VII.E.

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

Planning Commission Staff Report

Meeting Date: August 14th, 2023

From: Alyssa Ahner, Planner

Location: 17455 N. Outer 40 Rd.

Description: Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.24-acre tract of land located north of N. Outer 40 Rd and east of Boone's Crossing.

PROPOSAL SUMMARY

Stock & Associates, on behalf of Indigo Auto Group, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a proposed automobile service center.

HISTORY OF SUBJECT SITE

Pre-1988: Subject site zoned "NU" Non-Urban.

2001: Subject site rezoned from "NU" Non-Urban to "PI" Planned Industrial under Ordinance 1790.

2004: Subject site rezoned from "PI" Planned Industrial to a new "PI" Planned Industrial District under Ordinance 2055.

2018: Subject Site rezoned from "PI" Planned Industrial to a new "PI" Planned Industrial district under current governing Ordinance 2988.

Figure 1: Subject Site

ZONING & LAND USE

The subject site is zoned "PI" Planned Industrial under governing Ordinance 2988.

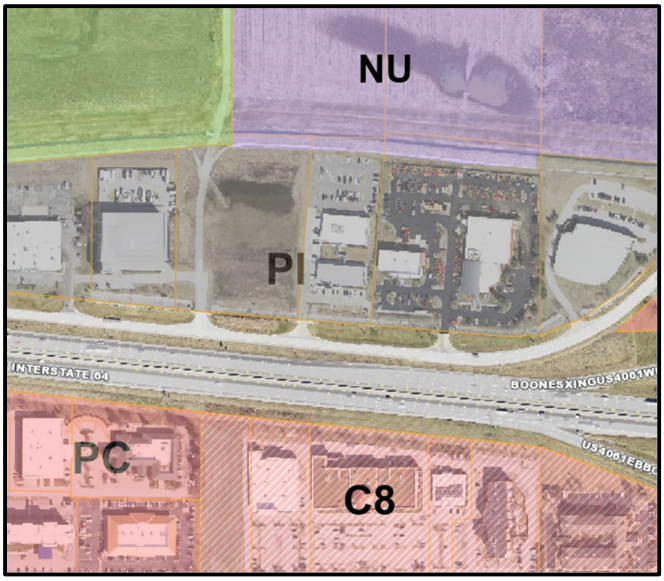


Figure 2: Zoning Map

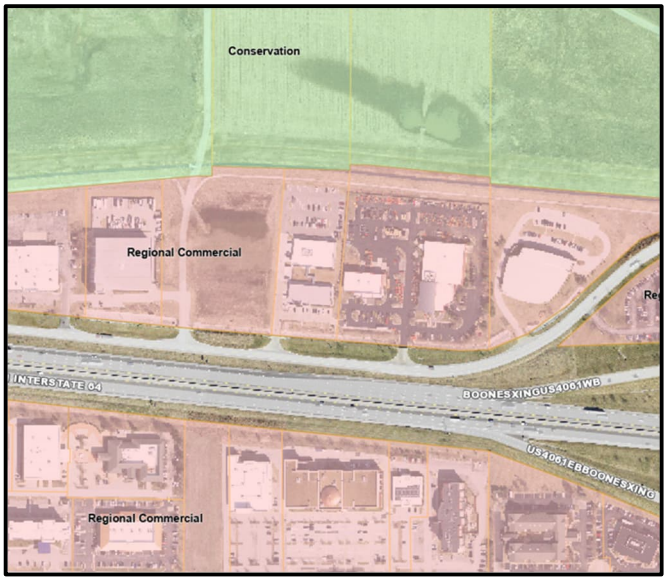


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	Non-Urban	Undeveloped
South	Interstate 64	Interstate 64
East	Planned Industrial	Office
West	Planned Industrial	Self-storage facility

COMPREHENSIVE PLAN – *Regional Commercial*

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the Regional Commercial land use designation. The City of Chesterfield provides a character description of this area as, "Areas that serve regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draw visitors from both Chesterfield and the surrounding areas. Multiple buildings planned and developed together using unified project development standards". The development policies to Regional Commercial are listed below:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street
- Promote re-invention of existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers
- Secure infrastructure for safe walking and biking between lodging and attraction centers
- Residential projects should be limited to areas outside of the Chesterfield Valley

STAFF ANALYSIS

A. Circulation, Parking, & Access

There are two existing established cross-access easements for the subject site as shown in red in *Figure 3*. There is one on the eastern side of the site which shares access with the McBride Homes office space and the second one is on the western side of the site which shares access with a public storage facility. These cross-access easements will be modified slightly to better align with the proposed development and drive aisles.

Figure 4: Cross-access locations

The parking calculations are broken down by the "Office, general" use and the "Vehicle repair & service facility" use. The minimum parking required would be thirty-seven (37) parking spaces and the maximum parking required would be fifty-four (54) parking spaces. The developer is proposing sixty-two (62) parking spaces available to the general public and is thus requesting a parking modification. This would be roughly a 15% modification and may be approved by either the Director of Planning or the Planning Commission.

Aside from the parking that is available to the public, the developer is proposing one hundred four parking spaces on the north end of the site as shown in *Figure 4*. These spaces are to be fenced off and only available for vehicles awaiting service and/or the loaner fleet of vehicles that customers will use while their vehicles are away for service. Additionally, per Section 405.04.040, "Required off-street parking, stacking and loading spaces shall not include spaces located in the floodplain or floodway, as determined by the City of Chesterfield, except when accessory to a permitted or conditional use in the FP Floodplain Overlay District." The subject site is located adjacent to the Levee and therefore the northern portion of the site is in the Supplemental Protection Area (SPA).

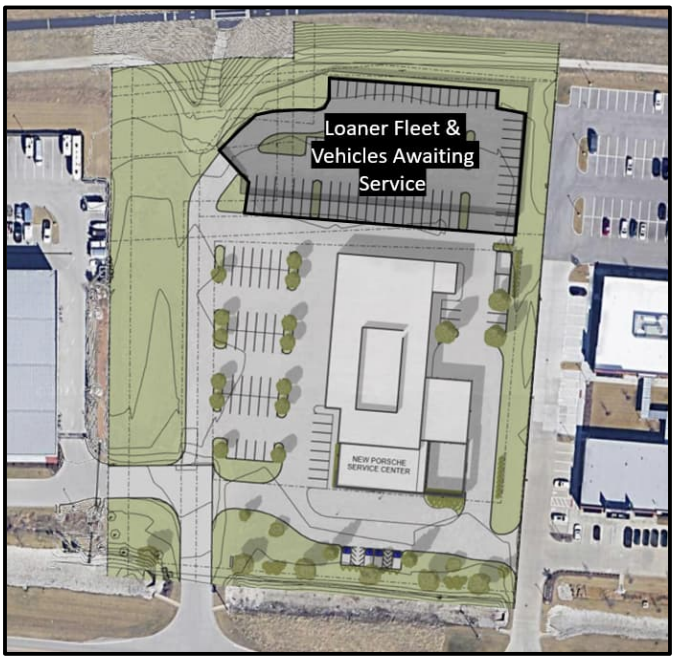


Figure 5: Fenced parking area for loaner fleet

Per the Unified Development Code, requests to exceed the maximum parking requirement shall be accompanied by a statement from the applicant that identifies measures to mitigate for the increase in parking area. Mitigation measures may include, but not be limited to, the following: 1) Increased openspace, 2) Pervious pavement, 3) Green roofs, 4) Cool pavement materials, 5) Structured parking, 5) Native vegetation.

The applicant has provided a statement detailing their proposed mitigation measures. These measures include providing increased openspace. The subject site is required to provide 35% openspace and there is 45.46% being provided. The provided narrative also details that the proposed building will be LEED certified which "signifies a certification that lowers carbon emissions, improves efficiency, and creates a healthier place for people" per the applicant.

B. Architectural Elevations

The building is mainly comprised of aluminum composite metal panels in a dark grey and a glass façade with a frameless glazing system. The remainder of the building is proposed as pre-cast concrete in a similar color to the metal panels. The rendered elevation seen in *Figure 6* is the view that will be most prominent from Interstate 64.

Figure 6: Rendered south elevation

C. Landscape Design & Screening

The subject site requires a thirty (30) foot landscape buffer along N. Outer 40 Rd. The applicant has provided a mixture of landscaping and street trees where allowed along the southern drainage channel. A series of nine (9) evergreen trees are proposed along the eastern property boundary to screen the automobile service entry from view as shown in the rendered east elevation in *Figure 7*.

Figure 7: Rendered east elevation

Trees are also provided in the parking lot islands throughout a majority of the site. There aren't any trees proposed in the islands in the rear of the site due to the restrictions of the seepage berm, however, the rear of the site is proposed as being fenced off from the general public. This fenced area will be designated for the fleet of loaner cars to be utilized while customers receive repairs on their vehicles. The fencing is proposed as a black chain link fence with black factory inserted slats. This is similar to the fencing utilized to the west of the subject site. The black outline in *Figure 8* depicts the general location of the fence.

A trash enclosure is proposed along the eastern property boundary and will utilize a similar concrete style and color of the main building. The trash enclosure area will also be surrounded by a mixture of evergreen trees to provide year-round screening.

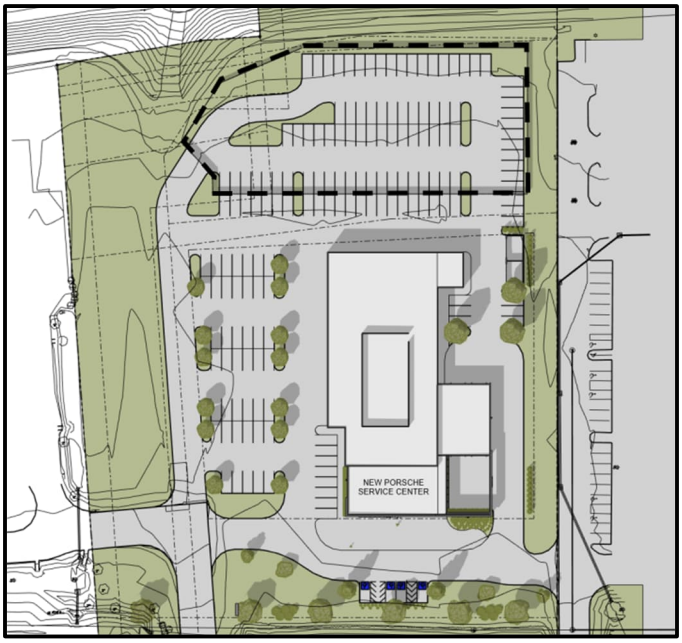


Figure 8: Location of fence

D. Lighting

There are thirteen (13) lighting standards proposed around and throughout the site. Wall packs were originally included but were omitted following Architectural Review Board's suggestion. The lighting cutsheets may be found in the Applicant's packet. No specialty lighting is proposed for the site.

E. Architectural Review Board

This project was reviewed by Architectural Review Board on July 13th, 2023. At that time, the Board made a motion to recommend approval with the following conditions:

- Provide additional information and a material sample of the rooftop screen wall patterns.
- Relocate the rooftop access door to the north end of the site.
- Consideration to omit the wall-mounted light on the south elevation.
- Provide a revised site plan depicting proposed paving patterns and increased landscaping along the front façade.

The submittal has since been revised to address all of Architectural Review Board's conditions. The most visible change will be the concrete scoring and additional landscaping at the entrance of the proposed building as shown in *Figure 9*.

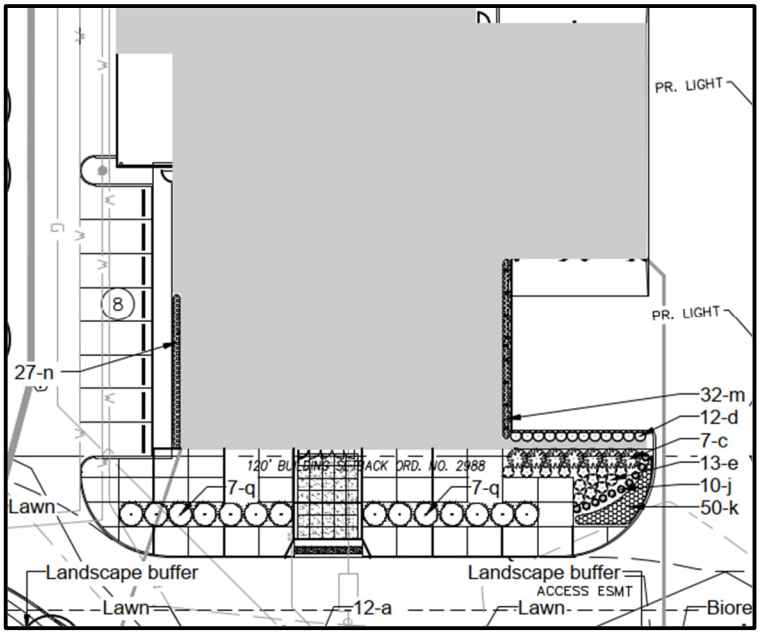


Figure 9: Increased concrete detail and landscaping at entry

RENDERING

DEPARTMENT INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Larry Enterprise Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center) and found that it meets the requirements to be presented to the Planning Commission for review, and staff recommends action.

MOTION

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

"I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architectural Statement of Design for Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center) as presented."

"I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Larry Enterprises Jim Lynch Hummer, Lot A1, Parcel 2 (Porsche Service Center) with the following conditions…" (Conditions may be added, eliminated, altered or modified)

Attachments:
1. Applicant Submittal Packet
2. Parking Modification Request

STOCK & ASSOCIATES
Consulting Engineers, Inc.

June 12, 2023

City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO. 63017-0760

Attention: Ms. Alyssa Ahner, Project Planner

Re: 17455 N. Outer 40 – Porsche Service Center
(Ordinance No. 2988)
(Stock Project No. 222-7226)

Parking Modification Request

Dear Ms. Ahner,

Stock & Associates Consulting Engineers on behalf of the owner, IndiGO Properties STL, LLC, respectfully requests a modification to exceed the maximum number of required parking spaces for the proposed Porsche Service Center at 17455 N. Outer Forty Road. Under the provisions of the City of Chesterfield Unified Development Code (UDC) Section 405.04.04 Off-Street Parking, Stacking and Loading Spaces Requirements for Commercial Uses, "Vehicle Repair & Service Facility" has a maximum parking requirement of 3 spaces per service bay and 4.5/1000 GFA for "Office, General". The proposed Porsche Service Center has 13 service bays and 3,300 s.f. of office space.

Under these provisions, the maximum allowable parking spaces are as follows:

13 Service Bay x 3 spaces/Service Bay	= **39 required spaces.**
3,300 S.F. x 4.5/1000 S.F.	= **15 required space**
Total Spaces Allowed:	= **54 spaces**

IndiGO Properties STL, LLC, is proposing sixty-two (62) spaces for customers and employees, which includes 5 accessible spaces. As a result, the request for an eight (8) parking space or 14.81% increase. The sixty-two (62) customer and employee spaces are located South, East, and West of the proposed building. There are one hundred-five (105) parking spaces proposed directly North of the building that have been excluded from the parking calculation as these are for the loaner fleet and vehicles awaiting service. The one hundred-five (105) spaces are not customer or employee space, the majority of the spaces are gated. The proposed service facility is for routine maintenance and mechanical services (battery replacement, alignment, brakes, tire service, oil change, etc.) not collision center/autobody repairs. Vehicles awaiting repair are in operable/good working condition, they are not wrecked, damaged or immobilized. A vehicle awaiting service would not be parked in this area longer than seventy-two (72) hours. This is consistent with the Zoning and Land Use Verification Letter dated May 16, 2022 prepared by the City of Chesterfield for Doster Ullom & Boyle, LLC

This will be the second Porsche Service Center in the St. Louis area, the other is at 2970 S Hanley Road-Porsche St. Louis. The St. Louis service facility has a large West County customer base, and currently has an insufficient number of parking spaces for the customers who are there for vehicle service. The proposed Chesterfield location with the additional eight (8) spaces "right sizes" the parking spaces as compared to the Porsche St. Louis facility.

257 CHESTERFIELD BUSINESS PARKWAY •ST. LOUIS, MO 63005 •(636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

The subject site is governed by City of Chesterfield Ordinance 2988, which requires a minimum open space of 35.0%. To offset the increase in additional parking, the proposed open space is 45.46%, surpassing the minimum required by 23,915 square feet. Eight (8) standard parking stalls (9.0' x 19.0') is equivalent to 1,368 s.f. In addition to exceeding the open space, this will be a LEED Certified building. LEED is the most widely used green building rating system. It signifies a certification that lowers carbon emissions, improves efficiency and creates a healthier place for people.

Based on the above information, we respectfully request the City's consideration in granting this parking modification request for an additional 8 parking spaces or 14.81% increase to satisfy IndiGO Properties STL, LLC & Porsche's parking needs.

Sincerely,

Kate Stock Gitto

Kate Stock Gitto, P.E.
Associate

CC: Mr. George M. Stock, P.E., President
Mr. Lucas Willcut, E.I., Project Engineer
Mr. Dustin Carr – IndiGO Properties STL, LLC
Mr. James Drake – IndiGO Properties STL, LLC
Ms. Ashley Ravi – IndiGO Properties STL, LLC
Mr. Cris Ruebush – PGAL
Mr. Scott Smith – PGAL
Mr. Andrew Lucas – Brinkmann Constructors
Mr. Albert Fleer – Brinkmann Constructors

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light ARchitect™

BAA BUY AMERICAN ACT AVAILABLE

Interactive Menu

Product Certifications

ISO SYSTEMS CERTIFIED · DLC LISTED [1] · DLC LISTED PREMIUM [1] · 3G VIB · IP66 · UL CERTIFIED · ida DARK SKY APPROVED [2] · LIMITED WARRANTY 5 YEAR

Quick Facts

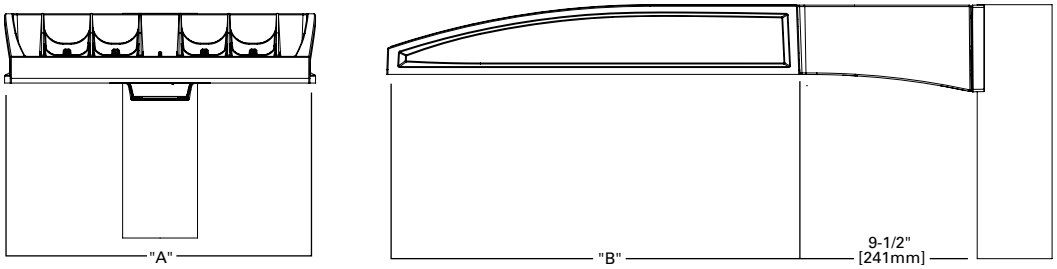
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

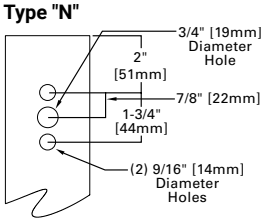
Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "N"



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 (3000K CCT and warmer only, fixed mounting options)

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [27] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [27]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares **SA7**=7 Squares **SA8**=8 Squares **SA9**=9 Squares	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4, 17] **Z**=Configured [33]	**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 [15, 17]	**U**=120-277V **H**=347V-480V [7, 30] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7] **9**=347V [7, 30] **DV**=277V-480V DuraVolt Drivers [29, 30, 31]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square 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 **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QM**=Standard Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=Slipfitter, Adjustable [8] **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [28]
DIM=External 0-10V Dimming Leads [20] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=20kV UL 1449 fused surge protective device [10] **2L**=Two Circuits [10] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [18] **GRSBK**=Glare Reducing Shield, Black [23] **GRSWH**=Glare Reducing Shield, White [23] **LCF**=Light Square Trim Painted to Match Housing [26] **TH**=Tool-less Door Hardware [5] **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol [6] **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [21] **FADC**=Field Adjustable Dimming Controller [32] **SPB2**=Dimming Motion Sensor, 9'-20' mounting [24] **SPB4**=Dimming Motion Sensor, 21'-40' mounting [24] **SPB2/X**=Dimming Motion Sensor, limited square count, 9'-20' mounting [24] **SPB4/X**=Dimming Motion Sensor, limited square count, 21'-40' mounting [24] **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [19] **ZD**=SR Driver-enabled 4-PIN Twistlock Receptacle [19] **ZW-WOBXX**=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [19, 12, 13] **ZW-WOFXX**=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [19, 12, 13] **ZD-WOBXX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [19, 12, 13] **ZD-WOFXX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [19, 12, 13] **ZW-SWPD4XX**=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [19, 12, 13] **ZW-SWPD5XX**=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [19, 12, 13] **ZD-SWPD4XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [19, 12, 13] **ZD-SWPD5XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [19, 12, 13] **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [19] **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [19]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **SRA238**=Adapter kit for mounting to 2-3/8" O.D. Tenon **LS/HSS**=Field Installed House Side Shield [9, 18] **LS/GRSBK-2PK** =Glare Reducing Shield, Black [9, 23] **LS/GRSWH-2PK** =Glare Reducing Shield, White [9, 23] **LS/PFS**=Perimeter Shield, Black [16] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [11, 19] **WOB-XX**=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [12, 13, 14, 19] **WOF-XX**=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [12, 13, 14, 19] **SWPD4-XX**=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [12, 13, 14, 19] **SWPD5-XX**=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [12, 13, 14, 19]

NOTES:

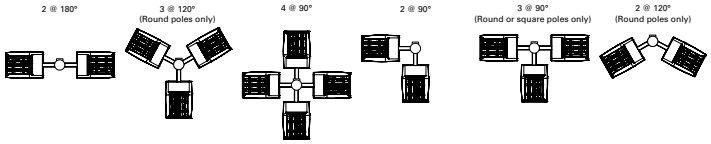
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
8. Adjustable Slipfitter arm limited to vertical 3" tenon. For mounting to 2-3/8" O.D. tenons, order accessory SRA238.
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.)
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires ZW or ZD receptacle.
15. 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.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with 5NQ, 5MQ, 5WQ or RW optics.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
21. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Not available with HSS, GRSWH or GRSBK.
27. 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.
28. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
29. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
30. 480V not to be used with ungrounded or impedance grounded systems.
31. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.
32. Cannot be used with PR7 or other motion response control options.
33. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

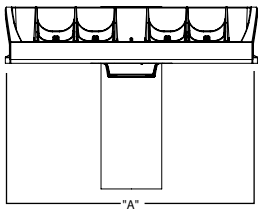
Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

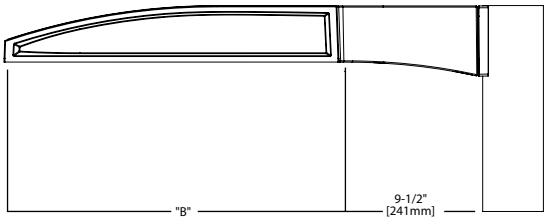
Mounting Details

Pole Configuration Options



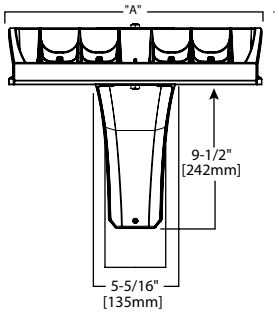
Quick Mount Arm (QM) *

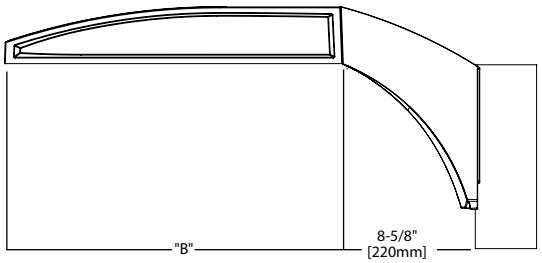




*NOTE: Use Type N drilling pattern

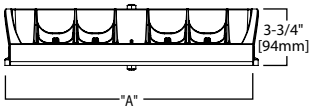
Upswept Arm (UP) *

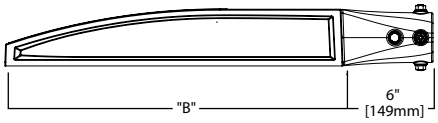




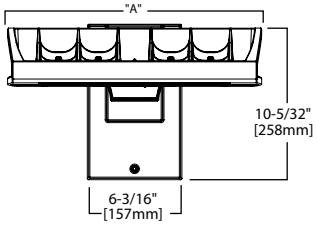
*NOTE: Use Type N, R or M drilling pattern

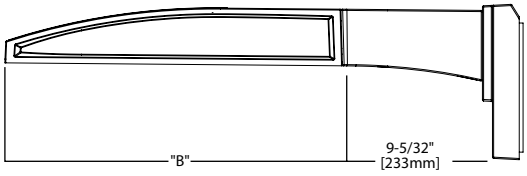
Mast Arm, Fixed (MA)





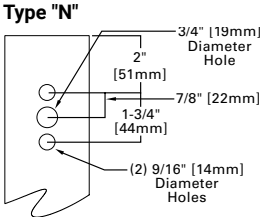
Wall Mount, Fixed (WM)



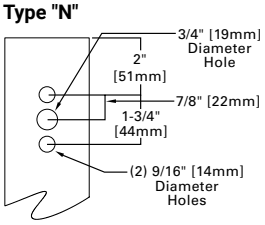


Pole Drilling Patterns

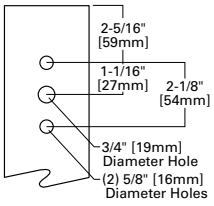
Type "N"



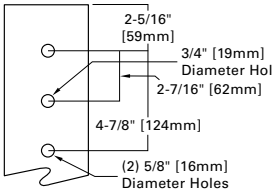
Type "N"



Type "R"

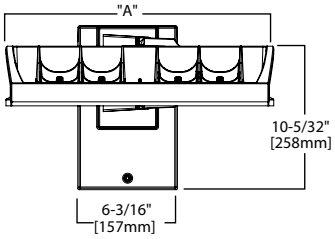


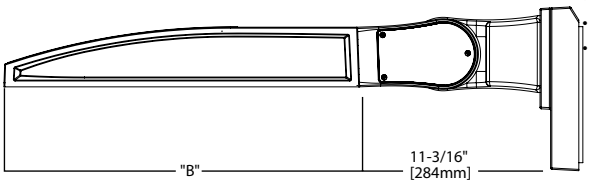
Type "M"



Mounting Details

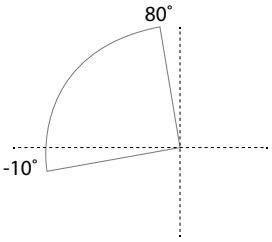
Wall Mount, Adjustable (WA)



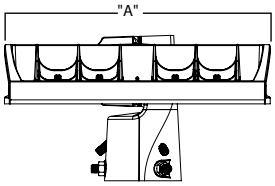


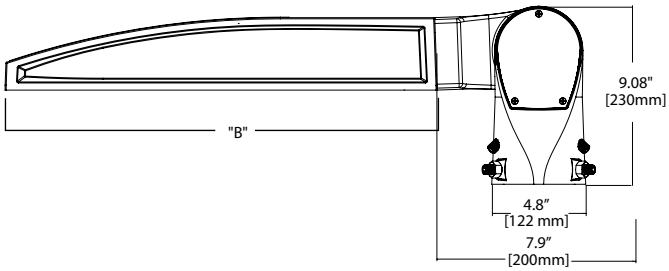
Adjustable Arm Range of Motion

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

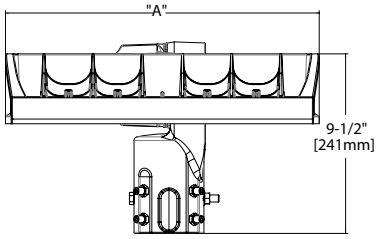


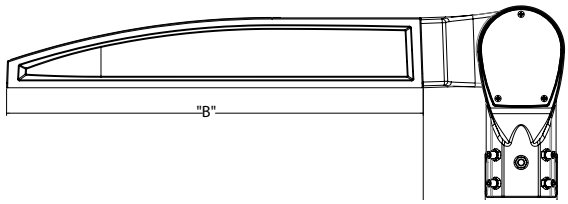
3" Slipfitter, Adjustable (SP)





2-3/8" Slipfitter, Adjustable (SP2)





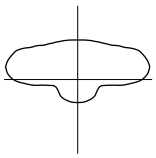
Fixture Weights and EPAs

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

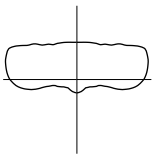
Optical Distributions

Asymmetric Area Distributions

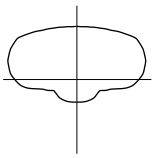
T2 (Type II)



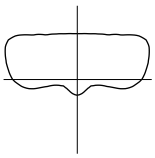
SL2 (Type II with Spill Control)



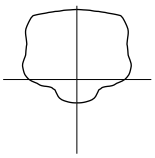
T3 (Type III)



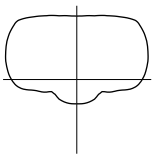
SL3 (Type III with Spill Control)



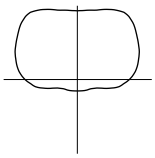
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

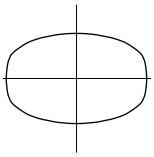


SL4 (Type IV with Spill Control)

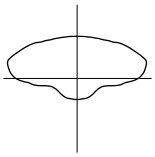


Asymmetric Roadway Distributions

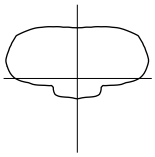
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

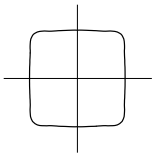


T3R (Type III Roadway)

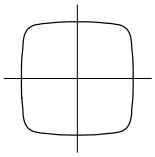


Symmetric Distributions

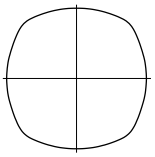
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

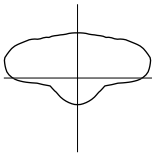


5WQ (Type V Square Wide)

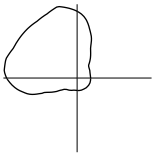


Specialized Distributions

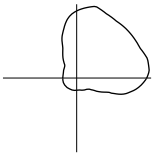
AFL (Automotive Frontline)



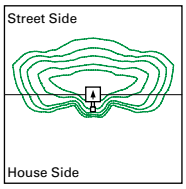
SLL (90° Spill Light Eliminator Left)



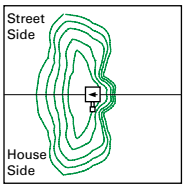
SLR (90° Spill Light Eliminator Right)



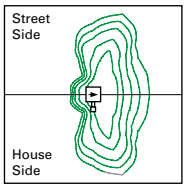
Rotated Optics



Standard



Optics Rotated Left @ 90° [L90]



Optics Rotated Right @ 90° [R90]

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, fixed mounting options)

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
0ºC	1.02
10ºC	1.01
25ºC	1.00
40ºC	0.99
50ºC	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.

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

* 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.

Lumen Multiplier

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

FADC Settings
SA1-SA3 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

FADC Settings
SA4-SA6 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	14%
2	25%
3	32%
4	43%
5	49%
6	57%
7	65%
8	72%
9	80%
10	100%

FADC Settings
SA7-SA9 (A, B, C, D Drive Current)

FADC Position	Percent of Typical Lumen Output
1	19%
2	38%
3	47%
4	63%
5	74%
6	85%
7	95%
8	97%
9	100%
10	100%

Performance Table, Drive Current "A" (615mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		33	63	93	121	154	182	215	244	274
Input Current @ 120V		0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335
Input Current @ 208V		0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379
Input Current @ 240V		0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194
Input Current @ 277V		0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057
Input Current @ 347V		0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816
Input Current @ 480V		0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600
Optics										
T2	4000K Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	4000K Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	4000K Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	4000K Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	4000K Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	4000K Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	4000K Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	4000K Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	4000K Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
5NQ	4000K Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	4000K Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	4000K Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SLL/ SLR	4000K Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	4000K Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	4000K Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "B" (800mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T2	4000K Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	4000K Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	4000K Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	4000K Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	4000K Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	4000K Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	4000K Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	4000K Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	4000K Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
5NQ	4000K Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	4000K Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	4000K Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SLL/ SLR	4000K Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	4000K Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	4000K Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "C" (1050mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T2	4000K Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	4000K Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	4000K Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	4000K Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	4000K Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	4000K Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	4000K Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	4000K Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	4000K Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
5NQ	4000K Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
5MQ	4000K Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
5WQ	4000K Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SLL/ SLR	4000K Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	4000K Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	4000K Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "D" (1200mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T2	4000K Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	4000K Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	4000K Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	4000K Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	4000K Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	4000K Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	4000K Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	4000K Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	4000K Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
5NQ	4000K Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
5MQ	4000K Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
5WQ	4000K Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLL/ SLR	4000K Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	4000K Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	4000K Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

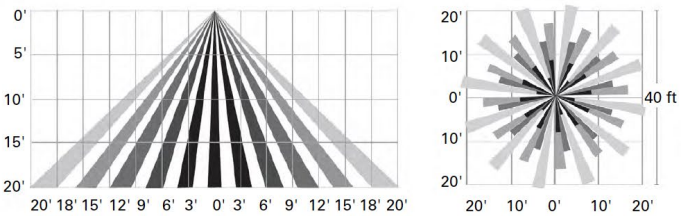
Dimming Occupancy Sensor (SPB)
These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when no motion is detected. After a period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. The SPB sensor default parameters are listed in the table below, and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares. An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Three sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

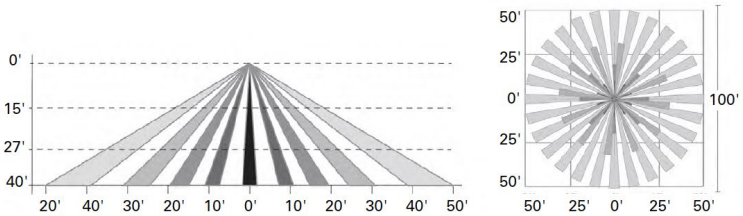
SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

WaveLinx Wireless Control and Monitoring System
Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx and WaveLinx Lite sensors utilize the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW), while the WOLC control module utilizes a 7-PIN receptacle. ZW option provides 4-PIN receptacle and control module to enable future installation of WaveLinx sensors. ZD option provides 4-PIN receptacle and sensor-ready (SR) driver to enable future installation of WaveLinx sensors, power monitoring, and advanced functionality. WaveLinx (SWPD4 to SWPD5) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WOF and WOB) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. WaveLinx Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (SWPD4 and WOB)



For mounting heights up to 40' (SWPD5 and WOF)



LumenSafe Integrated Network Security Camera (LD)
Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)
SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

PORSCHE SERVICE CENTER - CHESTERFIELD

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING PARCEL 2 OF THE LOT SPLIT PLAT OF ADJUSTED LOT A1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER, AS RECORDED IN PLAT BOOK 365, PAGE 262, LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

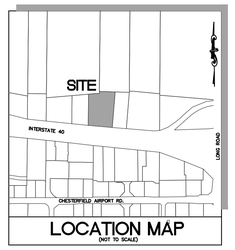
GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

ABBREVIATIONS

ATG	–	ADJUST TO GRADE
B.C.	–	BACK OF CURB
C.O.	–	CLEANOUT
DB.	–	DEED BOOK
E	–	ELECTRIC
ELEV.	–	ELEVATION
EX.	–	EXISTING
F.C.	–	FACE OF CURB
FL	–	FLOWLINE
FT.	–	FEET
FND.	–	FOUND
G	–	GAS
H.W.	–	HIGH WATER
LFB	–	LOW FLOW BLOCKED
M.H.	–	MANHOLE
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
PR.	–	PROPOSED
P.V.C.	–	POLYVINYL CHLORIDE PIPE
R.C.P.	–	REINFORCED CONCRETE PIPE
R/W	–	RIGHT-OF-WAY
SQ.	–	SQUARE
T	–	TELEPHONE CABLE
T.B.A.	–	TO BE ABANDONED
T.B.R.	–	TO BE REMOVED
T.B.R.&R.	–	TO BE REMOVED AND REPLACED
TYP.	–	TYPICALLY
U.I.P.	–	USE IN PLACE
U.O.N.	–	UNLESS OTHERWISE NOTED
V.C.P.	–	VITRIFIED CLAY PIPE
W	–	WATER
(86'W)	–	RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
SPOT ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION ( )
ACCESSIBLE PARKING
PROPOSED CONTOUR 442
PROPOSED SPOT 442.25
PROPOSED STORM
PROPOSED SANITARY



LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

OWNER	INDIGO PROPERTIES STL, LLC
AREA	228,650 S.F. OR 5.249 Acres ±
ADDRESS	17455 NORTH OUTER 40 CHESTERFIELD, MO 63005
ZONING	"PI" PLANNED INDUSTRIAL
LOCATOR NO	17U520269
FIRE DISTRICT	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	ROCKWOOD
SEWER DISTRICT	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED	MISSOURI RIVER
FEMA MAP	29189C0165K, FEB 4, 2015
ELECTRIC COMPANY	AMEREN UE
GAS COMPANY	SPIRE INC
WATER COMPANY	MISSOURI AMERICAN WATER COMPANY

LEGAL DESCRIPTION

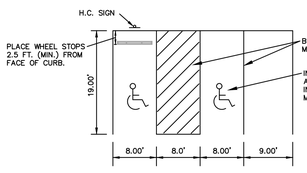
PARCEL 2 OF THE LOT SPLIT PLAT OF ADJUSTED LOT A1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER, AS RECORDED IN PLAT BOOK 365, PAGE 262, LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

ALSO DESCRIBED AS:

BEGINNING AT THE SOUTHEASTERN CORNER OF ABOVE SAID PARCEL 2, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY I-64 (US ROUTE 40-61); THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING: NORTH 85 DEGREES 16 MINUTES 18 SECONDS WEST, 306.63 FEET AND NORTH 84 DEGREES 05 MINUTES 21 SECONDS WEST, 86.13 FEET TO A FOUND IRON PIPE LOCATED AT THE SOUTHWESTERN CORNER THEREOF; THENCE ALONG THE WESTERN LINE OF SAID PARCEL 2, NORTH 00 DEGREES 35 MINUTES 15 SECONDS EAST, 509.16 FEET TO A FOUND IRON PIPE LOCATED AT THE NORTHWESTERN MOST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTHERN LINE OF SAID PARCEL THE FOLLOWING COURSES AND DISTANCES: NORTH 85 DEGREES 07 MINUTES 29 SECONDS EAST, 125.05 FEET; SOUTH 89 DEGREES 14 MINUTES 13 SECONDS EAST, 51.19 FEET; NORTH 00 DEGREES 35 MINUTES 19 SECONDS EAST, 34.93 FEET AND SOUTH 88 DEGREES 06 MINUTES 49 SECONDS EAST, 257.98 FEET TO AN IRON PIPE LOCATED AT THE NORTHEASTERN CORNER OF PARCEL 2, THENCE ALONG THE COMMON LINE OF PARCELS 1 & 2 OF ABOVE SAID LOT SPLIT PLAT, SOUTH 04 DEGREES 43 MINUTES 42 SECONDS WEST, 581.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 228,650 SQUARE FEET OR 5.249 ACRES, MORE OR LESS.

BASIS OF BEARINGS: MISSOURI STATE PLANE EAST ZONE GRID NORTH



TYPICAL PARKING STALLS

(n.t.s.)

SHEET INDEX

PARKING CALCULATION

PER SEC. 405.04.040 OFF-STREET PARKING, STACKING AND LOADING SPACE REQUIREMENT

OFFICE, GENERAL
OFFICE = 3,300 S.F.
MIN = 3.3/1,000 GFA, OR SPACES, OR 11 SPACES
MAX = 4.5/1,000 GFA, OR SPACES, OR 15 SPACES

VEHICLE REPAIR & SERVICE FACILITY
SERVICE BAYS = 13
MIN = 2 SPACES PER SERVICE BAY, OR 26 SPACES
MAX = 3 SPACES PER SERVICE BAY, OR 39 SPACES

MIN. REQUIRED = 37 SPACES
MAX ALLOWED = 54 SPACES

PROVIDED = 62 SPACES (INCLUDING 5 ADA STALLS)
(105 SPACES NORTH OF THE BUILDING ARE FOR THE LOANER FLEET AND VEHICLES AWAITING SERVICE, THIS IS NOT CUSTOMER OR EMPLOYEE PARKING)

F.A.R. CALCULATION

MAX OER ORD. 2988 = 0.36

F.A.R. = 25,600 S.F. / 228,650 S.F. = 0.11

OPEN SPACE

MIN. REQUIRED PER ORD. 2988 = 35.0%

TOTAL SITE: 228,650 S.F. (100.00%)
VEHICULAR PAVEMENT: 100,916 S.F. (44.14%)
PROPOSED BUILDING: 23,800 S.F. (10.40%)
OPENSPACE = 103,934 S.F. OR 45.46%

SETBACKS

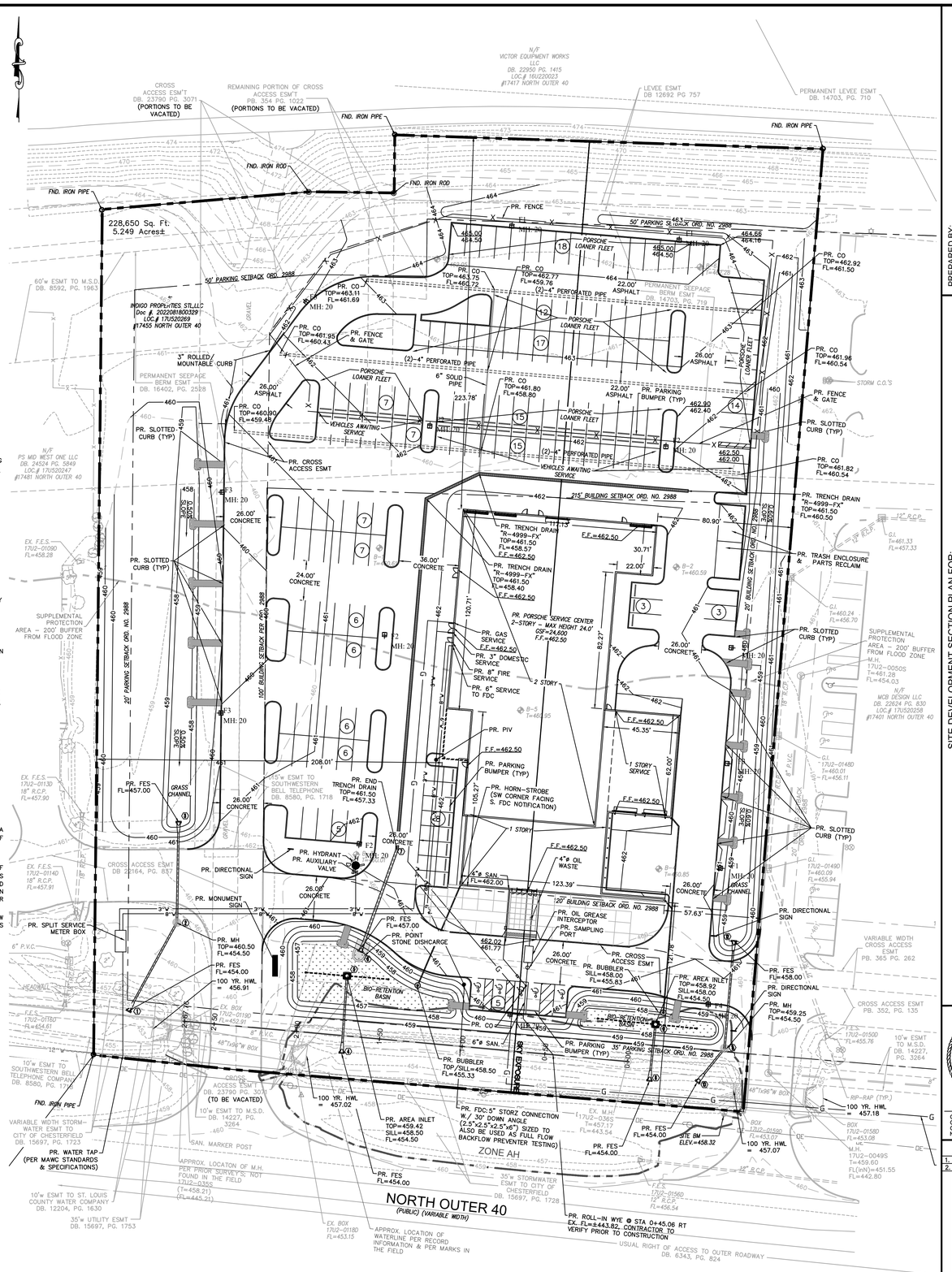
NORTH: 215' BUILDING AND 50' PARKING SETBACK
EAST: 20' BUILDING AND 0' PARKING SETBACK
SOUTH: 120' BUILDING AND 35' PARKING SETBACK
WEST: 100' BUILDING AND 20' PARKING SETBACK

GENERAL NOTES

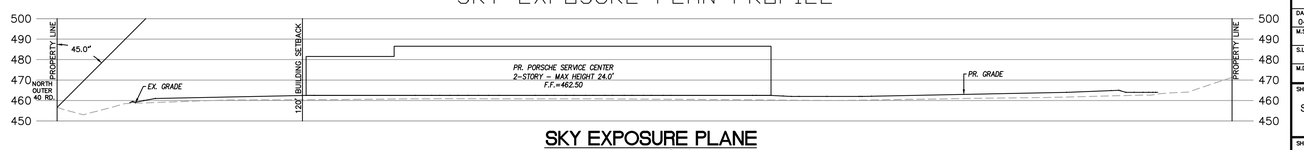
1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
3. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD 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 EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
4. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 405.04.110, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
5. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
6. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
7. ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
8. TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 405.04.020, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
9. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
10. SIGN APPROVAL IS A SEPARATE PROCESS.
11. NO GRADE SHALL EXCEED 3 TO 1.
12. STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
13. 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.
14. 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.
15. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
16. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT.
17. 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.
18. THE PROJECT'S REQUIRED TRAFFIC GENERATION ASSESSMENT SHALL BE DEPOSITED WITH ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT/MZA FOR THIS PROJECT.

ST. LOUIS COUNTY STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS.
6. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
7. UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
8. 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.
9. 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.



SKY EXPOSURE PLAN PROFILE



SKY EXPOSURE PLANE

SCALE: HORZ:1"=30'
VERT:1"=30'

GEOTECHNICAL ENGINEER'S NOTE

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the *Revised Preliminary Geotechnical Report* dated July 2022 for the project, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.

Timothy J. Barrett, P.E., CFM

STATE OF MISSOURI TIMOTHY J. BARRETT 6/19/23 NUMBER PE-2011015698 PROFESSIONAL ENGINEER

INDIGO PROPERTIES STL, LLC, 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 _____ "PI" – PLANNED INDUSTRIAL of the City of Chesterfield (applicable subsection) (present zoning)

Ordinance No. 2988, 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.

INDIGO PROPERTIES STL, LLC

by: _____

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

On this _____ day of _____, 2023, 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.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

_____ Notary Public

_____ Print Name

My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2023, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and Development Services and the City Clerk.

By: _____
Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

By: _____
Vickie McGownd, City Clerk
City of Chesterfield, Missouri

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE "AH" (ELEV. 459) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0165 K WITH AN EFFECTIVE MAP DATE OF 02/04/2015.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12166 ELEV.=458.72 NAVD88
Standard DNR aluminum disk stamped SL-32 Reset, 1999. Disk is set in between the Hwy I-64 North Outer Road and the west bound Hwy I-64; 19' south of the centerline of the North Outer Road and 30' north of the north edge of the west bound lane Hwy I-64. Approximately 0.5 miles east of the intersection of Boones Crossing Road and North Outer Road.

SITE BENCHMARK

ELEV.=458.32 NAVD88
CUT "SQ" ON CONC FLUME ON EASTERN MOST ENTRANCE FROM N. OUTER 40 AS SHOWN HEREON. ENTRANCE TO McBRIDE HOMES.

PREPARED FOR:

indiGO PROPERTIES STL, LLC
ATTN: MR. JAMES DRAKE
2970 SOUTH HANLEY RD.
ST. LOUIS, MO. 63143

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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 Pfleger, Missouri L.S. No. 2008000728

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

SITE DEVELOPMENT SECTION PLAN FOR:

PORSCHE SERVICE CENTER - CHESTERFIELD

17455 N OUTER 40
CHESTERFIELD, MO.

STATE OF MISSOURI GEORGE MICHAEL STOCK NUMBER PE-25116 PROFESSIONAL ENGINEER
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996
07/26/23

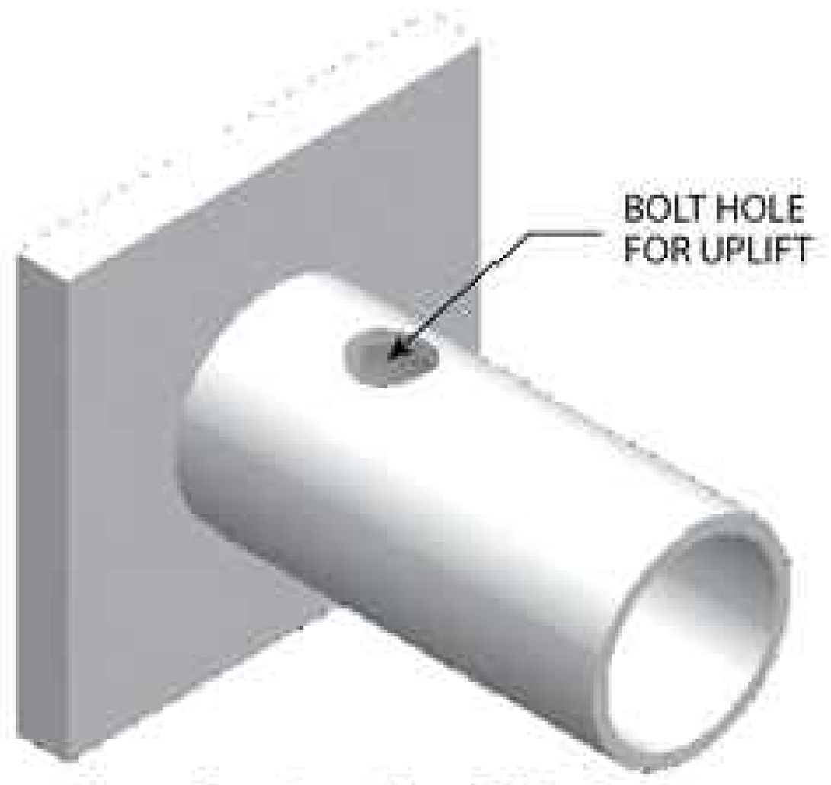
REVISIONS:

1.	2023-06-12 CITY
2.	2023-07-26 CITY

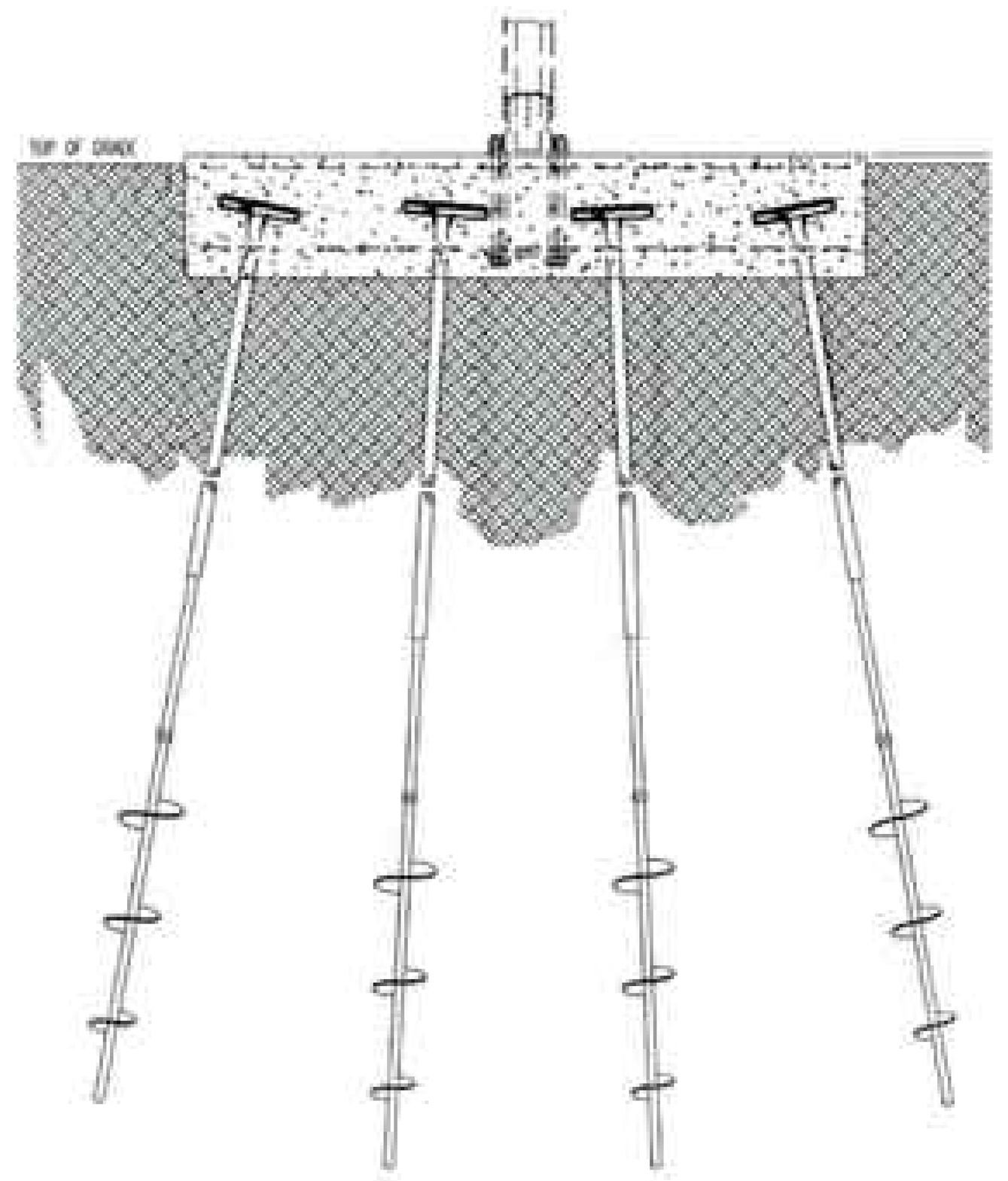
DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 04/24/2023	JOB NO: 222-7226
M.S.D. P. # –	BASE MAP # 17U
S.L.C. H&T #: –	H&T S.U.P. #: –
M.D.N.R. #:	

SHEET TITLE:
SITE DEVELOPMENT SECTION PLAN

SHEET NO.:
SDSP-1.0



**New Construction Pile Cap
for Compression and Uplift**



NOTE:

PARKING LIGHTING WILL NOT BE LOWER THAN 10 FEET ABOVE GRADE AND MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED 20 FEET.

POLE FIXTURES MOUNTED AT 20' INCLUDING BASE
LIGHT LEVELS CALCULATED ON THE GROUND

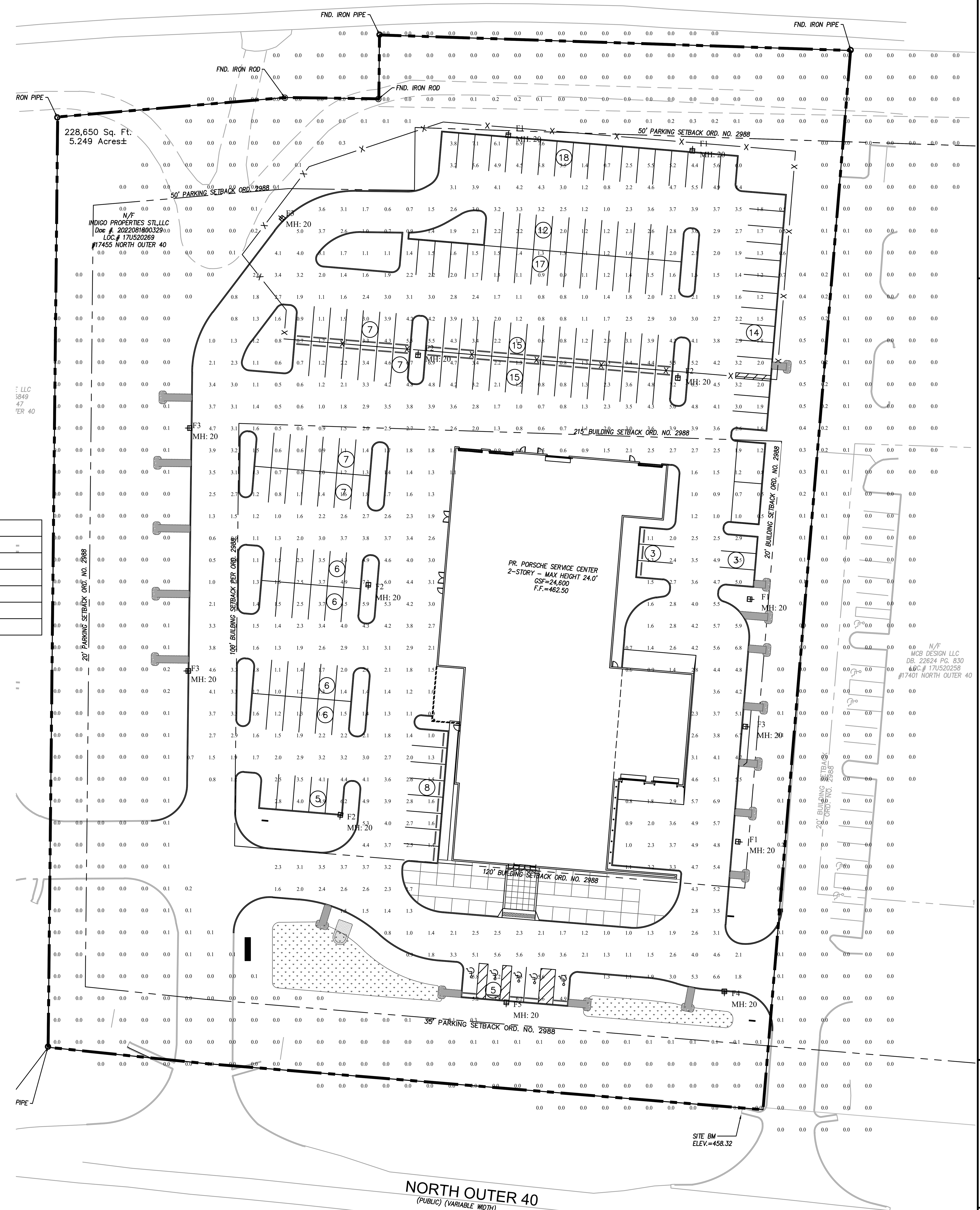
Calculation Summary

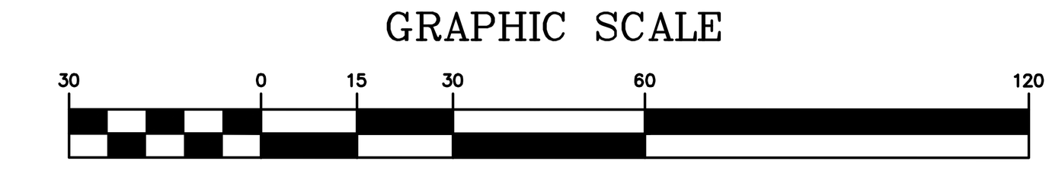
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.59	7.6	0.5	5.2	15.2
SPILL LIGHT	Illuminance	Fc	0.02	0.5	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	4	F1	Single	1.000	213	852	GALN-SA4C-740-U-T4FT-HSS
	4	F2	Single	1.000	269	1076	GALN-SA5C-740-U-5WQ
	4	F3	Single	1.000	108	432	GALN-SA2C-740-U-SL3-HSS
	1	F4	Single	1.000	108	108	GALN-SA2C-740-U-SLL
	1	F5	Single	1.000	213	213	GALN-SA4C-740-U-T4W-HSS

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.





PREPARED BY:

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

SITE DEVELOPMENT SECTION PLAN FOR:

PORSCHE SERVICE CENTER - CHESTERFIELD

17455 N OUTER 40
CHESTERFIELD, MO.

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-25116 — PROFESSIONAL ENGINEER
07/26/23

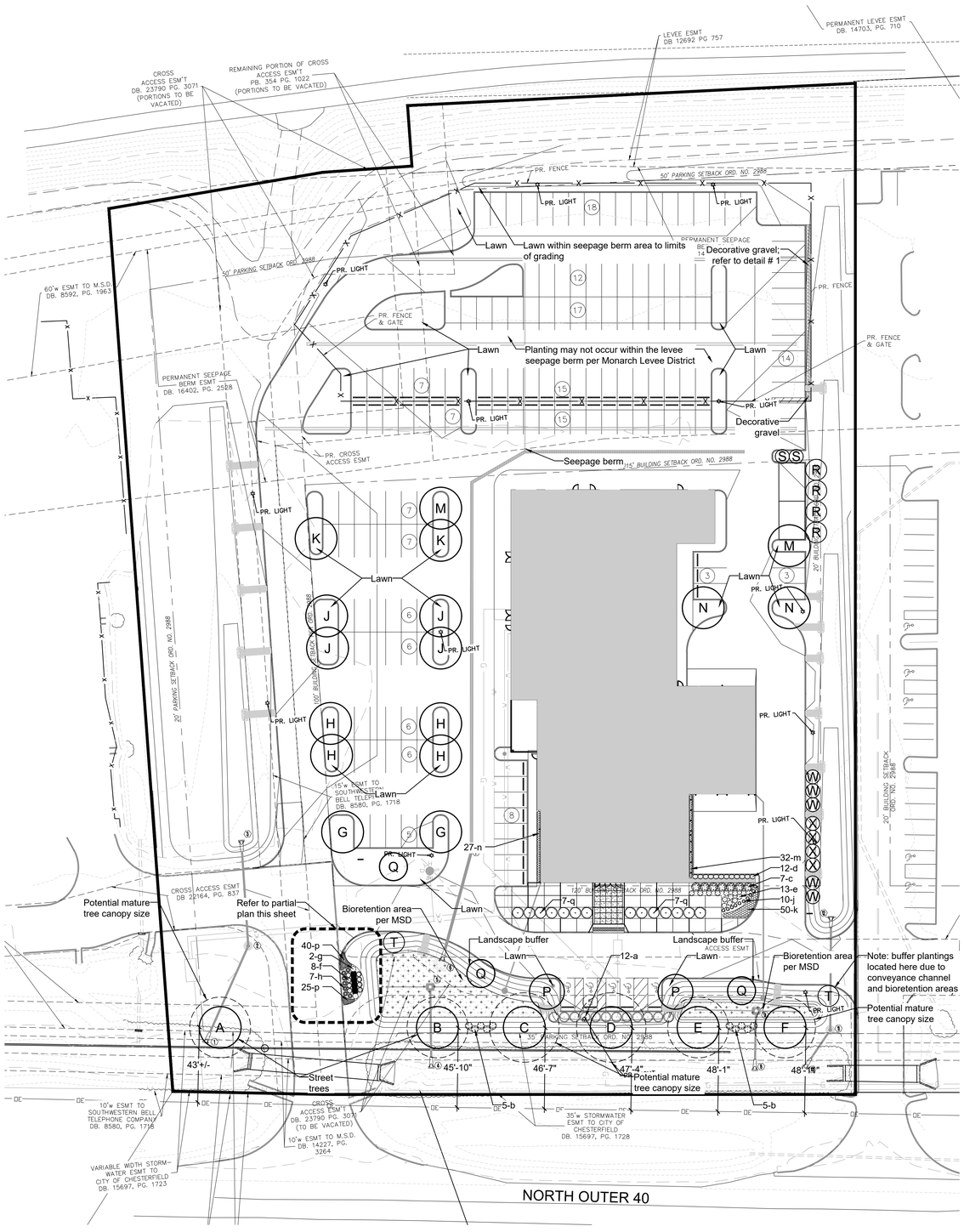
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1. 2023-06-12 CITY
2. 2023-07-26 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 04/24/2023	JOB NO: 222-7226
M.S.D. P #: –	BASE MAP #: 17U
S.L.C. H&T #: –	H&T S.U.P. #: –
M.D.N.R. #: –	

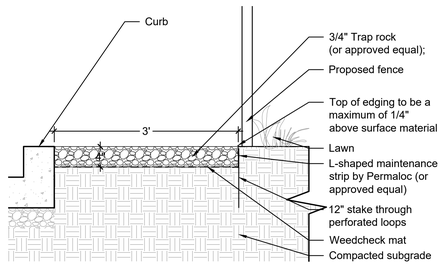
SHEET TITLE: SITE PHOTOMETRIC PLAN

SHEET NO.: SDSP-2.0

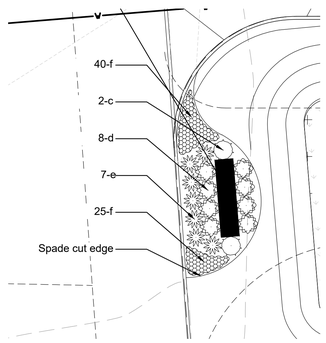


Landscape Plan
SCALE 1"=30'

0 30 60 120

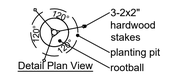


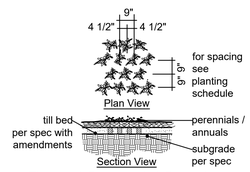
1 / L1.01 Decorative Gravel Detail
N.T.S.



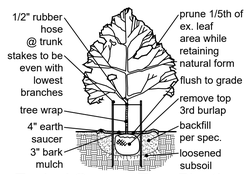
Partial Landscape Plan
SCALE 1"=10'

0 10 20 40

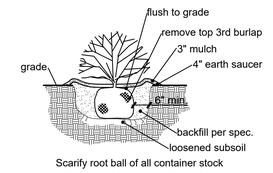




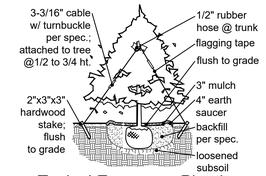
Typical Perennial Planting



Typical Canopy Tree Planting



Typical Shrub Planting



Typical Evergreen Planting

General Notes:

1) All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.

2) No proposed street trees shall be planted closer than three (3) feet to any curb per UDC.

3) No proposed street trees shall be planted closer than twenty-five (25) feet of streetlights, street signs, and intersections per UDC.

4) No street trees shall be planted within ten (10) feet of street inlets or manholes per UDC.

Landscape Notes:

1) Lawn areas shall be turf-type Tall Fescue Grass; All 3:1 or steeper slopes shall be lawn seed and have erosion control blanket

2) Provide topsoil in all disturbed lawn areas at 6" depth

3) Provide soil mix in all shrub beds at 8" depth

4) All mulch to be double ground bark mulch

5) Bed edges to be spade cut

6) Provide underground irrigation system; zone lawns independent of shrub beds

7) Contractor to provide design-build irrigation drawings for review by Landscape Architect

8) Refer to detail # 1 for decorative gravel specifications.

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE	SLOW/MEDIUM GROWTH RATE %	MATURE HEIGHT (IN FEET)
DECIDUOUS (STREET) TREES								
A	1	*Acer x freemanii* 'Celzam'	Celebration Maple	2.5" cal.	B&B	Lg/M-Fast		45+
B	1	*Acer rubrum* 'Sun Valley'	Sun Valley Maple	2.5" cal.	B&B	Lg/Fast		45+
C	1	*Acer x freemanii* 'DTR 102'	Autumn Fantasy Maple	2.5" cal.	B&B	Lg/M-Fast		45+
D	1	*Acer x freemanii* 'Jeffersred'	Autumn Blaze Maple	2.5" cal.	B&B	Lg/M-Fast		45+
E	1	*Acer rubrum* 'Franksred'	Red Sunset Maple	2.5" cal.	B&B	Lg/Fast		45+
F	1	*Acer rubrum* 'October Glory'	October Glory Maple	2.5" cal.	B&B	Lg/Fast		45+
DECIDUOUS (PARKING LOT) TREES								
G	2	*Ginkgo biloba* 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" cal.	B&B	Med/Slow-M	4.5 %	40
H	4	*Ginkgo biloba* 'Autumn Gold'	Autumn Gold Ginkgo	2.5" cal.	B&B	Lg/Slow-M	9.1 %	45
J	4	*Carpinus betulus* 'Fastigiata'	Pyramidal European Hornbeam	2.5" cal.	B&B	Med/Slow-M	9.1 %	35
K	2	*Carpinus betulus* 'Frans Fontaine'	Frans Fontaine Hornbeam	2.5" cal.	B&B	Med/Slow-M	4.5 %	35
M	2	*Carpinus caroliniana*	American Hornbeam	2.5" cal.	B&B	Small/Med	4.5 %	25
N	2	*Tilia cordata* 'Greenspire'	Greenspire Linden	2.5" cal.	B&B	Lg/Slow-M	4.5 %	40
EVERGREEN (PARKING LOT) TREES								
R	4	*Thuja* 'Green Giant'	Green Giant Arborvitae	6' h.	B&B	Lg/Fast		45
S	2	*Juniperus chinensis* 'Blue Point'	Blue Point Juniper	6' h.	B&B	Med/Med	4.5 %	12
DECIDUOUS (BUFFER) TREES								
P	2	*Zelkova serrata* 'Musashino'	Musashino Columnar Zelkova	2.5" cal.	B&B	Med/Fast		24
Q	3	*Syringa reticulata* 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" cal.	B&B	Small/Med	6.8 %	20
EVERGREEN (BUFFER) TREES								
T	2	*Ilex opaca*	American Holly	6' h.	B&B	Lg/Slow	4.5 %	30
EVERGREEN (SCREENING) TREES								
W	5	*Juniperus scopulorum* 'Moonglow'	Moonglow Juniper	6' h.	B&B	Med/Med	11.4 %	20
X	4	*Juniperus chinensis* 'Blue Point'	Blue Point Juniper	6' h.	B&B	Med/Med	9.1 %	12
						Slow-Medium Growth Rate Total	**72.5**%	

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	12	*Juniperus virginiana* 'Grey Owl'	Grey Owl Juniper	18"	72" o.c.
b	10	*Thuja occidentalis* 'Hetz Mid'	Hetz Mini Arborvitae	18"	48" o.c.
c	7	*Cornus stolonifera* 'SMNCSBD'	Arctic Fire Yellow Red-Osier Dogwood	18"	60" o.c.
d	12	*Rhamnus frangula* 'SMNRFBT'	Fine Line Improved Buckthorn	18"	36" o.c.
e	13	*Spiraea media 'SMSMBK'*	Double Play Blue Kazoo Spirea	18"	36" o.c.
f	8	*Hypericum kalmianum* 'Deppe'	Sunny Boulevard St. John's Wort	18"	36" o.c.
g	2	*Panicum virgatum* 'Northwind'	Northwind Switchgrass	1 gal.	36" o.c.
h	7	*Juniperus horizontalis* 'Blue Chip'	Blue Chip Juniper	1 gal.	36" o.c.
j	10	*Coreopsis verticillata* 'Moonbeam'	Moonbeam Coreopsis	1 qt.	32" o.c.
k	50	*Stachys byzantina* 'Silver Carpet'	Silver Carpet Lamb's Ear	1 qt.	18" o.c.
m	32	*Hedera helix*	English Ivy	1 qt.	18" o.c.
n	27	*Iberis sempervirens*	Candytuft	1 qt.	18" o.c.
p	65	*Sedum kamtschaticum*	Orange Stonecrop	2" c.p.	12" o.c.
q	14	Rhus aromatica 'Gro-Low'	Growlow Sumac	18"	72" o.c.
	292 s.f.	Decorative gravel	Decorative gravel		4" deep

DRAFT

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Porsche Service Center - Chesterfield

17455 North Outer 40
Chesterfield, Missouri

Revisions:

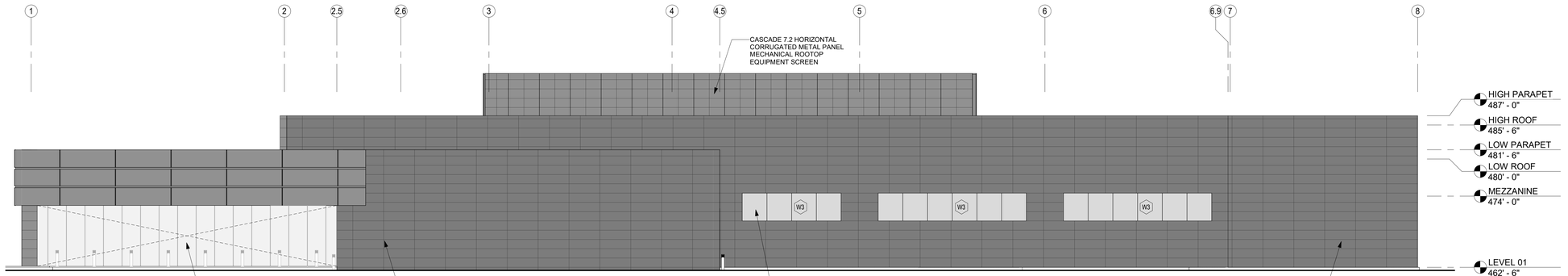
Date	Description	No.
6/12/23	City Comments	1
7/25/23	ARB Comments	2

Drawn: KP
Checked: RS

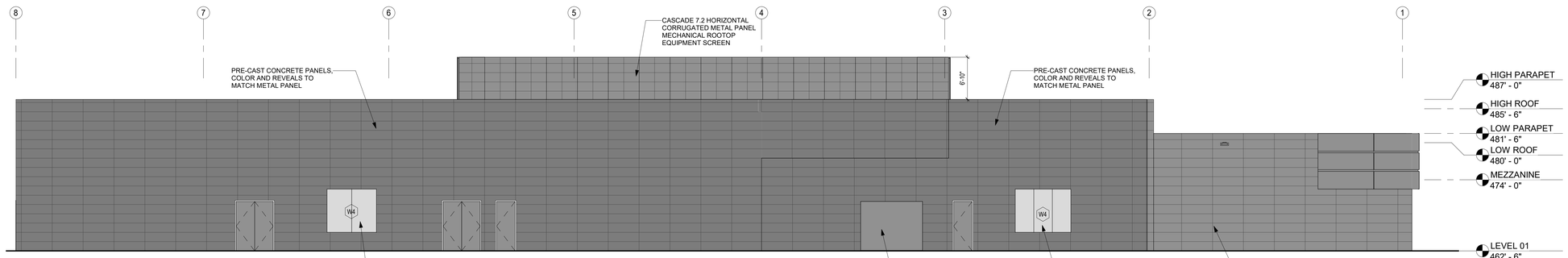
LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

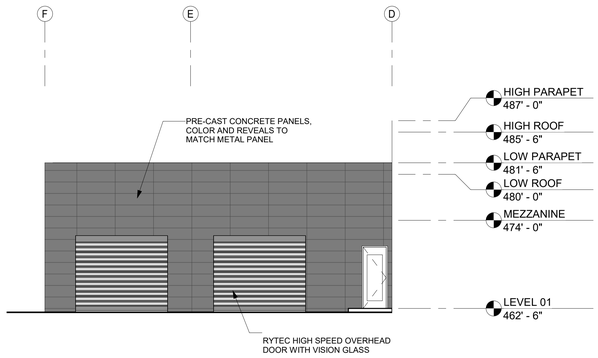
Sheet Title: Landscape Plan
Sheet No: L1.01
Date: 4/24/23
Job #: 1063.001



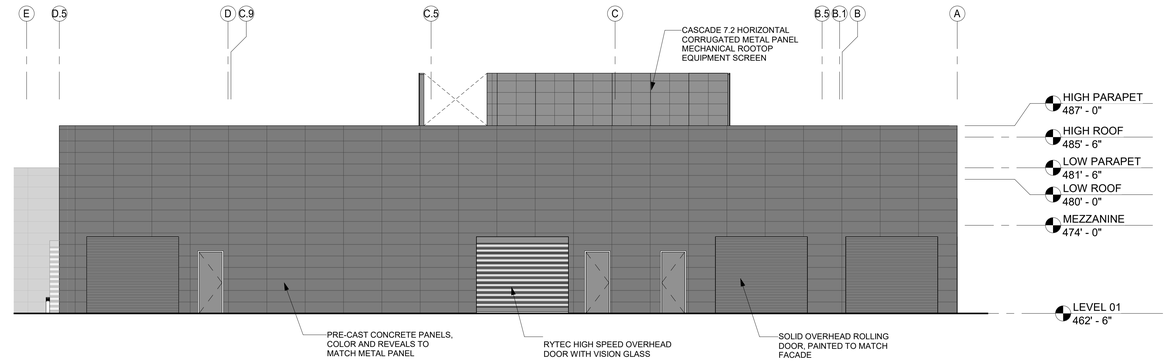
EAST ELEVATION 1/8" = 1'-0" **6**



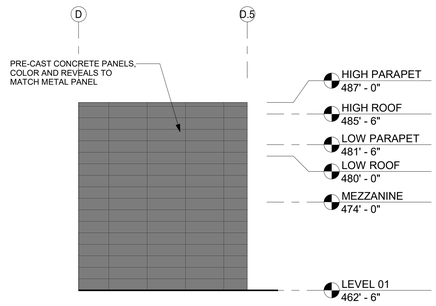
WEST ELEVATION 1/8" = 1'-0" **5**



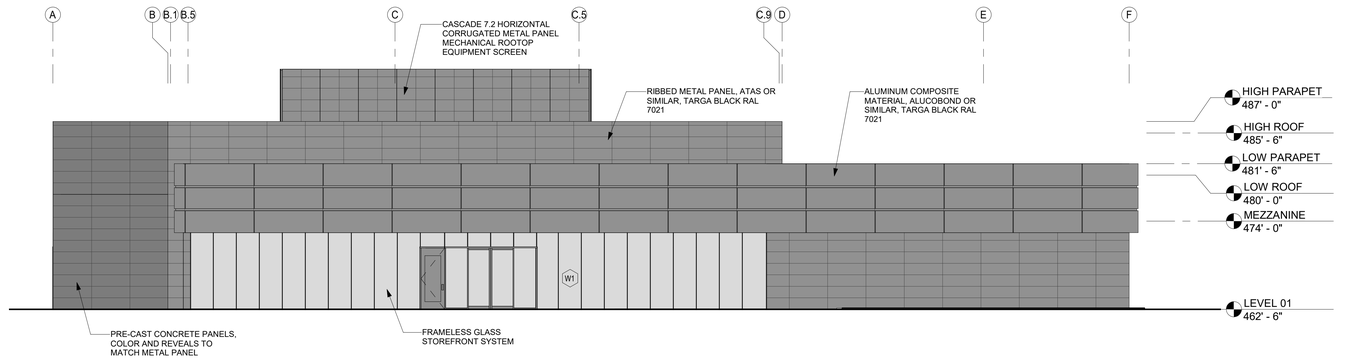
NORTH ELEVATION - PARTIAL 1/8" = 1'-0" **4**



NORTH ELEVATION 1/8" = 1'-0" **3**



SOUTH ELEVATION - PARTIAL 1/8" = 1'-0" **2**



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

GENERAL EXT. ELEV. NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INACCURACY OR CONFLICTING INFORMATION BEFORE EXECUTION OF WORK.
3. DO NOT SCALE DIMENSIONS FROM DRAWINGS, ANY UNKNOWN DIMENSION SHALL BE OBTAINED FROM DESIGN PROFESSIONALS V/A REQUEST FOR INFORMATION (RFI).
4. CONTRACTOR SHALL FIELD COORDINATE LOCATION, SIZE AND TYPE OF BLOCKING FOR INSTALLATION OF SIGNAGE, PLUMBING FIXTURES, MILLWORK, ETC. ALL CONCEALED WOOD SHALL BE FIRE RETARDANT TREATED (F.R.T).
5. ALL SHAFTS PENETRATING SLAB SHALL BE RATED 2HR.
6. ALL ROOF SLOPES SHALL BE 1/4" PER FOOT U.N.O.
7. VERIFY ALL EXTERIOR PAINT COLORS WITH OWNER PRIOR TO PURCHASE.
8. FINISHES, TRIM, DECORATIVE ELEMENTS ETC. SHALL WRAP ALL ELEVATIONS OF WALLS, COLUMNS ETC. WHEN ALL ELEVATIONS OF ARCHITECTURAL FEATURES ARE NOT PROVIDED IN THE CONSTRUCTION DOCUMENTS.

EXT. ELEV. GRAPHICS LEGEND

INDICATES 1/4" PER FOOT SLOPE TO DRAIN AT ROOF OR 2% SLOPE TO DRAIN AT EXTERIOR TERRACE

C J — CONTROL JOINT

NOTE: KEYNOTE NUMBERING IS FOR ORGANIZATIONAL PURPOSES ONLY AND NOT INTENDED TO REFERENCE A SPECIFIC CSI DIVISION

NUMBER	DESCRIPTION

CLIENT

INDIGO AUTO GROUP

13801 North Fwy
Houston, TX 77090
T (866) 979-5937

ARCHITECT

PGAL

PGAL, Inc.
3601 S Congress Ave
Suite D100
Austin, TX 78704
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www.pgal.com

CONSULTANT

CONSULTANT
ADDRESS
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T PHONE
F Fax

REGISTRATION

INTERIM REVIEW
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DRAWING HISTORY

№	DATE	DESCRIPTION
A	2023/01/13	30% Architecture Set
B	2023/05/19	60% Drawing Set

PROJECT NAME
Chesterfield Porsche Service Center

PROJECT LOCATION
17455 N Outer 40 Rd
Chesterfield, MO
63005

PROJECT NUMBER
1006881

SHEET TITLE
EXTERIOR BUILDING ELEVATIONS

SHEET NUMBER
A6.01

FILE NAME: C:\@Revit\Locals\A-CFP-1006881_R22_SSmith@pgal.com.rvt
DATE STAMP: 7/24/2023 3:32:39 PM

GENERAL EXT. ELEV. NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
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INDICATES 1/4" PER FOOT SLOPE TO DRAIN AT ROOF OR 2% SLOPE TO DRAIN AT EXTERIOR TERRACE

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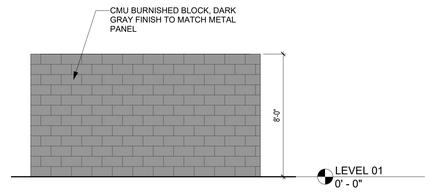
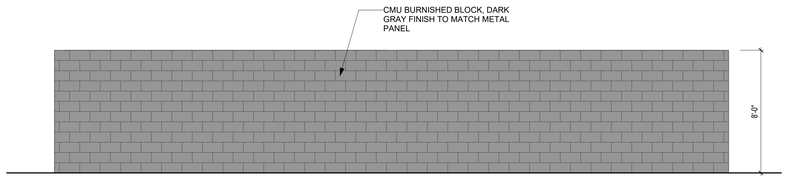
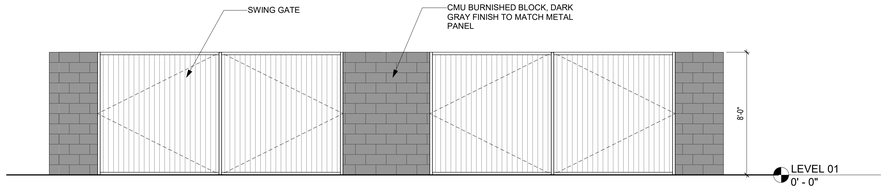


TRASH ENCLOSURE - NORTH ELEVATION 1/4" = 1'-0" (3)



TRASH ENCLOSURE - EAST ELEVATION 1/4" = 1'-0" (2)



TRASH ENCLOSURE - WEST ELEVATION 1/4" = 1'-0" (1)

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NUMBER	DESCRIPTION

FILE NAME: C:\@Revit\Locals\A-CFP-1006881_R22_SSmith@pgal.com.rvt
DATE STAMP: 4/25/2023 9:40:17 AM

CLIENT

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ARCHITECT

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DRAWING HISTORY

№	DATE	DESCRIPTION

PROJECT NAME
Chesterfield Porsche Service Center

PROJECT LOCATION
N Outer 40 Rd
Chesterfield, MO
63005

PROJECT NUMBER
1006881

SHEET TITLE
ENLARGED BUILDING ELEVATIONS

SHEET NUMBER
A6.10