

Planning Commission Staff Report

Project type: Site Development Plan

Meeting Date: September 27, 2023

From: Shilpi Bharti, Planner *SB*

Location: 17970 Edison Avenue.

Description: **Damian Kroenung Estate (SDP)**: A Site Development Plan, Landscape Plan, Lighting Plan and Architectural Elevations for an Office/Warehouse building located on a 7.1-acre tract of land located south side of Edison Avenue, zoned “PI”-Planned Industrial.

PROPOSAL SUMMARY

Engenuity on behalf of Edison Partners LLC, has submitted a Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a proposed Office/warehouse building located at 17970 Edison Avenue.

Proposed Development includes:

- 70,000 square feet of office and warehouse
- 64 parking spaces
- 4 loading spaces
- Landscape Plan
- Lighting Plan



Figure 1: Subject Location

HISTORY OF SUBJECT SITE

The site is located in Ward 4 of the City of Chesterfield. The subdivision was zoned “M3” – Planned Industrial District prior to the City’s incorporation. In 2004, the site was rezoned to “PI” – Planned Industrial following the City Ordinance 2124. In 2023, the site-specific Ordinance 2124 was amended to modify the existing setbacks, and building square feet requirements. The current ordinance governing the site is ordinance 3242.

STAFF ANALYSIS

The proposed 70,000 sq. ft. building will be located in the center of the site. There are two curb cuts proposed on Edison Avenue, and one access to the shared drive on the east. In the future, the applicant will be having 20,000 sq. ft. of the building addition on the east which is currently left as grassy area. The site is required to have 35% of open space and has provided 48% of open space. There are 64 parking spaces and 4 loading spaces proposed for the development.

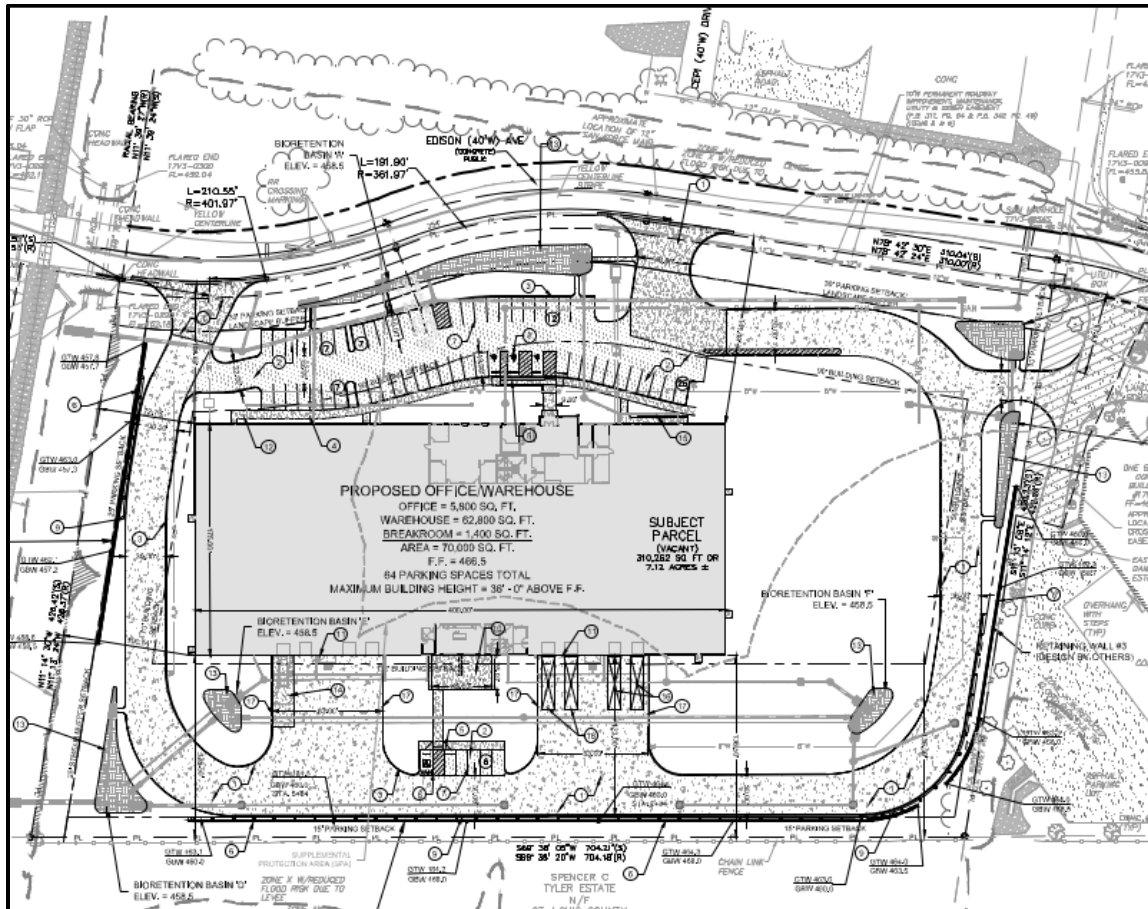


Figure 2: Site Plan

Site Relationships

The proposed building is 70,000 square feet on 7.1 acres of land. The height of the proposed building is 36'. The site is bordered by Insituform building on the west, Chesterfield Executive Park on the north, Spirit of St. Louis Airport on the south, and Spirit Trade Center on the east. As per the applicant, the proposed building on site will be a single-story office/warehouse building. The trash enclosure will be located on the south of the subject site (i.e., back of the building).

Circulation System and Access

The site is accessed through Edison Avenue located north of the subject site. There is an existing shared cross access located on the east of the subject site. As per International Fire Code, based on the size and height of the proposed building, the site is required to have three accesses. The three accesses were

discussed in the Planning Commission meeting when the site was going through the rezoning process. As per site specific ordinance the site is allowed to have two accesses from the Edison Avenue. Proposed internal driveways on the site are 22-30 feet wide with a two-way access.

Retaining Wall and Screening

The site sits vacant and is surrounded by buildings on the north, east and west. The site is relatively flat. The retaining wall is proposed on the south, west, and east side. The retaining wall height varies from 1' to 6'. The material used for the retaining wall will be modular block concrete. The roof top mechanical equipment will be fully screened by a parapet on the front and mechanical equipment screening will be painted to match with the parapet color.

Elevations

The four sides of the building façade consist of painted concrete tilt-up panels. The front of the building has a combination of three painted concrete panels, thin Brick veneer, 3/4" deep reveals, and metal canopy. The windows on the north are 1" insulated glass in black anodized storefront system. There are eight overhead doors located at the back of the building. The overhead doors will be of galvanized insulated steel.

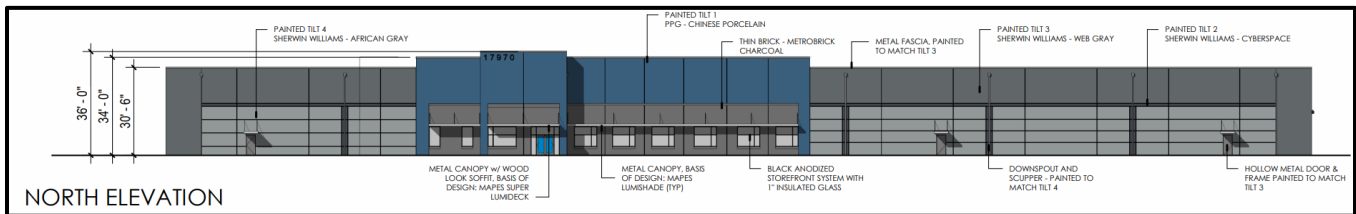


Figure 3: North side Elevation

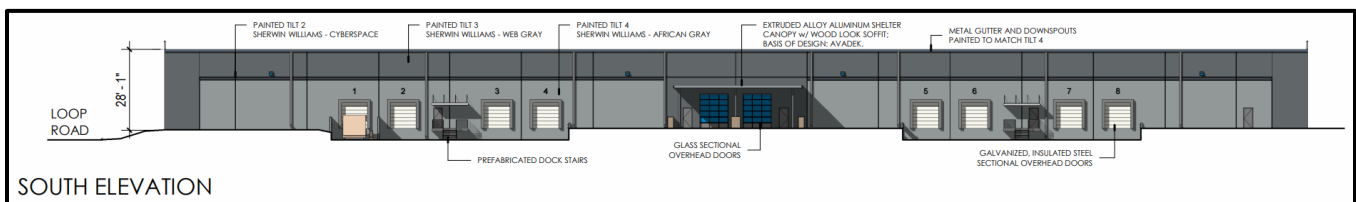


Figure 4: South side Elevation

Lighting

There are six (6) wall pack lights, one (1) canopy light and twelve (12) pole lights proposed for this development. The fc level complies with the City of Chesterfield Unified Development Code.

Landscaping

The proposed Landscape Plan of the site consists of a mix of evergreen, deciduous and ornament trees. There are five bio-retention basins provided on the site. Applicant has provided a 30 feet landscape buffer along Edison Avenue, which is categorized as a minor arterial road.

ARB Meeting Report

The project was reviewed by the Architectural Review Board members on August 11, 2023. There was considerable discussion associated with the general building design, and screening. At that time the applicant requested to hold. Since then, the applicant revised their submittal, and the project was reviewed by the Architectural Review Board on September 14, 2023. At that time, the Board passed a motion to forward the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations to the Planning Commission with a recommendation to approve as presented.

DEPARTMENTAL INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City’s Unified Development Code and site-specific ordinances. All outstanding comments have been addressed at this time. Staff recommends approval of the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for 17970 Edison Avenue.

MOTION

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

- 1) “I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Damian Kroenung Estate (SDP), as presented.”

- 2) “I move to approve the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Damian Kroenung Estate (SDP), with the following conditions...”

Attachments

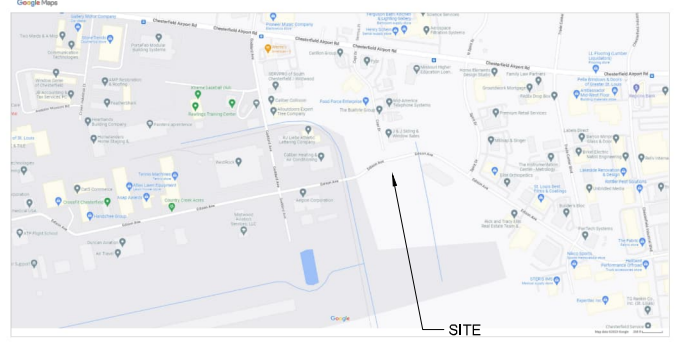
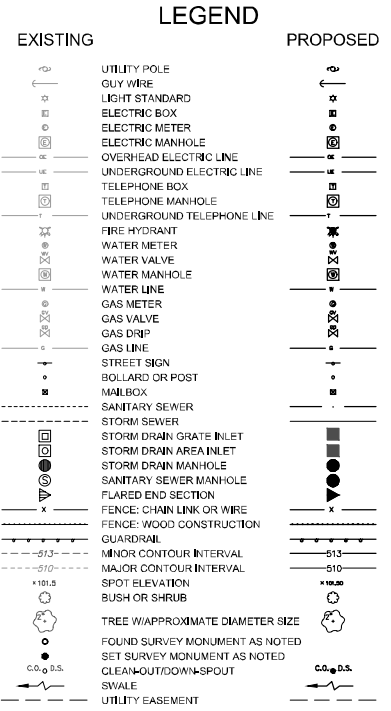
1. Site Development Plan Packet

SITE DEVELOPMENT PLAN FOR CLASSROOM LIBRARY COMPANY

17970 EDISON AVE. CHESTERFIELD, MO

A TRACT OF LAND BEING PART OF LOT 5 OF DAMIAN KROENUNG ESTATE
PARTITION IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 5 EAST,
ST. LOUIS COUNTY, MISSOURI

CITY OF CHESTERFIELD
DEPARTMENT OF PLANNING
SCHEM FOR A SITE DEVELOPMENT PLAN



GEOTECHNICAL ENGINEER'S STATEMENT

SOIL ENGINEERING, INC. AND THE UNDERSIGNED ENGINEER HAVE NOT PREPARED ANY PART OF THE PLANS SHOWN ON THIS OR THE ATTACHED SHEETS. THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER HAS BEEN AFFIXED AT THE REQUEST OF THE CITY OF CHESTERFIELD AND IS A PROFESSIONAL OPINION TO INDICATE THAT THE UNDERSIGNED HAS REVIEWED THE ASPECTS OF THE CIVIL PLANS RELATING TO SOILS ENGINEERING AND IT IS AN OPINION THAT THE GRADING SHOWN ON THE PLAN IS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THE PROJECT DATED APRIL, 2023.

ROADS AND BUILDING FOUNDATIONS MAY BE SUPPORTED ON APPROVED NATURAL SOIL, APPROVED ENGINEERED FILL, OR BEDROCK, AS RECOMMENDED IN THE GEOTECHNICAL REPORT. THE ABOVE OPINION IS BASED ON DATA FROM THE GEOTECHNICAL REPORT WHICH IS BASED ON WIDELY SPACED EXPLORATIONS AND PRESUMES THAT THE CONSTRUCTION AND ENGINEERING OBSERVATIONS WILL BE COMPLETED AS RECOMMENDED IN THE GEOTECHNICAL REPORT. CONDITIONS MAY VARY FROM THOSE ENCOUNTERED IN THE EXPLORATION, OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES OR WEATHER CONDITIONS. THEREFORE, THE UNDERSIGNED MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THIS PROJECT TO DETERMINE IF THE SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE SPRING DATA AND THE RECOMMENDATIONS RELATIVE TO CONSTRUCTION ARE IMPLEMENTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE APPROPRIATE PARTY SO THAT THE OBSERVATIONS CAN BE MADE AT THE PROPER TIME. CONSTRUCTION METHODS AND IMPLEMENTATION OF THE GRADING PLANS SHALL BE LEFT TO THE CONTRACTOR WITH VERIFICATION BY THE GEOTECHNICAL ENGINEER REQUIRED IN WRITING.

SOIL ENGINEERING, INC. AND THE UNDERSIGNED HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS. THESE SERVICES BY OTHERS INCLUDE BUT ARE NOT LIMITED TO: ESTABLISHMENT OF GRADES, SEWER PLANS OR SEWER CONSTRUCTION, DESIGN OR CONSTRUCTION OF RETAINING WALLS, DRAINAGE, BOUNDARY, AND TOPOGRAPHIC SURVEYS, STRUCTURAL, ELECTRICAL, WATER, OR GAS COMPONENTS. ANY OTHER ENGINEERING DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT.

TIMOTHY J. BARRETT
PE#011015068

ABBREVIATIONS

ADS - ADVANCED DRAINAGE SYSTEM (ADS)	N/A - NOT TO SCALE
ATC - ADJUST TO GRADE	OS - ON CENTER
BM - BENCHMARK	PA - PERMIT
CL - CURB FILET	K/L - KENTLAND CURB
CO - CLEAN-OUT	POC - PRECAST CONCRETE
CMF - CONDUIT/SHIELD METAL PIPE	PSG - FOUNDATION/CONCRETE
CONC - CONCRETE	PROP - PROPOSED
COV - CURB YARDS	PRVAL - PRIVATE UNDER VESTIGATION
DC4 - DOUBLE CURB INLET	RC - REINFORCED CONCRETE
DBP - DUCTILE IRON PIPE	RA - RAIL ROAD
DI - DIAMETER	RCR - REINFORCED CONCRETE PIPE
DS - DOWNSPOUT	S/F - SQUARE FOOT
ELEV - ELEVATION	S/S - SQUARE YARD
EX - EXISTING	SAN - SANITARY
FD - FLOOR DRAIN	SMPP - STORM WATER POLLUTION
FF - FINISH FLOOR	TBA - TO BE ASSIGNED
FL - FLOW LINE	TBR - TO BE REMOVED
GL - GRADE INLET	TRK - TRUCK
GLA - GULLY	TRK - TRUCK
HA - HYDRAULIC GRADE	UP - USE IN PLACE
HD - HYDRANT	VCP - VETTERED GAY PIPE
MAX - MAXIMUM	YD - YARD DRAIN
MI - MANHOLE	WV - WATER VALVE
MIN - MINIMUM	

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Underground facilities, structures & utilities are being plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

SHEET INDEX

C000	COVER SHEET
C001	TOPOGRAPHIC SURVEY
C100	EXISTING CONDITIONS & DEMOLITION PLAN
C200	SITE PLAN

PERTINENT INFORMATION

OWNER: EDISON PARTNERS LLC
DEVELOPER: EDISON PARTNERS LLC
SITE ADDRESS: 17970 EDISON AVE, CHESTERFIELD, MISSOURI 63095
LOCATOR NO: 17V310081
EXISTING ZONING: PLANNED INDUSTRIAL DISTRICT (PI)
EXISTING SITE AREA: 7.12 ACRES
PROPOSED SITE AREA: 7.12 ACRES
SCHOOL DISTRICT: ROCKWOOD 8
WATER DISTRICT: MISSOURIAMERICAN WATER COMPANY
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
GAS SERVICE: SPIRE ENERGY NATURAL GAS SERVICE
ELECTRIC SERVICE: AMEREN MISSOURI ELECTRIC SERVICE
CABLE/INTERNET SERVICE: SPECTRUM
PHONE SERVICE: AT&T
PROPOSED PARKING SETBACKS: NORTH: 30'
EAST: 10'
SOUTH: 15'
WEST: 25'
PROPOSED BUILDING SETBACKS: NORTH: 90'
EAST: 10'
SOUTH: 130'
WEST: 70'

PROPERTY DESCRIPTION
LAND DESCRIPTION (PER TITLE COMMITMENT)

A TRACT OF LAND BEING PART OF LOT 5 OF DAMIAN KROENUNG ESTATE PARTITION IN U.S. SURVEY 150, TOWNSHIP 45 NORTH, RANGE 5 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 1 OF SPIRE TRADE CENTER PLAT ONE, A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 320 PAGES 14-65 OF THE ST. LOUIS COUNTY RECORDS WITH THE SOUTH RIGHT OF WAY LINE OF EDISON AVENUE (40 FEET WIDE) AS DESIGNATED BY THE INSTRUMENT RECORDED IN PLAT BOOK 342 PAGE 46 OF SAID RECORDS; THENCE ALONG SAID WEST LINE OF LOT 1, SOUTH 12 DEGREES 14 MINUTES 12 SECONDS EAST 402.65 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO ST. LOUIS COUNTY ACCORDING TO THE INSTRUMENT RECORDED IN DEED BOOK 8017 PAGE 288 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 78 DEGREES 38 MINUTES 20 SECONDS WEST 704.18 FEET TO THE EAST LINE OF ST. LOUIS PARK PARK, A SUBDIVISION ACCORDING TO THE INSTRUMENT RECORDED IN PLAT BOOK 187 PAGE 42 OF SAID RECORDS; THENCE ALONG SAID EAST LINE OF ST. LOUIS PARK PARK, NORTH 11 DEGREES 13 MINUTES 24 SECONDS WEST 426.37 FEET TO THE APPOINTED SOUTH RIGHT OF WAY LINE OF EDISON AVENUE (40 FEET WIDE); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF EDISON AVENUE (40 FEET WIDE) THE FOLLOWING COURSES AND DISTANCES: NORTH 78 DEGREES 20 MINUTES 53 SECONDS, EAST 123 FEET ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 11 DEGREES 35 MINUTES 27 SECONDS WEST 401.27 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 214.55 FEET, ALONG A REVERSE CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 41 DEGREES 40 MINUTES 08 SECONDS EAST 361.07 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 191.50 FEET, AND NORTH 78 DEGREES 42 MINUTES 24 SECONDS EAST 316.00 FEET TO THE POINT OF BEGINNING. AREA OF TRACT: 310,281.5 SQ. FT., OR 7.1 ACRES, MORE OR LESS

NOTE: LEGAL DESCRIPTION PREPARED BY ANDY D. BECK WITH BAX ENGINEERING DURING JULY 2022.

I, _____, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 63.020, of the City of Chesterfield Ordinance Development (attachable addendum) present and agree to develop only as shown and as stated in the date of recording this plan and to be developed only as shown and as stated in the date of recording this plan of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

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

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____, St. Louis County, Missouri, the day and year last above written.

My term expires _____, _____ (Notary Public)
This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as amended by the Director of Planning and the City Clerk.

John Wynn, ACP
Director of Planning
City of Chesterfield, Missouri

Vicki McFarland, City Clerk
City of Chesterfield, Missouri

Open Space Calculations

Description	Area (acre)	% of Site
Building	1.61	23%
Pavement	2.09	29%
Open Space (Sidewalk, Patio, Grass)	3.43	48%
Total	7.12	100%

FLOOD NOTE:
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 2018020445 K DATED NOVEMBER 8, 2018, THIS PARCEL IS LOCATED IN ZONE X. DENOTES REDUCED FLOOD RISK DUE TO LEVEL, ZONE AH DENOTES WITHOUT BASE FLOOD ELEVATION.

PARKING REQUIREMENTS

Section 4005.04.040 Off-Street Parking, Stacking and Loading Space

Office (General): Minimum Parking Required = 3.3/1,000 GFA
Maximum Parking = 4.5/1,000 GFA

Warehouse (General): Minimum Parking Required = 2 spaces for every 3 employees on max. shift
Maximum Parking = 4.5/1,000 GFA

Proposed Office/Warehouse Office:

7,000 sq. ft. x 3.3 spaces	=	23.1	24 Spaces Minimum
7,000 sq. ft. x 4.5 spaces	=	31.5	32 Spaces Maximum

Loading: One (1) 10 ft. x 25 ft. Loading Space Required

Warehouse:

44 Employees x 2 spaces	=	29.333333	30 Spaces Minimum
44 Employees x 3 Employees	=	52.8	53 Spaces Maximum

Loading: Three (3) 10 ft. x 40 ft. Loading Spaces Required

TOTAL REQUIRED= 54 Spaces Minimum
85 Spaces Maximum

TOTAL PROPOSED= 64 Spaces

MSD PROJECT #: 23MSD-00225
MSD BASEMAP: 17V3

ENGENUITY
BUILDING VALUE BY DESIGN
170297 N. SUITE 1477 WYOMING ROAD
CHESTERFIELD, MO 63091-1416
WWW.THEENGUITY.COM
PH: 636.251.1000
FAX: 636.251.1000

PREPARED BY: [Logo]
CONTACT: SEAN ACKLEY

PREPARED FOR:
REMIER DESIGN
2907 OLIVE STREET
ST. LOUIS, MO 63103
CONTACT: DENNY CRAIG
PH: 314-241-4515

SITE DEVELOPMENT PLAN
CLASSROOM LIBRARY COMPANY
OFFICE/WAREHOUSE
17970 EDISON AVE.
CHESTERFIELD, MISSOURI 63005

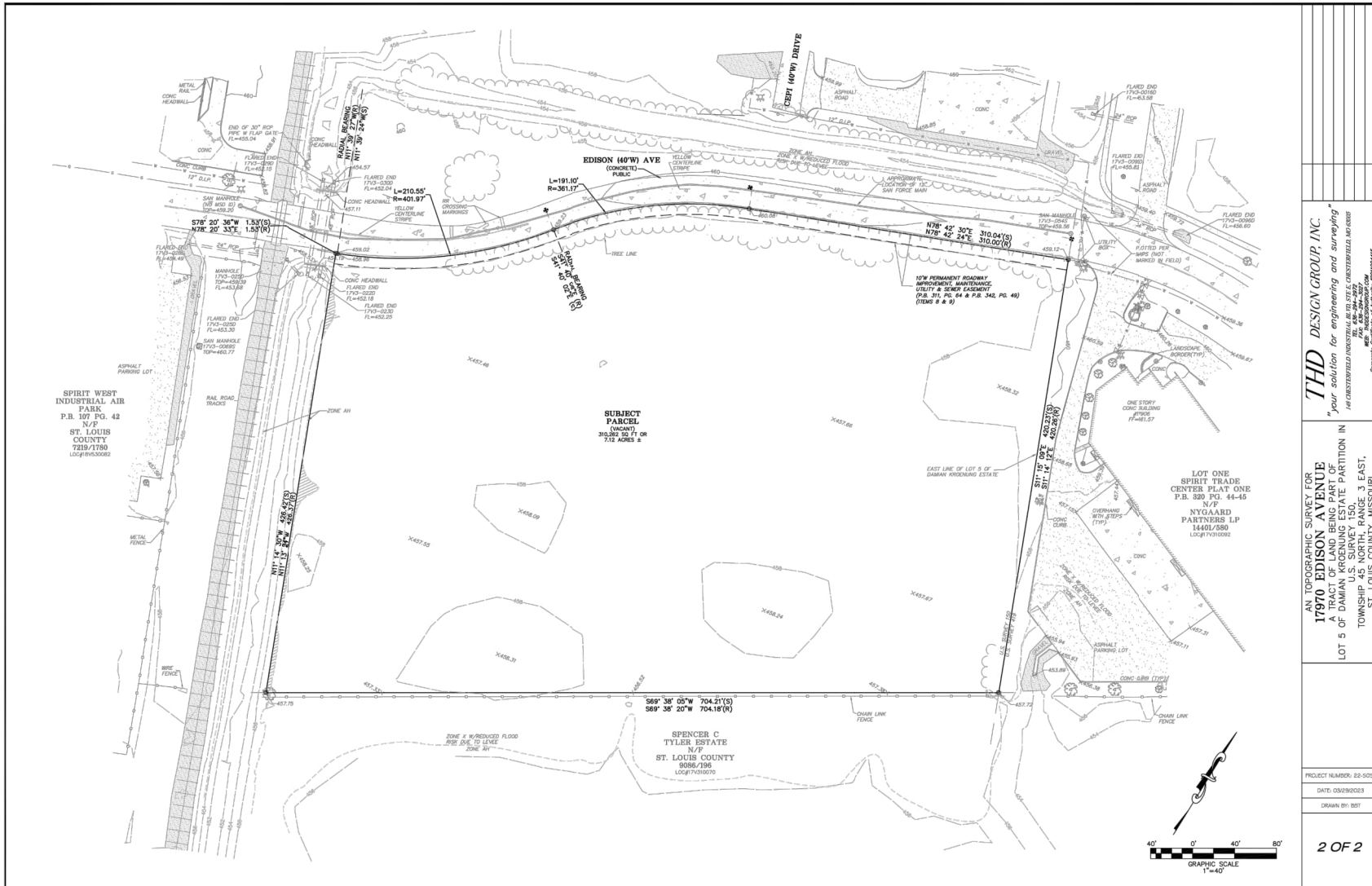
Project No: 230321

No	Description	Date
1	City Submittal	07/18/2023
2	City Comments	08/02/2023
3	City Comments	08/18/23



DATE: 07/18/2023
SCALE:

COVER SHEET
C000



<p>THD DESIGN GROUP, INC. <i>"your solution for engineering and surveying"</i> 170297 N. SUITE 1427 BY RIGGS CHESTERFIELD, MISSOURI 63005 WWW.THEANGENITY.COM PHONE: 636.224.5151 FAX: 636.224.5152 LICENSED TO: 173048</p>	
<p>AN TOPOGRAPHIC SURVEY FOR 17970 EDISON AVENUE A TRACT OF LAND BEING PART OF LOT 5 OF DAMIAN KROENING ESTATE PARTITION IN TOWNSHIP 45S NORTH RANGE 3 EAST, ST. LOUIS COUNTY, MISSOURI</p>	
<p>PROJECT NUMBER: 23-2024 DATE: 09/18/2023 DRAWN BY: SST</p>	
<p>2 OF 2</p>	

TOPOGRAPHIC SURVEY PREPARED BY OTHERS AND IS PROVIDED FOR REFERENCE ONLY. THE ENGINEER'S SEAL ON THIS SHEET DOES NOT APPLY TO SURVEY INFORMATION.

MSD PROJECT #: 23MSD-00225
 MSD BASEMAP: 17V3

ENGENUITY
 BUILDING VALUE
 BY DESIGN
 170297 N. SUITE 1427 BY RIGGS
 CHESTERFIELD, MISSOURI 63005
 WWW.THEANGENITY.COM
 PHONE: 636.224.5151
 FAX: 636.224.5152
 LICENSED TO: 173048

PREPARED BY:

 REMIER DESIGN
 297 OLIVE STREET
 ST. LOUIS, MISSOURI 63101
 CONTACT: DENNY CRANN
 PH: 314-224-5151

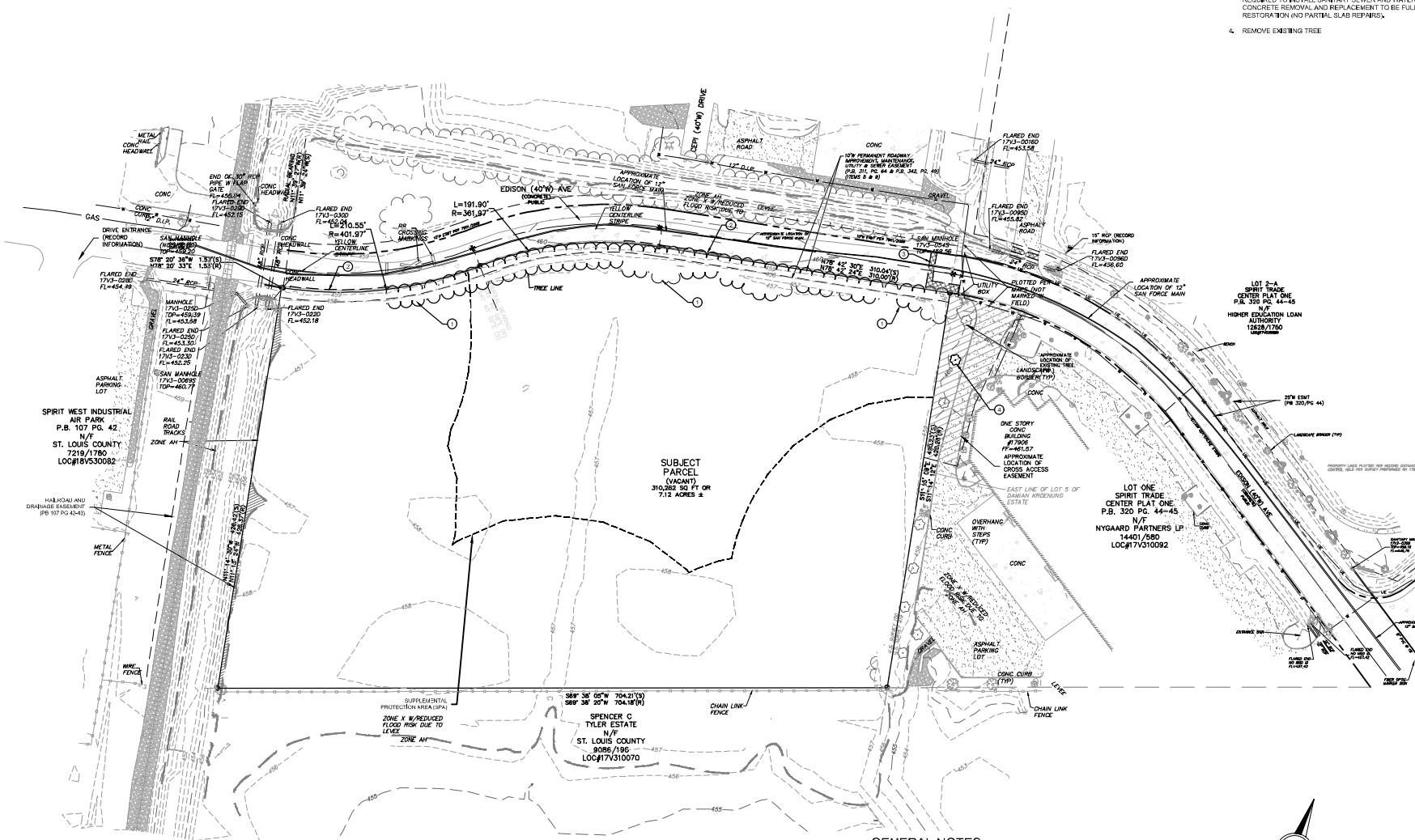
SITE DEVELOPMENT PLAN
CLASSROOM LIBRARY COMPANY
OFFICE/WAREHOUSE
 17970 EDISON AVE.
 CHESTERFIELD, MISSOURI 63005

Project No: 23-2024		
No	Description	Date
1	City Submittal	07/18/2023
2	City Comments	08/03/2023
3	City Comments	08/18/23

STATE OF MISSOURI

 Sean M. Achley
 MISSOURI PROFESSIONAL ENGINEER
 LICENSE NO. 30991B001

DATE:	09/18/2023
SCALE:	07/18/2023
TOPOGRAPHIC SURVEY	
C001	

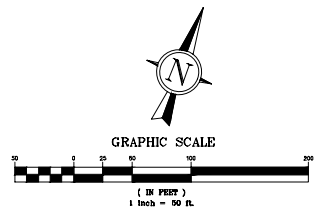


KEYED NOTES

1. REMOVE EXISTING BRUSH
2. SAWCUT AND REMOVE PAVEMENT AS REQUIRED TO CONSTRUCT ENTRANCE, CONCRETE REMOVAL AND REPLACEMENT TO BE FULL SLAB RESTORATION (NO PARTIAL SLAB REPAIRS).
3. SAWCUT AND REMOVE AND REPLACE PAVEMENT IN KIND AS REQUIRED TO INSTALL SANITARY SEWER AND WATER MAIN, CONCRETE REMOVAL AND REPLACEMENT TO BE FULL SLAB RESTORATION (NO PARTIAL SLAB REPAIRS).
4. REMOVE EXISTING TREE

GENERAL NOTES

- A. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SIZE UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- B. THE EXISTING SITE CONDITIONS AND TOPOGRAPHY SHOWN ARE FROM A SITE SURVEY AS PREPARED BY THD DESIGN GROUP, DATED DECEMBER 2022.
- C. IF CONTRACTOR DETERMINES THAT ACTUAL EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER AND OWNER BEFORE COMMENCING ANY DEMOLITION OR CONSTRUCTION WORK.



ENGENUITY
BUILDING VALUE
BY DESIGN
 170287 N. BLUETTE AVE. SUITE 100
 CHESTERFIELD, MISSOURI 63005
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 (636) 637-1700

PREPARED BY: CONTACT: SEAN ACKLEY

PREPARED FOR:
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 2307 OLIVE STREET
 CHESTERFIELD, MISSOURI 63005
 CONTACT: DENNY CRANN
 PH: 314-241-5151

SITE DEVELOPMENT PLAN
CLASSROOM LIBRARY COMPANY
OFFICE/WAREHOUSE
 17970 EDISON AVE.
 CHESTERFIELD, MISSOURI 63005

Project No: 23-0321

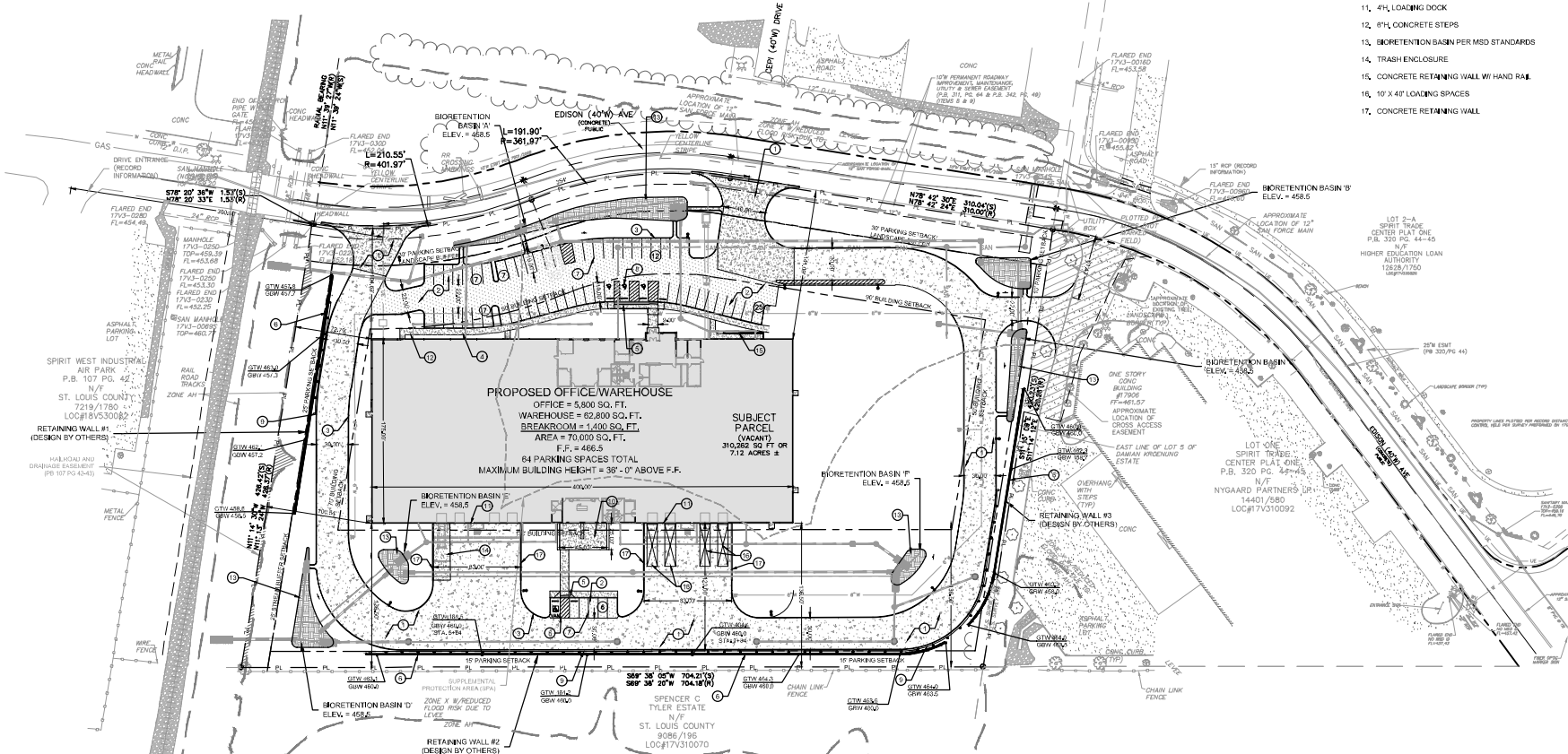
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08/18/2023
 Sean M. Ackley
 MISSOURI PROFESSIONAL ENGINEER

DATE: 07/18/2023
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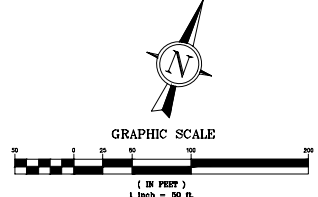
EXISTING CONDITIONS &
 DEMOLITION PLAN
 C100



- KEYED NOTES**
1. CONCRETE PAVEMENT
 2. ASPHALT PAVEMENT
 3. 8" CONCRETE CURB
 4. CONCRETE SIDEWALK PER CITY STANDARDS
 5. ADA RAMP
 6. MODULAR BLOCK RETAINING WALL (DESIGN BY OTHERS)
 7. PAVEMENT MARKING - 4" WIDE WHITE PAINT
 8. PAVEMENT MARKING - 4" WIDE BLUE PAINT (ADA SPACES)
 9. GUARDRAIL
 10. CONCRETE PATIO
 11. 4"x4" LOADING DOCK
 12. 8"x4" CONCRETE STEPS
 13. BIORETENTION BASIN PER MSD STANDARDS
 14. TRASH ENCLOSURE
 15. CONCRETE RETAINING WALL W/ HAND RAIL
 16. 10' X 40' LOADING SPACES
 17. CONCRETE RETAINING WALL

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ENGENUITY
 BUILDING VALUE
 BY DESIGN
 17027 N. BLUE RIVER ROAD
 CHESTERFIELD, MISSOURI 63005
 WWW.THEENGUITY.COM
 LICENSED PROFESSIONAL ENGINEER
 LICENSE # 173248

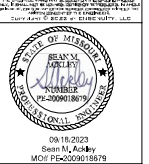
PREPARED BY:

 CONTACT: SEAN ACKLEY

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 297 OLIVE STREET
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DATE: 07/18/2023
 SCALE: AS SHOWN

SITE PLAN
 C200

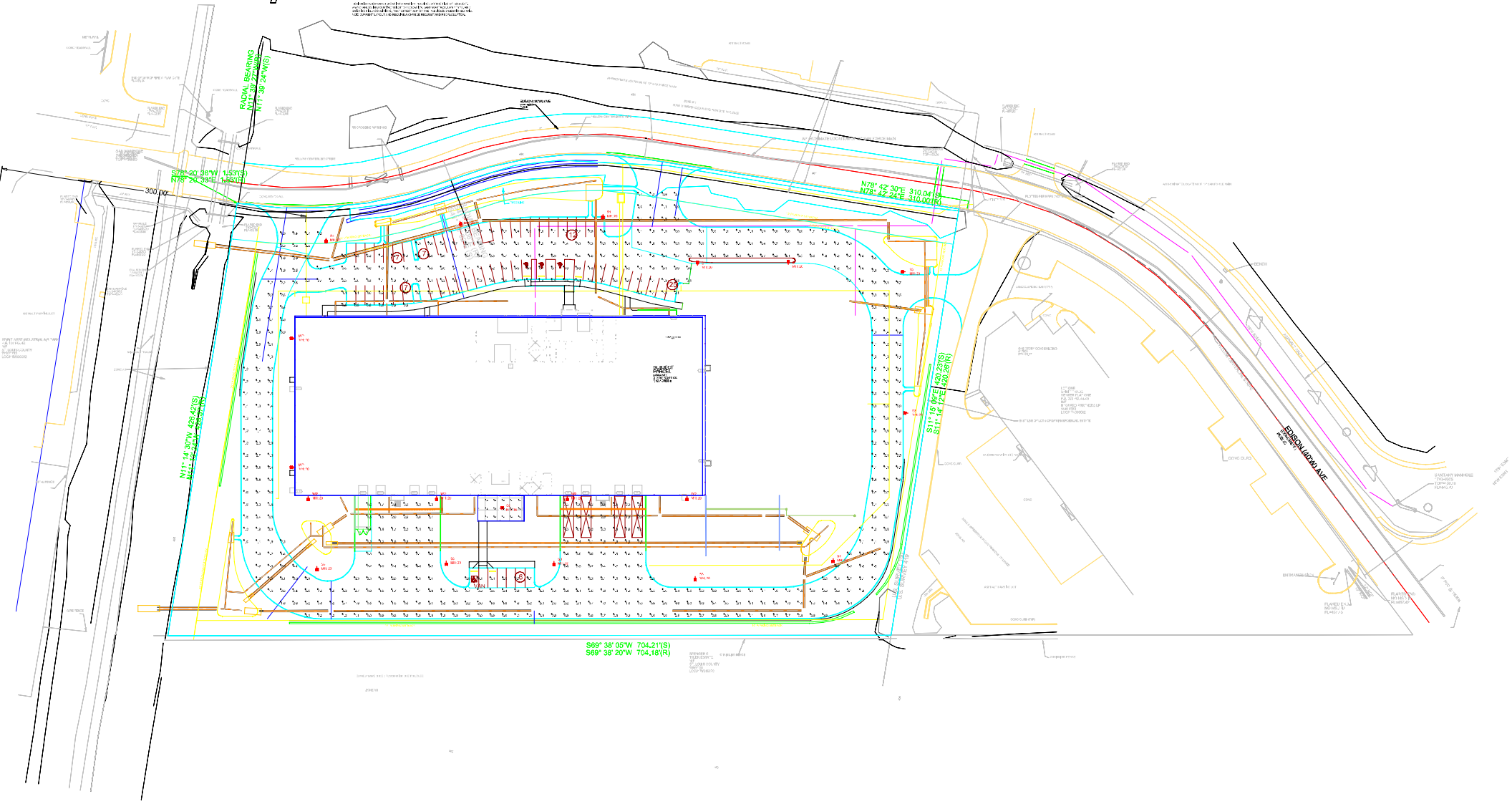
MSD PROJECT #: 23MSD-00225
 MSD BASEMAP: 17V3

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

Calculation Summary						
Label	Calc Type	Units	Avg	Max	Min	Avg/Min
CORRIDOR AREA	Luminance	Fc	4.83	7.0	2.1	1.4
CARS PARKING	Luminance	Fc	1.81	6.7	0.4	5.5
TRUCK AREAS	Luminance	Fc	2.83	7.3	0.6	4.2

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
□	4	S1	SINGLE	1.000	172	688	PRVXL-P3A/700-LW0
□	6	S3	SINGLE	1.000	172	1032	PRVXL-P3A/700-L13
□	2	S4	SINGLE	1.000	172	344	PRVXL-P3A/700-L14W
□	1	S5	Single	1.000	375	375	CLCS375-B/W-000K
□	6	W1P	SINGLE	1.000	172	1032	PRVXL-P3A/700-L14W

All dimensions provided by the client. The user is responsible for verifying the accuracy of the data. The user is responsible for verifying the accuracy of the data.



Project	Edison Partners LLC	Catalog #	PRV-XL-PA3A-740-U-5WQ-SA-BZ	Type	S1,S3,S4, WP
Prepared by		Notes	pole lights mounted on 17.5' pole	Date	7/12/23



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information [page 2](#)
- Mounting Details [page 3, 4](#)
- Optical Configurations [page 5](#)
- Product Specifications [page 5](#)
- Energy and Performance Data [page 6, 7](#)
- Control Options [page 8](#)

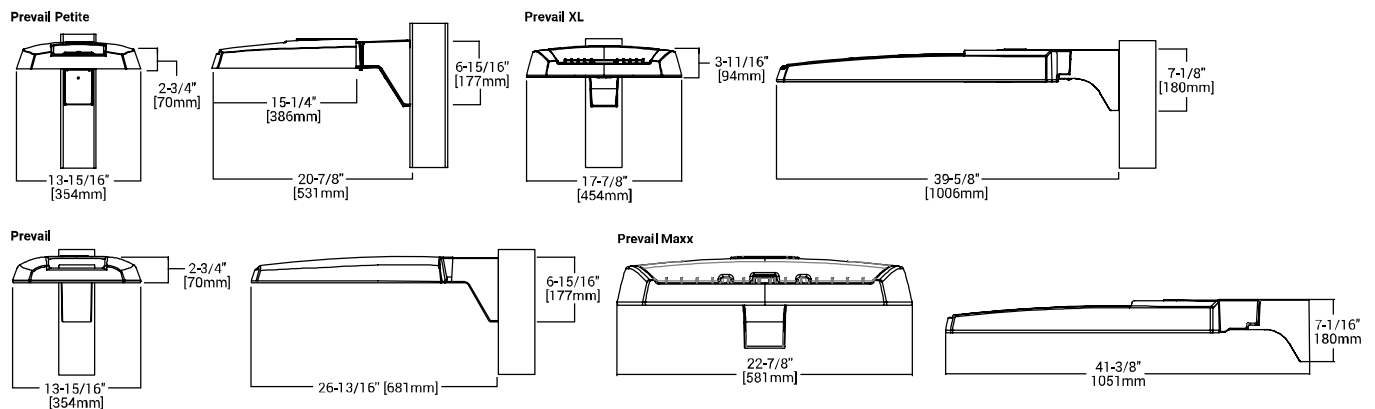
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinX

Dimensional Details



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

Ordering Information


SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ

Product Family ^{1,2}	Light Engine ⁴	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P=Prevail Petite BAA-PRV-P=Prevail Petite BAA Compliant ³ TAA-PRV-P=Prevail Petite TAA Compliant ³	C10=(1 LED) 4,900 Nominal Lumens C15=(1 LED) 6,900 Nominal Lumens C20=(1 LED) 9,800 Nominal Lumens C25=(1 LED) 11,800 Nominal Lumens	740=70CRI, 4000K 727=70CRI, 2700K 730=70CRI, 3000K 750=70CRI, 5000K 8540=85CRI, 4000K	D=Dimming (0-10V)	UNV=Universal (120-277V) H=High Voltage, 347-480V 8=480V ⁵ 9=347V DV=DuraVolt (277-480V) ^{5,6}	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=QM Standard Versatile Arm MA=QM Mast Arm FMA= Fixed Mast Arm ²⁸ WM=QM Wall Mount Arm ADJA-WM=Adjustable Arm-Wall Mount ³⁰ ADJA=Adjustable Arm-Pole Mount ³⁰ ADJS=Adjustable Arm-Slipfitter, 3" vertical tenon ³⁰ SP2=Adjustable Arm-Slipfitter, 2 3/8" vertical tenon ^{28,30}	BZ=Bronze AP=Grey BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
PRV=Prevail BAA-PRV=Prevail BAA Compliant ³ TAA-PRV=Prevail TAA Compliant ³	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens						
PRV-XL=Prevail XL BAA-PRV-XL=Prevail XL BAA Compliant ³ TAA-PRV-XL=Prevail XL TAA Compliant ³	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens						
PRV-M=Prevail Maxx BAA-PRV-M=Prevail Maxx BAA Compliant ³ TAA-PRV-M=Prevail MaxxTAA Compliant ³	C200=(9 LED) 48,000 Nominal Lumens C225=(9 LED) 56,000 Nominal Lumens C250=(9 LED) 65,000 Nominal Lumens C275=(9 LED) 73,000 Nominal Lumens						

Options (Add as Suffix)		Accessories (Order Separately) ^{20,21}	
7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ CC=Coastal Construction finish ³¹ HSS=House Side Shield ⁸ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right 10K=10KV/10kA UL 1449 Fused Surge Protective Device 20MSP=20KV MOV Surge Protective Device 20K=20KV UL 1449 Fused Surge Protective Device HA=50°C High Ambient Temperature ⁹ PR=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ MS/DIM-L08=Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height ^{12,13,22,28} MS/DIM-L20=Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height ^{12,22,13} MS/DIM-L40=Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting ^{12,13}	SPB1=Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height ^{12,14,22} SPB2=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height ^{12,14,22} SPB4=Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height ^{12,14,28,29} ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle ¹² ZD=DAL-enabled 4-PIN Twistlock Receptacle ¹² ZW-SWPD4XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17,28} ZW-SWPD5XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17,28,29} ZD-SWPD4XX= WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17,22} ZD-SWPD5XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17,28,29} (See Table Below)=LumenSafe Integrated Network Security Camera ^{18,19}	PRVSA-XX=Standard Arm Mounting Kit ²² PRVMA-XX=Mast Arm Mounting Kit ²² PRVWM-XX=Wall Mount Kit ²² PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX=Standard Arm Mounting Kit ²⁹ PRVXLSA-XX=Mast Arm Mounting Kit ²⁹ PRVXLWM-XX=Wall Mount Kit ²⁹ PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit ²⁹ PRV-XL-ADJS-XX=Adjustable Arm - Slipfitter Kit ²⁹ PRV-XL-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²⁹ PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit ²⁸ PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit ²⁸ PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit ²⁸ MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon	MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238=Tenon Adapter from 3" to 2-3/8" PRV/COB-FDV=Full Drop Visor ²³ PRVXL/COB-FDV=Full Drop Visor ¹⁸ HS/VERD=House Side Shield Kit ^{8,24} VGS-F/B= Vertical Glare Shield Kit, Front/Back ²⁴ VGS-SID=Vertical Glare Shield Kit, Side ²⁴ OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) ²⁷ SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{15,16,17,22,26} SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{15,16,17,26,28,29}

- NOTES:**
- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
 - 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](http://www.domesticpreferences.com) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
 - Standard 4000K CCT and 70CRI.
 - 480V not to be used with ungrounded or impedance grounded systems.
 - 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.
 - Use dedicated IES files on product website for non-standard CCTs.
 - House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package.
 - Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package.
 - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
 - If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
 - Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option.
 - Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
 - Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
 - Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
 - For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
 - Replace XX with sensor color (WH, BZ, or BK).
 - Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
 - Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information.
 - Replace XX with paint color.
 - For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
 - Not for use with PRV-XL or PRV-M configurations.
 - Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
 - Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, 6 or 9).
 - This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
 - Requires 4-PIN twistlock receptacle (ZD or ZW) option.
 - Requires 7-PIN NEMA twistlock photocontrol receptacle (PR & PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages.
 - Only for use with PRV-M configurations.
 - Only for use with PRV-XL configurations.
 - Fixed for PRV-M.

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

Product Family	Camera Type	Data Backhaul		
L=LumenSafe Technology 	H=Dome Camera, High Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card	V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card	E=Ethernet Networking

Stock Ordering Information

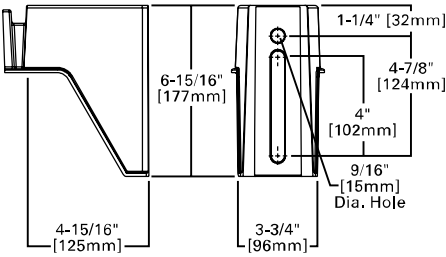
Product Family ¹	Light Engine	Voltage	Distribution
PRVS=Prevail	C15=(1 LED) 7,100 Nominal Lumens C25=(2 LEDs) 13,100 Nominal Lumens C40=(2 LEDs) 17,100 Nominal Lumens C60=(2 LEDs) 20,000 Nominal Lumens	UNV=Universal (120-277V) 347=347V ²	T3=Type III T4=Type IV
PRVS-XL=Prevail XL	C75=(4 LED) 26,100 Nominal Lumens C100=(4 LED) 31,000 Nominal Lumens C125=(4 LED) 36,000 Nominal Lumens C150=(6 LED) 41,100 Nominal Lumens C175=(6 LED) 48,600 Nominal Lumens		

NOTES:

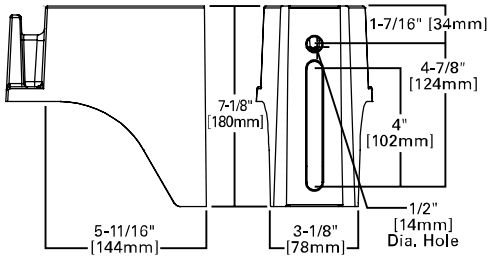
- All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
- Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

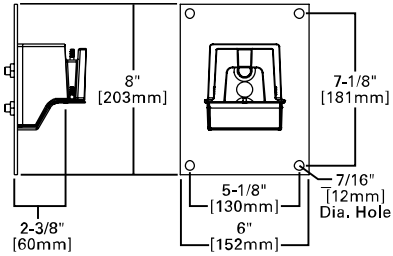
SA=QM Pole Mount Arm (PRV & PRV-P)



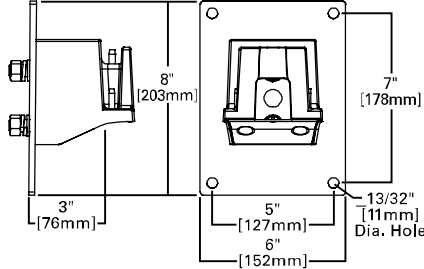
SA=QM Pole Mount Arm (PRV-XL)



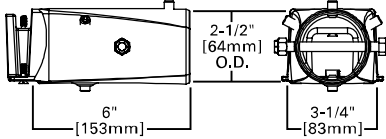
WM=QM Wall Mount Arm (PRV & PRV-P)



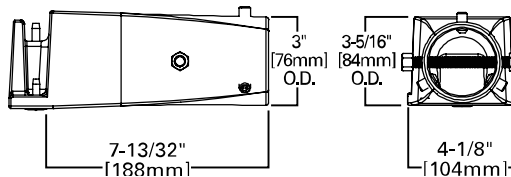
WM=QM Wall Mount Arm (PRV-XL)



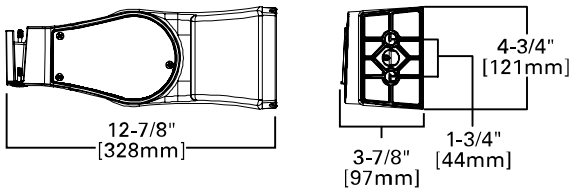
MA=QM Mast Arm (PRV & PRV-P)



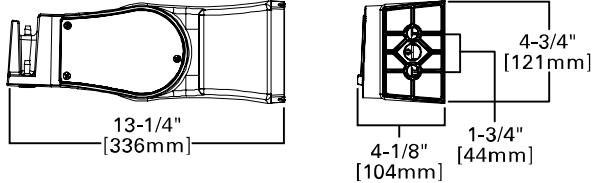
MA=QM Mast Arm (PRV-XL)



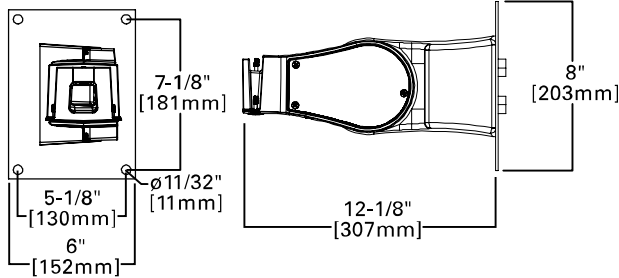
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



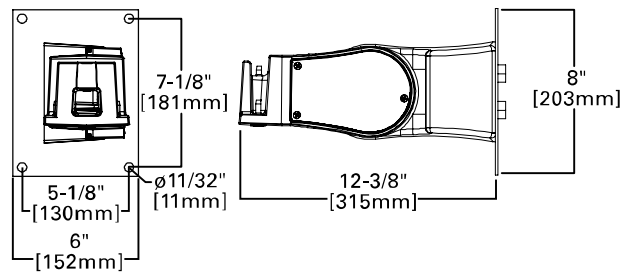
ADJA=Adjustable Arm Pole Mount (PRV-XL)



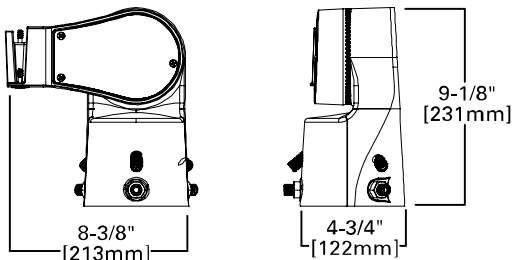
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



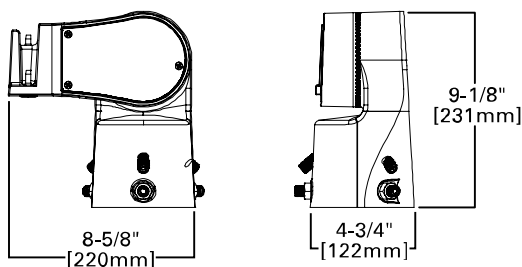
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

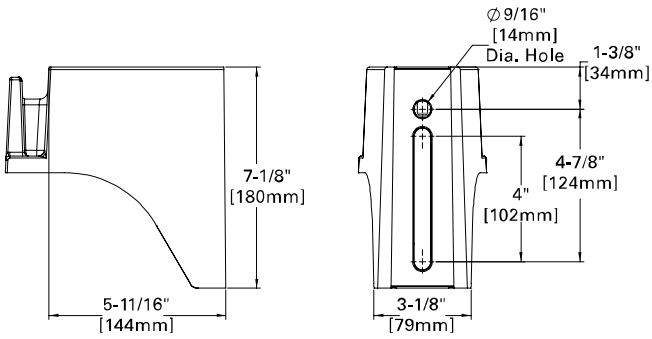


ADJS=Adjustable Slipfitter 3 (PRV-XL)

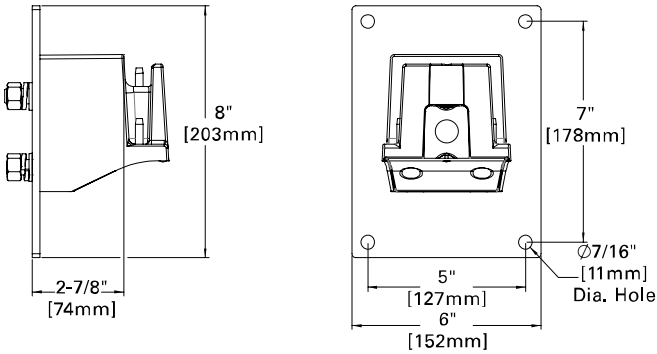


Mounting Details

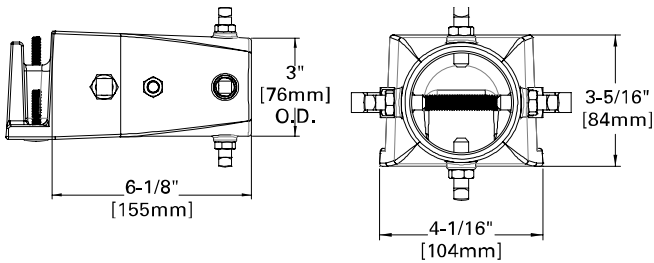
SA=QM Pole Mount Arm (PRV-M)



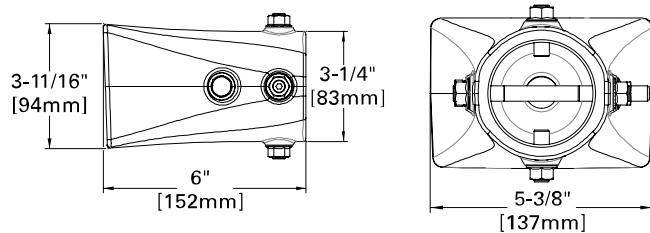
WM=QM Wall Mount Arm (PRV-M)



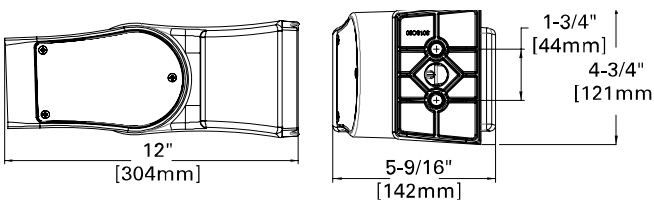
MA=QM Mast Arm (PRV-M)



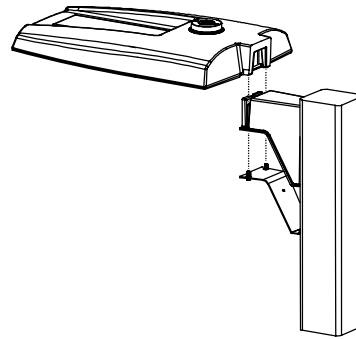
FMA=Fixed Mast Arm (PRV-M)



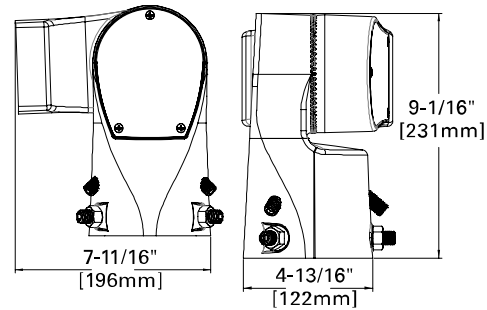
DM=Direct Pole Mount Arm (PRV-M)



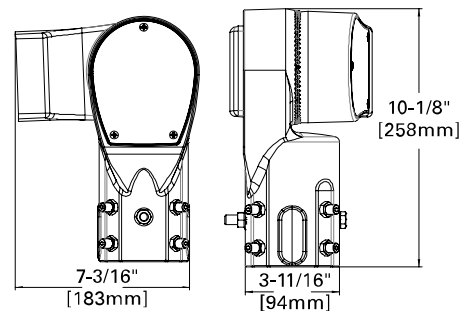
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

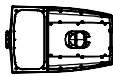
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

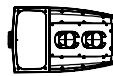
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800 Nominal Lumens)



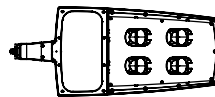
PRV-C15
(7,100 Nominal Lumens)



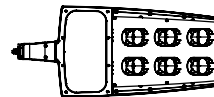
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



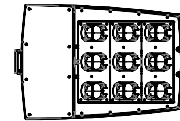
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



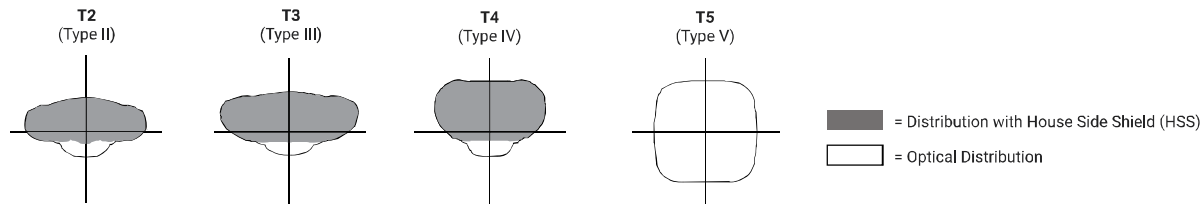
PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



PRV-M-PA6X
(50,000/60,000/70,000/80,000 Nominal Lumens)



Optical Distributions



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

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

Energy and Performance Data

[View PRV-P IES files](#)

[View PRV IES files](#)

[View PRV-XL IES files](#)

Power and Lumens

Product Family	Prevail Petite				Prevail				Prevail XL				Prevail Maxx					
Light Engine	C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	C200	C225	C250	C275	
Power (Watts)	35	49	73	94	52	96	131	153	176	217	264	285	346	346	418	487	588	
Input Current @ 120V (A)	0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90	
Input Current @ 277V (A)	0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06	
Input Current @ 347V (A)	0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70	
Input Current @ 480V (A)	0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21	
Distribution ¹																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	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	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:
1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

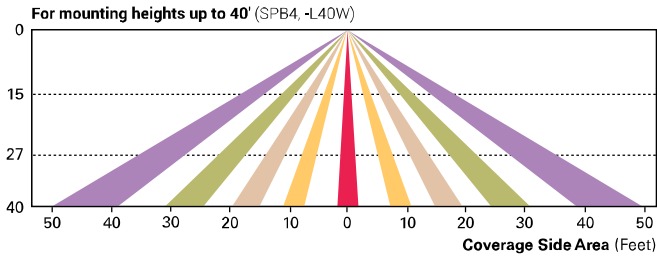
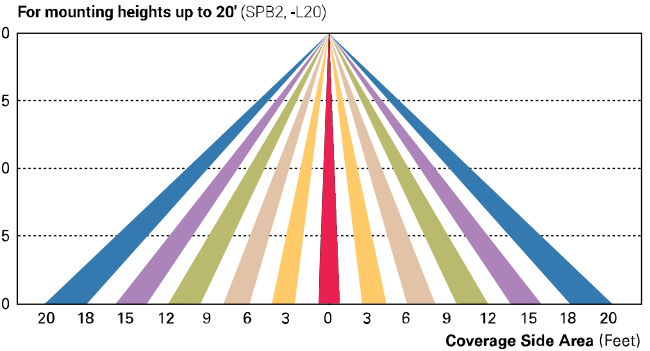
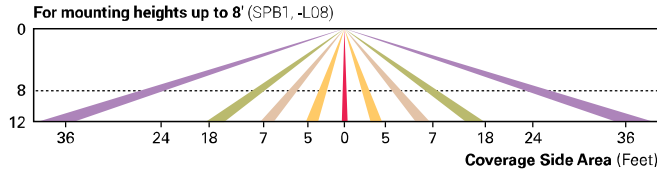
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles 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 receptacles.

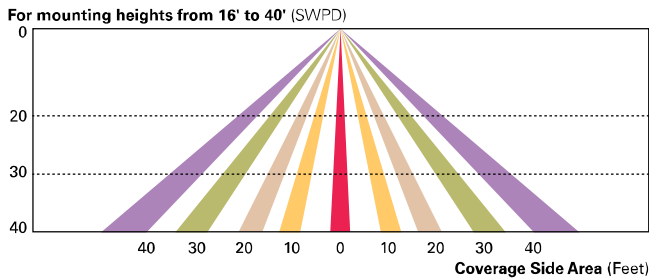
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



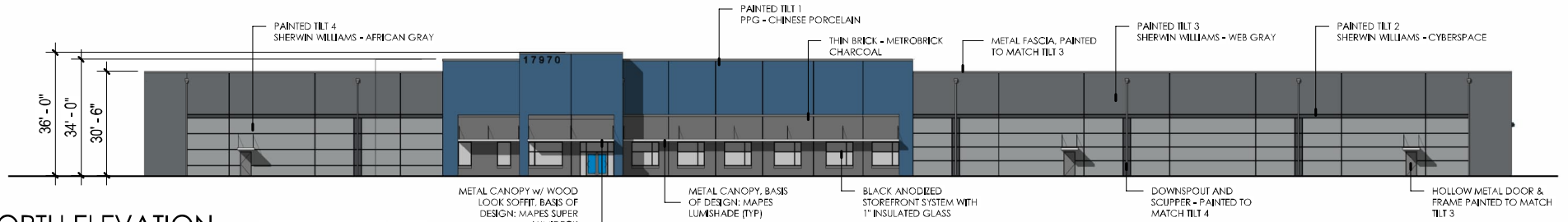
WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables 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.

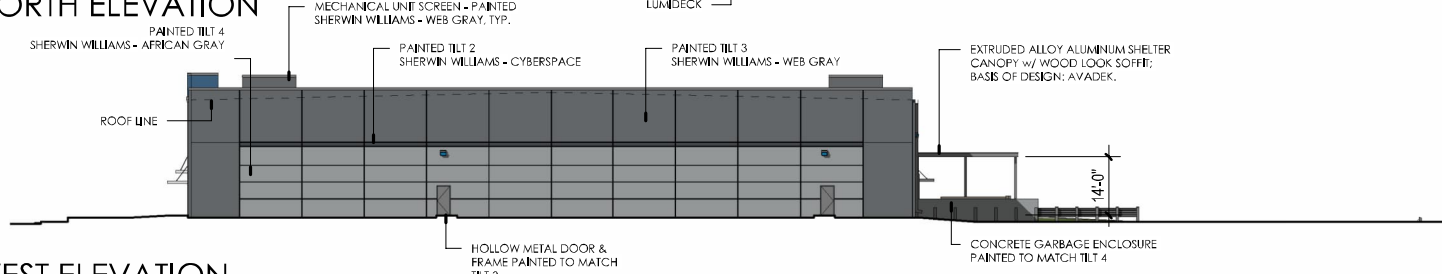
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



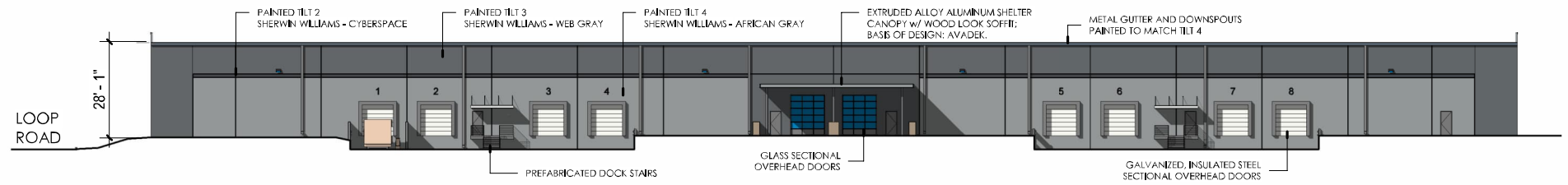
LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.



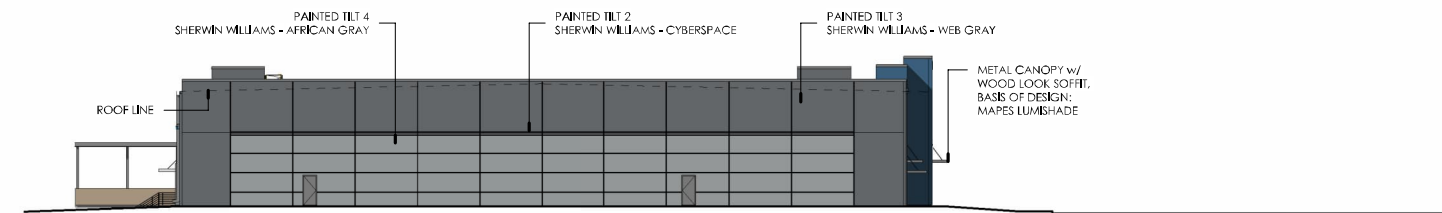
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

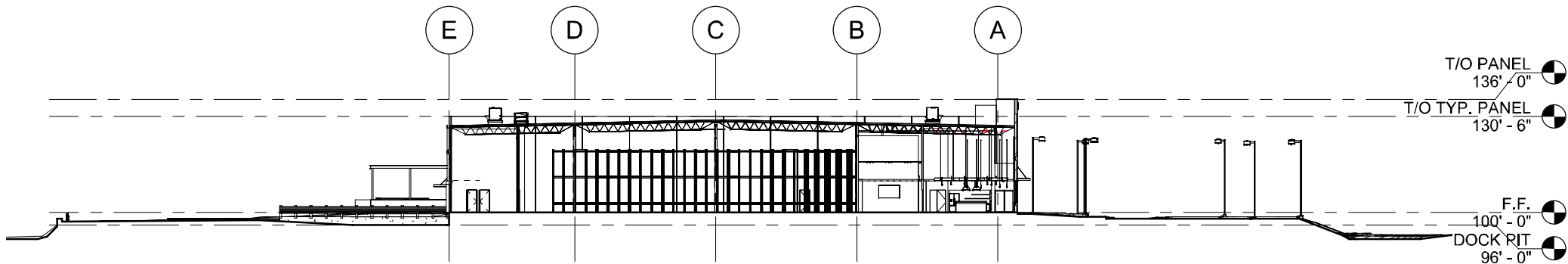


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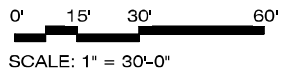


REMIGER DESIGN
ARCHITECTURE INTERIORS

8/28/23



1 SITE/BUILDING - SECTION A
PRE-2 1" = 30'-0"



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VIEW FROM NORTHEAST



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REMIGER DESIGN
ARCHITECTURE • INTERIORS • LANDSCAPE

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