



# VII. B.

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## Planning Commission Staff Report

**Project Type:** Amended Site Development Concept Plan

**Meeting Date:** December 14, 2015

**From:** Purvi Patel  
Project Planner

**Location:** North side of North Outer 40 Road, west of Timberlake Manor Parkway

**Applicant:** Stock and Associates Consulting Engineers, Inc., on the behalf of Opus Development Company, LLC.

**Description:** **Kraus Farm Office Center (OPUS I & II):** An Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Conceptual Lighting Plan for a 14.41 acre tract of land zoned “PC” Planned Commercial District located on the north side of North Outer 40 Road, west of Timberlake Manor Parkway.

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### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers, Inc., on the behalf of Opus Development Company, LLC, has submitted an Amended Site Development Concept Plan, Amended Conceptual Landscape Plan, and Amended Conceptual Lighting Plan for Planning Commission review. The request is to amend the previously approved Site Development Concept Plan for a change in the layout of the site. This plan establishes two (2) phases of development for a proposed Corporate National Tenant. The subject site is zoned “PC” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2464.

### **HISTORY OF SUBJECT SITE**

On June 16, 2008, the City of Chesterfield approved Ordinance 2464, which changed the zoning of the subject site from an “NU” Non-Urban District to a “PC” Planned Commercial District. Furthermore, a Site Development Concept Plan and Site Development Section Plan were approved by the Planning Commission on September 8th, 2008, but the lot was never developed and is currently vacant. In conjunction with the Amended Site Development Concept Plan, the applicant has submitted an Amended Site Development Section Plan and Sign Package for the subject site. These projects are also being presented this evening.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Residential	“R-1” Residential District with a Planned Environment Unit (PEU) procedure
South	Interstate	Interstate 64/Highway 40
East	Commercial Office Space	“C8” Planned Commercial District
West	Commercial Office Space	“PC” Planned Commercial District



Figure 1: Aerial

**COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within the Office land use designation. The Office land use designation is defined within the Comprehensive Plan as “the Land Use Plan for commercial use outside of Chesterfield Valley and the Urban Core is based on clearly defined locations properly served by infrastructure. Office use is located along the north side of Interstate 64/Highway 40, on both the north and south sides of I-64/US 40 at the eastern city limits near Woods Mill Road (Highway 141) east of Yarmouth Drive, and at the southwest quadrant of Clarkson Road (Highway 340 South) and Baxter Road...”

In addition to the compliance of uses within the Office land use designation, a proposed development should be in general compliance with the Development Policies of the Office Development as well as Commercial Development in general. The following is a list of relevant policies within the Comprehensive Plan:

- **3.1.2 & 4.1 Buffering of Neighborhoods** – Development should substantially buffer neighboring residential uses in all directions by employing good site design, addressing vehicular access, building materials selection, tree preservation, and expanded setbacks.
  - *The applicant is providing a heavily landscaped berm along Conway Road to provide a buffer to the residences on the north side. In addition, the ordinance for this site requires a 120 foot building and parking setback from Conway Road. The proposed parking garage is set back approximately 145 feet from Conway Road and the building is approximately 280 feet from Conway Road.*

- **4.2 High Density Office Development** – High-density office development should be limited to the following areas: along I-64/US 40 extending to Chesterfield Parkway on the west, Highway 141 on the east but isolated from Conway Road by appropriate buffering or residential zoning. High-density is defined as 70 feet above grade exclusive of mechanical.
  - *This site falls within the area defined for high-density office development in the Comprehensive Plan. And the building proposal also meets the definition of high-density as described in the Comprehensive Plan. The total proposed square footage for both phases of development is 223,069 and the building height proposed for Phase I is approximately 83 feet. And as described above, the applicant is providing a substantial buffer along Conway Road.*
- **7.2.6 Cross-Access Circulation** – Internal vehicular and pedestrian connections between commercial developments should be encouraged.
- **7.2.9 Access Management** – Control the placement of new driveway and intersection placement to maintain the safety at the roadway’s full traffic carrying capacity while encouraging smooth and safe traffic flow.
  - *These two policies are strongly linked in this development and compliance with these policies was pre-determined during the zoning process. The site-specific ordinance requires cross-access to the development to the west; in addition it states the access to this development shall be via Timberlake Manor Parkway and no direct access shall be allowed to Conway Road or North Outer 40 Road. The proposed Site Development Plan complies with both these requirements. The existing access along Conway Road will be removed and the site will be accessed via two entrances along Timberlake Manor Parkway. Additionally, cross-access is also provided as required by the ordinance and recommended by the Comprehensive Plan Policy.*

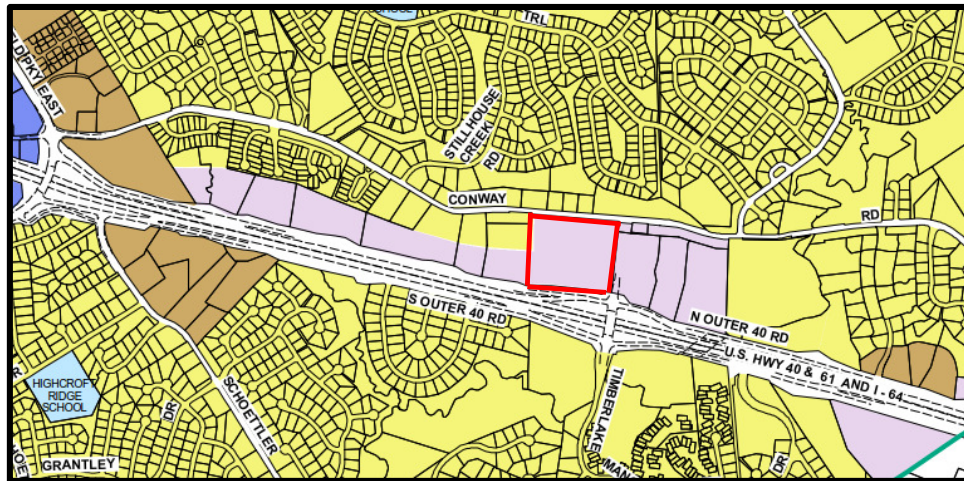


Figure 2: Comprehensive Plan – Subject Site shown in red outline



## **STAFF ANALYSIS**

### **Zoning**

The subject site is zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2464. This ordinance allows for a maximum of 345,330 square foot total building floor area. With the current Amended Site Development Concept Plan, the applicant is proposing a 149,669 square foot building with the first phase followed by a second phase addition of 73,400 square feet, bringing the total building floor area to 223,069 square feet.

### **Development Requirements**

Ordinance 2464 requires that a water feature be provided for the development. In accordance with this requirement, this feature is prominently located as a focal point to the public entering via the main entry drive and will be visible from North Outer 40 Road as well. The water feature will consist of a hard slash surface with a 12 to 14 foot vertical water jet. The proposal also includes benches around the water feature. Examples of similar water features are provided below.

Additionally, the site specific ordinance also states that “the owner is required to grant the City of Chesterfield an option to acquire by conveyance a 120 foot or less strip of land not to exceed 120 feet parallel to the existing Conway Road right-of-way to the City of Chesterfield. The conveyance of said strip of land will be at no cost to the City.” This conveyance will occur with the first phase of development, prior to Improvement Plan approval. The applicant will be responsible for the maintenance of this area, which includes the proposed native prairie.



**Figures 3 & 4: Examples of proposed water feature for the site**

### **Traffic and Access**

As discussed above, Ordinance 2464 restricts the access to this site from Conway Road and North Outer 40 Road. Access to the development is required via Timberlake Manor Parkway. Currently the site is accessed via an entrance from Conway Road; however, this access will be eliminated and access to the site will be provided via two entrances from Timberlake Manor Parkway and one access from the private drive located on the development to the west. The northernmost entrance will provide access to the loading area, parking garage and will also connect to the private drive to the west. The southern entrance will serve as main entrance to the site, with visitor parking area, drop-off areas and parking garage access from this drive.



The ordinance also requires some road improvements with the proposed development. Conway Road is required to be improved to one half of a seventy (70) foot right-of-way and a twenty-four (24) foot pavement with eight (8) foot shoulders, and include all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. At this time, the applicant will not be making these improvements; however, they will submit a special cash escrow to St. Louis County. Additionally, the ordinance listed improvements to the Timberlake Manor Parkway and North Outer 40 Road intersection by providing a southbound right-turn lane and a westbound right-turn lane as directed by the Missouri Department of Transportation (MoDOT) and the City of Chesterfield. After review by the City and MoDOT, the westbound right-turn lane will not be required for the first two (2) phases of this development; this item will be reviewed with any future additions to the development. Furthermore, there currently is a combined southbound through and right-turn lane on Timberlake Manor Parkway, which is sufficient for the proposed development. Finally as required by the ordinance, the applicant will be widening Timberlake Manor Parkway by ten (10) feet and providing a ten (10) foot wide roadway, maintenance and utility easement on their site. This improvement will be done with the first phase of development.

Ordinance 2464 also requires cross access be provided between this site and adjacent properties. In accordance with this requirement, the applicant is providing cross access to the parcel immediately to the west, the Mercy Rehabilitation Facility.

As seen in Figure 5, the previously approved Concept Plan met the requirements listed above as well.

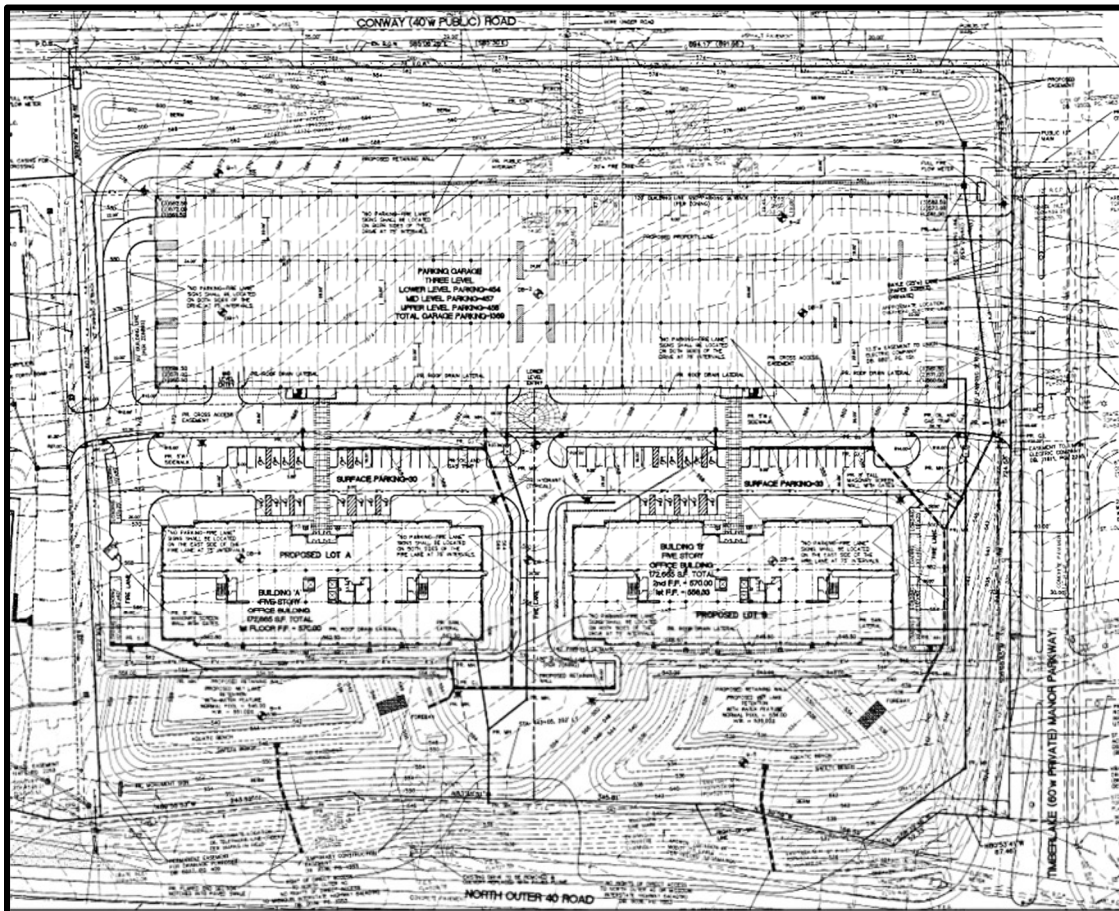


Figure 5: Previously approved Concept Plan

### **Pedestrian Circulation**

The proposal includes a sidewalk along Conway Road which will connect to the on-site sidewalks creating a path that loops the site. This loop runs along the eastern and southern edges of the building, down to the proposed water feature and bio-retention area south of the garage and up along the western edge of the development. A sidewalk connection is also provided to the east and west as required by the ordinance.

### **Landscaping**

One of the requirements of a Concept Plan submittal is to provide a Conceptual Landscape Plan showing proposed landscaping along arterial and collector roadways; therefore a conceptual landscape plan showing plantings along Conway Road and North Outer 40 Road is provided.

The north side of the site will be a landscaped berm which stretches along the frontage of the site. The required buffer plantings are provided at the top of the berm, just south of the sidewalk along Conway Road, and the south side of the berm will include native prairie plantings. This buffer area meets the ordinance requirements of a 120 foot buffer from the existing right-of-way of Conway Road. Furthermore, the required landscape buffer along North Outer 40 Road has been broken up into two main areas due to existing site constraints and the proposed drainage area along the southern edge of the site. The area on the southeast corner will include buffer plantings near the property line; whereas, the buffer plantings are provided behind the drainage swale at the southwest corner.

### **Lighting**

Similar to the Conceptual Landscape Plan, a Conceptual Lighting Plan showing proposed lighting along arterial and collector roadways is required. MoDOT did provide comments to the City noting they do not require lights along North Outer 40 Road; therefore the Conceptual Lighting Plan only shows lighting along Conway Road. The proposed LED fixtures will be mounted at 30 feet, including the base of the fixture. Due to restrictions with the right-of-way, the fixtures are located on private property, but meet the illumination levels required for lighting the roadway as required by the Illumination Engineering Society of North America (IESNA) and the Lighting Standards set forth in the Unified Development Code.

### **Summary of the main changes between 2008 and 2015 Concept Plan:**

- **2008** – three (3) level parking garage along the rear of the site  
**2015** – three (3) level parking garage located on western half of site
- **2008** – two (2) building; 345, 330 square feet total  
**2015** – one (1) building; 223,069 square feet total (the second phase will be an addition to the Phase I building)
- **2008** – two (2) full access points to the site – one (1) via Timberlake Manor Parkway and one (1) via private drive to the west. Additional fire lane from Timberlake Manor Parkway  
**2015** – three (3) full access points – two (2) via Timberlake Manor Parkway and one (1) via private drive to the west

**STAFF RECOMMENDATION**

Staff has reviewed the Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Conceptual Lighting Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of Kraus Farm Office Center (OPUS I & II).

**MOTION**

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

- 1) "I move to approve (or deny) the Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Conceptual Lighting Plan for Kraus Farm Office Center (OPUS I & II).
- 2) "I move to approve the Amended Site Development Concept Plan, Amended Conceptual Landscape Plan and Amended Conceptual Lighting Plan for Kraus Farm Office Center (OPUS I & II), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Concept Plan  
Amended Conceptual Landscape Plan  
Amended Conceptual Lighting Plan  
Lighting Cut-sheet

CC: Aimee Nassif, Planning and Development Services Director



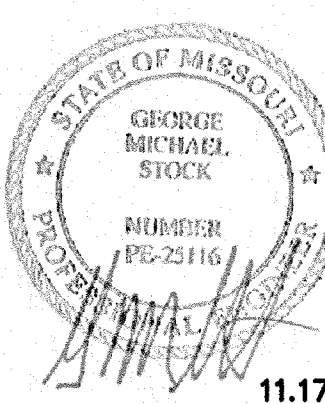
# AMENDED SITE DEVELOPMENT CONCEPT PLAN

## OPUS I & II AT KRAUS FARM OFFICE CENTER

A TRACT OF LAND BEING PART OF LOT 3 OF THE SUBDIVISION OF LANDS OF SAMUEL CONWAY AS RECORDED IN PLAT BOOK 9, PAGE 77 (CITY OF ST. LOUIS)  
LOCATED IN U.S. SURVEY 366, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
CURRENT ZONING: "PC" - ORD. NO. 2464

SITE DEVELOPMENT CONCEPT PLAN PB. 356 PGS. 575-579 (09/24/08)

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

REGISTRATION  
  
11.17.2015  
GEORGE M. STOCK E-25116

### SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 AMENDED SITE DEVELOPMENT CONCEPT PLAN
- C3.0 SITE ORDINANCE SHEET
- C4.0 SITE ORDINANCE SHEET
- CL-1 CONCEPTUAL LANDSCAPE PLAN
- CLP-1.0 CONCEPTUAL LIGHTING PLAN

Opus Development Company, L.L.C., or its assigns, the owner of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.

04.C "PC" - Planned Commercial District Of City of Chesterfield  
(applicable subsection) (present zoning)

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

Opus Development Company, L.L.C., or its assigns

(Signature): \_\_\_\_\_

(Name Typed): Joe Downs  
Vice President

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2015, before me appeared \_\_\_\_\_, to me known, who, being by me duly sworn, did say that he / she is the

of Opus Development Company, L.L.C., or its assigns, a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that the said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last written above.

Notary Public

Print Name

My commission expires: \_\_\_\_\_

This Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, 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 the City Clerk.

Amiee Nassif, AICP  
Planning and Development Services Director  
City of Chesterfield, Missouri


Vickie Hass  
City Clerk  
City of Chesterfield, Missouri

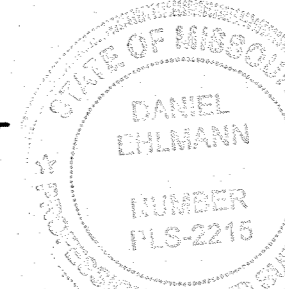
Ordinance No. 2464 dated JUNE 16th, 2008.  
Approved Site Development Concept Plan Recorded BK. 356 PG. 575-579 Recorded September 24, 2008.

### SURVEYOR'S CERTIFICATION

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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

By:   
DANIEL EHLMANN, Missouri, P.L.S. No. 2215

  
11/17/15

### LEGEND

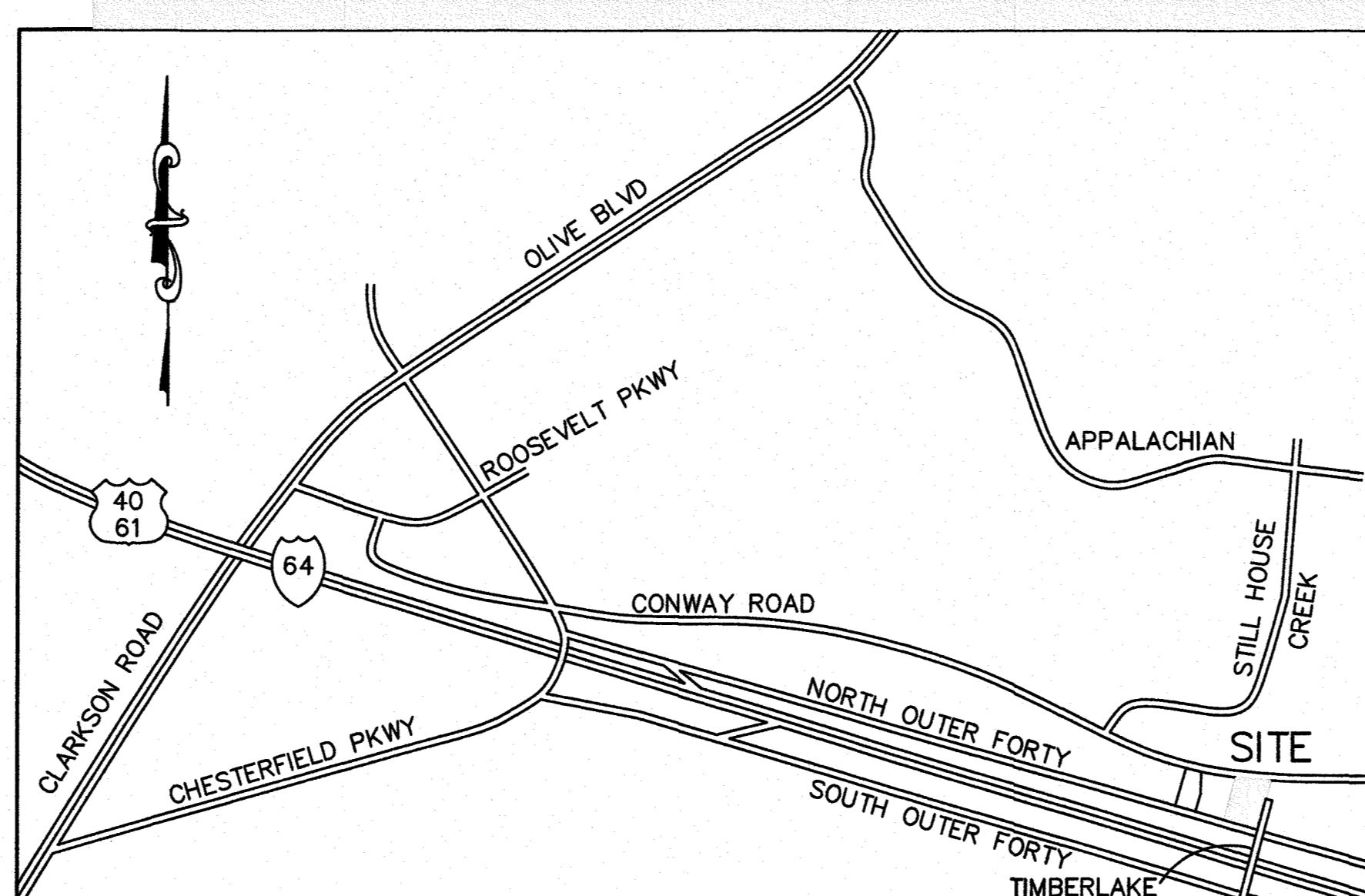
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING SANITARY SEWERS	---
EXISTING STORM SEWERS	---
PROPOSED SANITARY SEWERS	---
PROPOSED STORM SEWERS	---
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY	---
CENTERLINE	---
EASEMENT	---
NON-REINFORCED CONCRETE PAVEMENT	---
REINFORCED CONCRETE PAVEMENT	---
EXISTING SPOT ELEVATION	+
PROPOSED SPOT ELEVATION	+
SWALE	---
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
BACK OF CURB	B.O.C.
FACE OF CURB	F.O.C.
TRASH ENCLOSURE	---
LIGHT STANDARD	---
GAS MAIN	---
WATER MAIN	---
UNDERGROUND TELEPHONE	---
FIRE HYDRANT	---
POWER POLE	---
HAY BALE	---
SILTATION CONTROL	---

### PROPERTY DESCRIPTION

Lot 3 of the Subdivision of LANDS OF SAMUEL CONWAY, deceased, according to plat thereof recorded in Plat Book 9 Page 77 of the City (former County) Records; EXCEPTING THEREFROM that part conveyed to the State of Missouri by deed recorded in Book 1414 Page 1 and that part condemned by decree rendered in Cause #276692 of the Circuit Court of the County of St. Louis. ALSO EXCEPTING THEREFROM that part lying South of U.S. Highway 40, 100 feet wide; ALSO EXCEPTING THEREFROM that part conveyed to the State of Missouri, in Cause #609172, a copy of Report of Commissions recorded in Book 9036 Page 1553.

### ALSO BEING DESCRIBED AS:

A tract of land being part of Lot 3 of the SUBDIVISION OF LAND OF SAMUEL CONWAY, deceased, according to the plat thereof recorded Plat Book 9 Page 77 of the St. Louis City (former County) records and being more particularly described as follows: Beginning at the Northwest corner of above said Lot 3, said point also being located on the Southerly line of Conway Road, 40 feet wide; thence South 85 degrees 06 minutes 26 seconds East along said Southerly line 894.17 feet to the Northeast corner of above said Lot 3; thence departing said Southerly line South 05 degrees 05 minutes 55 seconds West along the Easterly line of above said Lot 3 a distance of 724.68 feet to a point on the Northerly right-of-way line of Missouri Interstate Highway 64 (U.S. Highway 407R) as established by instrument recorded in Book 9036 Page 1553 of the Recorder of Deeds Office in St. Louis County Missouri; thence along said Northerly line the following courses and distances; thence North 80 degrees 53 minutes 41 seconds West 67.46 feet to a point being located 301 feet Northerly of Missouri Interstate Highway 64 (U.S. Highway 407R) Centerline Station 447; thence South 58 degrees 39 minutes 46 seconds West 52.33 feet to a point located 264 feet Northerly of said Centerline Station 446; thence North 71 degrees 30 minutes 59 seconds West 166.59 feet to a point located 278.00 feet Northerly of said Centerline Station 445; thence North 83 degrees 38 minutes 51 seconds West 345.81 feet to a point located 234 feet Northerly of said Centerline Station 441; thence North 89 degrees 55 minutes 53 seconds West 243.52 feet to the Southeast corner of Adjusted Lot B of a Boundary Adjustment Plat as recorded in Plat Book 348 Pages 638 and 639 of the Recorder of Deeds Office in St. Louis County, Missouri as conveyed to Forty Partners No. 2, LC by instruments recorded in Book 12723 Page 1587 and Book 12723 Page 1592 of the above said Recorder's Office, said point also being located on the Westerly line above said Lot 3; thence along the common line between above said Adjusted Lot B and Adjusted Lot A of a Boundary Adjustment Plat as recorded in Plat Book 348 Pages 638 and 639 as conveyed to Forty Partners No. 3, LC by instrument recorded in Book 12723 Page 1595 of the above said Recorder's Office North 02 degrees 22 minutes 30 seconds East 723.87 feet to the point of beginning, according to survey of Stock & Associates Consulting Engineers, Inc. dated January 29, 2001.



LOCATION MAP  
NOT TO SCALE

### ABBREVIATIONS


C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
LOC.	- LOCATOR NUMBER
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.G.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.O.W.	- RIGHT-OF-WAY
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH

### PERTINENT DATA

SITE ACREAGE	=	14.414 ± ACRES
EXISTING ZONING	=	PC - PLANNED COMMERCIAL
ORDINANCE No.	=	2464
LOCATOR No.	=	19R530232
SEWER DISTRICT	=	METROPOLITAN ST. LOUIS SEWER DISTRICT
FIRE DISTRICT	=	MONARCH FIRE PROTECTION
WATERSHED	=	MISSOURI RIVER
SCHOOL DISTRICT	=	PARKWAY DISTRICT
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	=	LACLEDE GAS
ELECTRIC SERVICE	=	AmerenUE ELECTRIC
TELEPHONE SERVICE	=	AT&T
FIRM NO.	=	29189C0170 K (DATE FEB. 4, 2015)

### GEOTECHNICAL ENGINEER'S STATEMENT

GEOTECHNOLOGY, INC. at the request of THE OPUS GROUP has provided geotechnical services for the project proposed hereon. A geotechnical investigation was conducted for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our subsurface exploration report titled Proposed Office Development, Kraus Farm Site, Chesterfield, Missouri, dated November 9, 2015 and subsequent addendum dated November 17, 2015.

By:   
DANIEL EHLMANN, Missouri, P.L.S. No. 2215  
DATE: 11/17/15

### UTILITY NOTE:

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

### ISSUE RECORD

- 1.) CITY COMMENTS 2015.10.08
- 2.) CITY COMMENTS 2015.10.28
- 3.) CITY COMMENTS 2015.11.17

### DESIGN NUMBER


PROJECT NUMBER  
214-5370  
DATE  
09/03/15  
PROJECT MANAGER

DRAWN BY  
R.E.S.  
CHECKED BY  
G.M.S.

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\* Electronic files may not accurately reflect the final as-built conditions. It is the responsibility of the user to verify all layouts, dimensions and other related information.

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Prepared For  
  
The Opus Group  
7733 Forsyth Blvd.  
Suite 1100  
St. Louis, MO 63105  
314-296-6100

PROJECT  
OPUS I  
at KRAUS FARM  
OFFICE CENTER

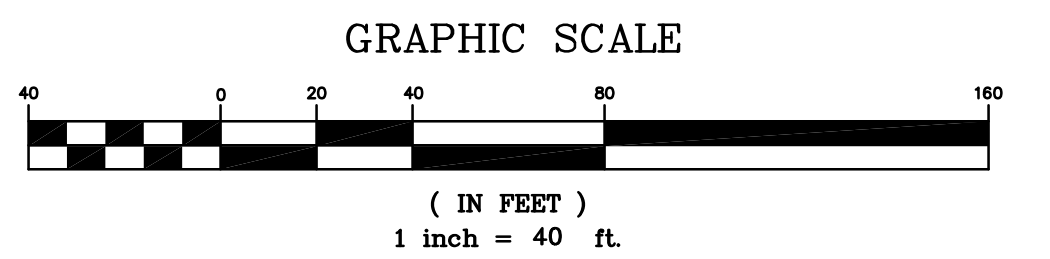
LOCATION  
1391 Timberlake Manor Pkwy.  
Chesterfield, MO 63017

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
C1.0



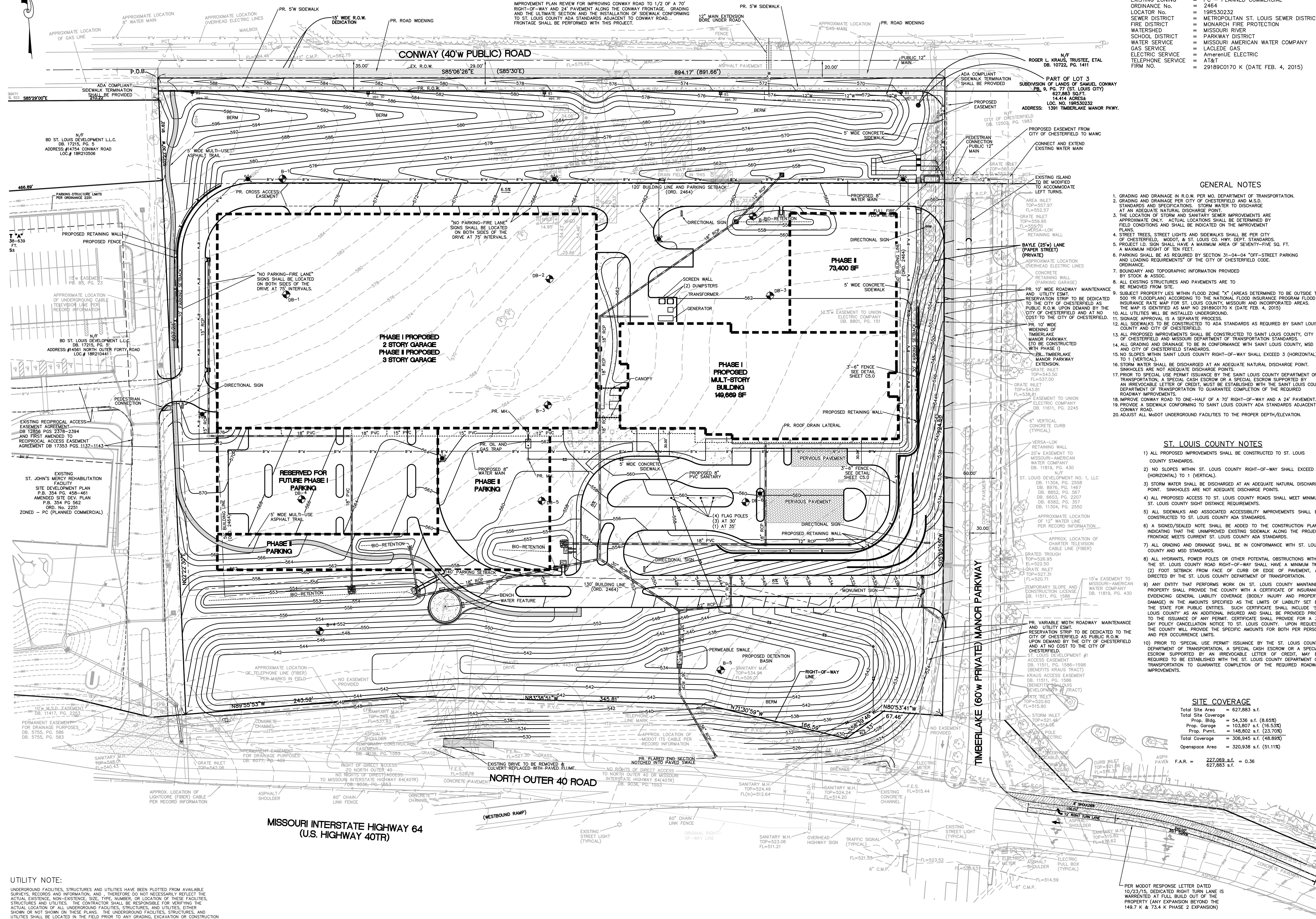
# AMENDED SITE DEVELOPMENT CONCEPT PLAN



A CASH SPECIAL ESCROW SHALL BE PROVIDED TO ST. LOUIS COUNTY DURING IMPROVEMENT PLAN REVIEW FOR IMPROVING CONWAY ROAD TO 1/2 OF A 70' RIGHT-OF-WAY AND 24' PAVEMENT ALONG THE CONWAY FRONTAGE, GRADING AND THE ULTIMATE SECTION AND THE INSTALLATION OF SIDEWALK CONFORMING TO ST. LOUIS COUNTY ADA STANDARDS ADJACENT TO CONWAY ROAD. FRONTAGE SHALL BE PERFORMED WITH THIS PROJECT.

**PERTINENT DATA**

SITE ACREAGE	= 14.414 ± ACRES
EXISTING ZONING	= PC - PLANNED COMMERCIAL
ORDINANCE No.	= 198530232
LOCATOR No.	= 198530232
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
FIRE DISTRICT	= MONARCH FIRE PROTECTION
WATERSHED	= MISSOURI RIVER
SCHOOL DISTRICT	= PARKWAY DISTRICT
WATER SERVICE	= MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	= LACLEDE GAS
ELECTRIC SERVICE	= AmerenUE ELECTRIC
FIRM NO.	= AT&T
	= 29189C0170 K (DATE FEB. 4, 2015)



**GENERAL NOTES**

1. GRADING AND DRAINAGE IN R.O.W. PER MO. DEPARTMENT OF TRANSPORTATION.
2. GRADING AND DRAINAGE PER CITY OF CHESTERFIELD AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
3. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROPRIATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
4. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD, MODOT, & ST. LOUIS CO. HWY. DEPT. STANDARDS.
5. PROJECT ID. SIGN SHALL HAVE A MAXIMUM AREA OF SEVENTY-FIVE SQ. FT. A MAXIMUM HEIGHT OF TEN FEET.
6. PARKING SHALL BE AS REQUIRED BY SECTION 31-04-04 "OFF-STREET PARKING AND LOADING REQUIREMENTS" OF THE CITY OF CHESTERFIELD CODE. ORDINANCE.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY STOCK & ASSOC.
8. ALL EXISTING STRUCTURES AND PAVEMENTS ARE TO BE REMOVED FROM SITE.
9. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0170 K (DATE FEB. 4, 2015).
10. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
11. SIGNAGE APPROVAL IS A SEPARATE PROCESS.
12. ALL SIDEWALKS TO BE CONSTRUCTED TO ADA STANDARDS AS REQUIRED BY SAINT LOUIS COUNTY AND CITY OF CHESTERFIELD.
13. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY, CITY OF CHESTERFIELD AND MISSOURI DEPARTMENT OF TRANSPORTATION STANDARDS.
14. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH SAINT LOUIS COUNTY, MSO AND CITY OF CHESTERFIELD STANDARDS.
15. NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
16. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
17. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE SAINT LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE SAINT LOUIS COUNTY DEPARTMENT OF TRANSPORTATION TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
18. IMPROVE CONWAY ROAD TO ONE-HALF OF A 70' RIGHT-OF-WAY AND A 24' PAVEMENT.
19. PROVIDE A SIDEWALK CONFORMING TO SAINT LOUIS COUNTY ADA STANDARDS ADJACENT TO CONWAY ROAD.
20. ADJUST ALL MODOT UNDERGROUND FACILITIES TO THE PROPER DEPTH/ELEVATION.

**ST. LOUIS COUNTY NOTES**

- 1) ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- 2) NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- 3) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- 4) ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- 5) ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- 6) A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE IMPROVED EXISTING SIDEWALK 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 MSO 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 TRANSPORTATION.
- 9) ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVENING 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 FILING AND PER OCCURRENCE LIMITS.
- 10) PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, 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 TRANSPORTATION TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

**SITE COVERAGE**

Total Site Area	= 627,883 s.f.
Total Site Coverage	= 627,883 s.f.
Prop. Bldg.	= 54,336 s.f. (8.65%)
Prop. Garage	= 103,807 s.f. (16.53%)
Prop. Pavt.	= 148,822 s.f. (23.70%)
Total Coverage	= 306,965 s.f. (48.89%)
Open-space Area	= 320,938 s.f. (51.11%)
F.A.R.	= 227,069 s.f. = 0.36
	= 627,883 s.f.

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

**ISSUE RECORD**

1) CITY COMMENTS	2015.10.08
2) CITY COMMENTS	2015.10.28
3) CITY COMMENTS	2015.11.17

**DESIGN NUMBER**

PROJECT NUMBER  
214-5370

DATE  
09/03/15

PROJECT MANAGER  
DRAWN BY  
R.E.S.  
CHECKED BY  
G.M.S.

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Prepared For

The Opus Group  
7733 Forsyth Blvd.  
Suite 1100  
St. Louis, MO 63105  
314-298-6100

PROJECT  
**OPUS I**  
at KRAUS FARM  
OFFICE CENTER

LOCATION  
1391 Timberlake Manor Pkwy.  
Chesterfield, MO 63017

SHEET TITLE  
**AMENDED SITE DEVELOPMENT CONCEPT PLAN**

SHEET NUMBER  
C2.0



AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF AN "NU" NON-URBAN DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR A 14.414-ACRE PARCEL OF LAND LOCATED AT 14730 CONWAY ROAD, NEAR THE NORTHWEST CORNER OF HIGHWAY 40/INTERSTATE 64 AND TIMBERLAKE MANOR DRIVE. (P.Z. 01-2008 KRAUS FARM OFFICE CENTER/OPUS NORTHWEST)

WHEREAS, the Petitioner, Opus Northwest has requested a change in zoning from "NU" Non-Urban District to "PC" Planned Commercial District for the above-referenced 14.414-acre parcel of land; and,

WHEREAS, a public hearing before the City of Chesterfield Planning Commission was held on March 24, 2008 to consider the matter; and,

WHEREAS, the request was considered by the Planning Commission, and upon review, the Commission recommended approval of said change of zoning with amendments relative to restrictions on financial institutions, fire lane locations and road improvements by a vote of 5 to 2; and,

WHEREAS, the Planning and Public Works Committee, having also considered Opus Northwest's request, recommended approval by a vote of 4 to 0, with additional recommendations for change relative to conveyance of property, the addition of a water feature and lighting.

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

Section 1. City of Chesterfield Zoning Ordinance and the Official Zoning Maps, which are a part thereof, are hereby amended by transferring from the "NU" Non-urban District to the "PC" Planned Commercial District a 14.414-acre parcel of land located at 14730 Conway Road, near the northwest corner of Highway 40/Interstate 64 and Timberlake Manor Drive. A description of the subject site is as follows:

Property Description:

Lot 3 of the Subdivision of LANDS OF SAMUEL CONWAY, deceased, according to plat thereof recorded in Plat Book 9 Page 77 of the City (former County) Records; EXCEPTING THEREFROM that part conveyed to the State of Missouri by deed recorded in Book 1414 Page 1 and that part condemned by decree rendered in Cause #276692 of the Circuit Court of the County of St. Louis. ALSO EXCEPTING THEREFROM that part lying South of U.S. Highway 40, 100 feet wide; ALSO EXCEPTING THEREFROM that part conveyed to the State of Missouri, in Cause #609172, a copy of Report of Commissions recorded in Book 9036 Page 1553.

P.Z. 01-2008 Kraus Farm Office Center (Opus Northwest) Planning Commission May 12, 2008 City Council June 2, 2008 City Council June 16, 2008 Page 3 of 15

- a. One hundred thirty (130) feet from the existing right-of-way of North Outer Forty Road on the southern boundary of the "PC" Planned Commercial District.
b. One hundred twenty (120) feet from the existing right-of-way of Conway Road.
c. Fifty (50) feet from the western boundary of the "PC" Planned Commercial District.
d. Fifty (50) feet from the eastern boundary of the "PC" Planned Commercial District.

PARKING SETBACKS

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress and or lanes for use by the Fire Protection District, will be located within the following setbacks:

- a. One hundred forty (140) feet from the existing right-of-way of North Outer Forty Road on the southern boundary of the "PC" Planned Commercial District.
b. One hundred twenty (120) feet from the existing right-of-way of Conway Road.
c. Ten (10) feet from the western boundary of the "PC" Planned Commercial District.
d. Thirty (30) feet from the eastern boundary of the "PC" Planned Commercial District.

PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking

- a. No construction related parking shall be permitted within the Conway Road or North Outer Forty Road right of way.
b. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
c. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to

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

Section 3. The City Council, pursuant to the request filed by Opus Northwest requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing held by the Planning Commission on the 24th day of march 2008, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

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

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

Passed and approved this 16th day of June, 2008.

ATTEST:

Handwritten signature of Judith A. Raggia, City Clerk.

Handwritten signature of Mayor and stamp: MAYOR

FIRST READING HELD: 06-02-2008

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- eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.

LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
2. In addition to the requirement above, the developer shall provide, with the exclusion of areas dedicated for use by the Fire Protection District, a 120 foot buffer from the existing right-of-way of Conway Road with materials to be approved upon review of the Site Development Plan.

SIGN REQUIREMENTS

- 1. Sign package submittal materials shall be required for this development. All sign packages shall be reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the Missouri Department of Transportation.

LIGHT REQUIREMENTS

- 1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. All light standards, other than those for security purposes, shall be turned off by 9:00 p.m., seven days a week.
3. Provide additional lighting along the North Outer Forty frontage as approved by the City of Chesterfield and the Missouri Department of Transportation.

ARCHITECTURAL

- 1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient

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ATTACHMENT A

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

SPECIFIC CRITERIA

PERMITTED USES

- 1. The uses allowed in this "PC" Planned Commercial District shall be:
a. Financial Institutions
b. Medical and Dental Offices
c. Office or Office Buildings
2. Ancillary uses in this "PC" Planned Commercial District shall be:
a. Associated work and storage areas required by a business, firm, or service to carry on business operations.
b. Cafeterias for employees and guests only.
c. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
d. Permitted signs (See Section 1003.168 "Sign Regulations").
e. Recreational facilities, including swimming pools and gymnasiums, provided such uses shall be ancillary to the major office and medical uses and shall not have separate exterior entrances or exterior signage.
f. Restaurants, fast food and sidewalk, provided such uses shall be ancillary to the major office and medical uses and shall not have separate exterior entrances or exterior signage.
g. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind are being offered for sale or hire to the general public on the premises, provided such uses shall be ancillary to the major office and medical uses and shall not have separate exterior entrances or exterior signage.
h. Vehicle washing facilities for automobiles.

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- building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high eight-foot enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan.

- 4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.
H. ACCESS/ACCESS MANAGEMENT
1. Access to this development shall be via Timberlake Manor Parkway Extension.
2. No permanent direct access shall be allowed to Conway Road or North Outer Forty Road.
3. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and adjacent properties as directed by the Department of Planning and Public Works, the St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation.

PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Provide a 5 foot wide sidewalk, conforming to ADA standards, adjacent to Conway Road or provide the finish grading therefore and required cash escrow, as directed by the St. Louis County Department of Highways and Traffic and/or the City of Chesterfield.
2. Pedestrian access between this development and the developments to the east and west shall be provided for (i.e. sidewalks, crosswalks) as directed by the City of Chesterfield.
3. The site shall be designed to accommodate a roadway, which will connect the subject property and the two parcels to the west to Timberlake Manor Parkway Extension. The roadway shall connect the existing east/west drives on the adjoining sites as directed by the Department of Planning and Public Works. No parking shall be allowed along or directly off this roadway within the site as directed by the Department of Planning and Public Works.

P.Z. 01-2008 Kraus Farm Office Center (Opus Northwest) Planning Commission May 12, 2008 City Council June 2, 2008 City Council June 16, 2008 Page 2 of 15

- 3. The above uses in the "PC" Planned Commercial District shall be restricted as follows:

- a. Associated work and storage areas required by business, firm or service to carry on business operations shall not include any outdoor storage.
b. Financial institutions shall not have a separate exterior entrance and shall not utilize any drive thru in connection with operations.
c. Vehicle washing facilities for automobiles shall be located in the parking garage and the use of these facilities shall be restricted to the tenants of the building.

Hours of Operation.

- a. Hours of operation for this "PC" District shall not be restricted.

FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

FLOOR AREA

Total building floor area shall not exceed 345,330 square feet.

HEIGHT

- a. The maximum height of the buildings, exclusive of roof screening and parapet, shall not exceed 641 feet above mean sea level.
b. The maximum height for the parking structure, exclusive of elevator penthouse and stairwell, shall not exceed 590 feet above mean sea level.

SETBACKS

STRUCTURE SETBACKS

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

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- 4. Improve Timberlake Manor Parkway Extension, from its connection to North Outer Forty Road to its full designed section including curb, required tapers, turn lanes and storm drainage facilities, as directed by the Department of Planning and Public Works. The required improvements are to be located within a private road easement. Also, a 10 foot wide roadway, maintenance and utility easement is to be provided outside of the private road easement. The private road easement and the adjacent 10' wide easement shall be utilized to define a reserve strip. Said reserve strip shall be dedicated to the City of Chesterfield upon demand at no cost to the City.

- 5. Improve the intersection of Timberlake Manor Parkway Extension and North Outer Forty Road to provide a southbound right-turn lane and a westbound right-turn lane as directed by the Department of Planning and Public Works and the Missouri Department of Transportation.

- 6. Improve Conway Road to one half of a seventy (70) foot right of way and a twenty-four (24) foot pavement with eight (8) foot shoulders, and including all storm drainage facilities as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

- 7. At the City's sole discretion, in lieu of constructing Conway Road pavement and drainage improvements, the City may require the establishment of a special cash escrow in a value equal to the cost of the required improvements referenced in paragraph 6 above. The value of the Special Cash Escrow will be credited towards the required TGA contribution. Based on the preliminary plan, improvements to Conway Road must commence prior to issuance of the building permits. As noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

- 8. All roadway and related improvements in development shall be constructed prior to issuance of building permits exceeding 70% for the development. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 70% as directed by the City of Chesterfield.

- 9. All proposed work in Missouri Department of Transportation right-of-way must comply with Missouri Department of Transportation standards, specifications, and conform to Missouri Department of Transportation's Access Management Guidelines with detailed construction plans being received and approved by Missouri Department of Transportation. Said work will also require a permit.

257 Chesterfield Business Parkway St. Louis, MO 63005 Ph: (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com

REGISTRATION



GEORGE M. STOCK E-25116

ISSUE RECORD

- 1.) CITY COMMENTS 2015.10.08
2.) CITY COMMENTS 2015.10.28
3.) CITY COMMENTS 2015.11.17

DESIGN NUMBER

PROJECT NUMBER 214-6370

DATE 09/03/15

PROJECT MANAGER

DRAWN BY R.E.S.

CHECKED BY G.M.S.

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The Opus Group 7733 Forsyth Blvd. Suite 1100 St. Louis, MO 63105 314-296-6100

PROJECT

OPUS I at KRAUS FARM OFFICE CENTER

LOCATION

1331 Timberlake Manor Pkwy. Chesterfield, MO 63017

SHEET TITLE

SITE ORDINANCE SHEET

SHEET NUMBER

C3.0



- 10. Consideration must be given to flattening the right of way slope to 3:5:1 or flatter. The existing 3:1 slope is eroding and every effort must be made to reduce the potential for erosion and to improve future maintenance of this slope. Adjustment of all Missouri Department of Transportation underground facilities to the proper depth/elevation must be noted.
- 11. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.
- 12. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

**J. TRAFFIC STUDY**

- 1. Prior to Improvement Plan approval, provide a traffic study, as required by the City of Chesterfield, including, but not limited to, internal and external circulation, for review and approval.
- 2. Provide a sight distance evaluation report, as required by the City of Chesterfield. If adequate sight distance cannot be provided at the access location, acquisition of right of way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

**K. POWER OF REVIEW**

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

**M. STORMWATER**

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
- 2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
- 3. Detention may be required for the entire project site such that the allowable release rates will not be exceeded for the post developed peakflow of the two (2)-year and one hundred (100)-year, 24 hour storm event. Stormwater must be discharged at an adequate natural discharge point. Wetland mitigation will not be allowable within the detention basins.
- 4. Treatment may be required for water quality and channel protection in accordance with Metropolitan St. Louis Sewer District regulations dated February 2006.

**N. SANITARY SEWER**

- 1. Internal parking garage floor drains shall discharge via sand/oil separator and sampling tee to a sanitary sewer.
- 2. Stormwater BMP's including pretreatment forebays and wet lake detention shall meet all the requirements of 2000 Maryland Stormwater Design Manual Vol. 1 Chapter 3 and current MSD rules and regulations and shall be located within the property boundaries.
- 3. The developer's engineer shall demonstrate an adequate watershed budget to keep the water quality/detention lakes wet. Generally, 10 acres is required.

**O. GEOTECHNICAL REPORT**

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and

recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

**P. MISCELLANEOUS**

- 1. All utilities will be installed underground.
- 2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
- 3. The Owner is required to grant the City of Chesterfield an option to acquire by conveyance a 120 foot or less strip of land not to exceed 120 feet parallel to the existing Conway Road right-of-way to the City of Chesterfield. The terms and conditions of this grant shall be governed by a separate recordable written option agreement as directed by the City of Chesterfield. The conveyance of said strip of land will be at no cost to the City. The option agreement will address the ownership, use and maintenance of the emergency access roadway, retaining walls and any other improvements to the land within the 120 foot (or less) strip of land, existing utility easements and utility easements necessary to service the Owner's property to the South of the 120 foot (or less) strip of land. The option shall terminate if not exercised by the City of Chesterfield prior to the expiration of ten (10) years after the effective date of this ordinance.
- 4. Provide a water feature for approval of location and appearance on the Site Development Concept and Site Development Section Plans.

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

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.

- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

**III. COMMENCEMENT OF CONSTRUCTION**

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

**IV. GENERAL CRITERIA**

**A. Site Development Concept Plan.**

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

**A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

- 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

- 2. Outboundary plat and legal description of property.
- 3. Density calculations.
- 4. Parking calculations, including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed parking spaces.
- 5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
- 6. Provide Floor Area Ratio (F.A.R.).
- 7. A note indicating all utilities will be installed underground.
- 8. A note indicating signage approval is a separate process.
- 9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
- 10. Specific structure and parking setbacks along all roadways and property lines.
- 11. Indicate location of all existing and proposed freestanding monument signs.
- 12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
- 13. Floodplain boundaries.
- 14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
- 15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
- 16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

The amount of these required contributions/improvements, if not submitted by January 1, 2009 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

**VII. RECORDING**

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

**VIII. ENFORCEMENT**

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

- 8. Specific structure and parking setbacks along all roadways and property lines.
- 9. Indicate location of all existing and proposed freestanding monument signs.
- 10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
- 11. Floodplain boundaries.
- 12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.
- 13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
- 14. Indicate the location of the proposed storm sewers, detention basin, sanitary sewers and connection(s) to the existing systems.
- 15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
- 16. Address trees and landscaping in accordance with the City of Chesterfield Code.
- 17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
- 18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
- 19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, and the Missouri Department of Transportation.
- 20. Compliance with Sky Exposure Plane.

**V. TRUST FUND CONTRIBUTION**

- A. The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Highway Route 40 (Interstate 64) (No. 553) Corridor Trust Fund.

Type of Development	Required Contribution
General Office	\$556.13

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

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

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

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution, which remains following completion of road improvements required by the development, should be retained in the appropriate trust fund.

The amount of the required contributor/improvements, if not approved for construction by January 1, 2009, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance any a Special Use Permit (SUP) by St. Louis County Highways and Traffic or a Building Permit by St. Louis County Public Works Department. Funds shall be payable to "Treasurer, St. Louis County." If development phasing is anticipated, the developer shall

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100 FAX (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

REGISTRATION

11.17.2015  
GEORGE M. STOCK E-25116

ISSUE RECORD

1.) CITY COMMENTS	2015.10.08
2.) CITY COMMENTS	2015.10.28
3.) CITY COMMENTS	2015.11.17

DESIGN NUMBER

PROJECT NUMBER  
214-5370

DATE  
09/03/15

PROJECT MANAGER

DRAWN BY  
R.E.S.

CHECKED BY  
G.M.S.

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Prepared For

The Opus Group  
7733 Forsyth Blvd.  
Suite 1100  
St. Louis, MO 63105  
314-296-8100

PROJECT  
**OPUS I**  
at KRAUS FARM  
OFFICE CENTER

LOCATION  
1331 Timberlake Manor Pkwy.  
Chesterfield, MO 63017

SHEET TITLE  
**SITE  
ORDINANCE  
SHEET**

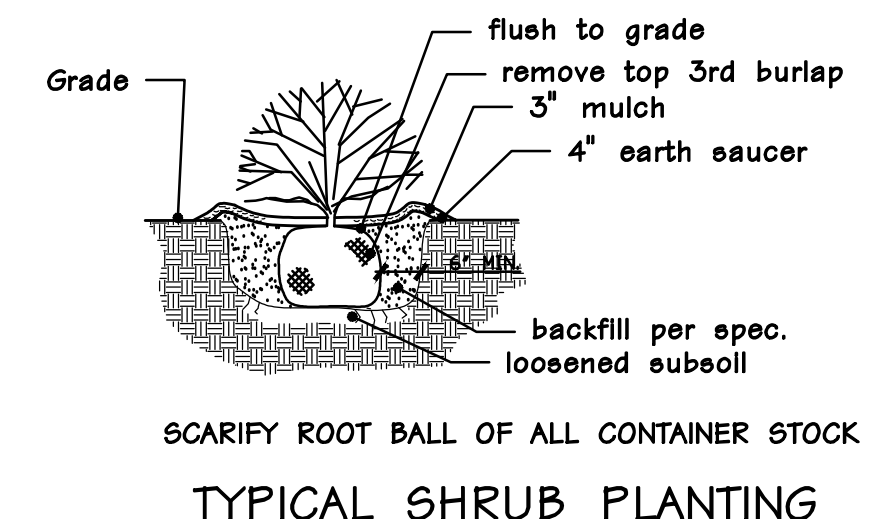
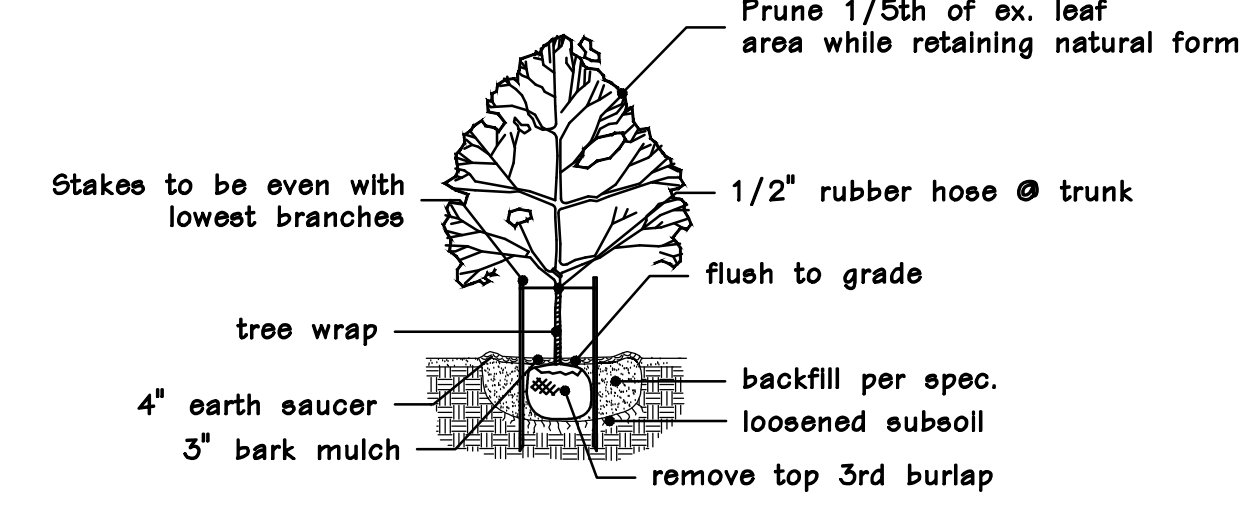
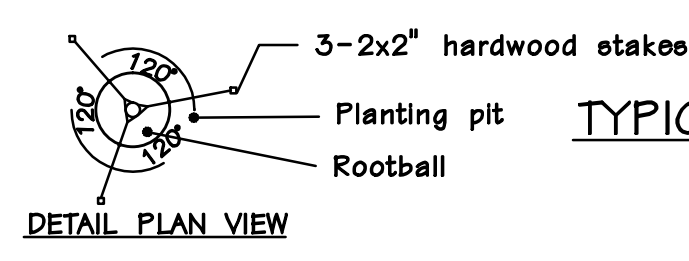
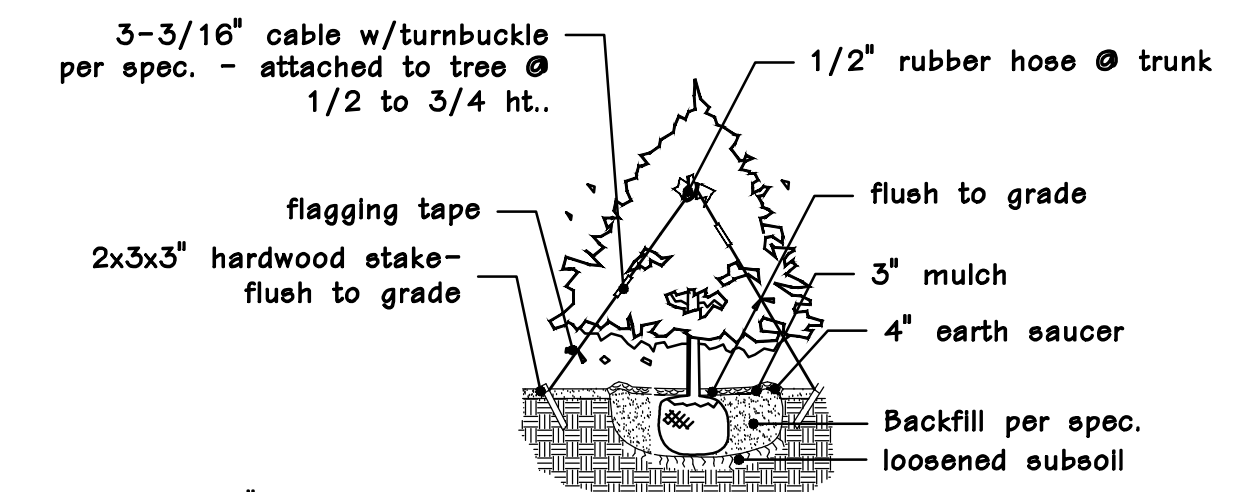
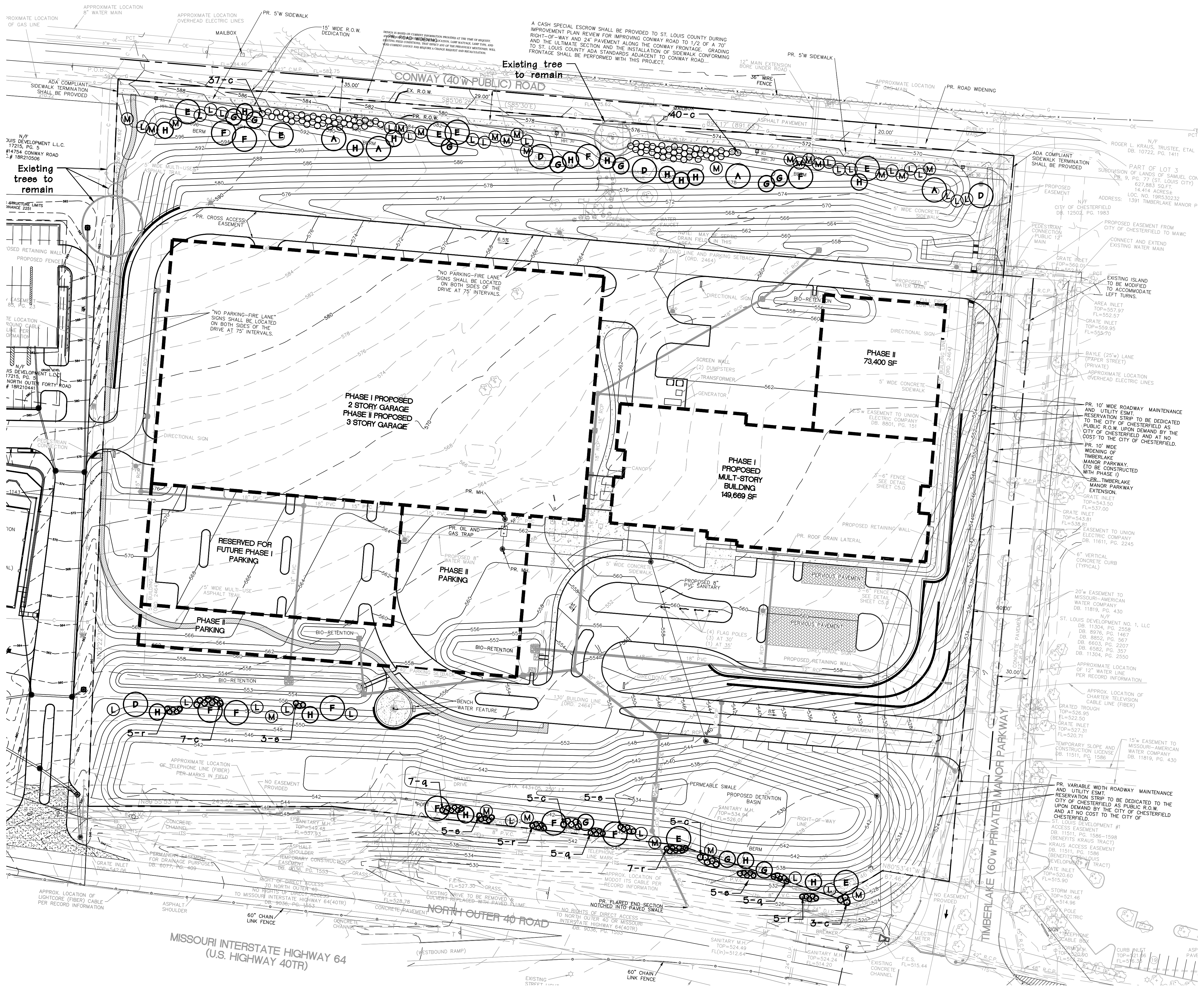
SHEET NUMBER  
**C4.0**

DRAWING FILE: F:\Drawings\2015\2015-0001\2015-0001.dwg LAYOUT: C:\A - Site Ordinance Concept PLOTTED: Nov 17, 2015 - 3:33pm PLOTTED BY: ryan.ashburn



PLANTING SCHEDULE								
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE	SIZE CLASS
<b>DECIDUOUS TREES</b>								
A	4	Quercus rubra	Northern Red Oak	2.5" cal	B&B	Deciduous	Med/Fast	Large
D	4	Acer x freemanii 'Jeffered'	Autumn Blaze Maple	2.5" cal	B&B	Deciduous	Med/Fast	Large
E	7	Quercus bicolor	Swamp White Oak	2.5" cal	B&B	Deciduous	Medium	Large
F	10	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5" cal	B&B	Deciduous	Fast	Large
G	10	Amelanchier arborea	Downy Serviceberry	2.5" cal	B&B	Ornamental	Deciduous	Medium
H	15	Cercis canadensis	Eastern Redbud	2.5" cal	B&B	Ornamental	Fast	Medium
<b>EVERGREEN TREES</b>								
L	27	Pinus strobus	Eastern White Pine	6' ht	B&B	Evergreen	Fast	Large
M	23	Picea pungens	Colorado Blue Spruce	6' ht	B&B	Evergreen	Medium	Medium
<b>SHRUBS</b>								
c	97	Juniperus x pfitzeriana	Pfitzer Juniper	24-36"				
a	17	Viburnum x burkwoodii	Burkwood Viburnum	24"				
r	22	Hamamelis vernalis	Ozark Witchhazel	24"				
s	16	Viburnum rhytidophyllum	Leatherleaf Viburnum	24"				

Openpace area = 320,938 s.f. (51.11%)



Revisions:

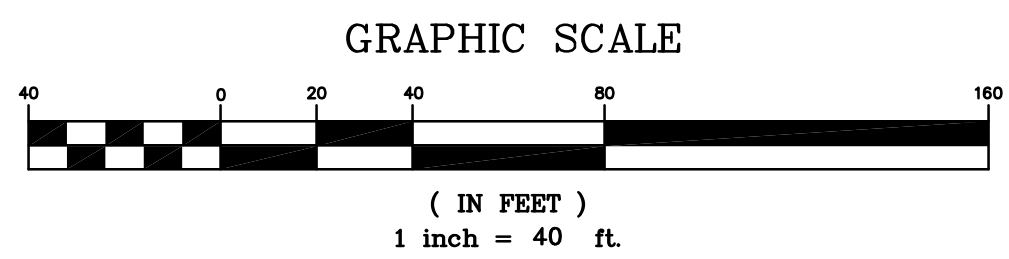
Date	Description	No.
10-28-15	City Comments	1
11-18-15	City Comments	2
11-30-15	City Comments	3

Drawn: LWH  
 Checked: JAS

**loomisAssociates**  
 landscape architects/planners  
 1000 N. Grand Blvd., Suite 100  
 St. Louis, MO 63102  
 Phone: 314.433.1000  
 Fax: 314.433.1001  
 Email: info@loomisassociates.com  
 Missouri State Certificate of Authority #: LAC #000719

Sheet Title: Concept Landscape Plan  
 Sheet No: CL-1  
 Date: 09/03/15  
 Job #: 742.007



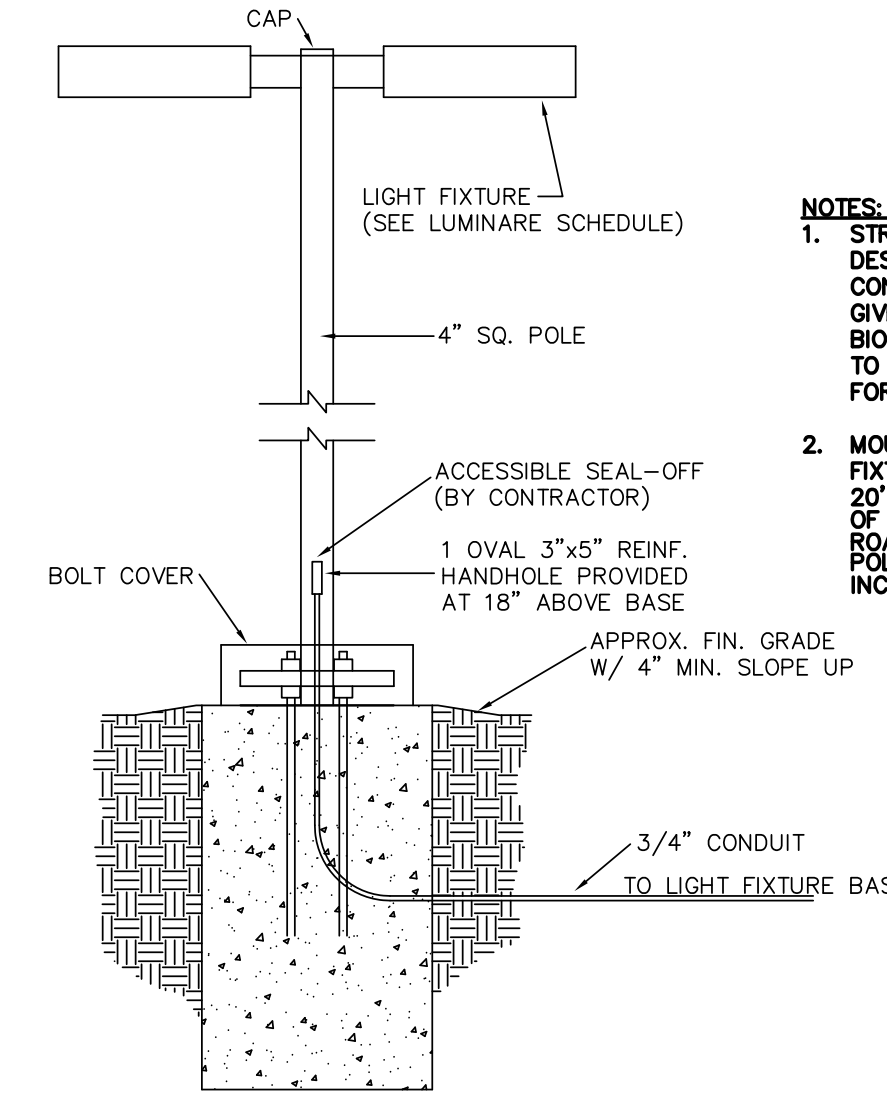


POLE FOOTING MOUNTING HEIGHT INCLUDES BASE  
FINISH GRADE FOR POLES MOUNTED TO ABOVE DECK  
ALL LIGHT LEVELS CALCULATED ON THE GROUND

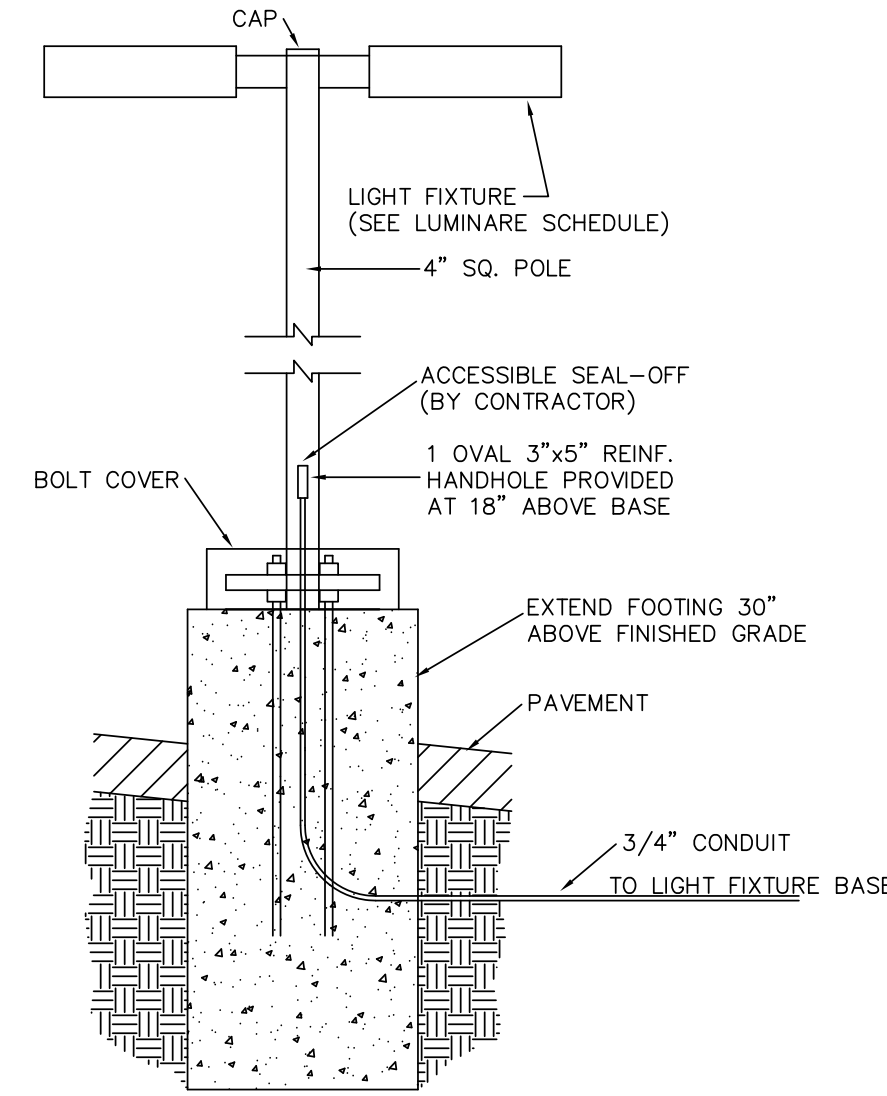
FOOTING CATEGORY	CURB TYPE	GRADE	TOP	BASE	HEIGHT	REMARKS
CONCRETE	CONCRETE	0.00	1.00	1.00	0.00	
CONCRETE	CONCRETE	0.00	1.00	1.00	0.00	

LUMINAIRE SCHEDULE	TYPE	WATTAGE	SPACING	HEIGHT	REMARKS
AS	AS	150	30	30	

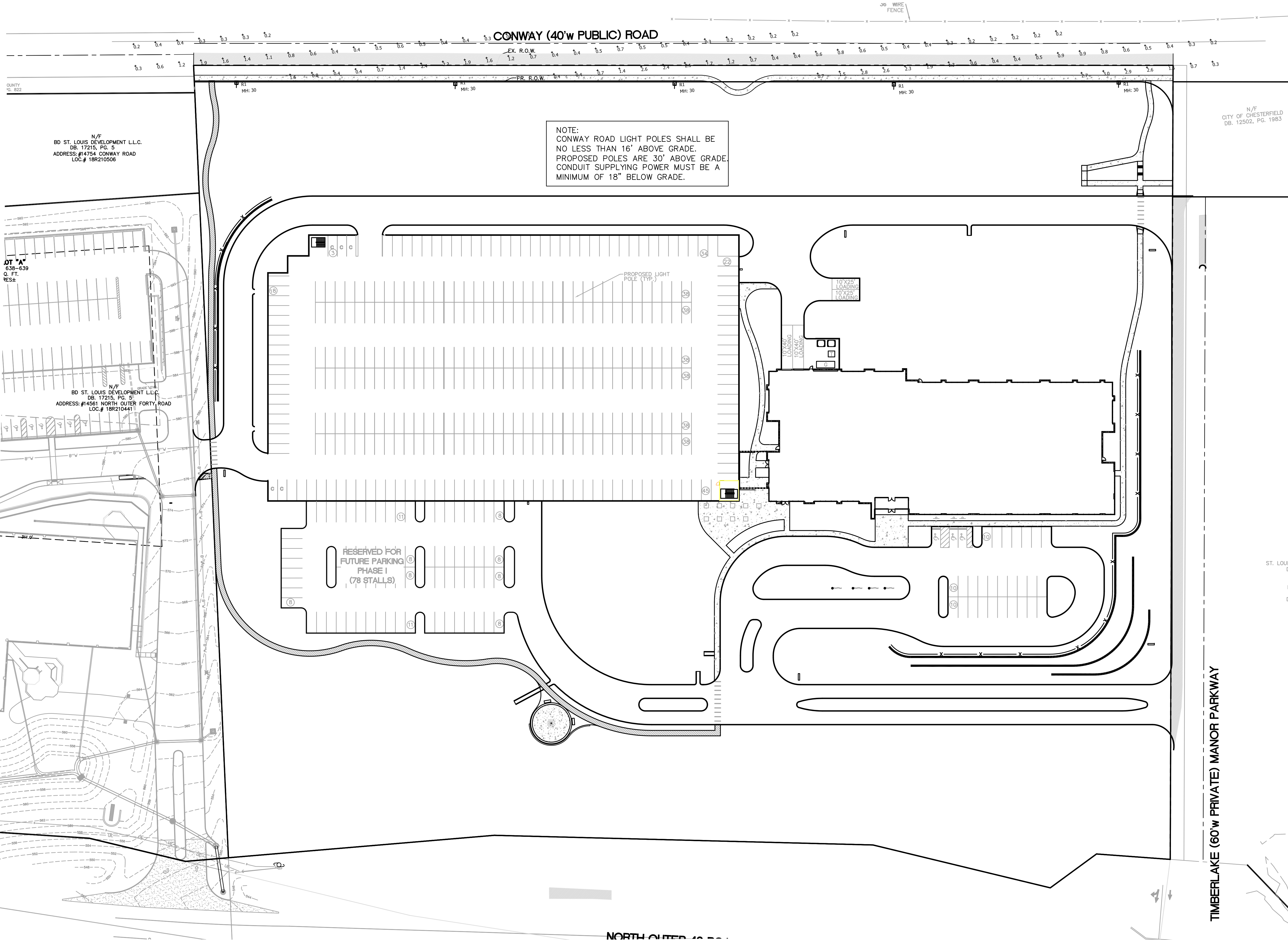


LIGHT POLE DETAIL (GRASS)  
(n.t.s.)



LIGHT POLE DETAIL (PAVEMENT)  
(n.t.s.)

**NOTES:**  
1. STRUCTURAL ENGINEER TO DESIGN FOOTINGS. SPECIAL CONSIDERATION SHOULD BE GIVEN TO POLES LOCATED IN BIO-RETENTION AREAS DUE TO ENGINEERED SOILS DESIGNED FOR DRAINAGE.  
2. MOUNTING HEIGHT OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FEET, WITH THE EXCEPTION OF THE POLES ALONG CONWAY ROAD WHICH ARE IN-BIO-RETENTION AREAS. POLE FIXTURE MOUNTING HEIGHT INCLUDES BASE.



N/F  
ST. LOUIS DEVELOPMENT NO. 1, LLC  
DB: 11304, PG. 2558  
DB: 8976, PG. 1467  
DB: 8852, PG. 567  
DB: 8603, PG. 2207  
DB: 6582, PG. 357  
DB: 11304, PG. 2550

**LIGHTING NOTE**  
ALL LIGHT STANDARDS, OTHER THAN THOSE FOR SECURITY PURPOSES, SHALL BE TURNED OFF BY 9:00 PM, SEVEN DAYS A WEEK.

ISSUE RECORD  
1.) CITY COMMENTS 2015.10.08  
2.) CITY COMMENTS 2015.10.28  
3.) CITY COMMENTS 2015.11.17

DESIGN NUMBER  
PROJECT NUMBER 214-5370  
DATE 09/03/15  
PROJECT MANAGER  
DRAWN BY R.E.S.  
CHECKED BY G.M.S.

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Prepared For  
**OPUS**  
The Opus Group  
7733 Forsyth Blvd.  
Suite 1100  
St. Louis, MO 63105  
314-296-6100

PROJECT  
**OPUS I**  
at KRAUS FARM  
OFFICE CENTER  
LOCATION  
1391 Timberlake Manor Pkwy.  
Chesterfield, MO 63017

SHEET TITLE  
**CONCEPTUAL LIGHTING PLAN**

SHEET NUMBER  
**CLP-1.0**



## DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-400W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

## SPECIFICATION FEATURES

### Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

### Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 15,100 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

### Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

### Controls

The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming

Catalog #		Type	
Project		Date	
Comments		Prepared by	

(MSP/DIM) operation. The optional LumaWatt system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

### Mounting

Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

### Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

### Warranty

Five-year warranty.



## PRV PREVAIL

LED

AREA / SITE / ROADWAY  
LUMINAIRE



### CERTIFICATION DATA

UL and cUL Wet Location Listed  
IP66-Rated  
3G Vibration Rated  
ISO 9001  
DesignLights Consortium™ Qualified\*

### ENERGY DATA

**Electronic LED Driver**  
0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 and 60Hz,  
347V/60Hz, 480V/60Hz  
-40°C Minimum Temperature Rating  
+40°C Ambient Temperature Rating

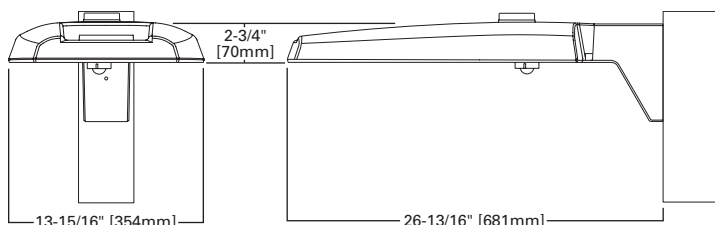
### EPA

Effective Projected Area (Sq. Ft.): 0.75

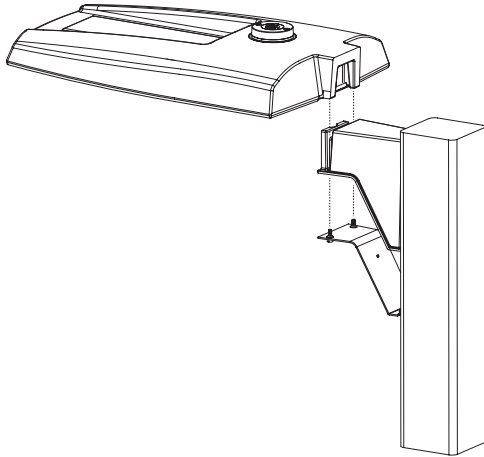
### SHIPPING DATA

Approximate Net Weight:  
20 lbs. (9.09 kgs.)

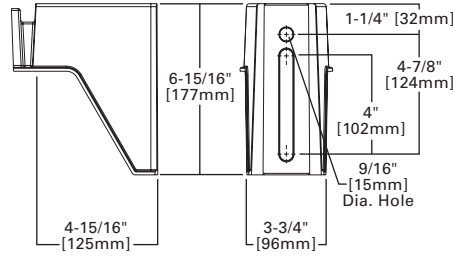
## DIMENSIONS



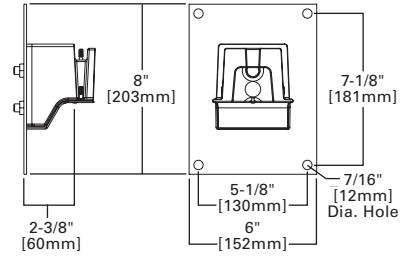
**VERSATILE MOUNT SYSTEM**



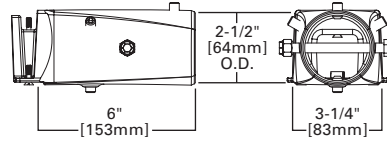
**POLE MOUNT ARM (SA)**



**WALL MOUNT (WM)**

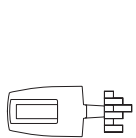


**MAST ARM MOUNT (MA)**

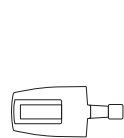


**MOUNTING CONFIGURATIONS AND EPAS**

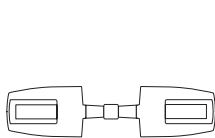
**Wall Mount**



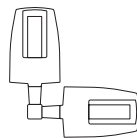
**Arm Mount Single**  
EPA 0.75



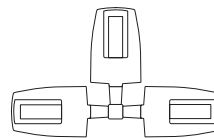
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EPA 1.50



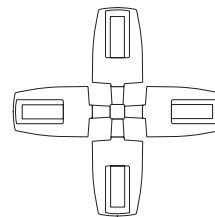
**Arm Mount 2 @ 90°**  
EPA 1.50



**Arm Mount 3 @ 90°**  
EPA 2.25

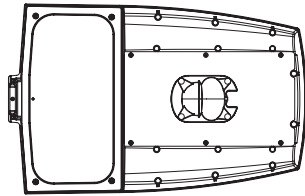


**Arm Mount 4 @ 90°**  
EPA 3.00

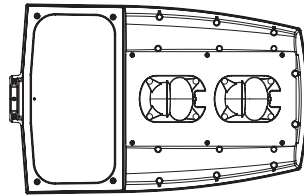


**OPTICAL CONFIGURATIONS**

**A15** (6,100 Nominal Lumens)



**A25/A40** (10,200/15,100 Nominal Lumens)



**POWER AND LUMENS**

Light Engine		A15	A25	A40
Nominal Power (Watts)		57W	87W	143W
Input Current @ 120V (A)		0.49	0.76	1.23
Input Current @ 277V (A)		0.22	0.35	0.54
Input Current @ 347V (A)		0.18	0.28	0.45
Input Current @ 480V (A)		0.13	0.21	0.33
Type II	Lumens	6,139	10,204	15,073
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3
Type IV	Lumens	6,173	10,261	15,157
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4
Type V	Lumens	6,393	10,627	15,697
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4

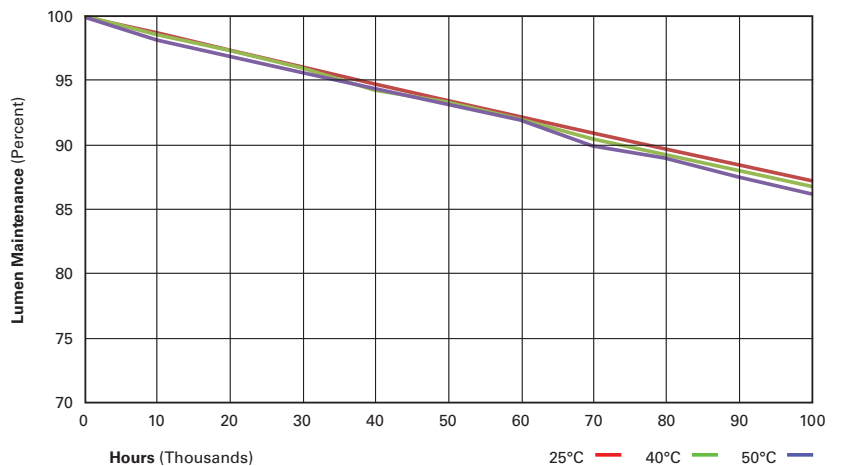
NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

**LUMEN MAINTENANCE**

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	Theoretical 100,000 Hours	Theoretical L70 (Hours)*
25°C	> 96%	> 93%	> 92%	> 87%	> 260,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000

**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



**ORDERING INFORMATION**

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family <sup>1</sup>	Light Engine <sup>2</sup>	Driver <sup>3</sup>	Voltage	Distribution	Mounting	Color <sup>5</sup>
PRV=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V <sup>4</sup>	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze (Standard) BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
<b>Options</b> (Add as Suffix)				<b>Accessories</b> (Order Separately) <sup>10</sup>		
7030=70 CRI / 3000K CCT <sup>6</sup> 7050=70 CRI / 5000K CCT <sup>6</sup> 10K=10kV/10kA UL 1449 Fused Surge Protective Device DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>7,8</sup> DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height <sup>7,8</sup> MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height PER=NEMA 3-PIN Twistlock Photocontrol Receptacle <sup>9</sup> PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>9</sup> HSS=House Side Shield HA=50°C High Ambient Temperature				WM-XX=Wall Mount Kit MA-XX=Mast Arm Mounting Kit SA-XX=Standard Arm Mounting Kit HS/VERD=House Side Shield MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V ISHH-01=Integrated Sensor Programming Remote		

- NOTES:**
- DesignLights Consortium™ Qualified and classified for both DLC Standard and DLC Premium, refer to [www.designlights.org](http://www.designlights.org) for details.
  - Standard 4000K CCT and 70 CRI.
  - Consult factory for driver surge protection values.
  - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
  - Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.
  - Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website.
  - LumaWatt wireless sensors are factory installed and require network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See website for LumaWatt application information.
  - LumaWatt wireless system is not available with photocontrol receptacle (Not needed).
  - Not available with MSP or DIMRF options.
  - Replace XX with paint color.

**STOCK ORDERING INFORMATION**

Stock Sample Number: PRVS-A25-UNV-T3

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens	UNV=Universal (120-277V) 347=347V	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height

NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.