE-HSS.ies	Absolute	0.95	78
□	D	12	XPWS3-WW-LED-28-350-CW-UE			XPWS3-WW-LED-28-350-CW-UE.ies	Absolute	0.95	34

ISSUE DATES:
 SITE PLAN REVIEW 09-30-13
 SITE PLAN REVIEW 10-28-13
 SITE PLAN REVIEW 11-01-13
 SITE PLAN REVIEW 11-14-13

NEW C-STORE FOR
EDISON EXPRESS
 158 Long Road, Chesterfield, MO 63017

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 ARCHITECTURAL CORPORATION # 2000149091

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 636 230 0400
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SHEET NUMBER:
PHOTOMETRIC PLAN
 PROJECT NUMBER 11180 DATE 09-30-13

LED CANOPY LIGHT - LEGACY™ (CRU)



US & Int'l. patents pending.

SMARTTEC™ ENERGY SAVING FEATURES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WARRANTY - Limited 5-year warranty.

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

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

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



IP67



LED lighting facts[®]
A Program of the U.S. DOE

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

Color Accuracy
Color Rendering Index (CRI) 74

Light Color
Correlated Color Temperature (CCT) 5037 (Daylight)

Warm White	Bright White	Daylight
2700K	3000K	4500K
		6500K

Warranty** Yes

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

** See www.lightingfacts.com/products for details.

Registration Number: KGGN-NZWHDB (6/12/2013)
Model Number: CRU-SC-LED-HO-CW-UE
Type: Canopy light

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

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

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



Project Name MONARCH CENTER - EDISON EXPRESS Fixture Type 'A'
Catalog # CRU-SC-LED-LW-CW-UE-WHT

09/16/13

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LSI INDUSTRIES INC.

LED CANOPY LIGHT - LEGACY™ (CRU)

LUMINAIRE ORDERING INFORMATION

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

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

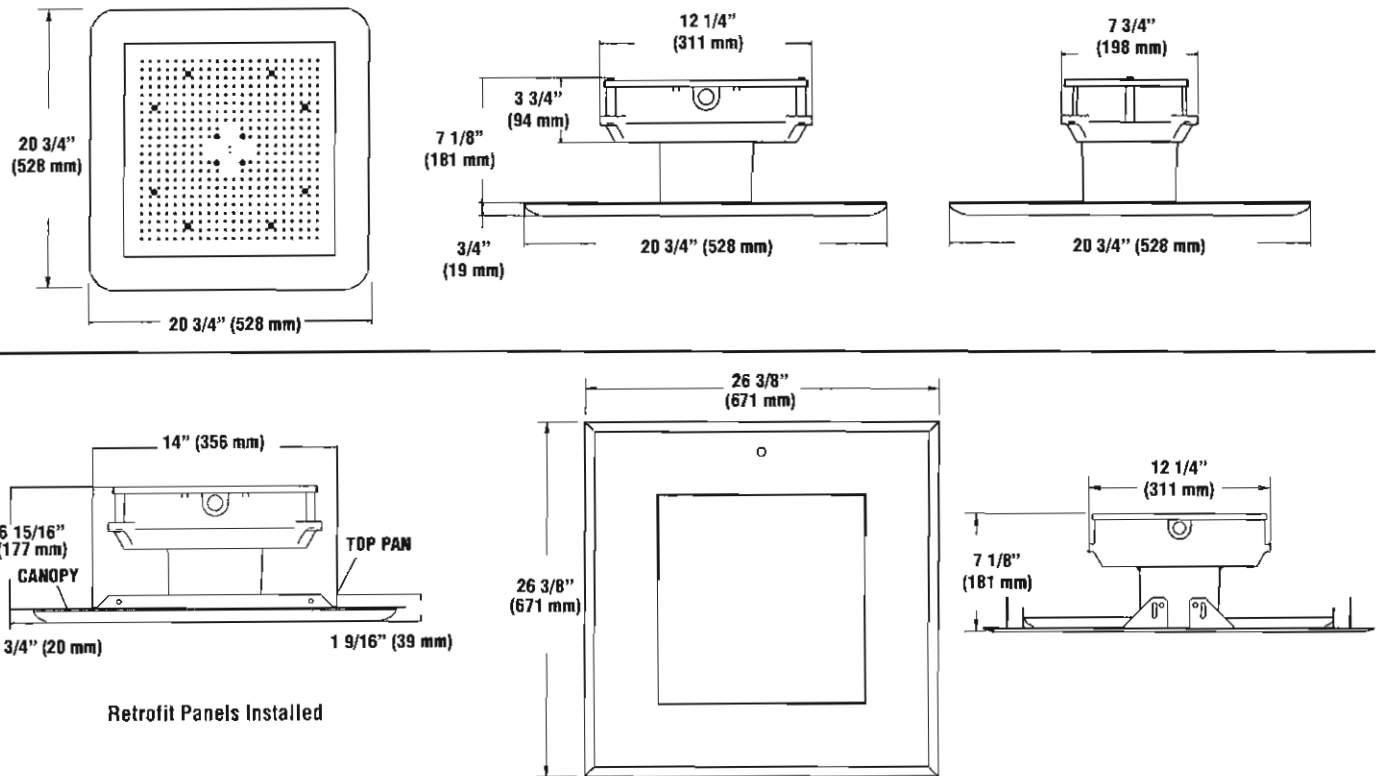
FOOTNOTES:

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

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

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

DIMENSIONS



CRU FKL (for double deck applications)

LIGHT OUTPUT - CRU

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

LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



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



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

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

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

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

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

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

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

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

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

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

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, graphite, satin verde green, metallic silver and white. Meets requirements of ASTM B117 1000-hour salt fog and ASTM G155 1000-hour Xenon Arc UV tests (supersedes G53-LVB313).

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

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

SHIPPING WEIGHT - 30 lbs./13.6Kg

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

LIGHT OUTPUT - XPTS3						
		# of LEDs	Lumens (Nominal)			
			Type 2	Type 3	Type FT	Type 5
Cool White	LW	63	4300	4100	4500	3300
	SS	63	5400	5100	5600	4200
Neutral White	LW	63	3700	3800	4000	2900
	SS	63	4900	5000	5100	3900

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



Project Name MONARCH CENTER - EDISON EXPRESS Fixture Type 'B'
 Catalog # XPTS3-FT-LED-63-SS-CW-UE-BLK

06/17/13
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 LSI INDUSTRIES INC.

LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



LUMINAIRE ORDERING INFORMATION

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

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

LUMINAIRE EPA CHART - XPT3

Single	1.1
D18D°	2.1
D9D°	1.6
T90°	2.7
TN120°	2.8
Q9D°	3.2

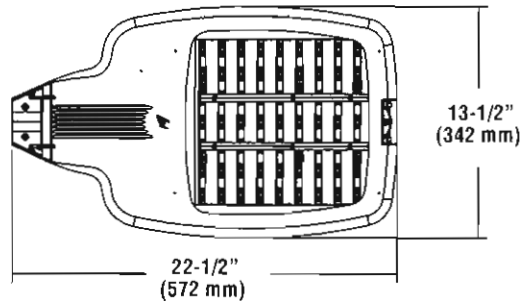
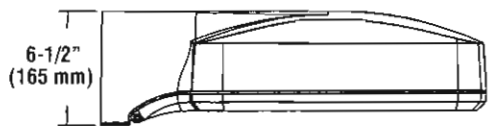
Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

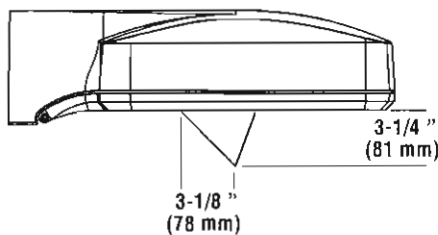
Description	Order Number	Description	Order Number
RPPC - Round Pole Plate	141940CLR	XPTS3.HSS - House Side Shield Type 2, 3, FT	516850BLK**
FK120 - Single Fusing	FK120+	XPTS3.PLS - Polycarbonate Shield	263016
FK277 - Single Fusing	FK277+	BKS-BO-PTS-WM-* - CLR - Wall Mount Plate	263230CLR
DFK208, 240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

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

DIMENSIONS



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



LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



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



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

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

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

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

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

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

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

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

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

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

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

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

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

SHIPPING WEIGHT - 30 lbs./13.6Kg

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

LIGHT OUTPUT - XPTS3						
		# of LEDs	Lumens (Nominal)			
			Type 2	Type 3	Type FT	Type 5
Cool White	LW	63	4300	4100	4500	3300
	SS	63	5400	5100	5600	4200
Neutral White	LW	63	3700	3800	4000	2900
	SS	63	4900	5000	5100	3900

This product, or selected versions of this product, meet the standards listed below.

Please consult factory for your specific requirements.



Intertek Suitable for wet locations



Project Name MONARCH CENTER - EDISON EXPRESS Fixture Type 'C'

Catalog # XPTS3-FT-LED-63-SS-CW-UE-BLK-XPTS3-HSS

06/17/13

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LED AREA LIGHTS - PATRIOT® SMALL (XPTS3)



LUMINAIRE ORDERING INFORMATION

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

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

LUMINAIRE EPA CHART - XPT3

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

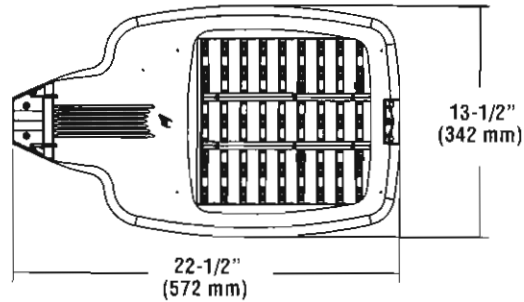
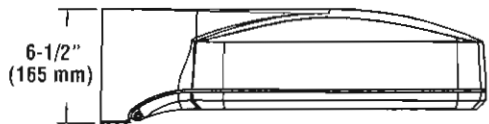
Note: House Side Shield adds to fixture EPA. Consult Factory.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

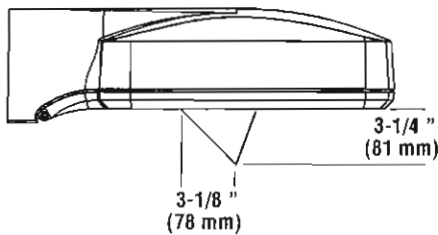
Description	Order Number	Description	Order Number
RPPC - Round Pole Plate	141940CLR	XPTS3 HSS - House Side Shield Type 2, 3, FT	516850BLK**
FK120 - Single Fusing	FK120+	XPTS3.PLS - Polycarbonate Shield	263016
FK277 - Single Fusing	FK277+	BKS-BO-PTS-WM-* - CLR - Wall Mount Plate	263230CLR
DFK208, 240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

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

DIMENSIONS



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



LED PATRIOT® WALL SCONCE (XPWS3)



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



SMARTTEC™ ENERGY SAVING FEATURES:

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

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

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

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

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

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

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

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

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

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

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

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

FINISH - LSI's DuraGrip® polyester powder coat finishing process withstands extreme weather changes without cracking or peeling. Guaranteed for five full years.

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

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

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - ETL listed to ANSI/UL1598, UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. Optional Class 1 Division 2 (groups A, B, C & D) hazardous location rating is available. (Select HL option)

Crossover LED Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	4020
Watts	53
Lumens per Watt (Efficacy)	76
Color Accuracy Color Rendering Index (CRI)	67

Light Color
Correlated Color Temperature (CCT)

5320 (Daylight)

Warm White Bright White Daylight

2700K 3000K 4500K 6500K

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

Visit www.lightingfacts.com for the Label Reference Guide.

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

LIGHT OUTPUT - XPWS3		Distribution/Lumens (Nominal)					
		Milliamps	# of LEDs	Type FT	Type WT	Type WW	Watts
Cool White	350 mA	28	3100	3000	3200	34	
		48	5100	5100	5200	55	
	450 mA	28	3700	3600	3800	44	
		48	6200	6100	6300	72	
Neutral White	350 mA	28	2900	2900	3100	34	
		48	4900	4800	4900	55	
	450 mA	28	3500	3500	3700	44	
		48	5800	5700	5800	72	

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



Project Name MONARCH CENTER - EDISON EXPRESS Fixture Type 'D'
Catalog # XPWS3-WW-LED-28-350-CW-UE-BLK

06/20/13
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LED PATRIOT® WALL SCNCE (XPWS3)

LUMINAIRE ORDERING INFORMATION

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

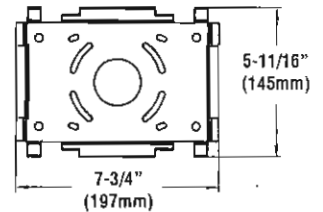
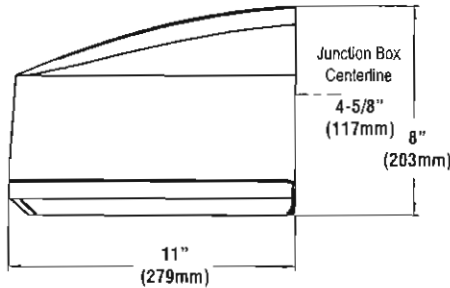
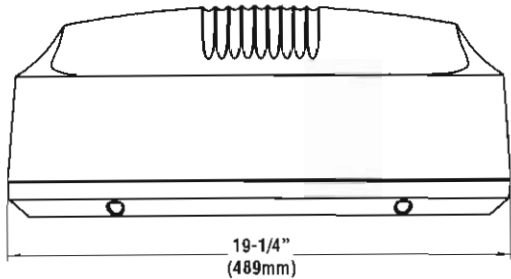
Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XPWS3 - LED Patriot Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up ¹ CW/BB - Cold Weather Battery Back-up ¹ IMS - Integral Motion Sensor EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps ² PCI 120 - Button Type Photocell PCI 208 - Button Type Photocell PCI 240 - Button Type Photocell PCI 277 - Button Type Photocell PCI 347 - Button Type Photocell HL - Class1, Division2, Hazardous Location Rating. ETL listed to UL844 ³ XPMA - Pole Mounting Adaptor w/fixture backplate for use with square poles ⁴ XPMAR4 - Pole Mounting Adaptor w/fixture backplate for use with 4" O.D. round poles ⁴ XPMAR5 - Pole Mounting Adaptor w/fixture backplate for use with 5" O.D. round poles ⁴

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

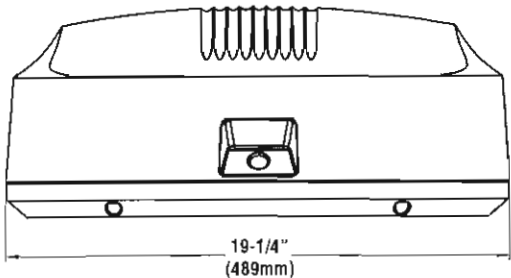
FOOTNOTES:

- 1 - Available with UE voltage only.
- 2 - Utilizes GZ4 sockets. 12 volt separate circuits required. Not available with battery back-up, photocell option, HL, XPMA or XPMAR options.
- 3 - Not available with battery backup, photocell or EMR2 option.
- 4 - Not available with EMR2 option. Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.

DIMENSIONS



Universal Mounting Plate



Shown with IMS Option

