



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: July 10, 2023

From: Alyssa Ahner, Planner

Location: 17017 N. Outer 40 Rd

Description: The District ASDP: An Amended Site Development Plan for site improvements on a 48.15-acre tract of land located north of N. Outer 40 Road and east of Boone's Crossing, zoned "PC" – Planned Commercial.

PROPOSAL SUMMARY

SMJ International, has submitted an Amended Site Development Plan for site improvements for the development referred to as "The District". The site improvements include a series of electric vehicle charging stations in the existing parking lot along the southern boundary of the property.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

2011: Subject site rezoned from "NU" Non-Urban to "PC" Planned Commercial.

2012: A Site Development Plan for a 472,282 square foot outlet retail center was approved.

2019: The current governing Ordinance 3049 was approved. An Amended Site Development Plan for Phase 1 of The District was approved subsequently.

2020: An Amended Site Development Plan was approved to remove the office component of the development thus eliminating the need for the proposed parking garage.

2021: An Amended Site Development Plan was approved for the realignment of the entrances.

2022: An Amended Site Development Plan was approved for a proposed open-air entertainment space referred to as "The Hub". A second Amended Site Development Plan was approved for a proposed recreational facility/restaurant.

ZONING & LAND USE

The subject site is zoned "PC" Planned Commercial under the provisions of Ordinance 3049.



Figure 2: Zoning Map

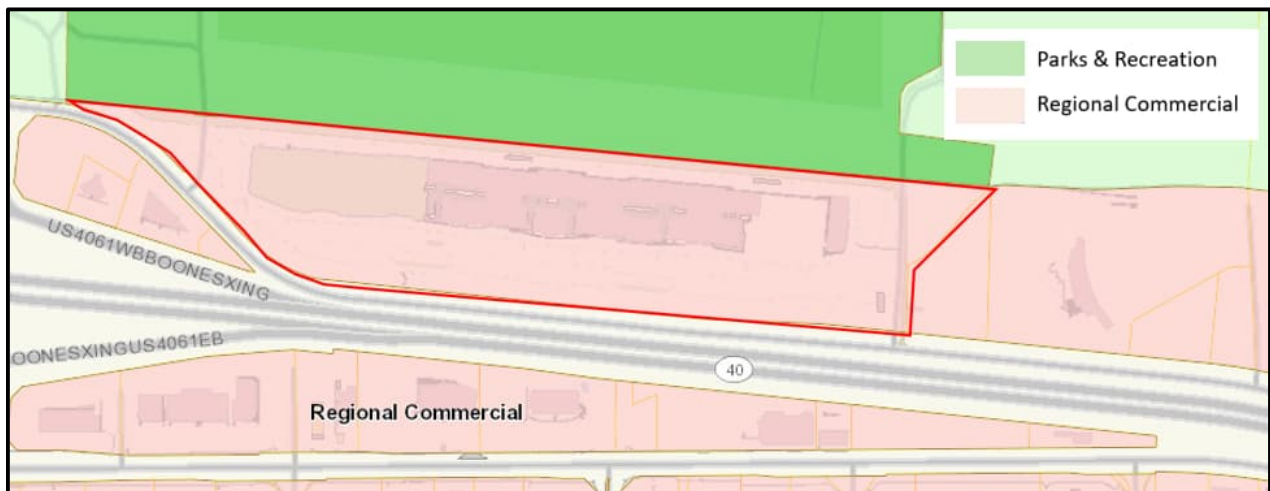


Figure 3: Land Use Map

COMPREHENSIVE PLAN – Regional Commercial

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

The applicant is proposing a series of twelve (12) electric vehicle charging stations. The charging stations would require above ground utility cabinets. The cabinets are proposed to be located behind the existing monument sign near the middle of the development. The north and south elevation of the existing sign may be seen in *Figure 4 & 5*. The existing parking island where the charging stations are proposed may be seen in *Figure 5*. An elevation is also provided in the applicant’s submittal packet that provides context to how the stations will be dispersed and the scale of the improvements compared to its surroundings.



Figure 4: South elevation of existing monument sign



Figure 5: North elevation of existing monument sign

LANDSCAPING & SCREENING

Per the Unified Development Code, the utility cabinets are required to be screened by landscaping and/or fencing. While the cabinets are partially screened by The District monument sign, the applicant is proposing fencing around the remainder of the utility area. The fencing is to match the existing utility screening as shown in *Figure 6*. There is existing landscaping on site. No changes are proposed, however, any landscaping disturbed during construction will need to be replaced in kind.



Figure 6: Example of existing onsite screening

STAFF RECOMMENDATION

Staff has reviewed the Amended Site Development Plan 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:

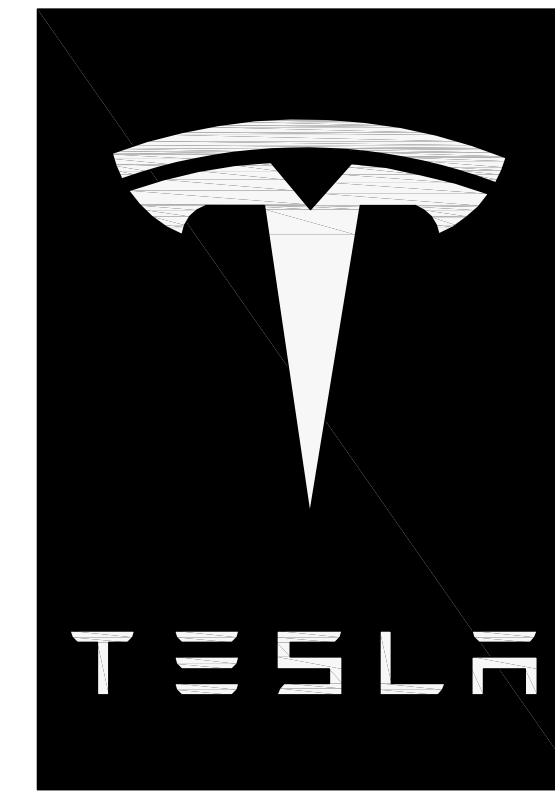
- 1) "I move to approve (or deny) the Amended Site Development Plan for The District as presented."

- 2) "I move to approve the Amended Site Development Plan for The District with the following conditions..."

(Conditions may be added, eliminated, altered or modified)

Attachments:
Planning Commission Packet

TESLA



SUPERCHARGER STATION

SITE NAME: CHESTERFIELD, MO (TRT: #18731)
 17057 N OUTER 40 RD
 CHESTERFIELD, MO 63005



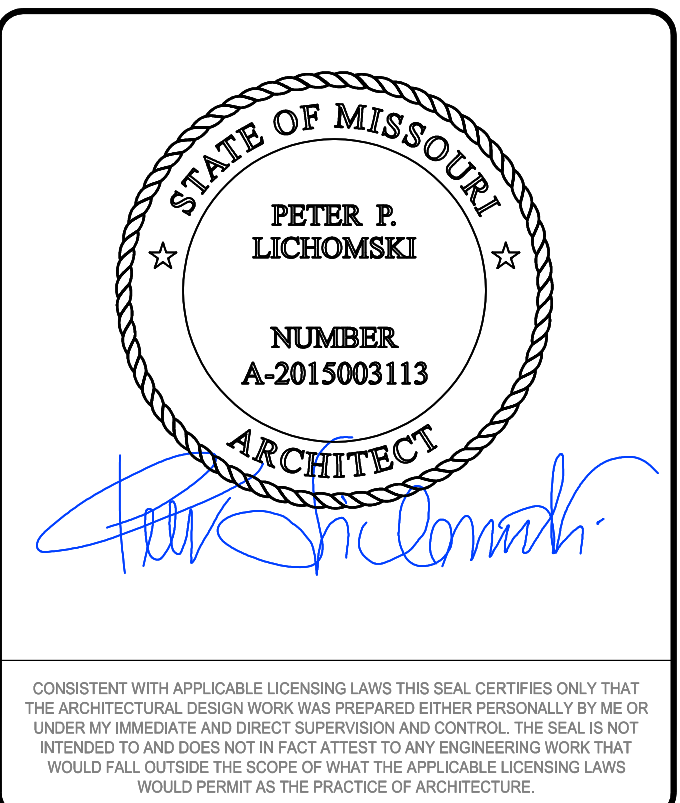
3500 DEER CREEK RD
 PALO ALTO, CA 94304
 (650) 681-5000



49030 Pontiac Trail, Ste 100
 Wixom, Michigan 48393
 PHONE: 248-705-9212

DRAWN BY: RC
 CHECKED BY: PL

REV	DATE	DESCRIPTION
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A	10/29/2022	CD90



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 (TRT: #18731)
 17057 N OUTER 40 RD
 CHESTERFIELD, MO 63005

SHEET TITLE
TITLE SHEET & PROJECT DATA

SHEET NUMBER
T-1

SITE INFORMATION	APPLICABLE CODES	PROJECT DESCRIPTION	ZONING INFORMATION	DRAWING INDEX																																								
<p>PROPOSED TESLA EV SITE ADDRESS: 17057 N OUTER 40 RD, CHESTERFIELD, MO 63005</p> <p>EXISTING SITE ADDRESS: 17057 N OUTER 40 RD, CHESTERFIELD, MO 63005</p> <p>PROPERTY OWNER: DARREN RIDENHOUR</p> <p>EQUIPMENT SUPPLIER: TESLA MOTORS, INC. 3500 DEER CREEK RD PALO ALTO, CA 94304 (612) 304-9760</p> <p>POWER COMPANY: AMEREN MO</p> <p>COUNTY: ST. LOUIS COUNTY</p> <p>LATITUDE (NAD83): 38° 40' 14.1" N 38.670581°</p> <p>LONGITUDE (NAD83): 90° 35' 23.1" W -90.589754°</p>	<p>ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:</p> <ul style="list-style-type: none"> 2015 INTERNATIONAL BUILDING CODE 2014 NATIONAL ELECTRICAL CODE <p>IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL</p>	<ul style="list-style-type: none"> INSTALL (3) TESLA SUPERCHARGER CABINETS INSTALL (12) TESLA CHARGING STATIONS INSTALL (1) UTILITY TRANSFORMER INSTALL (1) SWITCHGEAR ASSEMBLY INSTALL (1) METER MOUNTED ON SWITCHGEAR 	<p>PERMITTING JURISDICTION: CITY OF CHESTERFIELD SHILBI BHARTI-PLANNER sbharti@chesterfield.mo.us (636) 537. 4733</p> <p>DO NOT SCALE DRAWINGS</p> <p>CONTRACTOR SHALL VERIFY ALL PLANS, EXIST'G DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.</p>	<table border="1"> <thead> <tr> <th>SHEET NO:</th> <th>SHEET TITLE</th> </tr> </thead> <tbody> <tr><td>T-1</td><td>TITLE SHEET & PROJECT DATA</td></tr> <tr><td>A-1</td><td>OVERALL SITE PLAN</td></tr> <tr><td>A-1.2</td><td>AMMENDED SITE DEVELOPMENT PLAN- SCRIPT</td></tr> <tr><td>A-2</td><td>DEMOLITION SITE PLAN</td></tr> <tr><td>A-3</td><td>PROPOSED SITE PLAN</td></tr> <tr><td>A-4</td><td>SITE ELEVATIONS</td></tr> <tr><td>C-1</td><td>GRADING AND EROSION CONTROL PLAN</td></tr> <tr><td>C-2</td><td>GRADING AND EROSION CONTROL DETAILS</td></tr> <tr><td>C-3</td><td>BIO-RETENTION BASIN CROSS-SECTIONS</td></tr> <tr><td>E-1</td><td>ELECTRICAL SITE PLAN</td></tr> <tr><td>E-2</td><td>ELECTRICAL PLAN & PANEL SCHEDULE 'MDP'</td></tr> <tr><td>E-3</td><td>SYSTEM ONE-LINE & V3 SUPERCHARGER INTERCONNECTION DIAGRAM</td></tr> <tr><td>E-4</td><td>TYPICAL SYSTEM PLACARDS & LABELS</td></tr> <tr><td>G-1</td><td>GROUNDING DETAILS</td></tr> <tr><td>D-1</td><td>INSTALLATION DETAILS</td></tr> <tr><td>D-2</td><td>INSTALLATION DETAILS</td></tr> <tr><td>D-3</td><td>INSTALLATION DETAILS</td></tr> <tr><td>D-4</td><td>INSTALLATION DETAILS</td></tr> <tr><td>D-5</td><td>WASTE RECEPTACLEDETAILS</td></tr> </tbody> </table>	SHEET NO:	SHEET TITLE	T-1	TITLE SHEET & PROJECT DATA	A-1	OVERALL SITE PLAN	A-1.2	AMMENDED SITE DEVELOPMENT PLAN- SCRIPT	A-2	DEMOLITION SITE PLAN	A-3	PROPOSED SITE PLAN	A-4	SITE ELEVATIONS	C-1	GRADING AND EROSION CONTROL PLAN	C-2	GRADING AND EROSION CONTROL DETAILS	C-3	BIO-RETENTION BASIN CROSS-SECTIONS	E-1	ELECTRICAL SITE PLAN	E-2	ELECTRICAL PLAN & PANEL SCHEDULE 'MDP'	E-3	SYSTEM ONE-LINE & V3 SUPERCHARGER INTERCONNECTION DIAGRAM	E-4	TYPICAL SYSTEM PLACARDS & LABELS	G-1	GROUNDING DETAILS	D-1	INSTALLATION DETAILS	D-2	INSTALLATION DETAILS	D-3	INSTALLATION DETAILS	D-4	INSTALLATION DETAILS	D-5	WASTE RECEPTACLEDETAILS
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	<p>AREA MAP</p>	<p>LOCATION MAP</p>																																										
<p>FLOOD HAZARD AREA NOTE</p> <p>THIS SITE IS LOCATED IN FLOOD ZONE "X". NO BASE FLOOD ELEVATION. AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.</p>																																												
<p>CONTRACTOR NOTE</p> <p>CONTRACTOR SHALL COMPLETE INSTALL PER THE SIGNED AND SEALED SET OF DRAWINGS. ANY NECESSARY DEVIATIONS FROM THE DRAWINGS MUST BE SUBMITTED THROUGH AN RFI REQUEST PROCESS WITH ARCHITECT / ENGINEER FOR AN APPROVAL PRIOR TO CONTRACTOR PROCEEDING WITH A DEVIATION OF THE SIGNED AND SEALED SET OF DRAWINGS.</p>																																												

ARCHITECT OF RECORD
 PETER LICHOMSKI, ARCHITECT
 49030 PONTIAC TRAIL, SUITE 100
 WIXOM, MI 48393
 (248) 705-9212
 peterlichomski@labarchitectslc.com

PROJECT ENGINEER
 CLARK TROMBLEY RANDERS
 CONSULTING ENGINEERS
 504 S. CREYTS RD, SUITE B
 LANSING, MI 48917
 (517) 886-0550
rhymen@ctrmep.com

CALL BEFORE YOU DIG

IF YOU DIG IN ANY STATE DIAL 811 FOR THE LOCAL "ONE CALL CENTER" - IT'S THE LAW

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL THE UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO THE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

OVERALL SITE PLAN CREATED
BASED ON SURVEY DRAWING
PREPARED BY WESTWOOD.

SOUTH LINE OF "PROTECTED EXCAVATION
ZONE 96-478" BY SEPERATE DOCUMENT"
AS PER BK. 20091, PG. 1257 (B)
(SEPARATE DOCUMENT WAS NOT FURNISHED
AT THE TIME OF SURVEY.)(APPROXIMATE LOCATION)

BOUNDARY ADJUSTMENT PLAT
PLAT BOOK 360, PAGES 137 & 138
ADJUSTED LOT 1



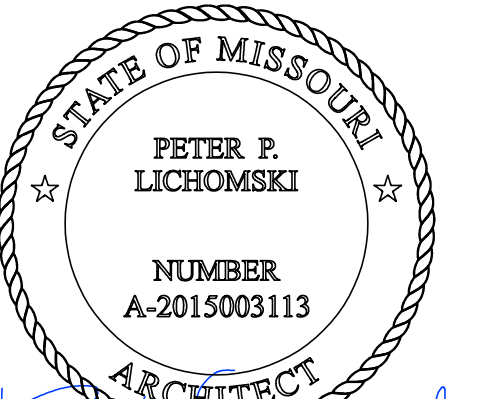
3500 DEER CREEK RD
PALO ALTO, CA 94304
(650) 681-5000



49030 Pontiac Trail, Ste 100
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PHONE: 248-705-9212

DRAWN BY: RC
CHECKED BY: PL

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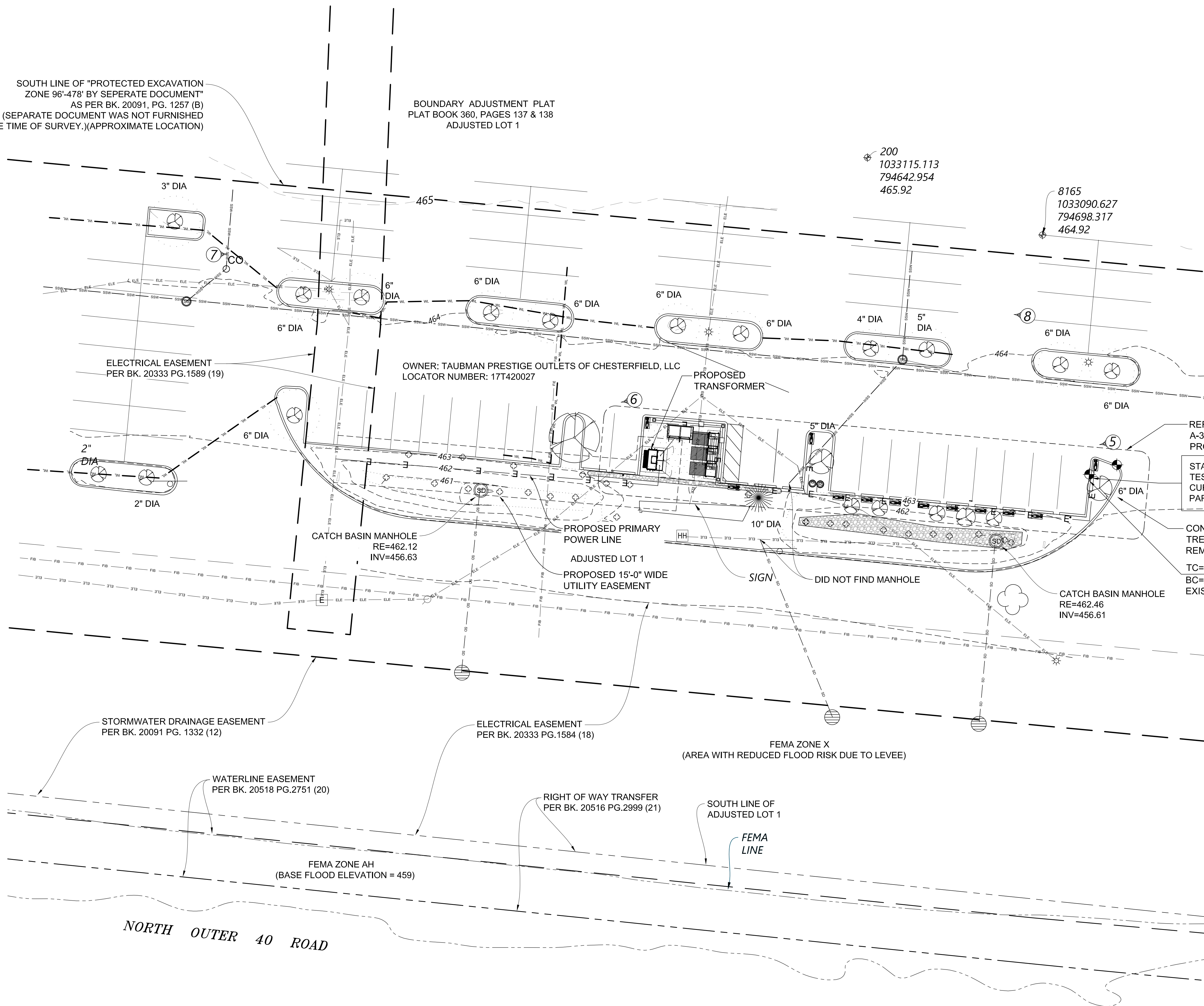


CONSISTENT WITH APPLICABLE LICENSING LAWS THIS SEAL CERTIFIES ONLY THAT THE ARCHITECTURAL DESIGN WORK WAS PREPARED EITHER PERSONALLY BY ME OR UNDER MY IMMEDIATE AND DIRECT SUPERVISION AND CONTROL. THE SEAL IS NOT INTENDED TO AND DOES NOT IN FACT ATTEST TO ANY ENGINEERING WORK THAT WOULD FALL OUTSIDE THE SCOPE OF WHAT THE APPLICABLE LICENSING LAWS WOULD PERMIT AS THE PRACTICE OF ARCHITECTURE.

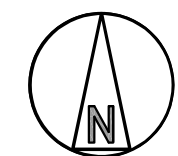
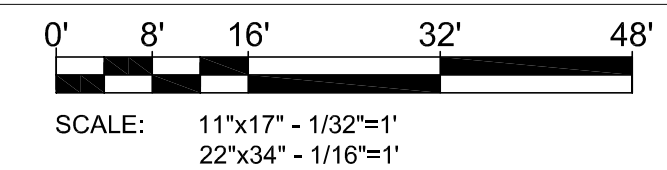
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(TRT: #18731)
17057 N OUTER 40 RD
CHESTERFIELD, MO 63005

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-1



OVERALL SITE PLAN





DEPARTMENT OF PLANNING
SCRIPT FOR A SITE DEVELOPMENT PLAN

**ACCRETIONS & LONG ESTATE LOT PTS 4 THRU 7 BDY ADJ (AKA HAYNES)
LOT 1 & HERMAN FICKE ESTATE LOT PTS 6 THRU 9 BDY ADJ TRACT B &
HERMAN FICKE ESTATE LOT PTS 6-7 BDY ADJ LOT 1**

TSG Chesterfield Lifestyle, LLC, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, Ordinance 3049, Planned Comm. D. of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): [Signature]
Michael H. Staenberg
(Name Typed): _____

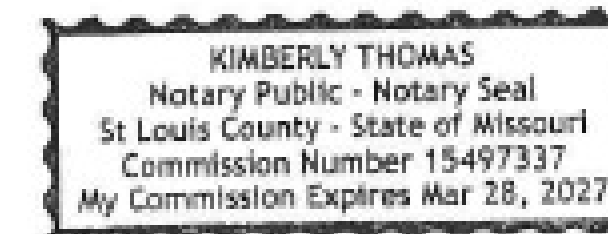
Rev. 02/2020

State of Missouri)
County of St. Louis) SS.

On this 5th day of May, A.D., 2023, before me personally appeared Michael H. Staenberg, to me known, who, being by me sworn in, did say that he/she is the Manager of TSG Chesterfield Lifestyle, LLC a corporation in the State of Missouri, 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 Michael H. Staenberg 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 Missouri, the day and year last above written.

My term expires 3/28/2027



[Signature]
(Notary Public)

(AND INCLUDE THIS SECTION)

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

Justin Wyse, AICP
Director of Planning
City of Chesterfield, Missouri

Vickie McGownd, City Clerk
City of Chesterfield, Missouri



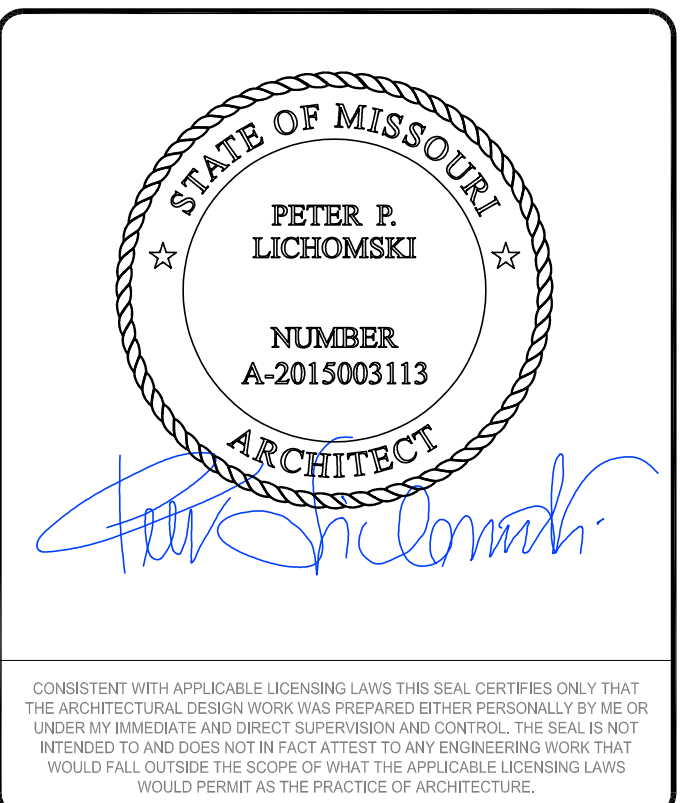
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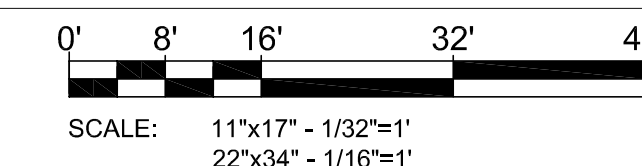


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SITE NAME:
CHESTERFIELD, MO
(TRT: #18731)
17057 N OUTER 40 RD
CHESTERFIELD, MO 63005

SHEET TITLE
**AMMENDED SITE
DEVELOPMENT PLAN-
SCRIPT**

SHEET NUMBER
A-1.2



DEMOLITION SCOPE OF WORK

- 1 EXISTING PARKING STRIPES TO BE REMOVED (TYP OF 4)
- 2 EXISTING UE LINE TO BE RELOCATED AS REQUIRED



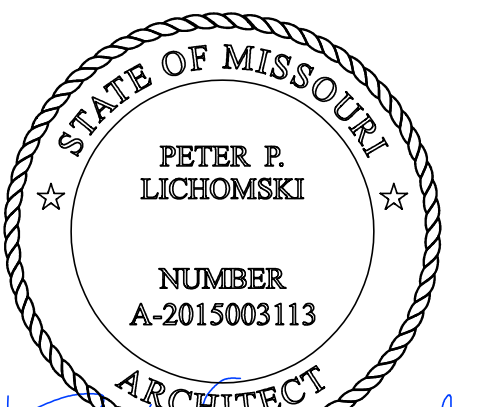
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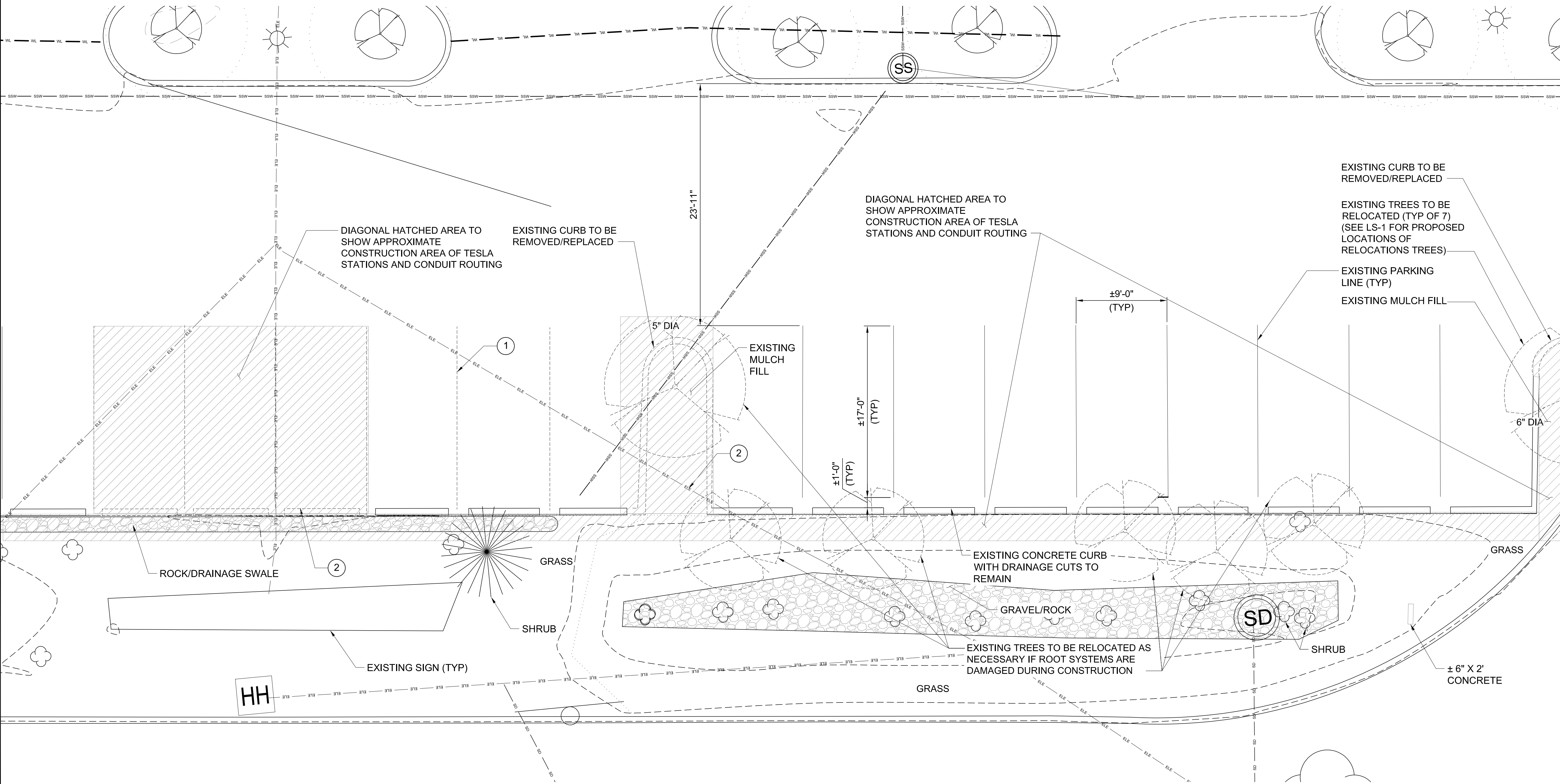


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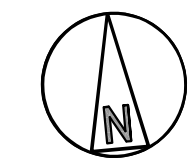
SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
A-2



DEMOLITION PLAN

SCALE: 11"x17" - 3/32"=1'-0"
22"x34" - 3/16"=1'-0"



PROJECT AREA STALL COUNT	
EXISTING STALL COUNT	17
PROPOSED TESLA CHARGING STALLS	12
EXISTING STALLS TO BE REMOVED (FOR PROPOSED ADA STALL & EQUIPMENT)	4
TOTAL PROPOSED STALL COUNT	13

TESLA EQUIPMENT SCHEDULE			
TESLA EQUIPMENT	DESCRIPTION	PART NUMBER	QUANTITY
SUPERCHARGER CABINETS	VERSION 3	1450758-00-G	3
CHARGING POST	VERSION 3	1088585-00-D	12

NOTES

- CONTRACTOR SHALL RETURN ALL DISTURBED AREAS OF PROPERTY TO ORIGINAL SITE CONDITION.
- THE CONTRACTOR SHALL VERIFY ALL DEMOLITION AND CONSTRUCTION QUANTITIES PRIOR TO BIDDING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SEAL COAT AND RE-STRIPING OF STALL AREA UPON COMPLETION OF WORK, WHERE APPLICABLE. GC TO VERIFY ALL DEPTHS, DIMENSIONS AND SQUARE FOOTAGE WITH TESLA CM BEFORE CONSTRUCTION.
- CONTRACTOR TO INSTALL CHARGING POSTS STARTING AT THE END POINT OF THE EXISTING CURB CUTS. CONTRACTOR TO CONFIRM CHARGING POST DOES NOT CONFLICT WITH EXISTING CURB CUTS.



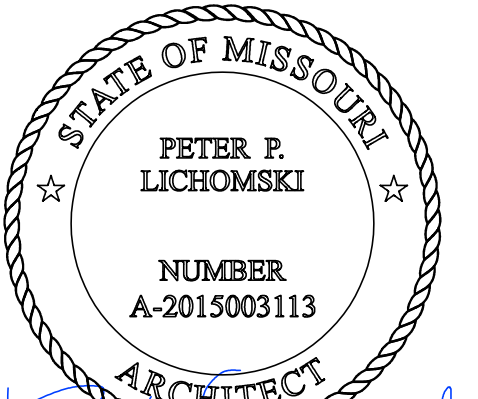
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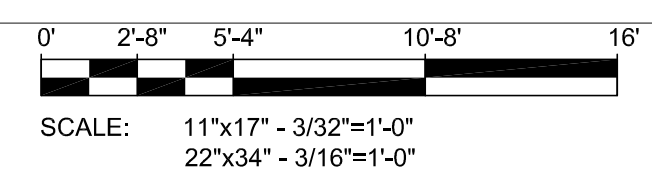
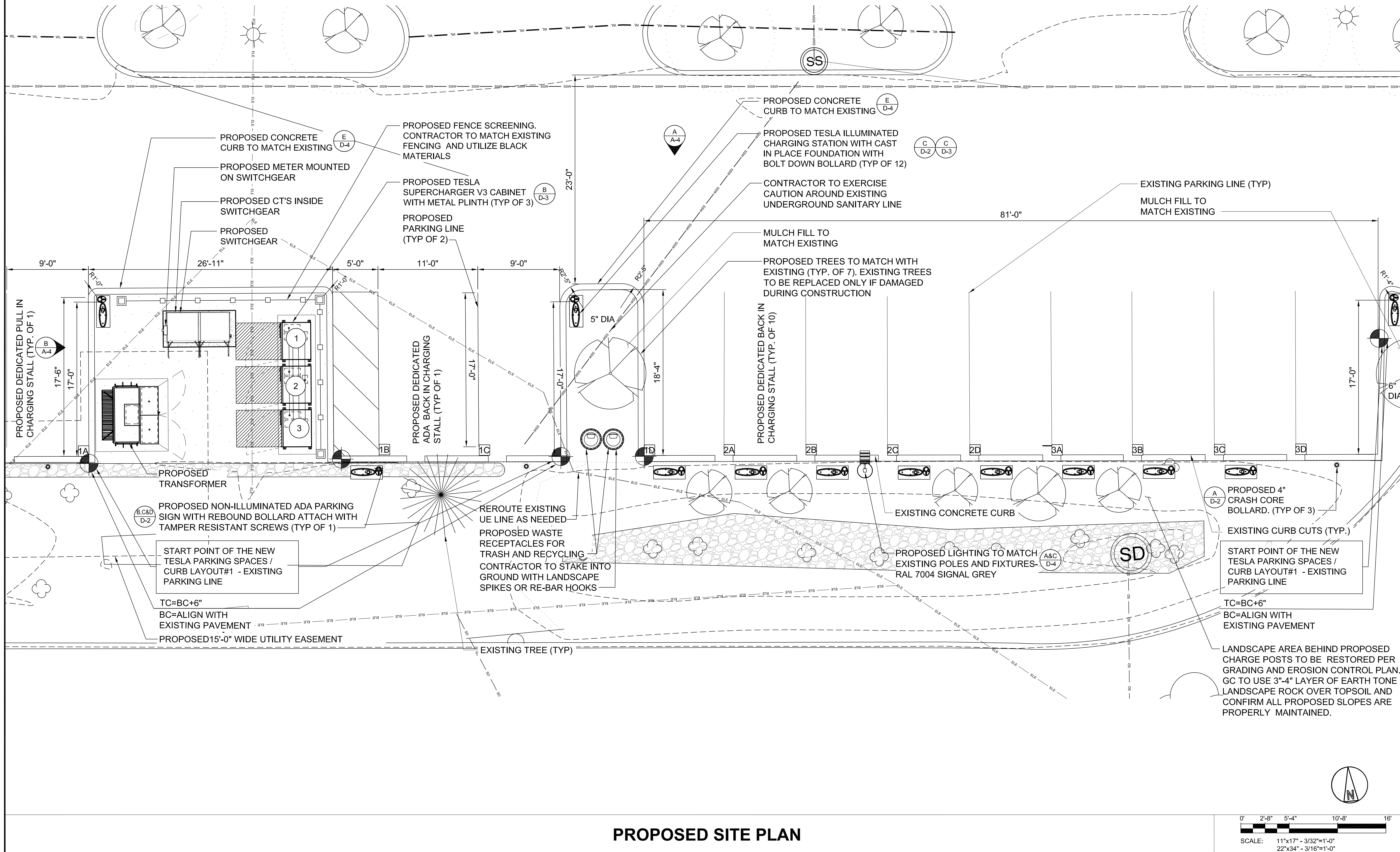


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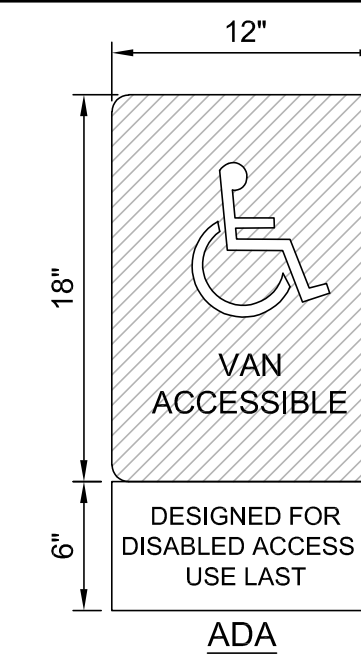
SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
A-3

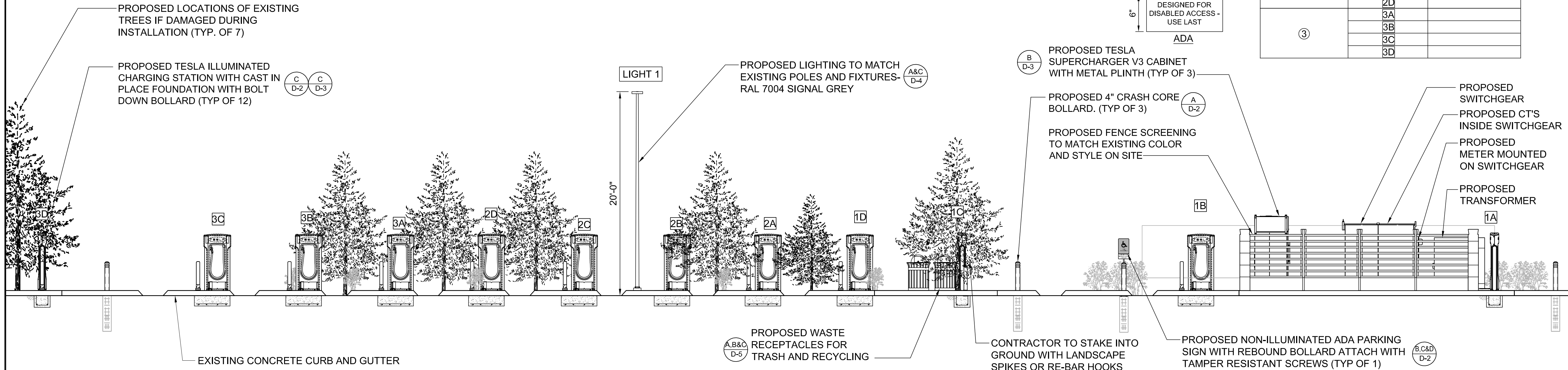


NOTES

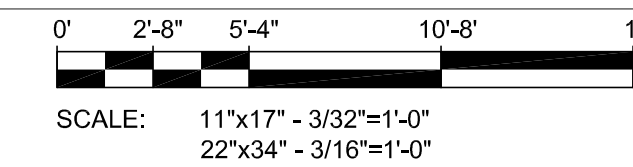
1. BOTTOM OF LOWEST SIGN TO BE INSTALLED 54" ABOVE GRADE.
2. ADDITIONAL PARKING SIGNS TO BE INSTALLED 2" ABOVE TOP OF PREVIOUS SIGN.
3. DO NOT ANCHOR SIGNAGE OR PENETRATE SIDE OF SWITCHGEAR ASSEMBLY.
4. SIGNAGE TO BE REFLECTIVE VINYL.
5. SIGNAGE SHALL BE PRINTED WITH RED LETTERING ON A WHITE BACKGROUND.
6. ALL TEXT SHALL BE CAPITAL LETTERS. LABEL FONT SHALL BE ARIAL (OR SIMILAR) AND IS NOT TO BE BOLD.
7. CONTRAST BETWEEN CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL BE 70% MINIMUM AND HAVE A NON GLARE FINISH.



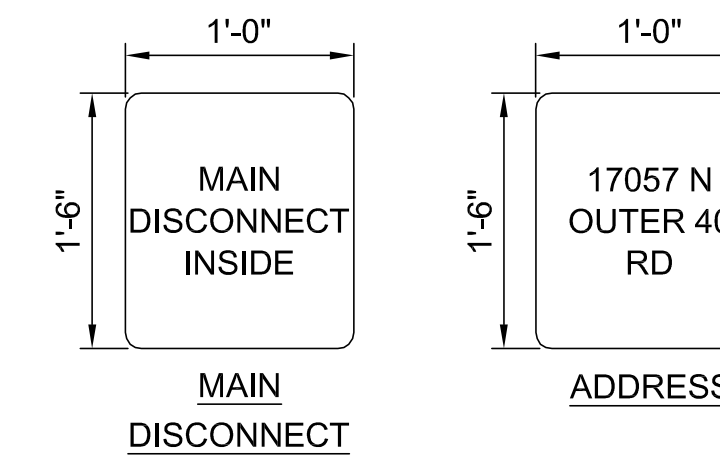
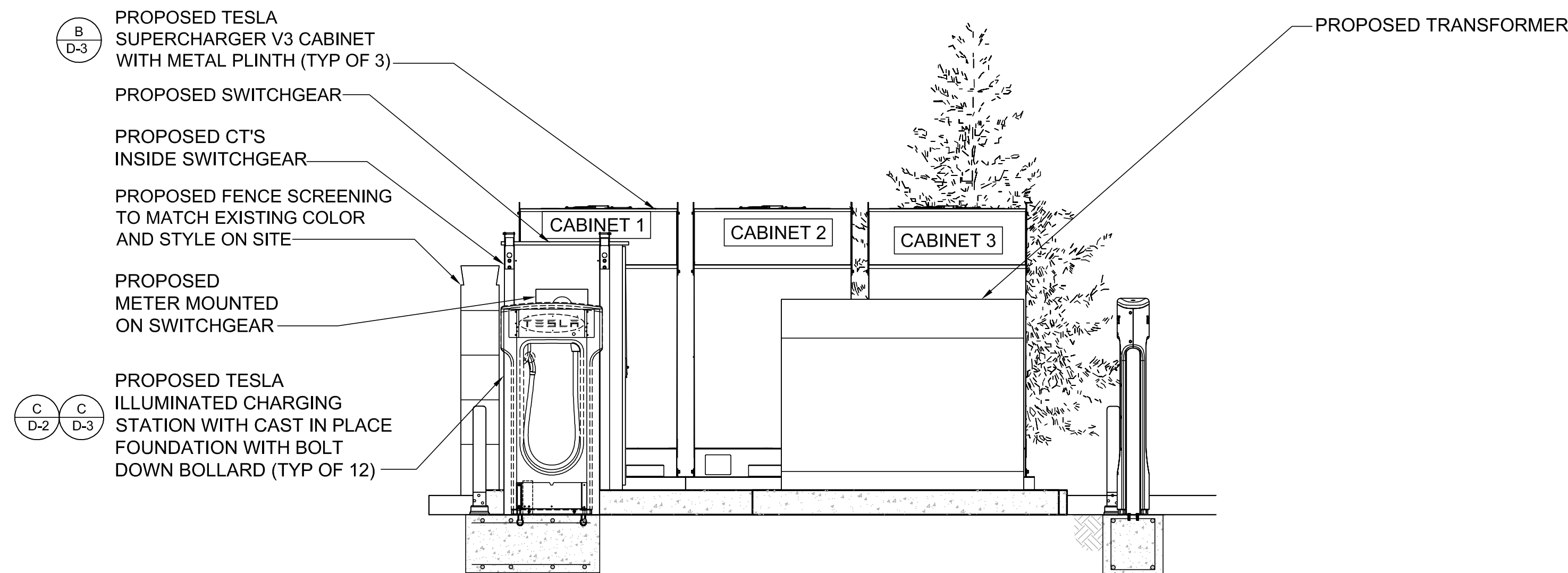
CHARGING POST SIGNAGE SCHEDULE		
SUPERCHARGER	CHARGE POST	SIGN(S) TO INSTALL
①	1A	DEDICATED ADA
	1B	
	1C	
	1D	
②	2A	
	2B	
	2C	
	2D	
③	3A	
	3B	
	3C	
	3D	



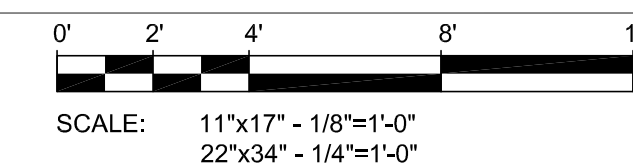
SITE ELEVATION



A



SITE ELEVATION



B

TESLA

3500 DEER CREEK RD
PALO ALTO, CA 94304
(650) 681-5000

LAB

49030 Pontiac Trail, Ste 100
Wixom, Michigan 48393
PHONE: 248-705-9212

DRAWN BY:	RC
CHECKED BY:	PL

REV	DATE	DESCRIPTION
D	05/03/2023	CD100
C	02/17/2023	CD100
B	01/25/2023	CD100
A	10/29/2022	CD90

STATE OF MISSOURI

PETER P. LICHOMSKI

NUMBER A-2015003113

ARCHITECT

Peter P. Lichomski

CONSISTENT WITH APPLICABLE LICENSING LAWS THIS SEAL CERTIFIES ONLY THAT THE ARCHITECTURAL DESIGN WORK WAS PREPARED EITHER PERSONALLY BY ME OR UNDER MY IMMEDIATE AND DIRECT SUPERVISION AND CONTROL. THE SEAL IS NOT INTENDED TO AND DOES NOT IN FACT ATTEST TO ANY ENGINEERING WORK THAT WOULD FALL OUTSIDE THE SCOPE OF WHAT THE APPLICABLE LICENSING LAWS WOULD PERMIT AS THE PRACTICE OF ARCHITECTURE.

SITE NAME:
CHESTERFIELD, MO
(TRT: #18731)
17057 N OUTER 40 RD
CHESTERFIELD, MO 63005

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
A-4



Project Name: _____
 Application: _____
 Date: _____

SITE LIGHTER (SL1)

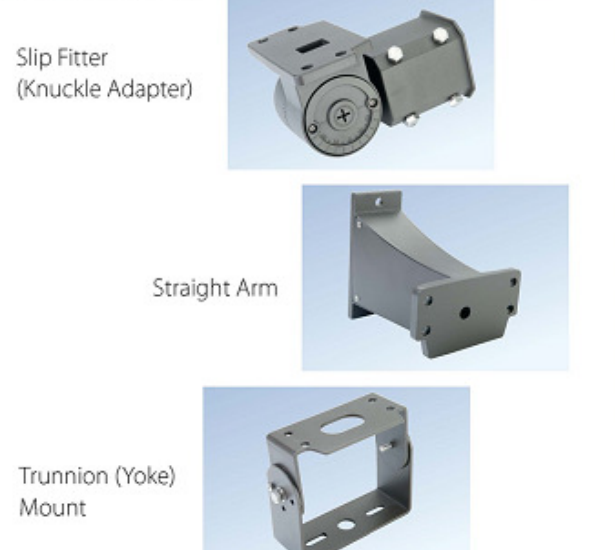
Linmore LED Labs Site Lighter (SL1) is a superior combination of performance, value, and form factor. The body of the Site Lighter is unique in that it is extruded aluminum and exceptional at moving thermal energy while the rest of the market uses castings or weldments. Beyond the thermal efficiency of the housing, the aesthetics are modern and attractive. Efficacy averages 165 lumens/watt across our models putting the Site Lighter in rare space and bringing ultra-low wattages to site lighting. A variety of optic packages direct the light where it is needed. Built to last, the Site Lighter incorporates Linmore's drivers for years of sustainable ownership. When the objective is to maximize value in your exterior lighting with power, energy savings, and aesthetics, the Linmore Site Lighter is the clear choice.



HIGHLIGHTS

- Optics:**
 Type 2, Type 3 & Type 5
 Clear, Polycarbonate Lens
- Efficacy:**
 Ultra-High Efficacy-Up to 175 Lumens per Watt
 Industry Leading
- Construction:**
 Extruded Aluminum Body
 Heavy Duty Powder Coating
 Modern Form Factor
- Controls/Sensors:**
 Linmore LED Driver 0-10V Dimming
 Motion/Dimming Sensor
 Photo Cell

Mounting Options:



Linmore LED Labs | 2360 S Orange Ave, Fresno CA 93725 | 559-485-6010 | www.linmoreled.com | info@linmoreled.com

SITE LIGHTER (SL1)

Specifications

Suitability	Wet Locations-IP65 Rated	Operating Temperature	-40F to +130F
Warranty	10 Years	Efficacy	(5000K) Up to 170 Lumens/Watt
Expected Life	L70- 150,000 Hours	Voltage	120-277V, 347-480V
System Wattages	75W, 100W, 125W, 150W & 300W	Certifications	UL 1598, Light Facts, FCC CFR 47 Part 15, ROHS, CUL Canada
Color Rendering Index	>70	Design Lights Consortium	Yes
Color Temperature	3500K, 4000K & 5000K		

Ordering Information

Model	Housing Size	Wattage	Kelvin	Optic	Volts	Housing Color	Mounting	Options
LL-SL1	Small (SM)	75	3500K (35K)	Type 2 (T2)	120-277V (UNV)	Bronze (BRN)	Slip Fitter (SF)	Sensor (SN)
	Medium (MD)	100	4000K (40K)	Type 3 (T3)	200-480V (HV)	White (WHT)	Standard Arm (SA)	Photo Cell (PC)
	Large (LG)	125	5000K (50K)	Type 5 (T5)			Trunnion (TM)	
		150						
		300						

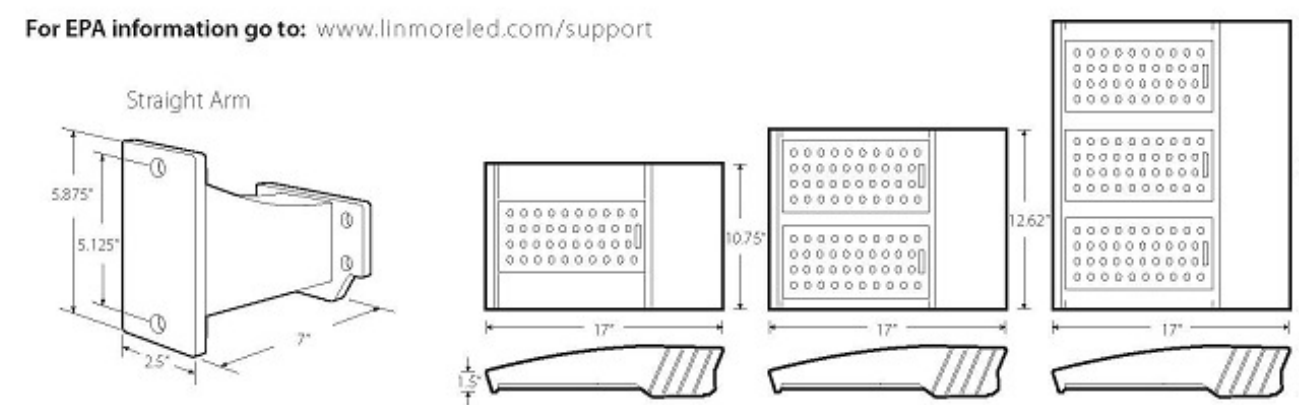
Example
 LL-SL1-SM-75W-50K-T2-UNV-BRN-SF-SN

Lumen Packages

T2	T3	T5	Housing Type	Size (WxLxH)	Weight
75W	13104	13026	12558	Small 10.75 x 17 x 4 (taper to 1.5)	14
100W	16224	16062	16175	Small 10.75 x 17 x 4 (taper to 1.5)	14
125W	21710	21493	21645	Medium 12.62 x 17 x 4 (taper to 1.5)	16
150W	25272	25019	25196	Medium 12.62 x 17 x 4 (taper to 1.5)	16
300W	47424	46950	47282	Large 20 x 17 x 4 (taper to 1.5)	24

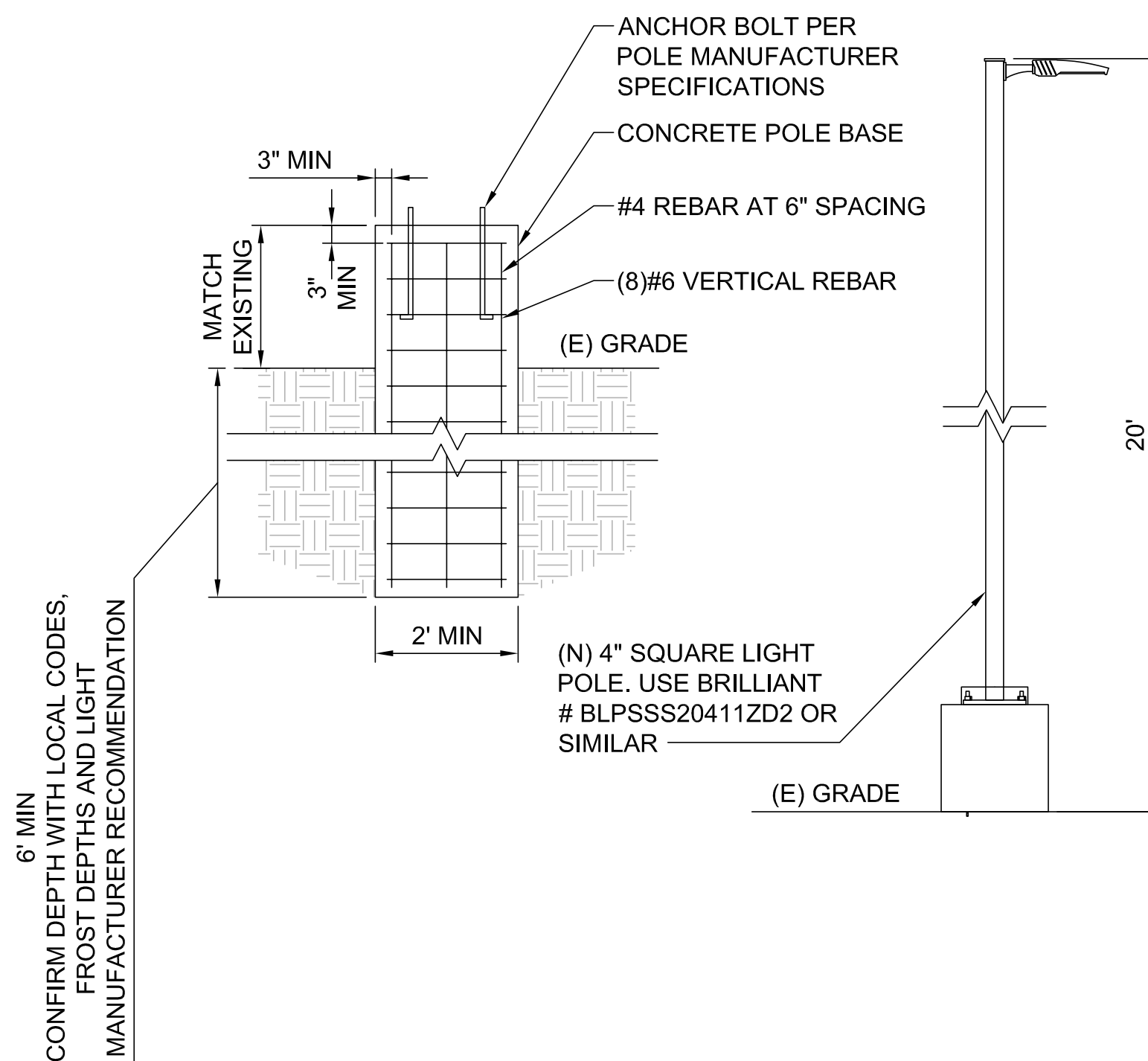
*Lumens are based on 5000K

For EPA information go to: www.linmoreled.com/support



Specifications are subject to change.
 Linmore LED Labs | 2360 S Orange Ave, Fresno CA 93725 | 559-485-6010 | www.linmoreled.com | info@linmoreled.com

GC TO CONFIRM LOCAL FROST DEPTHS BEFORE CONSTRUCTION



TYPICAL PEDESTRIAN LIGHT FIXTURE MANUFACTURER DETAIL - FOR REFERENCE ONLY

NO SCALE

A

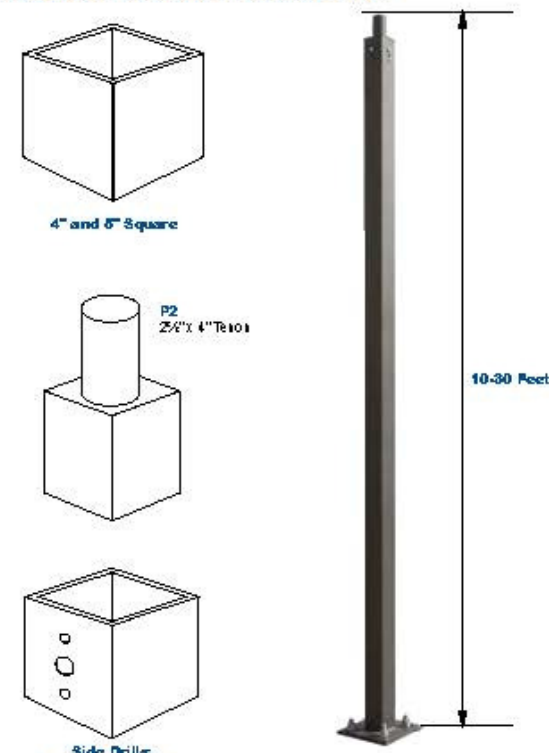
LIGHT POLE FOUNDATION

NO SCALE

B



BLPSS
 Straight Square Steel Poles, 4", 5"



Pole Series

The LEPG BLPSS Series Straight Square Steel poles are built from high strength steel tube and are available side drilled for arm mounted area lighting luminaires or with tenon mounts for food and post top luminaires. Typical area lighting applications include retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities. Mounting heights of 10 to 30 feet can be used based on selected luminaire application.

Specifications and Features:

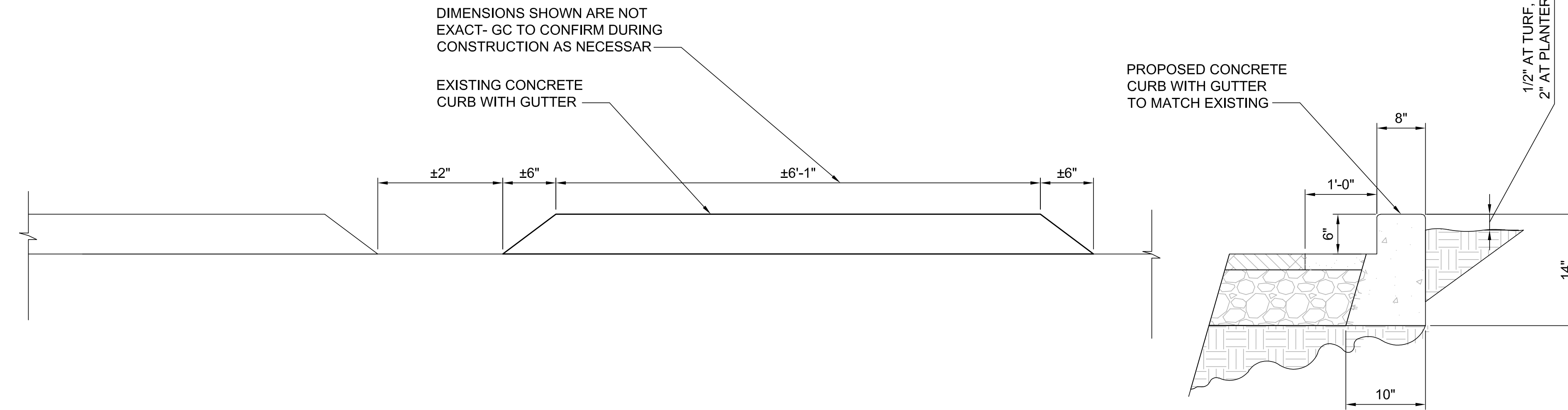
- Pole Specifications:**
 Conforms to ASTM A500 Grade B Minimum Yield Strength of 46,000 PSI. Wall Thickness Available in 11 Gauge (120") or 7 Gauge (180").
- Finish:**
 Textured Architectural Bronze Powdercoat Finish, Baked to Ensure Maximum Paint Adhesion, Hardness and Durability.
- Anchor Bolts:**
 Anchor Bolts are Included, Sized Based on Pole Data Charts for the Selected Pole Size.
- Hand Hole:**
 Cast Iron Reinforced Hand Hole and Cover with Ground Screw.
- Base Cover:**
 Poles are Finished with a Two-Piece Formed Steel Base Cover that is Easily Assembled and Fits Over Pole Base.
- Pole Length:**
 Poles are Available in Standard Lengths as Shown in the Order Matrix. Poles can be Custom Cut to Order. Consult Factory.
- Mounting Options:**
 Standard Length Poles Include 2 1/2" OD Tenon, Side Drilled 4@90 Degrees, Polycarbonate Top Cover and Hole Plugs for Unused Drilling Locations.
 Cut to Order Poles can be Side Drilled for 2@180 Degrees or 4@90 Degrees, Includes Polycarbonate Top Cover and Hole Plugs for Unused Drilling Locations.
 Cut to Order Poles May Also be Ordered With 2 1/2" OD Tenons for Use With Post Top Decorative Luminaires, Floodlights, Slip Fitter Fixtures, or Any of a Wide Variety of Pole Top Mounting Accessories.

STEEL TROWEL FINISH CONC. CURB W/ 1/2" ROUNDED EDGES (PROVIDE EXPANSION JOINT AT 45'-0" O.C. MAX. - TOOLED JOINTS AT 15'-0" O.C. MAX.)

DIMENSIONS SHOWN ARE NOT EXACT- GC TO CONFIRM DURING CONSTRUCTION AS NECESSAR

EXISTING CONCRETE CURB WITH GUTTER

PROPOSED CONCRETE CURB WITH GUTTER TO MATCH EXISTING



Order Information Example: BLPSS300072ZLBC

Model	Height	Shells/Gauges (Wick One)	Z	Color	Pole Top Mounting	Drill Template	Options
BLPSS-300072ZLBC	20'-0"	11 Gauge 7 Gauge	Z=6x2				

Project Information:
 Project Name: _____ Fixture Type: _____
 Complete Catalog #: _____ Date: _____
 Comments: _____

Notes:
 1. Side Drilled pole includes polycarbonate pole cap.
 2. All poles include anchor bolts & brackets, consult dimension table for size based on pole dimensions.
 3. All poles include square 2 pole or bronze base cover.

PEDESTRIAN LIGHT POLE MANUFACTURER DETAIL - FOR REFERENCE ONLY

NO SCALE

C

P.P.C. CURB & GUTTER DETAIL

NO SCALE

D

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 PALO ALTO, CA 94304
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REV	DATE	DESCRIPTION
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SITE NAME:
 CHESTERFIELD, MO
 (TRT: #18731)
 17057 N OUTER 40 RD
 CHESTERFIELD, MO 63005

SHEET TITLE
 INSTALLATION DETAILS

SHEET NUMBER
 D-4