



# III. B.

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:** January 12, 2017

**From:** Jessica Henry, AICP  
Senior Planner

**CC:** Aimee Nassif, Planning & Development Services Director

**Location:** Southeast corner of Ladue Road and Greentrails Drive.

**Applicant:** St. Charles Engineering & Surveying, Inc. on behalf of Onofrio Serra

**Description:** **Trails West Village of Greentrails, Lot 270 B:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 3.6 acre tract of land zoned "C-8" Planned Commercial District, located at the southeast corner of Ladue Road and Greentrails Drive.

### PROPOSAL SUMMARY

The request is for a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a new retail center to be located on Lot 270 B of the Trails West Village of Greentrails subdivision. This project was presented to the ARB in March of 2016, where a motion to recommend approval with recommendations was passed. Since that time, the property owner has engaged a new Architect and this project is being brought back to the ARB due to the extent of the design revisions since it was initially presented. Accordingly, this report will focus on these architectural revisions.



**STAFF ANALYSIS**

At the March 10, 2016 ARB meeting, the ARB passed a motion to recommend approval of the project with the following recommendations:

- The design should reflect the residential character of the neighborhood, particularly in regards to the roof design, materials, and color.**

*In response to this recommendation, new Architectural Elevations were submitted. Below is a comparison of the previously proposed and currently proposed Architectural Elevations.*

**Previously Proposed Architectural Elevation—Front and Rear Elevations**



**Currently Proposed Architectural Elevation—Front and Rear Elevations**



**2. Screen the roof top mechanical equipment to be integrated into the roof design.**

*The applicant is proposing to construct a screen out of the same fiber-cement board siding utilized elsewhere on the building. Although the proposed screen will adequately shield the mechanical units from view, the light color of the siding contrasts against the dark brown roof shingles. Regarding roof top screening of equipment, the City's Architectural Review Design Standards state the following:*

- Screen rooftop equipment on all visible sides with materials that are an integral part of the architecture. Parapet walls or screen walls shall be treated as an integral part of the architecture and shall not visually weaken the design of the structure.

The following excerpts from the Architectural Elevations and rendering show the proposed screening unit:



**3. The design should be integrated across all four facades given the site relation and proximity to the adjacent buildings.**

*As shown on the Architectural Elevations, the materials and design are carried across all four building elevations.*

**4. Incorporate landscaping around the dumpster enclosure.**

A small landscape island planted with Juniper shrubs has been added around the rear of the dumpster enclosure.

### **DEPARTMENTAL INPUT**

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design. This project is still under review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

Staff requests review and recommendation on this submittal for Trails West Village of Greentrails, Lot 270 B.

### **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 Trails West Village of Greentrails, Lot 270 B, 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 Trails West Village of Greentrails, Lot 270 B, to the Planning Commission with a recommendation for approval with the following conditions..."

### Attachments

1. Architectural Review Packet Submittal



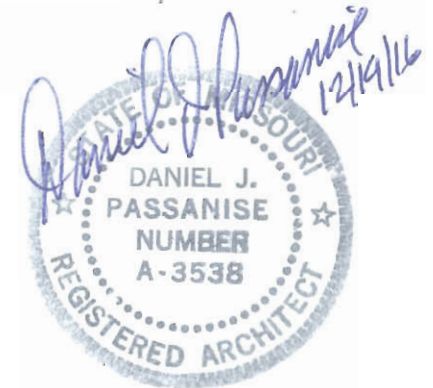
Dan Passanise  
ARCHITECT

6842 ARDALE DRIVE  
ST. LOUIS, MO 63123  
314-677-7738



TRAILS WEST VILLAGE OF GREENTRAILS  
LOT B  
116 S. GREENTRAILS  
CHESTERFIELD, MISSOURI

ARCHITECT'S STATEMENT OF DESIGN



**Project Description**

The proposed project is a 4000 square foot retail building and site development to accommodate two commercial retail spaces, new parking lot surface, block retaining wall, and landscaping.

The adjacent buildings and uses are an Auto Repair/Service Station and Retail Shopping Strip. (Music Studio, Laundry/Dry Cleaner, Veterinary Clinic, Beauty Parlor, Brokerage Office, Pizza Restaurant, Office Space)

The proposed project is located on a site surrounded by a well maintained residential community. The project site is the only commercial center in the immediate area, and it is well used by the community residence and visitors.

The new proposed retail building will promote a new fresh look to compliment the residential area and the adjacent retail and service businesses on this site.

It is expected that based on the needs of the area, the people in the community will be excited and enthusiastic about the new building (retail space) and site development of what is an existing unsightly, un-used parking area.

### Architectural Design Features:

The exterior of the building is designed to reflect the fabric of the surrounding residential architectural scale, details and materials.

"Acme Brick"  
Oxford Brown

The exterior walls will be an earth tone brick veneer (with rowlock window sills) color coordinated prefinished fiber cement lap siding gable ends and accent walls with color coordinated trim.

Ledgestone thin set  
at column bases  
"Designers Image"  
"Desert Gold" Dry Stack Stone

The Storefront entrances to the retail spaces will provide for easy pedestrian access from the parking lot areas, including two ADA accessible handicap parking spaces.

Projecting double gables at each retail space with prefinished fiber cement board boxed columns with textured ledgestone column bases provides a building scale that is compatible with the adjacent retail spaces and surrounding homes.

Prefinished Fiber Cement  
Siding (Menards) "Maxitile"  
siding and color match  
trim w/PPG machine applied  
coating  
"Plycem trim" Smokey Sable Color  
"Fypon Brackets"  
Smoky Sable Color  
"Shake Siding" Khaki Color  
"Lap Siding" Wicker Rocker Color

The Storefront area also provides a warm welcoming feeling with prefinished color coordinated wood framed show windows and full glass entry doors.

The double gables will include prefinished fiber cement shake siding and wood bracket accents to provide a more residential scale and add an interesting texture to the predominant entry points.

The shake gable areas will provide space for signage that shall meet the Chesterfield Signage requirements at the time of the retail space build outs.

The roof will be a 5 in 12 pitch (Gable) with Architectural High definition shingles. Aluminum gutters and downspouts to match the siding trim color.

"Atlas" high definition color  
series  
Briarwood Pro "Chestnut"HD

The condensing units and other rooftop equipment will be placed on a flat section of the roof concealed by a prefinished fiber cement siding screen to match the siding at the main roof gables.

Aluminum tube guardrails will be provided at elevated entry sidewalk areas and at service/delivery door ramps. Aluminum color to match the prefinished fiber cement trim color.

Landscaping will be provided at parking lot islands and trash enclosure area.

The trash enclosure shall be constructed of solid masonry walls 6 foot minimum height with brick veneer to match the building with cast stone or limestone cap. The swing gate will have a galvanized steel frame with fiber cement board lap siding to match the building gable siding.

**Optional:**

Add 2 feet to the 5 foot wide sidewalk at the front entry to the retail spaces.

This will allow for the ledgestone column bases and adequate width for ADA access and pedestrian circulation.

Provide planters between columns for evergreen and flower arrangements at the front of retail space entry.

Optional planters between double columns.

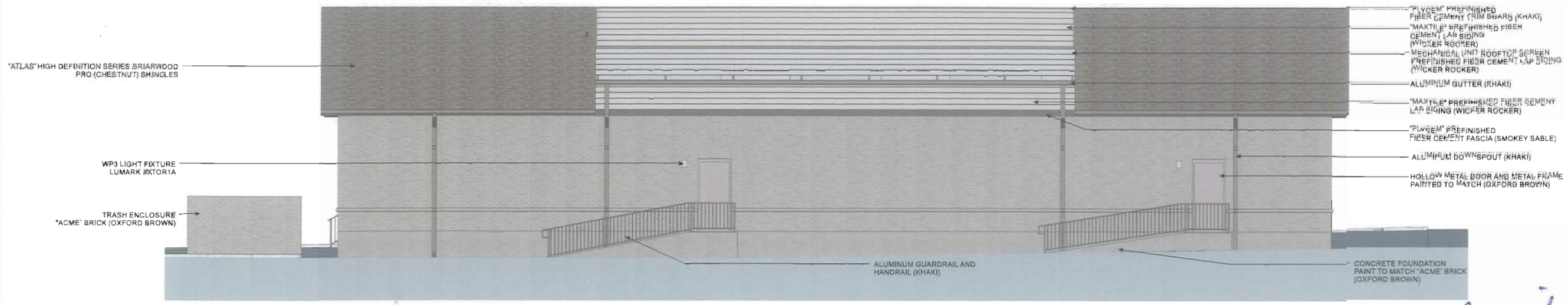








Dan Passanise  
ARCHITECT  
6842 A RDALE DRIVE  
ST. LOUIS, MO 63123  
314-677-7738



"ATLAS" HIGH DEFINITION SERIES BRIARWOOD PRO (CHESTNUT) SHINGLES  
WP3 LIGHT FIXTURE LUMARK #XTOR1A  
TRASH ENCLOSURE "ACME" BRICK (OXFORD BROWN)

"PLYCEM" PREFINISHED FIBER CEMENT TRIM BOARDS (KHAKI)  
"MAXTILE" PREFINISHED FIBER CEMENT LAP SIDING (WICKER ROCKER)  
MECHANICAL UNIT ROOFTOP SCREEN PREFINISHED FIBER CEMENT LAP SIDING (WICKER ROCKER)  
ALUMINUM GUTTER (KHAKI)  
"MAXTILE" PREFINISHED FIBER CEMENT LAP SIDING (WICKER ROCKER)  
"PLYCEM" PREFINISHED FIBER CEMENT FASCIA (SMOKEY SABLE)  
ALUMINUM DOWNSPOUT (KHAKI)  
HOLLOW METAL DOOR AND METAL FRAME PAINTED TO MATCH (OXFORD BROWN)

ALUMINUM GUARDRAIL AND HANDRAIL (KHAKI)  
CONCRETE FOUNDATION PAINT TO MATCH "ACME" BRICK (OXFORD BROWN)

3 EAST ELEVATION



NEW RETAIL STRIP  
AT  
116 GREENTRAILS S.  
CHESTERFIELD, MO 63368



"ATLAS" HIGH DEFINITION SERIES BRIARWOOD PRO (CHESTNUT) SHINGLES  
"FYRON" BRACKET 7.25X12X4 (SMOKEY SABLE)  
"MAXTILE" PREFINISHED FIBER CEMENT LAP SIDING (WICKER ROCKER)  
ALUMINUM GUTTER (KHAKI)  
WP LIGHT FIXTURE "McGraw-EDISON" #SW-B01-LED-E1-BL4-BZ  
ALUMINUM DOWNSPOUT (KHAKI)  
"PLYCEM" PREFINISHED FIBER CEMENT BOX COLUMNS COLUMN BASE AND CAP (WICKER ROCKER)  
"ACME BRICK" VENEER (OXFORD BROWN) WITH ROWLOCK SILL  
STONE COLUMN BASE NATURAL QUARTZITE STONE (DESERT GOLD)

"FYRON" BRACKET 7.25X12X4 (SMOKEY SABLE)  
"PLYCEM" PREFINISHED FIBER CEMENT FASCIA (SMOKEY SABLE)  
"PLYCEM" PREFINISHED FIBER CEMENT TRIM BOARDS (KHAKI)  
"MAXTILE" PREFINISHED FIBER CEMENT SHAKE SIDING (KHAKI)  
WP LIGHT FIXTURE "McGraw-EDISON" #SW-B01-LED-E1-BL4-BZ  
WOOD FRAMED STOREFRONT WINDOWS (SMOKEY SABLE)  
TRASH ENCLOSURE "ACME" BRICK (OXFORD BROWN)

ALUMINUM GUARDRAIL AND HANDRAIL (KHAKI)

"ANDERSON" STOREFRONT DOOR AND WINDOWS FULL GLASS STOREFRONT WINDOWS AND TRANSOMS WITH 1" INSULATION CLEAR GLASS

4 WEST ELEVATION

EAST AND WEST ELEVATIONS





\_\_\_\_\_ the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. \_\_\_\_\_ of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

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

(Name Typed): \_\_\_\_\_

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared \_\_\_\_\_ (Officer of Corporation) that he/she is the \_\_\_\_\_ of \_\_\_\_\_ (Title) \_\_\_\_\_ (Name of Corporation) corporation in the State of \_\_\_\_\_, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared \_\_\_\_\_ (Individual) and \_\_\_\_\_ (Wife) his wife, to me known to be the person(s) described in, and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her, or their free act and deed.

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

My term expires \_\_\_\_\_

(Notary Public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Aimee Nasif, AICP  
Planning and Development Services Director  
City of Chesterfield, Missouri

Vickie Hass, City Clerk  
City of Chesterfield, Missouri

**SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT ST. CHARLES ENGINEERING AND SURVEYING, INC., AT THE REQUEST AND FOR THE EXCLUSIVE USE OF ONOFRIO & LUCRETIA SERRA DURING THE MONTH OF JUNE, 2014 EXECUTED A BOUNDARY & TOPOGRAPHIC SURVEY OF "116 GREENTRAILS DRIVE", TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH CHAPTER 16 "MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS (20 CSR 2030-16.010-16.110)."

RICHARD KEITH SIECKMANN MO. P.L.S. #2002014094 DATE

**COMPLIANCE WITH GEOTECHNICAL REPORT**

\_\_\_\_\_ AND THE UNDERSIGNED ENGINEER HAVE NOT PREPARED THE PLAN ON THIS SHEET. THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER HAD BEEN AFFIXED AT THE REQUEST OF \_\_\_\_\_ AND IS A PROFESSIONAL OPINION TO INDICATE THAT THE UNDERSIGNED HAS REVIEWED THE PLANS AND THAT IN HIS OPINION THE GRADING AND IMPROVEMENTS RELATED TO SLOPE CONSTRUCTION AS SHOWN ON THE PLANS, AS WELL AS THE FOUNDATIONS, ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE AS DESCRIBED IN THE GEOTECHNICAL REPORT FOR THE DEVELOPMENT DATED \_\_\_\_\_

\_\_\_\_\_ AND THE UNDERSIGNED ASSUME NO RESPONSIBILITY FOR SERVICES BY OTHERS (PURSUANT TO RSMO 327.411).

CONSTRUCTION MEANS AND METHODS FOR IMPLEMENTATION OF THE GRADING PLAN SHALL BE LEFT TO THE DEVELOPER/CONTRACTOR. OBSERVATIONS OF THE DEVELOPER/CONTRACTOR'S COMPLIANCE WITH THE APPLICABLE SPECIFICATIONS SHALL BE IDENTIFIED AND VERIFIED IN WRITING.

NAME \_\_\_\_\_ DATE \_\_\_\_\_



UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

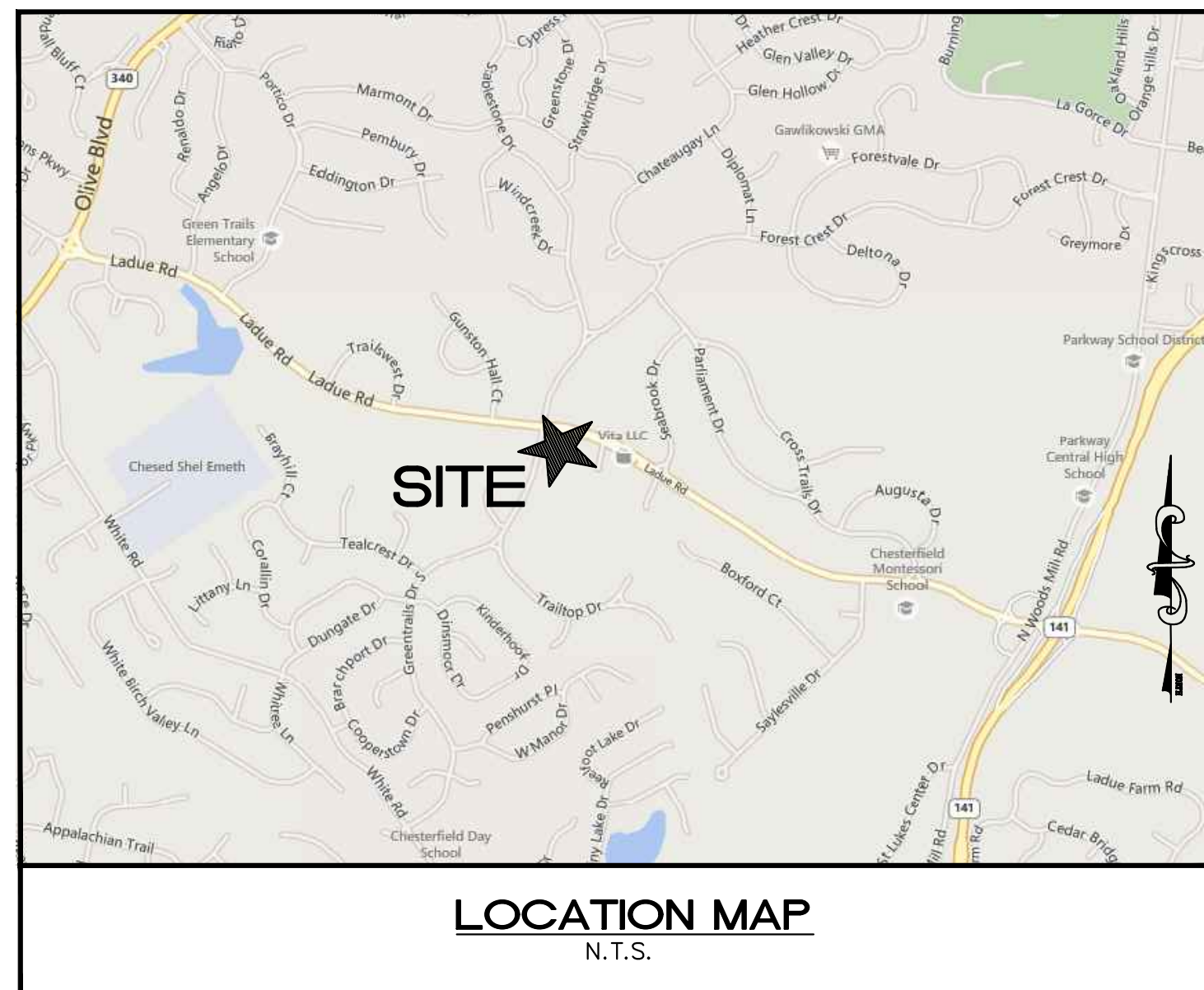
# AMENDED SITE DEVELOPMENT SECTION PLAN

## 116 GREENTRAILS DRIVE

### LOT B OF THE RESUBDIVISION OF LOT 270 OF TRAILS WEST SECTION OF GREEN TRAILS SUBDIVISION

### TOWNSHIP 45 NORTH, RANGE 4 EAST

### ST. LOUIS COUNTY, MISSOURI



**UTILITY & SERVICE PROVIDERS**

- |  |  |
|--|--|
| <p>WATER:<br/>MISSOURI AMERICAN WATER COMPANY<br/>727 CRAIG ROAD<br/>ST. LOUIS, MISSOURI 63141<br/>314-822-5846</p>                  | <p>SANITARY SEWER:<br/>METROPOLITAN ST. LOUIS SEWER DISTRICT<br/>2350 MARKET STREET<br/>ST. LOUIS, MISSOURI 63103<br/>314-768-6200</p> |
| <p>ELECTRIC:<br/>AMEREN CORPORATION<br/>PO BOX 66149<br/>ST. LOUIS, MISSOURI 63166<br/>314-342-1111</p>                              | <p>GAS:<br/>LACLEDE GAS COMPANY<br/>3950 FOREST PARK<br/>ST. LOUIS, MISSOURI 63108<br/>314-658-5417</p>                                |
| <p>FIRE PROTECTION:<br/>MONARCH FIRE PROTECTION DISTRICT<br/>13725 OLIVE BLVD.<br/>CHESTERFIELD, MISSOURI 63017<br/>314-514-0900</p> | <p>CABLE TV:<br/>CHARTER COMMUNICATIONS<br/>941 CHARTER COMMONS DRIVE<br/>TOWN &amp; COUNTRY, MISSOURI 63017<br/>636-220-2175</p>      |
| <p>TELEPHONE:<br/>AT&amp;T<br/>13075 MANCHESTER ROAD, 3RD FLOOR<br/>DES PERES, MISSOURI 63631<br/>636-220-2175</p>                   |  |

**BENCHMARK**

ST. LOUIS COUNTY BENCHMARK  
12-142 ELEVATION 523.93 - "SQ." IN THE CENTER OF AN ISLAND AT SEABROOK DRIVE (WEST ENTRANCE TO LADUE TRAILS); 10' NORTH OF THE CENTERLINE OF WESTBOUND LANES OF LADUE ROAD.

**SITE BENCHMARK**

ELEVATION 516.20 - "OLD IRON PIPE" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GREENTRAILS DRIVE AND LADUE ROAD. 30' EAST OF CENTERLINE OF GREENTRAILS DRIVE.

**INDEX OF SHEETS**

COVER SHEET	-----1
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**GENERAL NOTES:**

- PROPERTY OWNER: ONOFRIO & LUCRETIA SERRA
- SITE ADDRESS: 116 GREENTRAILS DRIVE, CHESTERFIELD, MISSOURI 63017
- ST. LOUIS COUNTY PARCEL ID NUMBER: 17R320372
- AREA OF TRACT: 1.11 AC
- CURRENT/PROPOSED ZONING: C8
- REQUIRED SETBACKS:  
30' PARKING & LANDSCAPE - GREENTRAILS  
40' FRONT - GREENTRAILS  
40' SIDE - ALONG SOUTH PROPERTY LINE  
0' REAR - LOT B EAST PROPERTY LINE
- PROPOSED USE:  
2,000 SF=RETAIL  
2,000 SF=RESTAURANT
- PARKING & LOADING REQUIREMENTS AND PROVISIONS PER CITY OF CHESTERFIELD THE UNIFIED DEVELOPMENT CODE:  
  
4 SPACES PER 1000 SF OF RETAIL SPACE  
2000 SF RETAIL X 4 SPACES PER 1000 SF= 8 SPACES  
  
12 SPACES PER 1000 SF OF RESTAURANT SPACE  
2000 SF RESTAURANT X 12 SPACES PER 1000 SF= 24 SPACES  
  
TOTAL PARKING REQUIRED: 32 SPACES  
TOTAL PARKING PROVIDED: 32 SPACES
- PER F.I.R.M. RATE MAP PANEL 29189C0170 K, THIS PARCEL LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN HAVING AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
- AREA OF DISTURBANCE: 0.75 AC
- PROPOSED RESTAURANT SHALL BE A SIT DOWN RESTAURANT
- SIGN APPROVAL IS A SEPARATE PROCESS
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND
- HVAC SHALL BE PLACED ON THE ROOF OF BUILDING.

**PERVIOUS / IMPERVIOUS DIFFERENTIAL CALCULATION**

EXISTING  
IMPERVIOUS-----0.53 AC  
PERVIOUS-----0.58 AC

PROPOSED  
IMPERVIOUS-----0.63 AC  
PERVIOUS-----0.48 AC

DIFFERENTIAL  
IMPERVIOUS-----(+0.10 AC)  
PERVIOUS-----(-0.10 AC)

**15YR. - 20 MIN. DIFFERENTIAL CALCULATION**

EXISTING  
IMPERVIOUS-----0.53 AC X 3.54 = 1.87 CFS  
PERVIOUS-----0.58 AC X 1.70 = 0.99 CFS

PROPOSED  
IMPERVIOUS-----0.63 AC X 3.54 = 2.23 CFS  
PERVIOUS-----0.48 AC X 1.70 = 0.82 CFS

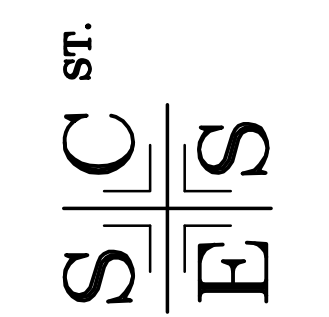
DIFFERENTIAL  
-----(+0.19 CFS)

LEGEND	
	SANITARY STRUCTURE
	STORM STRUCTURE
	POWER POLE
	LIGHT STANDARD
	CURB INLET
	DOUBLE CURB INLET
	GRATE INLET (EXISTING)
	AREA INLET (EXISTING)
	DOUBLE AREA INLET
	WATER METER
	WATER VALVE
	WATER SHUT OFF
	GAS VALVE
	CLEAN OUT
	TELEPHONE HANDHOLE
	IRON PIPE
	HYDRANT
	UT UNDERGROUND TELEPHONE (EXISTING)
	UE UNDERGROUND ELECTRIC (EXISTING)
	G UNDERGROUND GAS LINE (PROPOSED)
	OH OVERHEAD ELECTRIC LINE
	W WATER LINE
	B.C. BACK OF CURB
	T.C. TOP OF CURB
	T.W. TOP OF WALL
	TYP. TYPICAL
	572 EXISTING CONTOUR
	578 PROPOSED CONTOUR
	TREE LINE
	E.O.A. EDGE OF ASPHALT
	E.O.C. EDGE OF CONCRETE SIGN
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

06/15/2015	CITY COMMENTS
07/14/2015	COMMENTS
10/27/2015	CITY COMMENTS
11/18/2015	CITY COMMENTS
12/23/2015	CITY COMMENTS
02/24/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
12/22/2016	CITY COMMENTS

AMENDED SITE DEVELOPMENT SECTION PLAN  
 116 S GREENTRAILS DRIVE  
 COVER SHEET

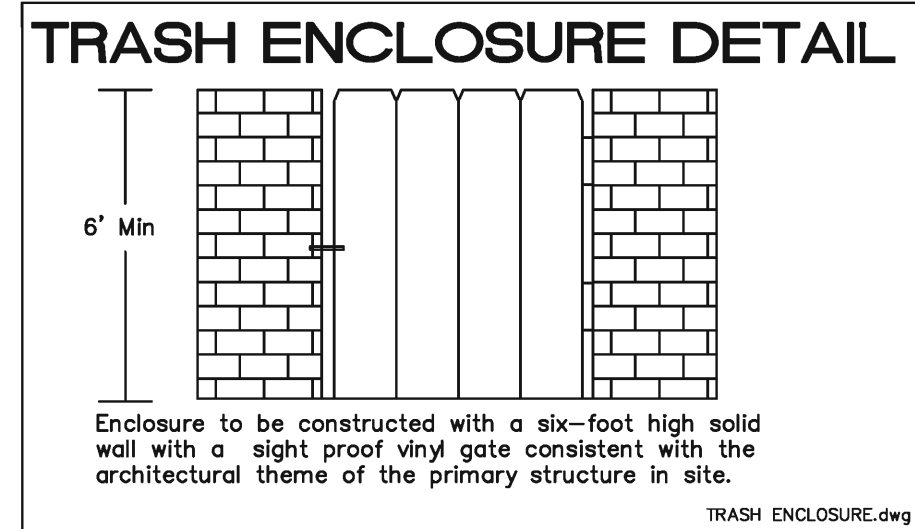
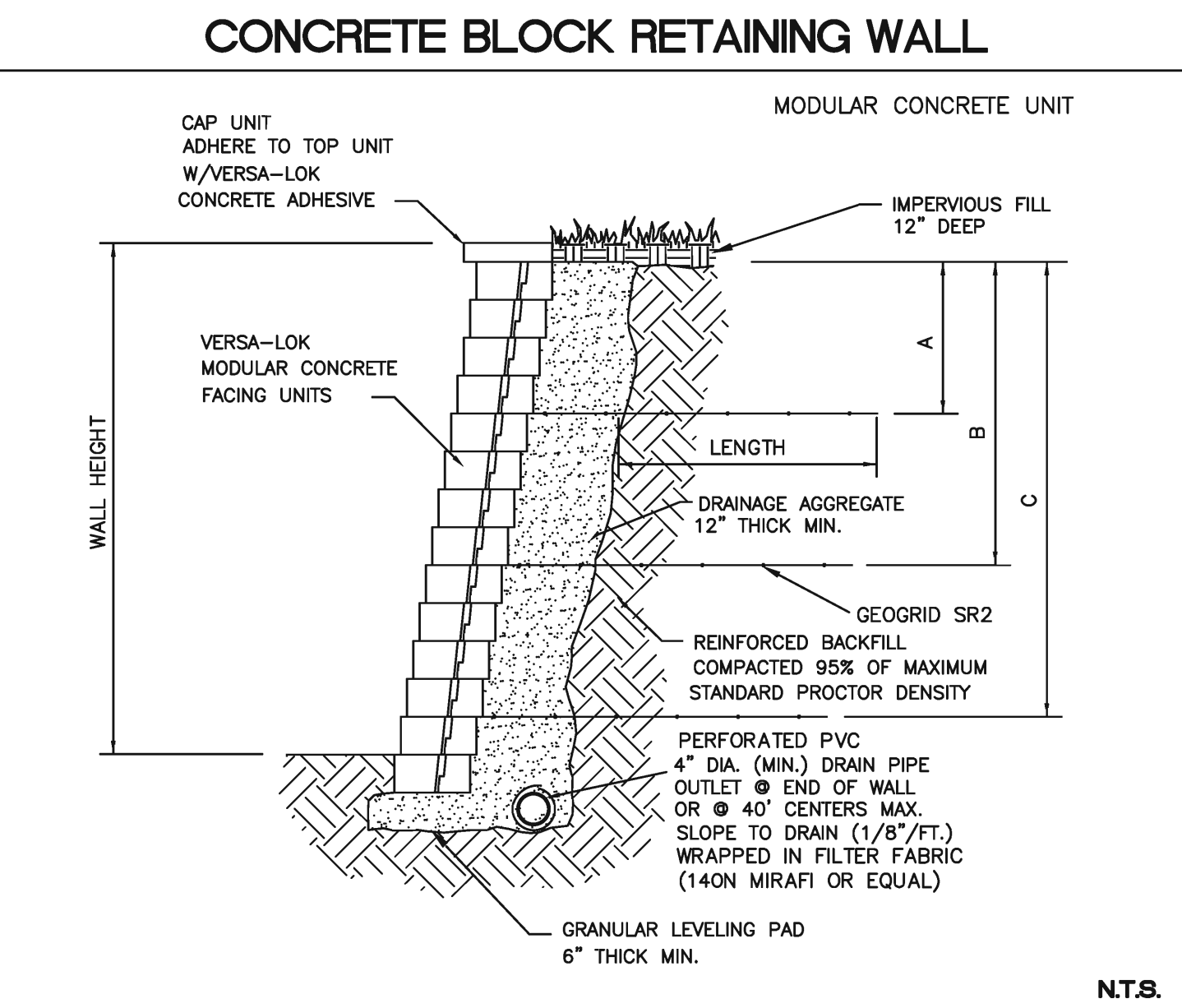
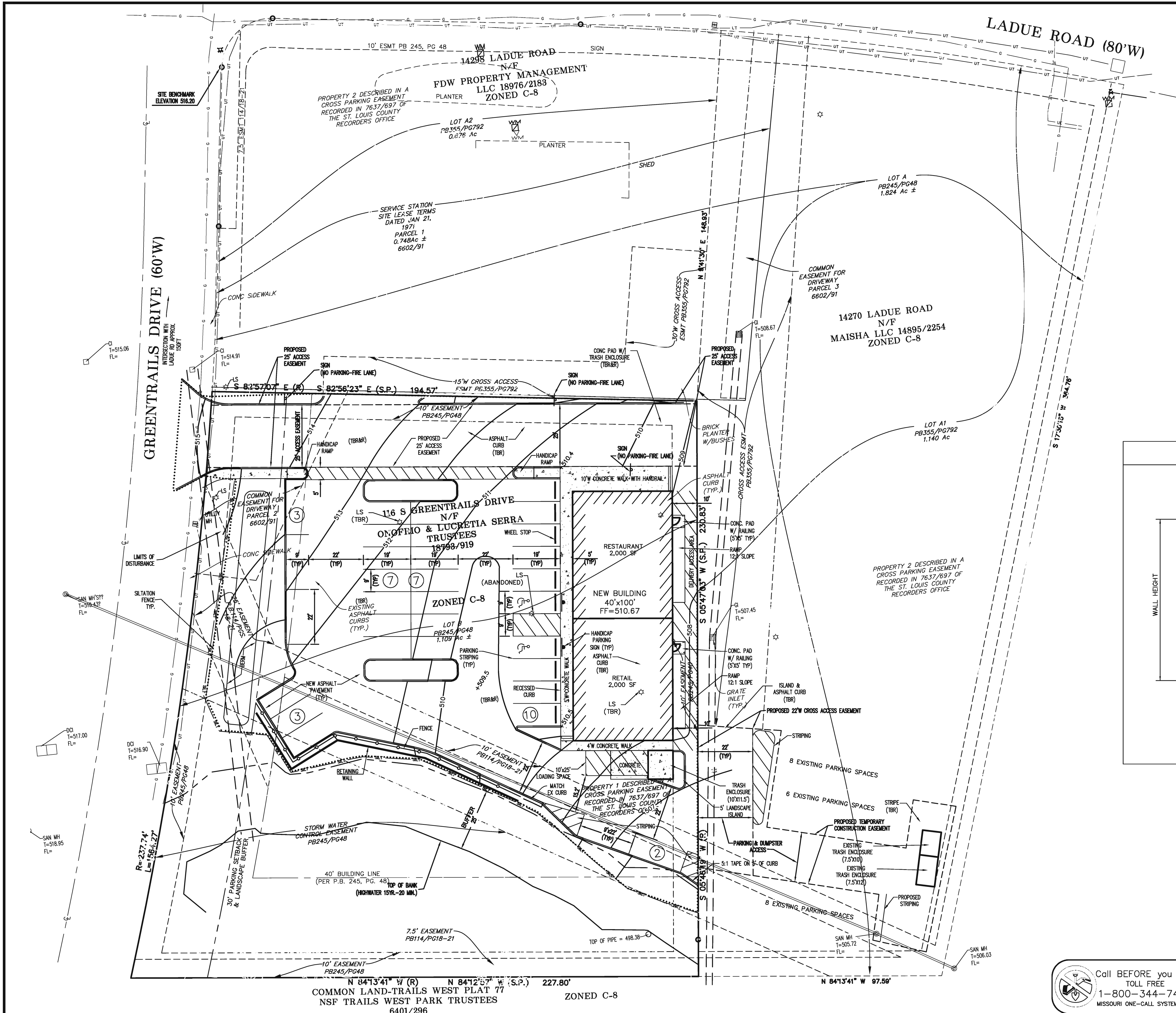
ST. CHARLES ENGINEERING & SURVEYING, INC.  
 801 S. FIFTH STREET, SUITE 202  
 ST. CHARLES, MO 63801  
 TEL: (636) 947-0607 FAX: (636) 947-2448  
 ST. CHARLES ENGINEERING AND SURVEYING, INC.  
 PROFESSIONAL ENGINEERING CORPORATION  
 MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO.  
13-0166  
DATE  
12/22/16

1





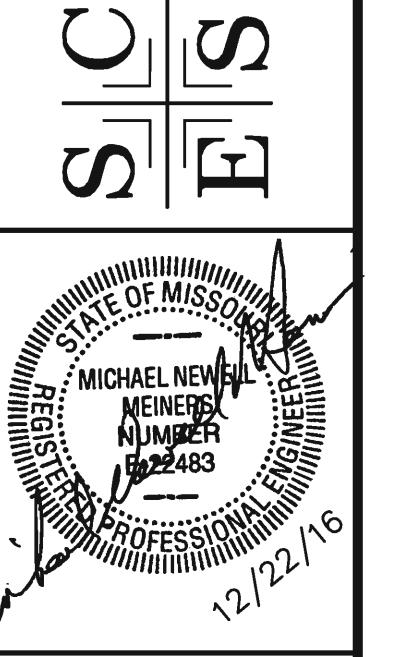
Call BEFORE you DIG  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

DATE	CITY COMMENTS
06/15/2015	CITY COMMENTS
07/14/2015	COMMENTS
10/27/2015	CITY COMMENTS
11/18/2015	CITY COMMENTS
12/23/2015	CITY COMMENTS
02/24/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
12/22/2016	CITY COMMENTS

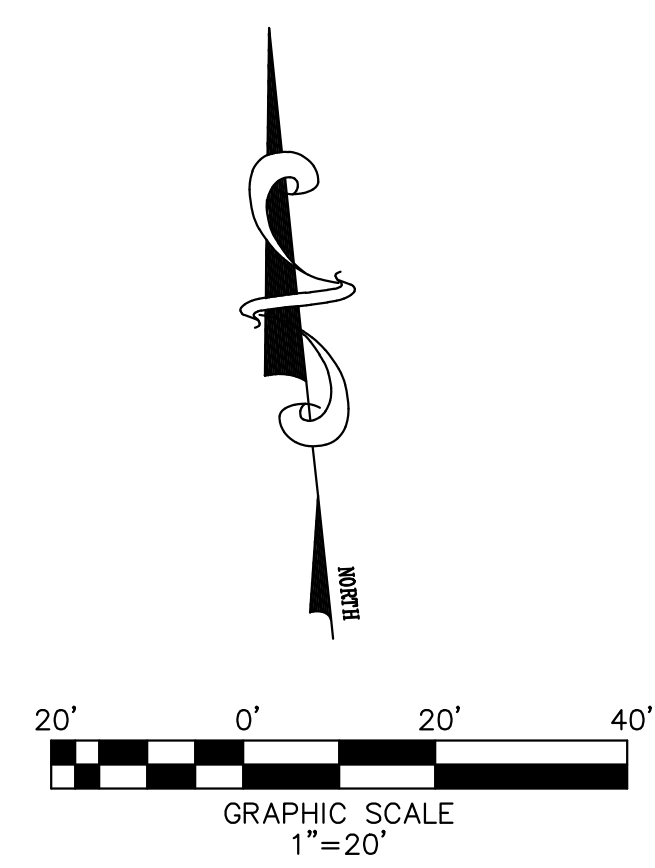
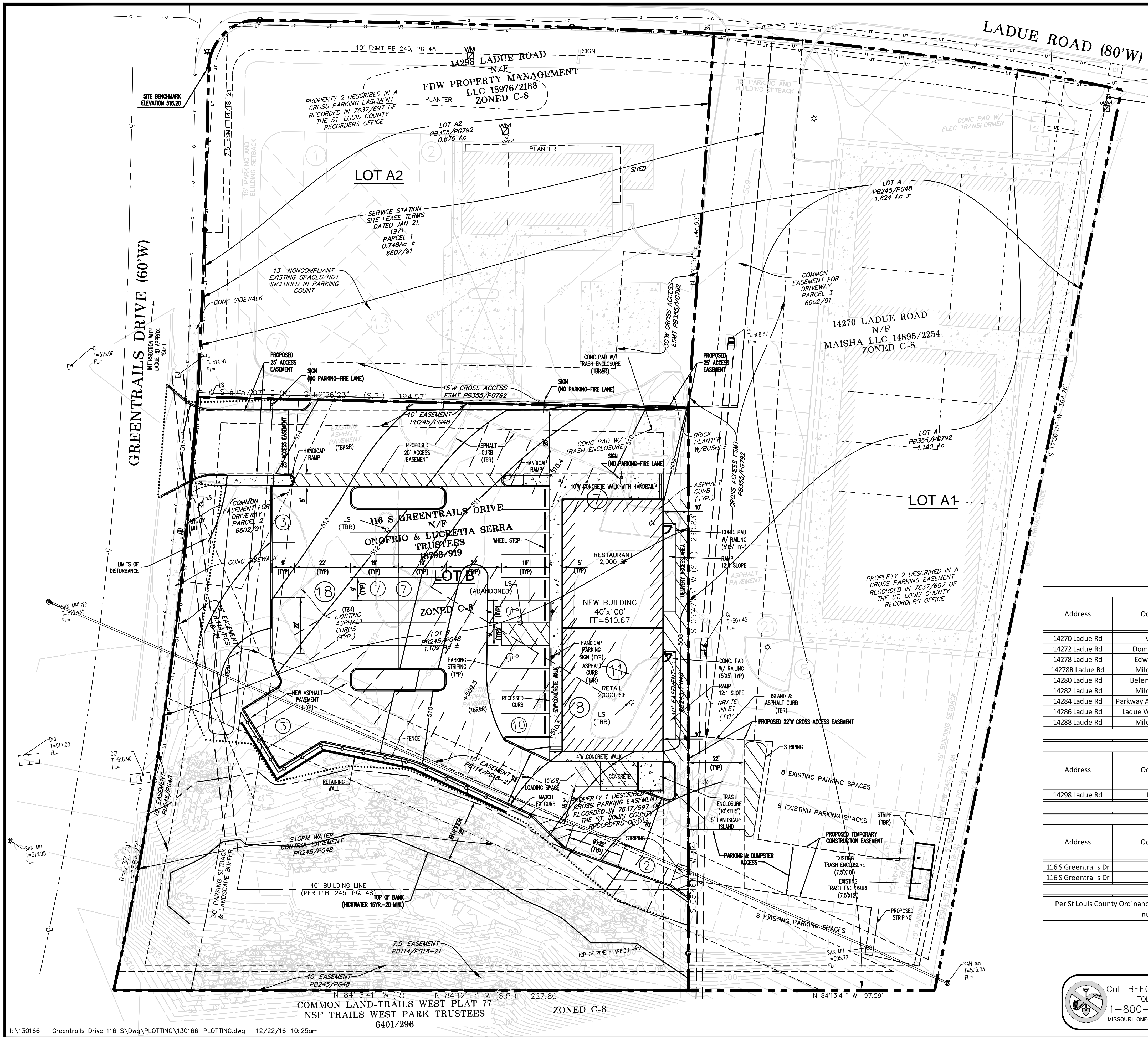
AMENDED SITE DEVELOPMENT  
SECTION PLAN  
116 S GREENTRAILS DRIVE  
SITE PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63801  
TEL: (636) 947-0607 FAX: (636) 947-2448  
ST. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO. 18-0166  
DATE 12/22/16  
2





**LOT B**  
Existing improvement shown per field survey performed by St Charles Engineering & Surveying, LLC on DEC 2013.

All striping shown scaled in per visual field inspection and best available aerial photos.

No verification of existing drive isles and parking stall dimensions included with this plan.

**LOT A1 & A2**  
Existing improvements (i.e. buildings and pavement) shown scaled in per best available aerial photos.

All striping shown scaled in per visual field inspection and best available aerial photos.

Existing building square footages shown per amended site development plan BK 355, PG 793.

Existing building uses shown per visual field inspection on June 2014.

No verification of existing drive isles and parking stall dimensions included with this plan.

PARKING COUNT		
Lot	Existing	Proposed
Lot A1	51	49
Lot A2	10	10
Lot B	44	32
Total	105	91

PARKING REQUIREMENTS						
Lot A1						
Address	Occupant	Use	Parking Requirement per City of Chesterfield Unified Development Code	Size	Required Spaces	
14270 Ladue Rd	Vacant	Office (general)	3.3 per 1,000 GFA	1,200	4	
14272 Ladue Rd	Dominos Pizza	Restaurant (take out)	5 per 1,000 GFA	1,200	6	
14278 Ladue Rd	Edward Jones	Office (general)	3.3 per 1,000 GFA	1,600	6	
14278R Ladue Rd	Milder Music	Commercial Services	4.5 per 1,000 GFA	800	4	
14280 Ladue Rd	Belens Fashions	Beauty Shop	5 per 1,000 GFA	400	2	
14282 Ladue Rd	Milder Music	Commercial Services	4.5 per 1,000 GFA	800	4	
14284 Ladue Rd	Parkway Animal Hospital	Veterinary Clinic	3.3 per 1,000 GFA	800	3	
14286 Ladue Rd	Ladue West Cleaners	Dry Cleaning	3.3 per 1,000 GFA	1,600	6	
14288 Ladue Rd	Milder Music	Commercial Services	4.5 per 1,000 GFA	3,000	14	
Total					49	
Lot A2						
Address	Occupant	Use	Parking Requirement per City Ordinance 378	Size	Required Spaces	
14298 Ladue Rd	Mobil	Neighborhood Service Station	Not more than 10 automobiles		10	
Total					10	
Lot B						
Address	Occupant	Use	Parking Requirement per City of Chesterfield Unified Development Code	Size	Required Spaces	
116 S Greentrails Dr	N/A	Retail Sales (Neighborhood)	4 per 1,000 GFA	2000 sf	8	
116 S Greentrails Dr	N/A	Restaurant (sit down)	12 per 1,000 GFA	2000 sf	24	
Total					32	
Per St Louis County Ordinance No. 11,900 approved on June 24, 1969, A 20% reduction shall be permitted in the number of parking spaces required for this development.					Grand Total	91
					20% Less Total	73

Call BEFORE you DIG  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM, INC.

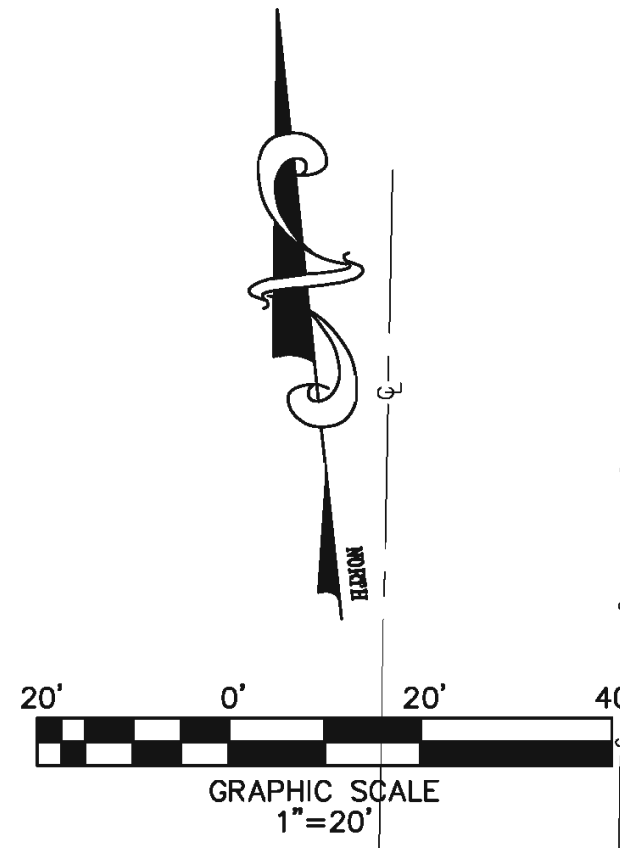
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

06/15/2015 CITY COMMENTS  
07/14/2015 COMMENTS  
10/27/2015 CITY COMMENTS  
11/18/2015 CITY COMMENTS  
12/23/2015 CITY COMMENTS  
02/24/2016 CITY COMMENTS  
05/11/2016 CITY COMMENTS  
08/25/2016 CITY COMMENTS  
12/01/2016 CITY COMMENTS  
12/22/2016 CITY COMMENTS

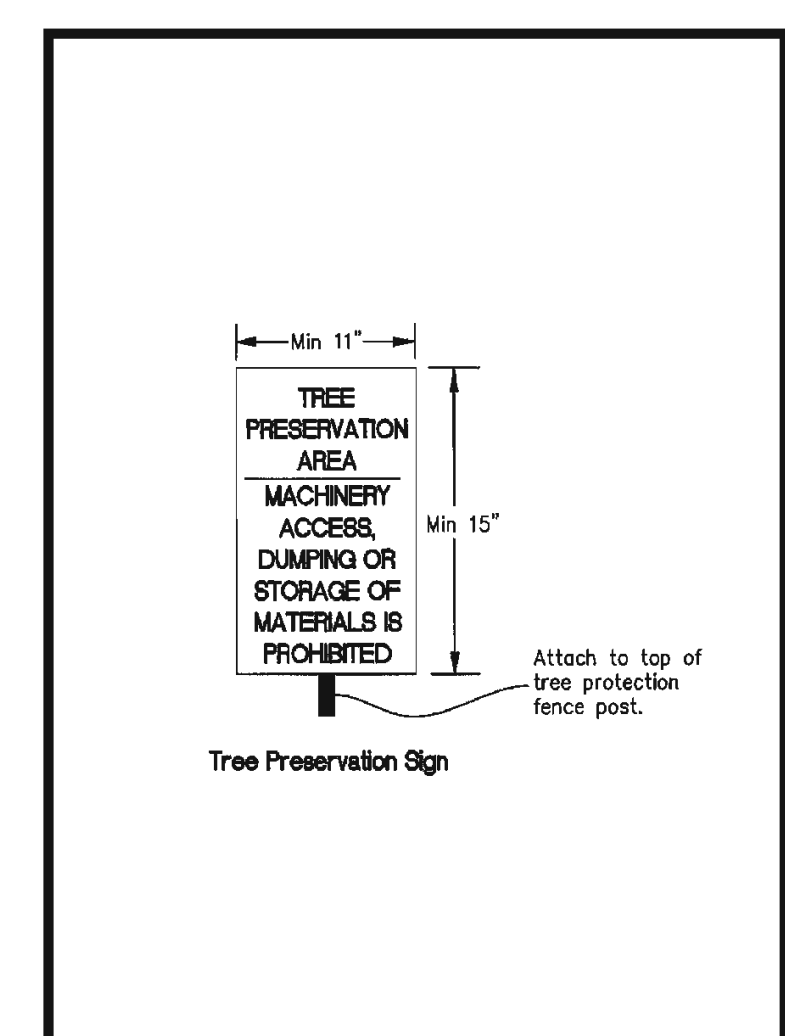
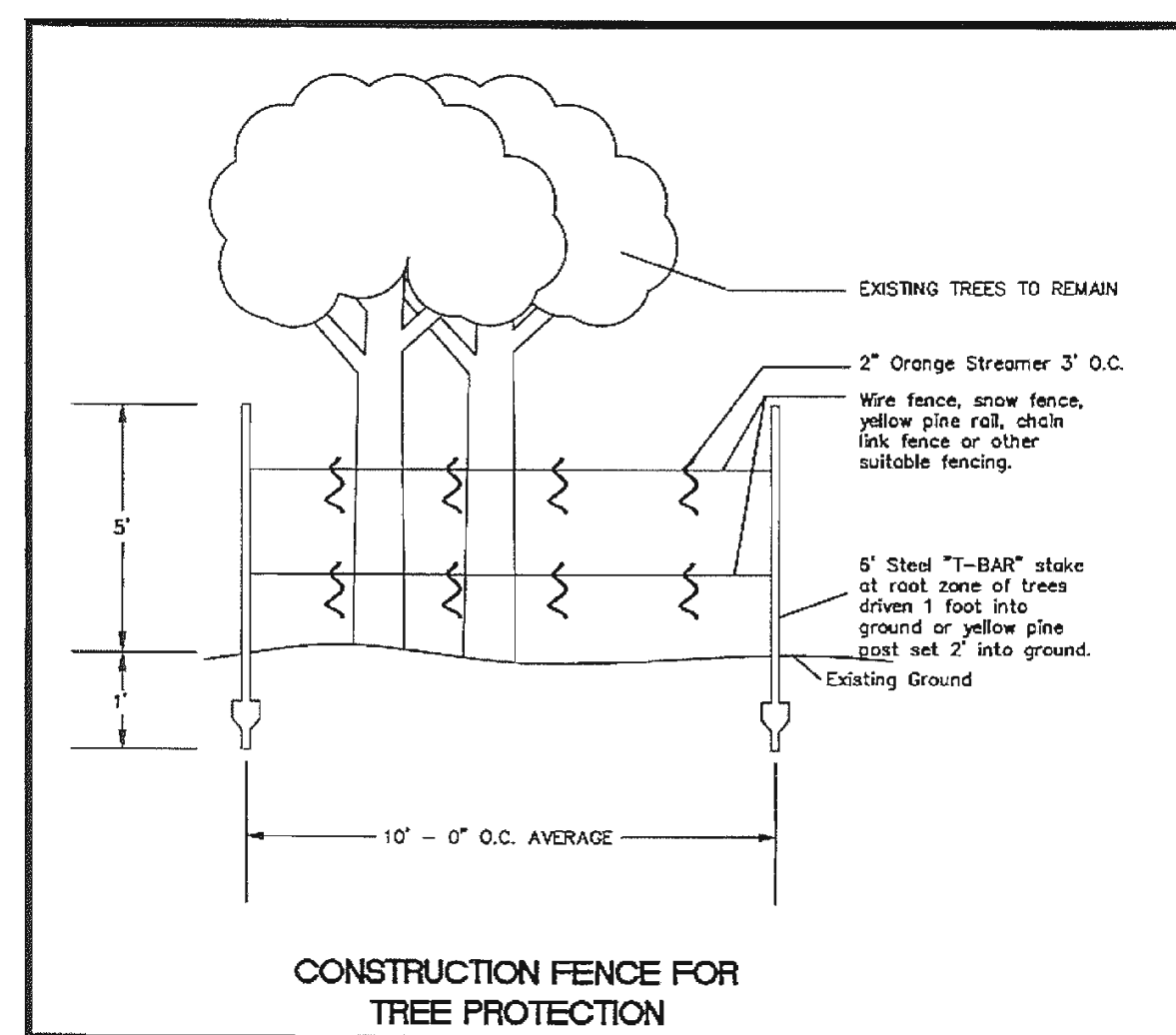
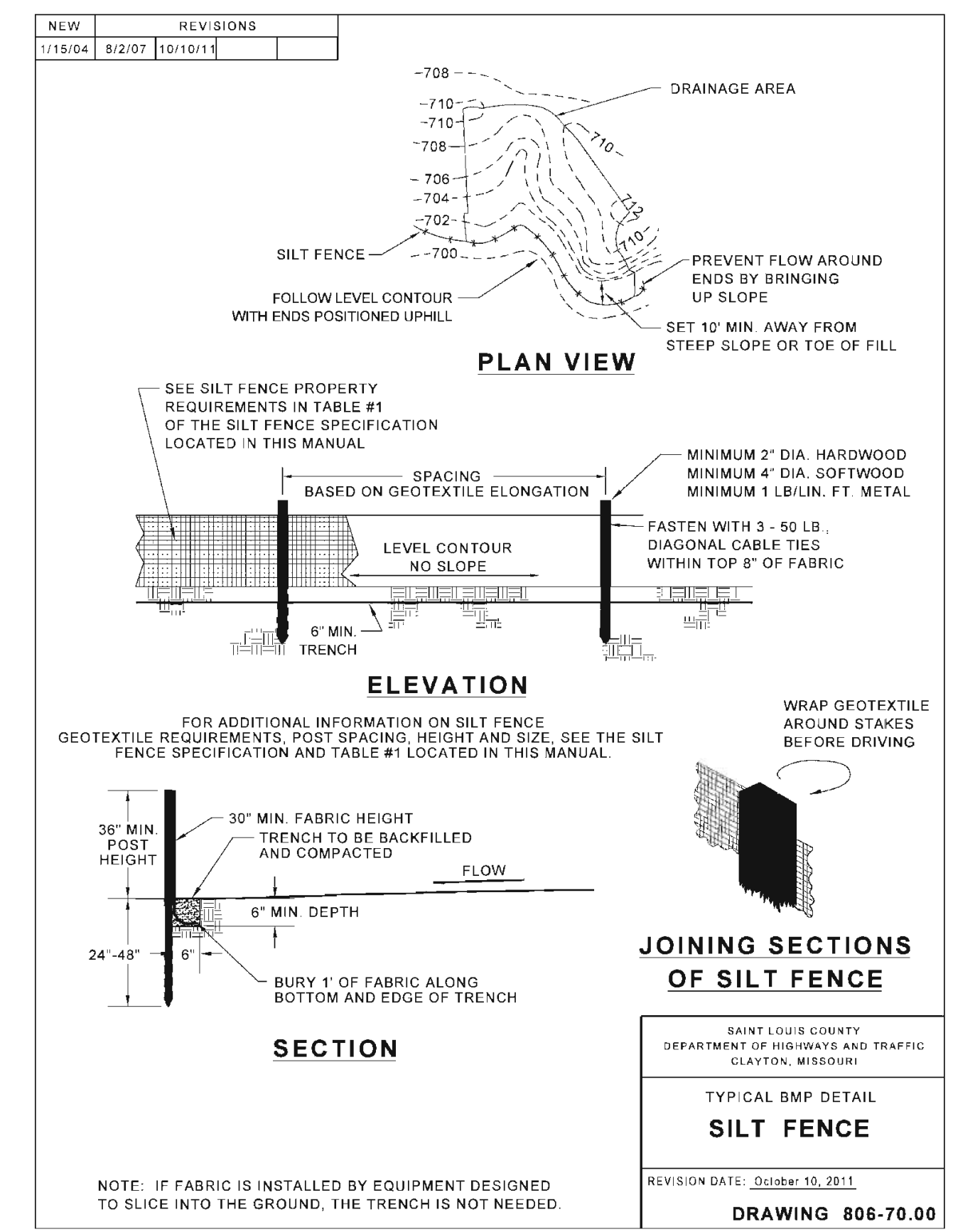
**AMENDED SITE DEVELOPMENT SECTION PLAN 116 S GREENTRAILS DRIVE**

**ST. CHARLES ENGINEERING & SURVEYING, INC.**  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448  
ST. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647

**ORDER NO. 13-0166**  
**DATE 12/22/16**  
**3**



- GENERAL NOTES:**
1. AREA OF TRACT: 1.11 AC.
  2. LIMITS OF DISTURBANCE: 0.75 AC.
  3. EXISTING TREE CANOPY: 0.35 AC.
  4. EXISTING TREE CANOPY TO BE REMOVED: 0.10 AC.
  5. EXISTING TREE CANOPY TO BE PRESERVED: 0.34 AC.
  6. CLEARING LIMITS SHALL BE ROUGH STAKED OR MARKED BY THE APPLICANT'S SURVEYOR IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
  7. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT, PRESERVATION AND PROTECTION MEASURES HAVE NOT YET BEEN COMPLETED.
  8. PROTECTIVE DEVICES: CONSTRUCTION FENCE, SILTATION FENCE
  9. NO MAINTENANCE SCHEDULE REQUIRED
  10. TREE SPECIALIST: TREES, FORESTS AND LANDSCAPING, INC. WILLIAM SPRADLEY, PRESIDENT



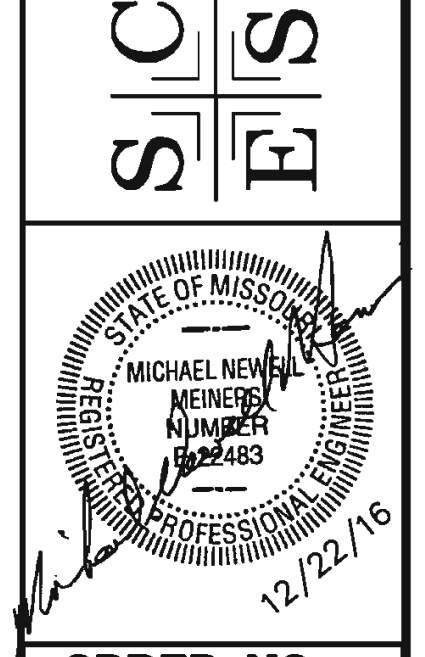
Call BEFORE you DIG  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

DATE	CITY COMMENTS
06/15/2015	CITY COMMENTS
07/14/2015	CITY COMMENTS
10/27/2015	CITY COMMENTS
11/18/2015	CITY COMMENTS
12/23/2015	CITY COMMENTS
02/24/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
12/22/2016	CITY COMMENTS

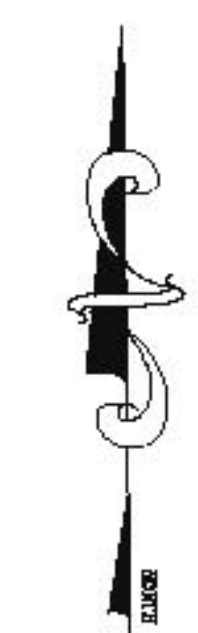
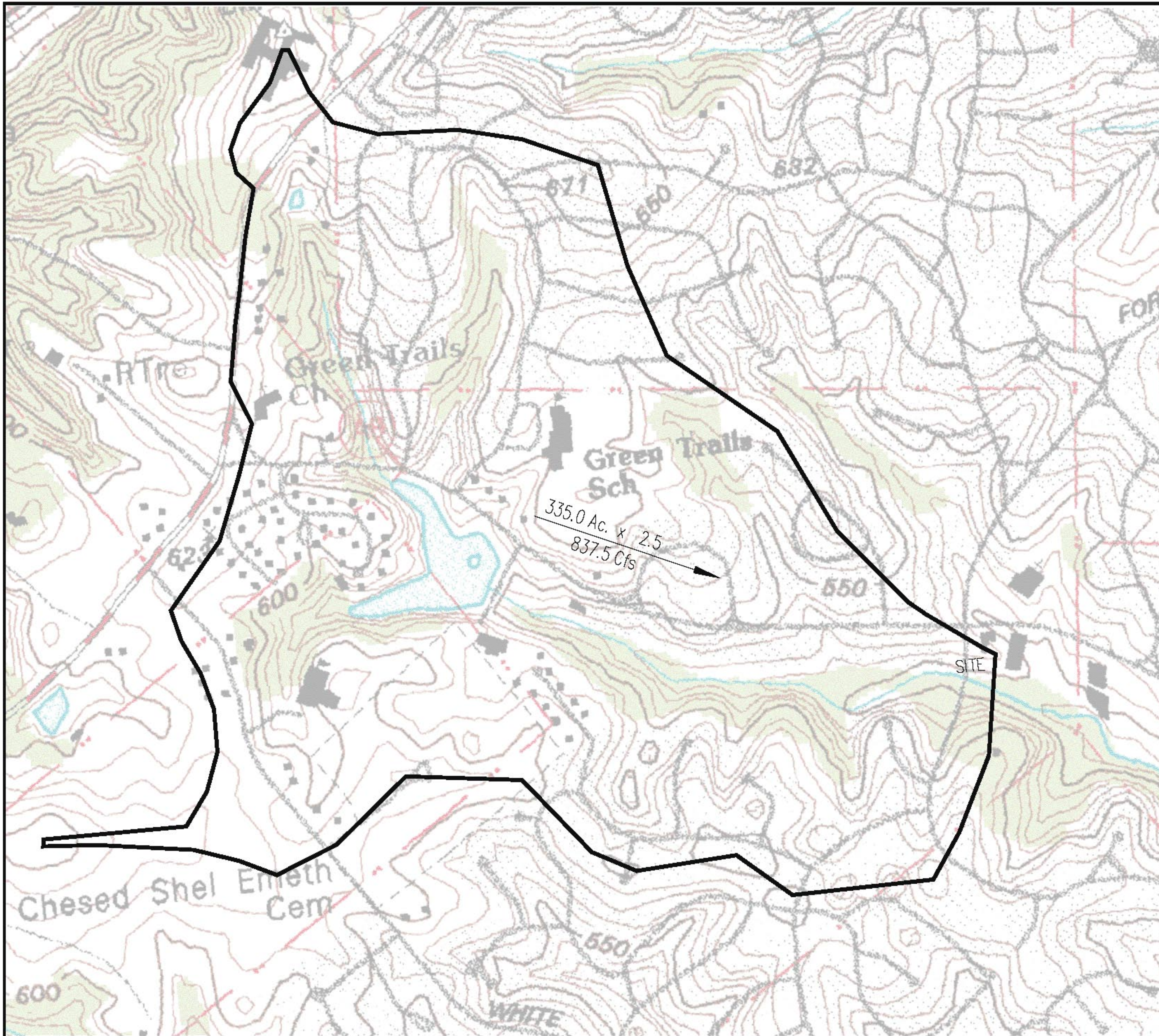
AMENDED SITE DEVELOPMENT  
SECTION PLAN  
116 S GREENTRAILS DRIVE  
TREE PRESERVATION PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63801  
TEL: (688) 947-0807 FAX: (688) 947-2448  
ST. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO.  
18-0166  
DATE  
12/22/16  
4





SCALE - 1"=300'

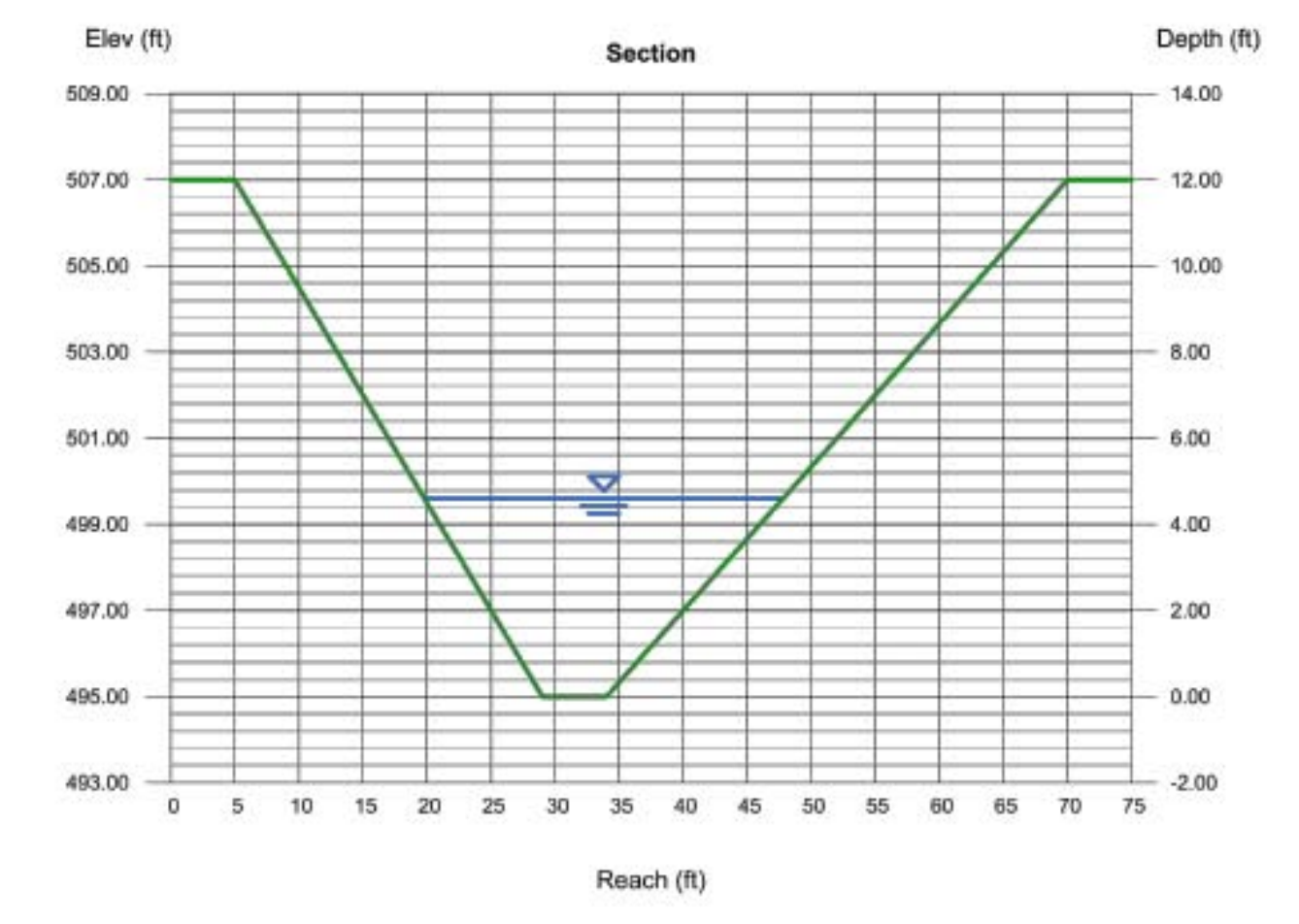
**HIGH WATER**  
**15YR. 20MIN.**

**Channel Report**

Hydraflow Express Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. Friday, Oct 9 2015

**130166 GREENTRAILS CREEK STUDY**

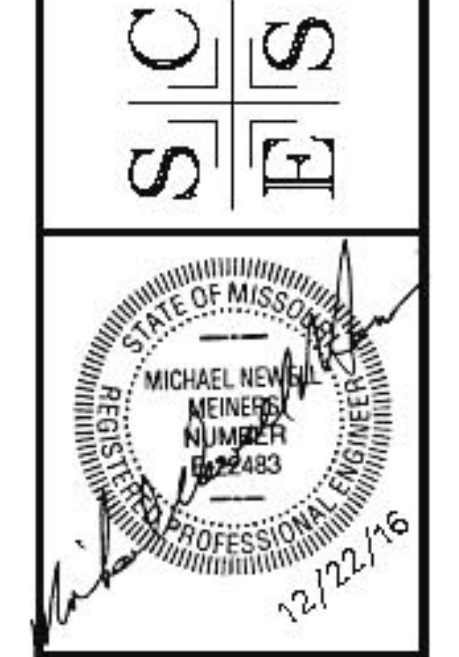
<b>Trapezoidal</b>		<b>Highlighted</b>	
Bottom Width (ft)	= 5.00	Depth (ft)	= 4.60
Side Slopes (z:1)	= 2.00, 3.00	Q (cfs)	= 837.50
Total Depth (ft)	= 12.00	Area (sqft)	= 75.90
Invert Elev (ft)	= 495.00	Velocity (ft/s)	= 11.03
Slope (%)	= 1.00	Wetted Perim (ft)	= 29.83
N-Value	= 0.025	Crit Depth, Yc (ft)	= 4.98
		Top Width (ft)	= 28.00
<b>Calculations</b>		EGL (ft)	= 6.49
Compute by:	Known Q		
Known Q (cfs)	= 837.50		



06/15/2015	CITY COMMENTS
07/14/2015	COMMENTS
10/27/2015	CITY COMMENTS
11/18/2015	CITY COMMENTS
12/23/2015	CITY COMMENTS
02/24/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
12/22/2016	CITY COMMENTS

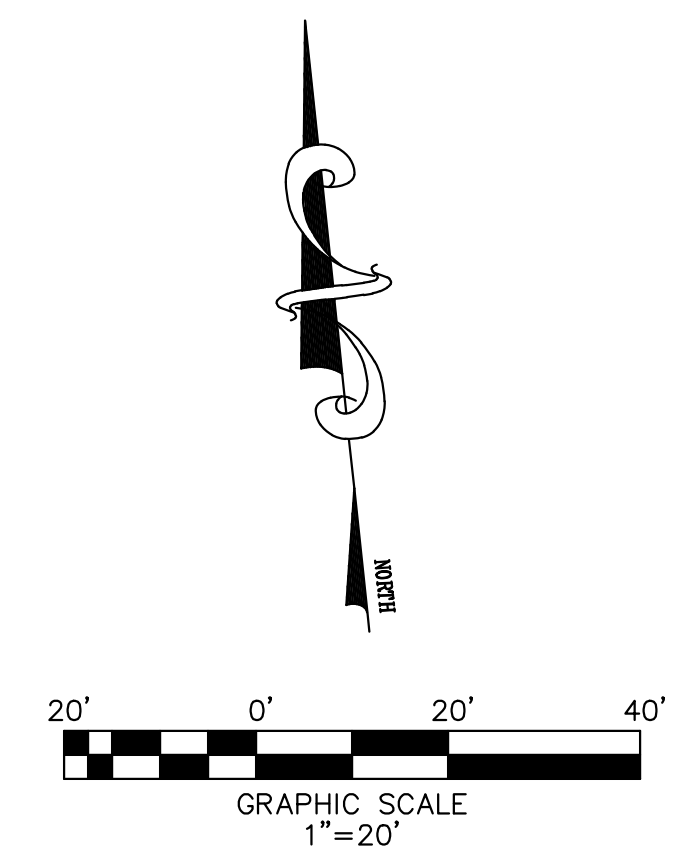
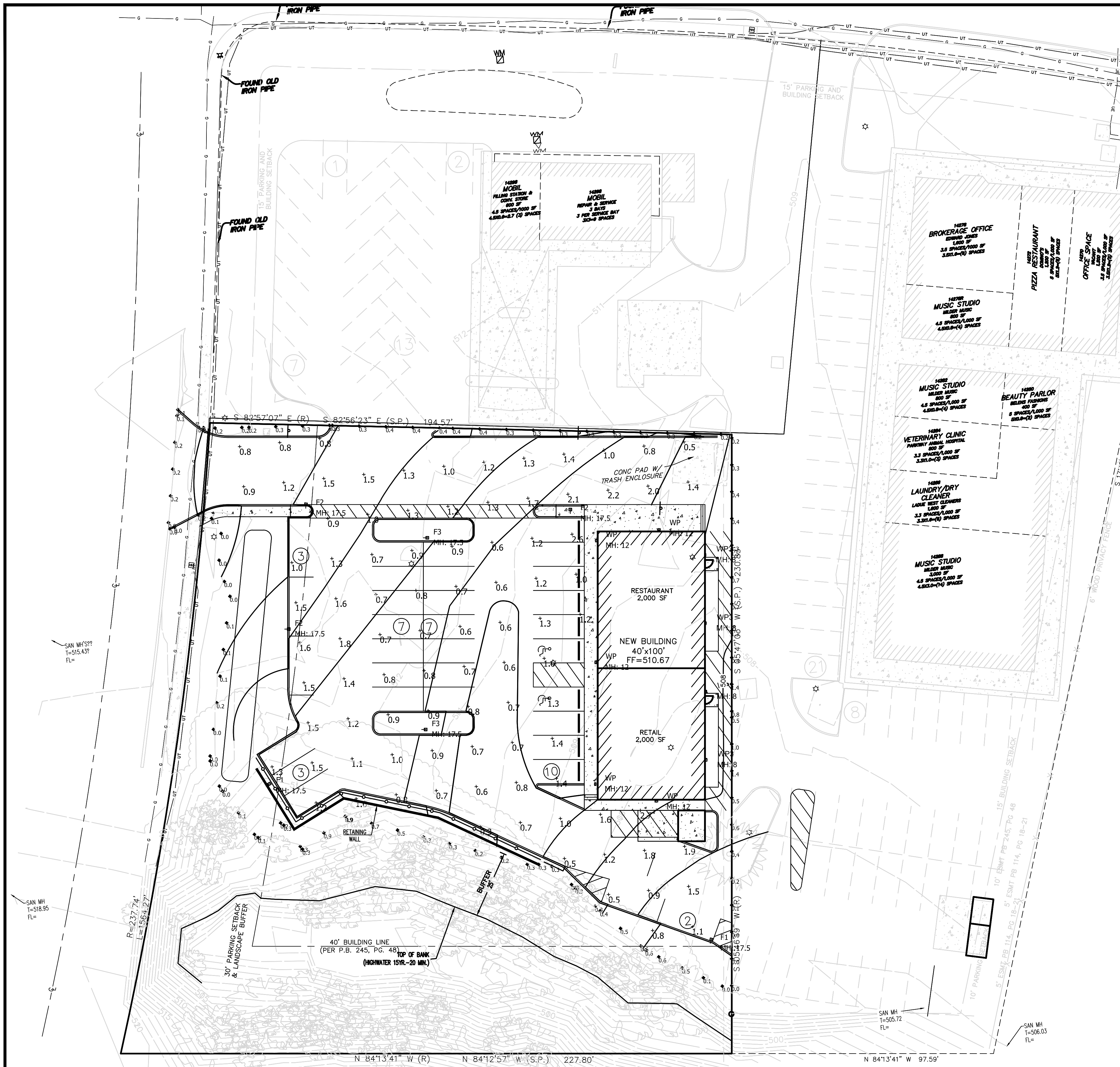
AMENDED SITE DEVELOPMENT  
SECTION PLAN  
116 S GREENTRAILS DRIVE  
CREEK STUDY

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2445  
ST. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001847



ORDER NO.  
13-0188  
DATE  
12/22/16  
5





POLE FIXTURES MOUNTED ON 15' POLE & 2.5' BASE  
LIGHT LEVEL CALCULATED ON PARKING SURFACE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.12	2.7	0.3	3.73	9.00
SPILL LIGHT	Illuminance	Fc	0.34	1.5	0.0	N.A.	N.A.

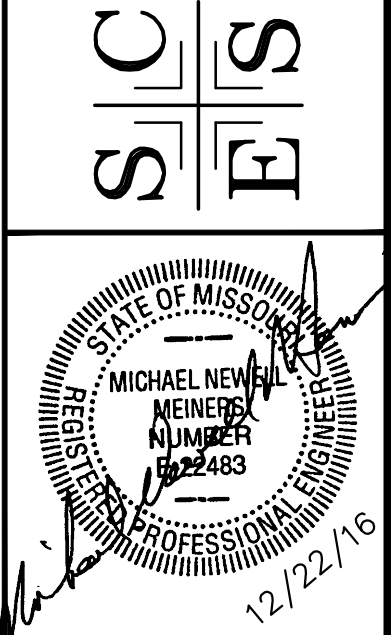
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	2	F1	SINGLE	30	60	1.000	GLEON-AE-01-LED-EI-SL4-530-HSS
	3	F2	SINGLE	30	90	1.000	GLEON-AE-01-LED-EI-SL2-530-HSS
	2	F3	SINGLE	38	76	1.000	GLEON-AE-01-LED-EI-SWQ-700
	5	WP	SINGLE	27	135	1.000	ISW-B01-LED-EI-B14
	4	WP3	SINGLE	7	28	1.000	XTORIA

NOTES: 1. BASED ON CURRENT INFORMATION PROVIDED BY THE USER OF THIS PLAN. 2. ALL DIMENSIONS IN PARALLELS UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

DATE	CITY COMMENTS
06/15/2015	
07/14/2015	
10/27/2015	
11/18/2015	
12/23/2015	
02/24/2016	
05/11/2016	
08/25/2016	
12/01/2016	
12/22/2016	

AMENDED SITE DEVELOPMENT  
SECTION PLAN  
116 S GREENTRAILS DRIVE  
LIGHTING PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63801  
TEL: (636) 947-0607 FAX: (636) 947-2448  
ST. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO.  
13-0166  
DATE  
12/22/16



Catalog #	SSS-4-A-175-S-F-A	Type	POLE
Project	GREEN TRAILS	Date	11/24/2015
Comments	FIXTURE MOUNTED AT 17.5 ON POLE		
Prepared by	G. DIMAGGIO		

**FEATURES**

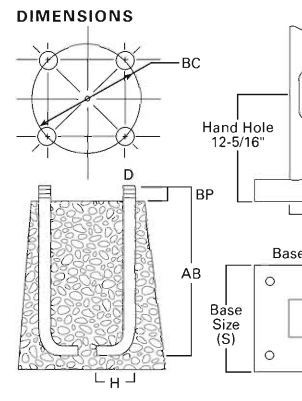
- ASTM Grade steel base plate with ASTM A3636 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10-38" mounting heights
- Drilled or toron (typical)

### SSS SQUARE STRAIGHT STEEL

#### ORDERING INFORMATION

Product	Shaft Size (Inches)	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS-Square Straight Steel	4-4" 5-5" 6-6"	A=0.120" B=0.188" C=0.250"	16-10' 16-15' 20-25' 25-35' 35-55'	S-Square Steel	F-Dark Bronze G-Galvanized Steel H-White K-Carbon Bronze L-Dark Platinum M-Primer Powder Coat N-Black O-Silver P-Graphite Metallic V-Vinyl W-White X-Custom Color Y-Black	2-2-38" O.D. Toron (4" Long) 3-3-1/2" O.D. Toron (5" Long) 4-4" O.D. Toron (6" Long) 5-5" O.D. Toron (8" Long) 6-6" O.D. Toron (10" Long) 7-7" O.D. Toron (10" Long) 8-8" O.D. Toron (10" Long) 9-9" O.D. Toron (10" Long) 10-10" O.D. Toron (10" Long) 11-11" O.D. Toron (10" Long) 12-12" O.D. Toron (10" Long) 13-13" O.D. Toron (10" Long) 14-14" O.D. Toron (10" Long) 15-15" O.D. Toron (10" Long) 16-16" O.D. Toron (10" Long) 17-17" O.D. Toron (10" Long) 18-18" O.D. Toron (10" Long) 19-19" O.D. Toron (10" Long) 20-20" O.D. Toron (10" Long) 21-21" O.D. Toron (10" Long) 22-22" O.D. Toron (10" Long) 23-23" O.D. Toron (10" Long) 24-24" O.D. Toron (10" Long) 25-25" O.D. Toron (10" Long) 26-26" O.D. Toron (10" Long) 27-27" O.D. Toron (10" Long) 28-28" O.D. Toron (10" Long) 29-29" O.D. Toron (10" Long) 30-30" O.D. Toron (10" Long) 31-31" O.D. Toron (10" Long) 32-32" O.D. Toron (10" Long) 33-33" O.D. Toron (10" Long) 34-34" O.D. Toron (10" Long) 35-35" O.D. Toron (10" Long) 36-36" O.D. Toron (10" Long) 37-37" O.D. Toron (10" Long) 38-38" O.D. Toron (10" Long) 39-39" O.D. Toron (10" Long) 40-40" O.D. Toron (10" Long)	1-Single 2-2 at 180° 2-2 at 90° 3-3 at 90° 4-4 at 90° 5-5 at 90° X-None	X-None	A-1/2" Tapped Hub (Specify location desired) B-3/4" Tapped Hub (Specify location desired) C-Compliance Outlet D-Exit E-Exit F-Exit G-Exit H-Exit I-Exit J-Exit K-Exit L-Exit M-Exit N-Exit O-Exit P-Exit Q-Exit R-Exit S-Exit T-Exit U-Exit V-Exit W-Exit X-Exit Y-Exit Z-Exit

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4" above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" before pole top and 18" from standard hand hole location, unless otherwise specified.



**WARNING:** The use of unapproved accessories such as banners, signs, cameras or sensors for which the pole was not designed voids the pole warranty from Eaton's Cooper Lighting business and may result in pole failure causing serious injury or property damage. Upon request, Eaton's Cooper Lighting business will supply information regarding total loading capacity. The pole warranty from Eaton's Cooper Lighting business is void unless poles are used and installed as a complete pole/fixture combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unapproved uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product. Specifications and dimensions subject to change without notice. Consult your Eaton's Cooper Lighting business representative or visit [www.cooperlighting.com](http://www.cooperlighting.com) for available options, accessories and ordering information.

### Cooper Lighting

ADH130483  
2014-04-02 13:41:02

#### DESCRIPTION

The IMPACT Elite family of cutoff wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, Impact Elite provides outstanding uniformity and energy conscious illumination. Combined with a rugged construction, the Impact Elite is the ideal facade and security luminaire for areas surrounding schools, office complexes, apartments, and recreational facilities. ULULIST listed for wet locations.

#### SPECIFICATION FEATURES

**Construction**  
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and reparability. Hinged door inset for clean mating with housing surface and secured via two (2) captive fasteners. Optional tamper resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

**Optics**  
Choice of six (6) patented, high efficiency AccuLED Optics™ that maximize light collection and direction distribution into the application region. Each optical lens is precision manufactured via injection-molding, then precisely arranged and sealed to the board media. BL optics offer backlight control to decrease wall brightness while the optional uplight glow provides soft illumination to highlight architectural surfaces. Offered standard in 4000K (±).

**275K) CCT and nominal 70 CRI.**

**Electrical**  
LED Drivers mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. Impact Elite Wall Series LED operates from 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. 30% lumen maintenance expected at 60,000 hours. The Impact Elite Wall Series LED luminaire is suitable for operation in -40°C to 40°C ambient environments. LightBARs feature an IP66 enclosure rating. Emergency egress options for -20°C ambient environments and optional occupancy sensor available.

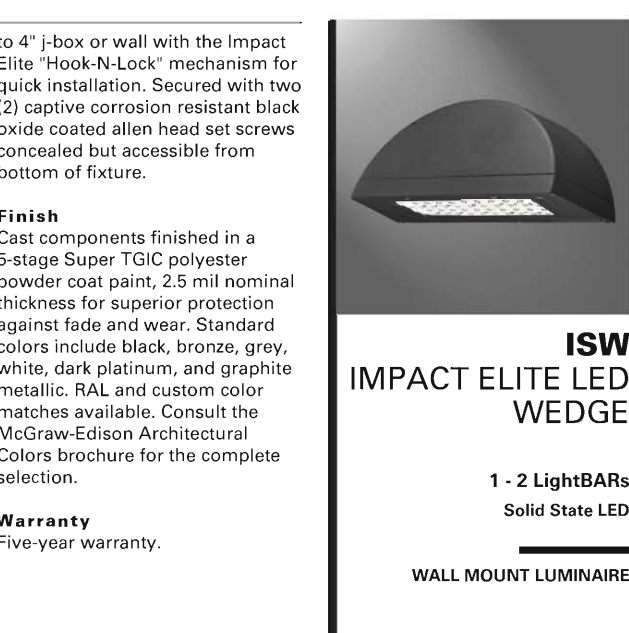
**Mounting**  
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" i-box or wall with the Impact Elite "hook-n-lock" mechanism for quick installation. Secured with two (2) captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

**Finish**  
Cast components finished in a 5-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum, and graphite metallic.RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**Warranty**  
Five year warranty.

### McGraw-Edison

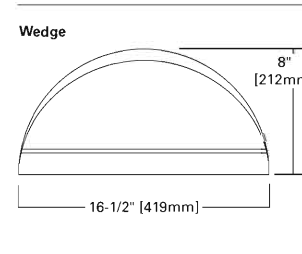
Catalog #	ISW-B01-LED-E1-BL4-BZ	Type	WP
Project	Greentrails	Date	11/24/2015
Comments	Mounted at 12'		
Prepared by	J. Dimaggio		



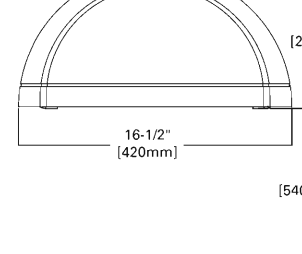
### ISW IMPACT ELITE LED WEDGE

1 - 2 LightBARs  
Solid State LED  
WALL MOUNT LUMINAIRE

#### STANDARD DIMENSIONS



#### STANDARD DIMENSIONS WITH BACK BOX



COOPER Lighting  
[www.cooperlighting.com](http://www.cooperlighting.com)

#### CERTIFICATION DATA

ULULIST Listed  
LM79 L80 Compliant  
IP66 LightBARs  
AFLRA Compliant  
E20 3001

#### ENERGY DATA

Electronic LED Driver  
≥0.3 Power Factor  
≤5% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz  
-40°C Minimum Temperature  
40°C Ambient Temperature Rating

#### SHIPPING DATA

Approximate Net Weight:  
18 lbs. (8 kg.)

ADH100155  
2013-06-13 16:30:02

### SSS SQUARE STRAIGHT STEEL

Mounting Height (Feet)	Catalog Number 1, 2	Wall Thickness (Inches)	Base Square 1 (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection 1 (Inches)	Shaft Size 1 (Inches)	Anchor Bolt Diameter 1 (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet)	Max. Fixture Load - Includes Bracket (Pounds)
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9
25	SSS4A25S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.1	7.9
30	SSS4A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	222	9.3	6.0
35	SSS4A35S	0.120	12-1/2	12	5	6	1 x 36 x 4	284	3.9	6.1
40	SSS4A40S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1
45	SSS4A45S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4
50	SSS4A50S	0.120	12-1/2	12	5	6	1 x 36 x 4	330	4.3	1.4
55	SSS4A55S	0.120	12-1/2	12	5	6	1 x 36 x 4	489	19.0	13.0
60	SSS4A60S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	483	5.8	2.8
65	SSS4A65S	0.120	12-1/2	12	5	6	1 x 36 x 4	564	12.8	3.7
70	SSS4A70S	0.250	12-1/2	12	5	6	1 x 36 x 4	738	16.5	10.0
75	SSS4A75S	0.188	12-1/2	12	5	6	1 x 36 x 4	618	7.0	3.0
80	SSS4A80S	0.250	12-1/2	12	5	6	1 x 36 x 4	816	13.0	3.7

#### Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number 1, 2	Wall Thickness (Inches)	Base Square 1 (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection 1 (Inches)	Shaft Size 1 (Inches)	Anchor Bolt Diameter 1 (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet)	Max. Fixture Load - Includes Bracket (Pounds)
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.4	10.2
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.2	3.4
25	SSS4A25S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	8.9
30	SSS4A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	222	3.4	1.6
35	SSS4A35S	0.120	12-1/2	12	5	6	1 x 36 x 4	284	8.5	5.5
40	SSS4A40S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	—
45	SSS4A45S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9
50	SSS4A50S	0.120	12-1/2	12	5	6	1 x 36 x 4	330	4.1	1.3
55	SSS4A55S	0.188	12-1/2	12	5	6	1 x 36 x 4	489	18.5	12.8
60	SSS4A60S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	483	5.5	2.4
65	SSS4A65S	0.188	12-1/2	12	5	6	1 x 36 x 4	564	11.8	7.0
70	SSS4A70S	0.250	12-1/2	12	5	6	1 x 36 x 4	738	16.0	10.9
75	SSS4A75S	0.188	12-1/2	12	5	6	1 x 36 x 4	618	7.0	2.4
80	SSS4A80S	0.250	12-1/2	12	5	6	1 x 36 x 4	816	12.0	6.7

NOTES: 1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained from Eaton's Cooper Lighting business. 2. Toron size or mounting for rectangular arms must be specified. Hand hole position relative to 0° direction. 3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal. 4. EPA based on shaft properties with wind normal to flat. EPA calculated using base wind velocity as indicated plus 35% gust factor.

### Cooper Lighting

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#### POWER AND LUMENS BY BAR COUNT

Number of LightBARs	Power (Watts)	DISTRIBUTION						
		Current @ 120V (A)	Current @ 277V (A)	BL	BLB	BL4	GW	SLR/SLL
7 LED LIGHTBAR								
C01	27	0.23	0.13	1.770	1.625	1.720	1.725	1.571
C02	54	0.46	0.21	3.540	3.249	3.440	3.450	3.142
11 LED LIGHTBAR								
B01	27	0.23	0.13	2.377	1.968	2.115	2.122	1.932
B02	51	0.43	0.20	4.754	3.936	4.231	4.244	3.865

#### ORDERING INFORMATION

Product Family	Number of 1" LightBARs	Lamp Type	Distribution	Options
ISW Impact Elite Small Wedge	B01 (1) 1 LED LightBAR B02 (2) 2 LED LightBARs C01 (1) 1 LED LightBAR C02 (2) 2 LED LightBARs	LED Solid State Light Emitting Diodes	GW Wall Gazer Wide BL2 Type II Back Light Control BL3 Type III Back Light Control BL4 Type IV Back Light Control SLL 180 Degree Split Light Elevator Left SLR 90 Degree Split Light Elevator Right	P Photo Type Photocorrel (120V x 208, 240, or 277V) JL Two Circuit TR Tamper Resistant Fasteners 70600 CR/5000K CCT 80300 CR/3000K CCT LCP LightBAR Cover Plate Matches Housing Finish QBR Occupancy sensor standard with back box matching housing finish BBB Emergency LED power 18-11 Dark (ELCA Issue) P-CO2 F standard with back box matching housing finish CWB Emergency LED cool white (ELCA Issue) 20" C14" F standard with back box matching housing finish

Notes: 1. DesignLight Consortium Qualified. Refer to [www.designlighting.com](http://www.designlighting.com) for details. 2. IESNA Family Models for details. 3. Standard 4000K CCT and nominal 70CRI. 4. 21 LED LightBAR covered at 350mA, 7 LED LightBAR covered at 100mA. 5. Add as suffix. 6. Meet specific voltage. 7. Only available in 2 bar (B02 or C02) configurations. 8. Custom factory for lead times and lumen multiplier. 9. Only available in 2 bar (B02 or C02) configurations, remote LED LightBAR will be wired to panel. Time delay feature setting is 15 minutes. 10. Not available with GSE. 11. Specify 120 or 277V, 0°C minimum temperature. 12. Specify 120 or 277V, 1-20°C minimum temperature. 13. Other options. 14. Specify finish color in place of "XX".

COOPER Lighting  
[www.cooperlighting.com](http://www.cooperlighting.com)

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### DESCRIPTION

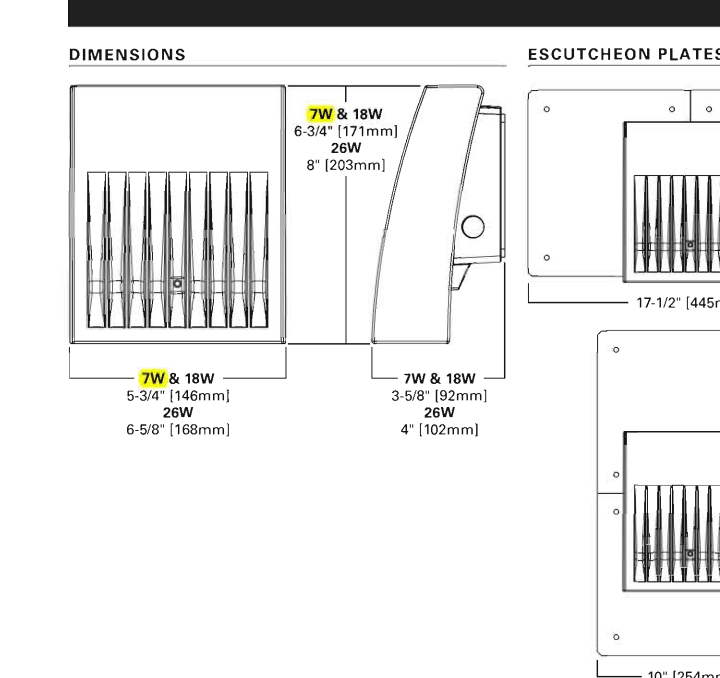
The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

#### SPECIFICATION FEATURES

**Construction**  
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 7W and 18W. The large housing is available in the 26W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

**Optical**  
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized and back box. Matching housing illumination. Optical assembly includes impact resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

**Electrical**  
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED sources. 7W models operate in -40°C to 40°C (-40°F to 104°F). 18W and 26W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 90% of initial



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#### LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 91%	> 270,000
40°C	> 90%	> 260,000
50°C	> 88%	> 225,000

#### CURRENT DRAW

Voltage	Model Series	XTORIA	XTOR2A	XTOR3A
120V	0.05A	0.15A	0.21A	0.21A
208V	0.03A	0.08A	0.13A	0.13A
240V	0.03A	0.07A	0.11A	0.11A
347V	0.03A	0.05A	0.10A	0.10A
347V	0.025A	0.058A	0.082A	0.082A

#### ORDERING INFORMATION

Sample Number: XTORIA-N-WT-FC1	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
Series 1	XTORIA-Small Door, 7W XTORIA-Small Door, 18W XTORIA-Small Door, 26W	XTORIA-Black XTORIA-White XTORIA-White	PC1-Photocorrel 120V PC2-Photocorrel 208-277V HA-50°C High Ambient	WJLXTOR-Wire Guard XTORFLD-KNC-Knuckle Floodlight Kit XTORFLD-TM-Terrace Floodlight Kit XTORFLD-WT-Terrace Floodlight Kit EWX-TOR-Escutcheon Wall Plate, Carbon Bronze EWP-TOR-WT-Escutcheon Wall Plate, Summit White







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

**SPECIFICATION FEATURES**

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

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in 40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

**Mounting**  
Extruded aluminum arm includes internal bolt guides allowing for

easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA Extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

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

**Warranty**  
Five-year warranty.

**McGraw-Edison®**

Product	GLEON-AE-01-LED-E1-SL2-530-HSS	Type	F2
Project	Greentrails	Date	
Comments	Mounted at 17.5'	Date	11/24/2015
Prepared by	J. DiMaggio		



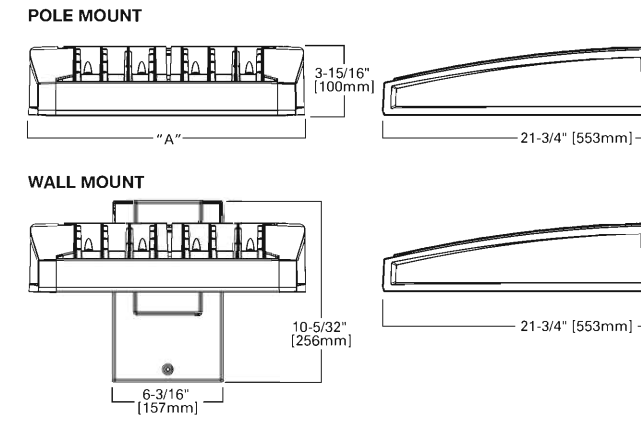
**GLEON GALLEON LED**

**1-10 Light States LED**

**AREA/SITE LUMINAIRE**

**Optics**  
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (± 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 8000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can

**DIMENSIONS**

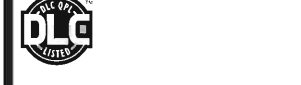


**DIMENSION DATA**

Number of Light Squares	"A" Width	"B" Standard Arm Length	"C" Optional Arm Length	Weight with Arm (lbs.)	EMF with Arm* (dB/Ft)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.36
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (707mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

**Cooper Lighting**  
by **E-T-N**

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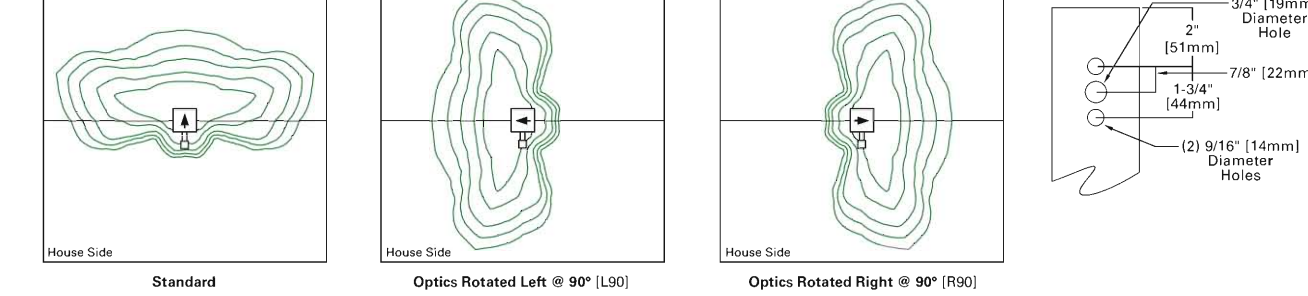


**CERTIFICATION DATA**  
UL/cUL Wet Location Listed  
SC 9001  
LMT9 / LMB0 Compliant  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium® Qualified\*

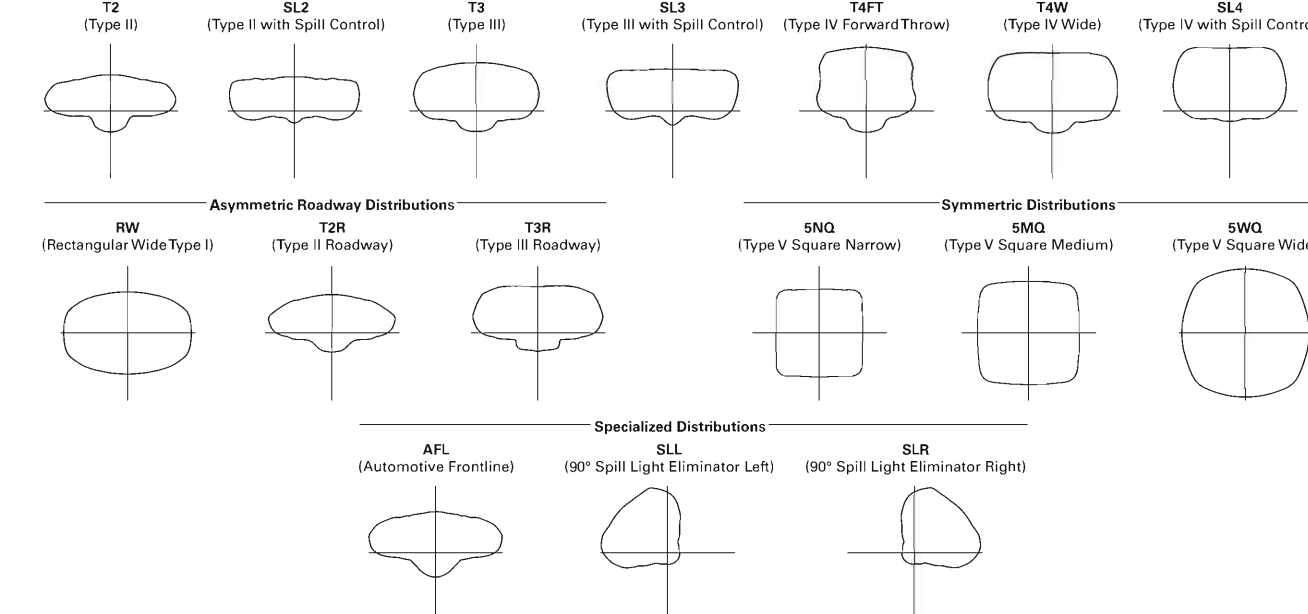
**ENERGY DATA**  
Electronic LED Driver  
+3dB Power Factor  
4000K CCT  
347V & 480V 60Hz  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

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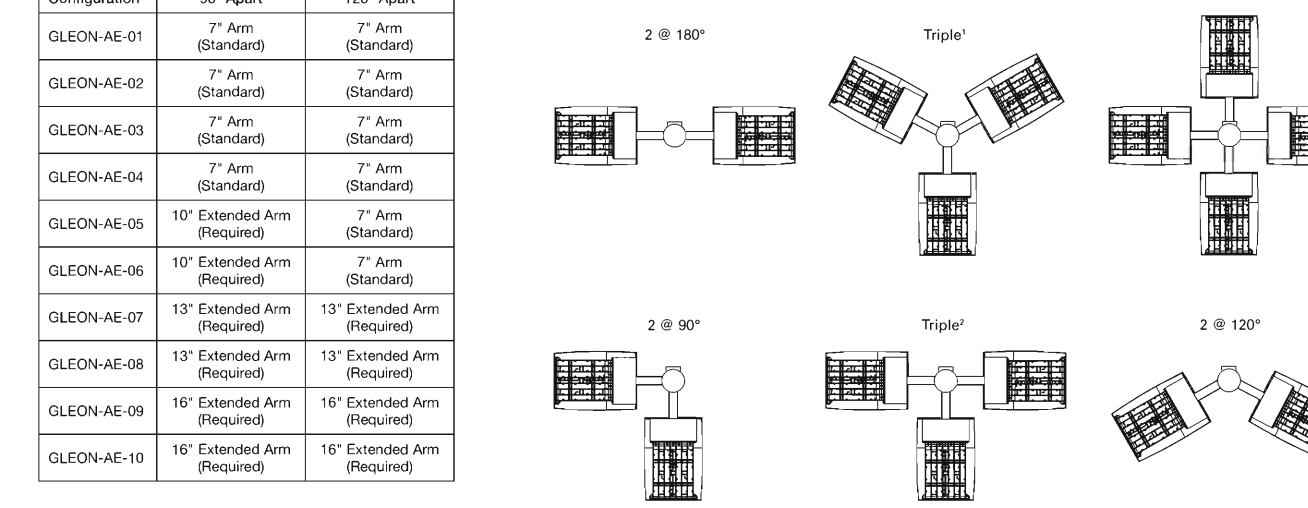
**GLEON GALLEON LED**



**OPTICAL DISTRIBUTIONS**



**ARM MOUNTING REQUIREMENTS**



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**NOMINAL POWER AND LUMENS (700MA)**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Current	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA
Nominal Power (Watts)	38	72	105	138	176	210	243	276	314	348
Input Current @ 120V (A)	0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86
Input Current @ 208V (A)	0.21	0.38	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69
Input Current @ 240V (A)	0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49
Input Current @ 277V (A)	0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31

\*Nominal data for 4000K CCT

**NOMINAL POWER AND LUMENS (530MA)**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Current	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA	530mA
Nominal Power (Watts)	30	54	80	105	130	159	184	209	234	259
Input Current @ 120V (A)	0.25	0.45	0.66	0.86	1.07	1.32	1.52	1.72	1.93	2.14
Input Current @ 208V (A)	0.17	0.28	0.39	0.51	0.63	0.78	0.9	1.02	1.14	1.26
Input Current @ 240V (A)	0.17	0.25	0.35	0.45	0.55	0.70	0.80	0.90	1.00	1.10
Input Current @ 277V (A)	0.19	0.24	0.32	0.40	0.49	0.64	0.72	0.80	0.90	0.98

**LUMEN MULTIPLIER**

Ambient Temperature (°C)	Lumen Multiplier
10°C	1.03
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

\* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

Cooper Lighting  
by **E-T-N**

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**GLEON GALLEON LED**

**NOMINAL POWER AND LUMENS (1A)**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Current	1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)	54	107	161	213	264	315	370	421	475	528
Input Current @ 120V (A)	0.47	0.90	1.31	1.73	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)	0.28	0.51	0.74	1.00	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)	0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)	0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00

**Optics**

Optics	Lumens	1	2	3	4	5	6	7	8	9	10
T2	BUG Rating	5,272	10,303	15,373	20,313	25,188	30,118	35,618	40,357	45,018	49,842
T2R	BUG Rating	5,597	10,938	16,321	21,565	26,719	31,874	37,813	42,844	47,792	52,914
T3	BUG Rating	5,371	10,591	15,699	20,704	25,602	30,691	36,303	41,194	45,884	50,862
T3R	BUG Rating	5,493	10,735	15,017	21,164	26,222	31,379	37,110	42,948	48,904	51,930
T4FT	BUG Rating	5,405	10,582	15,760	20,824	25,801	30,875	36,514	41,272	46,150	51,096
T4W	BUG Rating	5,335	10,426	15,556	20,555	25,488	30,476	36,042	40,838	45,554	50,436
SL2	BUG Rating	5,283	10,285	15,347	20,278	25,124	30,066	35,596	40,288	44,960	49,736
SL3	BUG Rating	5,373	10,500	15,627	20,701	25,649	30,693	36,288	41,128	45,878	50,794
SL4	BUG Rating	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
SN0	BUG Rating	5,542	10,800	16,160	21,252	26,455	31,658	37,459	42,421	47,320	52,360
SM0	BUG Rating	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,366
SW0	BUG Rating	5,659	11,059	16,501	21,803	27,014	32,207	38,280	43,217	48,200	53,498
SW2	BUG Rating	4,722	9,227	13,787	18,191	22,538	26,971	31,897	36,141	40,315	44,635
SW2/SR	BUG Rating	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,915
SW4	BUG Rating	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
AFL	BUG Rating	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262

\*Nominal data for 4000K CCT

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**ORDERING INFORMATION**

Product Family	Light Engine	Number of Light Squares*	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-Galleon	AE-1A Drive Current	01-1 02-2 03-3 04-4 05-5 06-6 07-7 08-8 09-9 10-10	LED-Solid State Light Emitting Diodes	E1-120V E1-208V E1-240V E1-277V	T2-Type II T2R-Type II Roadway T3-Type II Forward Throw T4W-Type IV Wide SM0-Type V Square Medium SW0-Type V Square Wide SL2-Type II w/Spill Control SL3-Type II w/Spill Control SL4-Type II w/Spill Control SLR-Spill Light Eliminator Left SLR-R Spill Light Eliminator Right AFL-Automotive Frontline	AP-Grey BZ-Bronze GQ-Gold DR-Dark Platinum GM-Gloss Metallic WH-White	(Blank) Arm for Round or Square Pole EA-Extended Arm* GM-Grid Mount Adapter* WH-Wall Mount

\*Nominal data for 4000K CCT

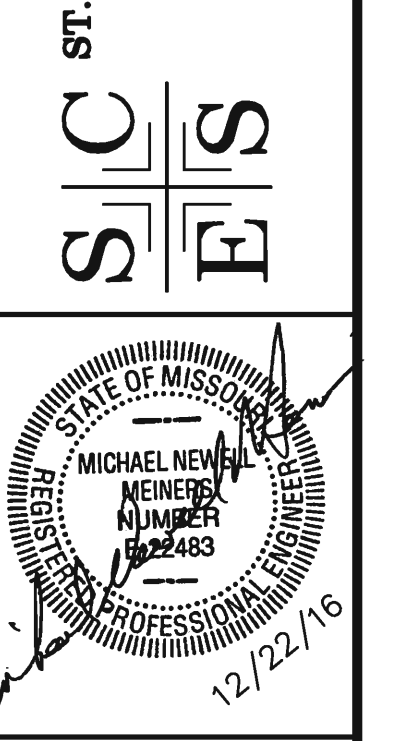
**Options (Add as Suffix)**

- ZL=Two Circuit\*\*
- R030-RO CR 3000K\*\*
- R050-RO CR 5000K\*\*
- R060-RO CR 6000K\*\*
- R070-RO CR 7000K\*\*
- R080-RO CR 8000K\*\*
- R090-RO CR 9000K\*\*
- R100-RO CR 10000K\*\*
- R110-RO CR 11000K\*\*
- R120-RO CR 12000K\*\*
- R130-RO CR 13000K\*\*
- R140-RO CR 14000K\*\*
- R150-RO CR 15000K\*\*
- R160-RO CR 16000K\*\*
- R170-RO CR 17000K\*\*
- R180-RO CR 18000K\*\*
- R190-RO CR 19000K\*\*
- R200-RO CR 20000K\*\*
- R210-RO CR 21000K\*\*
- R220-RO CR 22000K\*\*
- R230-RO CR 23000K\*\*
- R240-RO CR 24000K\*\*
- R250-RO CR 25000K\*\*
- R260-RO CR 26000K\*\*
- R270-RO CR 27000K\*\*
- R280-RO CR 28000K\*\*
- R290-RO CR 29000K\*\*
- R300-RO CR 30000K\*\*
- R310-RO CR 31000K\*\*
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- R360-RO CR 36000K\*\*
- R370-RO CR 37000K\*\*
- R380-RO CR 38000K\*\*
- R390-RO CR 39000K\*\*
- R400-RO CR 40000K\*\*
- R410-RO CR 41000K\*\*
- R420-RO CR 42000K\*\*
- R430-RO CR 43000K\*\*
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- R500-RO CR 50000K\*\*
- R510-RO CR 51000K\*\*
- R520-RO CR 52000K\*\*
- R530-RO CR 53000K\*\*
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- R550-RO CR 55000K\*\*
- R560-RO CR 56000K\*\*
- R570-RO CR 57000K\*\*
- R580-RO CR 58000K\*\*
- R590-RO CR 59000K\*\*
- R600-RO CR 60000K\*\*
- R610-RO CR 61000K\*\*
- R620-RO CR 62000K\*\*
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- R640-RO CR 64000K\*\*
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- R690-RO CR 69000K\*\*
- R700-RO CR 70000K\*\*
- R710-RO CR 71000K\*\*
- R720-RO CR 72000K\*\*
- R730-RO CR 73000K\*\*
- R740-RO CR 74000K\*\*
- R750-RO CR 75000K\*\*
- R760-RO CR 76000K\*\*
- R770-RO CR 77000K\*\*
- R780-RO CR 78000K\*\*
- R790-RO CR 79000K\*\*
- R800-RO CR 80000K\*\*
- R810-RO CR 81000K\*\*
- R820-RO CR 82000K\*\*
- R830-RO CR 83000K\*\*
- R840-RO CR 84000K\*\*
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- R870-RO CR 87000K\*\*
- R880-RO CR 88000K\*\*
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- R970-RO CR 97000K\*\*
- R980-RO CR 98000K\*\*
- R990-RO CR 99000K\*\*
- R1000-RO CR 100000K\*\*

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**AMENDED SITE DEVELOPMENT SECTION PLAN**  
**116 S GREENTRAILS DRIVE**  
LIGHTING PLAN

**ST. CHARLES ENGINEERING & SURVEYING, INC.**  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448  
ST. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO. 13-0166  
DATE 12/22/16  
9



**DESCRIPTION**

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

**SPECIFICATION FEATURES**

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 2G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (±275K CCT) and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can

be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.  
**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 100% of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

**Mounting**  
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.  
**Finish**  
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.  
**Warranty**  
Five-year warranty.

**McGRAW-EDISON**

Catalog #	GLEON-AE-01-LED-E1-SWQ-700	Type	
Project	Greentrails	Date	
Comments	Mounted at 17.5'	Date	11/24/2015
Prepared by	J. DiMaggio		



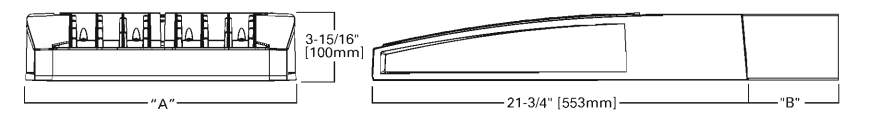
**GLEON GALLEON LED**

**1-10 Light Squares Solid State LED**

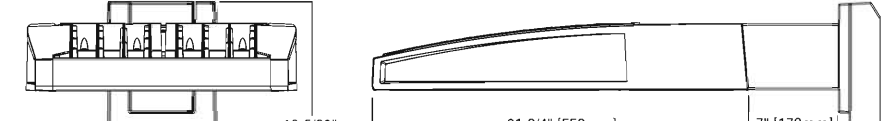
**AREA/SITE LUMINAIRE**

**DIMENSIONS**

**POLE MOUNT**



**WALL MOUNT**



**DIMENSION DATA**

Number of Light Squares	1A	Width (in)	1B Standard Arm Length (in)	1B Optional Arm Length (in)	Weight with Arm (lbs)	EPA with Arm (ft <sup>2</sup> )
1-4	15.12" (384mm)	7" (178mm)	10" (254mm)	10" (254mm)	33 (15.0 kgs)	0.96
5-6	21.51" (546mm)	7" (178mm)	10" (254mm)	10" (254mm)	44 (20.0 kgs)	1.00
7-8	27.51" (703mm)	7" (178mm)	13" (330mm)	13" (330mm)	54 (24.5 kgs)	1.07
9-10	33.34" (857mm)	7" (178mm)	16" (406mm)	16" (406mm)	63 (28.6 kgs)	1.12

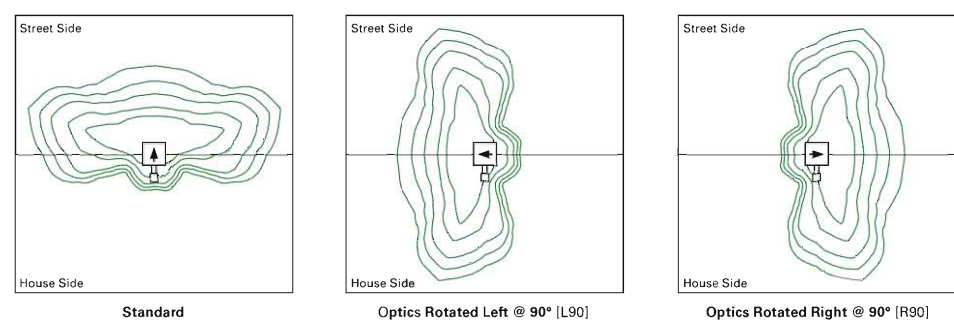
NOTE: 1. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirements table. 2. EPA calculated with standard arm length.

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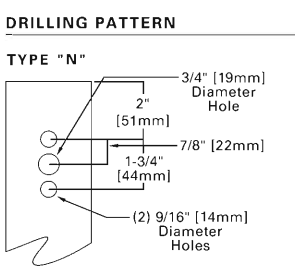
www.designlights.org

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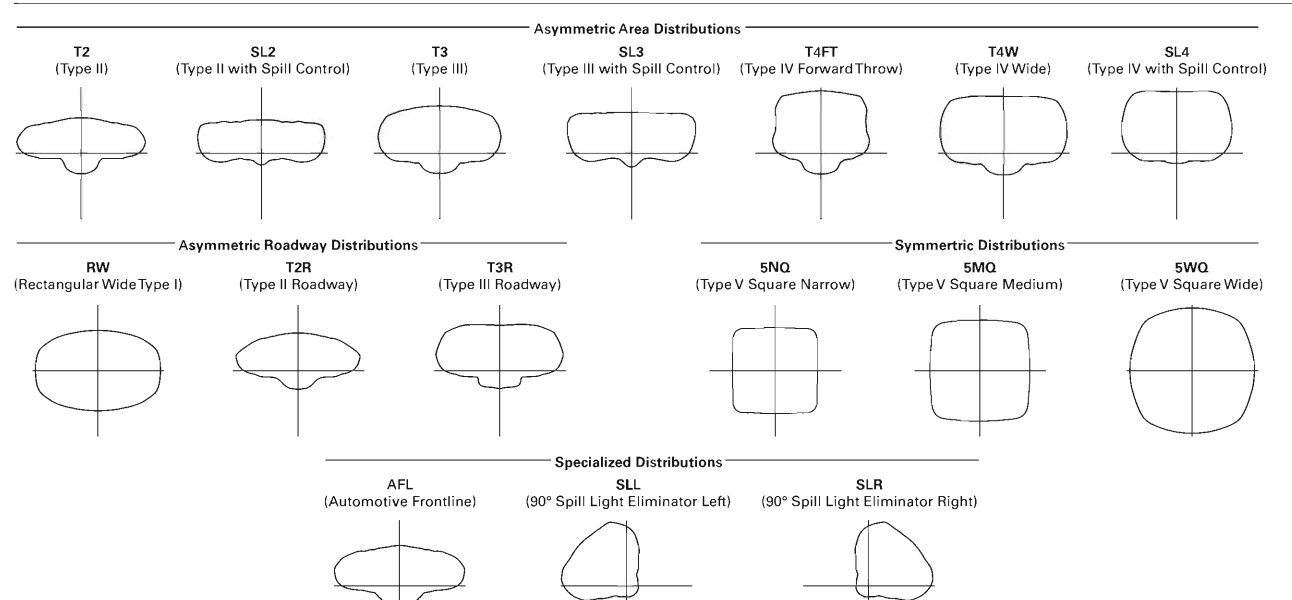
**OPTIC ORIENTATION**



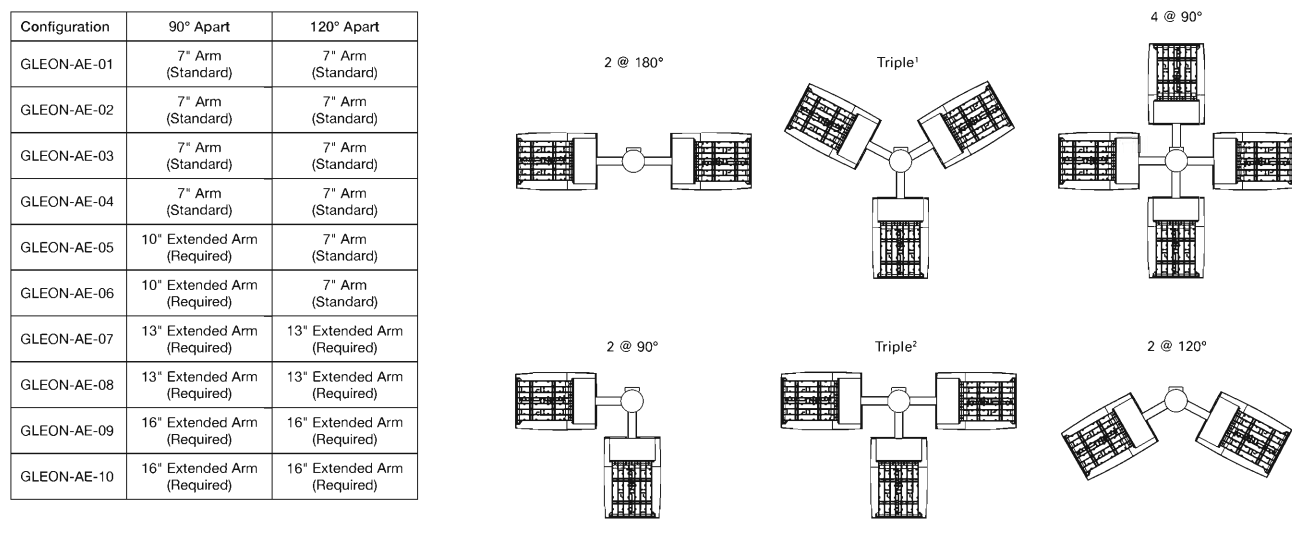
**GLEON GALLEON LED**



**OPTICAL DISTRIBUTIONS**



**ARM MOUNTING REQUIREMENTS**



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**NOMINAL POWER AND LUMENS (700MA)**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Current	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA
Nominal Power (Watts)	38	72	105	138	176	210	243	276	314	348
Input Current @ 120V (A)	0.32	0.59	0.86	1.14	1.45	1.72	2.0	2.28	2.58	2.86
Input Current @ 208V (A)	0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69
Input Current @ 240V (A)	0.19	0.32	0.45	0.59	0.77	0.92	1.06	1.18	1.35	1.49
Input Current @ 277V (A)	0.20	0.29	0.40	0.51	0.67	0.80	0.91	1.02	1.20	1.31
<b>Optics</b>										
Lumens	3,854	7,531	11,237	14,847	18,395	22,013	26,003	29,497	32,904	36,430
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
Lumens	4,091	7,995	11,909	15,782	19,529	23,370	27,658	31,316	34,932	38,676
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
Lumens	3,308	7,676	11,453	15,133	18,790	22,457	26,534	30,665	33,537	37,152
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
Lumens	4,015	7,846	11,707	15,469	19,166	22,926	27,124	30,733	34,293	37,927
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
Lumens	3,951	7,720	11,519	15,221	18,958	22,567	26,688	30,240	33,732	37,347
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
Lumens	3,000	7,620	11,370	15,024	18,615	22,276	26,343	29,849	33,296	36,864
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
Lumens	3,847	7,218	11,217	14,821	18,284	21,975	25,880	29,447	32,847	36,268
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
Lumens	3,927	7,875	11,851	15,731	19,747	23,434	26,531	30,061	33,533	37,126
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
Lumens	3,731	7,292	10,880	14,376	17,812	21,315	25,206	28,962	31,861	35,275
BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5
Lumens	4,051	7,916	11,811	15,606	19,338	23,139	27,365	31,006	34,587	38,294
BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2
Lumens	4,125	8,060	12,039	15,894	19,697	23,565	27,889	31,577	35,224	38,999
BUG Rating	B2-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G4	B5-U0-G4
Lumens	4,136	8,083	12,061	15,936	19,745	23,628	27,943	31,861	35,318	38,703
BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
Lumens	3,451	6,744	10,063	13,296	16,474	19,714	23,314	26,416	29,467	32,625
BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
Lumens	4,014	7,844	11,704	15,465	19,162	22,920	27,118	30,726	34,274	37,948
BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2
Lumens	4,229	7,873	11,827	15,522	19,221	23,014	27,218	30,928	34,299	38,068
BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2

Notes: data for 4000K CCT.

Cooper Lighting  
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**LUMEN MULTIPLIER**

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

**LUMEN MAINTENANCE**

Ambient Temperature	TM @ Lumen (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

\* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

Cooper Lighting  
by **E-T-N**

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2015-03-06 14:56:19

**GLEON GALLEON LED**

**NOMINAL POWER AND LUMENS (1A)**

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Current	1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)	56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)	0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)	0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)	0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)	0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
<b>Optics</b>										
Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
Lumens	5,587	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,782	52,914
BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
Lumens	5,374	10,501	15,669	20,704	25,62	30,997	36,200	41,124	45,884	50,822
BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
Lumens	5,493	10,735	16,017	21,194	26,222	31,379	37,110	42,496	46,904	51,530
BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
Lumens	5,405	10,562	15,760	20,824	25,801	30,875	35,514	41,372	46,150	51,096
BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
Lumens	5,335	10,426	15,556	20,555	25,488	30,476	35,042	40,838	45,554	50,436
BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
Lumens	5,283	10,285	15,347	20,278	25,124	30,096	35,286	40,286	44,840	49,756
BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
Lumens	5,373	10,500	15,667	20,705	25,549	30,993	36,298	41,126	45,878	50,794
BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,581	48,262
BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,300	52,392
BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2			





LOT B SOUTHEAST VIEW



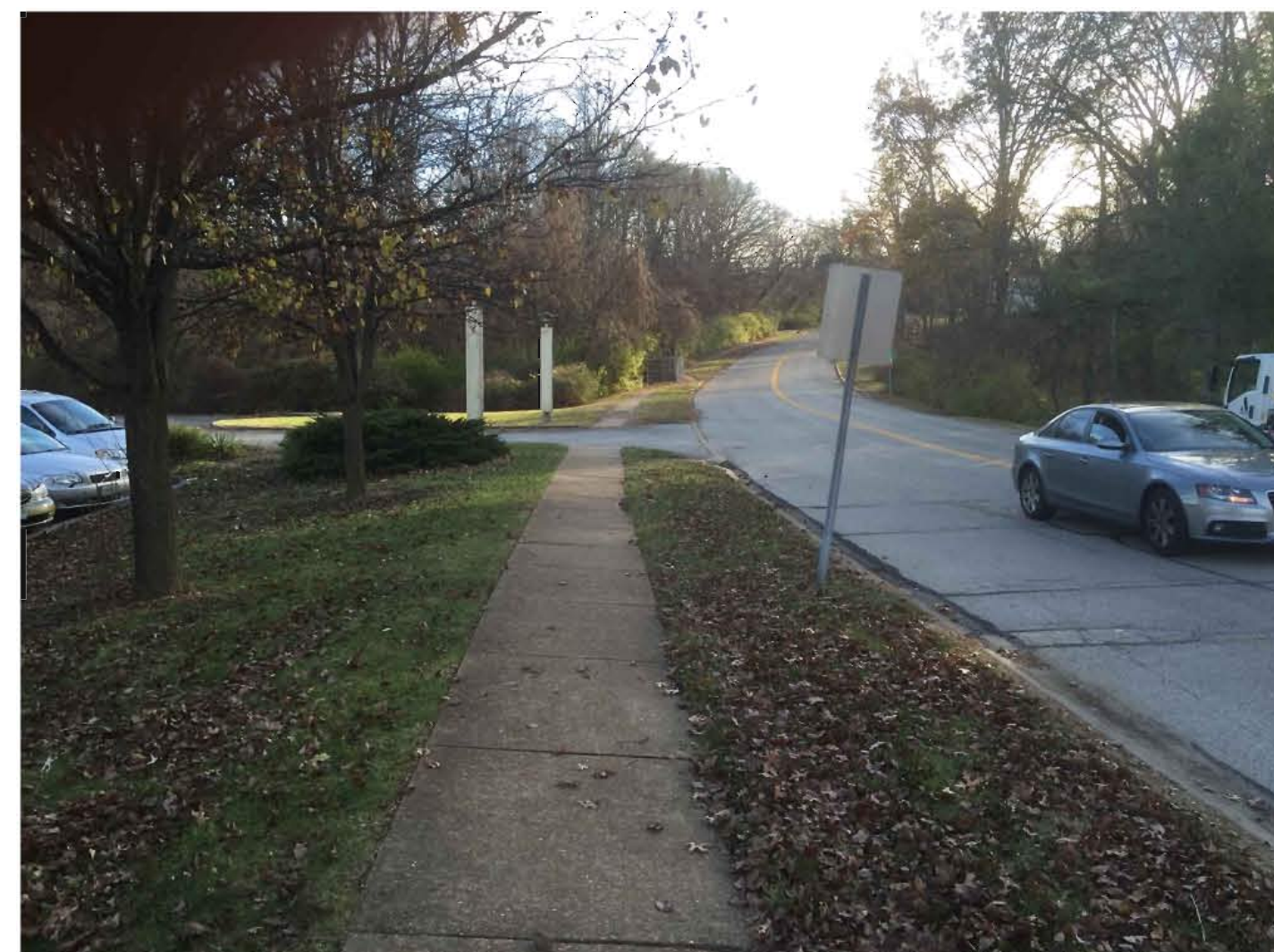
LOT B EAST VIEW TO LOT A1



LOT B NORTHWEST VIEW



LOT B WEST VIEW



SOUTH GREENTRAILS DRIVE



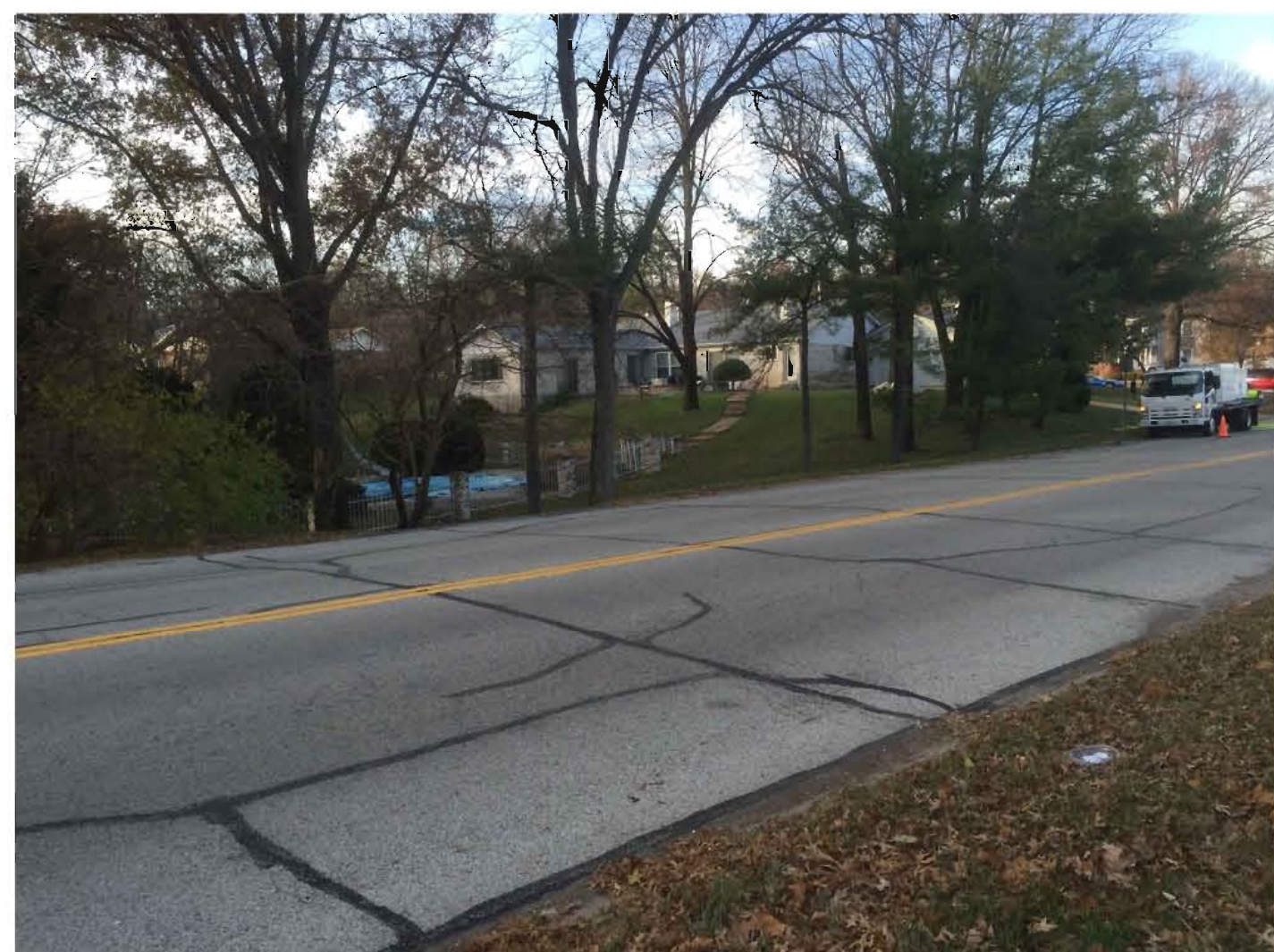
CREEK SOUTH OF LOT B



NORTH GREENTRAILS DRIVE



HOME NORTHWEST OF LOT B



HOME WEST OF LOT B



LOT A1 EAST VIEW



LOT A1 NORTH VIEW

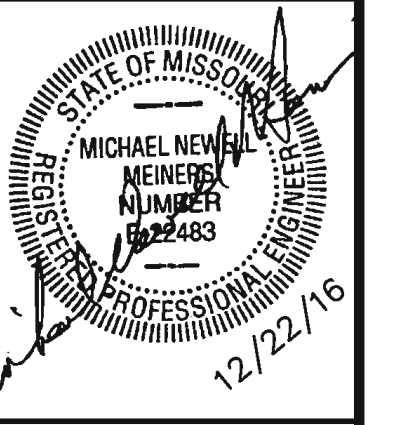


LOT A1 SOUTHEAST VIEW

06/15/2015	CITY COMMENTS
07/14/2015	COMMENTS
10/27/2015	CITY COMMENTS
11/18/2015	CITY COMMENTS
12/23/2015	CITY COMMENTS
02/04/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
12/22/2016	CITY COMMENTS

AMENDED SITE DEVELOPMENT  
SECTION PLAN  
116 S GREENTRAILS DRIVE  
SITE PHOTOS

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63801  
TEL: (636) 947-0607 FAX: (636) 947-2448  
ST. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO.  
18-0166  
DATE  
12/22/16





LOT A1 NORTHEAST VIEW



LOT A2 NORTHEAST VIEW



LOT A2 NORTHWEST VIEW



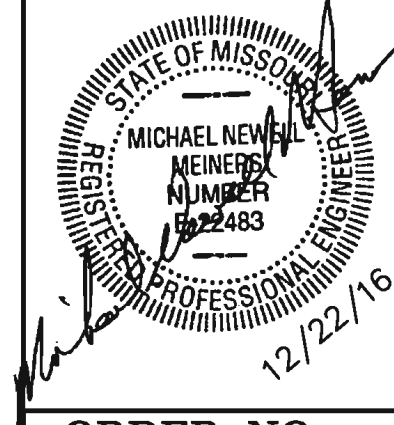
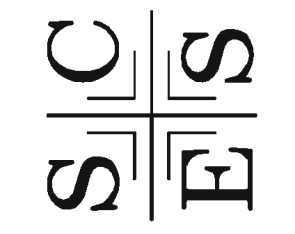
LOT A2 SOUTHEAST VIEW

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07/14/2015	CITY COMMENTS
10/27/2015	CITY COMMENTS
11/16/2015	CITY COMMENTS
12/23/2015	CITY COMMENTS
02/24/2016	CITY COMMENTS
05/11/2016	CITY COMMENTS
08/25/2016	CITY COMMENTS
12/01/2016	CITY COMMENTS
12/22/2016	CITY COMMENTS

AMENDED SITE DEVELOPMENT  
SECTION PLAN  
116 S GREENTRAILS DRIVE

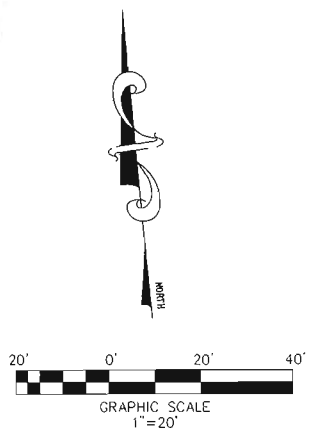
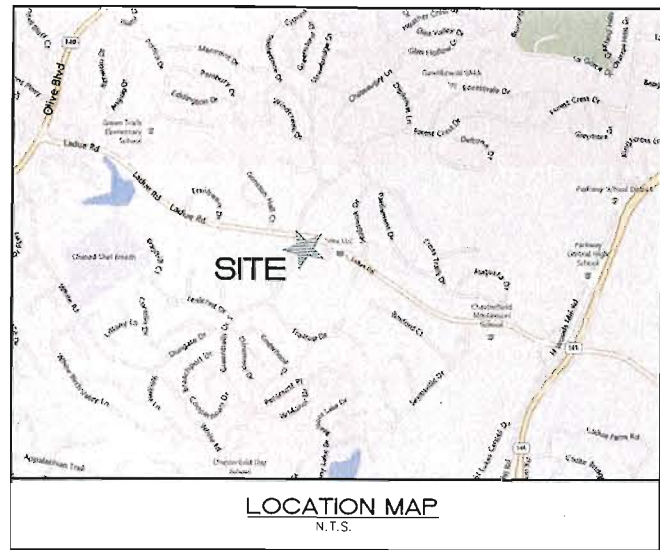
SITE PHOTOS

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ST. CHARLES ENGINEERING AND SURVEYING, INC.  
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MISSOURI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO.  
13-0166  
DATE  
12/22/16





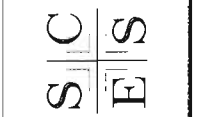
**LEGEND**

	SANITARY STRUCTURE		B.C. BACK OF CURB
	STORM STRUCTURE		T.C. TOP OF CURB
	POWER POLE		T.W. TOP OF WALL
	LIGHT STANDARD		TYP. TYPICAL
	CURB INLET		EXISTING CONTOUR
	DOUBLE CURB INLET		PROPOSED CONTOUR
	GRATE INLET (EXISTING)		TREE LINE
	AREA INLET (EXISTING)		E.O.A. EDGE OF ASPHALT
	DOUBLE AREA INLET		E.O.C. EDGE OF CONCRETE
	WATER METER		SIGN
	WATER VALVE		CONCRETE PAVEMENT
	WATER SHUT OFF		ASPHALT PAVEMENT
	GAS VALVE		
	CLEAN OUT		
	TELEPHONE HANDHOLE		
	IRON PIPE		
	HYDRANT		
	— UT — UNDERGROUND TELEPHONE (EXISTING)		
	— UE — UNDERGROUND ELECTRIC (EXISTING)		
	— G — UNDERGROUND GAS LINE (PROPOSED)		
	— OH — OVERHEAD ELECTRIC LINE		
	— W — WATER LINE		

12/23/2015	CITY SUBMITTAL
02/24/2016	CITY SUBMITTAL
05/18/2016	CITY SUBMITTAL
12/22/2016	CITY SUBMITTAL

AMENDED SITE DEVELOPMENT  
SECTION PLAN  
116 S GREENTRAILS DRIVE  
SITE PLAN COLOR EXHIBIT

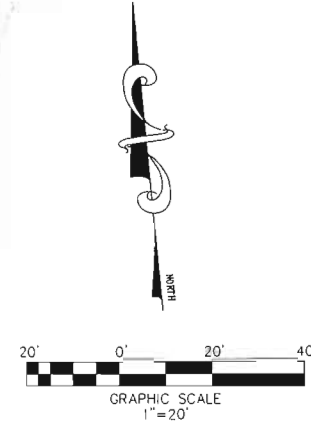
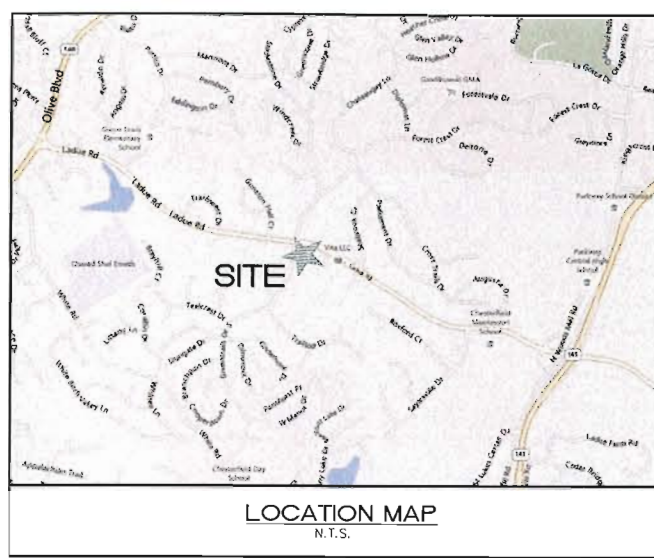
ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. PIPPI STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448  
S.E. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING CORPORATION  
MISSISSIPPI STATE CERTIFICATE OF AUTHORITY - 001647



ORDER NO.	130186
DATE	12/22/2016
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**LEGEND**

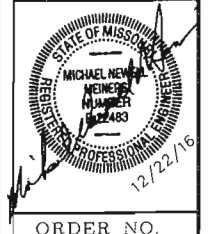
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	STORM STRUCTURE		T.C. TOP OF CURB
	POWER POLE		T.W. TOP OF WALL
	LIGHT STANDARD		TYP. TYPICAL
	CURB INLET		EXISTING CONTOUR
	DOUBLE CURB INLET		PROPOSED CONTOUR
	GRATE INLET (EXISTING)		TREE LINE
	AREA INLET (EXISTING)		E.O.A. EDGE OF ASPHALT
	DOUBLE AREA INLET		E.O.C. EDGE OF CONCRETE
	WATER METER		SIGN
	WATER VALVE		CONCRETE PAVEMENT
	WATER SHUT OFF		ASPHALT PAVEMENT
	GAS VALVE		
	CLEAN OUT		
	TELEPHONE HANDHOLE		
	IRON PIPE		
	HYDRANT		
	UT UNDERGROUND TELEPHONE (EXISTING)		
	UE UNDERGROUND ELECTRIC (EXISTING)		
	UG UNDERGROUND GAS LINE (PROPOSED)		
	OH OVERHEAD ELECTRIC LINE		
	W WATER LINE		

12/23/2015	CITY SUBMITTAL
02/24/2016	CITY SUBMITTAL
05/18/2016	CITY SUBMITTAL
12/22/2016	CITY SUBMITTAL

AMENDED SITE DEVELOPMENT  
SECTION PLAN  
116 S GREENTRAILS DRIVE  
COLOR RENDERING PROPOSED TOPOGRAPHY

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. RUPOLI STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2418  
ST. CHARLES ENGINEERING AND SURVEYING, INC.  
PROFESSIONAL ENGINEERING, SURVEYING, AND  
RESURVEY STATE LICENSE #1010647

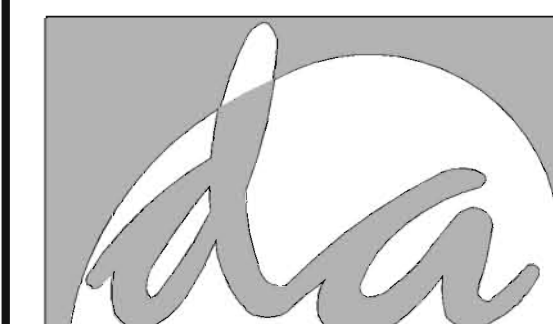
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1 Landscape Development Planting Plan

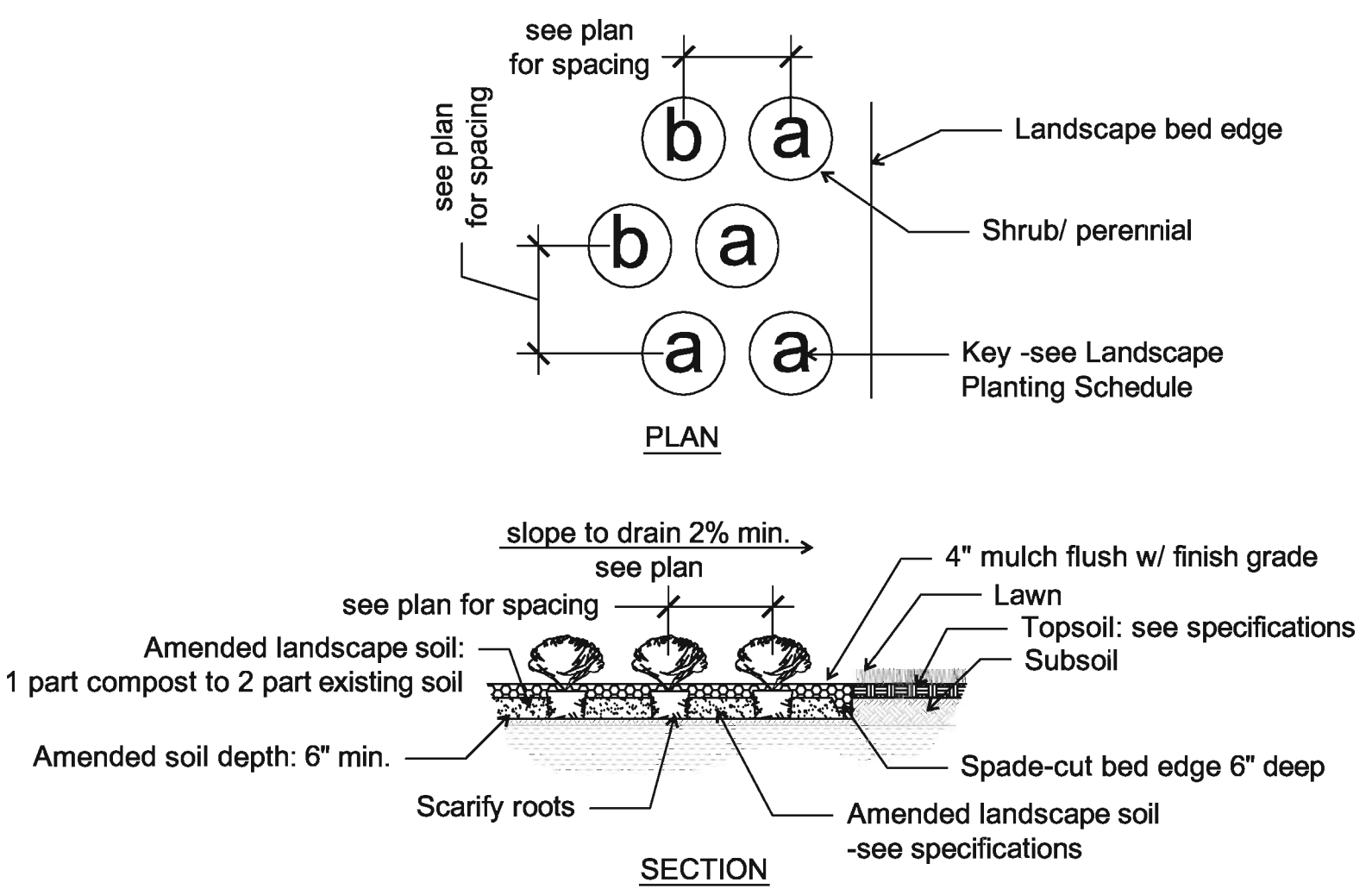
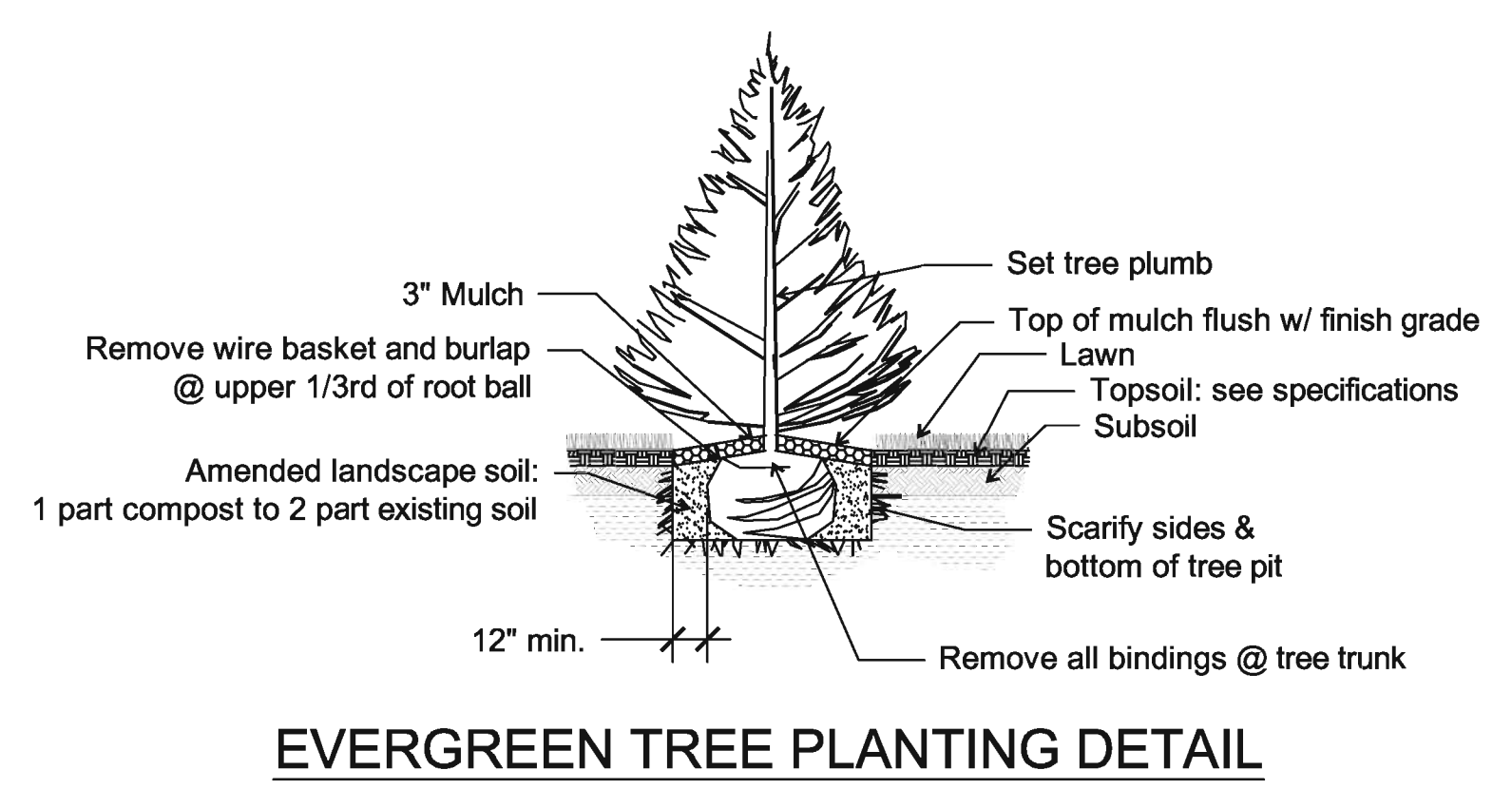
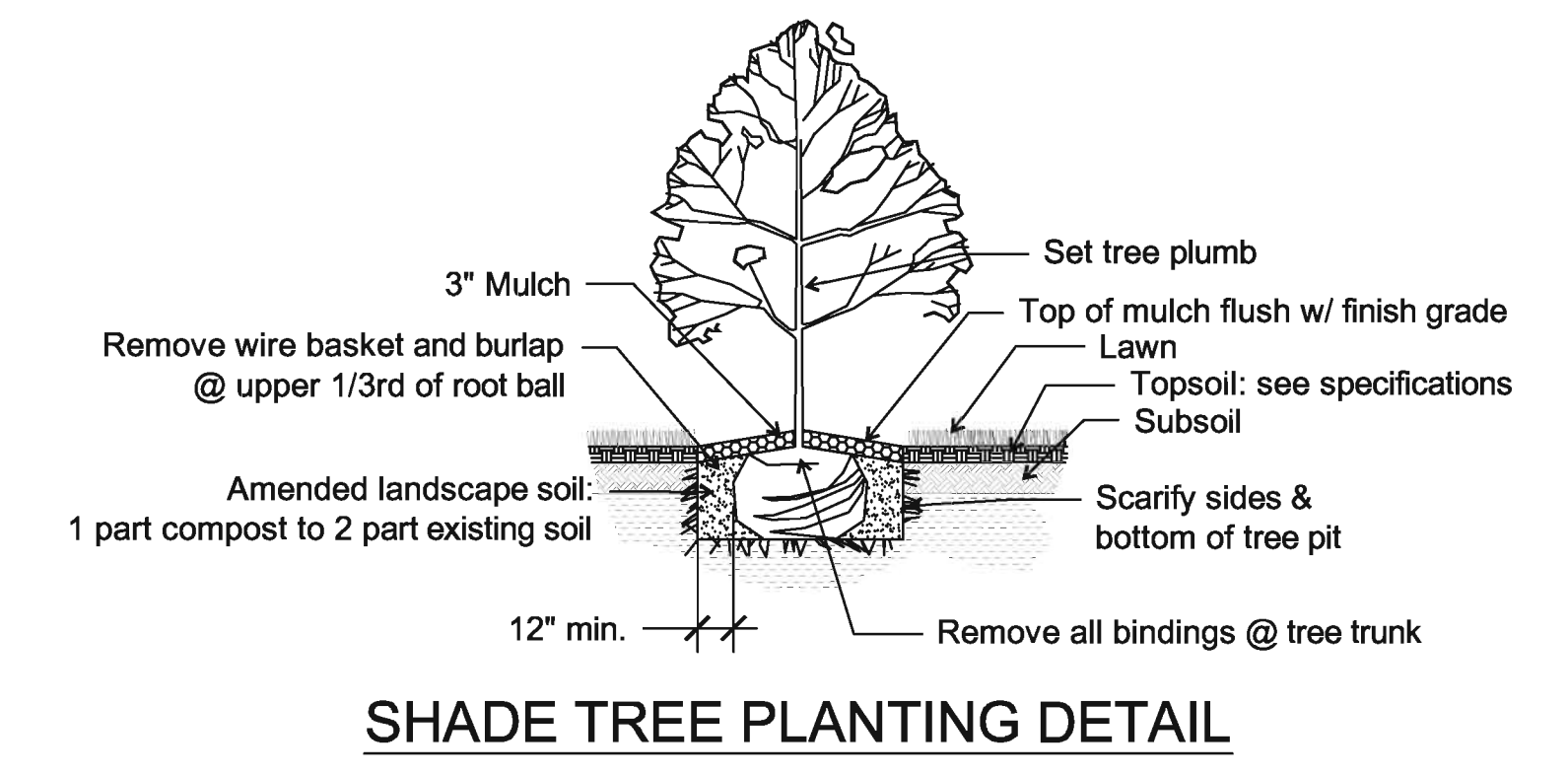
- SITE DEVELOPMENT SECTION PLAN-LANDSCAPING NOTES:**
- See Civil sheets for specific information pertaining to existing and proposed easement, ROW, utilities and boundary
  - All trees shown on this plan are selected from TREE PRESERVATION AND LANDSCAPE REQUIREMENTS ( see City of Chesterfield Unified Development Code).
  - Parking lots trees are located within 50 feet of parking stalls and 33.3% of parking lot trees species are a slow or medium growth rate (30% min. required).
  - Contractor to review and field verify existing and proposed conditions prior to installation.
  - Contractor to notify owner of any discrepancies. Contractor to coordinate and cooperate with other trades.
  - Contractor to adjust plantings accordingly, notify owner and City of Chesterfield of any changes to landscape design due to unforeseen field conditions
  - Proposed plant material is to be selected by the contractor and approved by Owner prior to installation.
  - All planting beds and islands to receive 4 inch layer of mulch in a continuous bed. Apply a granular pre-emergent weed control prior to mulching.
  - 6" Spade cut landscape bed areas.
  - Repair all landscape and lawn areas disturbed during and due to construction. See Civil sheets for limits of site construction.
  - Contractor is responsible for installing all plant material, seed, topsoil and mulch as shown on plan.
  - Plant Schedule is for informational purposes only. Contractor is responsible for verifying and installation of quantities on drawings.
  - Contractor to provide in-ground automatic irrigation system. Coordinate point of connection, back-flow prevent and controller location with owner's representative.
    - Lawn areas to be irrigated with 6" pop-up spray heads with head-to-head coverage
    - Annuals to be irrigated with 12" pop-up spray heads with head-to-head coverage
    - Shrubs and grasses to be irrigated with drip irrigation
  - See Civil sheets for limits of disturbance and removal. Repair all lawn and landscape areas disturbed during construction.
  - Shrub border along parking lot will screen front of cars from roadway and residential neighborhood across from project.

**LANDSCAPE PLANTING SCHEDULE:**

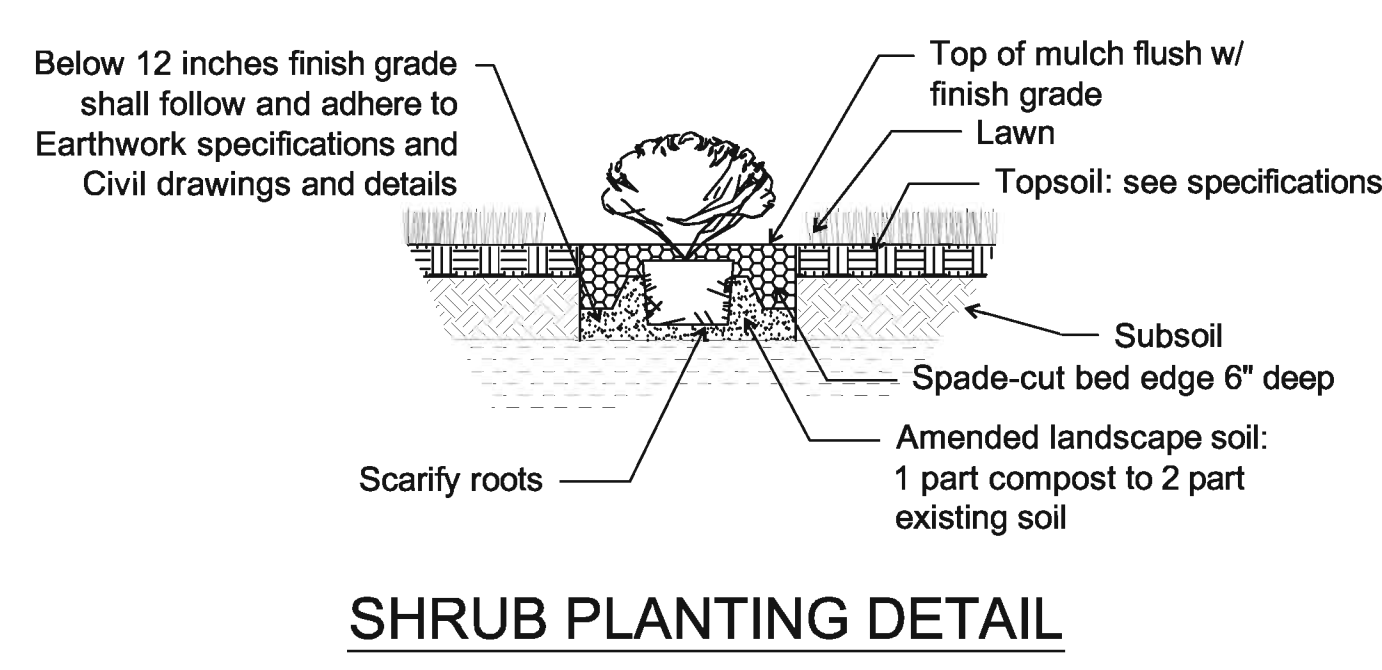
Key	Qty.	Scientific Name	Common Name	Size	Condition	Mature Height	Grow th Rate	Type	PLANT TYPE	% PLANT SPECIES
A	5	Acer rubrum 'Columnare'	Upright Red Maple	2 1/2" Cal.	B&B	45+	Fast	Parking Lot Tree	SHADE TREES	45.5%
B	2	Gleditsia triacanthos inermis 'Skyline'	Honey Locust	2 1/2" Cal.	B&B	45+	Fast	Street Tree		18.2%
C	4	Cercis canadensis 'Forest Pansy'	Redbud -Forest Pansy	2 1/2" Cal.	B&B	20-40"	Med	Parking Lot Tree	ACCENT TREE	36.4%
a	18	Juniperus chinensis 'Sea Green'	Juniper	18-20"	5 Gal.	Hedge	Slow	Buffer Planting	EVERGREEN	42.9%
b	10	Rosa 'Home Run'	Home Run Rose	2 Gal.	3 canes	48-60"	Fast	Buffer Planting	FLOWERING	23.8%
c	8	Panicum virgatum 'Shenandoah'	Red Switch Grass	1 Gal.		36-48"	Fast	Buffer Planting	NATIVE GRASS	19.0%
d	6	Schizachyrium scoparium	Little Blue Stem	1 Gal.		20-36"	Fast	Parking Lot Island	NATIVE GRASS	14.3%
	970	sf Double Ground Bark Mulch								
	4,820	sf Fescue Sod								

**Open Space Site Calculations**

Description	Sq. Ft. Area	Site %
Property	48,520	100%
Non-Open Space Area	27,070	55.80%
Open Space	21,450	44.20%



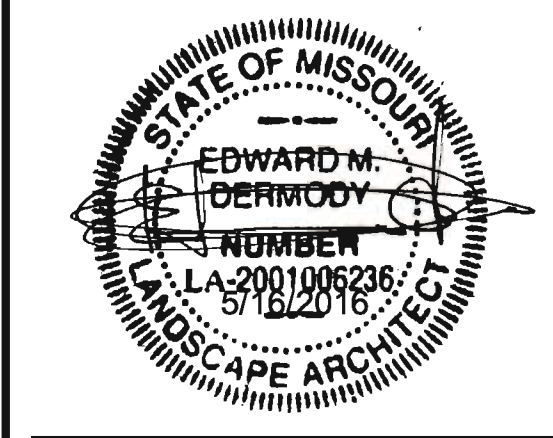
SHRUB/ PERENNIAL/ ANNUAL PLANTING DETAIL



SHRUB PLANTING DETAIL

**Revisions:**

No.	Description	Date:
1	City Comment	4/4/2015
2	City Comment	7/14/2015
3	City Comment	9/14/2015
4	City Comment	11/18/2015
5	City Comment	12/23/2015
6	City Comment	1/14/2016
7	City Comment	5/16/2016



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Issue Date: December 15, 2014  
Drawn by: EMD  
Checked By:

Landscape Development Planting Plan

Project Number: 454.001