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

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## Architectural Review Board Staff Report

**Project Type:** Site Development Section Plan, Lot 1

**Meeting Date:** April 13, 2017

**From:** Cecilia Hernandez  
Project Planner

**Location:** 16955 Chesterfield Airport Rd, Lot A

**Applicant:** Callison RTKL

**Description:** **16955 Chesterfield Airport Road, Lot A:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 4.07 acre tract of land zoned "PC" Planned Commercial District located north of Chesterfield Airport Road, east of its intersection with Boone's Crossing.

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### **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 an existing 25,920 square foot building which will house a new Tesla Motors location. The existing building is made of tilt-up concrete and will be painted Benjamin Moore "Bunny Grey". The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2911.

### **HISTORY OF SUBJECT SITE**

The subject site is the former home of the Kemp Auto Museum and was originally zoned "NU" Non-Urban through St. Louis County. In 1974, St. Louis County Ordinance 7,014 rezoned a 4.7-acre portion of the subject property from "NU" to "M3" Planned Industrial for. In 2002, the City of Chesterfield approved a rezoning from the previously approved "M3" and the remaining "NU" portion of the subject property to "PC" Planned Commercial for the previous Kemp Auto Museum via City of Chesterfield Ordinance 1902. This property was again rezoned in 2004 via City of Chesterfield Ordinance 2116 to add the "MAA" Museum and Arts Overlay District for the former auto museum. In September of 2016, the City of Chesterfield approved a new "PC" district for this site under Ordinance 2911.



Figure 1: Site Photo

**STAFF ANALYSIS**

**General Requirements for Site Design:**

**A. Site Relationships**

The existing structure is on the eastern portion of the site adjacent to Chesterfield Airport Road. The front of the building is facing west toward the accessory parking area. The proposal includes a new pedestrian connection from the sidewalk along Chesterfield Airport Road to the existing building. Additionally, the front of the building has ample landscaping to support the entry feature and establish it as the principal façade, whereas the northern and eastern areas are used for delivery zones, trash enclosures, storage areas, and mechanical equipment.

**B. Circulation System and Access**

Access to the site would be obtained via a shared access drive through Lot B via an existing entrance. Additionally, the shared drive connects this site to the adjacent lot and provides a secondary access point from the eastern side of the site.

The UDC Architectural Standards specific to the Chesterfield Valley encourages rear and side parking areas. This site is unique in that it has two frontages (Chesterfield Airport Road and I-64/US 40). Given that this is an existing building, the parking area will remain in roughly the same area as it currently is, however, the project aims to provide cross access along the northern portion of the site to connect three lots and ensure no new curb cuts will be required. Additionally, the development provides landscape buffers along both frontages to ensure the parking areas are well screened from these major thoroughfares.

**C. Topography & Retaining Walls**

The subject site is relatively flat, however, the applicant does intend to grade the site on the west side of the building to eliminate the grade change that currently exists between the front entrance to the building and the parking lot. The change in grade is slight over a large area, so the applicant is not proposing any new retaining walls.

## General Requirements for Building Design:

### A. Scale, Design, Materials and Color

The existing one-story structure is 21 feet 11 inches and 26 feet in height which is consistent with adjacent buildings. Main access to the structure is provided on the western elevation near the parking area. The applicant is proposing a slight grade change over the parking area to gradually eliminate the current stair entry of the building. This also allows for two vehicular entry points on either side of the pedestrian entrance. These various entry features break up the western façade and include details for human scale, including the covered pedestrian entry, the metal panels, and the glazing bars on the new glass doors as shown in Figure 2 below.

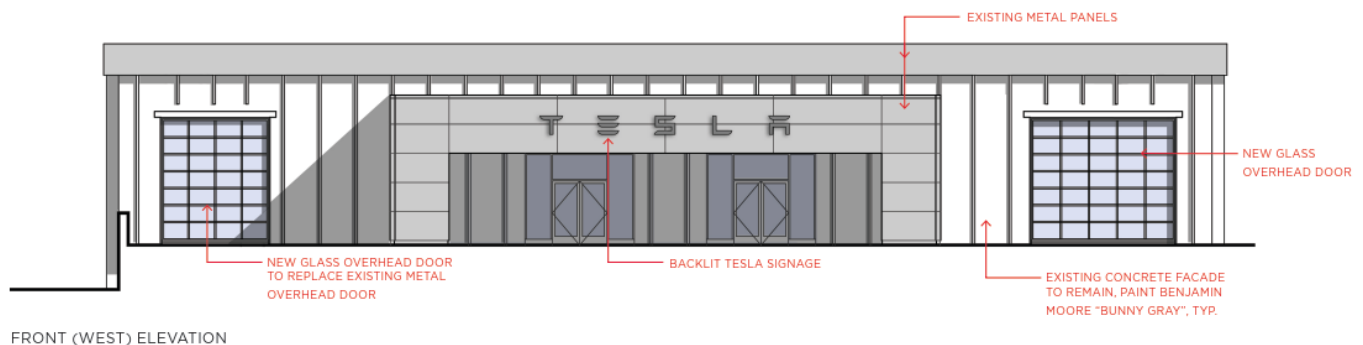


Figure 2: Front Elevation

There are a number of specific requirements for commercial development in the Chesterfield Valley. These requirements include utilizing architectural elements from the front façade on the side and rear of the structure and the inclusion of screened trash enclosures constructed of materials consistent with the primary structure. The existing building is constructed of tilt-up concrete which will remain in place; however, the applicant is proposing to paint the entire building in Benjamin Moore “Bunny Grey” to update the appearance. The proposed trash enclosure will be made of smooth-face block finish and will be painted to match the building.

The mechanical and loading areas for the building are located along the northern and eastern elevations, shielding them from view from Chesterfield Airport Road. All mechanical units will be screened by existing screen walls and gates.

### B. Landscape Design and Screening

Landscaping is planned in association with the proposed development as required by the City of Chesterfield. Landscape buffers are proposed along both I-64/US 40 and Chesterfield Airport Road. At the time of the ordinance amendment in 2016, the petitioner requested and was granted a modification from the 30’ landscape buffer along a portion of the northern boundary line of the subject property in order to accommodate the roadway connection between this and the adjacent property to the east.

The landscape design provides a variety of deciduous and evergreen trees along Chesterfield Airport Road, I-64/US 40, and near parking areas and the building entry. Additionally, flowering trees, shrubs, and flowering plants have been integrated to ensure a variety of seasonal color and texture is present throughout the site.

### C. Signage

Signage will be approved by a separate City process.

#### **D. Lighting**

Lighting is planned in association with this improvement. The proposed lighting plan consists of twenty eight (28) new light standards within the parking field and four (4) existing wall mounted utilitarian lighting fixtures. No accent lighting is proposed for this building.

#### **DEPARTMENTAL INPUT**

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for 16955 Chesterfield Airport Road, Lot A. Be advised that this project is still going through development 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.

#### **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 16955 Chesterfield Airport Road, Lot A, 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 16955 Chesterfield Airport Road, Lot A, to the Planning Commission with the following recommendations..."

#### Attachments

1. Architectural Review Packet Submittal



**ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist**

*Date of First Comment Letter Received from the City of Chesterfield* \_\_\_\_\_

**Project Title:** Tesla Service+ **Location:** 16955 Chesterfield Airport Road

**Developer:** Capitol Land Company **Architect:** CallisonRTKL **Engineer:** Henderson Engineers

**PROJECT STATISTICS:**

**Size of site (in acres):** 4.99 **Total Square Footage:** 25,920 **Building Height:** 20 feet

**Proposed Usage:** Automobile sales and service/repair

**Exterior Building Materials:** Existing tilt up concrete (painted), existing metal panel and glass storefront

**Roof Material & Design:** Existing black membrane roof to remain

**Screening Material & Design:** Existing ground level mech. screens are concrete walls, painted to match facade

**Description of art or architecturally significant features (if any):** \_\_\_\_\_

**ADDITIONAL PROJECT INFORMATION:**

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

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

INTERSTATE HIGHWAY 64 (VARYING WIDTH)

PROPOSED SIGN

LOT A  
EXISTING ONE STORY CONCRETE TO REMAIN  
POSTED ADDRESS: 1986 CHESTERFIELD AIRPORT RD  
AREA OF BUILDING FOOTPRINT: 28,808 SQ. FT.

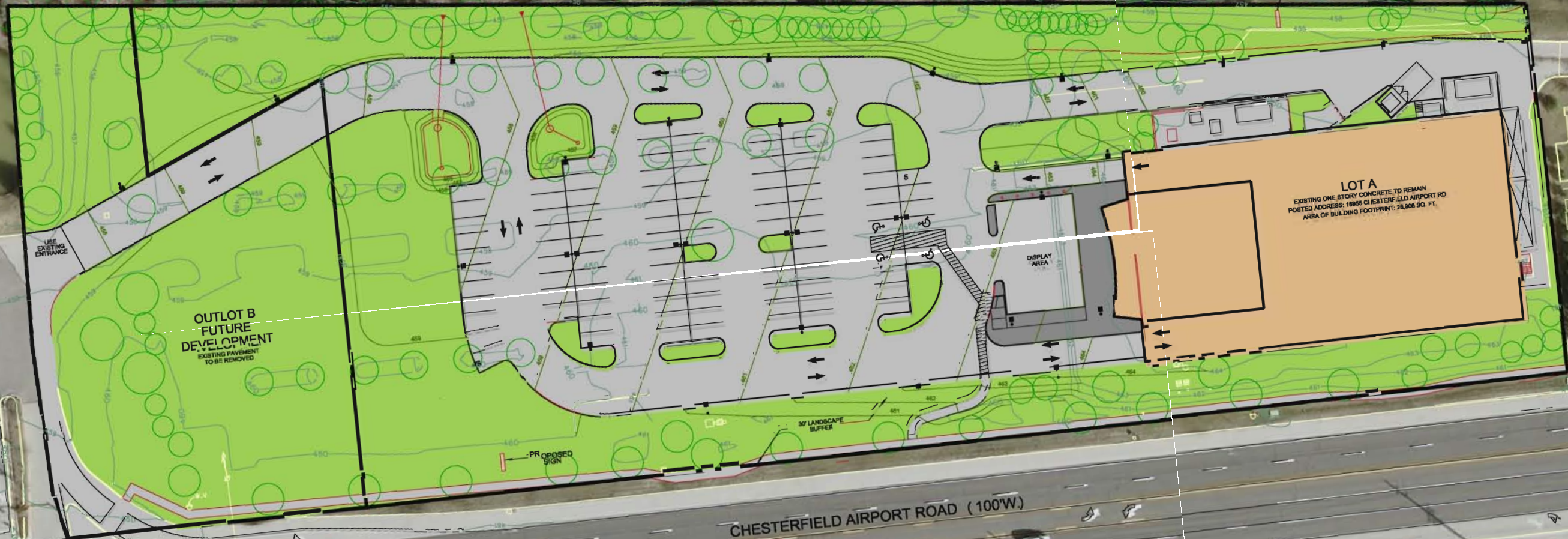
OUTLOT B  
FUTURE  
DEVELOPMENT  
EXISTING PAVEMENT  
TO BE REMOVED

DISPLAY AREA

PROPOSED SIGN

CHESTERFIELD AIRPORT ROAD (100'W)

CHESTERFIELD COMMONS DR.





David Ruiz Art



CHESTERFIELD SMILES  
**DENTISTRY**

16889





1500  
1500  
1500

1500  
1500  
1500

1500  
1500  
1500

26,000 SQ. FT. BLDG.  
**For Lease**  
314-991-8900  
CAPITOL  
REALTY





























PACE

314  
968.9898

paceproperties.com

CENTROFIELD SQUARE  
DENTISTRY

16889

DENTISTRY

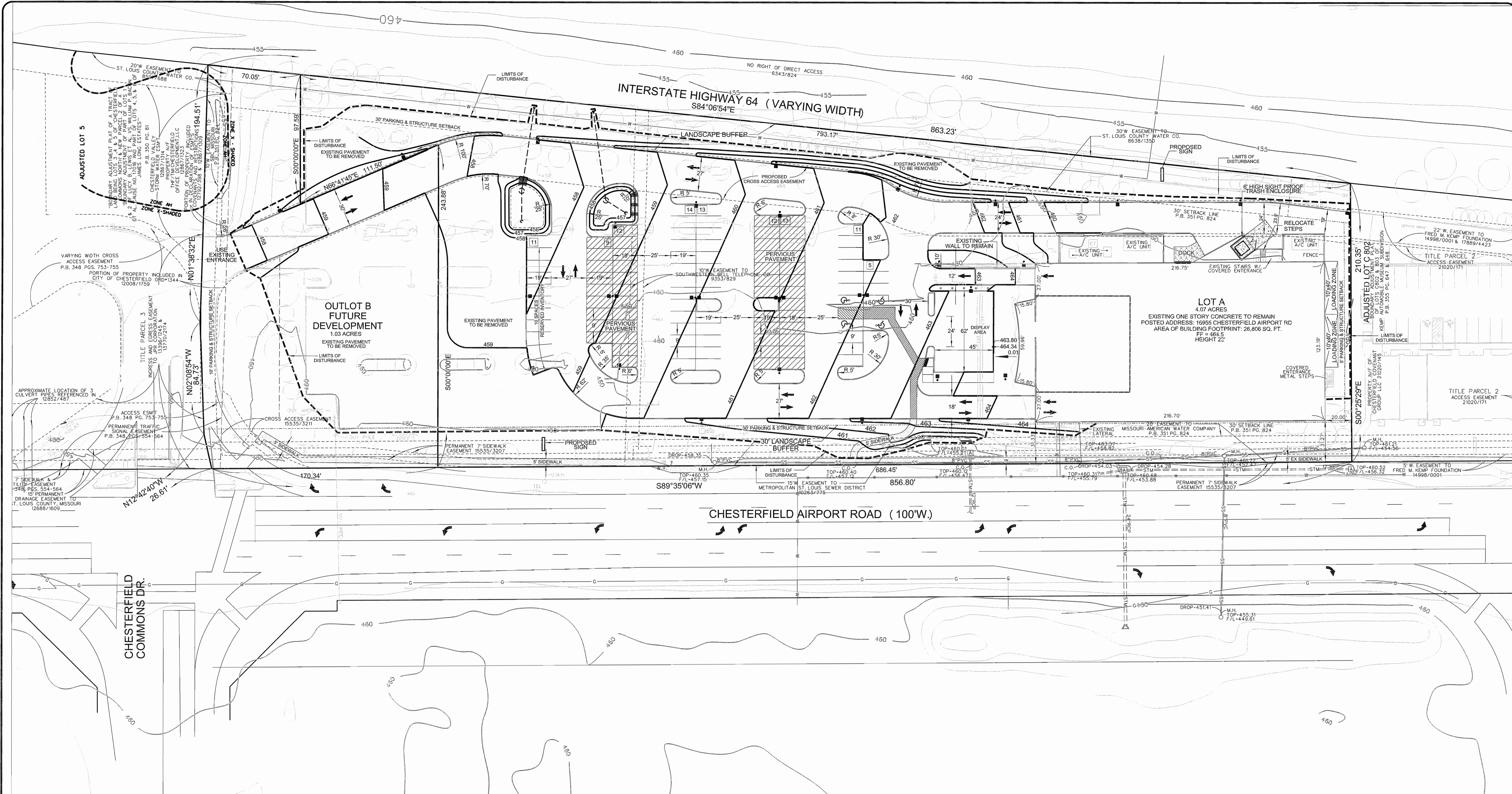












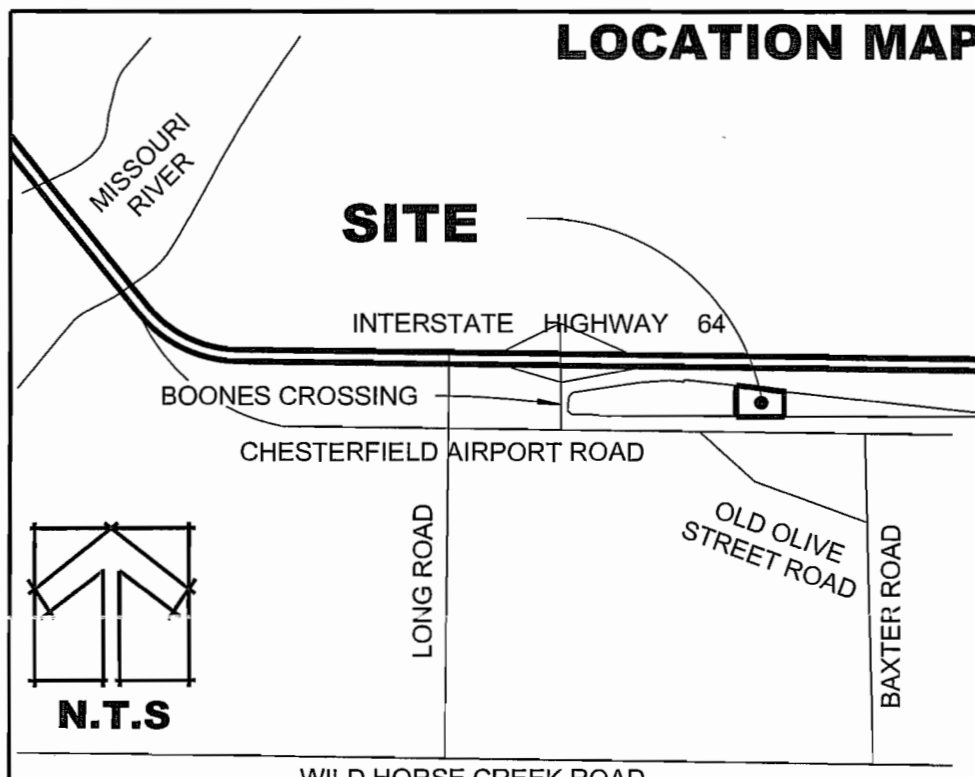
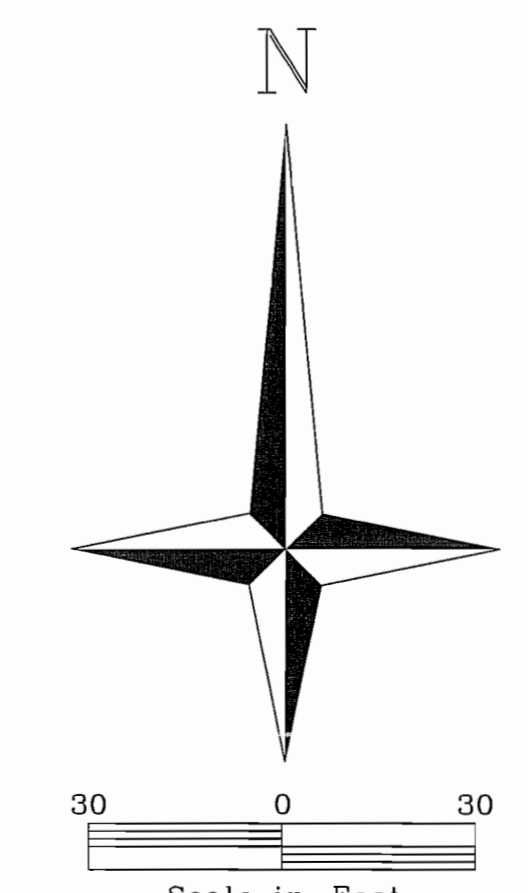
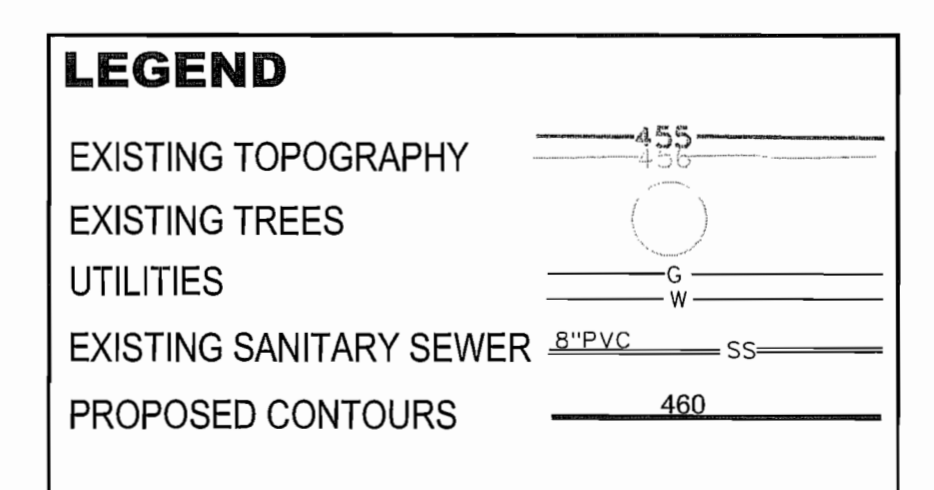
**GENERAL NOTES:**

THIS SITE IS IN THE FOLLOWING DISTRICTS:  
 METROPOLITAN ST. LOUIS SEWER DISTRICT  
 MONARCH FIRE PROTECTION DISTRICT  
 ROCKWOOD R8 SCHOOL DISTRICT  
 BONHOMME CREEK WATERSHED  
 WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:  
 MISSOURI AMERICAN WATER COMPANY  
 LACLEDE GAS COMPANY  
 AMEREN COMPANY  
 SOUTHWESTERN BELL TELEPHONE COMPANY  
 CHARTER COMMUNICATION (CABLE TV)

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
- SLOPES SHALL NOT EXCEED 3H TO 1V
- THE EXISTING SIDEWALK AND RAMPS MUST BE EVALUATED AND IMPROVED, AS NECESSARY, TO PROVIDE A 5-FOOT WIDE WALK AND RAMPS IN FULL COMPLIANCE WITH ADA REQUIREMENTS.
- ALL UTILITIES MUST BE INSTALLED UNDERGROUND.
- PROPOSED CROSS ACCESS EASEMENT TO BE ESTABLISHED PRIOR TO IMPROVEMENT PLAN APPROVALS.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

<b>PROJECT NOTES:</b>			
AREA OF SITE:	5.1 ACRES	LOT A	4.07 AC
OUTLOT B	1.03 AC		
LOCATOR NO.:	17T 14 0211	17T 14 0202	
ADDRESS:	16955 CHESTERFIELD AIRPORT RD CHESTERFIELD, MO. 63095		
OWNER OF RECORD:	CAPLACO NINETEEN, INC. DEVELOPMENT	11850 STUDD AVENUE P.O. BOX 419121 ST. LOUIS, MISSOURI 63141 314-991-8900 EXT. 253	
PREPARED FOR:	CAPITOL LAND	11850 STUDD AVENUE P.O. BOX 419121 ST. LOUIS, MISSOURI 63141 314-991-8900 EXT. 253	
PREPARED BY:	VOLZ Incorporated	10549 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX	
SUBDIVISION:	PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.		
EXISTING ZONING:	PC-PLANNED COMMERCIAL DISTRICT		
ORDINANCE NUMBER:	2311 - SEPTEMBER 7 <sup>TH</sup> 2016		
PROPOSED USES:	AUTOMOBILE DEALERSHIP EXISTING BUILDING TO REMAIN		
PARKING REQUIRED:	PER THE CITY OF CHESTERFIELD "UDC"	26,806 SF/1000 SF = 26.8 x 3.0	80
	3.0 / 1,000 GFA	10' x 40' LOADING SPACES	2
MAXIMUM PARKING:	80 SPACES x 1.2	96 SPACES	
PROPOSED PARKING:	10 SPACES RESERVED FOR INVENTORY	90 SPACES	100 SPACES TOTAL
REQUIRED OPEN SPACE:	35% - UDC	PROPOSED:	77,993 SF 177,592 SF
LOT 1:	177,592 SF	43%	
REQUIRED F.A.R.:	0.55 - UDC	EXISTING:	28,806 SF 177,592 SF
LOT 1:	177,592 SF	0.15	
FIRM MAP #:	29183C065K FEB. 4, 2015		
MAXIMUM HEIGHT:	40' HIGH		
HEIGHT:	STRUCTURE	22'	CHARGING STATIONS
		5'	LIGHT STANDARDS
		20'	
LEGAL DESCRIPTION:	A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST - CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI		



PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.

A TRACT OF LAND BEING PART OF ADJUSTED NEW PARCEL 2 OF THE BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 350 PAGE 81, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID BEGINNING AT THE SOUTHWEST CORNER OF SAID ADJUSTED NEW PARCEL 2, SAID BEGINNING POINT BEING ALSO A POINT ON THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID ADJUSTED NEW PARCEL 2, NORTH 12 DEGREES 42 MINUTES 40 SECONDS WEST 26.61 FEET, NORTH 02 DEGREES 08 MINUTES 54 SECONDS EAST 64.73 FEET AND NORTH 01 DEGREE 38 MINUTES 32 SECONDS EAST 194.51 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE HIGHWAY 64, OF VARYING WIDTH; THENCE EASTWARDLY ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 08 MINUTES 54 SECONDS EAST 863.23 FEET TO A POINT; THENCE SOUTH 68 DEGREES 25 MINUTES 29 SECONDS EAST 210.35 FEET TO A POINT ON THE AFORESAID NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE WESTWARDLY ALONG SAID NORTH LINE SOUTH 89 DEGREES 35 MINUTES 06 SECONDS WEST 856.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.194 ACRES ACCORDING TO CALCULATIONS BY VOLZ, INC. DURING FEBRUARY 2003.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.  
 PROFESSIONAL ENGINEER  
 NUMBER E-24665

ERIC J. KIRBY, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 NUMBER PLS-24090077

1-19-2017  
 2-22-2017

**CAPITOL LAND**

11850 STUDD AVENUE  
 P.O. BOX 419121  
 ST. LOUIS, MISSOURI 63141  
 314-991-8900 EXT. 253

**VOLZ Incorporated**

ENGINEERS  
 LAND PLANNING  
 TRANSPORTATION  
 CONST. MANAGEMENT

10549 INDIAN HEAD BLVD.  
 ST. LOUIS, MISSOURI 63132  
 314-426-6212 MAIN  
 314-890-1250 FAX  
 WWW.VOLZINC.COM  
 AUTHORITY #2303

**CAPLACO NINETEEN, INC. DEVELOPMENT**

FORMERLY KNOWN AS KEMP AUTOMOBILE MUSEUM "16955 CHESTERFIELD AIRPORT RD.  
 A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031  
 TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

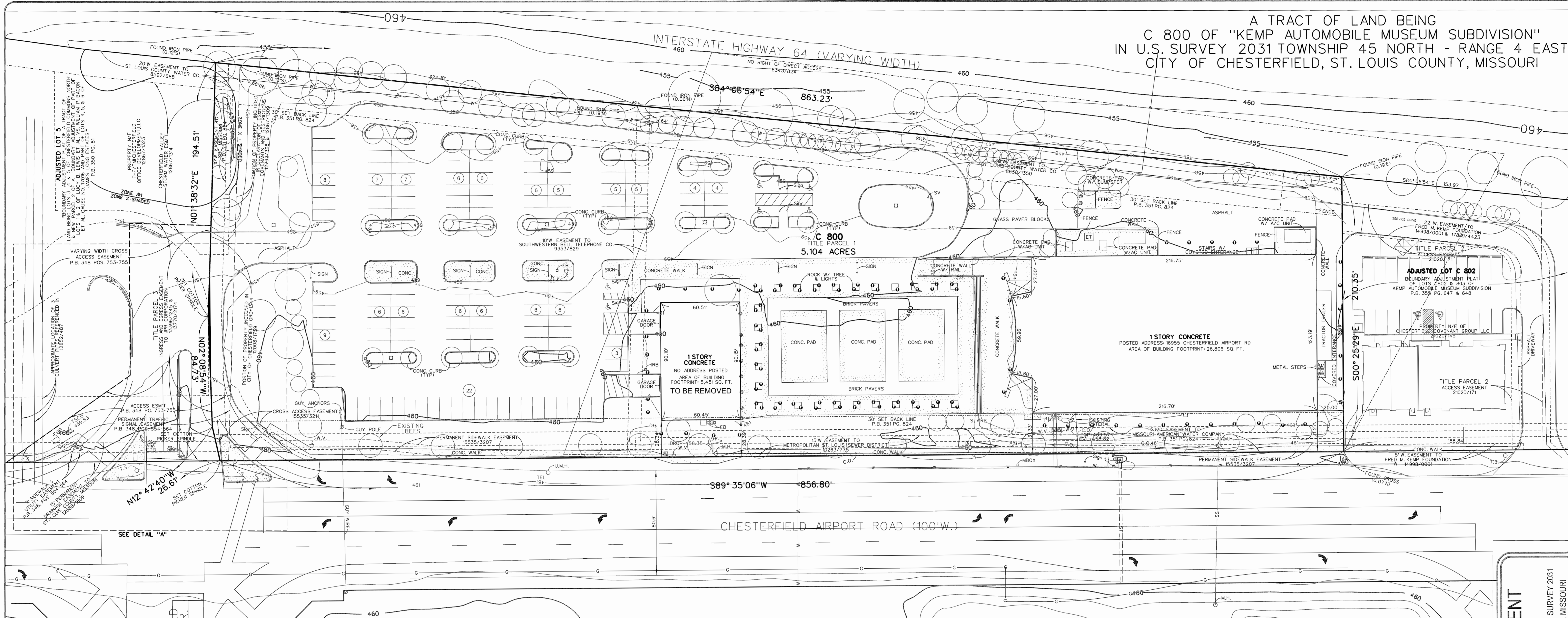
**SITE DEVELOPMENT SECTION PLAN**

LOCATOR # 17T 14 0211  
 PROJECT # 28862-01  
 BASE MAP NO. 171  
 ORDINANCE #281

REVISED  
 1-19-2017  
 2-22-2017

12-22-2016

A TRACT OF LAND BEING  
 C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION"  
 IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of , 2017 , by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested by the Planning and Development Services Director and the City Clerk.

Justin Wyse, AICP, PTP  
 Planning and Development Services Director  
 City of Chesterfield, Missouri

Vickie Hass, City Clerk  
 City of Chesterfield, Missouri

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

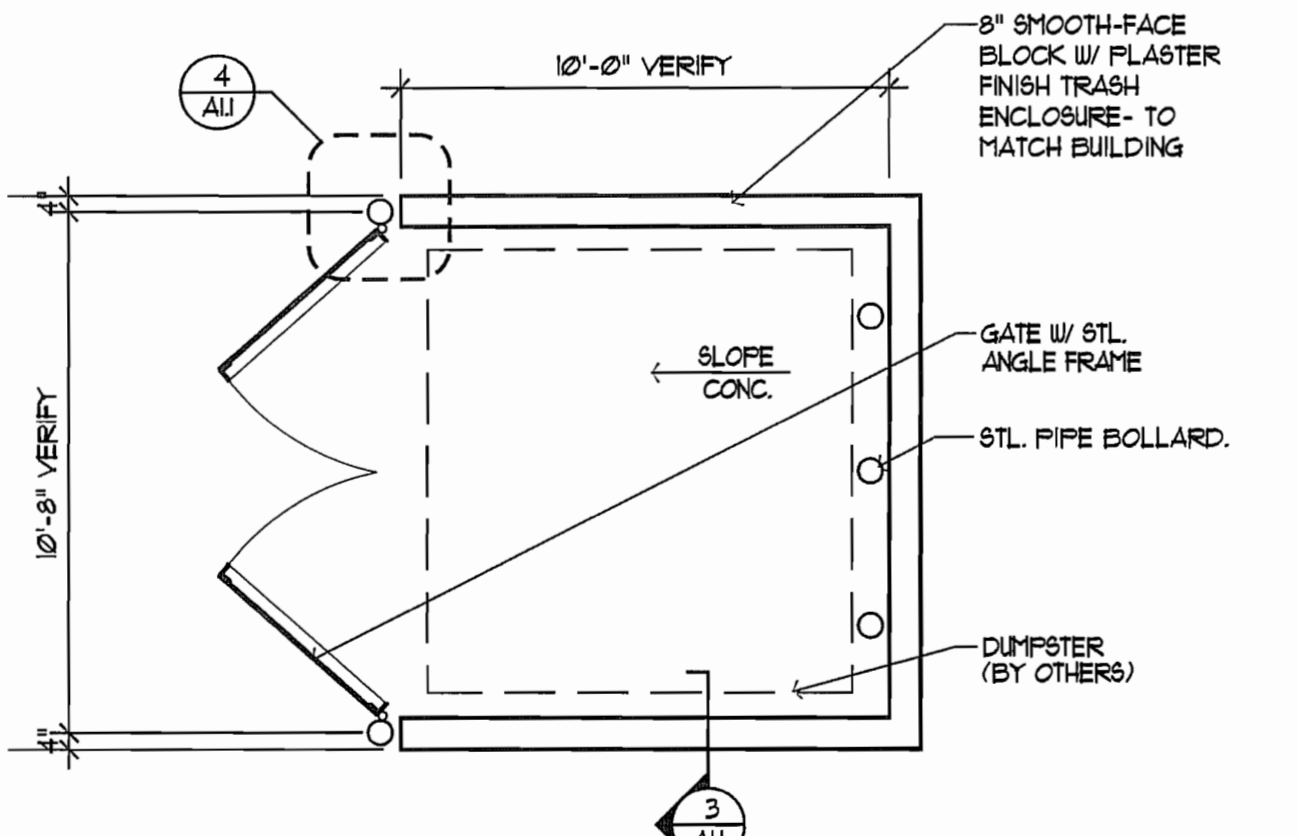
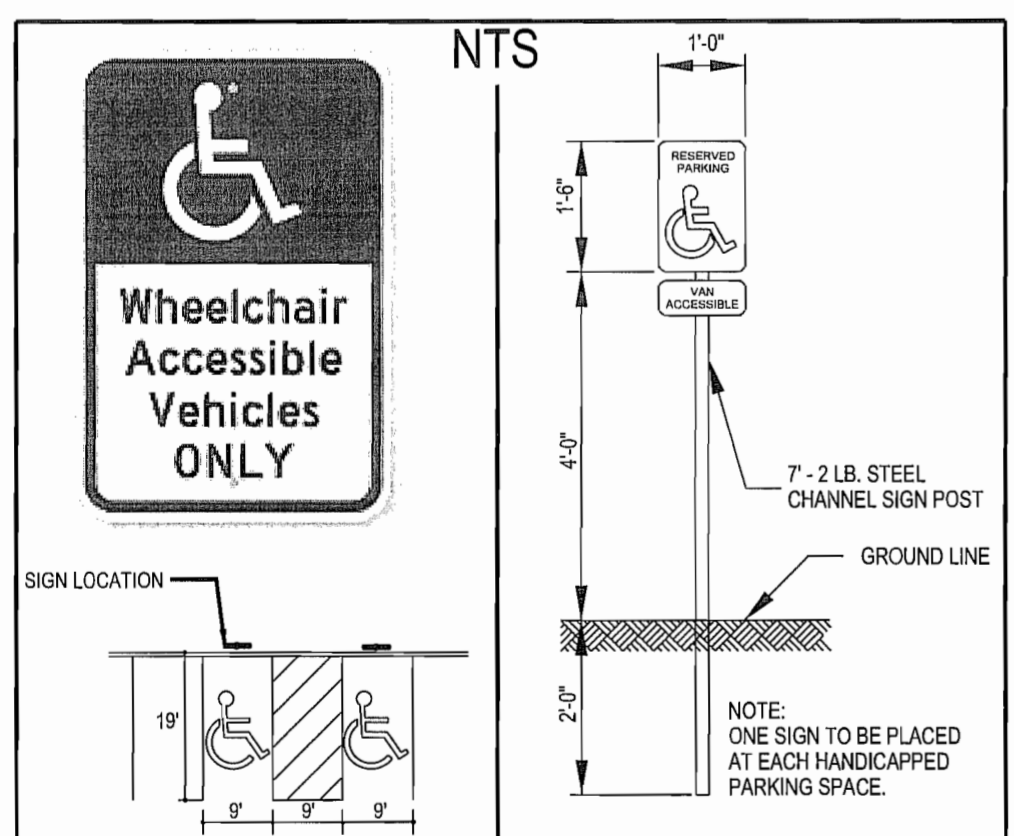
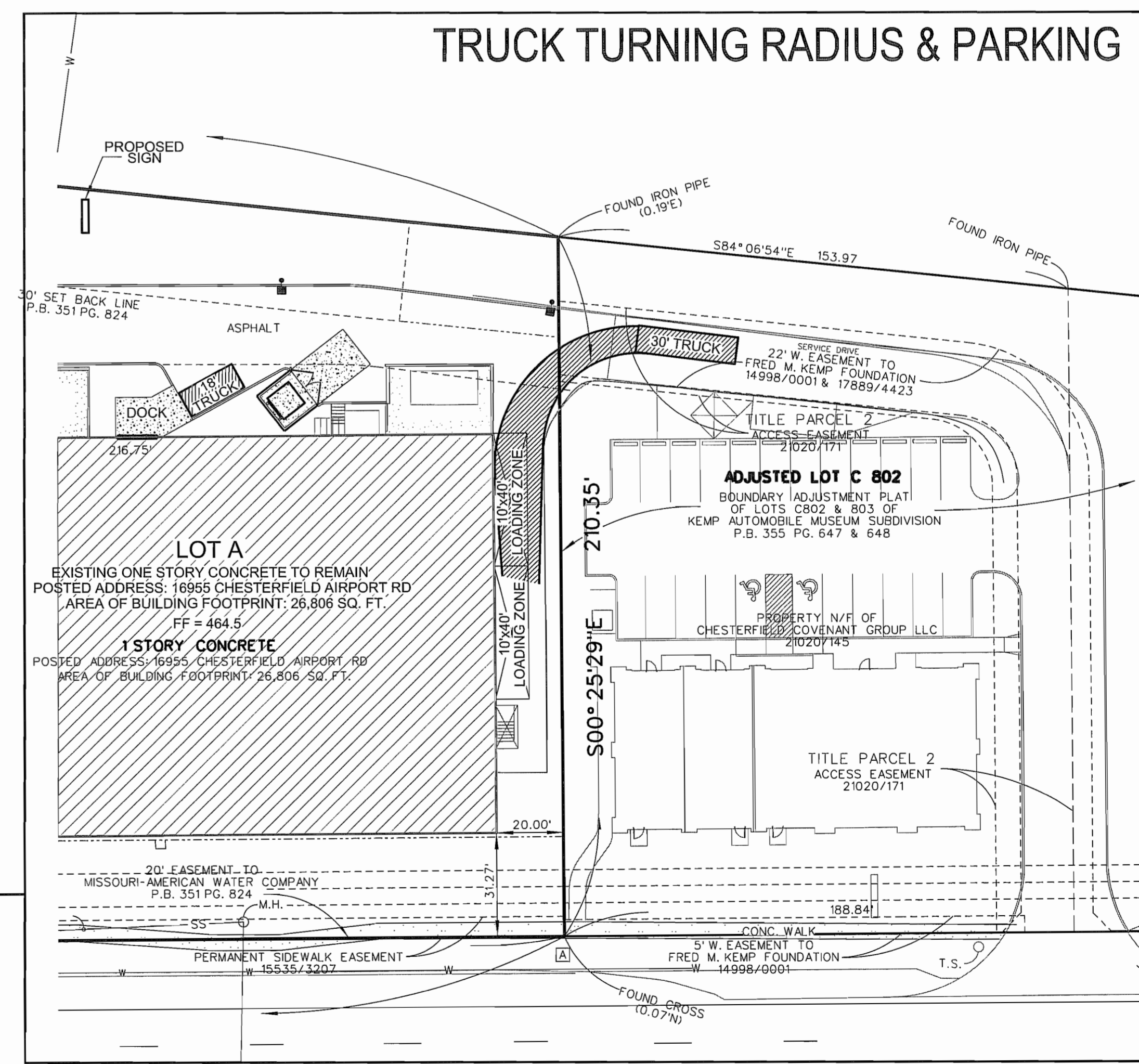
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my \_\_\_\_\_ Office in the day and year last above written.

My term expires \_\_\_\_\_ (County and State) \_\_\_\_\_ (Notary Public)

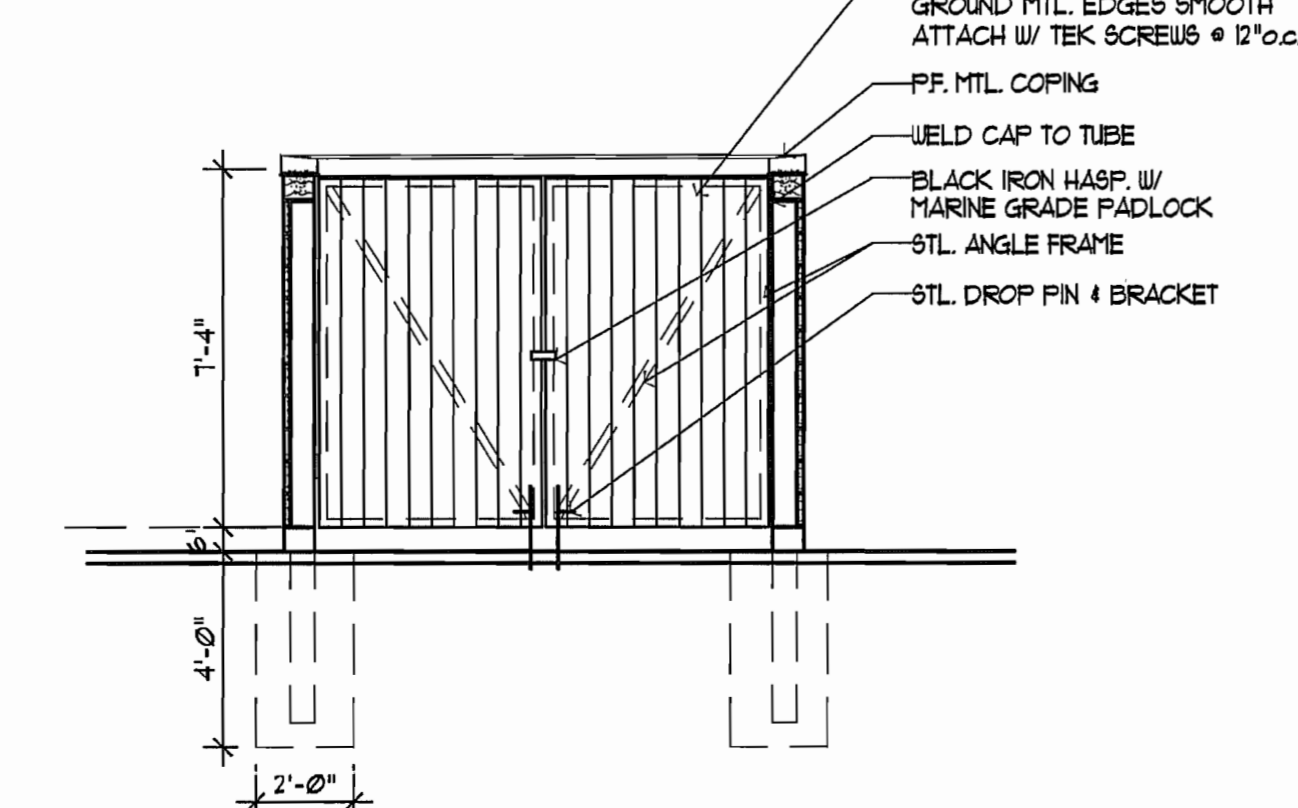
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Justin Wyse, AICP, PTP  
 Planning and Development Services Director  
 City of Chesterfield, Missouri

Vickie Hass, City Clerk  
 City of Chesterfield, Missouri



**1 DUMPSTER ENCLOSURE PLAN**  
 ALL IAU SCALE: 1/4" = 1'-0"

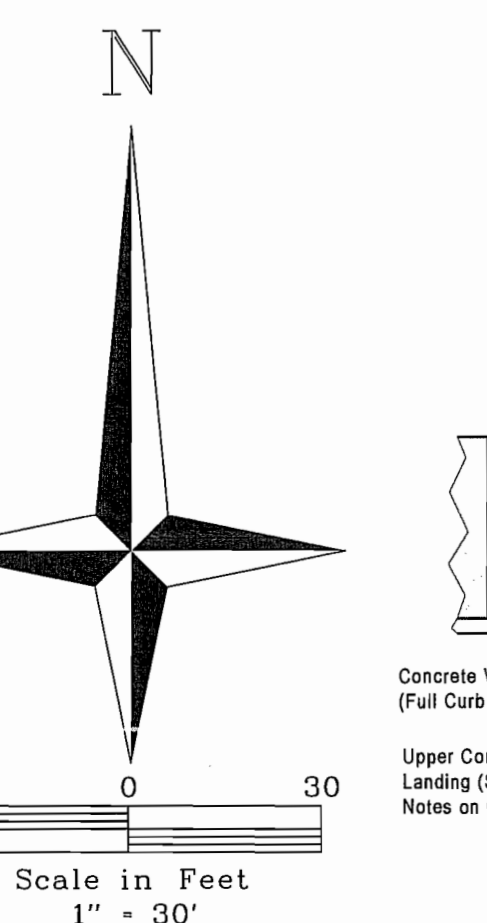


**2 DUMPSTER ENCLOSURE ELEVATION**  
 ALL IAU SCALE: 1/4" = 1'-0"

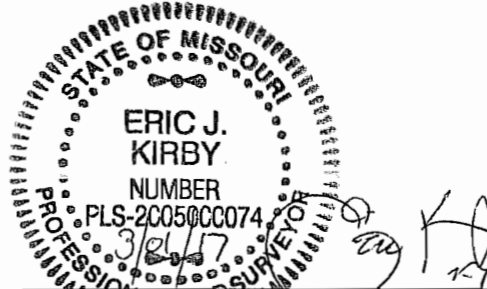
**ACCESSIBLE PARKING DETAIL**

**Type "4" Curb Ramp (Parallel Changing Direction)**

- LEGEND
- (A) AREA INLET
  - (B) BOTTOM OF CURB
  - (C) BOLLARD
  - (D) CLEAN OUT
  - (E) CURB INLET
  - (F) DOUBLE CURB INLET
  - (G) ELECTRIC METER
  - (H) ELECTRIC TRANSFORMER
  - (I) FIRE HYDRANT
  - (J) GRATE INLET
  - (K) GAS METER
  - (L) GAS VALVE
  - (M) GUY WIRE
  - (N) LIGHT STANDARD
  - (O) MANHOLE
  - (P) PARKING METER
  - (Q) POLY VINYL CHLORIDE
  - (R) REINFORCED CONCRETE PIPE
  - (S) TOP OF CURB
  - (T) T.C.
  - (U) TEST HOLE
  - (V) TELEPHONE PEDESTAL
  - (W) TRAFFIC SIGNAL
  - (X) TRAFFIC SIGNAL CONTROL BOX
  - (Y) UTILITY MANHOLE
  - (Z) UTILITY POLE
  - (AA) WITRIFIED CLAY PIPE
  - (AB) WATER METER
  - (AC) WATER VALVE
  - (AD) YARD LIGHT
  - (AE) NO. OF PARKING SPACES
  - (AF) GAS LINE
  - (AG) OVERHEAD ELECTRIC
  - (AH) OVERHEAD UTILITIES
  - (AI) SANITARY SEWER
  - (AJ) STORM SEWER
  - (AK) TELEPHONE LINE
  - (AL) UNDERGROUND ELECTRIC
  - (AM) WATER LINE
  - (AN) FENCE
  - (AO) ADDRESS



TIMOTHY J. MEYER, P.E.  
 PROFESSIONAL ENGINEER  
 E-24665



ERIC J. KIRBY, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 P.L.S. #2005000074

**VOLZ Incorporated**  
 ENGINEERS LAND PLANNING  
 TRANSPORTATION CONST. MANAGEMENT  
 10849 Indian Head Ind'l Blvd.  
 St. Louis, Missouri 63132  
 314.426.6212 Main  
 314.890.1250 Fax  
 www.volzing.com  
 Authority #203

**CAPITOL LAND**  
 11850 STUDD AVENUE  
 P.O. BOX 419121  
 ST. LOUIS, MISSOURI 63141  
 314-991-8900 EXT. 253

**CAPLACO NINETEEN, INC. DEVELOPMENT**  
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**SITE DEVELOPMENT SECTION PLAN EXISTING CONDITION**

REVISIONS  
 1-19-2017  
 2-22-2017

PROJECT # 20065-01  
 CHECKED BY: [Signature]  
 DRAWN BY: [Signature]  
 DATE: 11/14/2017  
 CHECKED BY: [Signature]  
 DATE: 11/14/2017  
 BASE MAP NO. 177  
 ORDINANCE # 291

CallisonRTKL Architects P.C.  
148 Lafayette Street  
11th Floor  
New York, NY 10013

+1 212 354 9240  
+1 212 354 9253

CallisonRTKL.com

February 17, 2017

Tesla Service+  
16955 Chesterfield Airport Road  
Chesterfield MO 63005

**Architecture Review Board**  
Architect's Statement of Design

The existing building located at 16955 Chesterfield Airport Road will largely remain as is. The main structure consists of tilt up concrete panels with a metal panel "fascia". The concrete panels on all four facades, along with all exterior doors, stairs, etc. will be painted Benjamin Moore "Bunny Gray" and the metal fascia will remain as is.

On the front (West) façade, the existing metal panel and glass storefront vestibule will be modified on the ends to accommodate the required clearances to allow automobiles to enter the building. Two new metal panel and glass overhead doors will be added to this façade to allow for cars to enter the building, as this is the only façade at grade level. The main/center portion of the metal panel structure will remain but will have the storefront removed creating a covered outdoor entry.

The existing mechanical units are on the ground on the north façade (the rear of the building as viewed from Chesterfield Airport Road) and the existing concrete screen walls will remain and be painted to match the building.

Sincerely,

Eric Lagerberg  
Executive Vice President



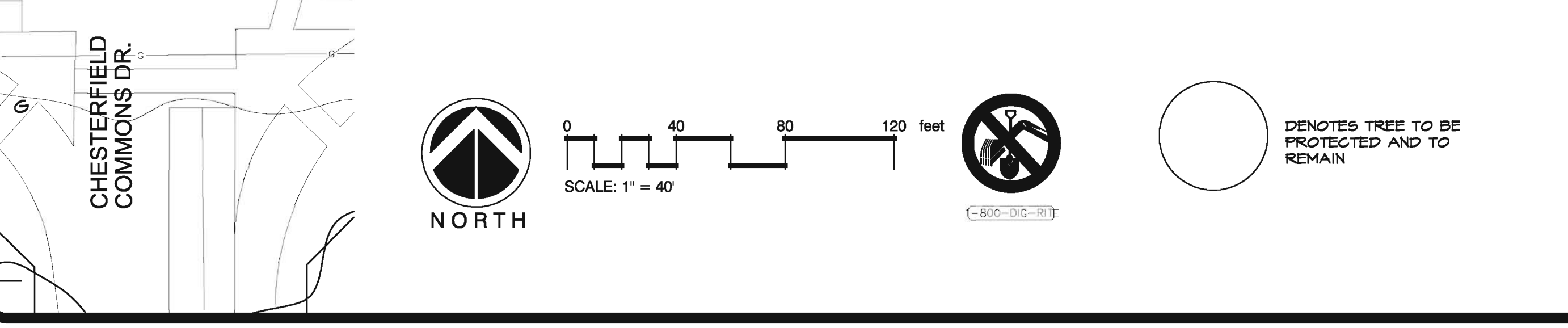
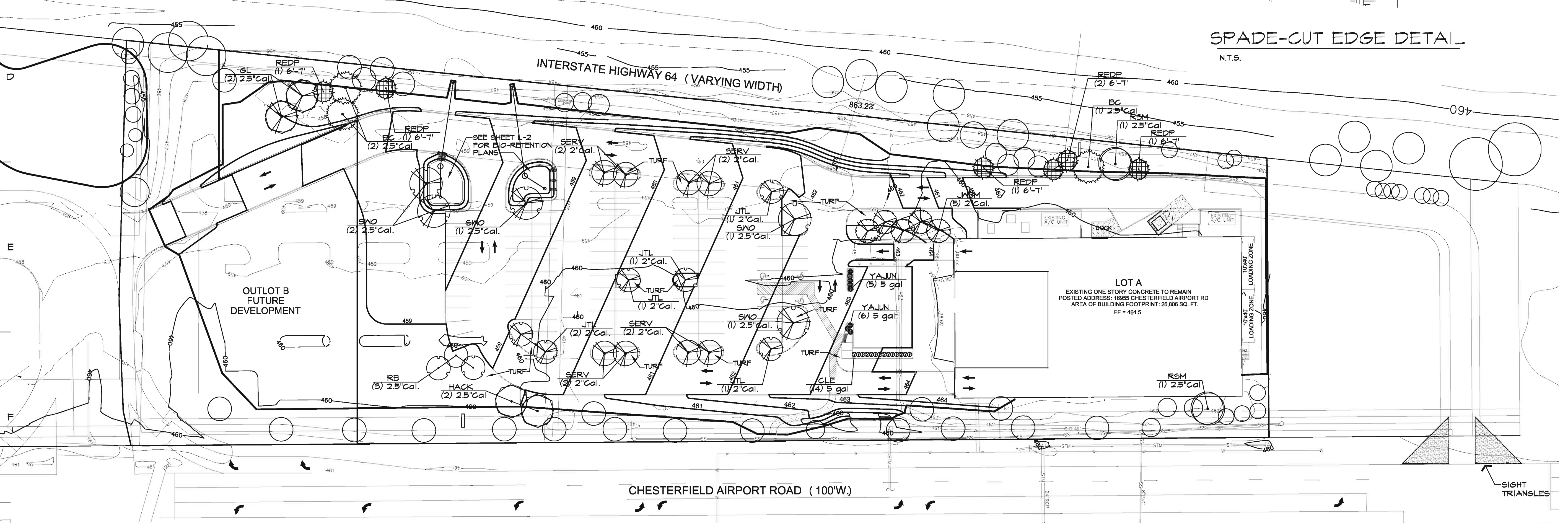
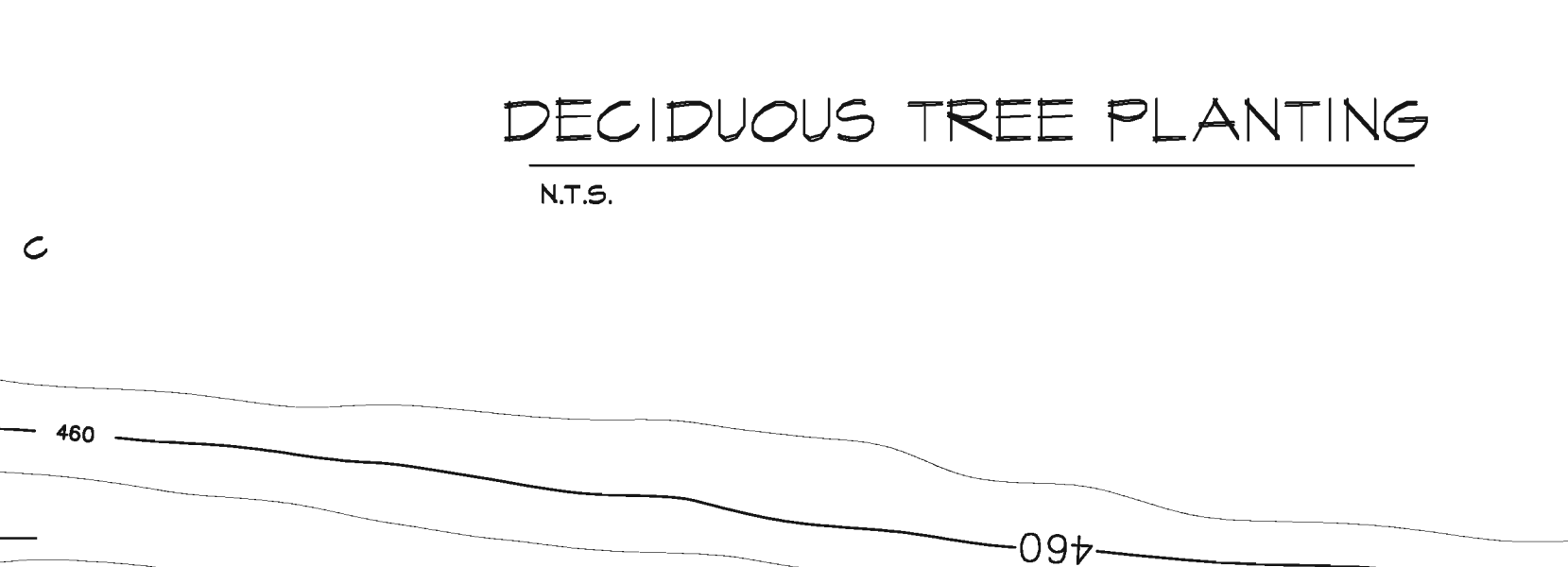
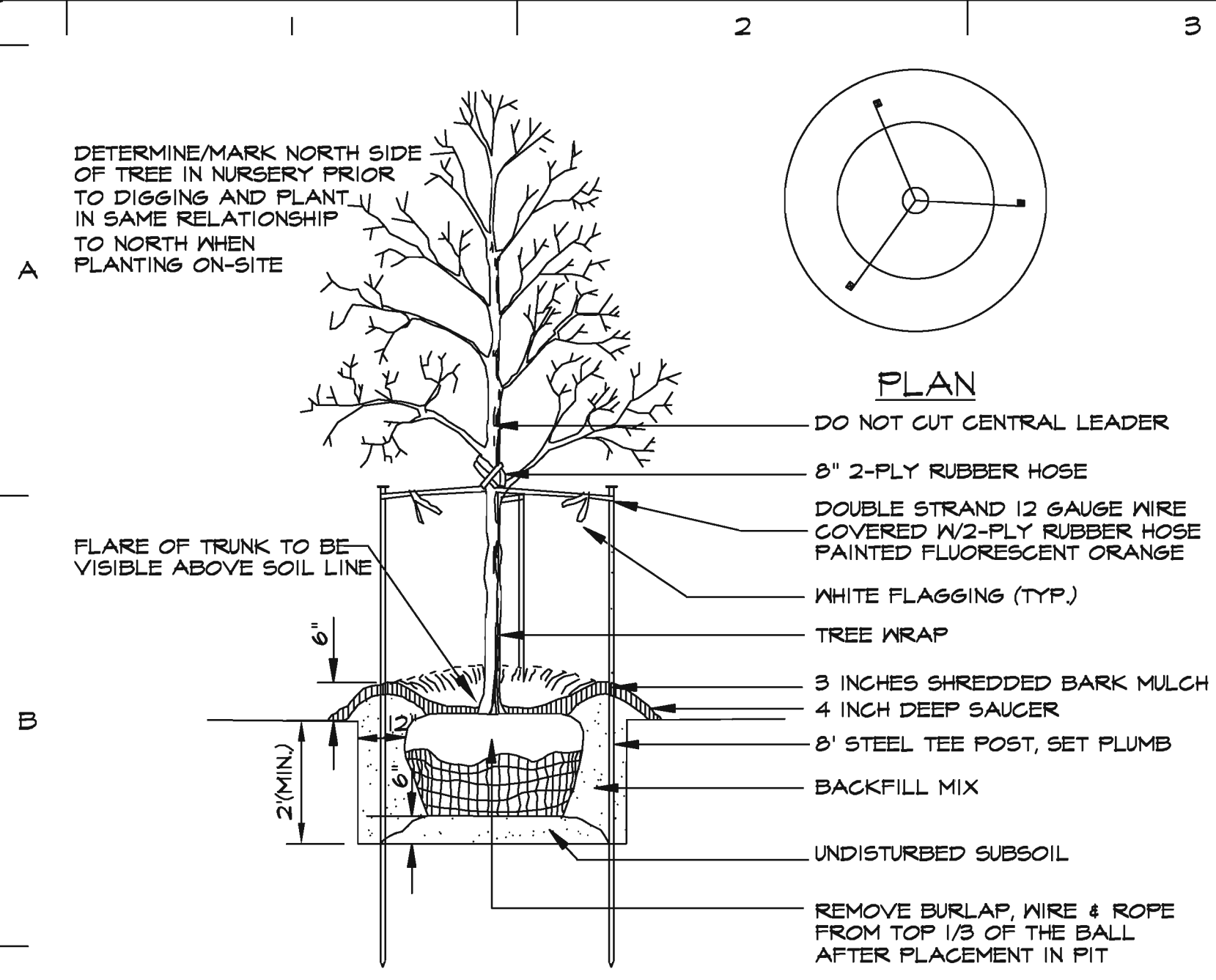
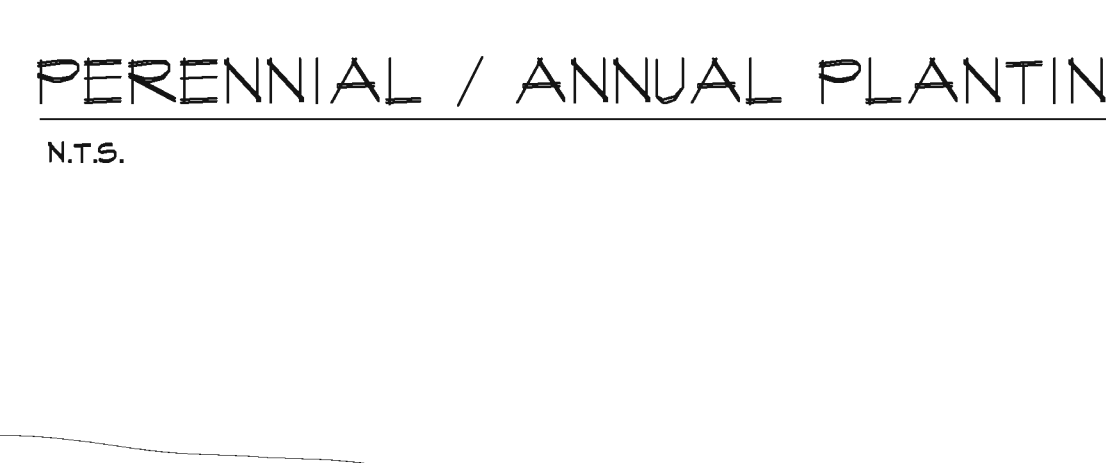
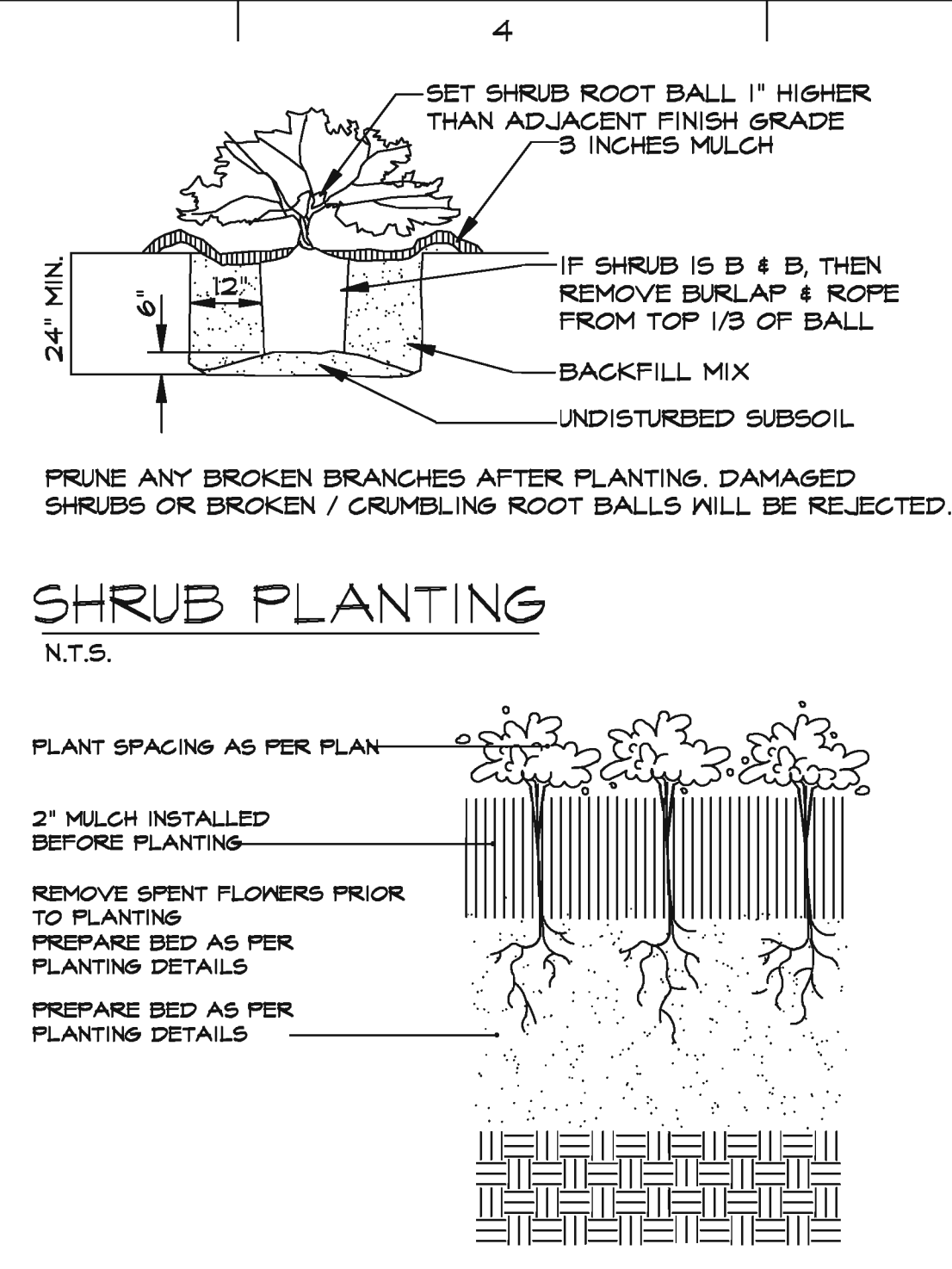
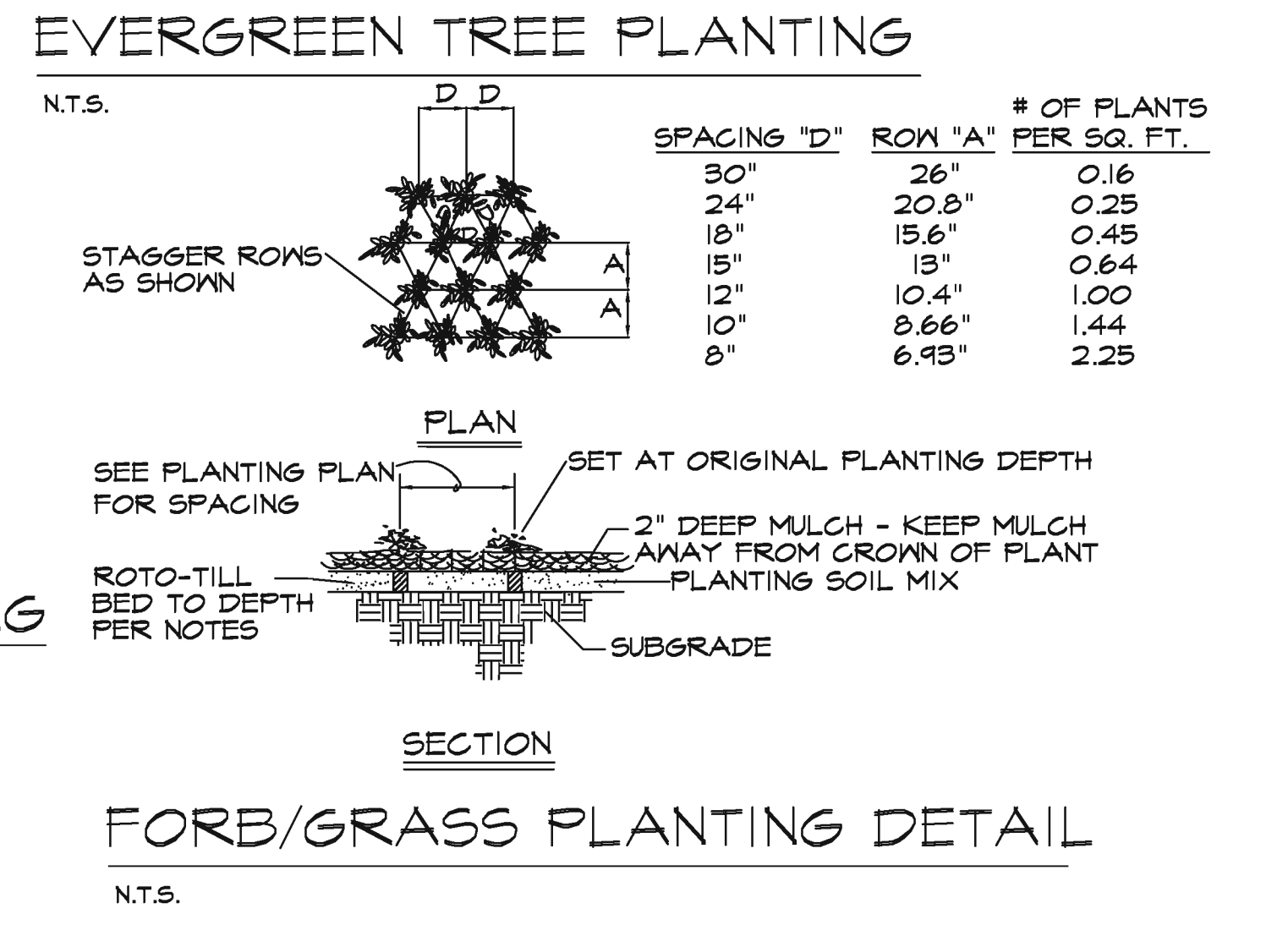
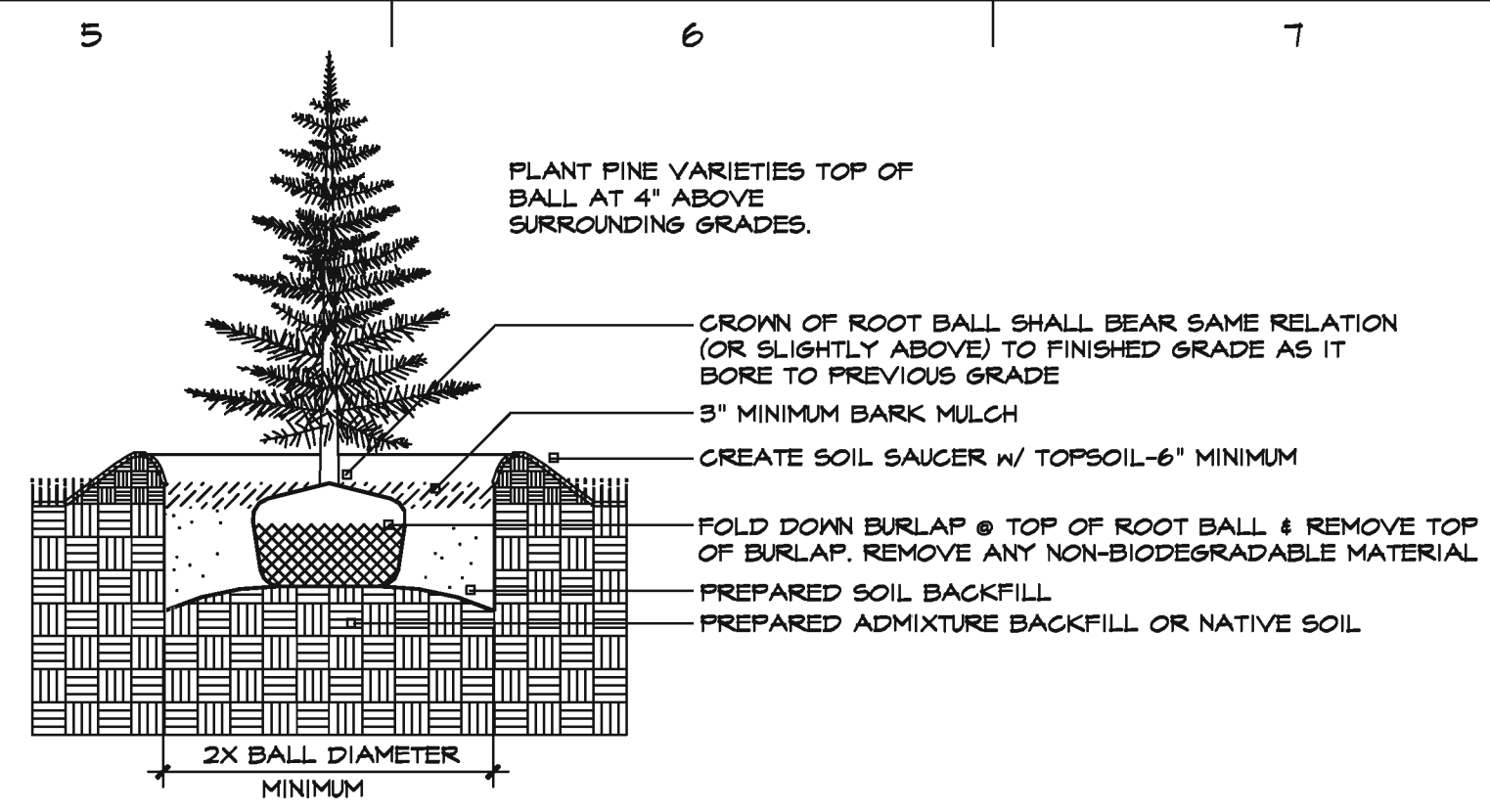
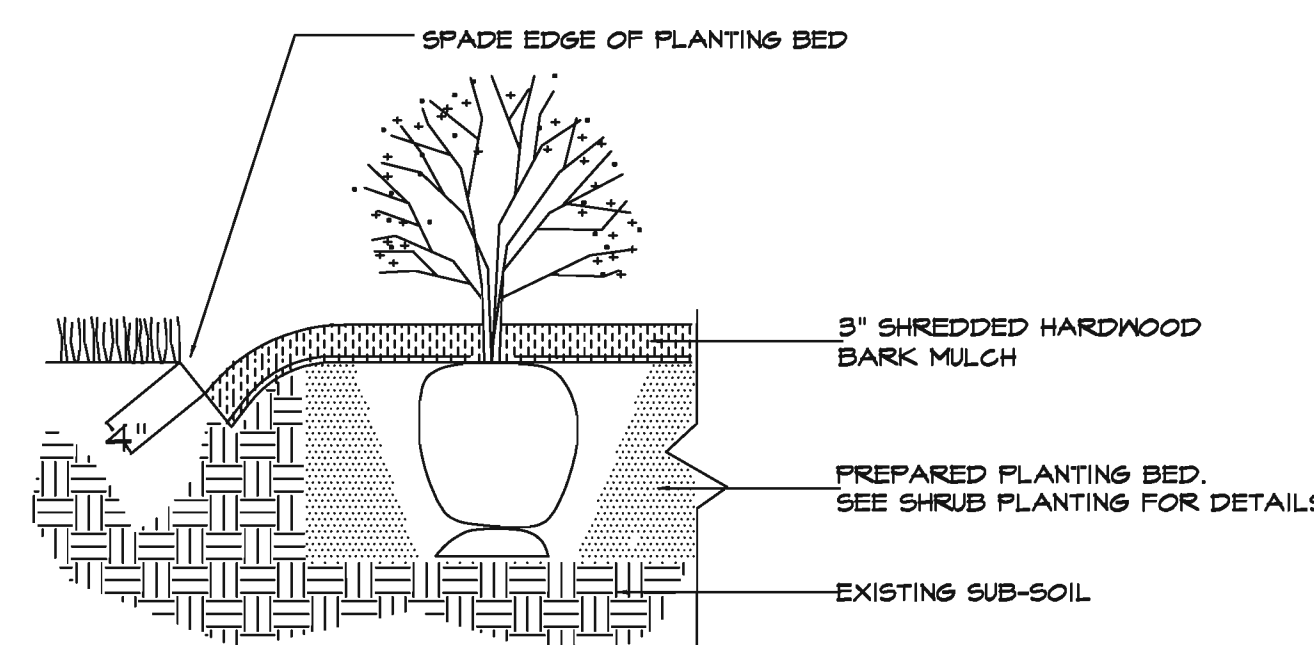
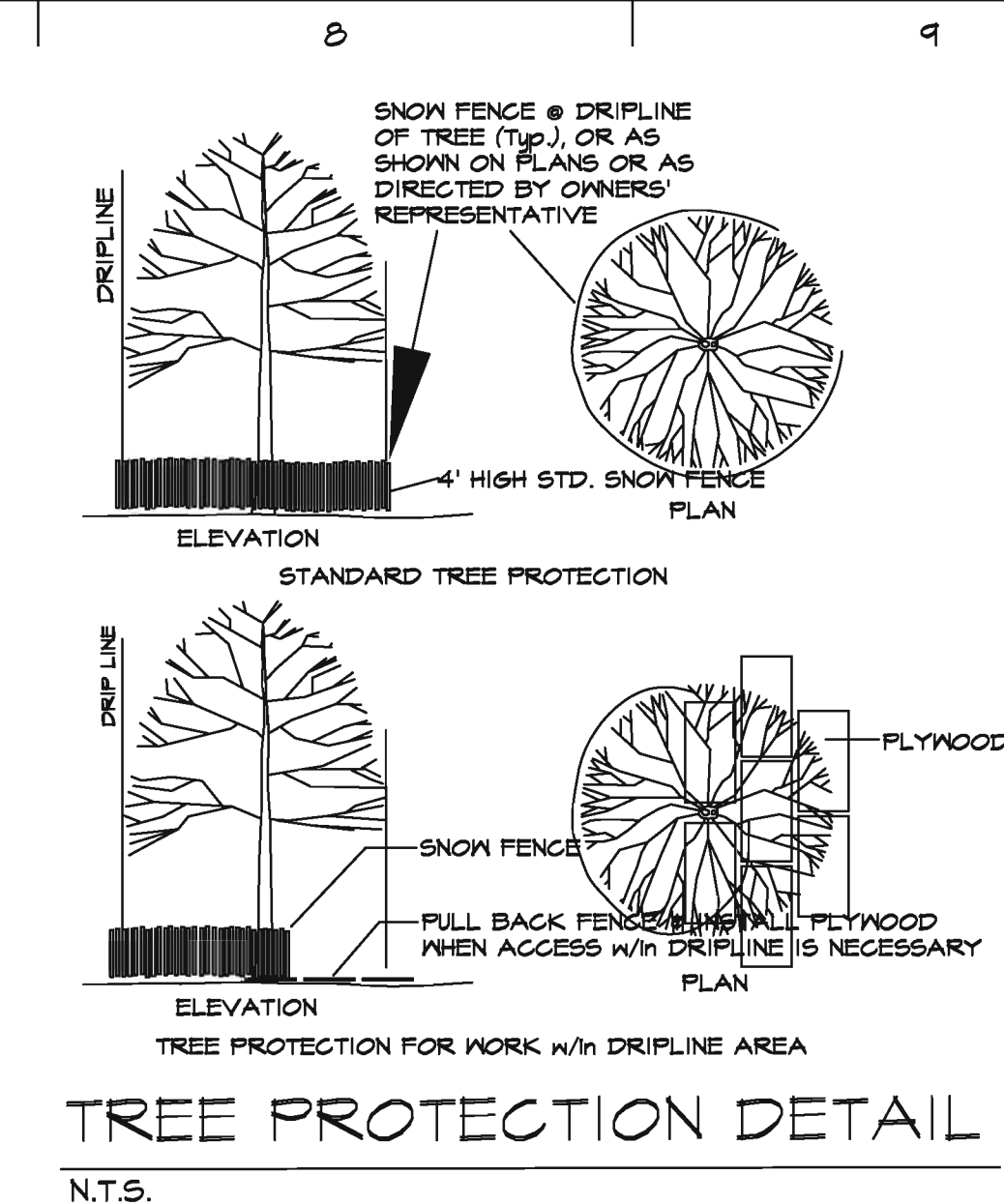
REVISIONS	BY
2/28/17	RMM

**landscape TECHNOLOGIES**  
111 Jacobs Creek Drive, Chesterfield, MO 63005  
 630-200-1111  
 110 Landscape Architecture Corporation 630-200-1111

**REGISTERED LANDSCAPE ARCHITECT**  
MISSOURI STATE BOARD OF LANDSCAPE ARCHITECTS  
 R. HARDIS  
 LICENSE NUMBER 019  
 DATE 2/28/17

PLANTING PLAN FOR THE PROPOSED  
**Caplaco Nineteen**  
 16955 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO

DRAWN: R. HARDIS  
 CHECKED: RMM/GBJ  
 DATE: 10/21/16  
 SCALE: 1"=40'-0"  
 JOB No.: 2016-184  
 SHEET: **L-1**  
OF TWO SHEETS



**PLEASE NOTE:**

- ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND UNDERGROUND UTILITIES.
- NO TREES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.
- ALL SHRUBS/PERENNIALS WITHIN SIGHT TRIANGLE ZONES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF TWENTY FOUR INCHES (2 FEET); ALL TREES TO BE MAINTAINED WITH A CLEAR HEIGHT FROM GRADE OF TEN (10) FEET.

**STREET TREES: 1 per 50 LF FRONTAGE**

- 686.46 LF FRONTAGE @ CHESTERFIELD AIRPORT RD. REQUIRING 14 TREES @ 2.5" CALIPER. TWENTY (20) EXISTING TREES TO REMAIN
- 793.17 LF FRONTAGE @ I-64, REQUIRING 16 TREES @ 2.5" CALIPER. TWENTY (20) EXISTING TREES TO REMAIN.

**SITE COVERAGE CALCULATIONS:**

TOTAL SITE	177,370 S.F.	100%	(4.07 ACRES)
BUILDING	26,206 S.F.	15%	(0.62 ACRE)
OPENSAPCE	77,043 S.F.	44%	(1.77 ACRES)
PAVEMENT	73,471 S.F.	41%	(1.57 ACRES)

# LANDSCAPE GUIDELINE SPECS:

## GENERAL:

- 1) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all material and work against injury to public.
- 2) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- 3) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE in Missouri).
- 4) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12' of trunk of trees or shrubs planted within the area.
- 5) It shall be the landscape contractor's responsibility to:
  - A) Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - B) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - C) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- 6) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- 7) Provide single-stem trees unless otherwise noted in plant schedule.
- 8) All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
- 9) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 11) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- 12) All excess topsoil, rocks, debris and/or taints soils shall be removed by the general contractor prior to plant project is turned over to the landscape contractor to commence landscape installation.
- 13) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- 14) Landscape contractor shall kill & remove all existing weeds within the project site.
- 15) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- 16) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- 17) Transplanted material will not be guaranteed by the landscape contractor.

## PRUNING:

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

## INSURANCE:

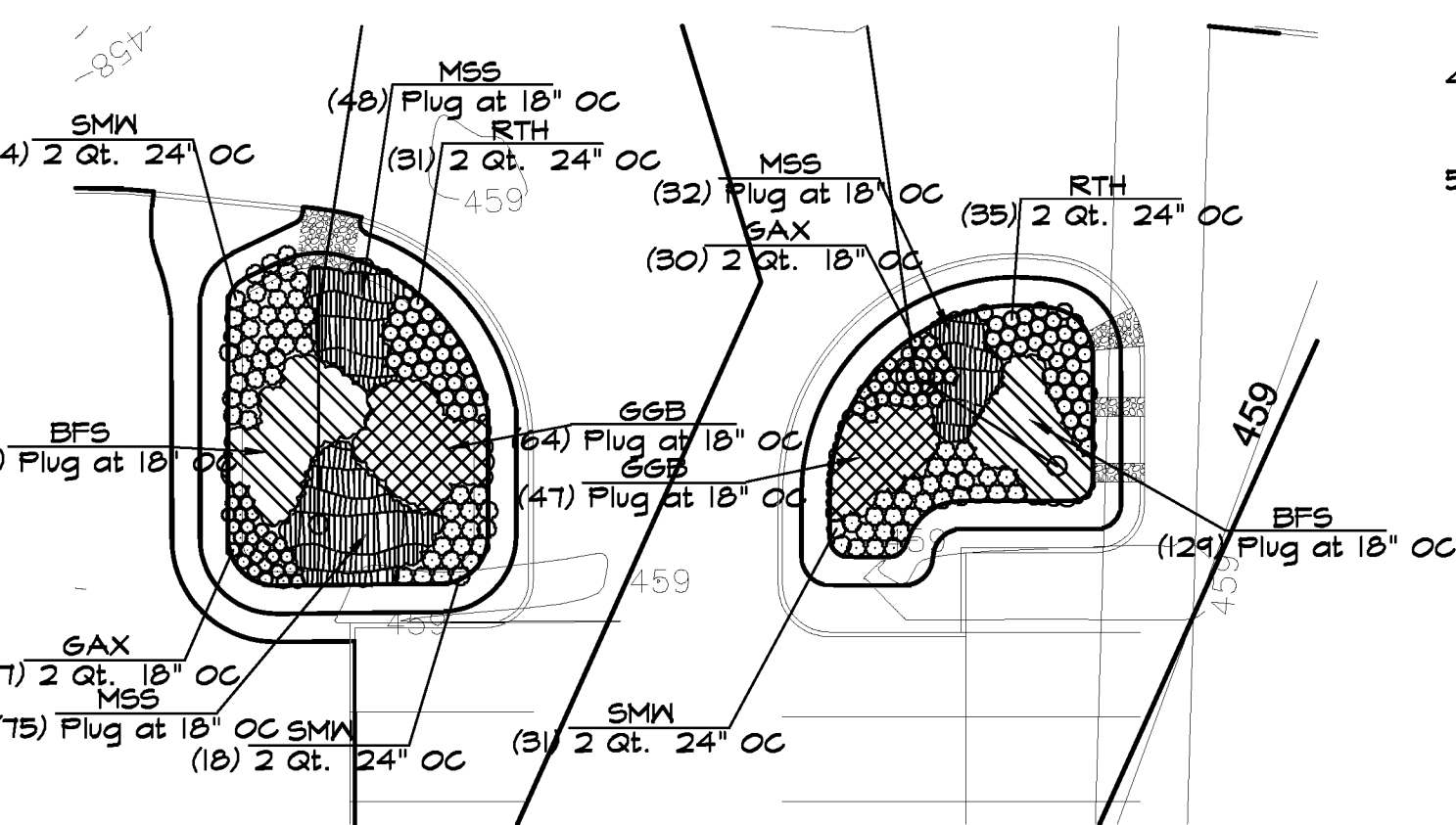
- 1) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

## MULCH:

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

## MAINTENANCE:

- 1) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- 2) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.



## BIO-RETENTION PLANS

SCALE: 1"=20'-0"

## SIGHT TRIANGLES:

- 1) No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- 2) Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 95' and connecting the points so established to form the sight triangle area.

## TOPSOIL:

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

## MISC. MATERIAL:

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

## TURF:

- 1) All disturbed lawn areas to be seeded with a mixture of Turf-Type Fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 2) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- 3) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- 4) All sod shall be placed a maximum of 24 hours after harvesting.
- 5) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 6) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

## EROSION CONTROL BLANKET (Where applicable):

- 1) All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: North American Green, DS 15 or approved equal. Install per manufacturer's recommendations.

## PLUG PLANTING NOTES:

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

## WARRANTY:

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

## BIO-RETENTION MAINTENANCE PROCEDURES:

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

## NOTE:

- ALL NATIVE GRASS PLUGS ARE TO BE A MINIMUM 4.5" DEEP X 2" DIAMETER
- CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS TO BE APPROVED BY THE PROJECT ENGINEER AND MSD. CONTACT MSD AT 314/385-2012.
- DURING CONSTRUCTION, THE BIO-RETENTION AREAS MAY TRAP SEDIMENT. FINAL CONSTRUCTION AND PLANTING OF THE BIO-RETENTION AREAS SHALL BE COMPLETED AFTER SILT AND DEBRIS IS REMOVED.
- HEAVY EQUIPMENT SHALL BE KEPT OFF OF THE SOIL MIX DURING CONSTRUCTION OPERATIONS TO AVOID COMPACTING. FOOT TRAFFIC AND PRE-SOAKING TO AID NATURAL COMPACTION IS ALLOWABLE.
- SOIL PH SHALL FALL IN THE RANGE OF 5.5 AND 7.
- SEE CIVIL DRAWINGS FOR CROSS-SECTIONAL DETAILS OF MULCH AND SOIL MAKEUP.

## PLANTING, WATER and MULCH REQUIREMENTS

WATER AVAILABILITY	REQUIRED PLANTING PERIOD	MINIMUM CONTAINER SIZE	WATER REQUIREMENT FIRST 3 WEEKS	WATER REQUIREMENT AFTER 3 WEEKS	MAXIMUM MULCH DEPTH
NO AVAILABILITY TO WATER AFTER	LATE FEB. - APRIL ONLY	2.25"x3.75" OR LARGER	WATER EACH PLUG IMMEDIATELY		1.5" FOR PLUGS
MANUAL WATERING WITH STANDARD SPRINKLER	LATE FEB. - EARLY JUNE OR SEPT. - OCTOBER	4.5"x5" OR LARGER IN SUMMER & FALL	1" (60 MIN.) EVERY 4 DAYS	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS
AUTOMATIC IRRIGATION (WATER MORE FREQUENTLY THAN NORMAL DURING FIRST TWO MONTHS AFTER PLANTING)	LATE FEB. - EARLY OCTOBER	2.25"x3.75" OR LARGER IN SPRING 4.5"x5" OR LARGER IN SUMMER & FALL	1" (60 MIN.) EVERY 4 DAYS IN SPRING AND FALL 1" (60 MIN.) EVERY 3 DAYS IN SUMMER	1" (60 MIN.) EVERY 7 DAYS UNTIL PLANTS ESTABLISHED	1.5" FOR PLUGS 2.5" FOR QUARTS

## PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BC	3	Bald Cypress / Taxodium distichum	2.5" Cal
HACK	2	Common Hackberry / Celtis occidentalis	2.5" Cal
GL	2	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5" Cal.
SNO	5	Swamp White Oak / Quercus bicolor	2.5" Cal.
RSM	2	'Red Sunset' Maple / Acer rubrum 'Franksred'	2.5" Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
REDF	6	Red Pine / Pinus resinosa	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JTL	6	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2" Cal.
RB	3	Redbud / Cercis canadensis	2.5" Cal.
JNSM	5	Sweetbay Magnolia / Magnolia virginiana 'Jim Wilson'	2" Cal.
SERV	8	'Autumn Brilliance' Serviceberry / Amelanchier X grandiflora 'Autumn Brilliance'	2" Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
YAJUN	8	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal
CLE	14	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal
FORBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
GAX	57	Golden Alexander / Zizia aurea	2 Qt. @ 18" OC
RTH	66	Rose Turtle-Head / Chelone obliqua	2 Qt. @ 24" OC
SMM	83	Swamp Milkweed / Asclepias incarnata	2 Qt. @ 24" OC
NATIVE GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	285	Brown Fox Sedge / Carex vulpinoidea	Plug at 18" OC
	111	Great Green Bulrush / Scirpus atrovirens	Plug at 18" OC
	155	Morning Star Sedge / Carex grayi	Plug at 18" OC

## NOTE:

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

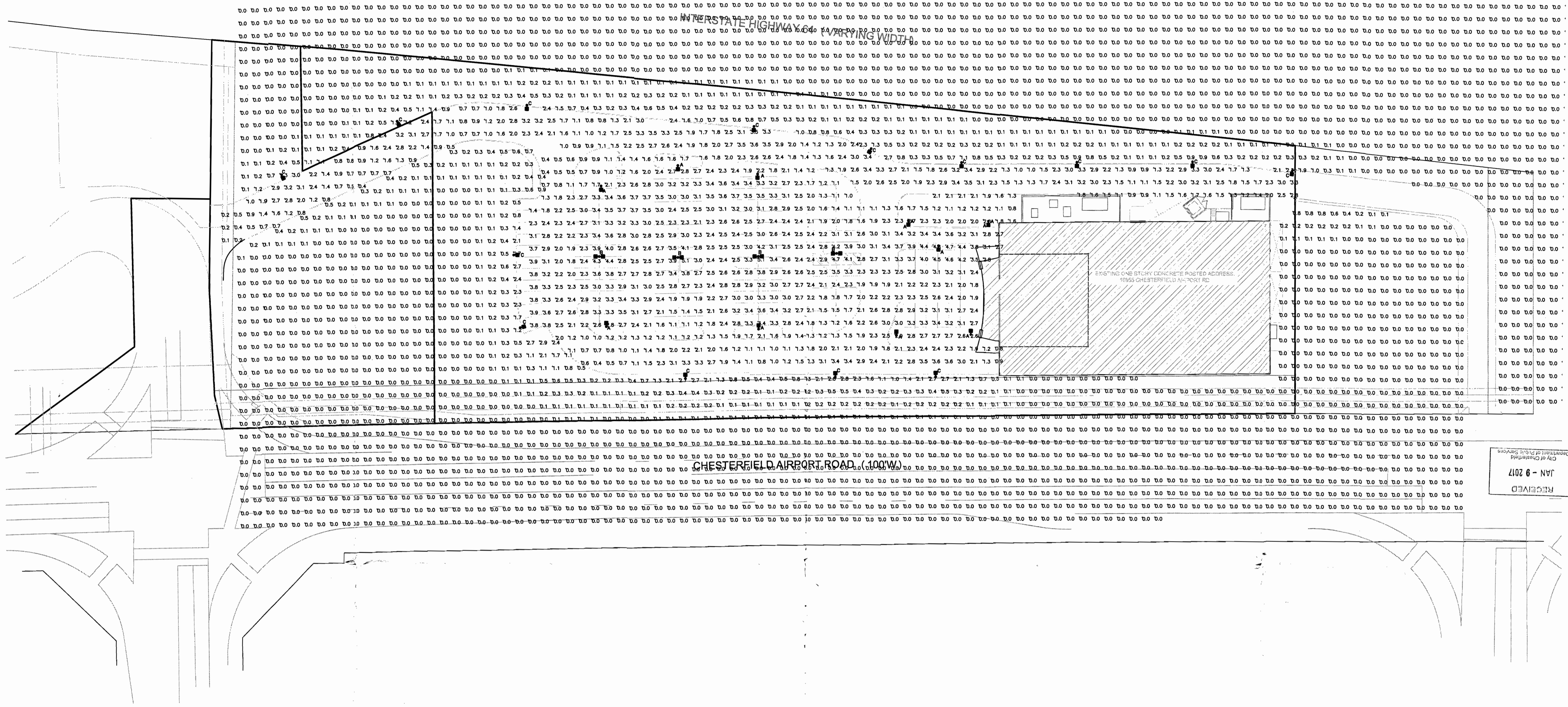
REVISIONS	BY
2/28/17	RMM

**Landscaping Technologies**  
 61 Jacobs Creek Drive, Chesterfield, MO 63005  
 (636) 432-1250  
 61 Landscape Architects, Corporation (636) 432-0999

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 NUMBER 019  
 DATE: 2/28/17

PLANTING PLAN FOR THE PROPOSED  
**Caplaco Nineteen**  
 16955 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO

DRAWN: R. HARDIS  
 CHECKED: RMM/GJB  
 DATE: 12/8/16  
 SCALE: 1"=20'-0"  
 JOB No. 2016-184  
 SHEET  
**L-2**  
 OF TWO SHEETS



1 PHOTOMETRIC PLAN  
SCALE: 1" = 40'-0"

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
parking area	+	2.4 fc	5.1 fc	0.4 fc	12.8:1	6.0:1
North-east curb line	+	0.1 fc	3.2 fc	0.0 fc	N / A	N / A
roadway	+	1.9 fc	3.6 fc	0.1 fc	36.0:1	19.0:1
south-west curb line	+	0.1 fc	2.9 fc	0.0 fc	N / A	N / A

LUMINAIRE SCHEDULE							
Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
A	10	DSXO LED 20C 1000 30K T3S MVOLT	DSXO LED with 20 LEDs Ø1000 mA, 3000K, Type 3 Short Optics	LED	Absolute	1.00	72
B	4	DSXO LED 20C 1000 30K T4M MVOLT	DSXO LED with 20 LEDs Ø1000 mA, 3000K, Type 4 Medium Optics	LED	Absolute	1.00	144
C	15	DSXO LED 20C 1000 30K T2S MVOLT HS	DSXO LED with 20 LEDs Ø1000 mA, 3000K, Type 2 Short Optics with HOUSE-SIDE SHIELD	LED	Absolute	1.00	72

RECEIVED  
JAN - 9 2017  
City of Chesterfield  
Department of Public Services

**CAPLACO NINETEEN, INC. DEVELOPMENT**  
"FORMERLY KNOWN AS KEMP AUTOMOBILE MUSEUM"  
16955 CHESTERFIELD AIRPORT RD.  
A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031  
TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

**SITE PHOTOMETRIC PLAN**  
REVISÉD  
LOCATOR # 1TT 14 0211  
PROJECT # 20605-03  
BASE MAP NO. 177  
ORDINANCE # 2911

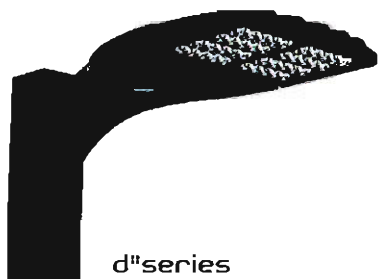
**Aedifica | case**  
engineering |  
796 Meru Court  
St. Louis, MO 63026  
T 636.349.1600  
F 636.349.1730  
aedificacase.com  
mechanical  
electrical  
plumbing  
fire protection  
structure

**VOLZ**  
INCORPORATED  
ENGINEERS  
LAND PLANNING  
LAND SURVEYING  
TRANSPORTATION  
TRANSPORTATION  
CONST. MANAGEMENT  
16840 Indian Head Ln., Blvd.  
St. 314.426.6212 Main, 312  
St. 314.890.1250 Fax  
Authority #2003

**CAPITOL**  
LAND  
11850 STUDD AVENUE  
P.O. BOX 419121  
ST. LOUIS, MISSOURI 63141  
314-991-8900 EXT. 253

11/02/2016  
PH1





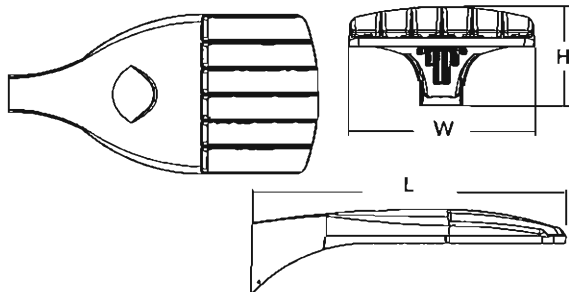
# D-Series Size 0 LED Area Luminaire



d"series

## Specifications

EPA:	0.95 ft <sup>2</sup> (.09 m <sup>2</sup> )
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Catalog Number
Notes
Type

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

## Introduction

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

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

## Ordering Information

**EXAMPLE:** DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	<b>Forward optics</b> 20C 20 LEDs (one engine) 40C 40 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A) <sup>2</sup>	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted <sup>3</sup>	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short T5S Type V short T5M Type V medium TSW Type V wide BLC Backlight control <sup>4,6</sup> LCCO Left corner cutoff <sup>4,6</sup> RCCO Right corner cutoff <sup>2,5</sup>	MVOLT <sup>5</sup> 120 <sup>5</sup> 208 <sup>5</sup> 240 <sup>5</sup> 277 <sup>5</sup> 347 <sup>4</sup> 480 <sup>6</sup>	<b>Shipped included</b> SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor <sup>7</sup> RPUMBA Round pole universal mounting adaptor <sup>7</sup> <b>Shipped separately</b> KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) <sup>3</sup>

Control options	Other options	Finish (required)
<b>Shipped installed</b> PER NEMA twist-lock receptacle only (no controls) <sup>9</sup> PER5 Five-wire receptacle only (no controls) <sup>9,10</sup> PER7 Seven-wire receptacle only (no controls) <sup>9,10</sup> DMG 0-10V dimming driver (no controls) <sup>11</sup> DCR Dimmable and controllable via ROAM <sup>8</sup> (no controls) <sup>12</sup> PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc <sup>13</sup> PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc <sup>13</sup> PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>13</sup>	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>13</sup> BL30 Bi-level switched dimming, 30% <sup>14,15</sup> BL50 Bi-level switched dimming, 50% <sup>14,15</sup> PNMTDD3 Part night, dim till dawn <sup>16</sup> PNMTSD3 Part night, dim 5 hrs <sup>16</sup> PNMT6D3 Part night, dim 6 hrs <sup>16</sup> PNMT7D3 Part night, dim 7 hrs <sup>16</sup> FAO Field adjustable output <sup>17</sup>	<b>Shipped installed</b> HS House-side shield <sup>18</sup> SF Single fuse (120, 277, 347V) <sup>19</sup> DF Double fuse (208, 240, 480V) <sup>19</sup> L90 Left rotated optics <sup>1</sup> R90 Right rotated optics <sup>1</sup> DDL Diffused drop lens <sup>15</sup> BS Bird spikes
		DDBXD Dark bronze DDBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DDBLXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

### Accessories

Ordered and shipped separately.

DL1127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>20</sup>
DL1347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>20</sup>
DL1480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>20</sup>
DSHORT 58R U	Shorting cap <sup>20</sup>
DSX0HS 20C U	House-side shield for 20 LED unit <sup>11</sup>
DSX0HS 30C U	House-side shield for 30 LED unit <sup>11</sup>
DSX0HS 40C U	House-side shield for 40 LED unit <sup>11</sup>
DSX0DDL U	Diffused drop lens (polycarbonate) <sup>17</sup>
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) <sup>1</sup>
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) <sup>3</sup>

### NOTES

- 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
- Not available with AMBPC.
- Only available with 530mA or 700mA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120V, 208V, 240V or 277V options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (20C 530 or 30C 530). Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U, 1.5 G vibration load rating per ANCI C136.31. Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- IF ROAM<sup>8</sup> node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR. Node with integral dimming.
- DMG option for 347V or 480V requires 1000mA.
- Specifies a ROAM<sup>8</sup> enabled luminaire with 0-10V dimming capability; PER option required. Additional hardware and services required for ROAM<sup>8</sup> deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with PIR options, PER5, PER7, BL30, BL50 or PNMT options. Node without integral dimming.

- PIR and PIR1FC3V specify the SensorSwitch SBGR-10-ODP control; PIRH and PIRH1FC3V specify the SensorSwitch SBGR-6-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PER5 or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required. Not available with PNMT options.
- Requires an additional switched circuit.
- Dimming driver standard: MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7 or PNMT options. Not available with PIR1FC3V and PIRH1FC3V.
- Dimming driver standard: MVOLT only. Not available with 347V, 480V, DCR, PER5, PER7, BL30 or BL50. Not available with PIR1FC3V and PIRH1FC3V. Separate on/off required.
- Dimming driver standard. Not available with PER5, PER7, DMG, DCR, BL30, BL50, PNMT, PIR, PIRH, PIR1FC3V and PIRH1FC3V.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- For retrofit use only.



## FEATURES & SPECIFICATIONS

**INTENDED USE** — Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

**CONSTRUCTION** — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

**Pole Top:** A top cap is provided for all poles that will receive drilling patterns for slide-mount luminaire arm assemblies or when ordered with PT option.

**Handhole:** A reinforced handhole with grounding provision is provided at 18" from the base. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

**Base Cover:** A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

**Anchor Base/ Bolts:** Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

**HARDWARE** — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

**FINISH** — Standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

**WARRANTY** — 1-year limited warranty. Complete warranty terms located at: [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**NOTE:** Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

# SSS

SQUARE STRAIGHT STEEL

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative. Example: SSS 20 SC DM19 DDB

Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness <sup>1</sup>	Mounting <sup>2</sup>	Options	Finish <sup>10</sup>	
SSS	(See technical information table.)	(See technical information table.)	<b>Tenon mounting</b> PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <b>KAC/KAD/KSE/KSF/KVR/KVF Drill mounting<sup>3</sup></b> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <b>CSX/DSX/AERIS™/OMERO™ Drill mounting<sup>3</sup></b> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	<b>AERIS™ Suspend drill mounting<sup>3,4</sup></b> DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° <b>OMERO™ Suspend drill mounting<sup>3,4</sup></b> DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	<b>Shipped/Installed</b> L/AB Less anchor bolts VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture) <sup>5,6</sup> FDLxy Festoon outlet less electrical <sup>5</sup> CPL12/xy 1/2" coupling <sup>5</sup> CPL34/xy 3/4" coupling <sup>5</sup> CPL1/xy 1" coupling <sup>5</sup> NPL12/xy 1/2" threaded nipple <sup>5</sup> NPL34/xy 3/4" threaded nipple <sup>5</sup> NPL1/xy 1" threaded nipple <sup>5</sup> EHHxy Extra handhole <sup>6,7</sup> MAEX Match existing <sup>8</sup> USPOM United States point of manufacture <sup>8</sup> IC Interior coating <sup>10</sup>	<b>Standard colors</b> DDB Dark bronze DWH White DBL Black DMB Medium bronze DNA Natural aluminum <b>Classic colors</b> DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue <b>Architectural Colors and Special Finishes<sup>11</sup></b> Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

See footnotes next page.

# SSS Square Straight Steel Poles

**NOTES:**

1. Wall thickness will be signified with a "C" (7 Gauge) or a "G" (11-gauge) in nomenclature. "C" - 0.1196" "G" - 0.1793.
2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
3. The drilling template pattern to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates. Matrix with Generic Template Link at <http://www.acuitybrands.com/-/media/Files/Acuity/Resources/Tools-and-Documents/Pole%20Resources/Pole%20Anchorage/Matrix%20Document/AnchorBoltMatrix.pdf?la=en>

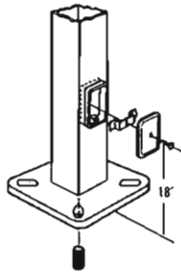
4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
5. Specify location and orientation when ordering option.  
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".  
Example: 5ft = 5 and 20ft, 3 in = 20-3  
For "y": Specify orientation from handhole (A,B,C,D)  
Refer to the Handhole Orientation diagram below.  
Example: 1/2" coupling at 5'8", orientation C:  
SSS 20 5C DM19 CPL12/S-88C DDB
6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D.
7. Combination of tenon-top and drill mount includes extra handhole.

8. Must add original order number of existing pole(s).
9. Use when mill certifications are required.
10. Provides enhanced corrosion resistance.
11. Additional colors available; see [www.lithonia.com/archcolors](http://www.lithonia.com/archcolors) or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

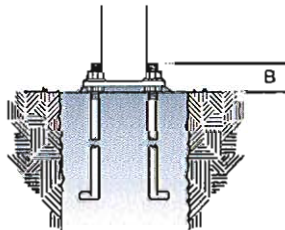
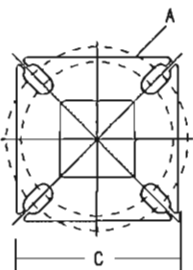
TECHNICAL INFORMATION — EPA (ft <sup>2</sup> ) WITH 3-SECOND GUST PER AASHTO 2013																
Series	Mounting Height (ft)	Shaft Base Size	90 MPH	Max. weight	100 MPH	Max. weight	110 MPH	Max. weight	120 MPH	Max. weight	130 MPH	Max. weight	140 MPH	Max. weight	150 MPH	Max. weight
SSS	10	4C	20	500	16	400	13	325	10.5	263	8.5	213	7	175	6	150
SSS	12	4C	16	400	13	325	10	250	8	200	6.5	163	5	125	4	100
SSS	14	4C	13.5	338	10	250	7.5	188	6	150	4.5	113	3.5	88	2.5	63
SSS	16	4C	10.5	263	7.5	188	5.5	138	4	100	3	75	1.5	38	1	25
SSS	18	4C	8	200	5.5	138	4	100	2.5	63	1.5	38	0.5	13	-	-
SSS	20	4C	6	150	4	100	2.5	63	1	25	-	-	-	-	-	-
SSS	20	5C	10	250	7	175	4.5	113	2.5	63	1	25	-	-	-	-
SSS	20	5G	14	350	10	250	7	175	5	125	3	75	1.5	38	0.5	13
SSS	25	4C	2	50	0.5	13	-	-	-	-	-	-	-	-	-	-
SSS	25	4G	5.5	138	3	75	1.5	38	-	-	-	-	-	-	-	-
SSS	25	5C	4.5	113	2	50	-	-	-	-	-	-	-	-	-	-
SSS	25	5G	7.5	188	4.5	113	2	50	0.5	13	-	-	-	-	-	-
SSS	30	4G	1.5	38	-	-	-	-	-	-	-	-	-	-	-	-
SSS	30	5C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SSS	30	5G	2.5	63	-	-	-	-	-	-	-	-	-	-	-	-
SSS	30	6G	11	275	6	150	2.5	63	-	-	-	-	-	-	-	-
SSS	35	5G	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SSS	35	6G	4	100	-	-	-	-	-	-	-	-	-	-	-	-
SSS	39	6G	-	-	-	-	-	-	-	-	-	-	-	-	-	-

AASHTO 2013 criteria is the most conservative existing EPA calculation. For poles not showing EPA values under AASHTO 2013, EPA values may exist under commercial criteria. Consult Outdoor Tech support to obtain these values.

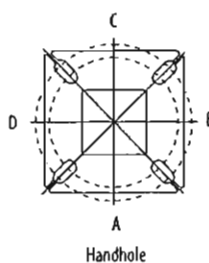
## BASE DETAIL



POLE DATA						
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Anchor bolt and template number
4"C	8" - 9"	2-3/4" - 4"	8"	ABTEMPLATE PJS0004	AB18-0	ABSSS-4C
4"G	8" - 9"	2-3/4" - 4"	8"	ABTEMPLATE PJS0004	AB30-0	ABSSS-4G
5"	10" - 12"	3-3/8" - 4"	11"	ABTEMPLATE PJS0010	AB36-0	ABSSS-5
6"	11" - 13"	3-3/8" - 4"	12-1/2"	ABTEMPLATE PJS0011	AB36-0	N/A



## HANDHOLE ORIENTATION



### IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

### IMPORTANT:

- These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.