



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

Planning Commission Staff Report

- Project Type:** Site Development Section Plan
- Meeting Date:** May 09, 2022
- From:** Mike Knight, Assistant City Planner *JK*
- Location:** A 0.8 acre tract of land located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.
- Description:** **Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) SDSP:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 0.8 acre tract of land zoned “PC&R” – Planned Commercial and Residence District located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd.

PROPOSAL SUMMARY

This request is to allow for new construction of a 16 unit multi-family building. This is the fourth Site Development Section Plan submitted to the City for the 20 lot development known as Wildhorse Village. Although this is the fourth lot, this was the second lot before the Architectural Review Board (ARB) as the first two were single-family developments that are exempt from the ARB review.

The building is 4 stories tall, roughly 62’ in height, and contains a 32 space parking garage internal to the building hidden from the public eye. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The primary building materials consist of brick, wood siding, metal panel and stained concrete.



Figure 1: Rendered Image of the Entrance

HISTORY OF SUBJECT SITE

On March 19th, 2008, the City of Chesterfield City Council approved Ordinance 2449. This ordinance amended the previous governing zoning ordinance of the City of Chesterfield by changing the boundaries of the following: an "R-8" Residence District with a Planned Environmental Unit Procedure, "R-5" Residence District, "FPR-5" Residence District, "R-6A" PEU Residence District with a Planned Environmental Unit Procedure, "C-8" Planned Commercial District, "NU" Non-Urban District and "M-3" Planned Industrial District to **one "PC&R" Planned Commercial & Residence District.**

City of Chesterfield Ordinance 2449 governed the entire PC&R district but defined specific development criteria for 3 specific "Categories". Ordinance 2449 also defined 3 specific areas within the PC&R district known as Area 1, Area 2, and Area 3.

In February of 2018, the City of Chesterfield approved Ordinance 2990. This ordinance solely amended the legal description of the entire PC&R district. This legal description removed approximately 2.9 acres in the northwestern section of the district just north of Wild Horse Creek Road and added approximately 3.4 acres in the northwestern section of the district just south of Wild Horse Creek Road.

In November of 2018, the City of Chesterfield approved Ordinance 3023. This zoning request had two main objectives: (1) to amend the legal description and incorporate a .438 acre parcel zoned "NU" Non-Urban; and (2) to amend the development criteria for the zoning district. The ordinance amendment essentially allowed a development team the ability to provide a separate Landscape Plan, Lighting Plan, and sign requirements for the areas of the PC&R district located both north and south of Wild Horse Creek Road individually instead of one Concept Plan for all 99 acres.

In June of 2020, Stock & Associates Consulting Engineers Inc. on behalf of Wildhorse Village, LP made a request to amend the legal description and development criteria for an existing "PC&R" Planned Commercial and Residence District. The zoning petition had two main objectives. The first was to incorporate and re-zone a 0.6 acre "C-8" Planned Commercial District parcel to the "PC&R" Planned Commercial and Residence District known as "Downtown Chesterfield". The second was to amend the development criteria of the governing ordinance. City Council approved this request creating Ordinance 3114. Since the approval of this ordinance, there has been an abundance of plan submissions and a number of approvals specifically for Categories A and B of the ordinance. **Categories A and B are now commonly known as Wildhorse Village.**

On the following page (Figure 2) is a table that provides a high level historical summary of significant events for the PC&R district including the plans submitted and approved for Wildhorse Village.

| Year | Month | Approval | Description | Action |
|---------|----------|---|---|--|
| 2008 | March | ORD 2449 | Consolidation of six zoning districts into one PC&R district creating Downtown Chesterfield | Subsequent site plans were never submitted under zoning regulations of Ordinance 2449 |
| 2018 | Feb | ORD 2990 | Text amendment removing 2.9 acres and adding 3.4 acres | Provided necessary legal description change to facilitate the development for the Aventura development to the north |
| | Nov | ORD 3023 | Incorporated (0.4) acres into PC&R district and amended development criteria | Allowed for separate concept plans north of Wild Horse Creek Road (Category C) and south of Wild Horse Creek Road (Categories A&B). |
| 2019 | Feb | SDCP | Concept Plan for Category C | A Site Development Concept Plan, Landscape Concept Plan, Signage Concept Plan, and Lighting Fixture Concept Plan for the 22 acre phased development north of WHCR in which future individual lots may now seek approval to develop |
| | | SDSP | Lot A of Category C | Allowed for development of a mixed-use building containing residential units, retail, and restaurant on Lot A. |
| 2020 | Feb | SDSP | Lot B of Category C | Allowed for development of a hotel and conference center on Lot B |
| | Aug | ORD 3114 | Incorporated (0.6) acres into PC&R district and amended development criteria | Ordinance to facilitate the development known as Wildhorse Village |
| | October | SDCP | Concept Plan for Infrastructure only of Categories A & B | Allowed for grading to be reviewed and approved to facilitate roadways, storm sewers, and sanitary sewers |
| 2021 | Feb | ASDCP | Amended Concept Plan for Categories A&B | Allowed for a phased mixed use development of 17 lots known as Wildhorse Village |
| | May | SDSP | Site Development Section Plan for Lot 6 | Approval for a 35 single family home development |
| | | | Site Development Section Plan for Lot 1 | Approval for a 72 attached single family home development |
| | Sept | SDSP | Site Development Section Plan for Lot 2A-1 | Approval for a 266 unit multi-family building |
| October | ORD 3161 | Ordinance to modify the development criteria of Wildhorse Village | Update to the height and placement of buildings | |

Figure 2: Historical Summary

LOCATION OF SUBJECT SITE

As previously stated, Wildhorse Village is composed of 20 total lots. All of the lots are currently undeveloped, but construction is currently underway to facilitate the infrastructure (roadways, sanitary sewers, stormwater management, electric) involved with the development. There is currently a Record Plat approved for the development. Lot 7A depicted on the Record Plat and Site Development Concept Plan is approved as Common Ground for the entire development. The subject site is a 0.8 acre tract of land that is located just north of the lake and south of the main street proposed for the overall development. Below (Figure 3) is an image to get a sense of where the 0.8 acre subject site is in relation to the overall 78.4 acres that make up Wildhorse Village.

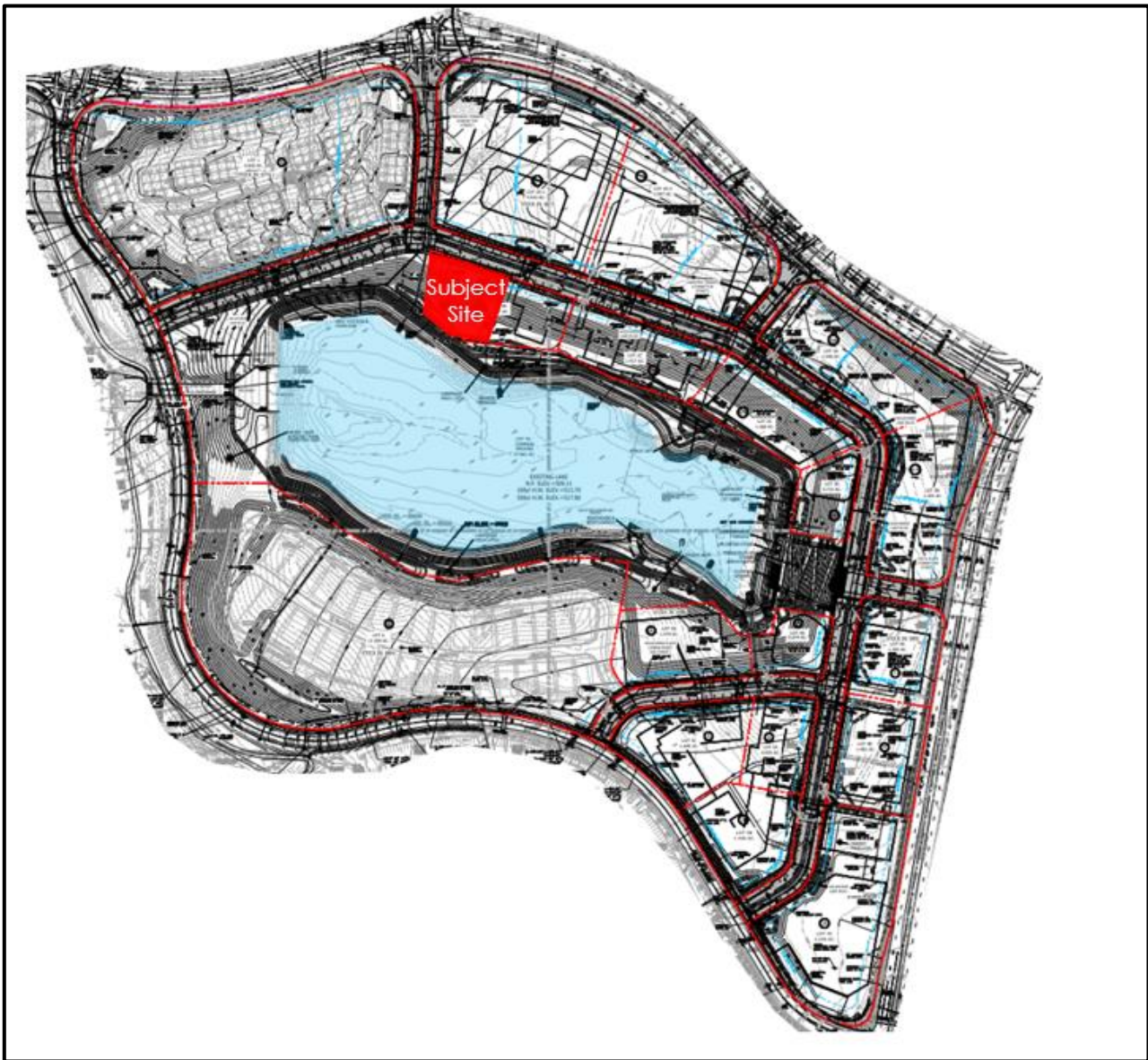


Figure 3: Location of Subject Site

STAFF ANALYSIS

The subject site is located southeast of the intersection of Parkview Terrace and Wildhorse Lake Blvd. Both of these roads are private roads, owned and maintained by the development. The area is designated City Center (Urban Transition) within the City of Chesterfield Comprehensive Land Use Plan and this development would be 0.8 acres of the 78.4 acre development known as Wildhorse Village.

Zoning District: A PC&R District development is intended to create a diverse residential and commercial mixed-use environment in which residential and commercial uses can be integrated pursuant to a downtown concept that encourages creative and coordinated design and architectural styles, efficient and effective pedestrian circulation, conservation of land resources, efficient and effective vehicular circulation, and where people can choose to live, work, eat, shop, enjoy cultural amenities and recreate.

Comprehensive Plan:

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Comprehensive Land Use Plan indicates this parcel is within the City Center (Urban Transition) land use designation. The Comprehensive Plan provides a character description of the Urban Transition area. The description states;

“Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This includes a mixture of housing types and residential densities, integrated with a number of goods and services, especially in the downtown core. Buildings typically stand multiple stories often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core.”

The City Center (Urban Transition) land use designation also states a series of development policies within the

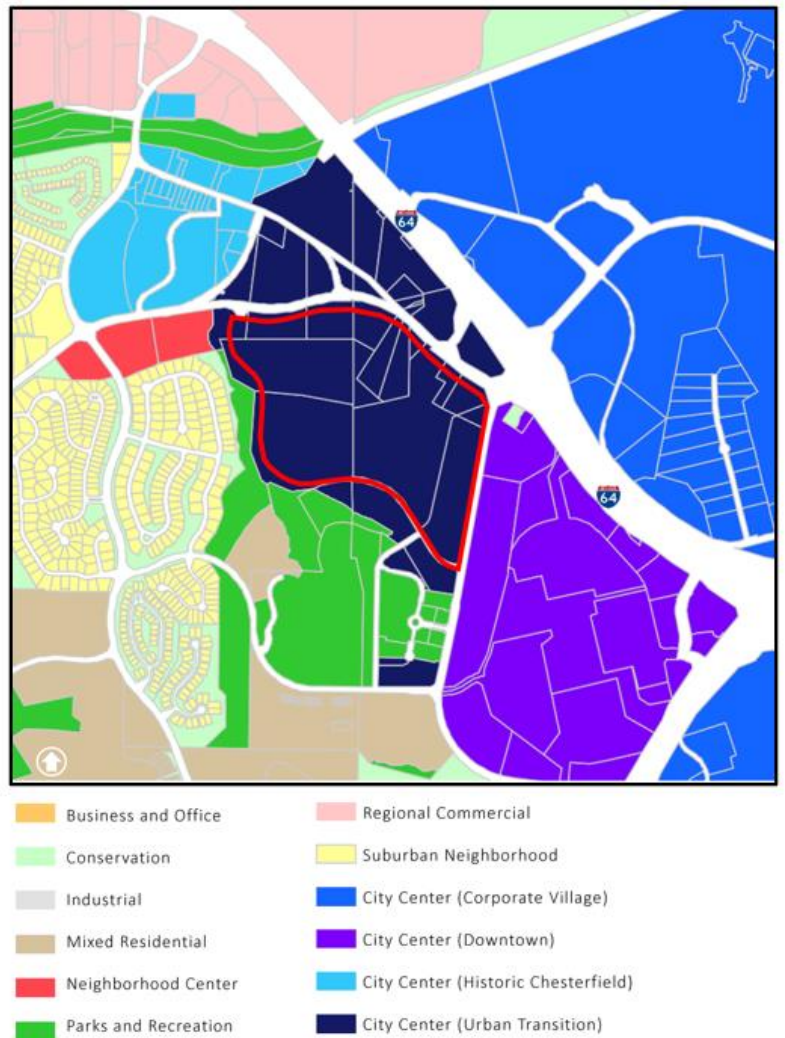


Figure 4: Comprehensive Plan Land Use Designation

Comprehensive Plan. Below, are specific development policies (**blue**) followed by how the governing ordinance and the Site Development Section Plan relate to those policies.

City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

This is a multi-family development that is east of an approved attached single family development and west of a programmed mixture of residential, office, and commercial activity centered by a lake and amenity areas.

The thoroughfare character should be urban and very walkable.

The project is very walkable with a 10' wide sidewalk along both the main street to the north, and Parkview Terrace to the west with a 12' wide mixed use trail along Wild Horse Creek Road and a walking trail around the lake to the south.

Buildings to be constructed closer to the roadways to promote the pedestrian experience.

The building is located along the main street (Wildhorse Lake Blvd.) and the plan references the required build-to line vs a set-back line to promote the pedestrian experience.

Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff.

This project has a community lake to the south of the multi-family building with a walking path connection from the building to the lake.

Public art should be incorporated into new construction and re-development projects throughout the City Center.

The applicant provided the location of public art to the south of the building, visible to the public realm as one would walk around the lake.

General Requirements for Site Design:

This request is for one 16 unit multi-family building containing both an internal parking structure on a 0.8 acre tract of land. The site has one access point off the internal main street to the north, known as Wildhorse Lake Blvd, with on-street parking in front of the building. The site has pedestrian accommodations to the lake to the south.

A. Site Relationships

This is a multi-family development that is east of an approved attached single family development, south of an approved multi-family building, directly west of future programmed condo buildings of a similar size, and further west of a mixture of residential, office, and commercial activity all within the larger Wildhorse Village development.

B. Circulation System and Access

The site is accessed by one curb cut off Wildhorse Lake Blvd and will be a shared drive with a future mirrored condo building east of the site. All vehicular access will utilize this drive for tenant parking, loading and trash. Internal pedestrian paths connect to the large pedestrian paths of the overall Wildhorse Village development. A color Site Development Section Plan (Figure 5) was provided in this packet depicting the access and circulation locations.

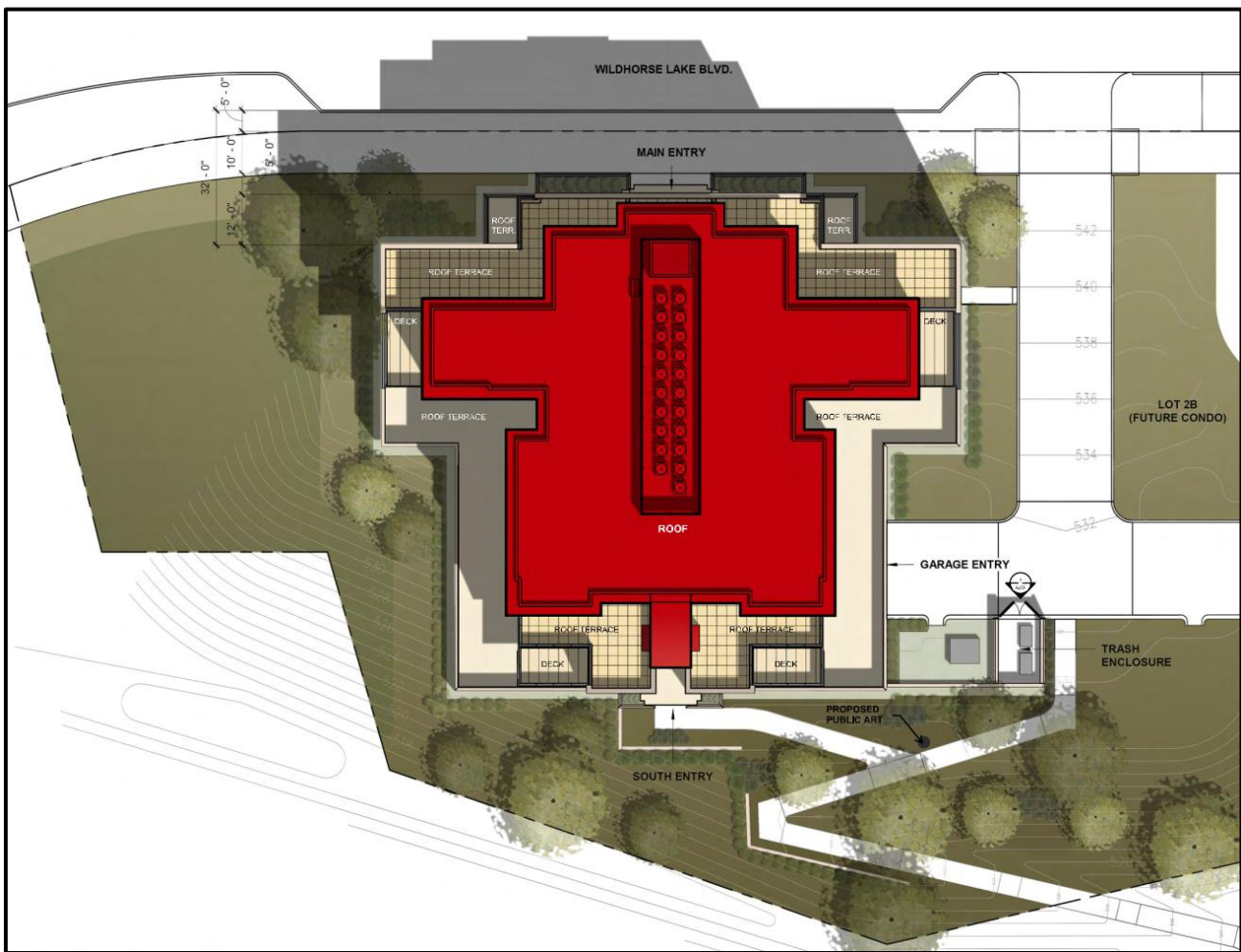


Figure 5: Color Site Plan

C. Topography and Retaining Walls

The site slopes steeply from Wildhorse Lake Boulevard at the north down to the lake with the building positioned into the slope. Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. The concrete will be stained to match the building’s accent brick and formliner has been selected to give the wall texture and interest. Low

segmented block retaining walls will be used along the path to the lake to help hold grade as the path traverses down the hillside.

General Requirements for Building Design:

The building is 4 stories tall, roughly 62’ in height, and contains a 32 space parking garage internal to the building hidden from the public eye. The building is pushed up close to the internal roadway (Wildhorse Lake Blvd.) as required by the site specific governing ordinance. The building will be highly visible from all four facades.

D. Scale, Design, Materials, and Color

In recent history, three developments in close proximity north of Wildhorse Village have been approved and received full occupancy. The first is a four story multi-family residential building, constructed primarily with stone and fiber cement siding known as Aventura at Wildhorse Creek. The other two are a 3-4 story mixed use building, and 5 story hotel known as Wildhorse and AC Hotel.

The site specific governing ordinance (Ordinance 3161) has specific language in regards to the building placement, overall height, first floor height, and function. There is also a streetscape exhibit for Wildhorse Lake Blvd. The placement, overall height, and function all comply with the site specific ordinance. The site does have a requirement in which the applicant is seeking a modification. The ordinance requires rooftop mechanical equipment within architecturally designed, fully enclosed penthouses that complement the building design. The applicant does not have a fully enclosed penthouse but is requesting the modification to propose screen walls at the roof level to enclose the building’s elevator overrun and rooftop equipment. A roof plan has been provided in the PC packet.

The building is primarily two different colors of brick. Accents of wood siding are provided on all 4 elevations. An exposed concrete form-liner pattern stained to match the accent brick is seen on the east, west, and south elevations. Below is an image of the manufacturer, style, and color of the building materials.

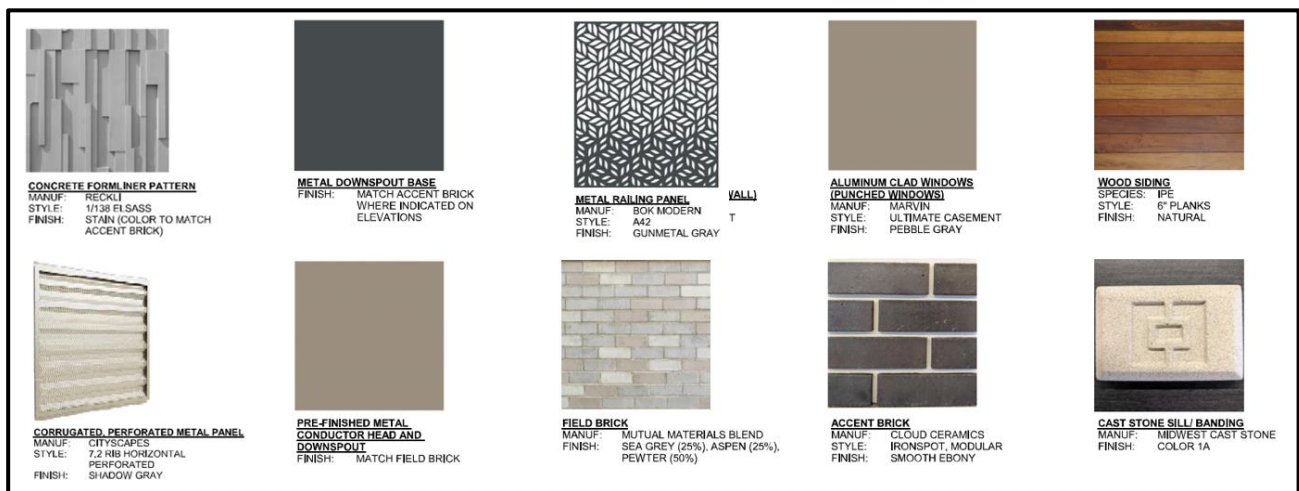


Figure 6: Building Materials

E. Landscape Design

The site contains 7 deciduous canopy trees (23%), 15 evergreen trees (31%), and 13 deciduous understory trees (46%). The site also contains 109 deciduous shrubs and 95 evergreen shrubs. The growth rates for the trees (including street trees) are 83% slow to moderate and 17% fast growing. The most common tree on the site is the American Arborvitae and the most common shrub is the Kallay's Compact Juniper.

F. Screening

The applicant has provided the aforementioned roof-top screening exhibit which is included in the packet. A portion of the trash enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure.

G. Lighting

All exterior lighting will adhere to all UDC lighting code requirements. All exterior lighting will be white in color, and all the cut sheets have been included within the submittal. The site does have a few bollards that are illuminated along the path that leads to the lake.

MODIFICATION

A modification is being requested in regards to the rooftop mechanical screening requirement. Ordinance 3161 states, "rooftop mechanical equipment shall be permitted on roof within architecturally designed, fully enclosed penthouses that complement the building design". The applicant is proposing to screen the rooftop equipment on all visible sides with materials that are an integral part of the architecture. A full narrative of the modification request is included in this packet.

ARCHITECTURAL REVIEW BOARD

The project was reviewed by the Architectural Review Board on April 14th 2022. At that time, the Board made a motion to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village Lot 2B-1 to the Planning Commission with a recommendation to approve with the following conditions:

- Provide a color for the rooftop units that is color compatible with the surrounding architectural elements
- Revise the landscape placement and species around the base of the building to be less formal and rigid to promote a more natural design.

The applicant has since resubmitted and fulfilled both conditions. All of the updates have been included with the Planning Commission packets. The Board was supportive of the aforementioned modification request.

RENDERING

Below in Figures 7-10 are renderings of four prominent viewpoints.



Figure 7: Front/Road



Figure 8: Rear/Lake



Figure 9: Entry Drive



Figure 10: Lake Path

DEPARTMENT INPUT

Staff has reviewed the submittal and has found the application to be in conformance with the site specific ordinance, Comprehensive Plan, and Unified Development Code. As previously stated, the applicant is requesting a modification to the site specific performance standards, which is a process specifically described within the site specific governing ordinance. Staff recommends approval of the Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) Site Development Section Plan.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos)."

- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Wildhorse Village, Lot 2B-1 (Wildhorse Village Condos) with the following conditions..." (Conditions may be added, eliminated, altered, or modified)

Attachments

1. Site Development Section Plan
2. Landscape Plan
3. Lighting Plan
4. Architectural Elevations
5. Architects Statement of Design
6. Modification Request

Wildhorse Village, LP, a Missouri Limited Partnership, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter...

Ordinance No. 3114, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Wildhorse Village, LP

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

On this _____ day of _____, 2022, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

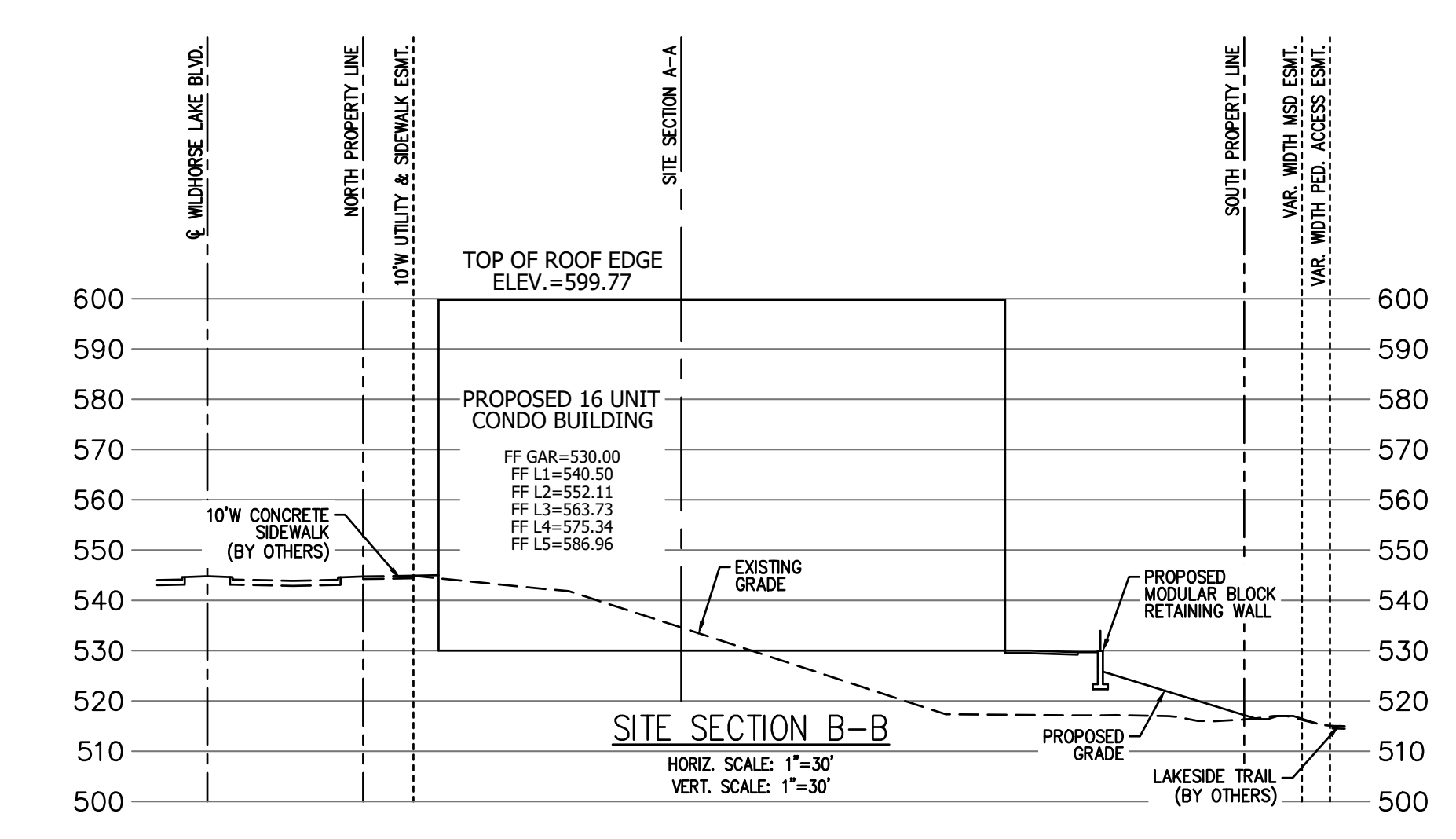
I, _____, Notary Public

My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2022, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 320, as attested to by the Director of Planning and Development Services and the City Clerk.

By: Justin Wynn, AICP
Director of Planning
City of Chesterfield, Missouri

By: Vickie McGowan, City Clerk
City of Chesterfield, Missouri



WILDHORSE VILLAGE LOT 2B

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING LOT 2B OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PG 597 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEYS 123, 415, TOWNSHIP 45 NORTH RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

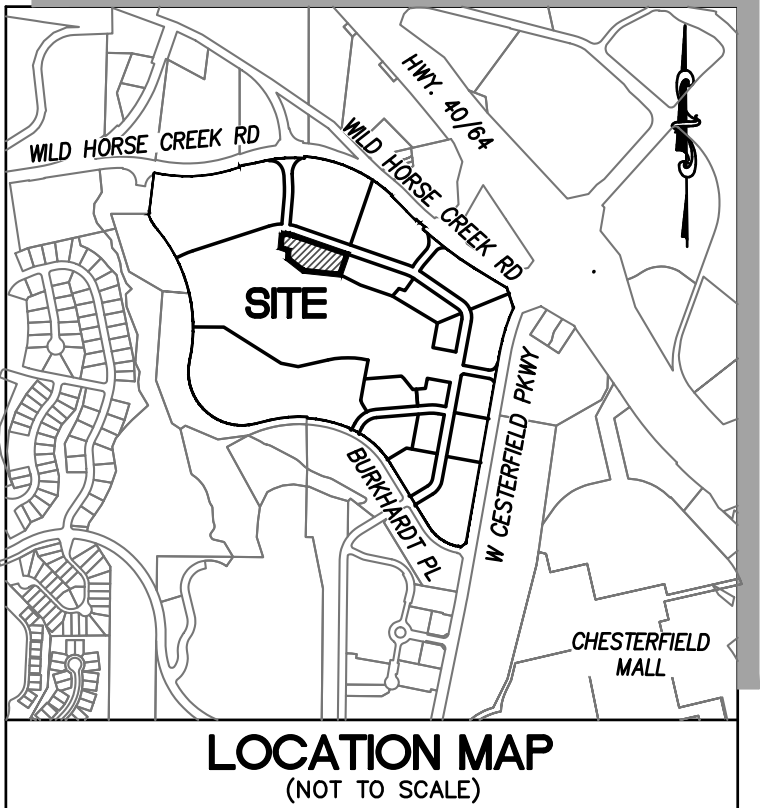
CATEGORY A - ORDINANCE 3161

ABBREVIATIONS

| | |
|---------|-----------------------------|
| ATO | ADJUST TO GRADE |
| B.C. | BACK OF CURB |
| B.O. | BY OTHERS |
| C.O. | CLEANOUT |
| D.B. | DEED BOOK |
| E. | ELECTRIC |
| ELEV. | ELEVATION |
| EX. | EXISTING |
| F.C. | FACE OF CURB |
| FF | FINISHED FLOOR |
| FL | FLOWING |
| FM | FORCE MAIN |
| FND. | FOUND |
| FT. | FOOT |
| G. | GAS |
| H.W. | HIGH WATER |
| LFB | LOW FLOW BLOCKED |
| M.H. | MANHOLE |
| N/P. | NOW OR FORMERLY |
| NWL | NORMAL WATER LEVEL |
| P.B. | PLAT BOOK |
| P.C. | PAGE |
| PR. | PROPOSED |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| R/W | RIGHT-OF-WAY |
| SLC. | ST. LOUIS COUNTY |
| SQ. | SQUARE |
| TEL. | TELEPHONE CABLE |
| TBA | TO BE ABANDONED |
| TBR | TO BE REMOVED |
| TBR&R | TO BE REMOVED AND REPLACED |
| TBR&R&L | TO BE REMOVED AND RELOCATED |
| TYP. | TYPICAL |
| UP | USE IN PLACE |
| VON | UNLESS OTHERWISE NOTED |
| VCP | VITRIFIED CLAY PIPE |
| W | WATER |
| (86'W) | RIGHT-OF-WAY WIDTH |

EXISTING LEGEND

| | |
|--|----------------------------|
| | FIRE HYDRANT |
| | FIRE DEPARTMENT CONNECTION |
| | WATER MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | POST INDICATOR VALVE |
| | CLEAN OUT |
| | STORM MANHOLE |
| | GRADED MANHOLE |
| | GRADED STORMWATER INLET |
| | SANITARY MANHOLE |
| | TREE |
| | BUSH |
| | TRAFFIC SIGNAL |
| | PARKING METER |
| | STREET SIGN |
| | SPRINKLER |
| | MAIL BOX |



SHEET INDEX

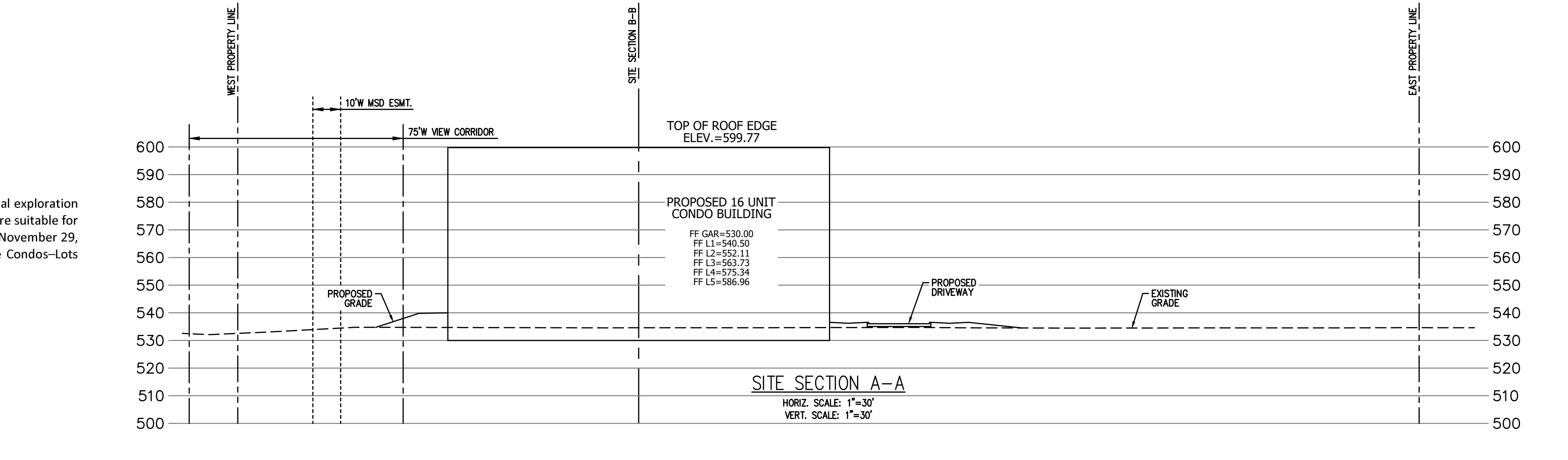
| | |
|----------|--------------------------------|
| SDSP-1.0 | SITE DEVELOPMENT SECTION PLAN |
| SDSP-2.0 | SITE DEVELOPMENT SECTION PLAN |
| SDSP-3.0 | SITE ACCESS PLAN |
| A.001 | EXTERIOR ELEVATIONS |
| A.002 | EXTERIOR ELEVATIONS |
| A.003 | EXTERIOR BUILDING MATERIALS |
| A.003.1 | SITE DETAILS |
| A.004 | ROOF PLAN |
| A.005 | BUILDING SECTIONS |
| L1.1 | LANDSCAPE PLAN |
| L1.2 | LANDSCAPE SCHEDULE |
| E1.1 | SITE LIGHTING PLAN |
| E1.2 | SITE LIGHTING PHOTOMETRIC PLAN |

GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of CRG Acquisitions, LLC, has performed a geotechnical exploration for the project proposed hereon. Our findings indicate that the earth-related aspects are suitable for the construction proposed hereon pursuant to the recommendations set forth in our November 29, 2021 report titled "Geotechnical Exploration—MT Job No. 14938—Wildhorse Village Condos-Lots 2B-2C—Chesterfield, Missouri."

Daniel J. Barczyk, P.E.
PE-25861

April 6, 2022
Date



PERTINENT DATA

OWNER: WILDHORSE VILLAGE, LP A MISSOURI LIMITED PARTNERSHIP BOOK: 23906 - PAGE: 2981

OVERALL AREA: 1.54 Acres ±

EXISTING ZONING: PG 4 & R PER ORDINANCE #3161

LOCATOR NO: 187620239

WINNERBERG'S: PG. 21, GRD 18EE

FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: PARKWAY

SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.

WATER SHED: MISSOURI RIVER

FEMA MAP: 29189C0164K, FEB 4, 2015

ELECTRIC COMPANY: AMEREN UE - RIC BENJEN & LES NOLAN (314) 713-4204 / RICHENBERG@AMEREN.COM (314) 992-8903 / LNOLAN@AMEREN.COM

GAS COMPANY: SPIRE INC - RAMONA STEVENS & BRIAN LANGENBACHER (314) 575-4843 / RAMONA.STEVENS@SPIREENERGY.COM (314) 713-6572 / BRIAN.LANGENBACHER@SPIREENERGY.COM

TELECOM COMPANY: AT&T - DANNY GRAY (636) 949-1320 / DGT548@ATT.COM

TELECOM COMPANY: CHARTER - DARYL STEFFEN (314) 713-6378 / DARYL.STEFFEN@CHARTER.COM

TELECOM COMPANY: VERIZON - ANDY GOTTO (636) 346-1523 / ANDREW.GOTTO@VERIZON.COM

TELECOM COMPANY: EXTENET - KOJI BUERKE (636) 577-7429 / BUERKE@EXTENETSYSTEMS.COM

WATER COMPANY: MISSOURI AMERICAN WATER COMPANY - MATT JASPERING (314) 606-2815 / MATT.JASPERING@MAWATER.COM

USAGE PERMIT: MVS-2020-554

Sanitary Flow Estimate - Lot 2B

Wildhorse Village Condos - Lot 2B (Stock JN 221-6996) (Includes 1 Current Building + 1 Future Identical Building)

Sanitary Flow Rates (Average Daily Flow - ADF)

| Use | Flow Rate |
|---------------------------|---|
| Residential - 1 Bedroom | 200 GPD/Unit (100 GPD/Person x 2.0 Persons/Residence) |
| Residential - 2 Bedrooms | 300 GPD/Unit (100 GPD/Person x 3.0 Persons/Residence) |
| Residential - 3+ Bedrooms | 370 GPD/Unit (100 GPD/Person x 3.7 Persons/Residence) |

Sanitary Flows - MSD Standard

| | |
|---------------------------|--------------------------------------|
| Residential - 1 Bedroom | 0 Units x 200 GPD/Unit = 0 GPD |
| Residential - 2 Bedrooms | 0 Units x 300 GPD/Unit = 0 GPD |
| Residential - 3+ Bedrooms | 32 Units x 370 GPD/Unit = 11,840 GPD |
| Total | 32 Units |

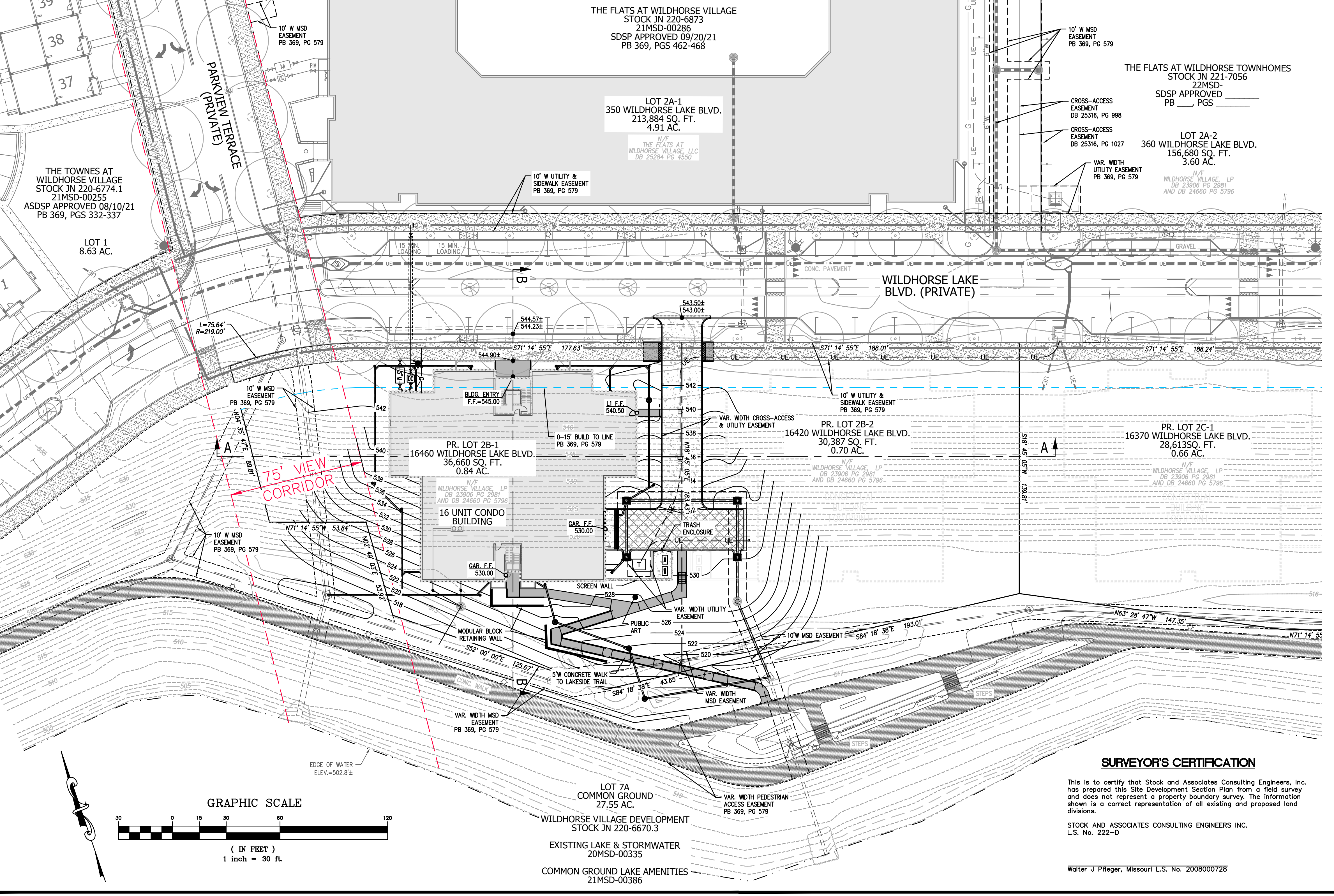
Average Daily Flow (ADF) TOTAL = 11,840 GPD
0.02 CFS

Peak Daily Flow = 4.0 x ADF PDF = 47,360 GPD
0.07 CFS

PROPERTY DESCRIPTION

LOT 2B
A TRACT OF LAND BEING LOT 2B OF WILDHORSE VILLAGE AS RECORDED IN PLAT BOOK 369, PG 597 OF THE ST. LOUIS COUNTY RECORDS, LOCATED IN U.S. SURVEYS 123, 415, TOWNSHIP 45 NORTH RANGE 4 EAST, OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

CONTAINING 67,047 SQUARE FEET OR 1.540 ACRES, MORE OR LESS



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MISSOURI AND CITY OF CHESTERFIELD STANDARDS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 405.04.120, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 405.04.020, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- SIGN APPROVAL IS A SEPARATE PROCESS.
- NO GRADE SHALL EXCEED 3 TO 1.
- STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "REVISED PRELIMINARY GEOTECHNICAL EXPLORATION" PREPARED BY MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020.
- ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW, IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.
- THE PROJECT'S REQUIRED TRAFFIC GENERATION ASSESSMENT SHALL BE DEPOSITED WITH THE CITY OF CHESTERFIELD PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THIS PROJECT.
- IN ACCORDANCE WITH THE GOVERNING ORDINANCE, LANGUAGE SHALL BE INCLUDED ON EVERY CONTRACT FOR SALE, LEASE, OR RENTAL OF ANY RESIDENTIAL DWELLING UNIT REGARDING THE PRESENCE OF CENTRAL PARK, INCLUDING AN OUTDOOR AMPHITHEATER AND OTHER OUTDOOR FACILITIES.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE ST. LOUIS COUNTY AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
- THIS PROJECT DOES NOT INCLUDE WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY OR EASEMENT.

WILDHORSE VILLAGE CATEGORY A STANDARDS

BUILDING PLACEMENT

PER STREETScape EXHIBIT 1 OF ORD. 3161 NORTH (WILDHORSE LAKE BLVD.): 10' SIDEWALK & UTILITY ESMT., THEN 0'-15" BUILD TO EAST (ADJOINING LOT 2C): 0' SOUTH (ADJOINING LOT 7A): 0' WEST (ADJOINING LOT 7A): 0'

SPACE BETWEEN BUILDINGS, ATTACHED OR 6'-12" IF DETACHED

NOTES:

- STRUCTURES WILL BE CONSTRUCTED UP TO LOT LINES

BUILDING VOLUME

PER ORD. 3161 MAXIMUM HEIGHT: 4 STORIES

OPENSOURCE CALCULATIONS

LOT 2B: PROVIDED OPENSOURCE: 74.2% (49,727 SF/67,047 SF)

PARKING:

PER CITY OF CHESTERFIELD UDC SEC.405.04.040(D)(11) RESIDENTIAL USES - DWELLING, MULTIPLE FAMILY MINIMUM REQUIRED: 1.75 SPACES FOR EVERY LIVING UNIT - (16 UNITS)x(1.75 SPACES/UNIT) = 28 SPACES MAXIMUM REQUIRED: NONE PROVIDED: 32 SPACES (GARAGE SPACES)

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12048 NOV2020 ELEV = 557.81
"Sq" on top of curb at end of rounding along the north curb line of the easterly extension of Burkhardt Place on the east side of Chesterfield Village Parkway 0.2 mile north of Lydia Hills Drive.

PREPARED FOR: WILDHORSE VILLAGE, LP 2199 INHERRELL BUSINESS CENTER DR. ST. LOUIS, MO 63114 ATTN: ZEPH TEICHOFF - 314.429.5100 TEGETHOFF@REALTOR.ORG

SURVEYOR'S CERTIFICATION

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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D
Walter J Pfeifer, Missouri L.S. No. 2008000728

PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.

267 Chesterfield Business Parkway
St. Louis, MO 63015 PH: (636) 500-9000 FAX: (636) 500-9000
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SITE DEVELOPMENT SECTION PLAN FOR: WILDHORSE VILLAGE CONDOS - LOT 2B-1

16460 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005

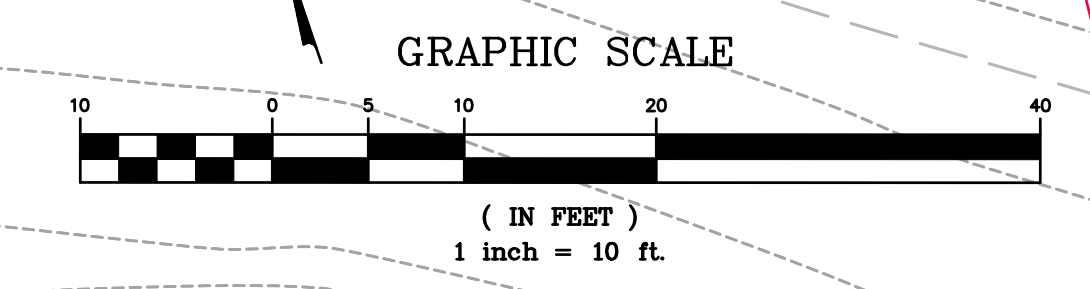
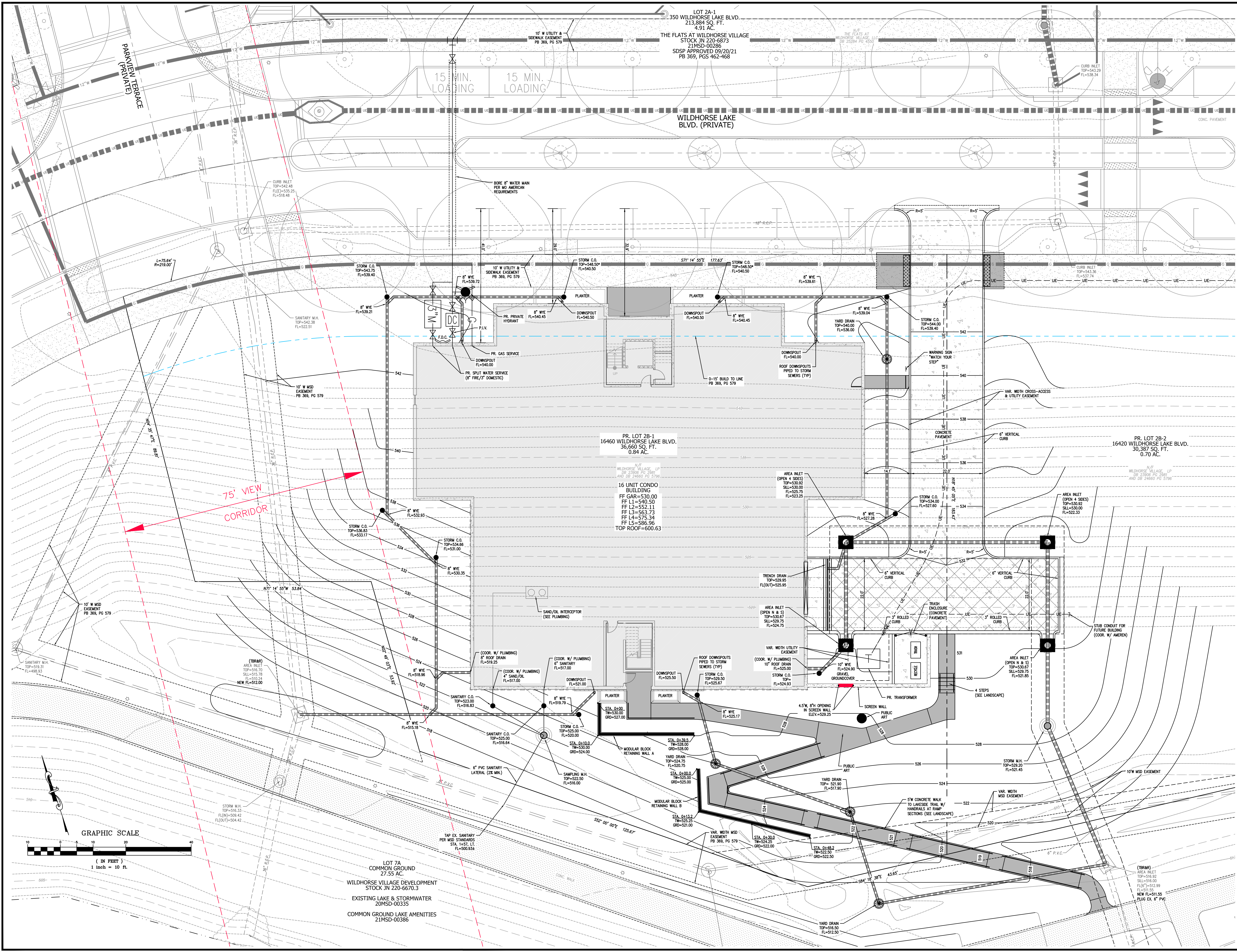


DATE: 03/01/2022 JOB NO: 221-6996
REV: 03/21/22 - CITY COMMENTS
04/20/22 - CITY COMMENTS

REVISIONS:

| | | |
|---|----------|---------------|
| 0 | 03/01/22 | ISSUE SDSP |
| 1 | 03/21/22 | CITY COMMENTS |
| 2 | 04/20/22 | CITY COMMENTS |

DRAWN BY: G.M.S. CHECKED BY: G.M.S.
DATE: 03/01/2022 JOB NO: 221-6996
REV: 03/21/22 - CITY COMMENTS
04/20/22 - CITY COMMENTS
S.L.C. MAP # 22MSD-00255
M.A.N.R. # MO-XXXXXX
SHEET TITLE: SITE DEVELOPMENT SECTION PLAN
SHEET NO: SDSP-01

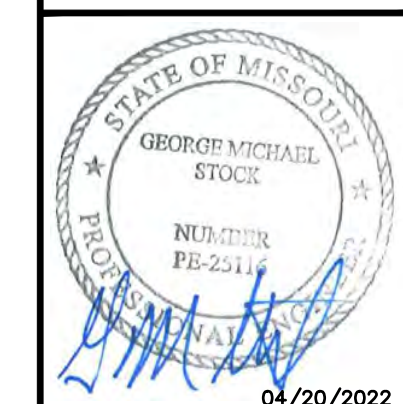


LOT 7A
COMMON GROUND
27.55 AC.
WILDHORSE VILLAGE DEVELOPMENT
STOCK JN 220-6670.3
EXISTING LAKE & STORMWATER
20MSD-00335
COMMON GROUND LAKE AMENITIES
21MSD-00386

PR. LOT 2B-1
16460 WILDHORSE LAKE BLVD.
36,660 SQ. FT.
0.84 AC.
16 UNIT CONDO
BUILDING
FF GAR=530.00
FF L1=540.50
FF L2=552.11
FF L3=563.73
FF L4=575.34
FF L5=586.96
TOP ROOF=600.63

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

SITE DEVELOPMENT SECTION PLAN FOR:
WILDHORSE VILLAGE CONDOS - LOT 2B-1
16460 WILDHORSE LAKE BLVD
CHESTERFIELD, MO 63005



DATE: 04/20/2022
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

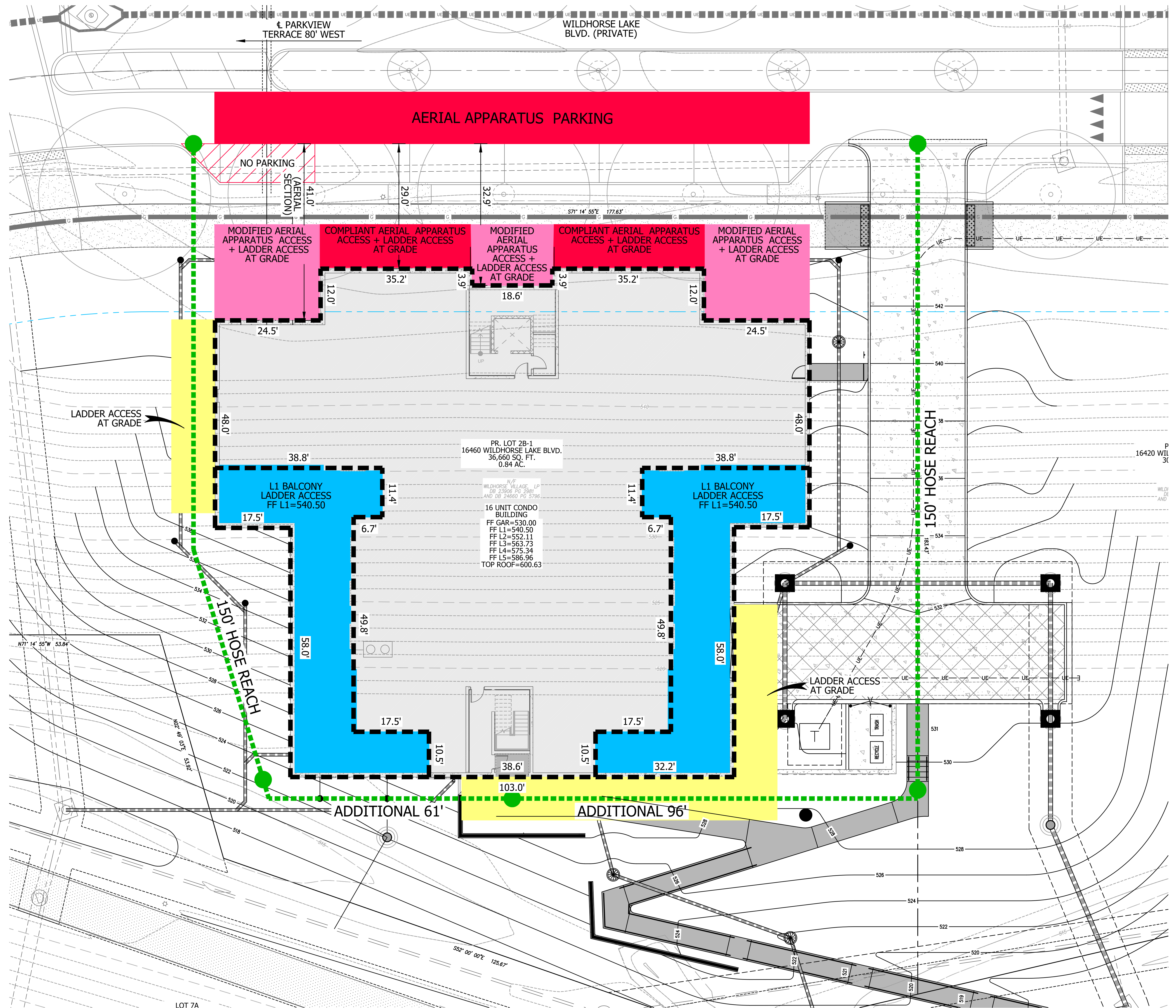
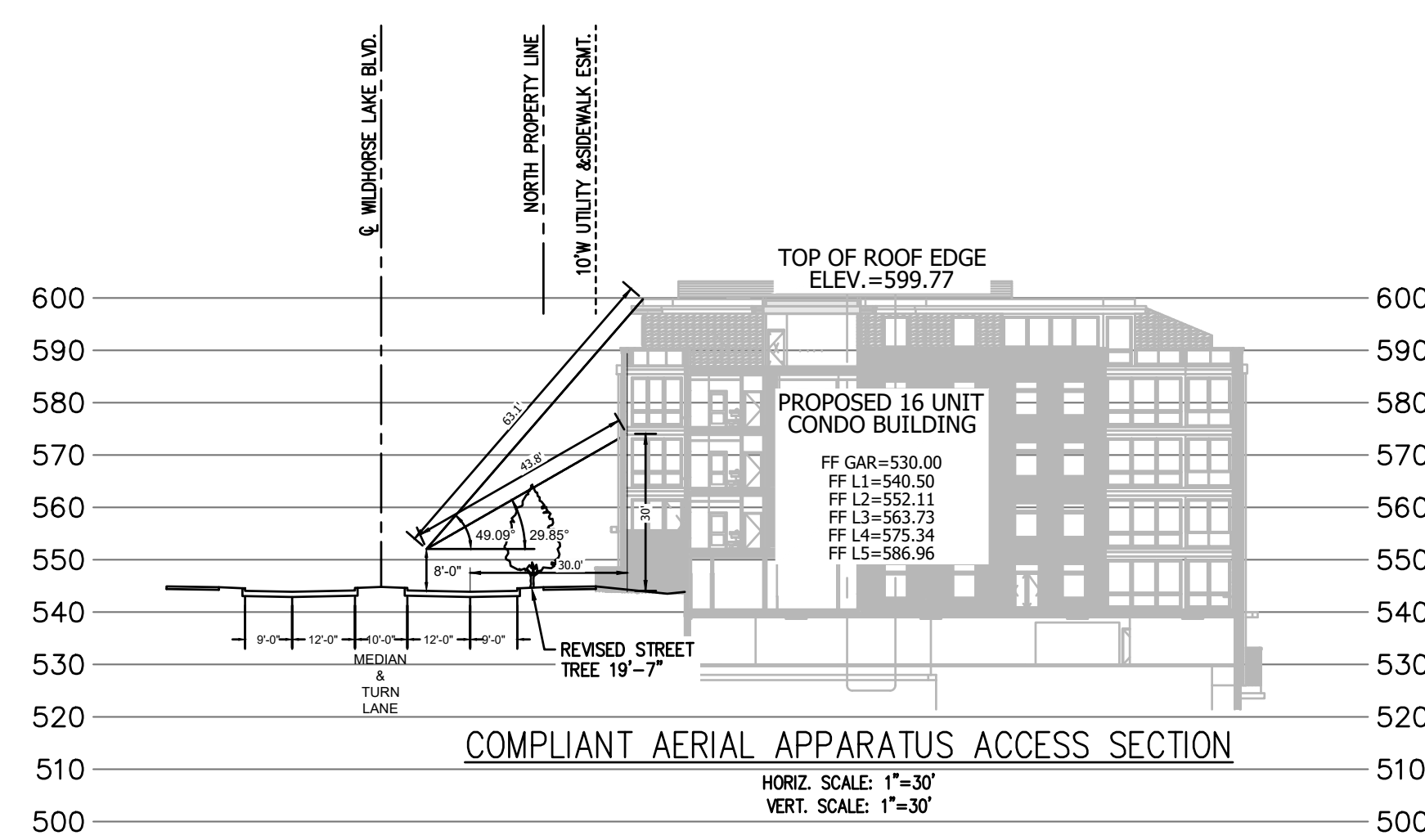
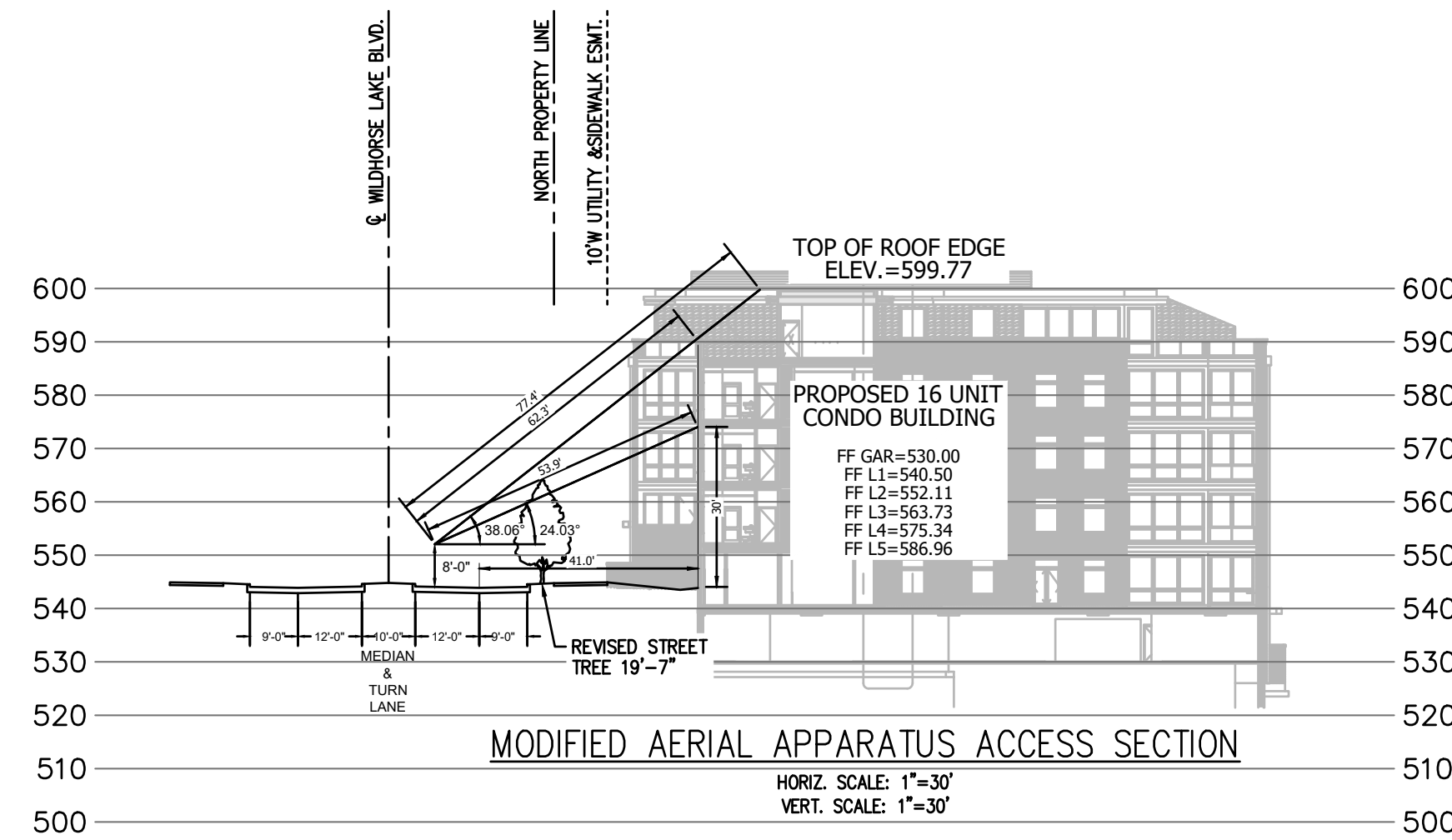
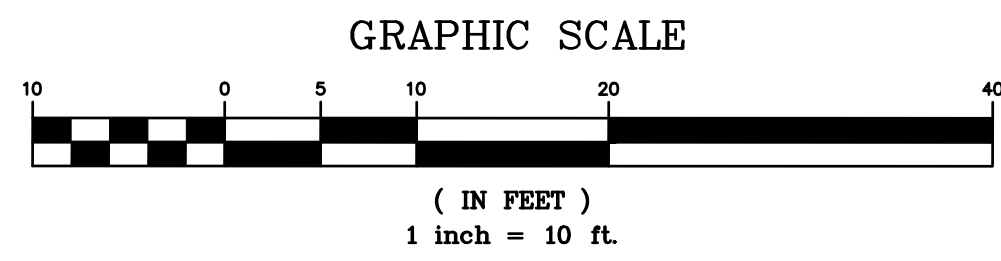
REVISIONS:

| | | |
|---|----------|-----------------|
| 0 | 03/01/22 | - ISSUE SDSP |
| 1 | 03/21/22 | - CITY COMMENTS |
| 2 | 04/20/22 | - CITY COMMENTS |

DRAWN BY: G.M.S.
CHECKED BY: G.M.S.
DATE: 03/01/2022
JOB NO: 221-6996
SCALE: AS SHOWN
DATE MAP: 18T
S.L.C. HAT # XXXX
HAT SUP. # 20-XXXX-XX
M.D.N.R. # MO-XXXXXXX
PLUG EX. 6" PVC

SHEET TITLE:
SITE DEVELOPMENT
SECTION PLAN

SHEET NO.:
SDSP-02



- LADDER ACCESS AT GRADE: (LEVEL GROUND AROUND THE PERIMETER OF THE BUILDING THAT CAN BE USED FOR LADDER ACCESS)
- L1 BALCONY LADDER ACCESS: (FIRST STORY BALCONY THAT CAN BE USED FOR LADDER ACCESS TO HIGHER POINTS OF THE BUILDING)
- COMPLIANT AERIAL APPARATUS ACCESS + LADDER ACCESS AT GRADE: (SATISFIES AERIAL APPARATUS REQUIREMENTS - BUILDING IS LOCATED BETWEEN 15'-30' FROM THE FIRE ROAD. LADDER ACCESS AT GRADE IS ALSO PROVIDED IN THIS AREA)
- MODIFIED AERIAL APPARATUS ACCESS + LADDER ACCESS AT GRADE: (BUILDING IS NOT LOCATED GREATER THAN 30' FROM THE FIRE ROAD, BUT AERIAL APPARATUS SECTION DEMONSTRATES FULL ACCESS TO THE BUILDING. LADDER ACCESS AT GRADE IS ALSO PROVIDED IN THIS AREA)

PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

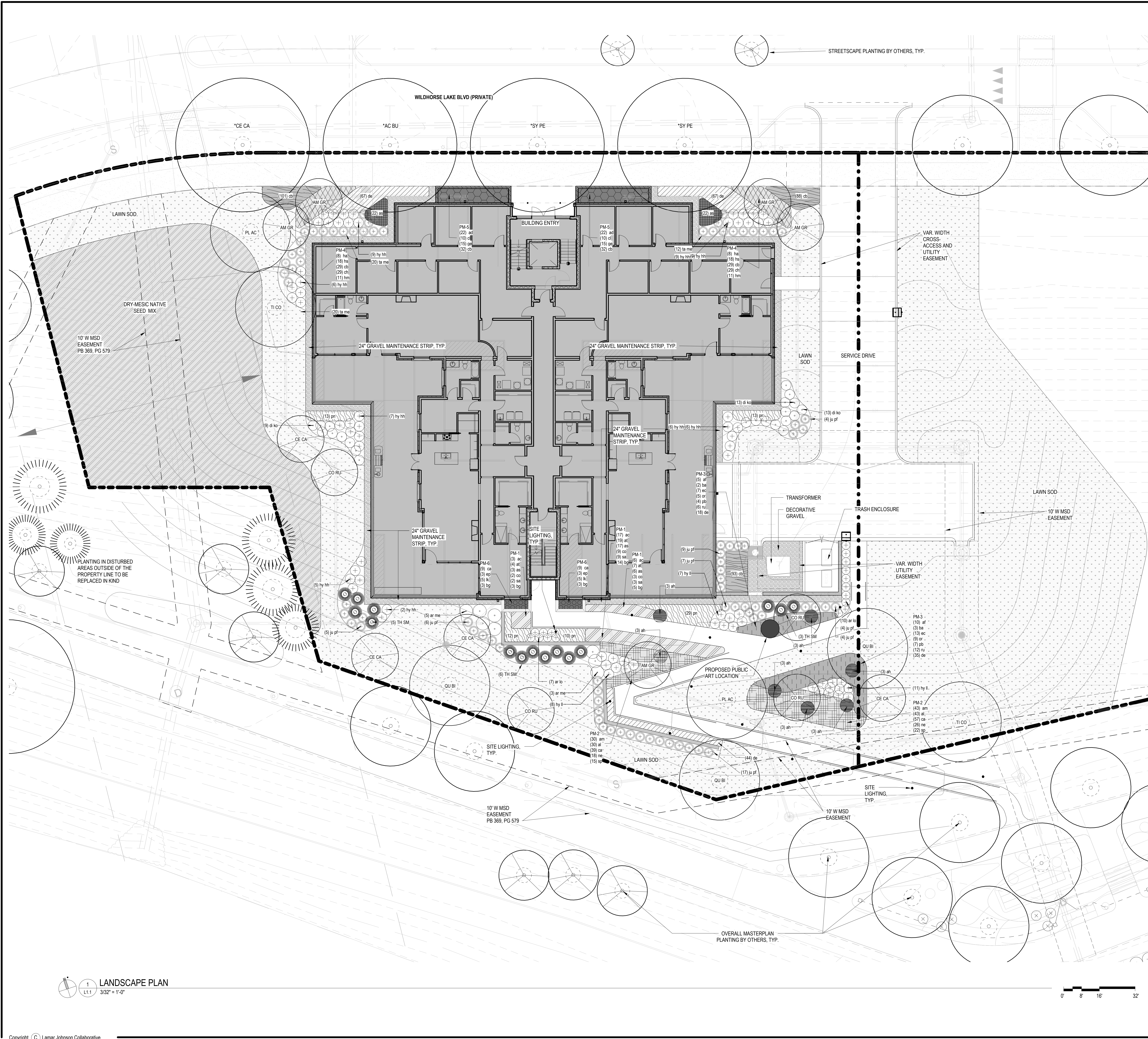
SITE DEVELOPMENT SECTION PLAN FOR:
WILDHORSE VILLAGE CONDOS - LOT 2B-1
 16460 WILDHORSE LAKE BLVD
 CHESTERFIELD, MO 63005



DATE: 04/20/2022
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

| REVISIONS: | |
|------------|--------------------------|
| 0 | 03/01/22 - ISSUE SDSP |
| 1 | 03/21/22 - CITY COMMENTS |
| 2 | 04/20/22 - CITY COMMENTS |

| | |
|----------------------------------|-----------------------|
| DRAWN BY: A.C.D. | CHECKED BY: G.M.S. |
| DATE: 03/01/2022 | JOB NO: 221-6996 |
| KEY: P 22MSD- | BASE MAP: P 181 |
| S.L.C. MAT # XXXX | MAT SUP: XX-XXX-XX |
| M.A.N.R. # MO-XXXXXXX | |
| SHEET TITLE: FIRE ACCESS PLAN | |
| SHEET NO.: SDSP-03 | |



PLANTING NOTES

1. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANTING SCHEDULE AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER - ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
5. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
6. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
7. THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
8. ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
9. REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
10. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
11. REF. SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTIONS AND PLAN PROTECTIONS.
12. PROVIDE AND INSTALL LOCALLY AVAILABLE SHREDDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS IN SHRUB BEDS ONLY. IF TREES AND SHRUBS ARE PART OF A PERENNIAL / ORNAMENTAL GRASS / GROUNDCOVER BED, THEN APPLY LOCAL LEAF MULCH TO ALL.
13. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
14. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
15. THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.
16. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED TO A CONDITION THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO THE DISTURBANCE.
17. SEE SHEET L4.601 FOR PLANT SCHEDULE.

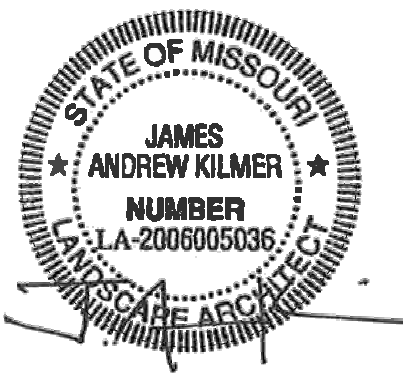
LEGEND

| SYMBOL | DESCRIPTION | DETAIL |
|--------|-------------------------|--------|
| | CANOPY TREES | |
| | UNDERSTORY TREES | |
| | EVERGREEN TREES | |
| | EXISTING TREE TO REMAIN | |
| | DECIDUOUS SHRUBS | |
| | EVERGREEN SHRUBS | |
| | TURF | |
| | DRY-MESIC NATIVE SEED | |

NOTES:
SEE PLANTING SCHEDULE FOR PLANT DETAILS AND QUANTITIES
SEE LIGHTING PLAN FOR LIGHT LOCATIONS AND TYPES

CLAYCO
THE ART & SCIENCE OF BUILDING
35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH: 312.658.0747 FAX: 312.658.7664

Lamar Johnson Collaborative
2709 WAREHOLE BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.426.0100



**WILDHORSE VILLAGE CONDOS
LOT 2B**

| DRAWING ISSUE | |
|---------------|------------|
| DESCRIPTION | DATE |
| ISSUE SDSP | 03/01/22 |
| CITY COMMENTS | 03/21/2022 |
| CITY COMMENTS | 04/20/2022 |

BUILDING MAP

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L1.1

Job # 20 000

LANDSCAPE PLAN
3/32" = 1'-0"



145/2022 11:04:57 PM

*** PLANTING SCHEDULE FOR STREET TREES**

| DECIDUOUS CANOPY TREES | | | | | | | | | |
|------------------------|-------|---------------------------|------------------------|-------------------------|-----------|--------|---------------|----------|-------------|
| QTY | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | MATURE HEIGHT | COMMENTS | GROWTH RATE |
| 1 | AC BU | <i>Acer buergerianum</i> | 'AMMTF PP16,629 AERYN' | Trident Maple | 2.5' Cal. | B & B | 45' + | | Moderate |
| 1 | CE CA | <i>Cercis canadensis</i> | | Eastern Redbud | 2.5' Cal. | B&B | 30' | | Moderate |
| 2 | SY PE | <i>Syringa pekinensis</i> | 'Morton' China Snow | China Snow Peking Lilac | 2.5' Cal. | B&B | 30' | | Moderate |

PLANTING SCHEDULE

| DECIDUOUS CANOPY TREES (23% - INCLUDES 'AC BU' FROM STREET TREE SCHEDULE) | | | | | | | | | | |
|---|--------------------------------|---|------------------------|----------------------------------|------------|-----------|---------------|--------|---|---------------|
| QTY | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | MATURE HEIGHT | DETAIL | COMMENTS | GROWTH RATE |
| 2 | PL AC | <i>Platanus x acerifolia</i> | | Exclamation! London Planetree | 2.5' Cal. | B & B | 45' + | | | Fast |
| 3 | QU BI | <i>Quercus bicolor</i> | | Swamp White Oak | 2.5' Cal. | B & B | 50'-60' | | | Moderate |
| 2 | TI CO | <i>Tilia cordata</i> | Greenspire | Greenspire Littleleaf Linden | 2.5' Cal. | B & B | 50'-70' | | | Slow/Moderate |
| EVERGREEN TREES (31%) | | | | | | | | | | |
| QTY | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | MATURE HEIGHT | DETAIL | COMMENTS | GROWTH RATE |
| 15 | TH SM | <i>Thuja occidentalis</i> | Smargd | American Arborvitae | 7'-8' Ht. | B & B | 12'-14' | | | Slow |
| DECIDUOUS UNDERSTORY TREES (46% - INCLUDES 'CE CA' AND 'SY PE' FROM STREET TREE SCHEDULE) | | | | | | | | | | |
| QTY | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | MATURE HEIGHT | DETAIL | COMMENTS | GROWTH RATE |
| 5 | AM GR | <i>Amelanchier x grandiflora</i> | Robin Hill | Robin Hill Serviceberry | 8'-10' Ht. | B & B | 15'-25' | | Multi-stemmed | Slow/Moderate |
| 4 | CE CA | <i>Cercis canadensis</i> | Merlot | Merlot Eastern Redbud | 8'-10' Ht. | B & B | 25'-30' | | Single-stemmed | Fast |
| 4 | CO RU | <i>Cornus</i> | 'Rulcan' CONSTELLATION | Constellation Dogwood | 8'-10' Ht. | B & B | 15'-25' | | Multi-stemmed | Slow/Moderate |
| EVERGREEN SHRUBS | | | | | | | | | | |
| QTY | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | MATURE HEIGHT | DETAIL | COMMENTS | GROWTH RATE |
| 52 | ju pf | <i>Juniperus x pfitzeriana</i> | Kallay's Compact | Kallay's Compact Juniper | 5 Gal. | Container | 36" OC | | Habit maintained naturally loose, not sheared | Fast |
| 32 | la me | <i>Taxus x media</i> | Tauntonii | Taunton Yew | 5 Gal. | Container | 36" OC | | Habit maintained naturally loose, not sheared | Slow/Moderate |
| DECIDUOUS SHRUBS | | | | | | | | | | |
| QTY | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | MATURE HEIGHT | DETAIL | COMMENTS | GROWTH RATE |
| 17 | ar lo | <i>Aronia melanocarpa</i> | Low Scape Mound | Low Scape Mound Black Chokeberry | 3 Gal. | Container | 30" O.C. | | | |
| 8 | ar me | <i>Aronia melanocarpa</i> | Autumn Magic | Autumn Magic Black Chokeberry | 5 Gal. | Container | 48" O.C. | | | |
| 22 | di ko | <i>Diervilla x</i> | Kodiak Orange | Kodiak Orange Diervilla | 5 Gal. | Container | 36" O.C. | | | |
| 44 | hy hh | <i>Hydrangea arborescens</i> | Haas Halo | Haas Halo Hydrangea | 5 Gal. | Container | 36" OC | | | |
| 26 | hy ll | <i>Hydrangea paniculata</i> | Little Lime | Little Lime Hydrangea | 5 Gal. | Container | 36" OC | | | |
| ORNAMENTAL GRASSES & SEDGES | | | | | | | | | | |
| QTY | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | MATURE HEIGHT | DETAIL | COMMENTS | GROWTH RATE |
| 282 | cb | <i>Carex flacca</i> | Blue Zinger | Blue Zinger Sedge | 1 Qt. | Container | 12" O.C. | | | |
| 178 | de | <i>Deschampsia cespitosa</i> | Goldtau | Goldtau Tufted Hair Grass | 1 Gal. | Container | 18" O.C. | | | |
| 77 | pn | <i>Panicum virgatum</i> | Northwind | Northwind Switchgrass | 1 Gal. | Container | 24" O.C. | | | |
| HERBACEOUS PERENNIALS | | | | | | | | | | |
| QTY | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | MATURE HEIGHT | DETAIL | COMMENTS | GROWTH RATE |
| 21 | ah | <i>Arisaema hubrichtii</i> | | Hubricht's Blue Star | 1 Gal. | Container | 30" OC | | | |
| 44 | as | <i>Astilbe chinensis var. taquetii</i> | Superba | Superba Astilbe | 1 Qt. | Container | 18" OC | | | |
| SEED & SOD | | | | | | | | | | |
| AREA | TYPE | TREE GROWTH RATES (INCLUDES STREET TREES) | | | | | | | | |
| 5097 SF | DRY-MESIC NATIVE SEED | SLOW / MODERATE 29/35 = 83% | | | | | | | | |
| 14843 SF | LAWN SOD - <i>Festuca</i> spp. | FAST 6/35 = 17% | | | | | | | | |

NOTE: QUANTITIES PROVIDED PER THE PLANTING MATRIXES TABLE ARE CALCULATED IN ADDITION TO ITEMIZED PLANTING QUANTITIES IN THE INDIVIDUAL PLANTING SCHEDULE ABOVE.

| DRY-MESIC NATIVE SEED MIX MANUFACTURER: TBD | |
|---|------------------------|
| SEED MIX: TBD | |
| GRASSES/ SEDGES 40%: | |
| <i>Andropogon virginicus</i> | Broom Sedge |
| <i>Bouteloua curtipendula</i> | Sideoats Grama |
| <i>Bromus pubescens</i> | Hairy Woodland Brome |
| <i>Carex bicknellii</i> | Bicknell's Sedge |
| <i>Carex blanda</i> | Common Wood Sedge |
| <i>Carex brevior</i> | Prairie Sedge |
| <i>Carex grayi</i> | Cloze Sedge |
| <i>Elymus canadensis</i> | Canada Wildrye |
| <i>Elymus hystrix</i> | Bottlebrush Grass |
| <i>Elymus virginicus</i> | Virginia Wild Ryegrass |
| <i>Hordeum pusillum</i> | Little Barley |
| <i>Schizachyrium scoparium</i> | Little Bluestem |
| HERBACEOUS PERENNIALS (FORBS) 60%: | |
| <i>Achillea millefolium</i> | Common Yarrow |
| <i>Asclepias tuberosa</i> | Butterfly Milkweed |
| <i>Aster oblongifolium</i> | Aromatic Aster |
| <i>Baptisia bracteata</i> | Cream Wild Indigo |
| <i>Coreopsis lanceolata</i> | Lance-Leaved Coreopsis |
| <i>Coreopsis tinctoria</i> | Plains Coreopsis |
| <i>Dalea purpurea</i> | Purple Prairie Clover |
| <i>Echinacea pallida</i> | Pale Purple Coneflower |
| <i>Eryngium yuccifolium</i> | Rattlesnake Master |
| <i>Lespedeza virginica</i> | Slender Lespedeza |
| <i>Liatris aspera</i> | Rough Blazing Star |
| <i>Liatris pycnostachya</i> | Prairie Blazing Star |
| <i>Monarda fistulosa</i> | Horsemint |
| <i>Penstemon digitalis</i> | Foxglove Beardtongue |
| <i>Ratibida columnifera</i> | Prairie coneflower |
| <i>Rudbeckia hirta</i> | Black Eyed Susan |
| <i>Rudbeckia subtomentosa</i> | Sweet Coneflower |
| <i>Rudbeckia triloba</i> | Brown Eyed Susan |
| <i>Solidago nemoralis</i> | Gray Goldenrod |
| <i>Solidago ulmifolia</i> | Elm Leaved Goldenrod |
| <i>Symphoricarum drummondii</i> | Drummond Aster |
| <i>Symphoricarum laeve</i> | Smooth Aster |
| <i>Tradescantia ohioensis</i> | Ohio Spiderwort |
| <i>Vernonia baldwinii</i> | Baldwin's Ironweed |
| SEEDING RATE: 15 LBS. PER ACRE | |
| COVER CROP: TBD | |

GENERAL NOTES:

- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- ALL PLANTING MIX AREAS WITH MORE THAN ONE PLANT TYPE PER AREA TO BE INSTALLED IN RANDOM, NATURALISTIC, TRIANGULAR SPACING AT A MINIMUM OF 11 PER AREA (SEE PLAN FOR QUANTITIES).
- FINAL SEED MIX SPECIES, PERCENTAGES TO BE COORDINATED WITH NATIVE SEEDING CONTRACTOR.

PLANTING MATRIXES

| AREA | SYM | PLANT 1 | | PLANT 2 | | PLANT 3 | | PLANT 4 | | PLANT 5 | | PLANT 6 | | PLANT 7 | | COMMENTS | | | | | | | |
|--------|------|---------|----------|---------|-----|----------|-----|---------|----------|---------|-----|----------|-----|---------|----------|----------|-----|----------|----|-----|----------|--|---|
| | | % | SPACING | QTY | % | SPACING | QTY | % | SPACING | QTY | % | SPACING | QTY | % | SPACING | | QTY | | | | | | |
| 245 SF | PM-1 | 20% | 18" O.C. | 26 | 10% | 12" O.C. | 30 | 20% | 18" O.C. | 26 | 10% | 18" O.C. | 14 | 10% | 18" O.C. | 14 | 30% | 24" O.C. | 22 | | 0 | PLANT 1 - ac - Achillea 'Moonshine' PLANT 2 - at - Asclepias tuberosa 'Gay Butterflies' PLANT 3 - as - Aster 'Little Carol' PLANT 4 - co - Coreopsis verticillata 'Zagreb' PLANT 5 - sa - Salvia x sylvestris 'May Night' PLANT 6 - bg - Bouteloua gracilis | |
| 412 SF | PM-2 | 15% | 12" O.C. | 73 | 15% | 12" O.C. | 73 | 20% | 12" O.C. | 96 | 20% | 18" O.C. | 44 | 30% | 24" O.C. | 37 | 0% | | | | 0 | PLANT 1 - am - Allium 'Millenium' PLANT 2 - al - Allium 'Summer Beauty' PLANT 3 - ca - Calamintha nepeta 'Montrose White' PLANT 4 - ne - Nepeta x faassenii 'Cat's Pajamas' PLANT 5 - sp - Sporobolus heterolepis | |
| 337 SF | PM-3 | 15% | 24" O.C. | 15 | 10% | 36" O.C. | 5 | 5% | 12" O.C. | 20 | 20% | 30" O.C. | 14 | 10% | 24" O.C. | 11 | 10% | 18" O.C. | 18 | 30% | 18" O.C. | 53 | PLANT 1 - af - Achillea 'Firefly Diamond' PLANT 2 - ba - Baptisia sphaerocarpa 'Screamn' Yellow' PLANT 3 - ec - Echinacea purpurea 'Pow Wow White' PLANT 4 - or - Origanum 'Drops of Jupiter' PLANT 5 - pb - Perovskia atriplicifolia 'Blue Jean Baby' PLANT 6 - ru - Rudbeckia 'American Gold Rush' PLANT 7 - ha - Heuchera villosa 'Autumn Bride' |
| 200 SF | PM-4 | 15% | 18" O.C. | 16 | 15% | 12" O.C. | 36 | 25% | 12" O.C. | 58 | 25% | 12" O.C. | 58 | 20% | 18" O.C. | 22 | | | | 0 | 0 | PLANT 1 - ha - Heuchera villosa 'Autumn Bride' PLANT 2 - hs - Heuchera x villosa 'Carnival Silver Streak' PLANT 3 - cb - Carex flacca 'Blue Zinger' PLANT 4 - ch - Carex laxiculmis 'Hobb' BUNNY BLUE' PLANT 5 - hm - Hakonechloa macra | |
| 163 SF | PM-5 | 20% | 12" O.C. | 44 | 20% | 18" O.C. | 20 | 30% | 18" O.C. | 30 | 30% | 12" O.C. | 64 | 0% | | 0 | 0% | | | 0 | 0 | PLANT 1 - ap - Astilbe chinensis var. pumila PLANT 2 - cl - Chelone lyonii 'Hot Lips' PLANT 3 - ge - Geranium macrorrhizum 'Bevan's Variety' PLANT 4 - cb - Carex flacca 'Blue Zinger' | |
| 42 SF | PM-6 | 35% | 12" O.C. | 18 | 10% | 12" O.C. | 6 | 20% | 12" O.C. | 10 | 35% | 24" O.C. | 6 | 0% | | 0 | 0% | | | 0 | 0 | PLANT 1 - ca - Calamintha nepeta 'Montrose White' PLANT 2 - ep - Echinacea purpurea 'Pow Wow Wild Berry' PLANT 3 - li - Liatris spicata 'Kobold' PLANT 4 - bg - Bouteloua gracilis | |

PLANT MATRIX PM-1 PLANT LIST

| HERBACEOUS PERENNIALS | | | | | | | | | |
|-------------------------------|-----|------------------------|-----------------|--------------------|-------|-----------|----------|--------|----------|
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 20% | ac | Achillea | Moonshine | Moonshine Yarrow | 1 Qt. | Container | 18" O.C. | | PLANT 1 |
| 10% | at | Asclepias tuberosa | Gay Butterflies | Gay Butterflies | 1 Qt. | Container | 12" O.C. | | PLANT 2 |
| 20% | as | Aster | Little Carol | Little Carol Aster | 1 Qt. | Container | 18" O.C. | | PLANT 3 |
| 10% | co | Coreopsis verticillata | Zagreb | Zagreb Tickseed | 1 Qt. | Container | 18" O.C. | | PLANT 4 |
| 10% | sa | Salvia x sylvestris | May Night | May Night Sage | 1 Qt. | Container | 18" O.C. | | PLANT 5 |
| ORNAMENTAL GRASSES AND SEDGES | | | | | | | | | |
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 30% | bg | Bouteloua gracilis | | Blue Grama | 1 Qt. | Container | 24" O.C. | | PLANT 6 |

See Matrix Planting Schedule above for quantities.

PLANT MATRIX PM-2 PLANT LIST

| HERBACEOUS PERENNIALS | | | | | | | | | |
|-------------------------------|-----|------------------------|----------------|--------------------------------|--------|-----------|----------|--------|----------|
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 15% | am | Allium | Millenium | Millenium Ornamental Onion | 1 Qt. | Container | 12" O.C. | | PLANT 1 |
| 10% | al | Allium | Summer Beauty | Summer Beauty Ornamental Onion | 1 Qt. | Container | 12" O.C. | | PLANT 2 |
| 20% | ca | Calamintha nepeta | Montrose White | Montrose White Calamint | 1 Qt. | Container | 12" O.C. | | PLANT 3 |
| 20% | ne | Nepeta x faassenii | Cat's Pajamas | Cat's Pajamas Catmint | 1 Qt. | Container | 18" O.C. | | PLANT 4 |
| ORNAMENTAL GRASSES AND SEDGES | | | | | | | | | |
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 30% | sp | Sporobolus heterolepis | | Prairie Dropseed | 1 Gal. | Container | 24" O.C. | | PLANT 5 |

See Matrix Planting Schedule above for quantities.

PLANT MATRIX PM-3 PLANT LIST

| HERBACEOUS PERENNIALS | | | | | | | | | |
|-------------------------------|-----|--------------------------|--------------------|-------------------------------------|--------|-----------|----------|----------|----------|
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 15% | af | Achillea | Firefly Diamond | Firefly Diamond Yarrow | 1 Gal. | Container | 24" O.C. | | PLANT 1 |
| 10% | ba | Baptisia sphaerocarpa | Screamn' Yellow | Screamn' Yellow False Indigo | 1 Gal. | Container | 36" O.C. | | PLANT 2 |
| 5% | ec | Echinacea purpurea | Pow Wow White | Pow Wow White Coneflower | 1 Qt. | Container | 12" O.C. | | PLANT 3 |
| 20% | or | Origanum | Drops of Jupiter | Drops of Jupiter Ornamental Oregano | 1 Gal. | Container | 30" O.C. | | PLANT 4 |
| 10% | pb | Perovskia atriplicifolia | Blue Jean Baby | Blue Jean Baby Russian Sage | 1 Gal. | Container | 24" O.C. | | PLANT 5 |
| 10% | ru | Rudbeckia | American Gold Rush | American Gold Rush Black-Eyed Susan | 1 Qt. | Container | 18" O.C. | 8L7-401A | PLANT 6 |
| ORNAMENTAL GRASSES AND SEDGES | | | | | | | | | |
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 30% | de | Deschampsia cespitosa | Goldtau | Goldtau Tufted Hair Grass | 1 Gal. | Container | 18" O.C. | | PLANT 7 |

See Matrix Planting Schedule above for quantities.

PLANT MATRIX PM-4 PLANT LIST

| HERBACEOUS PERENNIALS | | | | | | | | | |
|-------------------------------|-----|-------------------|------------------------|------------------------------------|-------|-----------|----------|--------|----------|
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 15% | ha | Heuchera villosa | Autumn Bride | Autumn Bride Coral Bells | 1 Qt. | Container | 18" O.C. | | PLANT 1 |
| 15% | hs | Heuchera villosa | Carnival Silver Streak | Carnival Silver Streak Coral Bells | 1 Qt. | Container | 12" O.C. | | PLANT 2 |
| ORNAMENTAL GRASSES AND SEDGES | | | | | | | | | |
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 25% | cb | Carex flacca | Blue Zinger | Blue Zinger Sedge | 1 Qt. | Container | 12" O.C. | | PLANT 3 |
| 25% | ch | Carex laxiculmis | 'Hobb' BUNNY BLUE | Bunny Blue Sedge | 1 Qt. | Container | 12" O.C. | | PLANT 4 |
| 20% | hm | Hakonechloa macra | | Hakonegrass | 1 Qt. | Container | 18" O.C. | | PLANT 5 |

See Matrix Planting Schedule above for quantities.

PLANT MATRIX PM-5 PLANT LIST

| HERBACEOUS PERENNIALS | | | | | | | | | |
|-------------------------------|-----|-------------------------------|-----------------|--------------------------|-------|-----------|----------|--------|----------|
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 20% | ap | Astilbe chinensis var. pumila | | Dwarf Chinese Astilbe | 1 Qt. | Container | 12" O.C. | | PLANT 1 |
| 20% | cl | Chelone lyonii | Hot Lips | Hot Lips Turtlehead | 1 Qt. | Container | 18" O.C. | | PLANT 2 |
| 30% | ge | Geranium macrorrhizum | Bevan's Variety | Bevan's Variety Geranium | 1 Qt. | Container | 18" O.C. | | PLANT 3 |
| ORNAMENTAL GRASSES AND SEDGES | | | | | | | | | |
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 30% | cb | Carex flacca | Blue Zinger | Blue Zinger Sedge | 1 Qt. | Container | 12" O.C. | | PLANT 4 |

See Matrix Planting Schedule above for quantities.

PLANT MATRIX PM-6 PLANT LIST

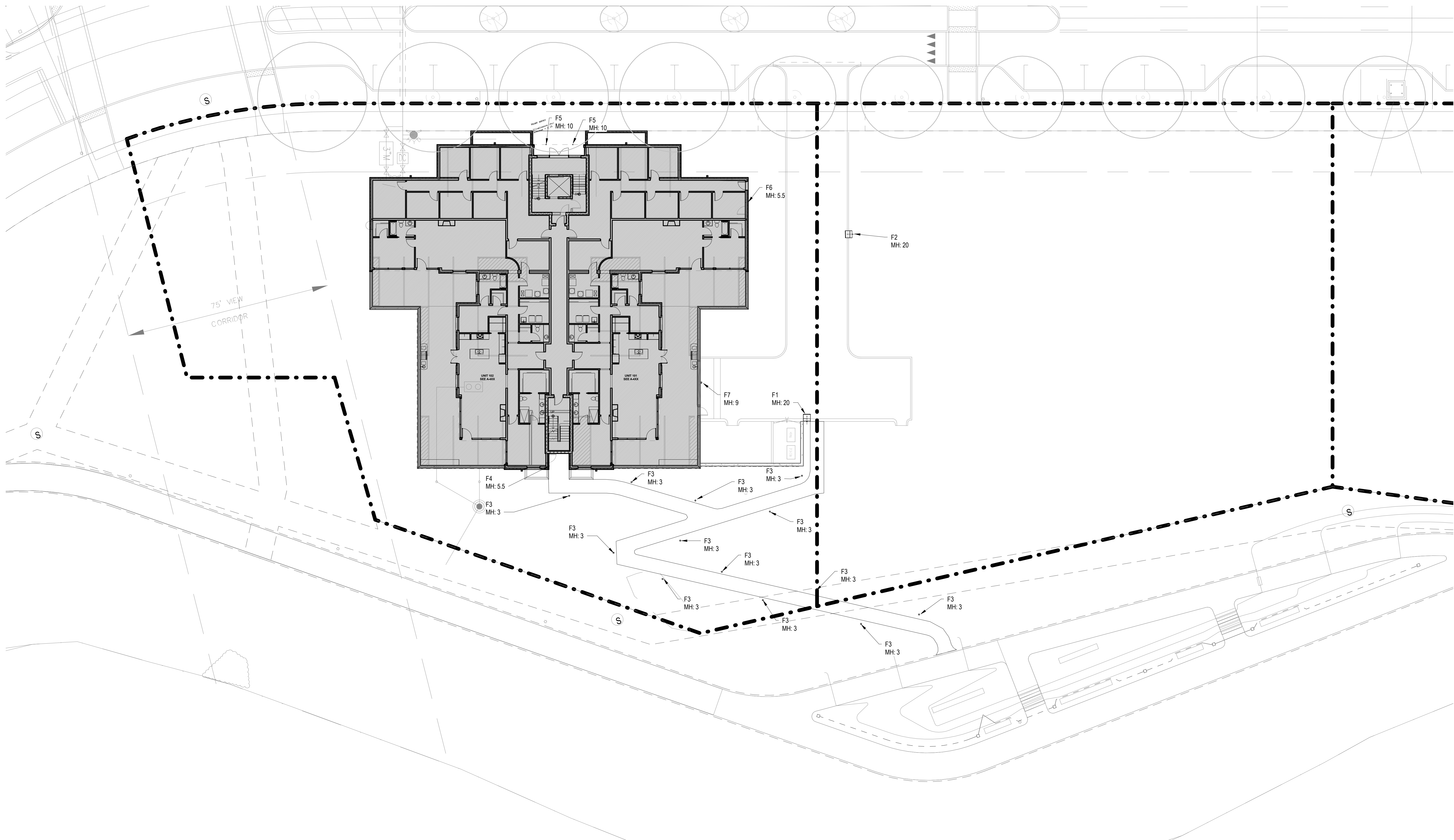
| HERBACEOUS PERENNIALS | | | | | | | | | |
|-------------------------------|-----|--------------------|--------------------|-------------------------------|-------|-----------|----------|--------|----------|
| % | SYM | BOTANICAL NAME | CULTIVAR | COMMON NAME | SIZE | METHOD | SPACING | DETAIL | COMMENTS |
| 35% | ca | Calamintha nepeta | Montrose White | Montrose White Calamint | 1 Qt. | Container | 12" O.C. | | PLANT 1 |
| 10% | ep | Echinacea purpurea | Pow Wow Wild Berry | Pow Wow Wild Berry Coneflower | 1 Qt. | Container | 12" O.C. | | PLANT 2 |
| 20% | lk | Liatris spicata | Kobold | Kobold Blazing Star | 1 Qt. | Container | 12" O.C. | | PLANT 3 |
| ORNAMENTAL GRASSES AND SEDGES | | | | | | | | | |
| % | SYM | BOTANICAL NAME</ | | | | | | | |

FIXTURES MOUNTED ON 18' POLE & 2' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

| Calculation Summary | | | | | | | |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| FRONT ENTRY | Illuminance | Fc | 2.15 | 2.9 | 1.5 | 1.43 | 1.93 |
| SIDE WALK | Illuminance | Fc | 1.40 | 1.6 | 1.2 | 1.17 | 1.33 |
| SITE | Illuminance | Fc | 1.77 | 3.2 | 0.5 | 3.54 | 6.40 |
| WALK WAY Planar | Illuminance | Fc | 1.36 | 4.1 | 0.1 | 13.60 | 41.00 |
| FRONT ENTRY | Illuminance | Fc | 2.15 | 2.9 | 1.5 | 1.43 | 1.93 |

| Luminaire Schedule | | | | | | |
|--------------------|-----|-------|-------------|------------|-------------|-------------------------------------|
| Symbol | Qty | Label | Arrangement | Lum. Watts | Total Watts | Description |
| + | 1 | F1 | SINGLE | 57 | 57 | GALN-SA1C-740-U-T4W |
| + | 1 | F2 | SINGLE | 57 | 57 | GALN-SA1C-740-U-SL3 |
| ○ | 13 | F3 | SINGLE | 11 | 143 | ABB-BI-LED-D1-A-8030 |
| □ | 1 | F4 | SINGLE | 10.4 | 10.4 | E4128L |
| □ | 2 | F5 | SINGLE | 9.9 | 19.8 | LD4B10D010 EU4B10208030 4LBWGPH1 (5 |
| □ | 1 | F6 | SINGLE | 30 | 30 | 15103 - EBB WALL SCONCE |
| □ | 1 | F7 | SINGLE | 20.1 | 20.1 | ENT-SA1A-830-U-T4FT |

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

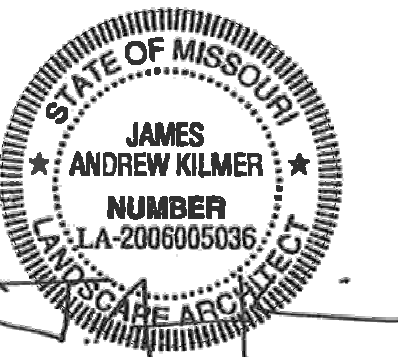


1 SITE LIGHTING PLAN
E1.1 1/16" = 1'-0"



CLAYCO
THE ART & SCIENCE OF BUILDING
35 EAST WACKER DRIVE, SUITE 1000
CHICAGO, IL 60601
PH: 312.668.0747 FAX: 312.680.7664

Lamar Johnson Collaborative
2109 INHERIT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.428.1010



**WILDHORSE VILLAGE CONDOS
LOT 2B**

| DRAWING ISSUE | |
|------------------------|------------|
| DESCRIPTION | DATE |
| ISSUE SDSP | 03/01/22 |
| CITY COMMENTS | 03/21/2022 |
| BID SET | 04/08/2022 |
| REVISION 01 - ADDENDUM | 4/20/2022 |
| CITY COMMENTS | 04/20/2022 |

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PLAN

DRAWING NO.
E1.1

Job # 20_000

FIXTURES MOUNTED ON 18' POLE & 2' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

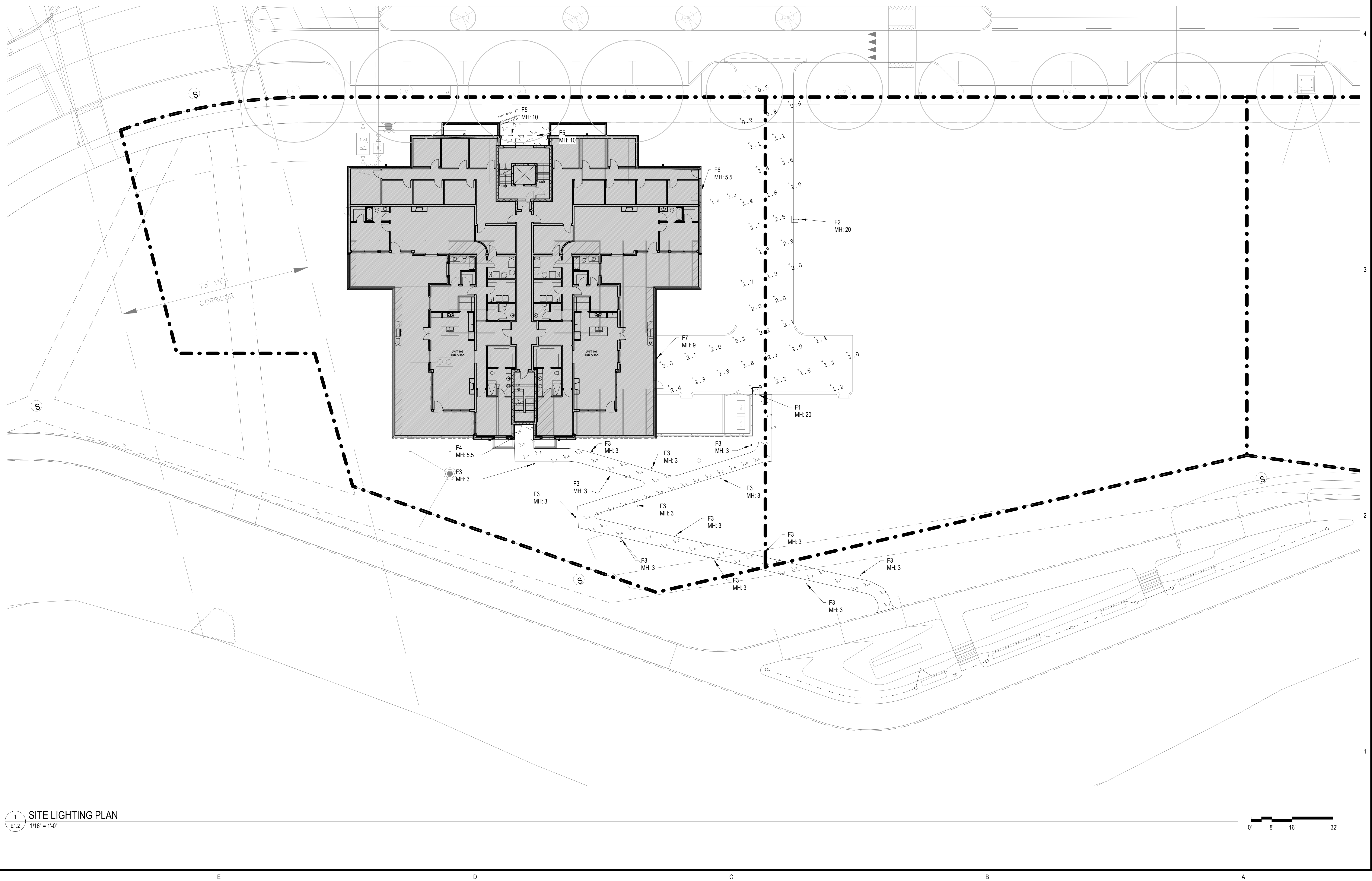
Calculation Summary

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|-----------------|-------------|-------|------|-----|-----|---------|---------|
| FRONT ENTRY | Illuminance | Fc | 2.15 | 2.9 | 1.5 | 1.43 | 1.93 |
| SIDE WALK | Illuminance | Fc | 1.40 | 1.6 | 1.2 | 1.17 | 1.33 |
| SITE | Illuminance | Fc | 1.77 | 3.2 | 0.5 | 3.54 | 6.40 |
| WALK WAY Planar | Illuminance | Fc | 1.36 | 4.1 | 0.1 | 13.60 | 41.00 |
| FRONT ENTRY | Illuminance | Fc | 2.15 | 2.9 | 1.5 | 1.43 | 1.93 |

Luminaire Schedule

| Symbol | Qty | Label | Arrangement | Lum. Watts | Total Watts | Description |
|--------|-----|-------|-------------|------------|-------------|-------------------------------------|
| ⊕ | 1 | F1 | Single | 57 | 57 | GALN-SA1C-740-U-T4W |
| ⊕ | 1 | F2 | Single | 57 | 57 | GALN-SA1C-740-U-SL3 |
| ⊙ | 13 | F3 | SINGLE | 11 | 143 | ABB-B1-LED-D1-A-8030 |
| ⊕ | 1 | F4 | SINGLE | 10.4 | 10.4 | E4128L |
| ⊕ | 2 | F5 | SINGLE | 9.9 | 19.8 | LD4B10D010 EU4B10208030 4LBWGPH1 (5 |
| ⊕ | 1 | F6 | SINGLE | 30 | 30 | 15103 - EBB WALL SCONCE |
| ⊕ | 1 | F7 | SINGLE | 20.1 | 20.1 | ENT-SA1A-830-U-T4FT |

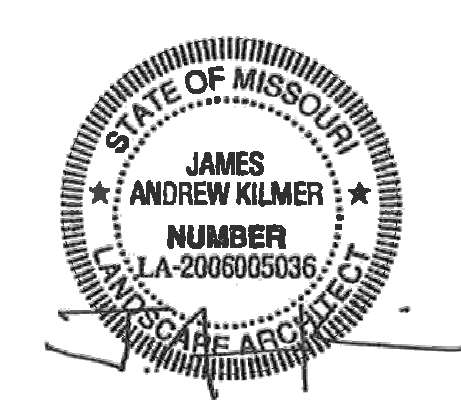
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



1 SITE LIGHTING PLAN
E1.2 1/16" = 1'-0"

CLAYCO
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35 EAST WACKER DRIVE, SUITE 1000
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ST. LOUIS, MISSOURI 63114
Ph: 314.428.0100



**WILDHORSE VILLAGE CONDOS
LOT 2B**

| DRAWING ISSUE | |
|---------------|------------|
| DESCRIPTION | DATE |
| ISSUE SDSP | 03/01/22 |
| CITY COMMENTS | 03/21/2022 |
| CITY COMMENTS | 04/20/2022 |

BUILDING MAP

DRAWING TITLE
SITE LIGHTING PHOTOMETRIC PLAN

DRAWING NO.
E1.2

Job # 20_000



1 NORTH ELEVATION
A.001 1/8" = 1'-0"



2 WEST ELEVATION
A.001 1/8" = 1'-0"



core10
ARCHITECTURE

DATE # REVISION

0" 12" 1" 2"
(sheet formatted for 24x36 paper)

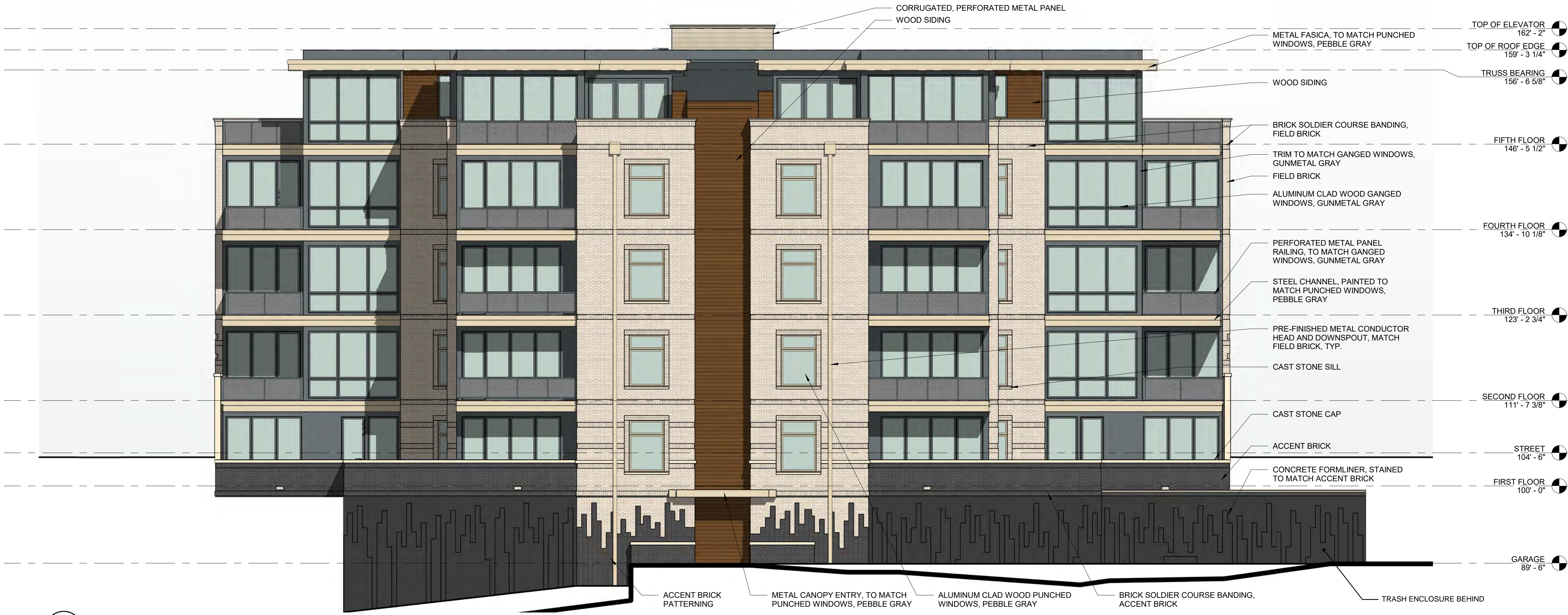
DATE: 03/21/22
PROJECT NO. 21013

SHEET NO. **A.001**

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.

DRAWN BY: Author CHECKED BY: Checker

PRELIMINARY NOT FOR CONSTRUCTION



1 SOUTH ELEVATION
A.002 1/8" = 1'-0"



2 EAST ELEVATION
A.002 1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION



**ALUMINUM CLAD WINDOWS
(GANGED WINDOWS, CURTAIN WALL)**
EXAMPLE PHOTO



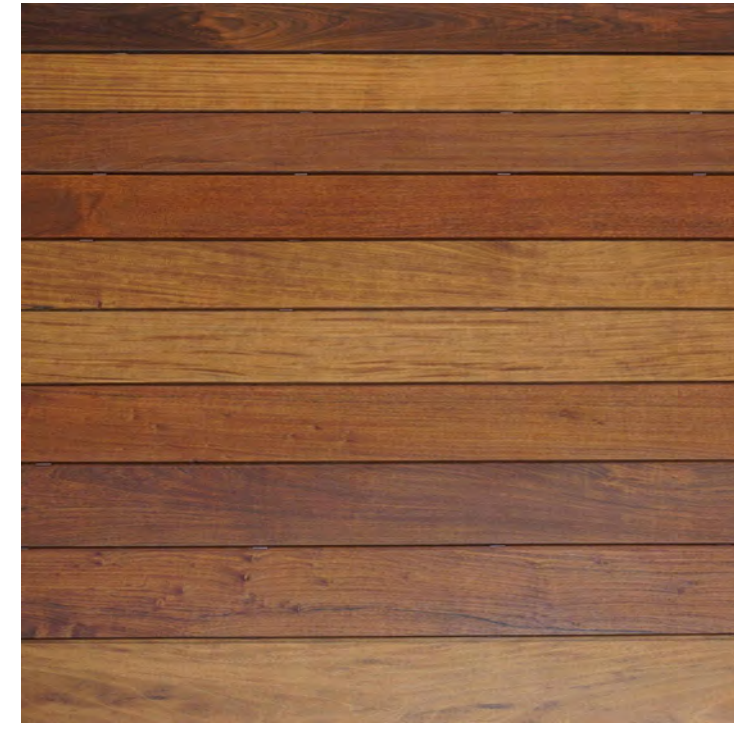
**ALUMINUM CLAD WINDOWS
(GANGED WINDOWS, CURTAIN WALL)**
MANUF: MARVIN
STYLE: ULTIMATE CASEMENT
FINISH: GUNMETAL GRAY



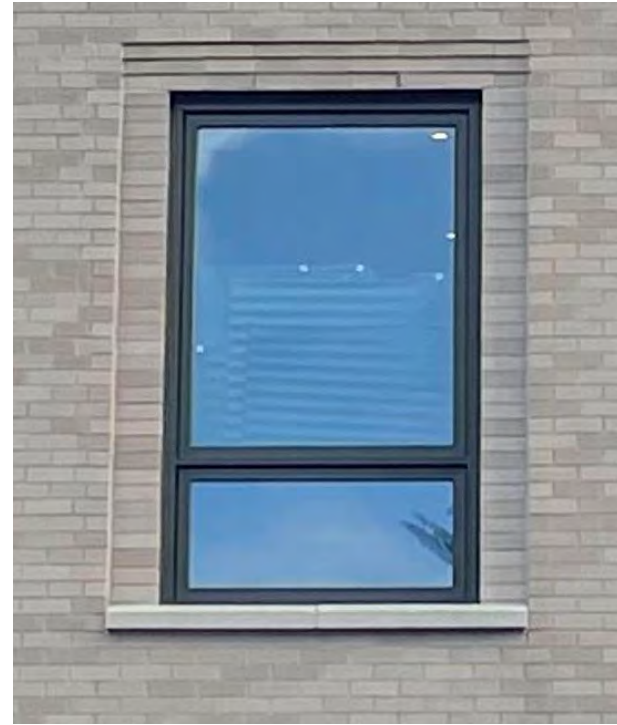
METAL DOWNSPOUT BASE
FINISH: MATCH ACCENT BRICK
WHERE INDICATED ON
ELEVATIONS



**PRE-FINISHED METAL
CONDUCTOR HEAD AND
DOWNSPOUT**
FINISH: MATCH FIELD BRICK



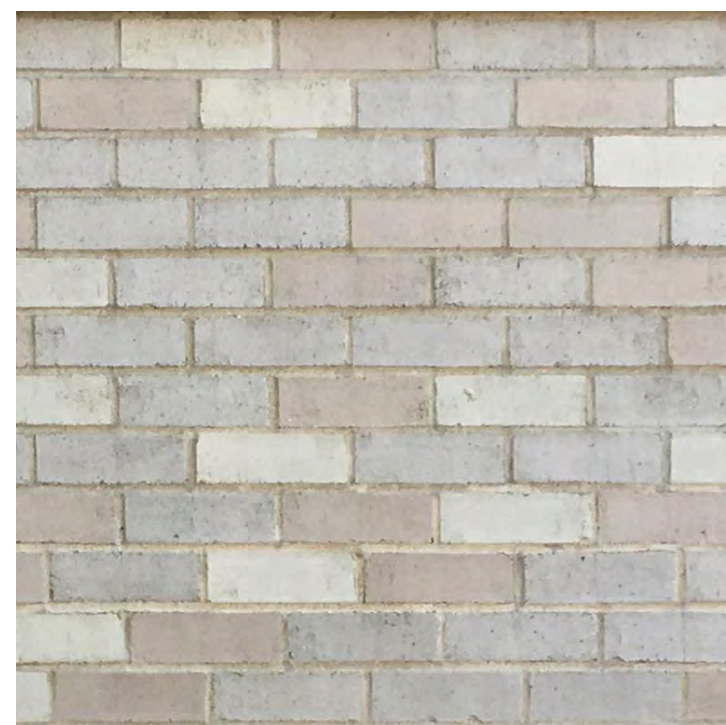
WOOD SIDING
SPECIES: IPE
STYLE: 6" PLANKS
FINISH: NATURAL



**ALUMINUM CLAD WINDOWS
(PUNCHED WINDOWS)**
EXAMPLE PHOTO



**ALUMINUM CLAD WINDOWS
(PUNCHED WINDOWS)**
MANUF: MARVIN
STYLE: ULTIMATE CASEMENT
FINISH: PEBBLE GRAY



FIELD BRICK
MANUF: MUTUAL MATERIALS BLEND
FINISH: SEA GREY (25%), ASPEN (25%),
PEWTER (50%)



ACCENT BRICK
MANUF: CLOUD CERAMICS
STYLE: IRONSPOT, MODULAR
FINISH: SMOOTH EBONY



CAST STONE SILL/ BANDING
MANUF: MIDWEST CAST STONE
FINISH: COLOR 1A



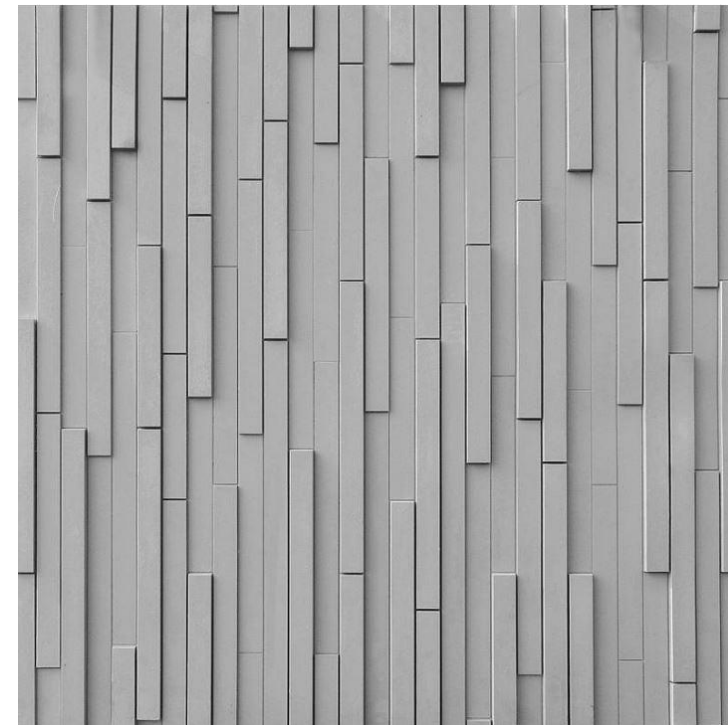
TYPICAL GLAZING
DUAL PANE, LOW-E COATINGS, ARGON
GAS



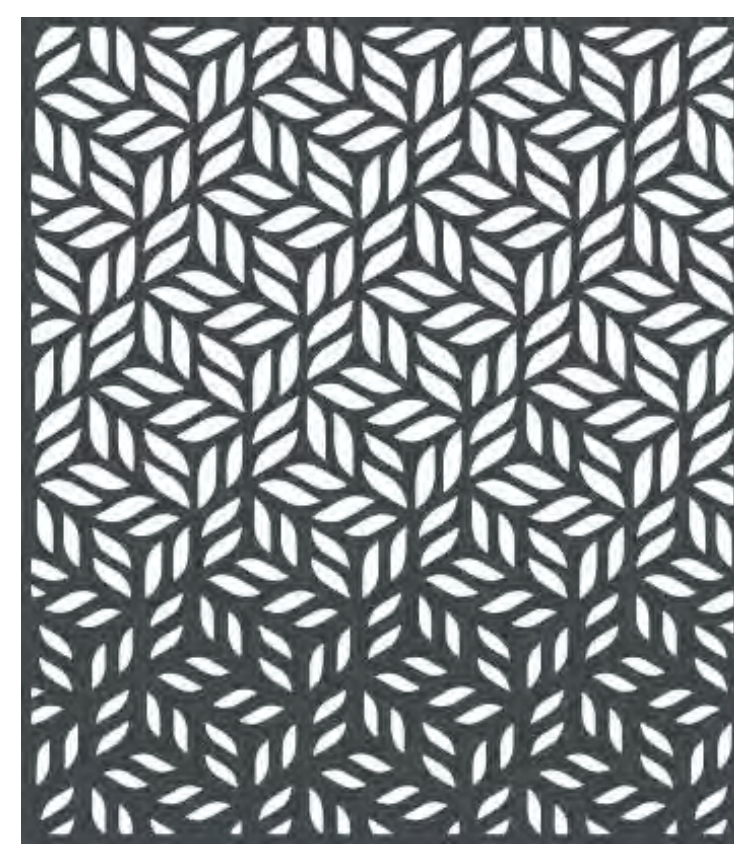
**GRAVEL MAINTENANCE STRIP (SEE
LANDSCAPE)**
3/4" - 1" CLEAN ANGULAR TRAP ROCK
5" X 1/4" STAKED STEEL EDGING, BLACK
POWDERCOAT



CORRUGATED, PERFORATED METAL PANEL
MANUF: CITYSCAPES
STYLE: 7.2 RIB HORIZONTAL
PERFORATED
FINISH: SHADOW GRAY



CONCRETE FORMLINER PATTERN
MANUF: RECKLI
STYLE: 2/195 GYSENBURG
FINISH: STAIN (COLOR TO MATCH
ACCENT BRICK)



METAL RAILING PANEL
MANUF: BOK MODERN
STYLE: A42
FINISH: GUNMETAL GRAY

MATERIALS LEGEND



| DATE | # | REVISION |
|------|---|----------|
| | | |

0" 12" 1" 2"
(sheet formatted for 24x36 paper)
DATE: 04/04/22
PROJECT NO. 21013

SHEET NO. **A.003**

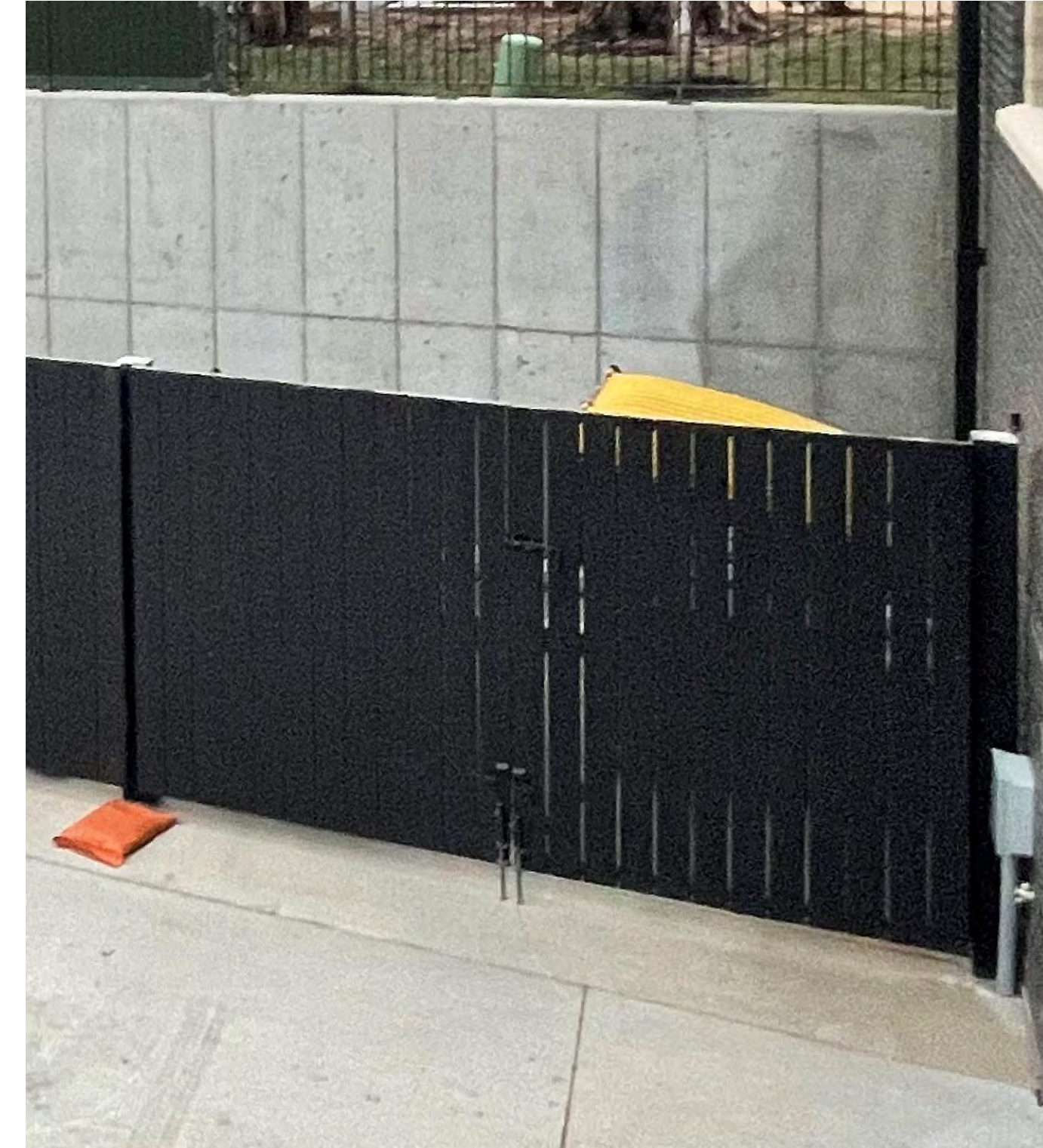
ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS
DRAWN BY: Author CHECKED BY: Checker

PRELIMINARY NOT FOR CONSTRUCTION

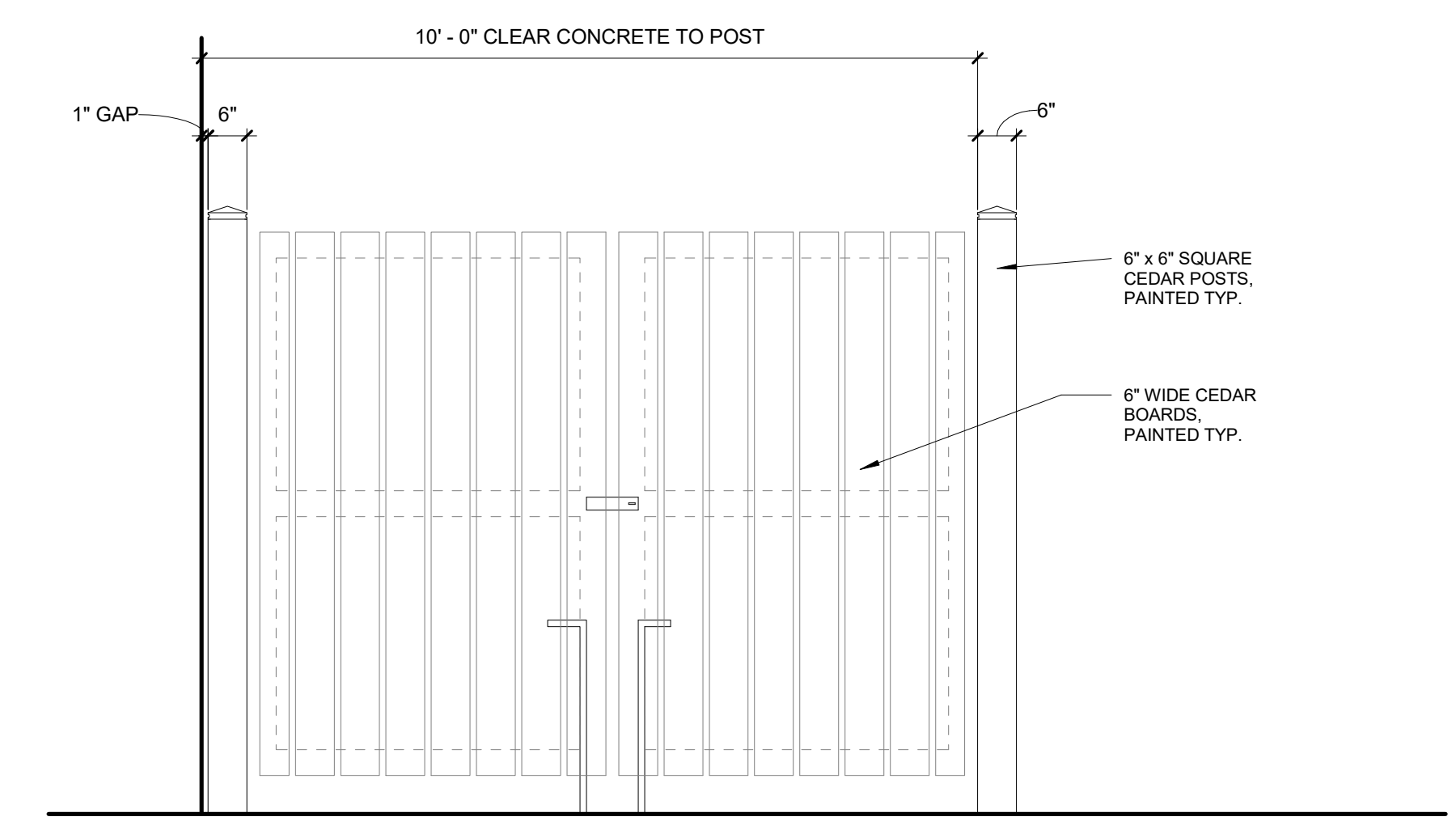


TRASH ENCLOSURE RENDERING

WOOD GATE TRASH ENCLOSURE (FRONT & WEST SIDE WALL)
 STAINED CONCRETE FORMLINER TRASH ENCLOSURE (SOUTHBACK WALL)
 STAINED CONCRETE TRASH ENCLOSURE (EAST SIDE WALL)



EXAMPLE MATERIAL PHOTO



1 TRASH ENCLOSURE FENCE/ GATE ELEVATION
 A.003 1/2" = 1'-0"

Classic[®] 8

The Advantages of the Classic[®] System...

It's Fast...
 Located on the underside of each Classic[®] block, the 4" x 2" Anchor Bar creates an automatic setback with the highest shear resistance in the industry. Plus, Classic's fewer pieces, pliers design, and lower weight per square foot reduces construction time, labor costs, and freight charges.

It's Simple...
 "One Unit" construction is a vital element of Classic's superior design. 90° corners and half blocks are made simply by removing a portion of the block. No special inventories are needed; no shortages occur on the jobsite!

It's Strong...
 Upon assembly, Classic blocks automatically create 4" x 5" vertical "stone columns". When layered with grid, the gravel filled "stone columns" provide a multi-point interlock, for a more uniform block-to-grid connection.

It's Versatile...
 Variable setbacks, sharp radius turns, "One Unit" construction, and complete interchangeability are all features of Rockwood's Classic System. The ability to mix various sizes and colors within a wall enhances your imagination without sacrificing structural integrity. Plus, the Anchor Bar allows you to build at any setback you desire - from 0" to 14", providing the only "true" vertical setback in the industry.

Classic[®] 8 Blocks
 Unit specifications, availability, color, and facade options vary by manufacturer. Please contact your nearest Rockwood manufacturer or dealer for more information.

Struck Salt
 Size: 8" H x 18" W x 12" D
 Weight: 80 lbs.

Beveled Salt
 Size: 8" H x 18" W x 12" D
 Weight: 80 lbs.

Basic
 Size: 8" H x 18" W x 12" D
 Weight: 80 lbs.

ROCKWOOD RETAINING WALLS
A better way.

325 Alliance Place NE
 Rochester, MN 55906
 toll free 888.288.4045
 phone 507.529.2871
 fax 507.529.2879
 www.rockwoodwalls.com

Available at:

© Copyright 2013. All Rights Reserved. Trade names and color names from Rockwood Retaining Walls, Inc. 12 and 12 1/2 inch nominal panels used are shown. This illustration has been prepared for the benefit of customers. Rockwood Retaining Walls, Inc. does not warrant the accuracy of any information. Rockwood Retaining Walls, Inc. is not responsible for the accuracy of any information provided for the use of contractors. It is the sole responsibility of the user. 1/2

RETAINING WALL STYLE INTENT

classic 6 and 8 retaining walls

Classic[®] 8 Base Block and Builders
 • 8 H x 18 L x 12" D, 12" setback
 • 82 lbs., 45/pallet (3,200 lbs.)
 • Straight face colors: Natural, Taupe, Taupe/Black, Goldenrod, Fieldstone, Red/Black, Charcoal, Red (not shown)
 • Beveled face colors: Natural, Taupe, Goldenrod, Fieldstone, Red/Black

Straight Face Solid Corner
 • Split on 18" & 9" side, 8 H x 18 L x 9" D
 • 100 lbs., 32/pallet (3,200 lbs.)
 • Colors: Natural, Taupe, Goldenrod, Fieldstone, Taupe/Black, Charcoal, Red/Black, Red

Half Block and Corner Block
 • 6 H x 12 L x 9" D (Half), 50 lbs.
 • 6 H x 13 W x 4" D (corner), 60 lbs.
 • Colors: Natural, Taupe, Goldenrod, Charcoal, Red, Red/Black, Taupe/Black, Fieldstone

Classic[®] 6 Base Block and Builders
 • 8 H x 18 L x 12" D, 7 1/2" setback
 • 64 lbs., 45/pallet (2,840 lbs.)
 • Straight face colors: Natural, Taupe, Taupe/Black, Goldenrod, Fieldstone, Charcoal, Red (not shown)
 • Beveled face colors: Natural, Taupe, Goldenrod, Fieldstone, Red/Black

Standard Half Block and Corner Block
 • 6 H x 12 L x 9" D (Half)
 • 6 H x 13 W x 4" D (corner)
 • Colors: Natural, Taupe, Goldenrod, Red, Red/Black, Taupe/Black, Fieldstone, Charcoal

Standard Cap
 • 4 H x 18 W x 12" D
 • 54 lbs., 45/pallet (3,200 lbs.)
 • Colors: Natural, Taupe, Taupe/Black, Red, Charcoal, Goldenrod, Fieldstone, Red/Black

Refer to actual product samples when making color selection.

RETAINING WALL COLOR INTENT



DRAWING TITLE
SITE DETAILS

core10
 ARCHITECTURE

4501 Lindell Blvd, Suite 1a
 Saint Louis, Missouri 63108
 314.726.4858 core10architecture.com

| DATE | # | REVISION |
|----------|-------|----------|
| 04/04/22 | 21013 | |

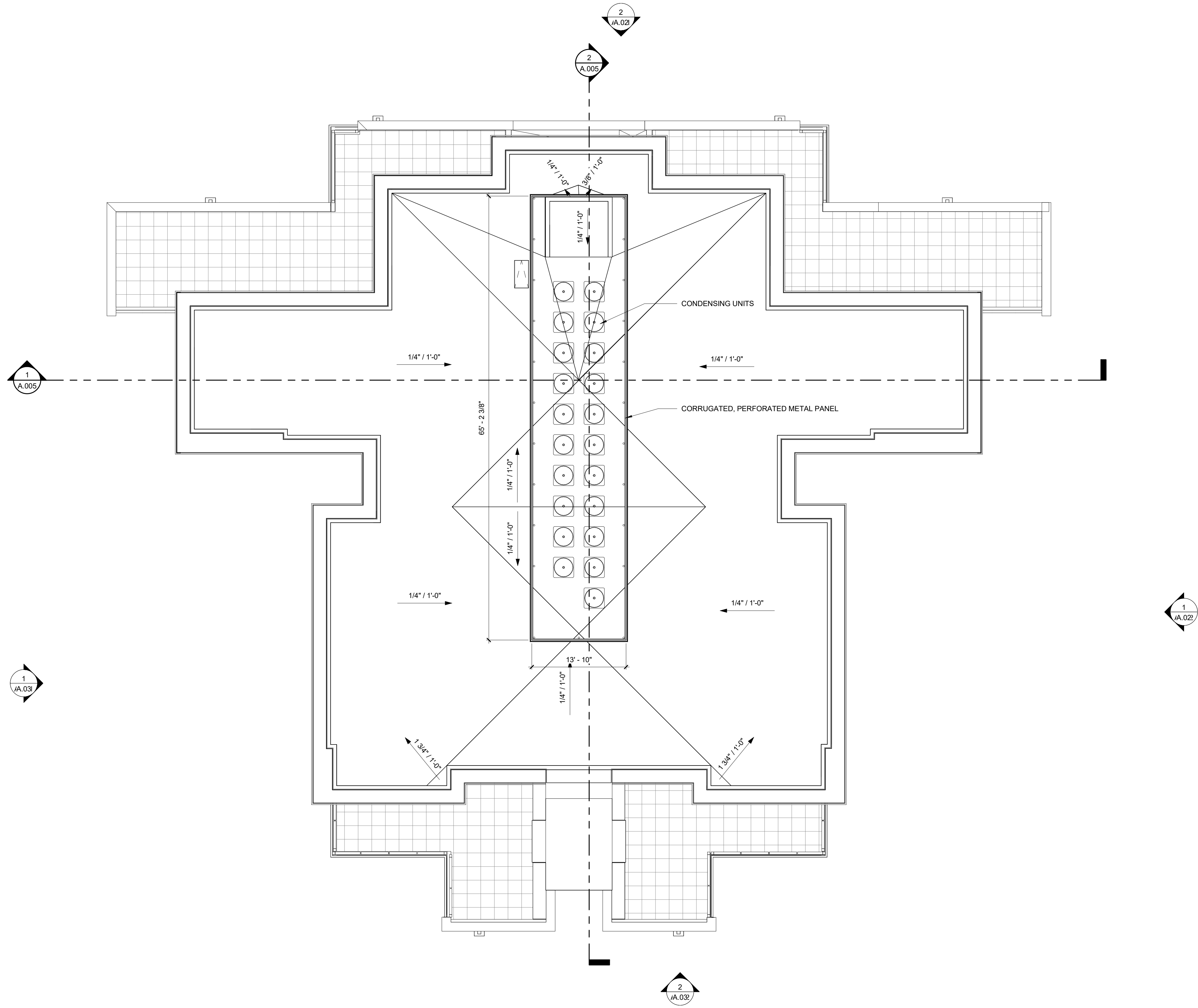
SHEET NO. **A.003.1**

PRELIMINARY NOT FOR CONSTRUCTION

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.
 DRAWN BY: Author CHECKED BY: Checker

PROJECT TITLE
WILDHORSE VILLAGE CONDOS
 CHESTERFIELD, MO

1 ROOF PLAN - ARB
A.004 1/8" = 1'-0"



PRELIMINARY NOT FOR CONSTRUCTION

0" 12" 1" 2"
(sheet formatted for 24x36 paper)
DATE: 03/21/22
PROJECT NO. 21013

SHEET NO. A.004

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Core10
ARCHITECTURE
4501 Lindell Blvd, Suite 1a
Saint Louis, Missouri 63108
314.726.4858 CORE10architecture.com

DRAWING TITLE
ROOF PLAN

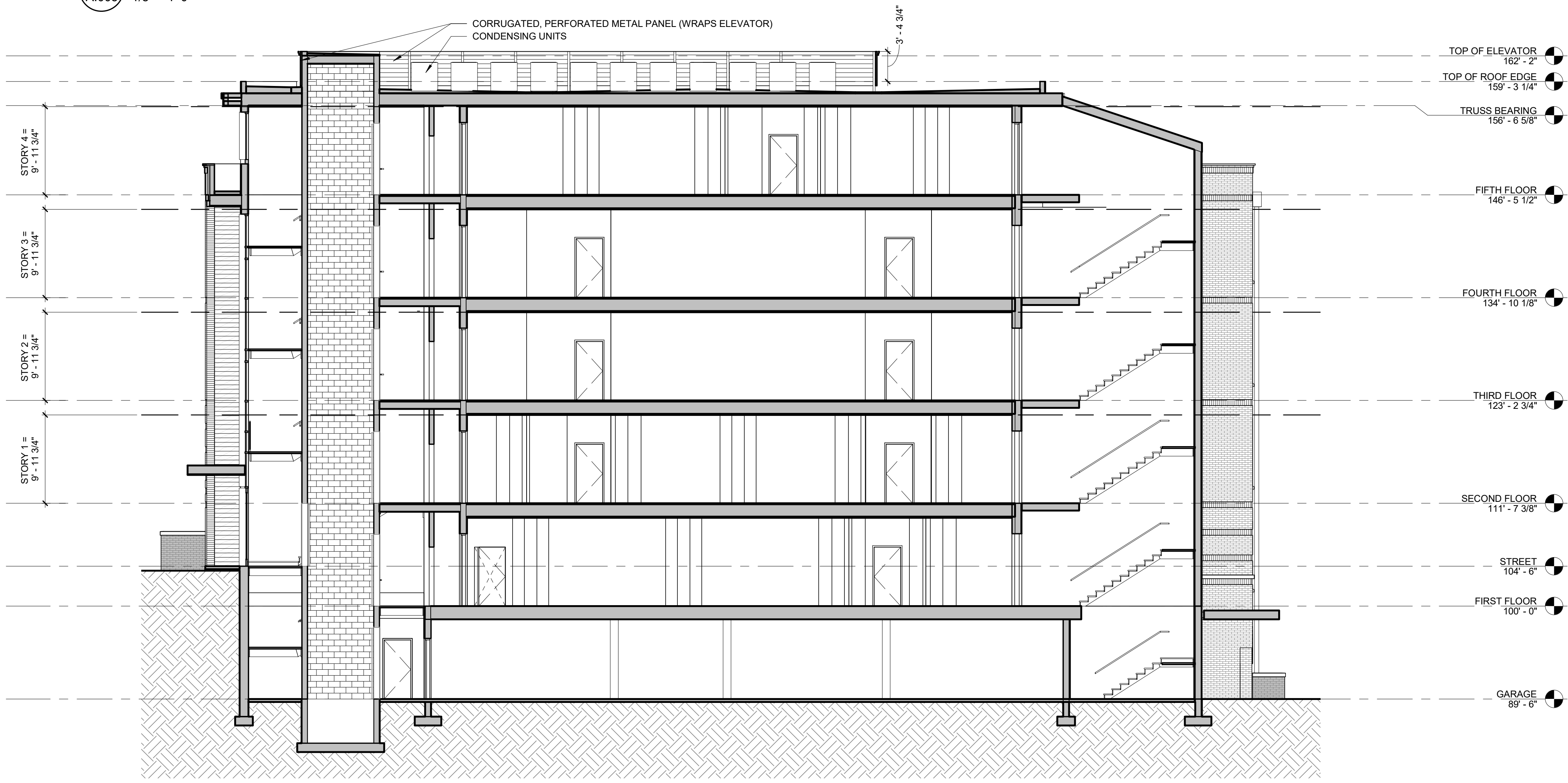
PROJECT TITLE
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO



CRG Acquisition, LLC
7800 FORSYTH BLVD., SUITE 300
ST. LOUIS, MO 63105



1 EAST-WEST BUILDING SECTION
A.005 1/8" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION
A.005 1/8" = 1'-0"



| DATE | # | REVISION |
|------|---|----------|
| | | |

0" 12" 1" 2"
(sheet formatted for 24x36 paper)
DATE: 03/21/22
PROJECT NO. 21013

SHEET NO. **A.005**

ALL LOCAL CODES SHALL PREVAIL.
CONTRACTOR TO FIELD VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
BEFORE CONSTRUCTION BEGINS
DRAWN BY: Author CHECKED BY: Checker

PRELIMINARY NOT FOR CONSTRUCTION

GENERAL REQUIREMENTS FOR SITE DESIGN:

SITE RELATIONSHIP

The proposed project is part of the larger Wildhorse Village development and as such conforms to and incorporates the site design requirements as outlined in Ordinance 3161. The project is bordered to the north by The Flats at Wildhorse Village, to the east by Lot 2C which will be future similar condominium buildings, to the South by common ground and the lake and to the west by a view Corridor. The building design is configured to focus views towards the Lake and to tie into the planned streets, sidewalks and trails of the overall development with direct access from the south to the lake trail.

CIRCULATION SYSTEM & ACCESS

The site is accessed by a single curb cut that will be shared with a future, mirrored condo building on the east half of the site. All vehicular access will use this drive for parking and trash. Parking is located in an enclosed garage on the lowest level of the building.

TOPOGRAPHY

The site slopes steeply from Wildhorse Lake Boulevard at the north down to the lake but the building is positioned to nestle into this slope and terrace units to capture views.

FOUNDATION & RETAINING WALLS

Due to the amount of slope from north to south, the south side of the building features an exposed foundation wall. This wall has been incorporated as a design feature of the building. The concrete will be stained to match the building's accent brick and a sculptural formliner has been selected to give the wall texture and interest, compatible with the building's design intent of a rocky outcropping on the horizon.

Additionally, the landscape has been arranged to enhance and provide additional layering and texture to the wall and the south facade of the building. Low segmented block retaining walls will also be used along the path down to the lake to help hold the grade as the path traverses the hillside.

PUBLIC ART

Public art is proposed along the path from the south side of the building down to the lake. The textured foundation wall and landscaping will set the backdrop for the placement of this art.

GENERAL REQUIREMENTS FOR BUILDING DESIGN:

SCALE

Great attention has been given to the massing and scale of the architecture. The north street facade is designed to hold a strong edge, while also stepping back at the corners and entrance to break down the scale and welcome people to the building. As the building mass moves down the hill, there is a continual play of stepping and terracing to further break that scale down towards the lake.

DESIGN

The guiding principle of the building's design was a natural rock bluff in a hillside on the horizon. While the massing of the north street facade is strong and creates the horizon line, this breaks down as the building moves down the hill in a series of steps and terraces towards the lake. The individual residential units are arranged in such a way that every unit capitalizes on a view, providing terraces and balconies to embrace the nature and vantage points around the building and greater development.

MATERIALS & COLOR

The primary building material is brick for a timeless and classic sophistication. The upper brick is a blend of soft greys which transitions to strong dark accent bands and then dark stained textured concrete at the building's base. This materiality represents the rock striations as the building engages the earth and then lightens to blend into the horizon.

The building also incorporates large expanses of glass and windows to capture those important and beautiful views, particularly at the south towards the lake. The very top of the building transitions to a warm wood siding at the horizon line.

WALLS & SCREENING

As previously mentioned the foundation and retaining walls have been designed to reflect the natural concept of the building and site through color and texture.

There are screen walls at the roof level to enclose the building's elevator overrun and rooftop equipment with a cohesive material that is an integral part of the architecture.

Screening of the trash enclosure is also incorporated. A portion of this enclosure is incorporated into an extension of the sculptural foundation wall. The remaining side and gate enclosure are painted wood slat screening to provide an easily maintainable and design compatible enclosure.

LANDSCAPE DESIGN

The site development incorporates a comprehensive landscape design package intended to enhance natural features and views while integrating into the overall Wildhorse Village master landscape plan.

MODIFICATION REQUEST - ROOF SCREENING:

We request a modification to Section IG.5 of Ordinance No. 3161, which states: "rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design." We are proposing to enclose the elevator overrun and rooftop equipment with a cohesive material with consistent top trim that is an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010. The top of the enclosure will remain open for free ventilation.

In residential multifamily projects such as this, there are two main options for mechanical HVAC equipment. One is at grade, around the building, and the other is on the roof. Typically there is a need to accommodate one condenser unit for each residence, plus a unit or two for common areas. These are regular sized residential condensing units, much like what one would find at a single family home. Due to the number of units, the noise they can create and the heat that blows from them, our experience shows it is best to locate them on the roof. This avoids stress to landscaping, as well as stress to residents in windows, or on patios. On the roof, the units are neither heard nor seen from the ground when tightly grouped near the center of the building. The screening then becomes more about hiding them from upper levels of neighboring buildings than from the ground.

Therefore, we are showing all units together over the central corridor. A screen wall will encompass the equipment as well as the elevator overrun to provide a singular, seamless surround that invokes the continuation of the corridor spine up through the roof. In order to accomplish this, we are proposing a metal panel screen of the same warm grey color and horizontal aesthetic as the other trim on the building at the roof level. We feel this solution provides the best aesthetic of simply another stepped back building level continuing with the theme below.



AMANDA PARTYKA NORRIS - ARCHITECT
MO# A-2008008198
STATE OF MISSOURI
ARCHITECTURAL CORPORATION
ORIGINAL CERTIFICATE/LICENSE NO. 000639

PRELIMINARY NOT FOR CONSTRUCTION
ARCHITECT'S STATEMENT
WILDHORSE VILLAGE CONDOS
CHESTERFIELD, MO
CRG Acquisition, LLC

DATE # REVISION

0" 1/2" 1"

04/06/22

21013

A.10

ALL LOCAL CODES SHALL PREVAIL. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS

Date: March 1, 2022

To: Justin Wyse, Director of Planning
City of Chesterfield
690 Chesterfield Pkwy W.
Chesterfield, MO 63017-0760

Re: Wildhorse Village Condos - Lot 2B
Modification Request – Rooftop Penthouse definition

Mr. Wyse

As part of the Site Development Section Plan Submission dated March 1 on the above referenced project, we respectfully request the following modification to City of Chesterfield Ordinant No. 3161

Modification Request to City of Chesterfield Ordinance No. 3161

Attachment A -Section IG.5

Specifically, our request is as follows:

We request a modification to Section IG.5 of Ordinance No. 3161, which states: "rooftop mechanical equipment shall be permitted on roofs within architecturally designed, fully enclosed penthouses that complement the building design." We are proposing to enclose the elevator overrun and rooftop equipment with a cohesive material with consistent top trim that is an integral part of the architecture and will not visually weaken the design of the structure, per UDC Section 405.04.010. The top of the enclosure will remain open for free ventilation.

If there are any further comments or questions regarding these responses, please contact Amanda Norris at 314.726.4858, anorris@core10architecture.com.

Thank you,



Amanda Partyka Norris, AIA
Lead Architect
Core10 Architecture

CC: Mr. Jeff Tegethoff (tegethoffj@realcrg.com)
Mr. Andrew Kilmer (akilmer@theljc.com)
Mr. Drew Dixon, P.E. (andrew.dixon@stockassoc.com)

| | | | | | |
|-------------|--|-----------|--|------|--|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Optical Distributions [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6](#)
- Control Options [page 10](#)

Quick Facts

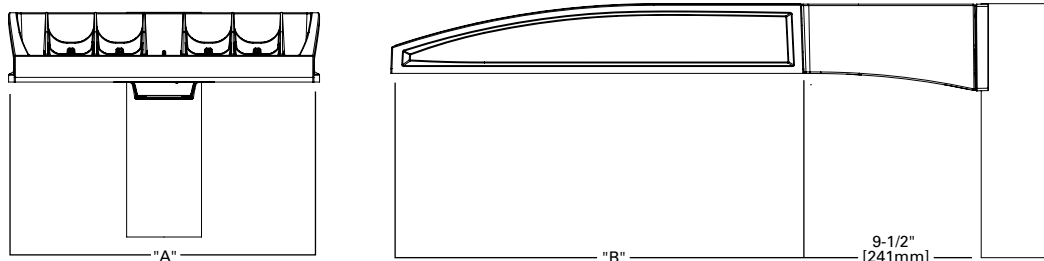
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



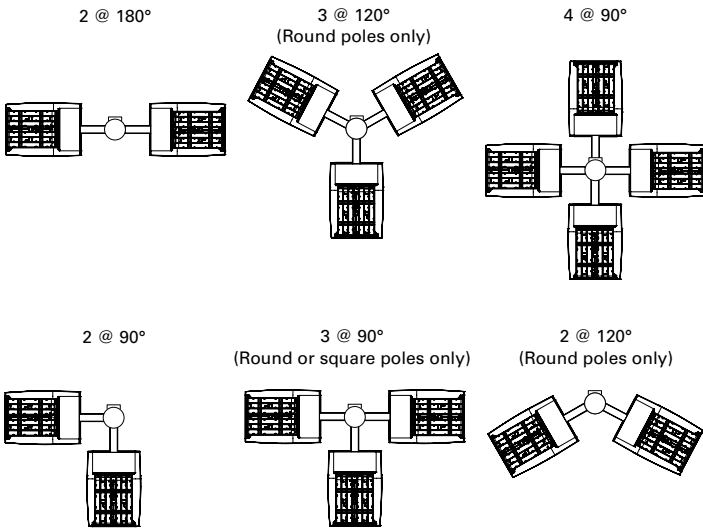
| Number of Light Squares | Width "A" | Housing Length "B" | Weight with Standard or QM Arm | EPA with Standard or QM Arm |
|-------------------------|-----------|--------------------|--------------------------------|-----------------------------|
| 1-4 | 16" | 22" | 29 lb | 0.95 |
| 5-6 | 22" | 22" | 39 lb | 0.95 |
| 7-9 | 22" | 28-1/8" | 48 lb | 1.1 |

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

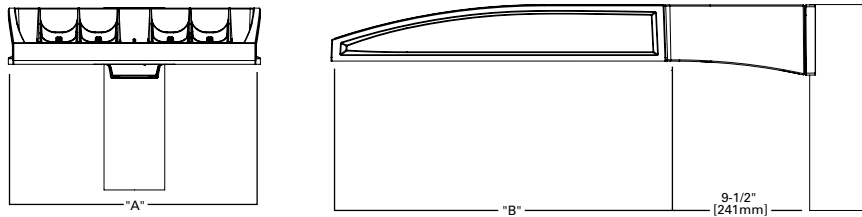
NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Mounting Details

Pole Configuration Options

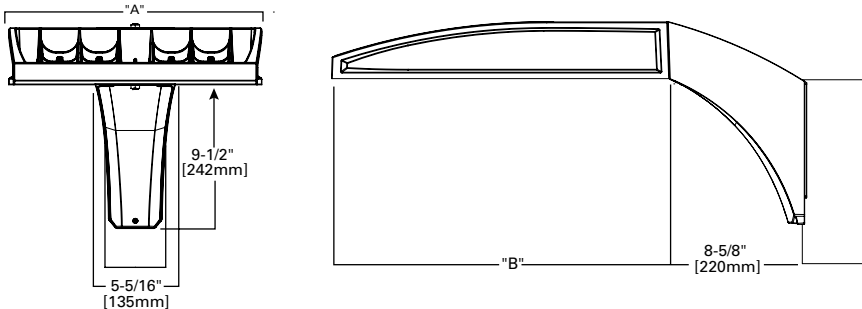


Quick Mount Arm (QM) *



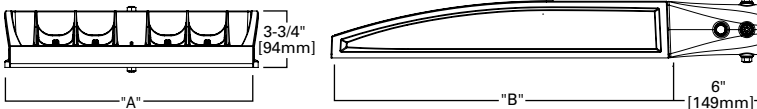
*NOTE: Use Type N drilling pattern

Upswept Arm (UP) *

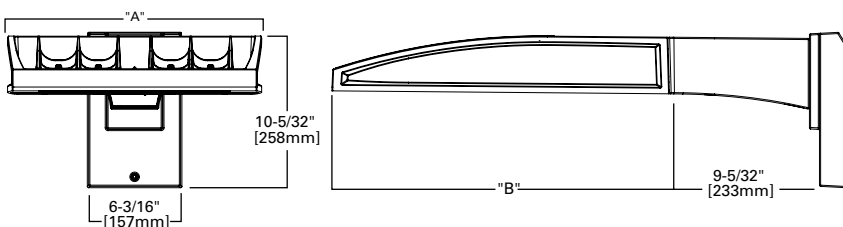


*NOTE: Use Type N, R or M drilling pattern

Mast Arm, Fixed (MA)

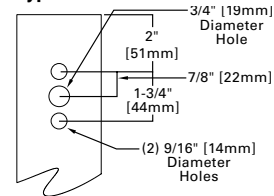


Wall Mount, Fixed (WM)

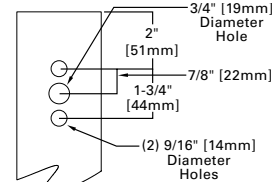


Pole Drilling Patterns

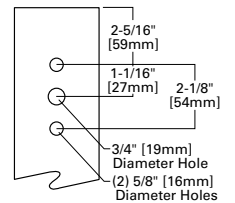
Type "N"



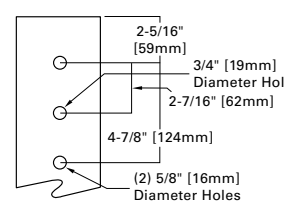
Type "N"



Type "R"

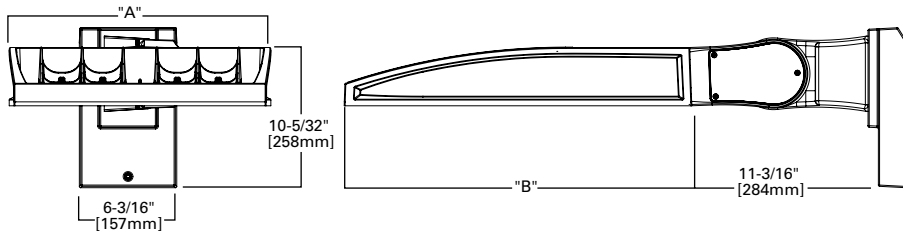


Type "M"

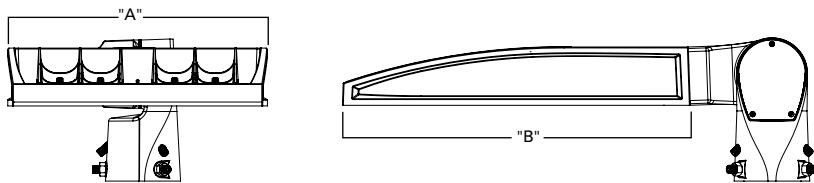


Mounting Details

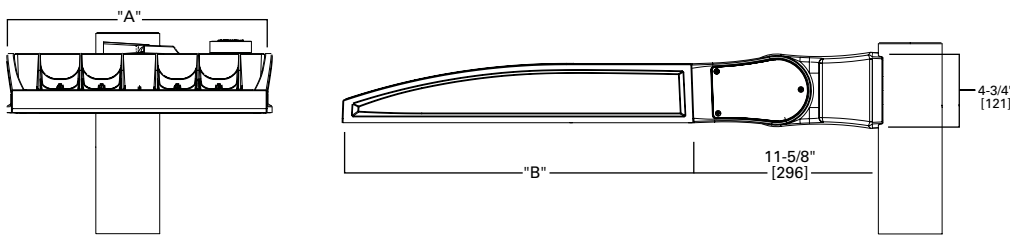
Wall Mount, Adjustable (WA)



Slipfitter, Adjustable (SP)

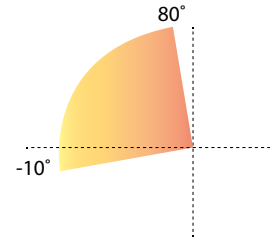


Pole Mount, Adjustable Arm (PA)



Adjustable Arm Range of Motion

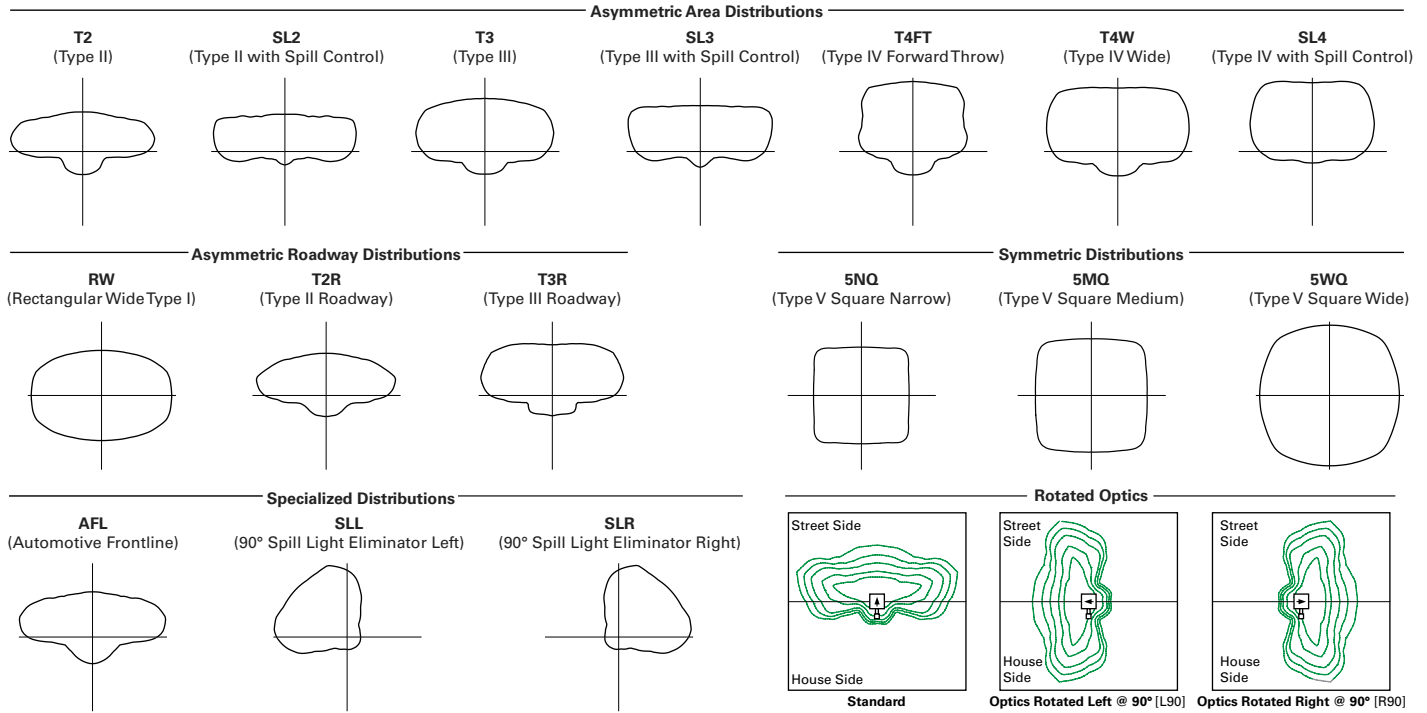
- Wall Mount (WA), Slipfitter (SP) and Pole Mount (PA)
- Adjustable in increments of 5°
- Must maintain downward facing orientation



Fixture Weights and EPAs

| Tilt Angle (Degrees) | Number of Light Squares | Weight | 1 @ 90° | 2 @ 180° | 2 @ 90° | 2 @ 120° | 3 @ 90° | 3 @ 120° | 4 @ 90° |
|----------------------|-------------------------|-------------------|---------|----------|---------|----------|---------|----------|---------|
| 0° | 1-4 | 33.5 lb (15.2 kg) | 0.85 | 1.70 | 1.46 | 1.66 | 2.31 | 2.25 | 2.35 |
| | 5-6 | 43.5 lb (19.7 kg) | 0.86 | 1.71 | 1.62 | 1.80 | 2.49 | 2.35 | 2.50 |
| | 7-9 | 52.5 lb (23.8 kg) | 0.98 | 1.95 | 1.75 | 1.98 | 2.73 | 2.55 | 2.76 |
| 15° | 1-4 | 33.5 lb (15.2 kg) | 1.10 | 1.71 | 1.95 | 2.26 | 2.81 | 3.30 | 2.87 |
| | 5-6 | 43.5 lb (19.7 kg) | 1.42 | 1.71 | 2.27 | 2.72 | 3.13 | 3.63 | 3.15 |
| | 7-9 | 52.5 lb (23.8 kg) | 1.69 | 1.96 | 2.67 | 3.22 | 3.65 | 4.38 | 3.72 |
| 30° | 1-4 | 33.5 lb (15.2 kg) | 1.72 | 1.81 | 2.58 | 3.21 | 3.44 | 4.59 | 3.53 |
| | 5-6 | 43.5 lb (19.7 kg) | 2.26 | 2.29 | 3.11 | 4.00 | 3.97 | 5.27 | 4.00 |
| | 7-9 | 52.5 lb (23.8 kg) | 2.75 | 2.85 | 3.73 | 4.83 | 4.71 | 6.45 | 4.81 |
| 45° | 1-4 | 33.5 lb (15.2 kg) | 2.25 | 2.36 | 3.10 | 4.00 | 3.96 | 5.63 | 4.08 |
| | 5-6 | 43.5 lb (19.7 kg) | 2.96 | 2.99 | 3.81 | 5.06 | 4.67 | 6.49 | 4.71 |
| | 7-9 | 52.5 lb (23.8 kg) | 3.63 | 3.76 | 3.73 | 6.17 | 5.59 | 8.03 | 5.73 |
| 60° | 1-4 | 33.5 lb (15.2 kg) | 2.63 | 2.77 | 3.49 | 4.58 | 4.34 | 6.21 | 4.48 |
| | 5-6 | 43.5 lb (19.7 kg) | 3.46 | 3.51 | 4.32 | 5.84 | 5.19 | 7.01 | 5.22 |
| | 7-9 | 52.5 lb (23.8 kg) | 4.27 | 4.44 | 5.25 | 7.15 | 6.23 | 8.80 | 6.40 |

Optical Distributions



Product Specifications

Construction

- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA certified (3000K CCT and warmer only, arms at 0° tilt)

Electrical

- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability
- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module

- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration

Mounting

- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt-spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Typical Applications

- Outdoor, Parking Lots, Walkways, Roadways, Building Areas

Warranty

- Five year limited warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

| Drive Current | Ambient Temperature | 25,000 hours* | 50,000 hours* | 60,000 hours* | 100,000 hours** | Theoretical L70 hours** |
|---------------|---------------------|---------------|---------------|---------------|-----------------|-------------------------|
| Up to 1A | 25°C | 99.4% | 99.0% | 98.9% | 98.3% | > 2.4M |
| | 40°C | 98.7% | 98.3% | 98.1% | 97.4% | > 1.9M |
| | 50°C | 98.2% | 97.2% | 96.8% | 95.2% | > 851,000 |
| 1.2A | 25°C | 99.4% | 99.0% | 98.9% | 98.3% | > 2.4M |
| | 40°C | 98.5% | 97.9% | 97.7% | 96.7% | > 1.3M |

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 |

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. WaveStream™ LED optics present a pixilation free image replacing visible glare, while providing high levels of pavement illumination.

| | | | |
|--------------------|--|-------------|--|
| Catalog # | | Type | |
| Project | | | |
| Comments | | Date | |
| Prepared by | | | |

SPECIFICATION FEATURES

Construction

Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for: rapid heat dissipation, vandal resistance and superior dayform. **Lower Housing:** Heavy 0.188" wall seamless extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. **BASE:** Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a pliable 1/2" thick neoprene leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete pad.

Optics

General purpose symmetric distribution is available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical

LED driver(s) are mounted to electrical tray for easy installation

and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls

The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. An optional handheld remote (ISHH) allows custom programming to suit all needs.

Mounting

Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

Finish

Cooper Lighting Solutions utilizes Cooper premium ultra-weatherable TGIC

based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Cooper Lighting Solutions to serve functionally as well as decorative. Good film appearance combined with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements

Warranty

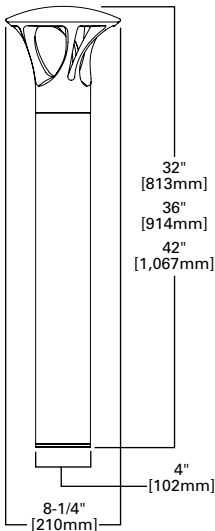
Five-year warranty.



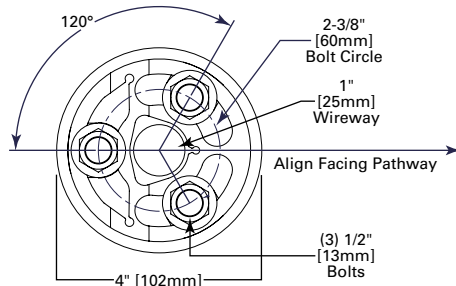
ABB ARBOR BOLLARD

PATHWAY LUMINAIRE

DIMENSIONS



BOLT CIRCLE ORIENTATION



CERTIFICATION DATA



UL/cUL Listed
IP66 Housing
ISO 9001
RoHS
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V 60Hz, 480V 60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

Approximate Net Weight:
19.25 lbs. [8.75 kgs.]

POWER AND LUMENS

| Lumen/Distribution | B1 Symmetric | B2 Symmetric | B1 Asymmetric | B2 Asymmetric |
|---------------------------|--------------|--------------|---------------|---------------|
| Drive Current | | | | |
| Power Wattage (Watts) | 16W | 32W | 11W | 23W |
| Input Current (mA) @ 120V | 140 | 270 | 100 | 200 |
| Input Current (mA) @ 208V | 80 | 160 | 60 | 120 |
| Input Current (mA) @ 240V | 70 | 140 | 50 | 100 |
| Input Current (mA) @ 277V | 60 | 120 | 40 | 90 |
| Power Wattage (Watts) | 19W | 37W | 13W | 27W |
| Input Current (mA) @ 347V | 60 | 110 | 40 | 80 |
| Input Current (mA) @ 480V | 180 | 320 | 120 | 240 |
| Optics | | | | |
| Lumens | 717 | 1,276 | 472 | 848 |
| BUG Rating | B1-U0-G1 | B1-U0-G2 | B1-U0-G1 | B1-U0-G2 |

LUMEN MAINTENANCE

| Ambient Temperature | TM-21 Lumen Maintenance (60,000 Hours) | Calculated L70 (Hours) |
|---------------------|--|------------------------|
| 25°C | >94% | >350,000 |
| 40°C | >93% | >250,000 |
| 50°C | >90% | >170,000 |

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

LUMEN MULTIPLIER

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 0°C | 1.02 |
| 10°C | 1.01 |
| 25°C | 1.00 |
| 50°C | 0.97 |

COLOR TEMPERATURE

| Color Temperature (CCT) | CRI (Nominal) | Multiplier (Hours) |
|-------------------------|---------------|--------------------|
| 4000 | 70 | 1.00 |
| 3000 | 80 | 0.87 |

ORDERING INFORMATION

Sample Number: ABB-B2-LED-42-D1-A-GM

| Product Family | Lumen Output ¹ | CRI / CCT | Source | Nominal Height | Voltage | Distribution | Color |
|---|---|--|--------|----------------------------|--|-----------------------------|--|
| ABB=Arbor Bollard BAA-ABB=Arbor Bollard Buy American Act Compliant ¹⁰ | B1=Mid Lumen Output B2=High Lumen Output | 727=70 CRI / 2700K 8030=80 CRI / 3000K CCT ⁶ | LED | 30=32" 36=36" 42=42" | D1=Dimming Driver (120-277V) ² 347=347V ³ 480=480V ^{3,4} | A=Asymmetric S=Symmetric | AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁵ |
| Options (Add as Suffix) | | | | | Accessories (Order Separately) ¹¹ | | |
| 8030=80 CRI / 3000K CCT ⁶ HA=High Ambient ⁷ MS/DIM-H8=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) ⁸ MS/DIM-2H8=Twin Motion Sensors for 360° Dimming or Bi-Level Operation (Horizontal Detection) ⁸ DIM=0-10V Dimming Driver Leads Brought Out from Fixture | | | | | ABAnchor=Anchor Bolt Kit and Template ⁹ ISHH=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings) | | |

- NOTES:**
- Standard 4000K CCT nominal 70 CRI.
 - Dimming driver standard.
 - Requires the use of a step down transformer.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - RAL and custom color matching available. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - Extended lead times apply. Use dedicated IES files when performing layouts.
 - 50°C ambient rating.
 - The ISHH configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - Contact your customer service representative at Cooper Lighting Solutions for advance shipping.
 - Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
 - Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

Elegant, contemporary LED outdoor wall sconce features a rectilinear white acrylic shade with metal base. Cosmo creates soft up light to highlight structural features on an architectural facade as well as creating subtle ambient wayfinding. Available in two sizes and two finishes.

Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized white acrylic lensing

SPECIFICATIONS

| | |
|-----------------------|---|
| DELIVERED LUMENS | 1047 |
| WATTS | 17 |
| VOLTAGE | Universal 120V-277V, with integral transient 2.5kV surge protection (driver) |
| DIMMING | 0-10, ELV |
| LIGHT DISTRIBUTION | Symmetric |
| MOUNTING OPTIONS | Wall |
| PERFORMANCE OPTIONS | In-Line Fuse / Surge Protector |
| CCT | 3000K or 4000K |
| CRI | 80+ |
| COLOR BINNING | 3 Step |
| BUG RATING | B0-U3-G1 |
| DARK SKY | Non-Compliant |
| WET LISTED | IP65 |
| GENERAL LISTING | ETL |
| CALIFORNIA TITLE 24 | Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required. |
| START TEMP | -30°C |
| FIELD SERVICEABLE LED | Yes |
| CONSTRUCTION | Aluminum |
| HARDWARE | Stainless Steel |
| FINISH | Powder Coat |
| LED LIFETIME | L70; >60,000 Hours |
| WARRANTY* | 5 Years |
| WEIGHT | 4.1 lbs. |

* Visit techlighting.com for specific warranty limitations and details.



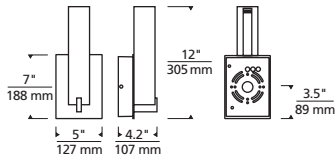
COSMO 12
shown in bronze



COSMO 12
shown in charcoal

ORDERING INFORMATION

| PRODUCT | CRI/CCT | LENGTH | COLOR | FINISH | VOLTAGE | DISTRIBUTION | OPTIONS |
|----------|--|--------|-----------------|------------------------|---------------|--------------|--|
| 7000WCOS | 830 80 CRI, 3000K 840 80 CRI, 4000K | 12 12" | Y WHITE ACRYLIC | Z BRONZE H CHARCOAL | UNV 120V-277V | S SYMMETRIC | NONE LF IN-LINE FUSE SP SURGE PROTECTION LFSP IN-LINE FUSE & SURGE PROTECTION |



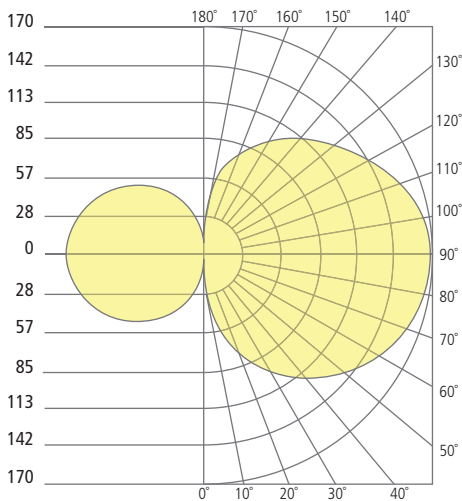
Cosmo 12

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

COSMO 12

Total Lumen Output: 1047
 Total Power: 17
 Luminaire Efficacy: 61.3
 Color Temp: 4000K
 CRI: 80+
 BUG Rating: B0-U3-G1



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES



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TECH LIGHTING

VISUAL COMFORT & Co.

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400

DESCRIPTION

4 inch LED recessed narrow, medium, or wide beam downlight designed for glare free even illumination. Featuring a two-stage diffused reflector system producing smooth distribution with excellent light control and low aperture brightness. Lumen packages range from 500 to 6000 with color temperatures of 2400K, 2700K, 3000K, 3500K, 4000K, and 5000K. VividTune: Dim-to-warm technology – similar to halogen at full power, the 3000K LED warms smoothly as dimmed to 1850K creating a rich warm glow within the space. Tunable white technology - adjust the color temperature from warm white to cool white while independently controlling intensity.

| | | |
|-------------|--|------|
| Catalog # | | Type |
| Project | | |
| Comments | | Date |
| Prepared by | | |

SPECIFICATION FEATURES

Lower Shielding Reflector

Painted die cast aluminum or spun aluminum lower reflector with a lensed upper optical chamber providing superior lumen output with minimal source brightness. Spun reflectors are offered in all Portfolio Alzak® finishes. Available with non-conductive polymer trim. Reflector is retained with two torsion springs holding the flange tight to the finished ceiling surface. Plaster lathing ring accessory offered for flush reflector transition.

Plaster Frame / Collar

Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2". Universal mounting bracket accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box

Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring. (4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Lever connectors for simple push in wiring.

Thermal

Aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED

Chip on board with a multitude of highly efficient white LED's, combined with a high reflectance upper reflector and convex transitional lens produce even distribution with no pixilation. Lumen output shall not decrease by more than 10% over the minimum life of 55,000 hours (L90 > 55,000 hours). Auto resetting, thermally protected,

LED's are turned off when safe operating temperatures are exceeded. Color variation within 2-step MacAdam ellipses. Quick disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80, 90 or 97 CRI. **D2W™** – dim-to-warm shifts CCT from 3000K to 1850K as fixture dims mimicking halogen sources. **W2N** - Tunable white CCT range 2700K to 6500K or 2000K to 5000K, 90 CRI.

Driver

Standard 120-277V 0-10V dimming driver provides flicker free dimming from 100% to 1%. Optional 120V leading edge, <1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture. Distributed low voltage power system combines power, lighting, and controls with ease of installation.

Connected Lighting System Options

Two WaveLinX connected systems to choose from. Refer to WaveLinX system specifications and application guides for details.

WaveLinX Wireless System Tilemount Sensor Kit

- WaveLinX Wireless WTA tile mount sensor kit offers daylight dimming, PIR motion sensing, scene and zone configuration, automatic commissioning; and optional RLTS - Real Time Location Services available.

WaveLinX Lite System Tilemount Sensor Kit

- WaveLinX Lite WTK tile mount

sensor kit offers daylight dimming and PIR motion sensing, scene and grouping configuration.

WaveLinX Tilemount Kits Application

- The WTA and WTK tilemount kits include a control module mounted on the luminaire junction box via 1/2" knock-out, and a tilemount sensor on 54-inch whip; for ceiling installation by direct-mount spring clips or via mounting bracket in octagon ceiling boxes.
- The WTA and WTK tilemount kits may be ordered as factory installed on the luminaire, or ordered separately as a field installed accessory kit.

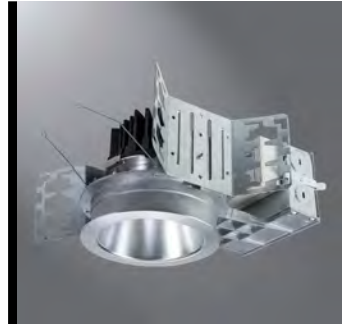
Code Compliance

Thermally protected and cULus listed for wet locations with covered ceiling. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. 2000 lumen and above are Non-IC rated - Insulation must be kept 3" from top and sides of housing. IC rated up to 1500 lumens. 5000 lumen and above are marked spacing and must follow spacing requirements. RoHS Compliant. Photometric testing completed in accordance with IES LM 79. Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.

- Options to meet Buy American and other domestic preference requirements

Warranty

5-year warranty

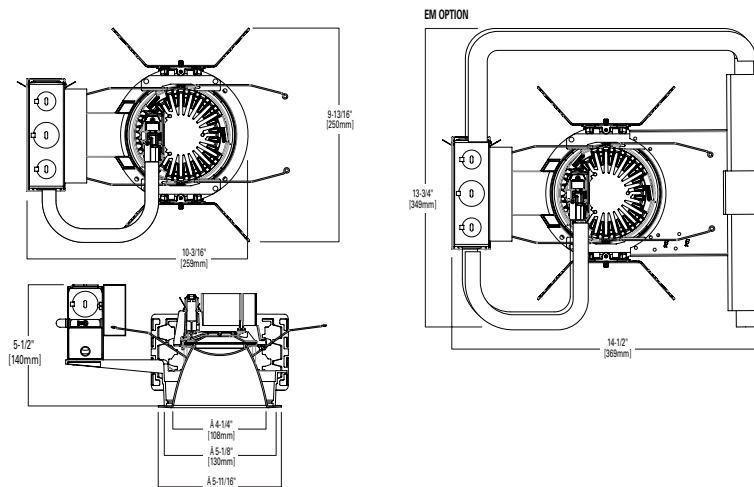


LD4B EU4B 4LBW 4LBM 4LBN

500-6000 Lumen LED

Narrow, Medium, or Wide Beam

New Construction



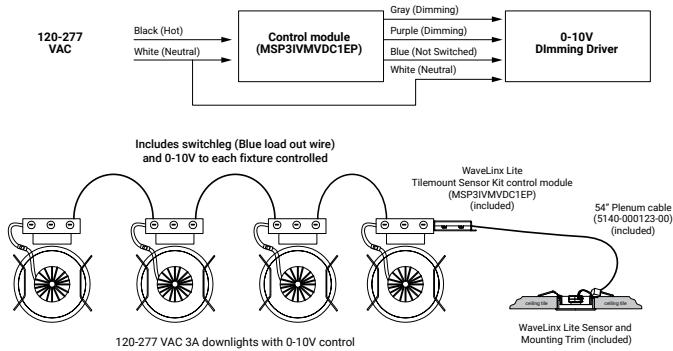
Connected Systems

WaveLinX Lite - WTK Tilemount Sensor

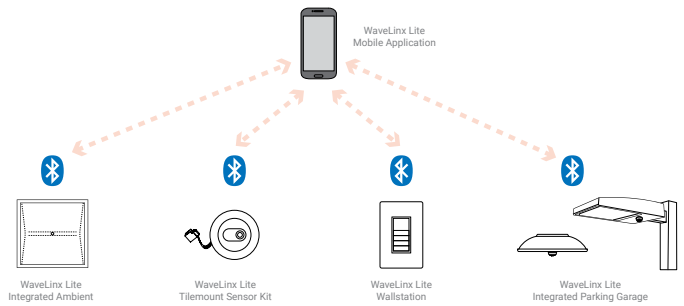
- Intuitive Android™ or Apple® iOS® app for basic system code compliant set up and configuration via Bluetooth
- Up to 28 unique areas per project site (WaveLinX Lite Bluetooth network)
- Up to 50 devices for an area, any one of 16 control zones, up to 6 occupancy sets, and custom lighting scenes
- Automatic occupancy or vacancy, sensor sensitivity, daylight dimming, etc. configurable through the app
- Refer to the WaveLinX system specifications for details



WaveLinX Lite WTK Tilemount Wiring Diagram



WaveLinX Lite Bluetooth Enabled System



WaveLinX Wireless – WTA Tilemount Sensor

- WaveLinX Wireless functionality configures zones and customizes settings from one secure mobile app
- Automatic code commissioning that meets the strictest codes
- Fixtures and sensors integrate with Wireless Area Controller, Wall Stations, and Control Devices
- Stand-Along Offices or Entire Building Network Installations



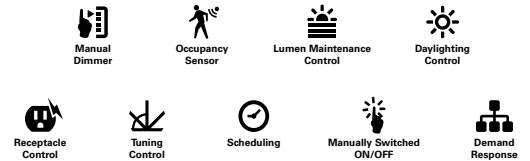
Downlights with tilemount sensor wireless communication
Highly efficient LED fixtures

Wireless Area Controller
Provides centralized coordination of multiple area control options

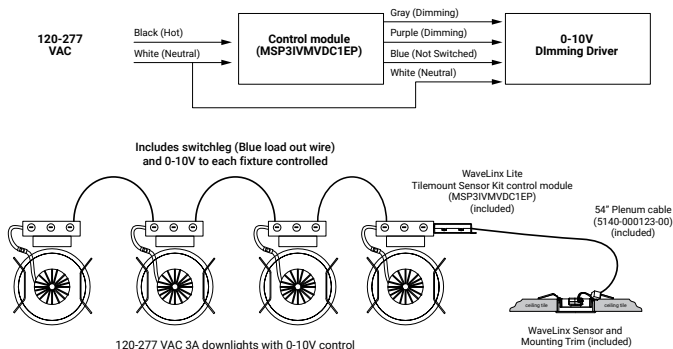
Wireless Wall Station/Receptacle
Provides customized wireless control of each area

Mobile Applications
Provides personalized, local control from a tablet or smartphone

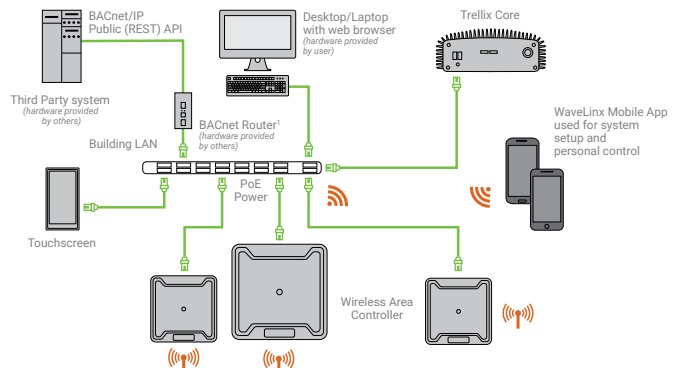
WaveLinX mobile app settings



WaveLinX Lite WTA Tilemount Wiring Diagram



WaveLinX Wireless Trellix Building Management Integration



| | | | | | |
|-------------|--|-----------|--|------|--|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |



Lumark

Axcent

Wall Mount Luminaire

Product Features



Product Certifications



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- Ordering Information [page 2](#)
- Mounting Details [page 3](#)
- Product Specifications [page 4](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

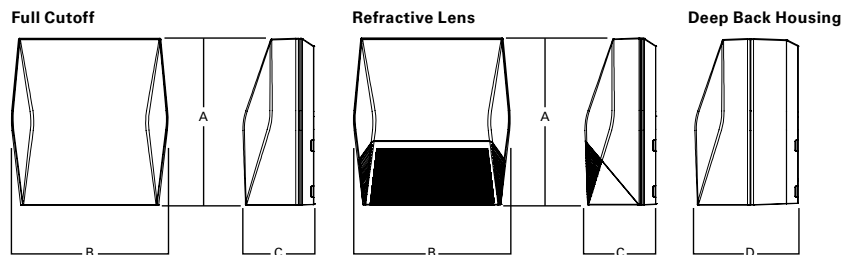
Quick Facts

- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

- WaveLinX Lite
- Enlighted

Dimensional Details

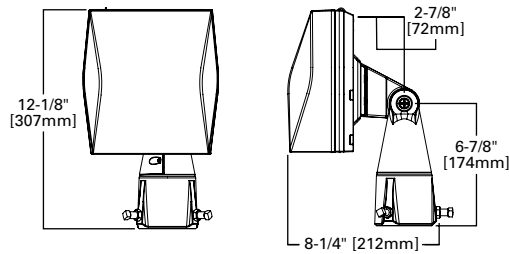


Dimensional Data

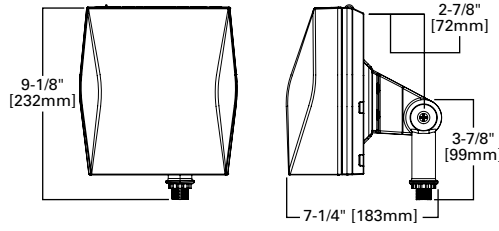
| | AXCS Small | AXCL Large |
|---|----------------|-----------------|
| A | 8" [202mm] | 11-1/2" [292mm] |
| B | 7-1/2" [190mm] | 10-3/4" [273mm] |
| C | 3-5/8" [94mm] | 4-7/8" [124mm] |
| D | 6-1/8" [155mm] | 7-1/8" [181mm] |

Mounting Details

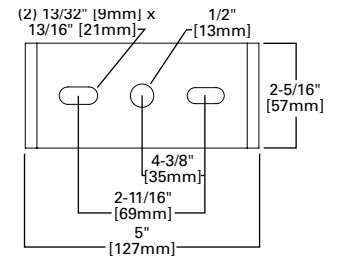
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | EPA: 0.60



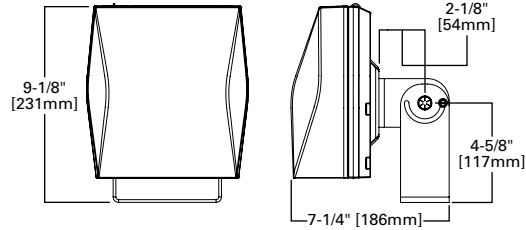
Knuckle Mount (Small)



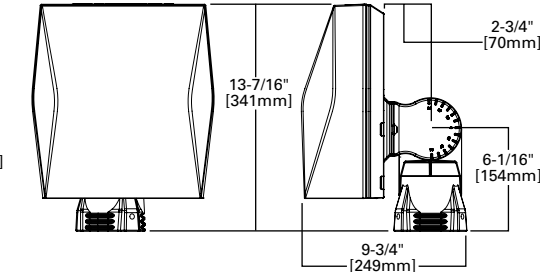
Trunnion Mount Detail



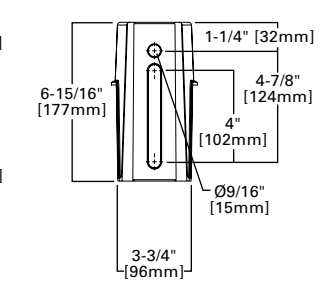
Trunnion Mount (Small)



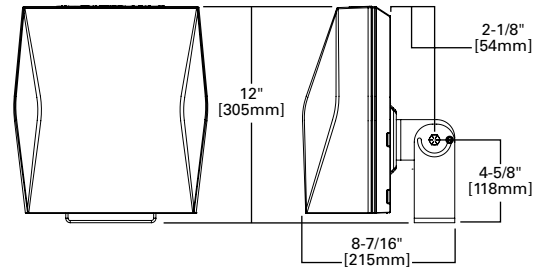
Slipfitter Mount (Large)
Tenon OD: 2-3/8" to 2-7/8" | EPA: 1.10



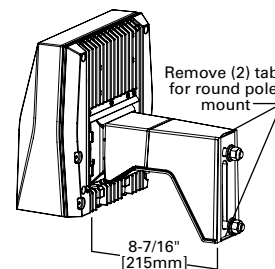
Pole Mount Arm Drill Pattern



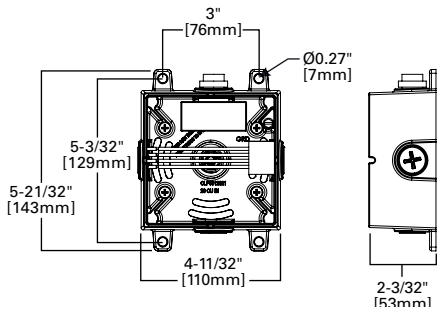
Trunnion Mount (Large)



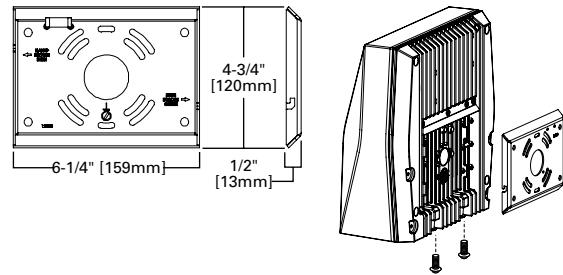
Pole Mount Arm (Large)
EPA: 1.10



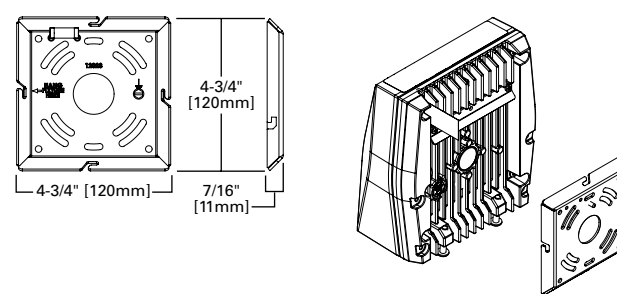
Lumen Select Back Box



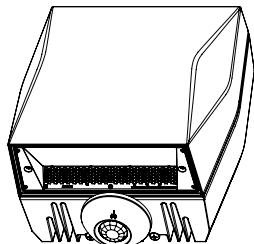
Wall Mount Plate Detail (Large)



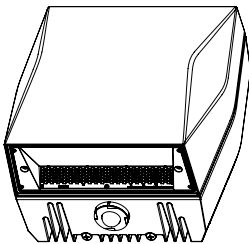
Wall Mount Plate Detail (Small)



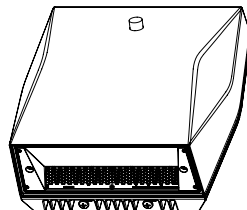
Enlighted Sensor



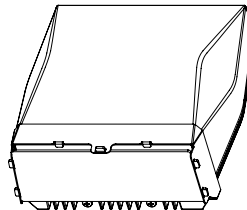
Occupancy Sensor



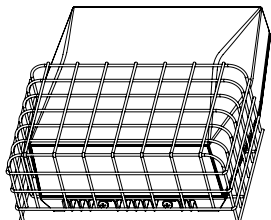
Button Photocontrol



Vandal Shield



Wire Guard



| | | | | | |
|-------------|--|-----------|--|------|--|
| Project | | Catalog # | | Type | |
| Prepared by | | Notes | | Date | |



McGraw-Edison

Impact Elite LED

Wall Mount Luminaire

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- Product Specifications [page 2](#)
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Product Certifications



Quick Facts

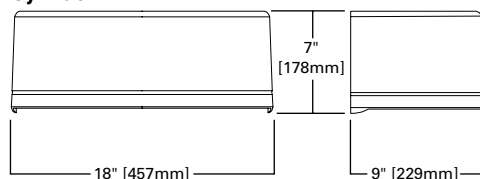
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

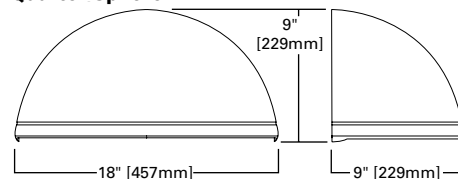
- WaveLinX
- Enlighted

Dimensional Details

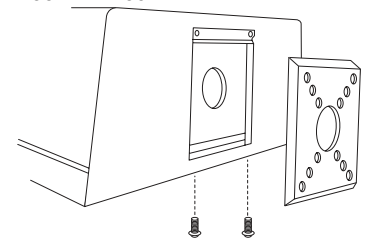
Cylinder



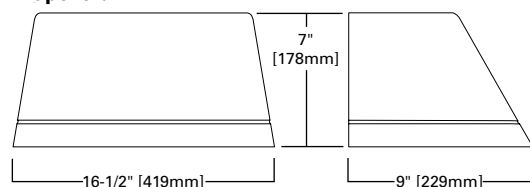
Quarter Sphere



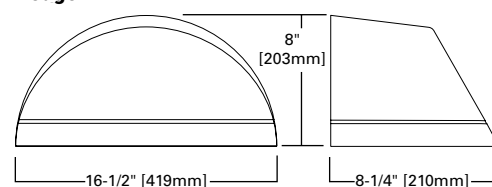
Hook - n - Lock



Trapezoid



Wedge



NOTES:

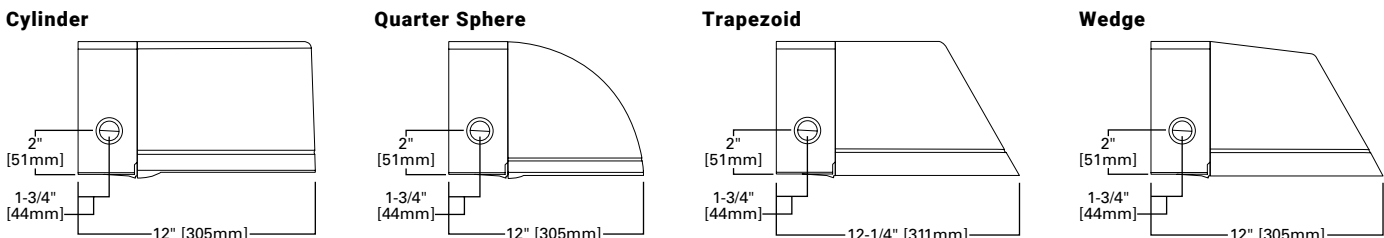
1. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: ISC-SA1F-740-U-T3-BZ

| Product Family ¹ | Light Engine | | Color Temperature | Voltage | Distribution | Finish |
|---|---|---|---|--|--|--|
| | Configuration | Drive Current | | | | |
| ISC=Impact Elite LED Small Cylinder ISS=Impact Elite LED Small Quarter Sphere IST=Impact Elite LED Small Trapezoid ISW=Impact Elite LED Small Wedge BAA-ISC=Impact Elite LED Small Cylinder Buy American Act Compliant ²⁴ TAA-ISC=Impact Elite LED Small Cylinder Trade Agreements Act Compliant ²⁴ BAA-ISS=Impact Elite LED Small Quarter Sphere Buy American Act Compliant ²⁴ TAA-ISS=Impact Elite LED Small Quarter Sphere Trade Agreements Act Compliant ²⁴ BAA-IST=Impact Elite LED Small Trapezoid Buy American Act Compliant ²⁴ TAA-IST=Impact Elite LED Small Trapezoid Trade Agreements Act Compliant ²⁴ BAA-ISW=Impact Elite LED Small Wedge Buy American Act Compliant ²⁴ TAA-ISW=Impact Elite LED Small Wedge Trade Agreements Act Compliant ²⁴ | SA1=1 Square | A=350mA B=450mA C=600mA D=800mA E=1000mA F=1200mA ² | 722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{3,4} | U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{2,5} 9=347V ² | T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I | AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White |
| Options (Add as Suffix) | Controls and Systems Options (Add as Suffix) | | Accessories (Order Separately) ²⁵ | | | |
| X=Driver Surge Protection (6kV) Only ¹⁷ 20K=Series 20kV UL 1449 Surge Protective Device CBP=Battery Pack with Back Box, Cold Weather Rated ^{13,15} CBP-CEC=Battery Pack with Back Box, Cold Weather Rated, CEC compliant ¹³ HSS=Factory Installed House Side Shield ¹⁶ ULG=Uplight Glow ^{6,7} LCF=Light Square Trim Plate Painted to Match Housing TR=Tamper Resistant Hardware CC=Coastal Construction ²² HA=50°C High Ambient ⁸ AHD145=After Hours Dim, 5 Hours, 50% ⁹ AHD245=After Hours Dim, 6 Hours, 50% ⁹ AHD255=After Hours Dim, 7 Hours, 50% ⁹ AHD355=After Hours Dim, 8 Hours, 50% ⁹ | BPC=Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage) PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ^{2,6,7} SPB1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting ^{12,23} SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting ^{12,23} SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting ^{12,23} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{7,10,11,12} LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{6,12,13} LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{6,12,13} ZW=WaveLinx-Enabled Module and 4-PIN Receptacle ⁷ ZD=WaveLinx-Enabled Module with DALI Driver and 4-PIN Receptacle ⁷ ZW-SWPD4XX=WaveLinx Control Module and Wireless Sensor - 7'-15' ^{7,18,20} ZW-SWPD5XX=WaveLinx Control Module and Wireless Sensor - 15'-40' ^{7,18,20} ZW-WOBXX=WaveLinx Control Module and LC Bluetooth Sensor - 7'-15' ^{7,18,20} ZW-WOFXX=WaveLinx Control Module and LC Bluetooth Sensor - 15'-40' ^{7,18,20} ZD-SWPD4XX=WaveLinx with DALI Driver and Wireless Sensor - 7'-15' ^{7,18,20} ZD-SWPD5XX=WaveLinx with DALI Driver and Wireless Sensor - 15'-40' ^{7,18,20} ZD-WOBXX=WaveLinx with DALI Driver and LC Bluetooth Sensor - 7'-15' ^{7,18,20} ZD-WOFXX=WaveLinx with DALI Driver and LC Bluetooth Sensor - 15'-40' ^{7,18,20} | | MA1253=10kV Circuit Module Replacement MA1254-XX=Thruway Back Box - Impact Elite Trapezoid MA1255-XX=Thruway Back Box - Impact Elite Cylinder MA1256-XX=Thruway Back Box - Impact Elite Quarter Sphere MA1257-XX=Thruway Back Box - Impact Elite Wedge FSIR-100=Wireless Configuration Tool for Occupancy Sensor WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) ^{7,19} SWPD4-XX=WaveLinx Wireless Sensor, 7' - 15' Mounting Height ^{7,18,20,21} SWPD5-XX=WaveLinx Wireless Sensor, 15' - 40' Mounting Height ^{7,18,20,21} | | | |
| NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org , Qualified Products List under Family Models for details. 2. Not available with ULG option. 3. Choose Drive Current "B" for Amber 590nm, which is provided at 500mA drive current only. 4. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. Not available with ISS or ISW. 7. Cannot be used in conjunction with other control options. 8. Suitable for 50°C provided no options other than motion sensor are included and driver output set to 1000mA or less. 9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information. 10. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting). 11. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information. 12. Includes integral photocell. 13. Enlighted wireless sensors are factory installed and require network components in appropriate quantities. 14. Battery pack operating temperature of -20C to +40C. Operates downlight for 90-minutes. 15. Must specify 120V or 277V. 16. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected. 17. Removes additional surge module. 18. Replace XX with sensor color (WH, BZ, or BK). 19. Requires PR7. 20. For WaveLinx applications, WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial (LC) applications. 21. Requires ZW or ZD receptacle. 22. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 23. Smart device with mobile application required to change system defaults. See controls section for details. 24. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 25. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. | | | | | | |

Thruway Back Box



Product Specifications

Construction

- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access

Optics

- High-efficiency injection-molded AccuLED optics technology
- 10 optical distributions
- IDA Certified (3000K CCT and warmer only)

Electrical

- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge

- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

Mounting

- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

Finish

- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness

- RAL and custom color matches available
- Coastal Construction (CC) option available

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal