AGENDA

PLANNING AND ZONING COMMISSION MEETING

CITY OF CREVE COEUR, MISSOURI

MONDAY, MAY 20, 2019

6:30 PM

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

CALL TO ORDER

ROLL CALL

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. **May 6, 2019 Planning and Zoning Commission Draft Meeting Minutes**

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

1. **Application #19-015: Amendment of the Minor Site Plan Approved for Exterior Modifications to the Building for the Aldi Tenant Space at 11745 Olive Boulevard**
   Adam Noga, APD Engineering and Architecture, PLLC, on behalf of Aldi Inc. has submitted an application for the revised exterior renovations to the Aldi's tenant space at 11745 Olive Boulevard that includes a new entrance canopy structure and lighting. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building.

NEW BUSINESS

1. **Application #19-010: Approval of a Minor Site Plan for the Placement of Carports Behind the Building Located at 11318 Olive Boulevard (AKA 11330 Olive Boulevard). Request to Postpone**
   Richard Marti, Intelica Real Estate, on behalf of 717HB Creve Coeur, LLC, has submitted an application for a minor site plan to allow for the construction of carports behind the existing non-conforming building at 11318 (also addressed as 11330 Olive Boulevard). The Applicant has requested to postpone to the June 3rd Planning and Zoning Commission meeting.

2. **Application #19-018: Site Concept Plan, Boundary Adjustment, And Site Development Plan Approval For Edge @ West Park Office Building, At 12645 Olive Boulevard**
   George Stock, Stock & Associates Consulting Engineers, Inc., on behalf of Edge @ West, LLC, has submitted an application for a new four story, 121,771 square foot office building within the West Park Development at 12645 Olive Boulevard. Boundary Adjustment Plats, Site Concept and Site Development Plan approval by the Planning and Zoning Commission are required for all proposed developments within the CB District. City Council action is not required.

3. **Application #19-019: Amended Site Concept Plan, Condominium Plat Adjustment, And Site Development Plan Approval For Edge @ BRDG Park, Danforth Plant Science Center, Office And Lab Building**
   George Stock, Stock & Associates Consulting Engineers, Inc., on behalf of Edge @BRDG, LLC, has submitted an application for a new four story, 163,576 square foot office, and lab space building within the BRDG Park area within the Danforth Plant Science Center Campus. Condominium/Boundary Adjustments Plat, Site Concept and Site Development Plan approval by the Planning and Zoning Commission are required for all proposed developments within the RO District. City Council action is not required.

WORK AGENDA

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____

Jason W. Jaggi
Director of Community Development

DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, MAY 6, 2019
6:30 PM

CALL TO ORDER

Ms. Kistner called the meeting to order at 6:30 pm.

ROLL CALL

Beth Kistner	Commission Chair
Tim Carney	Commission Member
Muriel Hall	Commission Member
James Myers	Commission Member
Matthew Schuh	Commission Member

The following staff were also present: Stephanie Karr, Assistant City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Carney made a motion to accept the agenda, Mr. Schuh seconded. All in favor.

APPROVAL OF MINUTES

1. April 1, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Carney made a motion to accept the minutes for April 1, 2019, Mr. Myers seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Attachment: PZ DRAFT Minutes 5.6.2019 (May 6, 2019 Planning and Zoning Commission Draft Meeting Minutes)

1. Application #19-010: Approval of a Minor Site Plan for the Placement of Carports Behind the Building Located at 11318 Olive Boulevard (AKA 11330 Olive Boulevard). Request to Postpone

Mr. Schuh made a motion to continue the item, Mr. Carney seconded. All in favor.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 5/20/2019 6:30 PM**
MOVER:	Matthew Schuh, Commission Member	
SECONDER:	Tim Carney, Commission Member	
AYES:	Kistner, Carney, Hall, Myers, Schuh	

2. Application #19-015: Amendment of the Minor Site Plan Approved for Exterior Modifications to the Building for the Aldi Tenant Space at 11745 Olive Boulevard

Due to a potential conflict of interest, Mr. Schuh recused himself from this application, stepped down from the dais and did not participate in the discussion or consideration of this matter.

Ms. Kelly spoke to the applicant's request. She said that Aldi was back before the Commission because Aldi Corporate wanted to see some changes to the exterior. She said staff was concerned about the expansive space for the tower element and suggested it be broken up.

Mr. Vern Wunnenberg showed the modified front with the EIFS. He said they wanted to add gray to the front to tie it together. He said it would provide contrast.

Ms. Kistner said it was very low contrast. She asked if they could show the plans for the back. Ms. Kistner asked there was a copy of what was approved earlier for the back.

Ms. Kelly said the aluminum composite was going to carry around to the back.

Mr. Myers asked about the material used in the back. He said it looks like corrugated steel. He asked if that was accurate and if it would be hiding equipment.

Mr. Wunnenberg said it was a parapet wall that carried around and that was just the portion in the back.

Mr. Kenny Hines, construction manager, explained how and why the wall was carried around.

Ms. Kelly showed the former approved drawings with the aluminum composite that was carried around to the back.

Ms. Kistner asked if the composite metal was shinier than what was proposed previously.

Mr. Wunnenberg said it was shinier in the front.

Ms. Kistner said she thought the new building design lacked architectural interest. She said she thought overall it was a reduction in design quality.

Mr. Carney said he agreed the original design was more appealing. He said the rear portion would be fine, but he thought the sign was too small.

Mr. Myers said he thought the brick in the original approval was nice to tie it into the rest of the center.

Attachment: PZ DRAFT Minutes 5.6.2019 (May 6, 2019 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Wunnenberg said it was a corporate decision to change the design. He said they were willing to work on color and material.

Mr. Carney suggested they use more of the Nichiha material.

Ms. Hall said the original design broke things up and made it more interesting.

Ms. Kistner said it was blocky.

Mr. Myers said it looked chopped up.

Mr. Wunnenberg said they are upgrading it over the existing design.

Ms. Kistner suggested they work with staff to find something agreeable and to break up the huge square.

Ms. Kelly said staff prefers the original design, but they would work with the applicant to find middle ground.

Mr. Myers made a motion to continue the item to the May 20th meeting. Mr. Carney seconded. All in favor.

RESULT:	**CONTINUED [UNANIMOUS]**	**Next: 5/20/2019 6:30 PM**
MOVER:	James Myers, Commission Member	
SECONDER:	Tim Carney, Commission Member	
AYES:	Kistner, Carney, Hall, Myers, Schuh	

3. Application #19-016: a Minor Site Development Plan for a Replacement White Vinyl Fence Within the Front-Yard Setback Along N Spoede for the Property at 420 N Spoede Road

Ms. Rachel Nolan, homeowner, said she was before the Commission with a fence issue several years ago. She gave some history to the fence and its location. She said she would like to replace the fence with vinyl, but in the same style and in the same location.

Mr. Myers asked to see the sample.

Ms. Kelly said the replacement of the fence material is what prompted the Commissions review. She said the fence was originally granted as a wood fence.

Mr. Carney asked if the fence was 15 feet further back it would have not needed review.

Ms. Kelly said it would still need review.

Ms. Kistner said the question was the change in material sufficient to replace the original approval of a wood fence.

Mr. Myers asked about the general thoughts when it came before the Commission in 2008.

Ms. Kelly showed photos from the previous approval.

Mr. Schuh asked if they repaired it one piece at a time would it require review.

Ms. Kelly said it was worth discussing.

Attachment: PZ DRAFT Minutes 5.6.2019 (May 6, 2019 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Schuh said he thought it was a suitable replacement.

Mr. Carney made a motion to approve, Mr. Schuh seconded. All in favor.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Tim Carney, Commission Member
SECONDER:	Matthew Schuh, Commission Member
AYES:	Kistner, Carney, Hall, Myers, Schuh

4. Application #19-020: 11921 OLIVE AND 942 ORCHARD LAKES BOUNDARY ADJUSTMENT PLAT

Mr. Jaggi gave some history of the property. He said the property would be sold to Drury and there would be a maintenance agreement and allowance for the road behind the shopping center. He said the boundary adjustment would clean it up. He said it would be zoned CB-Core Business upon consolidation of the lots pursuant to the Zoning Ordinance.

Mr. Myers made a motion to approve, Mr. Carney seconded. All in favor.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	James Myers, Commission Member
SECONDER:	Tim Carney, Commission Member
AYES:	Kistner, Carney, Hall, Myers, Schuh

WORK AGENDA

1. Review of Replacement Fences Within a Front-Yard Setback

Ms. Kelly presented some items for discussion regarding fencing. She said replacing a fence with similar materials, versus installation of a new fence may have stricter requirements.
There was some discussion of specific examples.

Mr. Jaggi suggested that the review for aesthetic value is one reason why fences come before the Commission. He said just because you have a fence now, doesn't mean it is guaranteed forever.

Mr. Myers pointed out when people change things in their home they are expected to meet current building code. He said the fence is no different.

Mr. Schuh said the existing condition is a worthy factor to consider.

Ms. Kelly said fences need to meet aesthetic requirements which is why they come before P&Z.

Mr. Jaggi said they wanted to be fair across the board with respect to property owners that currently have a fence they want to replace and those that do not have a fence but are seeking a permit to install one.

In another matter, Ms. Kelly handed out a packet showing a recent permit application for a scoreboard. She asked if anyone had concerns and whether P&Z believed that the scoreboard should come before the Commission for review.

Mr. Schuh said he thought it should come before for review.

Attachment: PZ DRAFT Minutes 5.6.2019 (May 6, 2019 Planning and Zoning Commission Draft Meeting Minutes)

Mr. Jaggi said larger scoreboards are typical for a University. He said this would not impact neighbors as it faces south.

Ms. Kistner said anything that was above a certain height should be reviewed.

Mr. Schuh asked if it would be visible from the road or temple.

Ms. Kistner questioned the precedent if it didn't come before them for review.

Mr. Jaggi said it isn't a sign and is not reviewed against the criteria for signs.

There was some discussion about a review process but the Commission generally felt it would be best to have a review of the scoreboard since that information wasn't provided at the time of the original approval.

DEPARTMENT REPORTS

Mr. Jaggi told the Commission the projects that would be coming before them at the next meeting.

Ms. Kistner gave an update on Gene Rovak and said he may be re-instated.

Mr. Jaggi asked if there were any issues with cancelling the first July meeting.
The Commission said there were no issues.

Mr. Jaggi gave an update on the Text Amendments on Medical Marijuana and Short Term Rentals. He said Council has passed both. He said the 300 foot requirement had been removed with the exception of elementary and secondary schools.

ADJOURNMENT

Mr. Carney made a motion to adjourn. All in favor. Meeting closed at 7:40 pm.

Attachment: PZ DRAFT Minutes 5.6.2019 (May 6, 2019 Planning and Zoning Commission Draft Meeting Minutes)

city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION
#19-015 TO AMEND THE MINOR SITE PLAN APPROVED FOR EXTERIOR MODIFICATIONS TO THE BUILDING FOR THE ALDI TENANT SPACE AT 11745 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, May 20, 2019

SUBJECT PROPERTY LOCATION: 11745 Olive Boulevard, (see attached map). The property is zoned CB-Core Business District.

REQUEST: Adam Noga, APD Engineering and Architecture, PLLC, on behalf of Aldi Inc. has submitted an application for the revised exterior renovations to the Aldi's tenant space at 11745 Olive Boulevard that includes a new entrance canopy structure and lighting. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building.

ADDITIONAL INFORMATION: The property was originally developed in 1996 for the Borders Bookstore. The Planning and Zoning Commission reviewed and approved elevation and exterior changes at the February 4, 2019 meeting. Aldi's proposed revised elevations are substantially different, prompting new review for approval by the Planning and Zoning Commission.

Key Issues:
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References
- Design Guidelines

Zoning Code References
- Section 405.370: CB-Core Business District
- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT:
Adam Noga
APD Engineering and Architecture, PLLC
615 Fishers Run
Victor, NY 14565

APPLICANT'S REPRESENTATIVE:
Vern Wunnenberg
Aldi Director of Real Estate
Aldi Inc. O'Fallon Division
475 Pearl Drive
P.O. Box 8800
O'Fallon, MO 63366

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 5/17/2019
ATTACHMENTS: Applicant's revised elevations received May 17, 2019

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-20-2019 (#19-015: Aldi Minor Site Plan Amendment)

REVISIONS SINCE MAY 6TH PLANNING AND ZONING COMMISSION

The Applicants have revised the elevations to maintain the two tower elements, reducing the large expanse of the area to the right of the entrance, and extending the windows above the canopy. The Bark "wood" panels have been eliminated, and replaced with slate gray aluminum composite materials. The bright silver aluminum composite panels remain over the entrance tower. The triangle parapet over the adjacent tenants will be removed to create a more cohesive design in consideration of the prior discussion for the entire center. The Applicants will have material samples available at the meeting.

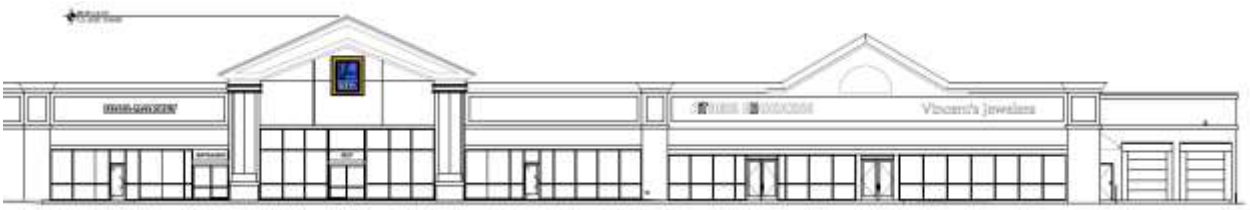


Figure 1: Existing elevation

Figure 2: Close-up of the elevation approved in February.

Figure 3: Prior elevation from the May 6th meeting.

Figure 4: Close-up of the revised Elevation received May 13, 2019

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-20-2019 (#19-015: Aldi Minor Site Plan Amendment)

Figure 5: Close-up of the proposed new front entrance.

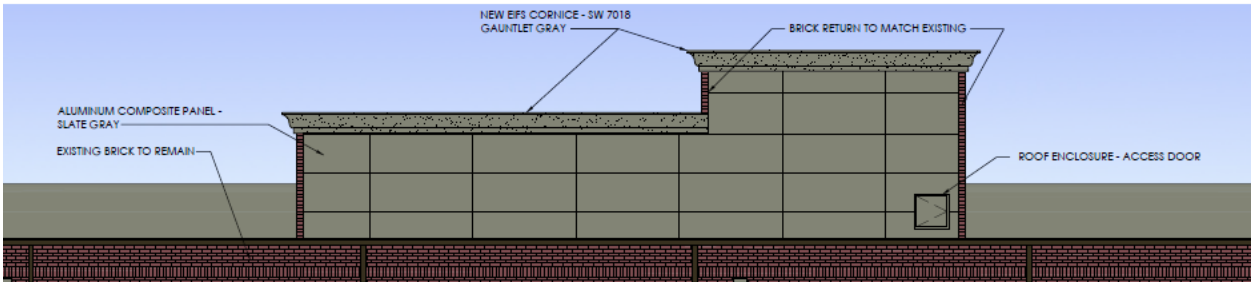


Figure 6: Close-up of the rear elevation.

Figure 7: East and West Elevations showing the sides of the tower element.

DISCUSSION AND RECOMMENDATION

Staff believes that the changes to the design and materials of the building address the Commission's comments from the previous meeting. The large expanse of bright aluminum panels has been eliminated and now features a darker color and the taller windows also help to bring greater articulation of the façade. The design is more simplistic than the previous version; however, staff believes this approach is more proportional to the overall façade of the shopping center. Commission should review the materials samples and discuss the overall design with the Applicant at the meeting. Any modifications to the

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-20-2019 (#19-015: Aldi Minor Site Plan Amendment)

proposed elevation should be discussed, and may require modification to the recommendations. Below are the recommmended conditions of approval, including those from the previous approval regarding the site and landscaping:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" on May 17, 2019.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Landscape Plan" emailed on January 30, 2019 and hard copy received on February 1, 2019, as bound together and submitted in conjunction with Application #19-001 by CEDC Civil Engineering Design and Conultants, except as modified below.
3. A revised Landscape Plan shall be submitted to bring the site into conformance with the Landscape Plan from 1996 when the site received a site coverage bonus, and the landscaping approved for N. New Ballas Road in 2012, for the Zoning Administrator's approval.
4. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 Design and Maintenance Standards of Off-Street Parking and Loading Regualtions.
6. All property maintenance and building code issues shall be addressed to the Building Official's satisfaction to be included as part of this work, and that the parking underneath the building shall be restored.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
8. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

The motion to approve the site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

> "I move to recommend approval of the minor site plan for the façade improvements for the Aldi tenant space at 11745 Olive Boulevard as bound together with Application #19-015, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of May 20, 2019" (conditions may be added, eliminated, or modified by preceding motion).

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-20-2019 (#19-015: Aldi Minor Site Plan Amendment)

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES
Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE
Included and attached by reference. See body of report for specific excerpts.

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-20-2019 (#19-015: Aldi Minor Site Plan Amendment)

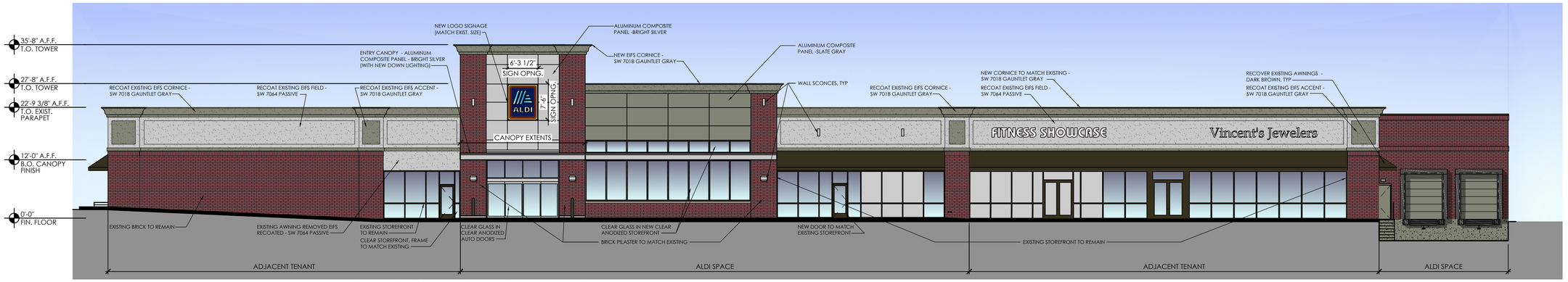
11745 Olive Boulevard, Aldi

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-20-2019 (#19-015: Aldi Minor Site Plan Amendment)

SIGNAGE			
DESCRIPTION	**QUANTITY**	**SQ. FT. PER SIGN**	**TOTALS**
TOWER SIGN	1	46.6	46.6
TOTAL SIGNAGE			46.6
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

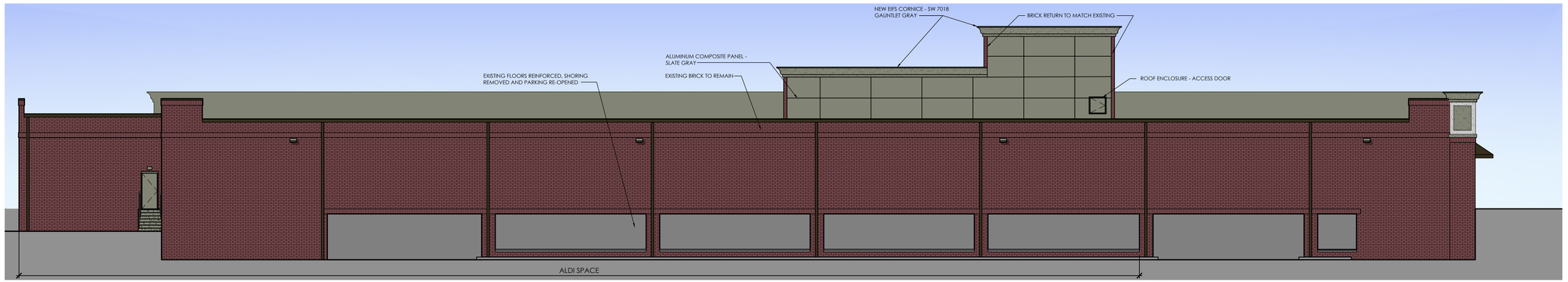
5 South Elevation -Existing

SCALE: 3/32" = 1'-0"



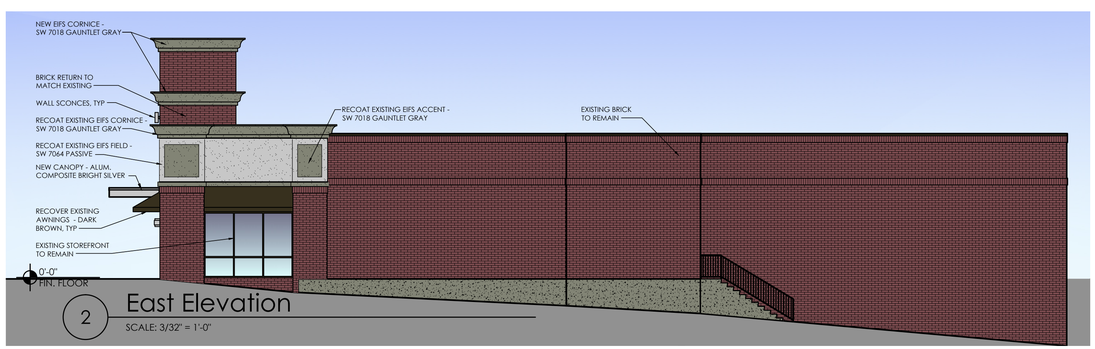
4 South Elevation -Proposed

SCALE: 3/32" = 1'-0"



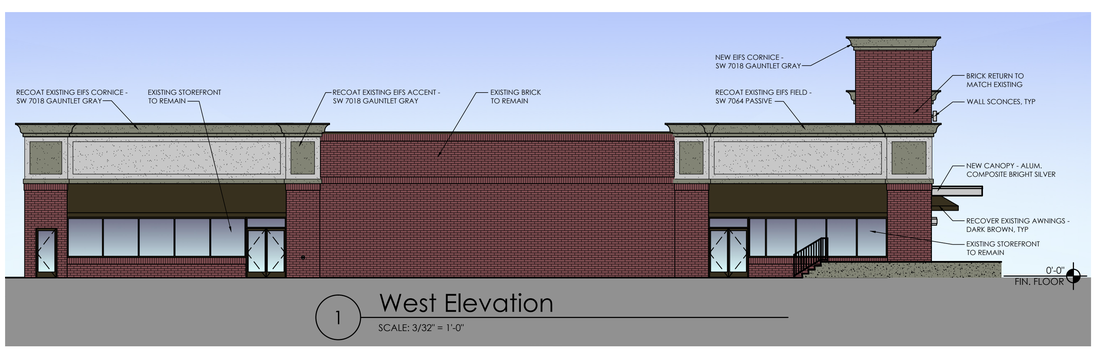
3 North Elevation

SCALE: 3/32" = 1'-0"



2 East Elevation

SCALE: 3/32" = 1'-0"



1 West Elevation

SCALE: 3/32" = 1'-0"

Issued:		Date:
A	Issued for Planning Review	05/01/19
B	Issued for Planning Review	05/03/19
C	Issued for Planning Review	05/15/19
D	Issued for Planning Review	05/16/19
E	Issued for Planning Review	05/17/19

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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ALDI Inc. Store #: 29
Creve Coeur, MO
11745 Olive Blvd.
Creve Coeur, MO 63141
St. Louis County
Project Name & Location:

Concept Exterior Elevations

Drawing Name:

Date: 12/12/18	Project No. 18-0435A
Type: Remodel	
Drawn By: JWL	CEE-3
Scale: As Noted	Drawing No.

PLOTTED: 5/17/2019 12:14 PM

Attachment: 2019-05-17 - Creve Coeur MO - CEE-3 (#19-015: Aldi Minor Site Plan Amendment)

city of CREVE COEUR

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www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION
#19-015 TO AMEND THE MINOR SITE PLAN APPROVED FOR EXTERIOR MODIFICATIONS TO THE BUILDING FOR THE ALDI TENANT SPACE AT 11745 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, May 6, 2019

SUBJECT PROPERTY LOCATION: 11745 Olive Boulevard, (see attached map). The property is zoned CB-Core Business District.

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- Section 405.540: Landscaping
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Adam Noga
APD Engineering and Architecture, PLLC
615 Fishers Run
Victor, NY 14565

APPLICANT'S REPRESENTATIVE: Vern Wunnenberg
Aldi Director of Real Estate
Aldi Inc. O'Fallon Division
475 Pearl Drive
P.O. Box 8800
O'Fallon, MO 63366

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 4/29/2019
ATTACHMENTS: Applicant's Materials received April 1, 2019, and revised elevation emailed on May 1, 2019

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-6-2019 (#19-015: Aldi Minor Site Plan Amendment)

PROJECT DESCRIPTION AND REVISIONS SINCE FEBRUARY 4, 2019

The original building was developed in 1996 for the Borders Bookstore. At the time the maximum site coverage was 70% with a bonus coverage for outstanding site planning, water features, and landscaping of up to 10%. The property received approval site coverage of 73.3%. The current site plan is showing a site coverage of 77.5%, which could be due to road widening of N. New Ballas Road and Olive Boulevard since 1996 (which pursuant to Code Chapter 400 does not count against the Applicant). The site coverage bonus was for extensive landscaping throughout the site and dense landscaping at the southwest corner surrounding the feature wall/sitting area. The site coverage has since been lowered to 63% with a maximum site coverage bonus of up to 70%. Therefore, the site is pre-existing non-conforming. The property has remained largely the same since that time, with the exception that landscaping is missing throughout the site.

When Borders Bookstore vacated the space, Aldi took over a portion in 2012, and new tenant spaces was created at the west side of the building. Aldi received approval to update the exterior of the building on February 4, 2019. However, Aldi is now seeking modification to the approval, for a new elevation for a simpler design. Instead of the slopped roof of the new entrance element, the new proposal includes a squared-off tower element with brick on the lower portion instead of the Nicha "Bark" wood fiber cement panels and maintaining the existing EIFS cornice detail of the building. The triangle parapet over the adjacent tenants will be removed to create a more cohesive design in consideration of the prior discussion for the entire center. The Applicants will have material samples available at the meeting.

Figure 1: Existing elevation

Figure 2: Close-up of the elevation approved in February.

Figure 3: Close-up of the new proposed elevation.

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-6-2019 (#19-015: Aldi Minor Site Plan Amendment)

Figure 4: Close-up of the proposed new front entrance.

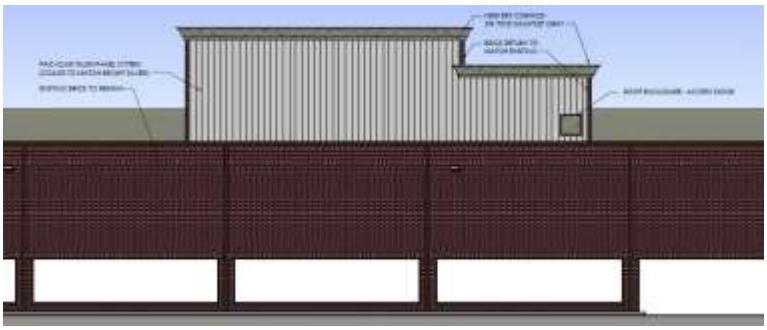


Figure 5: Close-up of the rear elevation and west elevation.

The brick is carried around to the side, with a pack-clad panel system in a bright silver along the rear parapet. All other site related conditions of approval from February 4th will remain in effect.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Hotel	"CB" Core Business District	NA
South	Retail Shopping Center	"CB" Core Business District	Olive Boulevard
East	City Place, Office, Retail	"CB" Core Business District	NA
West	Restaurant, Condo	"CB" Core Business District	N. New Ballas Road

COMPREHENSIVE PLAN REVIEW

As the property was reviewed under the prior proposal regarding the overall site, review of this request will only be on the façade changes.

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-6-2019 (#19-015: Aldi Minor Site Plan Amendment)

Design Guidelines
The City's Design Guidelines recommend that materials should have good architectural character, be durable, and be selected for compatibility with adjoining building and properties. Natural traditional building materials and "green" building materials are preferred, along with architectural consistency of colors and materials that provided for a sense of architectural continuity. Large parapet walls should reflect the function behind them and should not be freestanding. (P.9) Further, shopping centers should have a unified architectural design incorporated into each commercial center (p.12). The Applicants have incorporated design elements throughout the center. The proposed new entrance element utilizes similar materials of the prior proposal, but represents a simpler design. Instead of the metal coping for a more modern streamlined design for the entire center, the new design includes a new EIFS cornice that matches the existing cornice detail on the building. Staff prefers the prior design, in that it created a more visually striking design. The proposal does improve on the existing conditions. However, Staff has a concerns with the large expanse of the bright silver, aluminum composite panels, and would recommend that they be broken up. Staff also has a concern with the rear of the new parapet utilizing a different material than the remaining structure, with the brick ending at the corner. The Design Guidelines recommend that building elements, such as parapet walls, penthouses or screen walls should be treated as an integral part of the architecture, incorporating similar design, detail and materials as the primary structure. (Chapter 2/ Buildings, C. Design, 9, pg. 8). Additionally, material or color changes at the outside corner of structure that give the impression of thinness and artificiality of the material is discouraged. And details of soffits and other architectural elements visible to the public are to be finished in a material compatible with other exterior materials. (Chapter 2/ Buildings, E. Materials/Colors, 5 & 6, pg. 10). The prior proposal included the same aluminum composite that was carried on the side and around the back for a more consistent design. Therefore, Staff recommends that the brick be carried further inward around to the back to eliminate the appearance of thinness, and/or utilize the same material as the front elevation to further the design toward the recommendations. The Commission should discuss these options with the Applicant and a recommendation will need to be included.

Lighting
As proposed elevations and discussed in the prior approval, the plans indicate new down lighting at the canopy entrance. Section 405.680 *Lighting* states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction. Section 405.680(B)(7) also states that lighting intended to illuminate building elevations, landscaping or signage shall shine directly onto the intended surface. While no photometrics were provided, the lighting proposed is meant to illuminate the building façade, shining directly onto the surface, and not cast outward to create a glare from the illumination source. Therefore, Staff does not have a concern with the proposed lighting. A condition of approval has been included to require that all lighting shall be in compliance with Section 405.680 of the Zoning Ordinance.

RECOMMENDATION
Based on the above analysis, the request for the Site Development Plan, and Façade Improvements generally meets the requirements of the Comprehensive Plan and Zoning Ordinance. Any modifications to the proposed elevation including those proposed by Staff above should be discussed, and may require modification to the recommendations. Below are the recommmended conditions of approval, including those from the previous approval regarding the site and landscaping:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" and received as bound together and submitted in conjunction with Application #19-015 byAPD Engineering and Architecture, PLLC submitted on April 1, 2019.
2. The Applicant is required to submit a Site Improvement Permit application, showing all exterior improvements, as required by Section 420.070 of the Land Disturbance Code. The permit application shall be in substantial conformance with the "Site Development Plan" and "Landscape Plan" emailed on January 30, 2019 and hard copy received on February 1, 2019, as

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-6-2019 (#19-015: Aldi Minor Site Plan Amendment)

bound together and submitted in conjunction with Application #19-001 by CEDC Civil Engineering Design and Conultants, except as modified below.

3. A revised Landscape Plan shall be submitted to bring the site into conformance with the Landscape Plan from 1996 when the site received a site coverage bonus, and the landscaping approved for N. New Ballas Road in 2012, for the Zoning Administrator's approval.
4. All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
5. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 Design and Maintenance Standards of Off-Street Parking and Loading Regualtions.
6. All property maintenance and building code issues shall be addressed to the Building Official's satisfaction to be included as part of this work, and that the parking underneath the building shall be restored.
7. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code
8. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

The motion to approve the site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

> "I move to recommend approval of the minor site plan for the façade improvements for the Aldi tenant space at 11745 Olive Boulevard as bound together with Application #19-015, as presented to the Planning and Zoning Commission, subject to the conditions contained in the staff report for the meeting of May 6, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-6-2019 (#19-015: Aldi Minor Site Plan Amendment)

APPENDIX 3: AERIAL PHOTO

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-6-2019 (#19-015: Aldi Minor Site Plan Amendment)

APPENDIX 4: SITE PHOTOGRAPHS	Taken: 1/17/2019
	Description: View of the existing façade looking north
	Description: View of the existing façade looking west from the entrance along N. New Ballas Road.

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-6-2019 (#19-015: Aldi Minor Site Plan Amendment)

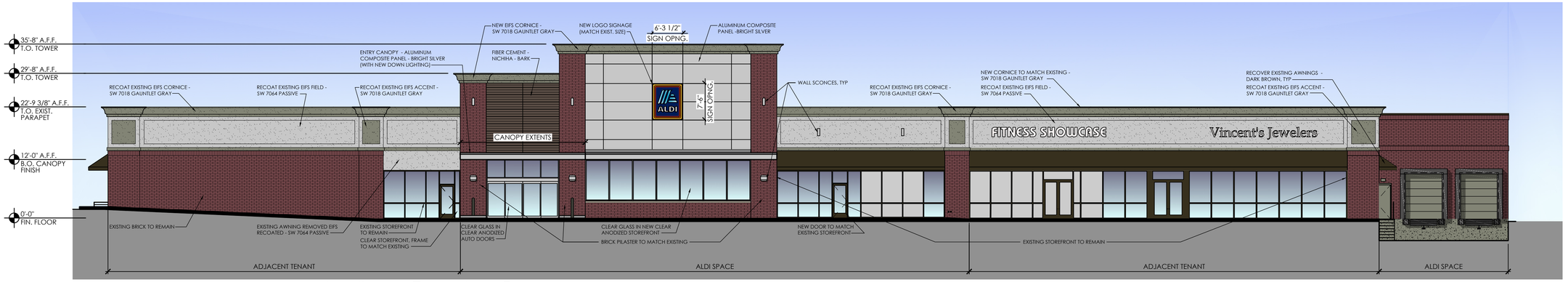
	Description: View of the temporary shoring of the garage parking.

Attachment: 19-015.Aldi Revised Minor Site Plan.Staff Report.5-6-2019 (#19-015: Aldi Minor Site Plan Amendment)

SIGNAGE			
DESCRIPTION	**QUANTITY**	**SQ. FT. PER SIGN**	**TOTALS**
TOWER SIGN	1	46.6	46.6
TOTAL SIGNAGE			46.6
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

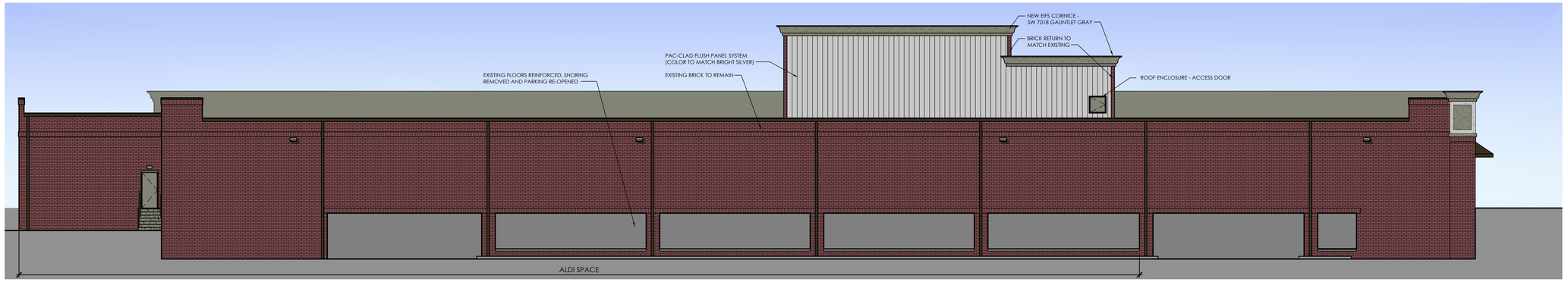
5 South Elevation -Existing

SCALE: 3/32" = 1'-0"



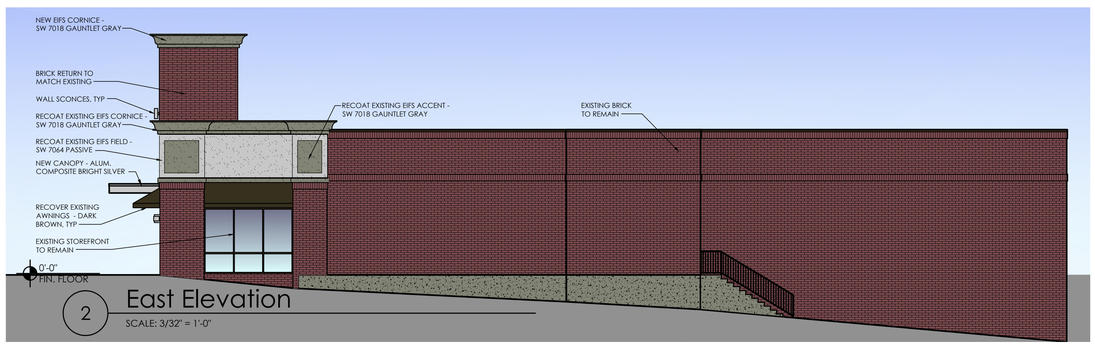
4 South Elevation -Proposed

SCALE: 3/32" = 1'-0"



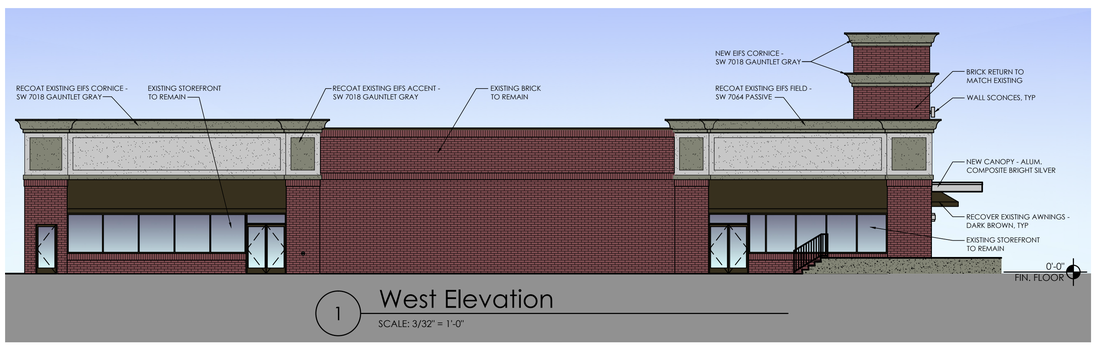
3 North Elevation

SCALE: 3/32" = 1'-0"



2 East Elevation

SCALE: 3/32" = 1'-0"



1 West Elevation

SCALE: 3/32" = 1'-0"

Issued:		Date:
A	Issued for Planning Review	12/20/19
B	Issued for Planning Review	01/28/19
C	Issued for Planning Review	02/07/19
D	Issued for Planning Review	02/14/19
E	Issued for Planning Review	03/29/19

Revisions:		Date:
1		
2		
3		
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5		
6		
7		
8		
9		

Seal

Seal

PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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Project Name & Location:

Concept Exterior Elevations
Drawing Name:

Date: 12/12/18	Project No. 18-0435A
Type: Remodel	
Drawn By: ACN	CEE-2
Scale: As Noted	Drawing No.

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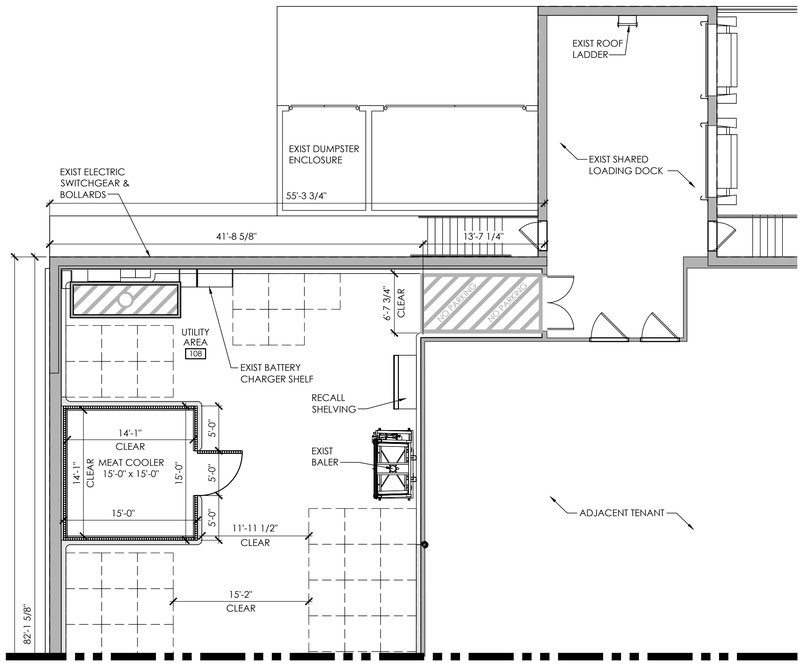
Attachment: 2019-05-01 - Creve Coeur MO - CEE-2 (#19-015: Aldi Minor Site Plan Amendment)



2 Back Room Partial Operations Plan

SCALE: 1/8" = 1'-0"

NORTH

CREVE COEUR, MO AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	9,782
	MEN'S ROOM	76
	WOMEN'S ROOM	144
	HALL	65
SUBTOTAL (MERCANTILE)		10,067
BUSINESS (B)	OFFICE	154
	BREAK ROOM	159
SUBTOTAL (BUSINESS)		313
STORAGE / STOCK (S-1)	BACKROOM	3,639
	COOLER	933
	FREEZER	746
	MEAT COOLER	208
SUBTOTAL (STORAGE / STOCK)		5,318
SUBTOTAL (OCCUPANCIES)		15,698
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		999
BUILDING SQUARE FOOTAGE		16,697
EXTERIOR CANOPY		179
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		16,876

REAR DOCK OPERATIONS DATA	
ITEM	CREVE COEUR, MO
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	626'-2"
ASSUMED PALLET STORAGE	66
BUILDING DIMENSIONS	105'-3 3/8" x 133'-6 3/4"
SALES FLOOR DIMENSIONS	72'-6 5/8" x 131'-2 3/4"
LENGTH OF MULTIDECK	112'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	11
FREEZER GENERAL DOORS	17
SPOT MERCHANDISERS	10
CART STORAGE	EXIST

NOTES:
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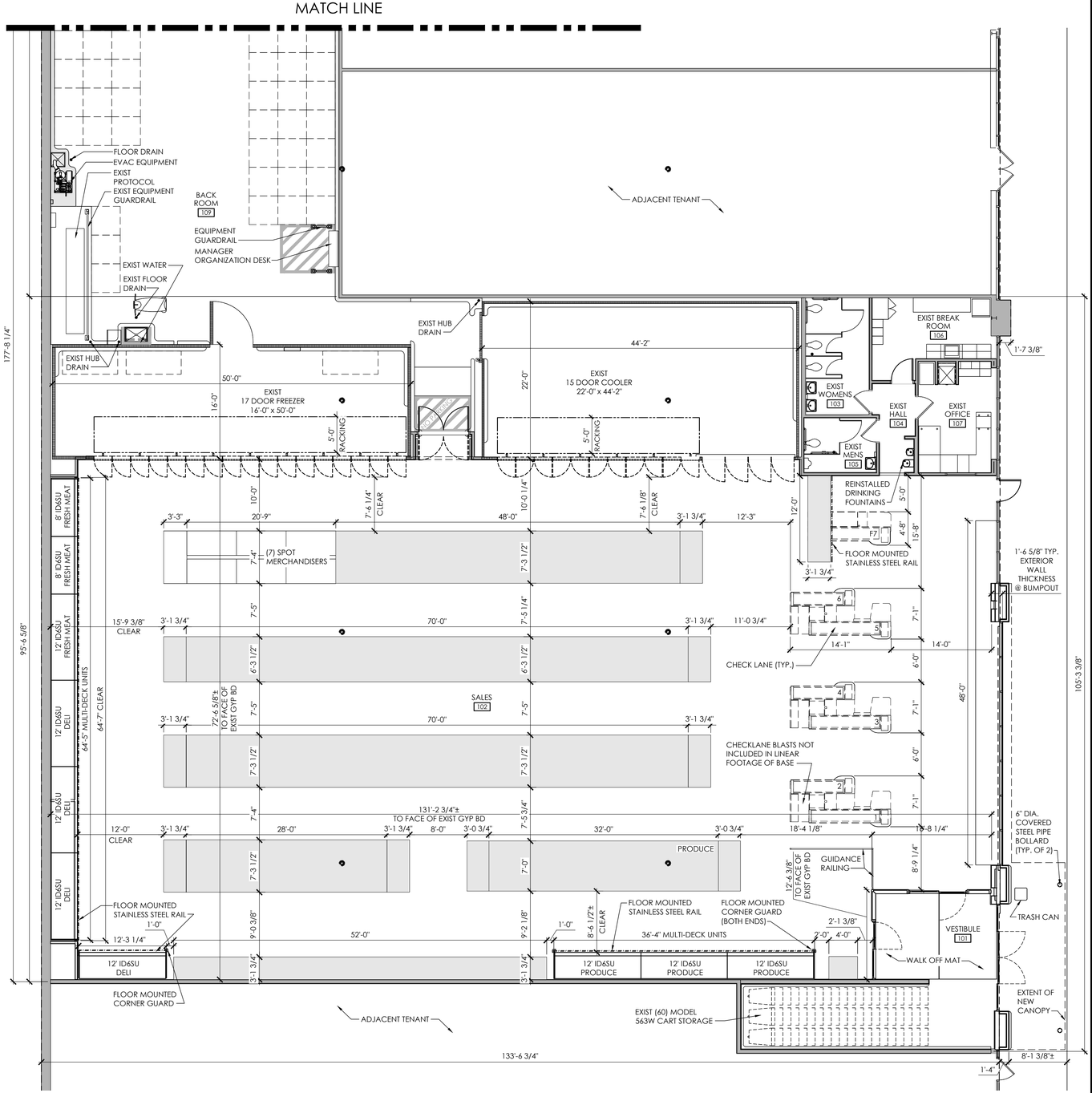
2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
3. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).



1 Operations Plan

SCALE: 1/8" = 1'-0"

NORTH

Issued:		Date:
A	Issued for Client Review	02/07/19
B	Issued for Client Review	02/14/19
C	Issued for Client Review	03/01/19
D	Issued for Client Review	03/11/19
E	Issued for Client Review	03/28/19

Revisions:		Date:
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PROJECT ARCHITECT/ENGINEER DATE

PROJECT LEAD DATE

PROJECT DESIGNER DATE

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St. Louis County
Project Name & Location:

Operations Plan

Drawing Name:

Date: 12/12/18	Project No. 18-0435A
Type: Remodel	
Drawn By: ACN	CFP-2
Scale: As Noted	Drawing No.

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Attachment: 2019-03-28 - Creve Coeur MO - CFP-2 (#19-015: Aldi Minor Site Plan Amendment)

city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #19-018 FOR SITE CONCEPT PLAN, BOUNDARY ADJUSTMENT, AND SITE DEVELOPMENT PLAN APPROVAL FOR EDGE @ WEST PARK OFFICE BUILDING, AT 12645 OLIVE BOULEVARD

FOR THE MEETING OF: Monday, May 20, 2019

LOCATION: 12645 Olive Boulevard within the West Park Development The subject property is zoned CB-Core Business District.

REQUEST: George Stock, Stock & Associates Consulting Engineers, Inc., on behalf of Edge @ West, LLC, has submitted an application for a new four story, 121,771 square foot office building within the West Park Development at 12645 Olive Boulevard. Boundary Adjustment Plats, Site Concept and Site Development Plan approval by the Planning and Zoning Commission are required for all proposed developments within the CB District. City Council action is not required.

ADDITIONAL INFORMATION: The West Park Development was originally developed in phases in the late 80's and 90's. The office buildings and retail center was built in 1987 & 1988, and therefore contains pre-existing, non-conformities throughout the site. The AMC Movie Theater received initial approval in 1993. The last site plan for the area in 1997 included a future office building behind the retail center and a structured parking garage on the property addressed as 12645 Olive Boulevard. All parking within the West Park Development is shared between the properties. The proposal includes a boundary adjustment to include the entire building on the property addresses as 12645 Olive Boulevard.

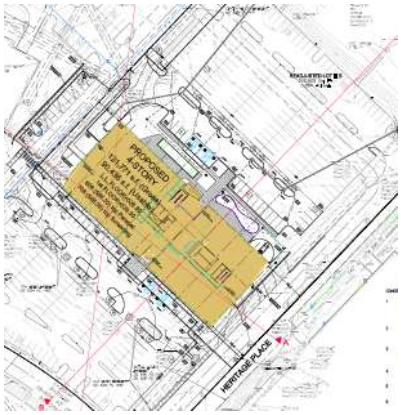
Key Issues:
- Does the request integrate with the approved concept plan?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comprehensive Plan References
- West Olive & Large Commercial Property Mixed-Use Place Type
- Design Guidelines

Zoning Code References
- Section 405.370 "CB" Core Business District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Edge @ West, LLC
c/o Lawrence R Chapman, Manager
1600 S. Brentwood Boulevard,
Suite 770
St. Louis, MO 63144

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 05/17/2019
ATTACHMENTS: Applicant's Materials received May 10, 2019; revised elevations and site development plan emailed on May 16, 2019 and received on May 17, 2019; 1996 Parking Agreement

Attachment: 19-018.EDGEatWest Park.Staff Report.5-20-2019 (#19-018: Edge @West Park)

PROPOSAL

The Applicants are seeking to establish a new site concept plan for the West Park Development to allow the construction of a new 121,771 square foot EDGE @ West Park office building, and a boundary adjustment for the property addressed as 12645 Olive Boulevard. The center was originally developed in the late 80's, and the site is pre-existing non-conforming, with the entire development showing a site coverage of 63.76%.

In 1996, the Planning and Zoning Commission approved the site development plan for a 5 story office building and a 3 level parking garage adjacent to the existing office building. However, the project never moved forward. At the time Site Concept Plans were not required for properties in the CB-Core Business District.

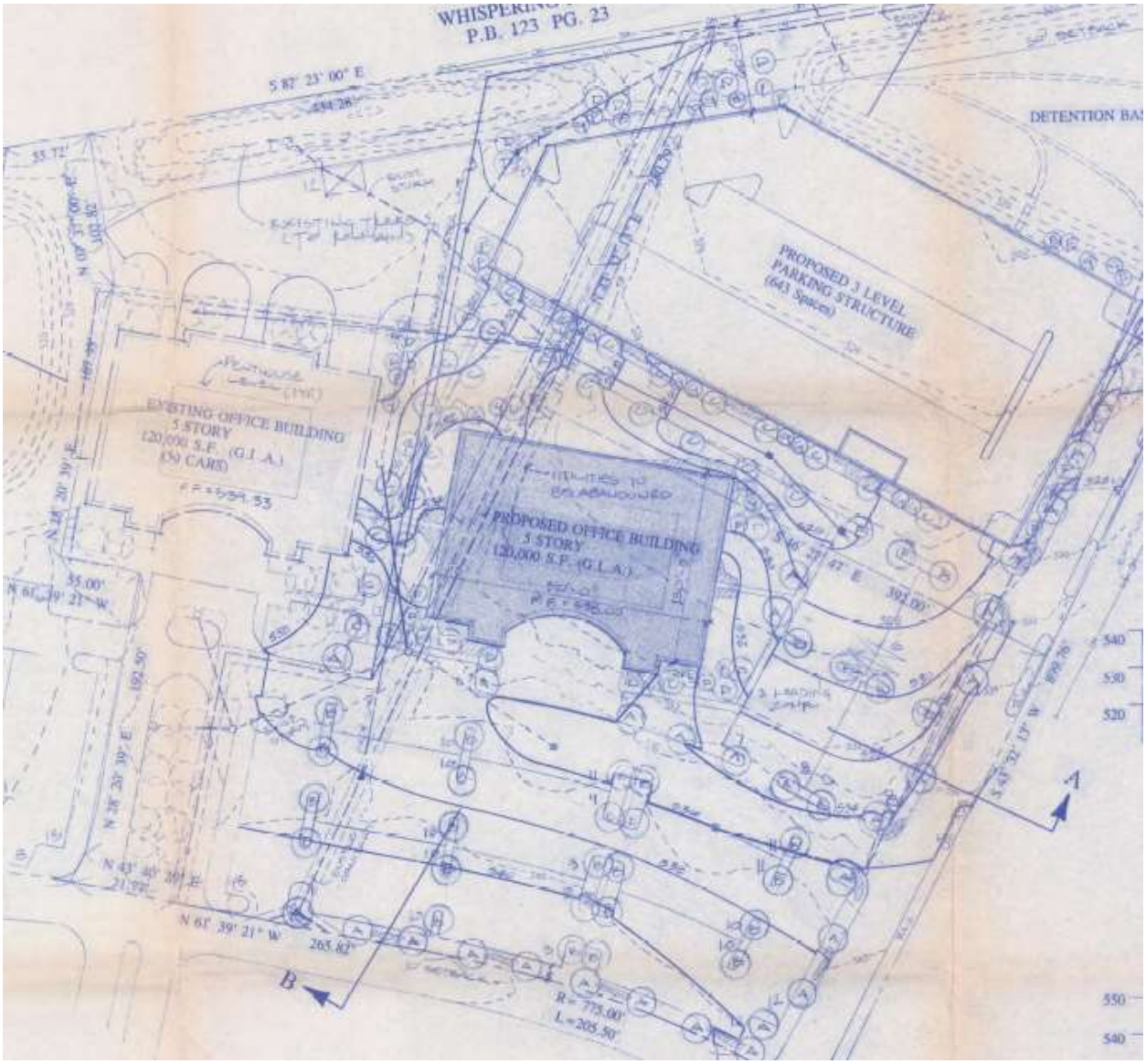


Figure 1: Close-up of the Site Development Plan from 1996

Attachment: 19-018.EDGEatWest Park.Staff Report.5-20-2019 (#19-018: Edge @West Park)

Site Concept Plan
The Applicant has submitted a new Site Concept Plan for the West Park Development to show the proposed four story, 121,771 square foot, office building and the adjusted lot, along with the other buildings within the Center.

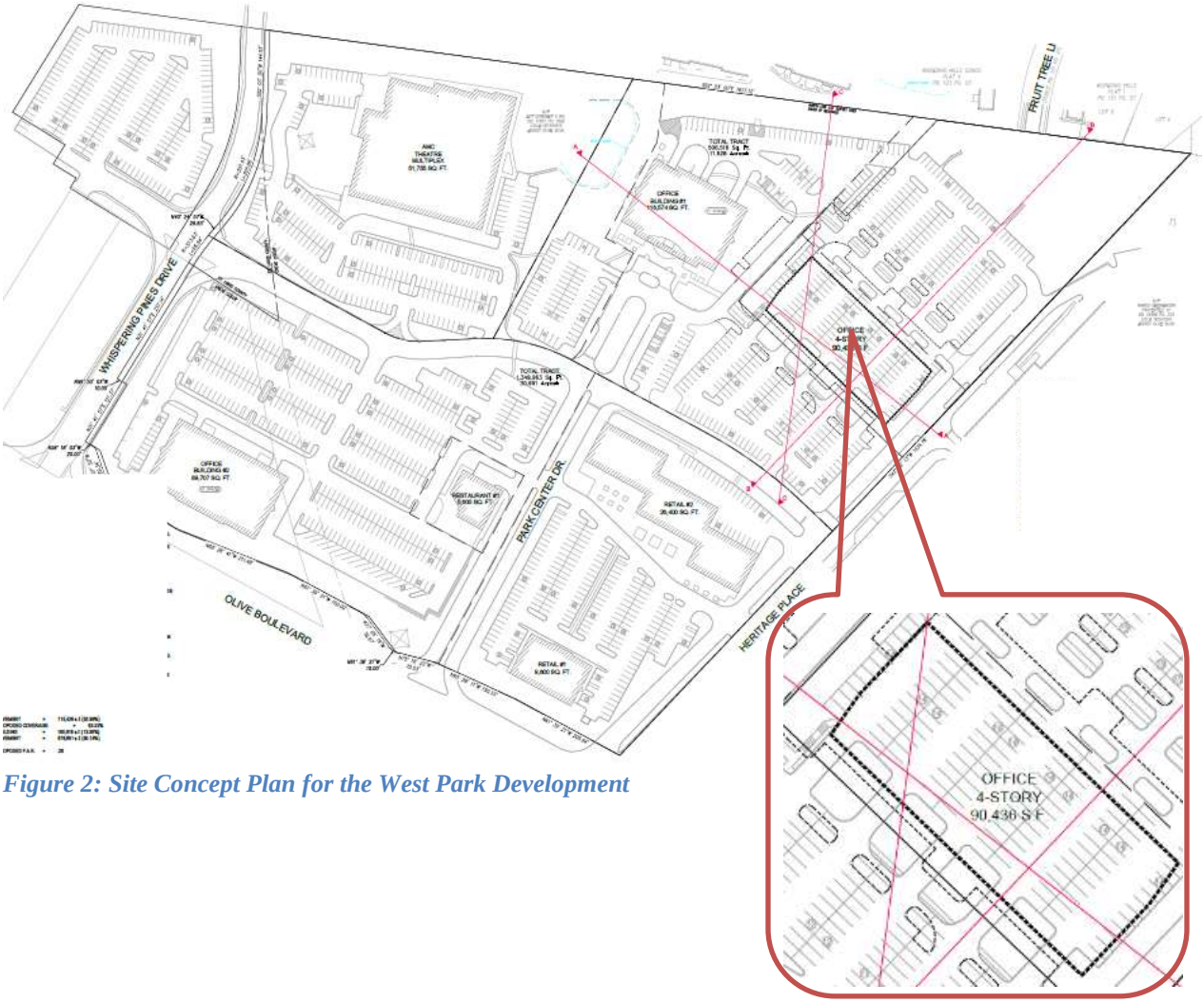


Figure 2: Site Concept Plan for the West Park Development

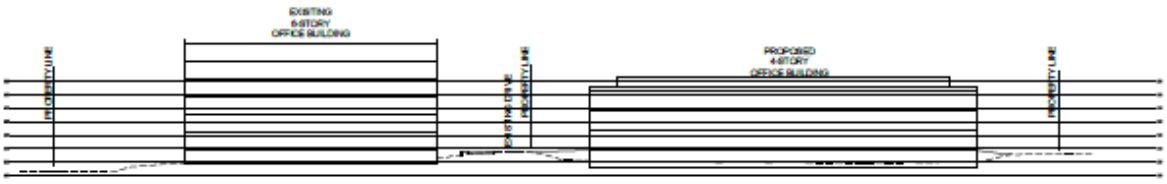


Figure 3: Cross Section A-A of the proposed building with the existing office building

Attachment: 19-018.EDGEatWest Park.Staff Report.5-20-2019 (#19-018: Edge @West Park)

Boundary Adjustment

The boundary adjustment will move the south property line southward to create a 5.604 acre lot for the new building. The existing lot is approximatly 3.81 acres. The consolidating the lot addressed as 12649 Olive Boulevard with the modified lot at 12647 Olive Boulevard to create a lot of 6.564 acres. The total tract of both properties is 11.628 acres.

Figure 4: GIS image of the existing property at 12645 Olive Boulevard and a close-up of the proposed boundary adjustment plat.

Attachment: 19-018.EDGEatWest Park.Staff Report.5-20-2019 (#19-018: Edge @West Park)

Proposed Edge @ West Park Site Development Plan

The proposed building materials include an architectural load bearing concrete panel, with a thin brick inlay on the lower levels on the portion of the building that will be a red tone to match the existing color scheme of the adjacent buildings. The proposal includes an IPE wood finish on the inside face of the fin and underside of cornice, and accent colors in yellow and orange around the windows, and a red color on the lower level to tie the accent colors on the adjacent building in an effort to unify the proposal within the West Park development. Additionally the brick will be a similar color of the brick on the adjacent building. The roof screen metal panels will have a minimal profile that is mostly flat rather than the corrugated indicated.

Figure 5: Proposed South Elevations received May 16th with material call-outs

Figure 6: Proposed North Elevation

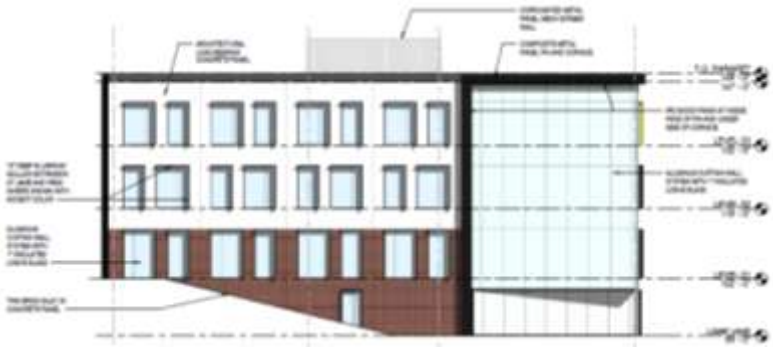


Figure 7: Proposed East Elevation

Figure 8: Proposed West Elevation

Attachment: 19-018.EDGEatWest Park.Staff Report.5-20-2019 (#19-018: Edge @West Park)

Figure 9: Close-up of the proposed site development plan

The Lower level includes outdoor amenities for the tenants of the building

Figure 10: Close-up of the lower level floor plan with the outdoor amenities

Attachment: 19-018.EDGEatWest Park.Staff Report.5-20-2019 (#19-018: Edge @West Park)

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family and Multi-Family Residential	Unincorporated St. Louis County	N/A
South	BJC-West County Hospital	PH-Planned Hospital District	Olive Boulevard
East	Heritage Place Shopping Center	CB-Core Business District / Unincorporated St. Louis County	NA
West	Retail	St. Louis County	Whispering Pines Drive

COMPREHENSIVE PLAN REVIEW
The subject property is located in the West Olive corridor that composed of the Mixed-Use District (MU) place type that suppose large development site with central, shared-use surface parking lots; comprehensive pedestrian connections between the street, parking areas, and buildings, and plentiful outdoor public space amenities within a beautifully-landscaped site environment, as well as encourage public site amenities, including outdoor dining, plazas, fountains, bicycle parking, "parklets", and other elements to promote district vibrancy. The proposal will in-fill an existing parking lot with a new office development within the established West Park Development that provides for cross access, shared parking, and a mix of uses. Pedestrian connections are provided to the adjacent buildings within the center. Additional amenities for the building are included such as the outdoor recreation areas on the north side of the building. Therefore, the proposal meets with the recommendations of the Comprehensive Plan.

DESIGN GUIDELINES REVIEW
The City's Design Guidelines recommend that architectural design should be compatible with the development character of the neighborhood area. Design compatibility includes complementary building style, form, size, color and materials. Multiple building on the same site are to be designed to create a cohesive visual relationship between building and building color should reinforce the visual character of the environment of the proposed buildings, (p. 9, Relationship to Neighboring Development). While not seeking to mimic/ or replicate the design of the existing buildings, the proposed building should seek to provide for design elements that are carried over to create a cohesive design within the West Park Development. Additionally, the Design Guidelines recommend a diversity of high quality architectural design, where the priory building entrance should be clearly defined and provide a sense of entry, and should be oriented to the street. Special detail should be given to the design of buildings at street level against the use of "corporate" or franchise style. (p.8).

The Applicant has proposed the similar design for the BRDG Park/Danforth Plant Science Center, but has modified the proposal for the West Park to provide some consistency with the rest of West Park. In the effort to tie the building with the existing buildings on the campus and to distinguish it from the BRDG development, the Applicants are proposing the following:

- While used on both building, the IPE Wood under the soffit at building Fin will bring natural and warm reddish color as the red granite that has been used on adjacent buildings.
- In addition, the brick color was revised to more brown with reddish ironspot that will also look similar to the granite on the adjacent building,
- The concrete panels will be a similar light color as the existing offices buildings as well.
- As well as the use red color accent found on the window mullions and the pillars on the existing building, to be on ground level mullion extensions, to bring a cohesive design between the buildings.
- Roof screen metal panel will be proposed with minimal profile and a dark black color to match the proposed fin profile on the building.

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Staff finds that the existing buildings reflect the design trends at the time, while the more modern design of the proposed building would add greater interest to the area, while at the same time provide for details that are carried over to create a cohesive design.

Additionally, the Design Guidelines state that building equipment and utilities are to be located, designed, and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties. In large commercial developments, service and loading areas should be separated from main circulation and parking areas and away from public streets. (Ch. 2, F. Building Services, p. 10). Also, accessory buildings or facilities such as trash enclosures, as well as retaining walls are to be designed to directly relate in material, character and detail to the primary building(s) on the site. [Ch. 3, E. Accessory Buildings and Facilities, p. 14, and Ch.5/F. Screening (Fences and Walls), p. 18.]

The Applicant has appropriately placed the loading areas to comply with these recommendations. They will also be completing some parking improvements on the adjacent property that will have a retaining wall. Details of these have not been submitted, however they have indicated that they will utilize the same material and color as the other retaining walls behind the retail center at West Park. Staff has included a condition of approval that the retaining walls and trash enclosures be of a material consistent with the existing similar elements in West Park Development.

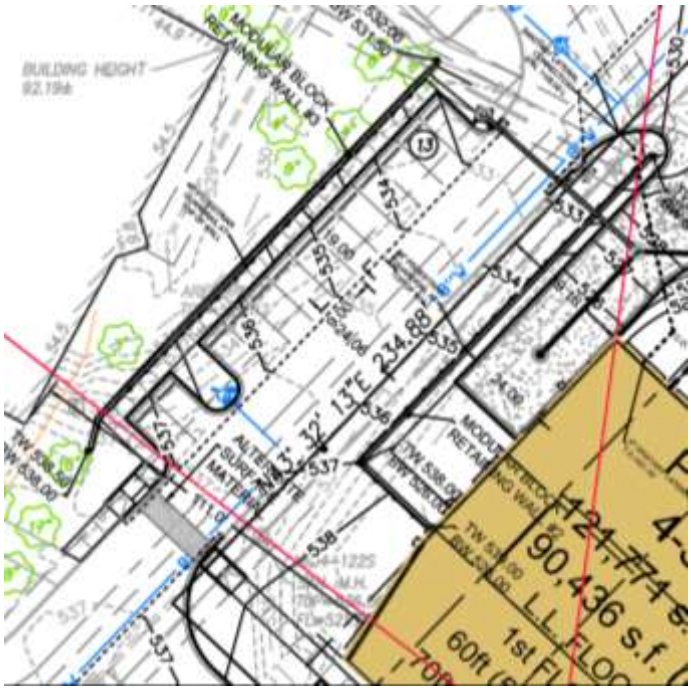

Figure 11: Close-up of the SDP showing the modular block walls on the west side of the building and on the adjacent property.

Figure 12: Google Image of the retaining wall to the south of the proposed development behind the retail center.

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Landscaping
The City's Design Guidelines strongly encourage high quality landscaping that accentuates the building and site, softens the effects of parking area and enhances the quality of life of the City. All landscape plans should exhibit a clear design concept. The building should be incorporated into the landscape design. Landscaping is more than an arrangement of plant material with irrigation. Spatial organization, incorporation of site elements, and relationship to building area should be considered. Further that the sale and nature of the landscape materials are to be appropriate to the site and/or the structure. Large-scale landscaping generally should complete large-scale buildings. (Chapter 4/Landscape Design).

Based on Staff's request, the Applicant's pushed the building back 4.5 feet to provide for additional landscaping adjacent to the building to meet with is recommendation and to soften the building, as well as to create greater design cohesion with the other buildings within the center that provides for large areas of landscaping to the front of the building, as well as the landscaping around the out-door amenities on the north side of the building. However a revised landscape plan was not submitted to show new plantings adjacent to the building on the front. Staff has included a condition of approval that the final landscape plan shall be revised to included additional plantings adjacent to the building that meet with the recommendations of the Design Guidelines, that include upright planting to soften to scale of the building. The landscape plan submitted on May 10th, indicates that the parking lot trees includes a variety of trees that are more in line with current landscaping design and sustainable practices, where the existing trees elsewhere on the West Park site are a Bradford Pear, which is considered no longer desirable. The proposal includes five main varieties of trees to provide a diversity of tree type with varying fall color, canopy type and form, and where a majority of the trees and shrubs are native to the region. Additional evergreens have been provided along the north within the pre-existing buffer area. With the exception of the missing plantings at the front of the building, Staff finds that the overall proposal is in keeping with the landscaping recommendations and the Design Guidelines. Staff has included a recommendation that should any of the other trees and landscaping need to be replaced, that the replacement of any plant material and design should be consistent with this new Landscape plan to create a consistent design.

ZONING REVIEW
Per the stated purpose in Section 405.370, the "CB" Core Business District is intended by site concept and site development plan approval (see Section 405.1080) to guide and control private development and redevelopment of the major business districts of the City of Creve Coeur in coordination with related public improvements and services. Specifically, the district is intended to:

1. Relate the development of retail, office and multi-family residential uses servicing both a City-wide and sub regional service area to an adopted development plan for the major business areas including land use, phasing and public improvement elements.
2. Encourage site consolidation and an orderly, phased pattern of redevelopment.
3. Accommodate the use of existing residential structures for offices in the interim period between their present occupancy and ultimate redevelopment.
4. Induce and ensure high quality future development through the use of site development plan approval procedures which provide for the specific consideration of access, parking, drainage, landscaping and design factors.

All development within the CB District requires Planning and Zoning Commission approval, as follows:

> Section 405.337(D) *Site Concept and Site Development Plan Required*. Site concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the "CB" District as provided for in Section 405.1080.

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. The applicant is required to submit site development plans for each phase of the concept plan. The individual site plans will provide more detailed information including architectural elevations, landscape plans, and

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specific information on the building's use, bulk, and placement. The site concept plan review is limited to the review of the location and general size of buildings on the site, land use, access, coverage of buildings and parking areas, topography and drainage.

The Applicant's Site Concept Plan includes a breakdown of the existing, and proposed site development plans. As stated above the overall site coverage is pre-existing, non-conforming at 63.76%, where the maximum site coverage is 63%, with bonus options up to 70%. The proposed new office building will decrease the overall site coverage to 63.52%. The building is largely consistent in regards to the location with the prior 1997 Site Development Plan.

The bulk building regulations under Section 405.370(E)(3) Maximum Structure Height states that "Developments on lots of three (3) or more acres shall have no height limitations, provided that buildings exceeding six (6) stories or ninety (90) feet in height receive a conditional use permit in accordance with Section 405.1070. In addition, non-residential development adjacent to any single-family residential zoning district shall meet a sky exposure plane requirement. The sky exposure plane will be measured from a line located forty-five (45) feet above grade and one hundred (100) feet from the property line on the non-residential site and will have a slope of thirty degrees (30°) rising towards the center of the site. No portion of the building or structure shall penetrate this sky exposure plane"

The proposed building has four floors on the north elevation and, three floors on the south, and approximately 70 feet in total height to the top of the rooftop screening. The gross floor area is 121,771 square feet, where the useable space, excluding common areas, hallways, etc. is 90,436. The property to the north is in unincorporated St. Louis County and includes multi-family and single family residential. The Applicant has provided a cross section of the building showing that it will meet with the sky exposure plane.

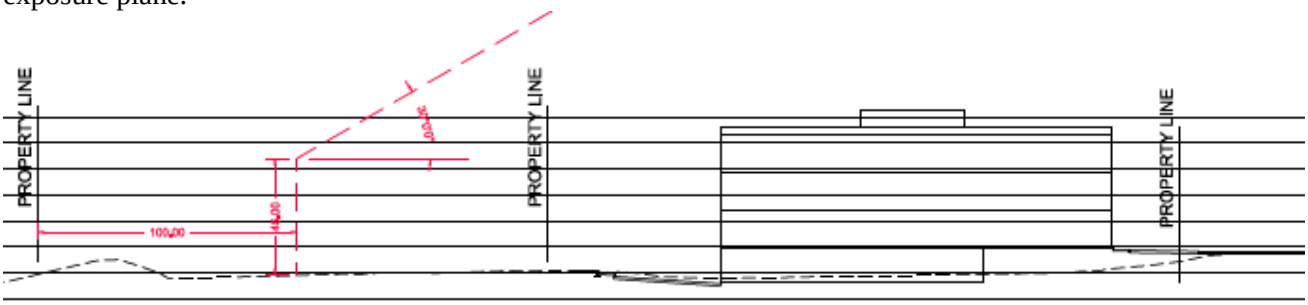

Figure 13: Close-up of Cross Section C-C showing the sky exposure plane.

The setback as required under Section 405.370(E)(4)(a)(2) Maximum front yard for parcels fronting Olive Boulevard. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals. However, as this is a pre-existing lot, and within the overall West Park Development that is accessed through internal drives, such standard does not apply in this instance. The building is 20.08 feet from the property line, and 196 feet from the internal cross access drive.

The minimum side and rear yard is 10 feet, where the building is 76.0 feet from the east property line and 39.16 feet to the adjusted west property line.

Section 405.370(E)(4)(d) *Buffer yards* requires that any non-residential development any non-residential development abutting a single-family residential zoning district shall provide a buffer yard of fifty (50) feet on all sides that abut or adjoin the single-family district. The setback for non-residential buildings exceeding three (3) stories or forty-five (45) feet in height shall be increased to two hundred (200) feet.

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An additional two (2) feet of buffer yard shall be provided for every foot of building height exceeding forty-five (45) feet. The buffer area resulting from these setback requirements shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

The existing site has a pre-existing, non-conforming surface parking lot that will largely remain unchanged, with the stormwater basin between the parking lot and the north property line adjacent to residents. The setback of the existing parking lot at the northeast corner to the property line is approximately 260 feet. At the midpoint of the parking lot to the property line where the adjacent residences transitions to a multi-family development, is approximately 149 feet at the mid-point of the road. The boundary adjustment will move the building further from the residents. The existing landscaping provides for a thick screening along the property line, and the proposed landscape plan includes additional evergreens and deciduous trees. With these consideration in mind, Staff finds that the new building will be appropriately screened from residents to the north.

Figure 14: Close-up of the existing parking lot and the distance to the adjacent residents in Unincorporated St. Louis County.

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Figure 15: Close-up of the May 10th site development plan of the proposed building, revised drawings received May 16th, included a 5 foot strip to provide additional landscaping adjacent to the buildings.

Landscaping
In addition to the landscaping discussion above, Section 405.540 Landscaping requires that in addition to any landscaped front, back or side yard areas required by this or any other Section, a minimum of ten square feet of interior landscaped area shall be provided within the parking lot for each 350 square feet of paved area within the parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas. Additionally, a minimum of 1 street tree every lineal feet, and one deciduous shade tree for each separated interior landscaped area, with a minimum of two trees for every 100 lineal feet for each parking row. As discussed above the proposal meets with the Zoning requirements for the Code, without accounting for the additional five foot landscape area adjacent to the front of the building that was provided for in the revised drawings emailed on May 16th. The interior landscaped area provided is 13,085 square feet, where 3,290 square feet is the minimum required. 46 deciduous shade trees are required and provided (in addition to the 20 existing trees)

Lighting
The Applicant submitted a photometric plan indicating that lighting will not be cast upon adjacent property or public right-of-way in compliance with Section 405.680. The Applicant has indicated that the light fixture is a GLEON LED style fixture that meets with the Zoning Code requirements for being down cast. A color of the fixture was not indicated. The cut-sheet indicates that the standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic, as well as custom color matches available. The existing parking lot lighting is a red fixture type. Staff recommends that the Applicant utilize the same red tone color as already found on the throughout the campus to create a more cohesive design, or other coordinating color so that should the remaining center switch to LED that they utilize the same style and color.

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Figure 16: Proposed Gleon Parking Lot Light Fixture, and a google image of the existing light fixtures on the campus.

Parking
Section 405.820(A)(1) of the Required Off-Street Parking Spaces, allows fir office developments (including general offices, banks and savings and loans and other finance-related services and medical and dental offices), the gross leasable floor area shall be interpreted as eighty-five percent (85%) of the gross floor area of the entire building. Section 405.820(B)(4) states that general offices including professional, governmental or institutional except as specifically enumerated in this Article: For buildings less than fifteen thousand (15,000) square feet, four (4) stalls per one thousand (1,000) square feet of gross leasable floor area. For buildings greater than fifteen thousand (15,000) square feet, three and three-tenths (3.3) stalls per one thousand (1,000) square feet of gross leasable floor area. The gross floor area of the proposed building is 90,436 square feet. The Applicant's Site Concept Plan includes a parking table for the entire West Park Development. The West Park Development has an agreement that all parking is to be shared. With the proposed new development the total parking provided is 1,661 spaces.

However, the parking for the AMC Theater is incorrect, in 2012, the conditional use permit for the theater was revised to include the full service dining. A hybrid of the theater seating and restaurant seating was approved, as these functions overlap and thus the calculations of the parking needed for both restaurant and theatre seating does not represent an accurate accounting for the proposed concept. The applicant has indicted that the number of employees working during its peak shift will be 60 people, which is not accounted for in the theater requirement and grossly overestimated by the restaurant requirement. Therefore, the parking required is based on a hybrid of the seating and number of employees, for the movie theater in the revised ordinance was 1 space for every 3 seats; and 1 space for each employee at time of busiest shift. Thus the total number of parking spaces required is 412 spaces for the theater, instead of the 245 indicated in the table. Further, shopping centers designed for restaurant, retail uses and personal service establishments shall provide the combined total parking spaces for each use, less a fifteen percent (15%) reduction in the total number of parking spaces required. Below is the parking table from the Anis Indian Restaurant amended CUP request from 2015, along with the additional building information for the entire West Park Development

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Tenant	Use	Size (sq.ft.)	Parking Regulations	# of spaces
Cobalt Smoke & Sea (former Gas House Grill)	restaurant	3,281(+144 indoor seats + 32 outdoor seats)	1 per 3 seats in C.U.P. + *1/250* sf + 1 per 8 patio seats	66
Anis Indian Restaurant	restaurant	2,368+ new 1,865= 4,233(+113 indoor seats, 24 outdoor seats)	1 per 3 seats in C.U.P. + *1/250* sf + 1 per 8 patio seats	58
QT Care	medical	1,450	*4/1000*	6
West Park Cleaners	retail	1,500	*4/1000*	6
Studio Branca	retail	5,578	*4/1000*	23
Painting with a Twist	retail	1,922	*4/1000*	8
Functional Elements	Fitness Studio	1,840	*4/1000*	8
Pastries of Denmark	retail	2,315 (+47 indoor seats + 24 outdoor seats)	1 per 3 seats in C.U.P. + *1/250* sf + 1 per 8 patio seats	28
Dental Office	medical	1,618	*4/1000*	7
Dyson	retail	1,791	*4/1000*	8
	Total Building:	22,247	Total	218
			15% Reduction	-32.7
			Subtotal Required:	**186**

Tenant	Use	Size (sq.ft.)	Parking Regulations	# of spaces
Office Building 1	Office	116,574	3.33 spaces per 1000 sq. ft. > 15,000 sq. ft. Bldg	327
Office Building 2	Office	89,707	3.33 spaces per 1000 sq. ft. > 15,000 sq. ft. Bldg	254
Advantage Vision at 12601 Olive	Medical/Office	8,400	*4/1000*	29
Buffalo Wild Wings*	Restaurant	5,600 (+190 indoor and 80 seats)	1 per 3 seats in C.U.P. + *1/250* sf + 1 per 8 patio seats	97
AMC Dine-In Theater	Movie Theater	55,000 square foot, 16 screen theater, 1035 seats	1 per 3 seats; and 1 space for each employee at time of busiest shift	412
Proposed Office Building	Office	90,438	3.33 spaces per 1000 sq. ft. > 15,000 sq. ft. Bldg	256
			Total Required:	**1561**

* Original and Amended CUP issued for the Buffalo Wild Wings are prior to 2000 and did not include seating count. At that time restaurant parking was based square on footage of the space at 1 per 50 square feet of floor area plus 1 space per 8 outdoor seats. The number provided here is based upon information from the Buffalo Wild Wings accounting of seats.

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The West Park Center has an agreement that all of the parking is shared throughout the center, and open and available in the evening hours. However, this has not been reviewed or recorded by the City Attorney, as it was completed in 1996 when such review was not required. If the agreement is taken into consideration the parking for the theater may be reduced by 50% from 412 to 206, then the surplus of parking increases to 306 spaces. Additional surplus could be accounted for the evening restaurant uses, as well. Therefore, staff does not anticipate a parking issue with this development.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

With a few minor exceptions Staff finds that the proposal meet with the recommendations of the Comprehensive Plan and the Zoning Ordinance. Staff has provided the following conditions of approval for the site development plan below:

1. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received May 10, 2019, and the drawings emailed on May 16, 2019 as bound together and submitted in conjunction with Application #19-018 by Stock and Associates, except as modified below.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations emailed on May 16th, and received May 17, 2019, as bound together and submitted in conjunction with Application #19-019 by Stock and Associates.
3. Landscape plans shall be revised to provide additional plantings adjacent to the building to meet with the recommendation of the Design Guidelines and as discussed in this Staff Report for the Zoning Administrator's approval.
4. Any future plantings for the West Park Development shall utilize the similar deciduous trees and native plant material and to bring the overall site further into compliance with the recommendations of the Design Guidelines.
5. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
6. The retaining walls shall be a similar color to that found within the West Park Development for the Zoning Administrator's approval. Any safety barrier fencing at the top of the retaining walls shall be a maximum four-foot tall open slatted, black, wrought iron style fence/safety barrier to meet with Building Code requirements.
7. All lighting shall be installed to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance. The light fixtures shall be a similar color as the existing red fixtures or coordinating color on the campus, as discussed in the Staff Report to create a cohesive design for the entire development.
8. All internal sidewalks shall comply with Section 405.730 of the City's Zoning Ordinance.
9. Accessory structures such as trash enclosures and fencing and similar site elements are to be compatible with the architecture of the main buildings and should use similar materials, and as discussed in the Staff Report for this proposal, subject to the Zoning Administrator's approval.
10. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
11. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
12. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; or (2) if a building permit is not

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required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the permit is scheduled to expire.

ACTION AND MOTION

The proposal will require three different motions for approval; one for the site concept plan for the West Park Development; the boundary adjustment plat; and, the site development plan approval for the Edge @ West Park Office Building. Action by the City Council is not required. The following are examples of motions for this application, in the appropriate order:

"I move to approve Application #19-018 for Site Concept Plan for the West Park Development.";

"I move to approve Application #19-018 for a boundary adjustment of lots 12645 and 12647 Olive Boulevard within the West Park Development, subject to the condition that that a final drawing be prepared for review by staff and signature and recording." (Conditions may be added, eliminated, or modified by preceding motion);

And,

"I move to approve the site development plan for the 121,771 square foot office building within the West Park Development at 12645 Olive Boulevard, as submitted with Application #19-018 subject to the conditions contained in the staf report for the meeting of May 20, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

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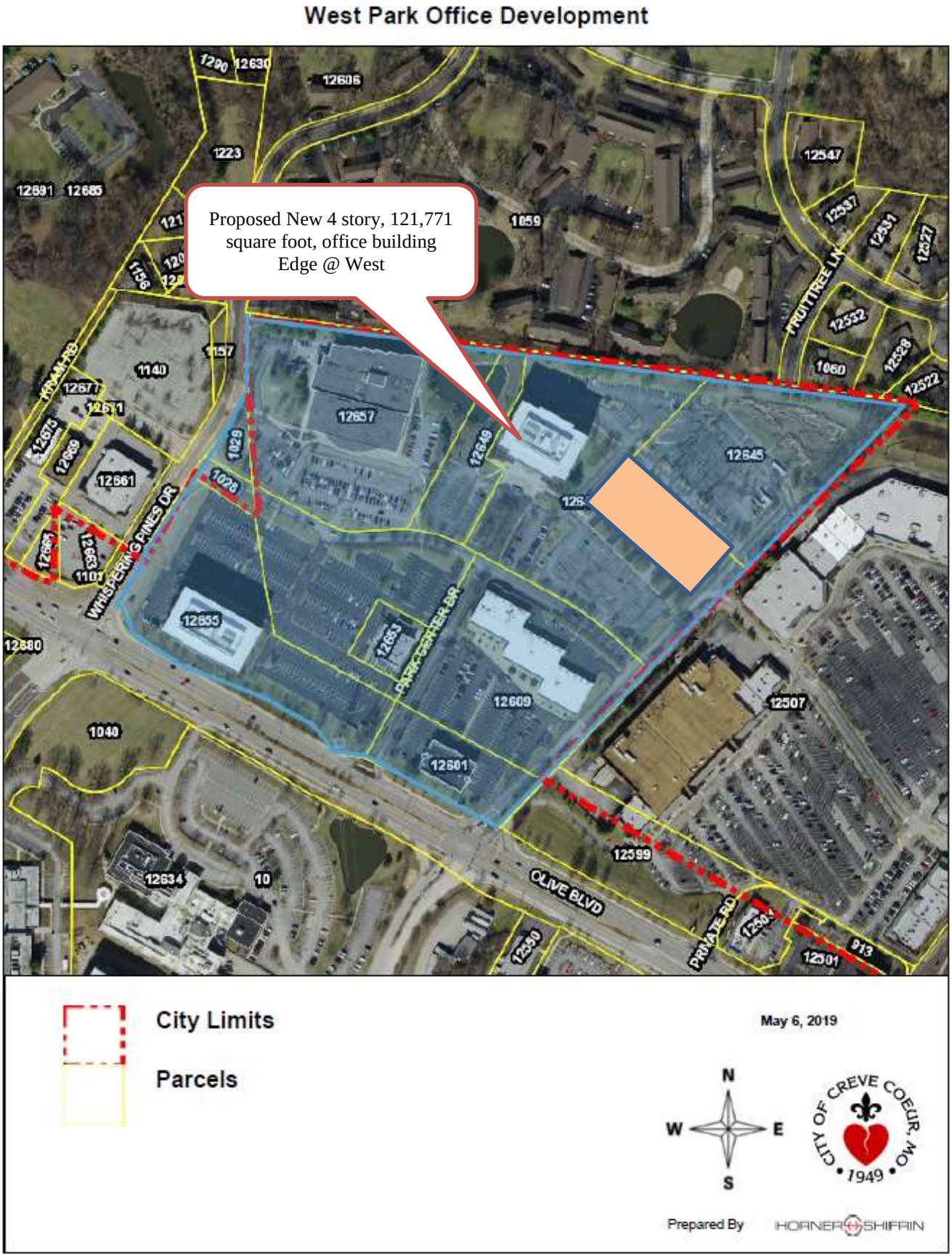
APPENDIX 3: AERIAL MAP



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APPENDIX 4: SITE PHOTOGRAPHS	Date: 5/17/2019
	Description: View of the existing parking lot at the approximate location of the proposed building looking north.
	Description: View looking south from the back of the existing parking lot.
	Description: View looking east from the back of the existing parking lot at the existing detention basin and landscaping.

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	Description: View looking south at the retailing walls behind the retail building. The proposed new retaining walls will match these.
	Description: Description: View of the adjacent office building at 12647 Olive Boulevard. The red tones in the columns, brick, and mullions in the widows will be carried over to the proposed building in the effort to create some consistency within the campus.
	Description: View looking southwest at the office building at 12655 Olive Boulevard. The red tones in the columns, brick, and mullions in the widows will be carried over to the proposed building in the effort to create some consistency within the campus.

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CONCEPT PLAN

FOR

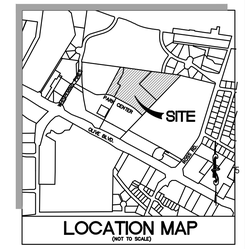
WEST PARK CENTER

A TRACT OF LAND BEING LOTS IIB, AND IIIB OF WEST PARK AS RECORDED IN PLAT BOOK 284, PAGES 1 AND 2 AND ADJUSTED LOT IIIA OF BOUNDARY ADJUSTMENT PLAT OF LOTS I, IIA, AND IIIA WEST PARK AS RECORDED IN PLAT BOOK 342 PAGE 36, LOCATED IN TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

SITE INFORMATION:

PERTINENT DATA:

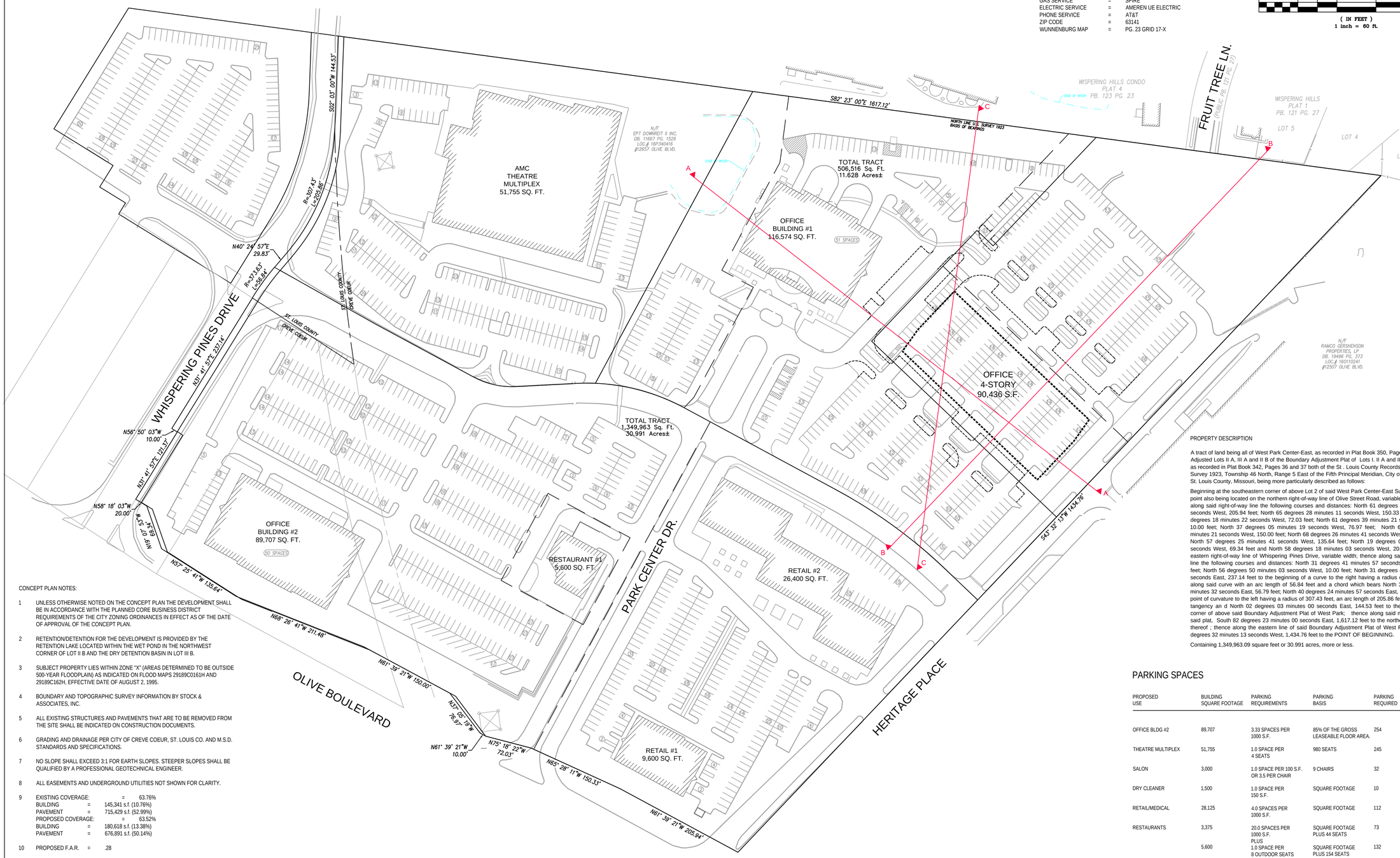
SITE ACREAGE	=	30.991 AC.
OWNER	=	OLIVE MASON, LLC
ZONING	=	"PO" PLANNED OFFICE DISTRICT
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOUIR-AMERICAN WATER CO
GAS SERVICE	=	SPIRE
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
ZIP CODE	=	63141
WUNNENBURG MAP	=	PG. 23 GRID 17-X



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



CONCEPT PLAN NOTES:

1 UNLESS OTHERWISE NOTED ON THE CONCEPT PLAN THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PLANNED CORE BUSINESS DISTRICT REQUIREMENTS OF THE CITY ZONING ORDINANCES IN EFFECT AS OF THE DATE OF APPROVAL OF THE CONCEPT PLAN.

2 RETENTION/DETENTION FOR THE DEVELOPMENT IS PROVIDED BY THE RETENTION LAKE LOCATED WITHIN THE WET POND IN THE NORTHWEST CORNER OF LOT II B AND THE DRY DETENTION BASIN IN LOT III B.

3 SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS INDICATED ON FLOOD MAPS 29189C0161H AND 29189C162H, EFFECTIVE DATE OF AUGUST 2, 1995.

4 BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION BY STOCK & ASSOCIATES, INC.

5 ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.

6 GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO. AND M.S.D. STANDARDS AND SPECIFICATIONS.

7 NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.

8 ALL EASEMENTS AND UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.

9 EXISTING COVERAGE: = 63.76%
BUILDING = 145,341 s.f. (10.76%)
PAVEMENT = 715,429 s.f. (52.99%)
PROPOSED COVERAGE: = 63.52%
BUILDING = 180,618 s.f. (13.38%)
PAVEMENT = 676,891 s.f. (50.14%)

10 PROPOSED F.A.R. = .28

PREPARED FOR:
CHAPMAN VENTURES, LLC
C/O LAWRENCE CHAPMAN
1600 S. BRENTWOOD BLVD, SUITE 770
ST. LOUIS, MO 63144
314-952-7790
314-961-5903

PROPERTY DESCRIPTION

A tract of land being all of West Park Center-East, as recorded in Plat Book 350, Page 460 and 461, Adjusted Lots II A, III A and II B of the Boundary Adjustment Plat of Lots I. II A and III A West Park, as recorded in Plat Book 342, Pages 36 and 37 both of the St . Louis County Records, located in Us Survey 1923, Township 46 North, Range 5 East of the Fifth Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the southeastern corner of above Lot 2 of said West Park Center-East Subdivision, said point also being located on the northern right-of-way line of Olive Street Road, variable width; thence along said right-of-way line the following courses and distances: North 61 degrees 39 minutes 21 seconds West, 205.94 feet; North 65 degrees 28 minutes 11 seconds West, 150.33 feet; North 75 degrees 18 minutes 22 seconds West, 72.03 feet; North 61 degrees 39 minutes 21 seconds West, 10.00 feet; North 37 degrees 05 minutes 19 seconds West, 76.97 feet; North 61 degrees 39 minutes 21 seconds West, 150.00 feet; North 68 degrees 26 minutes 41 seconds West, 211.48 feet; North 57 degrees 25 minutes 41 seconds West, 135.64 feet; North 19 degrees 07 minutes 53 seconds West, 69.34 feet and North 58 degrees 18 minutes 03 seconds West, 20.00 feet to the eastern right-of-way line of Whispering Pines Drive, variable width; thence along said right-of-way line the following courses and distances: North 31 degrees 41 minutes 57 seconds East, 121.37 feet; North 56 degrees 50 minutes 03 seconds West, 10.00 feet; North 31 degrees 41 minutes 57 seconds East, 237.14 feet to the beginning of a curve to the right having a radius of 373.63 feet; along said curve with an arc length of 56.84 feet and a chord which bears North 36 degrees 02 minutes 32 seconds East, 56.79 feet; North 40 degrees 24 minutes 57 seconds East, 29.83 feet to a point of curvature to the left having a radius of 307.43 feet, an arc length of 205.86 feet to a point of tangency an d North 02 degrees 03 minutes 00 seconds East, 144.53 feet to the northwestern corner of above said Boundary Adjustment Plat of West Park; thence along said northern line of said plat, South 82 degrees 23 minutes 00 seconds East, 1,617.12 feet to the northeastern corner thereof ; thence along the eastern line of said Boundary Adjustment Plat of West Park, South 43 degrees 32 minutes 13 seconds West, 1,434.76 feet to the POINT OF BEGINNING.

Containing 1,349,963.09 square feet or 30.991 acres, more or less.

PARKING SPACES

PROPOSED USE	BUILDING SQUARE FOOTAGE	PARKING REQUIREMENTS	PARKING BASIS	PARKING REQUIRED	PARKING PROVIDED
OFFICE BLDG #2	89,707	3.33 SPACES PER 1000 S.F.	85% OF THE GROSS LEASEABLE FLOOR AREA.	254	297
THEATRE MULTIPLEX	51,755	1.0 SPACE PER 4 SEATS	980 SEATS	245	387
SALON	3,000	1.0 SPACE PER 100 S.F. OR 3.5 PER CHAIR	9 CHAIRS	32	32
DRY CLEANER	1,500	1.0 SPACE PER 150 S.F.	SQUARE FOOTAGE	10	10
RETAIL/MEDICAL	28,125	4.0 SPACES PER 1000 S.F.	SQUARE FOOTAGE	112	126
RESTAURANTS	3,375	20.0 SPACES PER 1000 S.F. PLUS	SQUARE FOOTAGE PLUS 44 SEATS	73	78
	5,600	1.0 SPACE PER 8 OUTDOOR SEATS	SQUARE FOOTAGE PLUS 154 SEATS	132	148
OFFICE BLDG #1	116,574	3.33 SPACES PER 1000 S.F.	85% OF THE GROSS LEASEABLE FLOOR AREA.	327	327
NEW OFFICE BLDG	90,436	3.33 SPACES PER 1000 S.F.	85% OF THE GROSS LEASEABLE FLOOR AREA.	256	256
PARKING TOTALS			TOTALS	1441	1661

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
5/10/2019

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

ARCHITECT
batesforum
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR
CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.5100 Fx 314.429.3137

CIVIL ENGINEER
STOCK & ASSOCIATES
Consulting Engineers, Inc.

STRUCTURAL ENGINEER
ALPER AUDI, INC.
STRUCTURAL ENGINEERS

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 04/19/19	JOB NO: 218-6397
M.S.D. P. #: 19MSD	BASE MAP #: 16O
S.L.C. H&T #: -	H&T S.U.P. #:
M.D.N.R. #: -	

EDGE @ WEST

OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
EDGE @ WEST, LLC

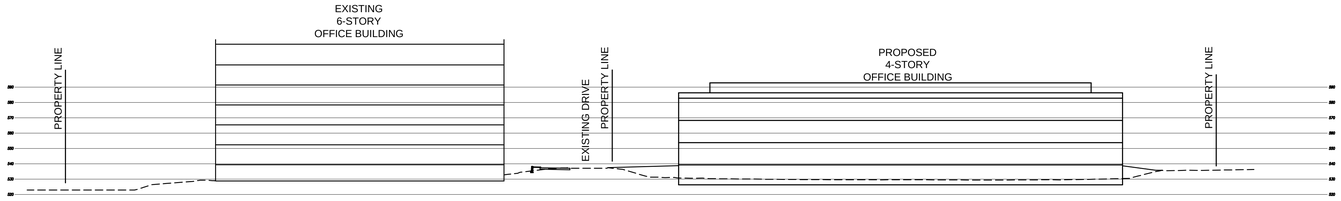
DRAWING ISSUE	
DESCRIPTION	DATE
SITE CONCEPT PLAN	04-19-2019
CITY COMMENTS	05-10-2019

DRAWING TITLE
SITE CONCEPT PLAN

DRAWING NO.
CP-1

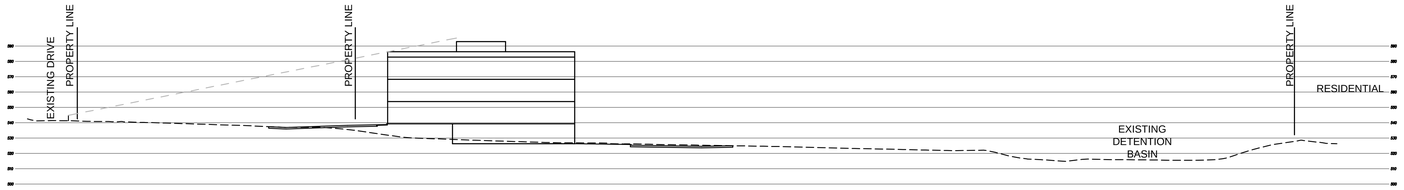
Forum #	Project #	Consult.#	218-6397

Attachment: Edge at West-SDCP (19-018: Edge @West Park)



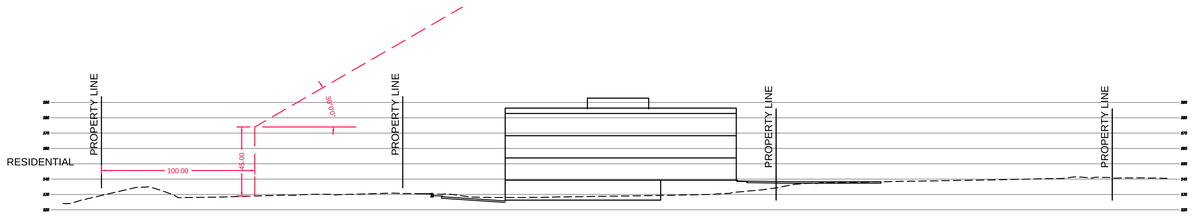
SECTION A-A

SCALE: 1" = 40' (H)(V)



SECTION B-B

SCALE: 1" = 40' (H)(V)



SECTION C-C (SKY PLANE)

SCALE: 1" = 40' (H)(V)

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
5/10/2019

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

ARCHITECT
batesforum
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR
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Ph 314.429.5100 Fx 314.429.3137

CIVIL ENGINEER
STOCK & ASSOCIATES
Consulting Engineers, Inc.

STRUCTURAL ENGINEER
ALPER AUDI, INC.
STRUCTURAL ENGINEERS

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 04/19/19	JOB NO: 218-6397
M.S.D. P #: 19MSD	BASE MAP #: 16O
S.L.C. H&T #: -	H&T S.U.P. #:
M.D.N.R. #: -	

EDGE @ WEST

OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
EDGE @ WEST, LLC

DRAWING ISSUE	
DESCRIPTION	DATE
SITE CONCEPT PLAN	04-19-2019
CITY COMMENTS	05-10-2019

DRAWING TITLE
CONCEPT SECTIONS

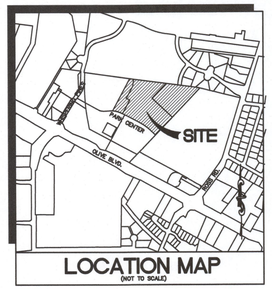
DRAWING NO.
CP-2

Forum #	Project #	Consult.#	218-6397

Attachment: Edge at West-SDCP (#19-018: Edge @West Park)

WEST PARK BOUNDARY ADJUSTMENT PLAT

A TRACT OF LAND BEING LOTS IIB, AND IIIB OF WEST PARK AS RECORDED IN PLAT BOOK 284, PAGES 1 AND 2 AND ADJUSTED LOT IIIA OF BOUNDARY ADJUSTMENT PLAT OF LOTS I, IIA, AND IIIA WEST PARK AS RECORDED IN PLAT BOOK 342 PAGE 36, LOCATED IN TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

55.72'
532.48'
434.28'
NORTH LINE U.S. SURVEY 1923
BASIS OF BEARINGS
S82° 23' 00"E 974.05'
441.57'
484.05'
307° 37' 00"W 102.62'
WISPERING HILLS
PLAT 4
PB. 123 PG. 23
FRUIT TREE LN.
(PUBLIC PB. 121 PG. 27)
WISPERING HILLS
PLAT 1
PB. 121 PG. 27
20'w EASEMENT FOR STORMWATER RUN OFF
DB. 8119 PG. 1598
LOT 5
LOT 4
LOT 3
10'w STORM SEWER EASEMENT
PB. 284 PG. 1
CENTERLINE 30'w EASEMENT TO M.S.D.
DB. 9456 PG. 1036
N/F
OLIVE MASON LLC.
DB. 21308 PG. 133
LOC.# 160110142
#12645 OLIVE BLVD.
10'w WATER EASEMENT
DB. 8364 PG. 1489
10'w SEWER EASEMENT
DB. 8364 PG. 1489
APPROXIMATE LOCATION
10'w WATER EASEMENT
DB. 8364 PG. 1489
10'w EASEMENT
DB. 8024 PG. 1471
30'w EASEMENT TO M.S.D.
DB. 8024 PG. 1471
PORTION OF EXISTING LOT LINE HEREBY EXTINGUISHED
1,388.76'
N43° 32' 13"E 229.92'
S46° 27' 47"E 34.40'
WEST PARK
PB. 284 PG. 1
LOT IIIB
ROAD & UTILITY EASEMENT
PB. 257 PG. 33
DB. 8258 PG. 2158
DB. 8271 PG. 1965
10'w SEWER EASEMENT
DB. 8508 PG. 170
N/F
EPT DOWNREIT II INC.
DB. 11667 PG. 1529
LOC.# 16P340416
#12657 OLIVE BLVD.
N28° 20' 39"E 508.58'
10'w SEWER EASEMENT
DB. 8364 PG. 1489
S38° 20' 39"W 187.93'
10'w SEWER EASEMENT
PB. 284 PG. 1
N/F
OLIVE MASON LLC
DB. 21308 PG. 133
LOC.# 16P320607
#12649 OLIVE BLVD.
N/F
WEST PARK II LLC
DB. 21640 PG. 1868
LOC.# 160110131
#12647 OLIVE BLVD.
READJUSTED LOT II B
285,906 Sq. Ft.
6.564 Acres±
BOUNDARY ADJUSTMENT PLAT
PB. 342 PG. 36
ADJUSTED LOT IIA
S81° 39' 21"E 59.00'
APPROXIMATE LOCATION
10'w WATER EASEMENT
DB. 8364 PG. 1489
ADJ LOT IIIA
BOUNDARY ADJUSTMENT PLAT
PB. 342 PG. 36
LOT IIB
LOT LINE HEREBY EXTINGUISHED
N43° 32' 13"E 234.88'
SET IRON PIPE
S28° 39' 38"W 182.50'
LOT LINE HEREBY EXTINGUISHED
ROAD & UTILITY EASEMENT
PB. 257 PG. 33
DB. 8258 PG. 2158
DB. 8271 PG. 1965
APPROXIMATE LOCATION
10'w WATER EASEMENT
DB. 8364 PG. 1489
S43° 40' 29"W 21.77'
SET IRON PIPE
L=142.57'
R=315.00'
CB=N74° 37' 18"W
Dist=141.35'
READJUSTED LOT III B
220,609 Sq. Ft.
5.064 Acres±
554.76'
N46° 27' 47"W 392.00'
TOTAL TRACT
506,516 Sq. Ft.
11.628 Acres±
10'w SEWER EASEMENT
DB. 8364 PG. 1489
723.85'
S43° 32' 13"W 899.76'
A RESUBDIVISION OF LOT 2 OF HERITAGE PLACE
PB 325 PG 85
LOT 2-B
N/F
RAMCO GERSHENSON PROPERTIES, LP
DB. 19496 PG. 373
LOC.# 160110241
#12507 OLIVE BLVD.
N/F
WEST PARK RETAIL, LLC
DB. 16835 PG. 2237
LOC.# 160110252
#12609 OLIVE BLVD.
N61° 39' 21"W 265.82'
ROAD & UTILITY EASEMENT
PB. 257 PG. 33
DB. 8258 PG. 2158
DB. 8271 PG. 1965
LOT 1
WEST PARK
PB 284 PG 1
L=205.50'
R=775.00'
CB=N54° 03' 28"W
Dist=204.90'
MUTUAL ACCESS EASEMENT
DB. 8461 PG. 1189
DB. 8491 PG. 887
SET IRON PIPE
POB
READJUSTED LOT IIIB
330.00'
175.91'
HERITAGE PLACE
10'w SEWER EASEMENT
DB. 8364 PG. 1489
N46° 27' 47"W 71.02'
POC
READJUSTED LOT IIIB
POB
TOTAL TRACT,
READJUSTED LOT IIB

ABBREVIATIONS

DB.	–	DEED BOOK
FT	–	FEET
FND.	–	FOUND
N/F	–	NOW OR FORMERLY
PB.	–	PLAT BOOK
PG.	–	PAGE
R.B.	–	RADIAL BEARING
SQ.	–	SQUARE
(86'W)	–	RIGHT-OF-WAY WIDTH

LEGEND

- BENCH MARK
- FOUND IRON ROD
- FOUND IRON PIPE
- RIGHT OF WAY MARKER

PREPARED FOR:

CHAPMAN VENTURES
1600 SOUTH BRENTWOOD BLVD
ST. LOUIS MISSOURI
PHONE: (314) 373-7786

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. have, during February, 2019, by order of and for the use of Chapman Ventures, LLC, executed a Property Boundary Survey and Boundary Adjustment Plat of Tracts of land being Lots IIB, and IIIB of West Park as recorded in Plat Book 284, Pages 1 and 2 and Adjusted Lot IIIA of Boundary Adjustment Plat of Lots I, IIA, and IIIA West Park as recorded in Plat Book 342 Page 36, located in Township 45 and 46 North, Range 5 East of the 5th principal meridian, City of Creve Coeur, St. Louis County, Missouri, and that the results of said survey and Boundary Adjustment are shown hereon. We further certify that the above plat was prepared from an actual survey, according to the records available and recorded, and said survey meets or exceeds the current standards for Property Boundary Surveys for "Class Urban Property" as defined in Chapter 16, Division 2030 Missouri Standards for Property Boundary Surveys as adopted by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors, and Landscape Architects.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
LC NO. 222-D

By: Walter J. Pfleger 4/12/19
Walter J. Pfleger, Missouri P.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

BOUNDARY ADJUSTMENT PLAT

WEST PARK BOUNDARY ADJUSTMENT PLAT

12645, 12647, AND 12649 OLIVE BOULEVARD
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

STATE OF MISSOURI
WALTER JOSEPH PFLEGER
4/12/19
NUMBER PLS-2008000728
OFFICIAL LAND SURVEYOR

WALTER J. PFLEGER, P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

DRAWN BY: NPW	CHECKED BY: W.J.P.
DATE: 04/15/2019	JOB NO: 218-6397
M.S.D. P #: P-XXXXX-XX	BASE MAP #: XXX
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE:
BOUNDARY ADJUSTMENT PLAT

SHEET NO.:
1 OF 2

DRAWING FILE: C:\Users\jhoyer\Documents\Survey\JH Folder_EXISTING\SHEETS\PLAT.dwg, LAYOUT1, LAYOUT, PLOTTED: Apr 15, 2019 - 1:43pm, PLOTTED BY: jhoyer

Attachment: 6397-Boundary Adjustment Plat (#19-018: Edge @West Park)

WEST PARK BOUNDARY ADJUSTMENT PLAT

A TRACT OF LAND BEING LOTS IIB, AND IIIB OF WEST PARK AS RECORDED IN PLAT BOOK 284, PAGES 1 AND 2 AND ADJUSTED LOT IIIA OF BOUNDARY ADJUSTMENT PLAT OF LOTS I, IIA, AND IIIA WEST PARK AS RECORDED IN PLAT BOOK 342 PAGE 36, LOCATED IN TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

OWNERS CERTIFICATION

We, the undersigned, owners of the tract of land herein platted and further described in the foregoing surveyors' certificate have caused the same to be surveyed and sub-divided in the manner shown on this plat, which subdivision shall hereafter be known as:

"WEST PARK BOUNDARY ADJUSTMENT PLAT"

Permanent and/or semi-permanent monuments at all lot corners will be set, that will aid in later recovery within twelve months after the recording of this subdivision plat, in accordance with 10 CSR 30-2.090 of the Missouri Department of Natural Resources, and 20 CSR 2030-16.090 of the Missouri Department of Economic Development. In addition, other survey monuments indicated on this subdivision plat, required by the subdivision ordinance of the City of Creve Coeur, Missouri will be set.

All taxes which are due and payable against this property have been paid in full.

It is not hereby certified that all existing easements are shown on this plat as of the time and date of the recording of this plat.

This Plat does not create any new easements.

This Plat does not vacate any existing easements.

IN WITNESS THEREOF, I have hereunto set my hand this _____ day of _____, 2019.

OLIVE MASON, LLC

By: _____

Print Name: _____

Print Title : _____

WESTPARK II, LLC

By: _____

Print Name: _____

Print Title : _____

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20__, before me, _____,a Notary in and for said state appeared _____, personally known to me, who being by me duly sworn, did say that he is the _____ of OLIVE MASON, LLC and he/she acknowledged to me that the foregoing instrument was signed and sealed on behalf of said limited partnership as the free act and deed of said limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

_____
Notary Public

My commission expires: _____

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20__, before me, _____,a Notary in and for said state appeared _____, personally known to me, who being by me duly sworn, did say that he is the _____ of WESTPARK II, LLC and he/she acknowledged to me that the foregoing instrument was signed and sealed on behalf of said limited partnership as the free act and deed of said limited partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

_____
Notary Public

My commission expires: _____

CITY OF CREVE COEUR

I, Deborah Ryan, MRCC, City Clerk for and within the City of Creve Coeur, Missouri, do hereby certify that this Boundary Adjustment Plat of "West Park Boundary Adjustment Plat" is in complete compliance with Ordinance No. 1045 approved on the 25th day of July, 1983, and was approved by the City Council of the City of Creve Coeur on the _____ day of _____, 2019, pursuant to Ordinance No. 5053, as amended by Ordinance No. 5082.

CITY OF CREVE COEUR, MISSOURI

By:_____
Deborah Ryan, MRCC, City Clerk

PREPARED FOR:

CHAPMAN VENTURES
1600 SOUTH BRENTWOOD BLVD
ST. LOUIS MISSOURI
PHONE: (314) 373-7786

GENERAL NOTES:

1) Subject property is Zoned Core Business District

Maximum front yard. A minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Business District. In the event that the planned right-of-way is greater than the present right-of-way, the required setback shall be measured from a line located a distance equal to one-half (½) the width of the planned right-of-way from the centerline of the present right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets or highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding the building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

Maximum front yard for parcels fronting Olive Boulevard. A building or structure shall be located a maximum of eighty (80) feet from established right-of-way. The provisions of Section 405.240 shall prevail if they are stricter than the requirements of this district. In every instance, the first ten (10) feet of the front yard setback from the right-of-way, excluding building placement, shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals.

Minimum side yard. Ten (10) feet.

Minimum rear yard. Ten (10) feet.

2) Subject property lies within Flood Zone X (areas determined to be outside the 0.2% chance annual flood) according to the National Flood Insurance Rate Map Number 29189C0187K with an effective date of 02/04/2015.

3) Basis of Bearings adopted from Plat Book 284 pages 1-2.

LENDER'S CERTIFICATION

The undersigned owner and holder of promissory note secured by Deed of Trust, Security Agreement and Fixture Filing, recorded in Book _____, Page ____, as amended in Book _____, Page ____ of the St. Louis County Records, does hereby join in and consent to the foregoing Boundary Adjustment Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____day of _____, 20__.

_____
By: _____
Name: _____
Title: _____

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 20__, before me appeared _____, personally known to me, who being by me duly sworn, did say that he/she is the _____ of _____, a national banking association, and acknowledged to me that he/she has the authority to bind said national banking association; and executed the foregoing Boundary Adjustment Plat as the free act and deed of said national banking association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

_____
Notary Public

My commission expires: _____

The undersigned owner and holder of promissory note secured by Deed of Trust, Security Agreement and Fixture Filing, recorded in Book _____, Page ____, as amended in Book _____, Page ____ of the St. Louis County Records, does hereby join in and consent to the foregoing Boundary Adjustment Plat as shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed our corporate seal this _____day of _____, 20__.

_____
By: _____
Name: _____
Title: _____

STATE OF MISSOURI)
) SS
COUNTY OF _____)

On this _____ day of _____, 20__, before me appeared _____, personally known to me, who being by me duly sworn, did say that he/she is the _____ of _____, a national banking association, and acknowledged to me that he/she has the authority to bind said national banking association; and executed the foregoing Boundary Adjustment Plat as the free act and deed of said national banking association.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

_____
Notary Public

My commission expires: _____

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 13264 ELEV.=562.82 NGVD29
"Standard Tablet" stamped 34-75 S.L.C. in base of eastern most lower leg across from entrance to Barnes West County Hospital southeast corner @12655 Olive Street Road.

PROPERTY DESCRIPTION
EXISTING

PARCEL 1:
LOT III B OF WEST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 284, PAGES 1 AND 2 AND SURVEYORS AFFIDAVIT RECORDED IN BOOK 8674, PAGE 1811 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 2:
ADJUSTED LOT IIIA OF BOUNDARY ADJUSTMENT PLAT LOTS I, IIA, IIIA, WEST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 342, PAGE 36 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

PARCEL 3:
LOT II B OF WEST PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 284, PAGES 1 AND 2 AND SURVEYORS AFFIDAVIT RECORDED IN
BOOK 8674, PAGE 1811 OF THE ST. LOUIS COUNTY, MISSOURI
RECORDS.

TOTAL TRACT

A Tract of land being Lots IIB, IIIB of West Park as recorded in Plat Book 284, Pages 1 and 2 and Adjusted Lot IIIA of Boundary Adjustment Plat of Lots I, IIA, and IIIA West Park as recorded in Plat Book 342 Page 36, located in Township 45 and 46 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. louis County, Missouri being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of West Park as recorded in Plat Book 284 Page 1 of the St. Louis County records; thence the following courses and distances along the north line of Lot 1 of said West Park: North 46 degrees 27 minutes 47 seconds West, 71.02 feet to the beginning of a curve to the left having a radius of 775.00 feet; along said curve with arc distance of 205.50 feet, and a chord which bears North 54 degrees 03 minutes 28 seconds West, 204.90 feet; North 61 degrees 39 minutes 21 seconds West, 265.82 feet to the beginning of a curvature to the left having a radius of 315.00 feet; and along said curve with arc distance of 142.57 feet, and a chord which bears, North 74 degrees 37 minutes 18 seconds West, 141.35 feet to the southwest corner of Adjusted Lot IIA of Boundary Adjustment Plat of Lots I, IIA and IIIA West Park as recorded in Plat Book 342 Page 36 of said records; thence North 28 degrees 20 minutes 39 seconds East, along the southeast line of said Adjusted Lot IIA, 509.58 feet to the northeast corner of said Adjusted Lot IIA, said point being on the southwest line of Wispering Hills Plat 4 as recorded in Plat Book 123 Page 23 of said records, said line also being the north line of U.S. Survey 1923; thence South 82 degrees 23 minutes 00 seconds East along the southwest lines of said Wispering Hills Plat 4 and Wispering Hills Plat 1 as recorded in Plat Book 121 Page 27 of said records 974.05 feet to the north corner of Lot 2-B of A Resubdivision of Lot 2 of Heritage Place as recorded in Plat Book 325 Page 85 of the above said records; thence South 43 degrees 32 minutes 13 seconds West, along the northwest line of Lot 2-B of said Resubdivision of Lot 2 of Heritage Place, 899.76 feet to the POINT OF BEGINNING. Containing 506,516 square feet or 11.628 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. in April, 2019.

NEW LOTS DESCRIPTIONS

READJUSTED LOT IIB DESCRIPTION

A Tract of land being part of Lot, IIIB and part of Lot IIB of West Park as recorded in Plat Book 284, Pages 1 and 2 and Adjusted Lot IIIA of Boundary Adjustment Plat of Lots I, IIA, and IIIA West Park as recorded in Plat Book 342 Page 36, located in Township 45 and 46 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. louis County, Missouri being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of West Park as recorded in Plat Book 284 Page 1 of the St. Louis County records; thence the following courses and distances along the north line of Lot 1 of said West Park: North 46 degrees 27 minutes 47 seconds West, 71.02 feet to the beginning of a curve to the left having a radius of 775.00 feet; along said curve with arc distance of 205.50 feet, and a chord which bears North 54 degrees 03 minutes 28 seconds West, 204.90 feet; North 61 degrees 39 minutes 21 seconds West, 265.82 feet to the beginning of a curvature to the left having a radius of 315.00 feet; and along said curve with arc distance of 142.57 feet, and a chord which bears, North 74 degrees 37 minutes 18 seconds West, 141.35 feet to the southwest corner of Adjusted Lot IIA of Boundary Adjustment Plat of Lots I, IIA and IIIA West Park as recorded in Plat Book 342 Page 36 of said records; thence North 28 degrees 20 minutes 39 seconds East, along the southeast line of said Adjusted Lot IIA, 509.58 feet to the northeast corner of said Adjusted Lot IIA, said point being on the southwest line of Wispering Hills Plat 4 as recorded in Plat Book 123 Page 23 of said records, said line also being the north line of U.S. Survey 1923; thence South 82 degrees 23 minutes 00 seconds East along the southwest lines of said Wispering Hills Plat 4, 532.48; thence leaving said north line, South 43 degrees 32 minutes 13 seconds West, 229.32 feet; thence North 46 degrees 27 minutes 47 seconds West, 34.40 feet to the northwest line of Lot IIIB of said West Park; thence South 43 degrees 32 minutes 13 seconds West, along the northwest line of Lot IIIB of said West Park and its direct southwesterly prolongation, 234.88 feet; thence South 46 degrees 27 minutes 47 seconds East 392.00 feet to the northwest line of Lot 2-B of A Resubdivision of Lot 2 of Heritage Place as recorded in Plat Book 325 Page 85 of said records; thence South 43 degrees 32 minutes 13 seconds West, along the northwest line of Lot 2-B of said Resubdivision of Lot 2 of Heritage Place, 175.91 feet to the POINT OF BEGINNING. Containing 285,906 square feet or 6.564 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. in April, 2019.

READJUSTED LOT IIIB DESCRIPTION

A Tract of land being part of Lot, IIIB and part of Lot IIB of West Park as recorded in Plat Book 284, Pages 1, located in Township 45 and 46 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. louis County, Missouri being more particularly described as follows:

Commencing at the Northeast corner of Lot 1 of West Park as recorded in Plat Book 284 Page 1 of the St. Louis County records, said point also being on the northwest line of Lot 2-B of A Resubdivision of Lot 2 of Heritage Place as recorded in Plat Book 325 Page 85 of said records; thence North 43 degrees 32 minutes 13 seconds East, along the said northwest line of Lot 2-B, 175.91 feet to the Point of Beginning of herein described tract: thence North 46 degrees 27 minutes 47 seconds West, 392.00 feet to its intersection with the direct southwesterly prolongation of the northwest line of Lot IIIB of West Park as recorded in Plat Book 284 Page 1 of said records; thence North 43 degrees 32 minutes 13 seconds East, along said prolongation line and the northwest line of said Lot IIIB, 234.88 feet; thence leaving the northwest line of Lot IIIB of said West Park, South 46 degrees 27 minutes 47 seconds East, 34.04 feet; thence North 43 degrees 32 minutes 13 seconds East, 229.92 feet to the southwest line of Wispering Hills Plat 4 as recorded in Plat book 123 Page 23 of the St. Louis County records, said line also being the north line of U.S. Survey 1923; thence South 82 degrees 23 minutes 00 seconds East, along the southwest lines of said Wispering Hills Plat 4 and Wispering Hills Plat 1 as recorded in Plat Book 121 Page 27 of said records, 441.57 feet to the north corner of said Lot 2-B, thence South 43 degrees 32 minutes 13 seconds West, along the northwest line of said Lot 2-B, 723.85 feet; to the POINT OF BEGINNING. Containing 220,609 square feet or 5.064 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. in April, 2019.

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

BOUNDARY ADJUSTMENT PLAT

WEST PARK BOUNDARY ADJUSTMENT PLAT

12645, 12647, AND 12649 OLIVE BOULEVARD
CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

STATE OF MISSOURI
WALTER JOSEPH PFEEGER
4/19/19
NUMBER PLS-2008000728
PROFESSIONAL LAND SURVEYOR

WALTER J. PFEEGER P.L.S.
MO. P.L.S. # 2008-000728
CERTIFICATE OF AUTHORITY
LC-222-D

REVISIONS:

DRAWN BY: NPW	CHECKED BY: W.J.P.
DATE: 04/15/2019	JOB NO: 218-6397
M.S.D. P #: P-XXXXX-XX	BASE MAP #: XXX
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

SHEET TITLE:
BOUNDARY ADJUSTMENT PLAT

SHEET NO.:
2 OF 2

Attachment: 6397-Boundary Adjustment Plat (#19-018: Edge @West Park)

DRAWING FILE C:\Users\joe.pfeeger\appdata\local\temp\AcPublish_6132\6397-BAP-NPW.dwg 4/15/2019 - Apr 16, 2019 - 1:41pm PLOTTED BY: joe.pfeeger

Attachment: EDGE AT WEST RENDERING Revised 5-16-2019 (#19-018: Edge @West Park)

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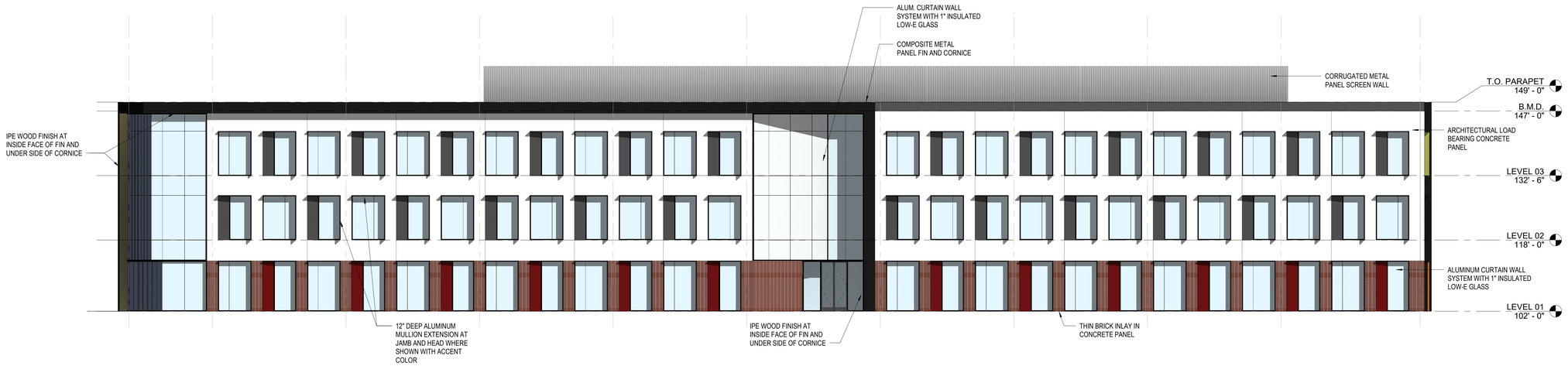
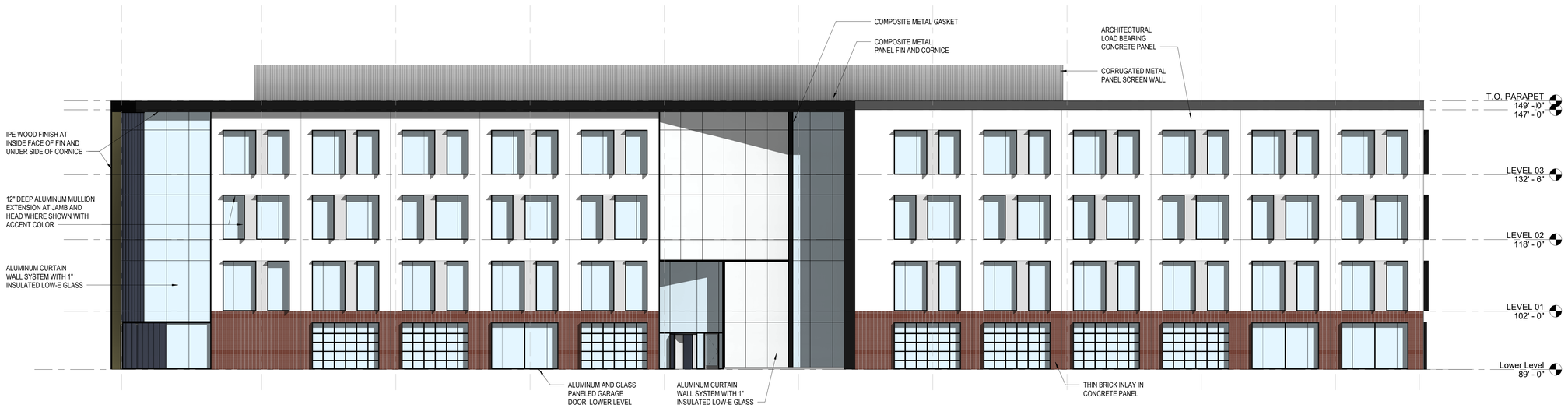


ELEVATION - SOUTH
3/32" = 1'-0"



ELEVATION - NORTH
3/32" = 1'-0"

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CIVIL ENGINEER
STOCK & ASSOCIATES
Consulting Engineers, Inc.

STRUCTURAL ENGINEER
ALPER AUDI, INC.
STRUCTURAL ENGINEERS

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

EDGE @ WEST

12645 OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
CHAPMAN VENTURES, LLC

DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019
REVISED PER CITY COMMENT	05-16-2019

DRAWING TITLE
Elevations 1

DRAWING NO.
A01-02

Forum # BF0104220 Consult.#

5/16/2019 3:41:47 PM

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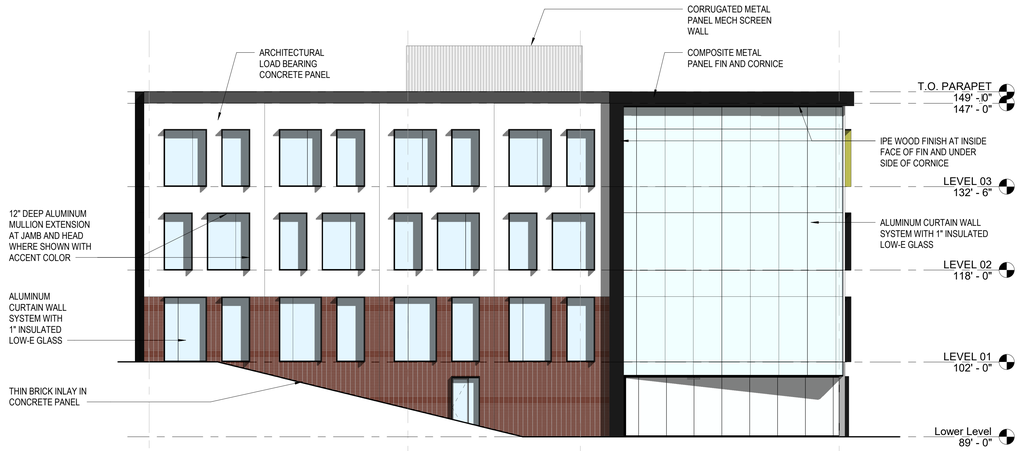
Attachment: EDGE AT WEST COLORED ELEVATIONS Revised 5-16-2019 (#19-018: Edge @West Park)



ELEVATION - EAST

3/32" = 1'-0"

ELEVATION - WEST

3/32" = 1'-0"

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MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

EDGE @ WEST

12645 OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
CHAPMAN VENTURES, LLC

DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019
REVISED PER CITY COMMENT	05-16-2019

DRAWING TITLE
Elevations 2

DRAWING NO.
A01-03

Forum # BF0104220 Consult.#

5/16/2019 3:41:53 PM

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Attachment: EDGE AT WEST COLORED ELEVATIONS Revised 5-16-2019 (#19-018: Edge @West Park)

PARKING CALCULATIONS:

EXISTING WEST PARK PARKING = 1779 SPACES

PARKING SPACES REMOVED = 178 [1779 - 178 = 1601SPACES]

PARKING SPACES ADDED = 60 [1601 + 60 = 1661 SPACES]

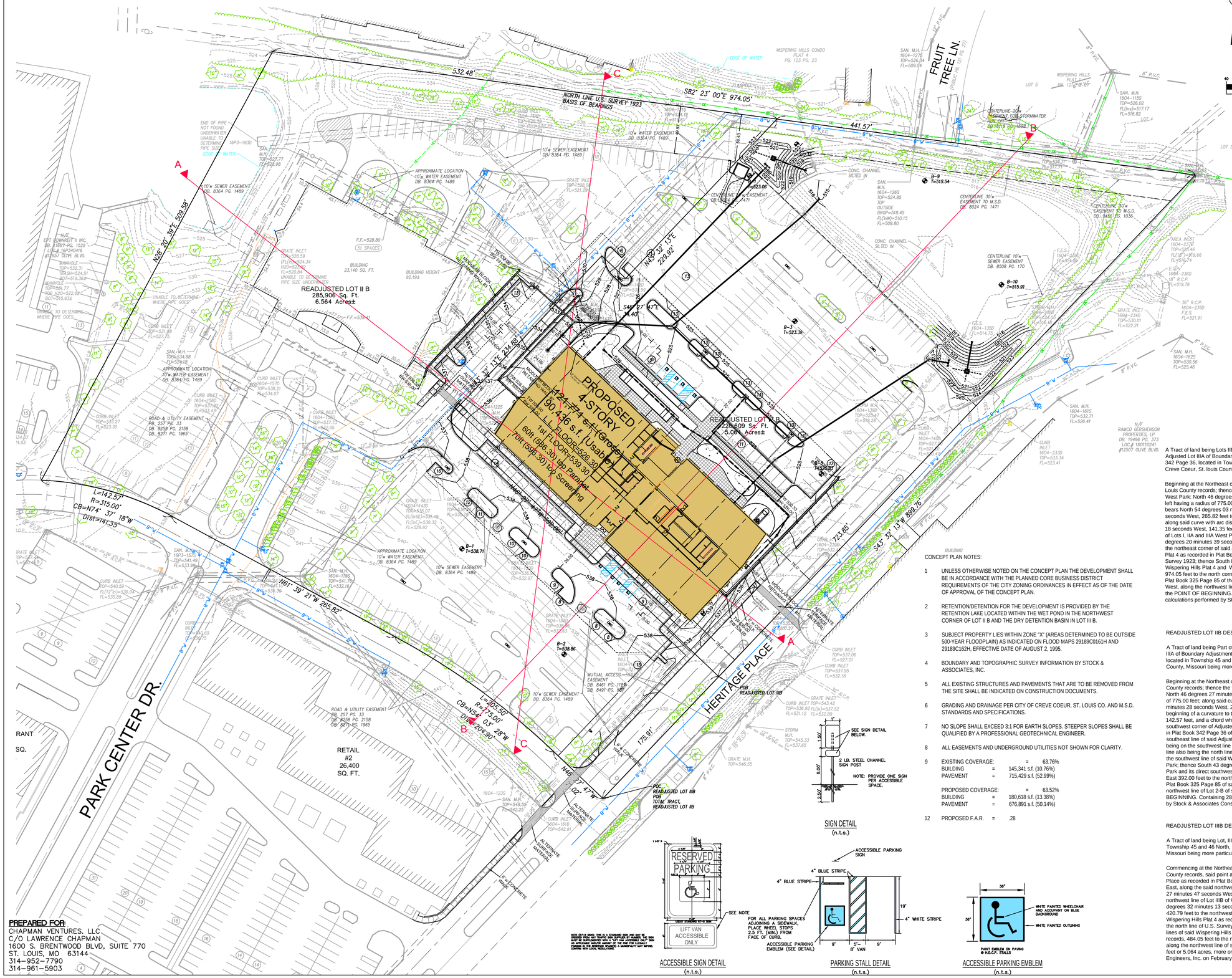
TOTAL WEST PARK SPACES REQUIRED = 1441 [1661 > 1441]

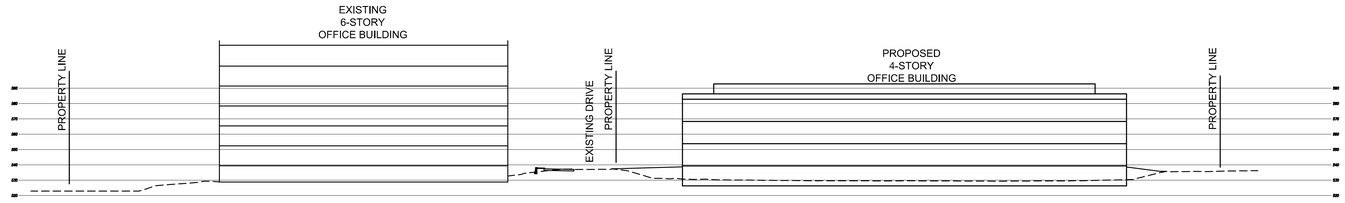
SITE DEVELOPMENT PLAN

FOR

EDGE @ WEST PARK CENTER

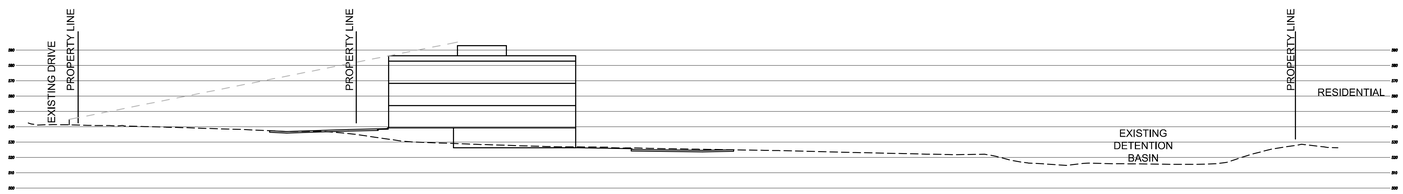
A TRACT OF LAND BEING LOTS IIB, AND IIIB OF WEST PARK AS RECORDED IN PLAT BOOK 284, PAGES 1 AND 2 AND ADJUSTED LOT IIIA OF BOUNDARY ADJUSTMENT PLAT OF LOTS I, IIA, AND IIIA WEST PARK AS RECORDED IN PLAT BOOK 342 PAGE 36, LOCATED IN TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI


A
B
C
532.46'
NORTH LINE U.S. SURVEY 1923
BASIS OF BEARINGS
S82° 23' 00"E 974.05'
441.57'
N28° 26' 39"E 509.59'
N43° 39' 13"E 229.92'
S46° 27' 47"E 34.40'
N43° 39' 13"E 134.86'
L=142.57'
R=315.00'
CB=N74° 37' 18"W
Dist=141.35'
N61° 39' 21"W 265.82'
L=205.50'
R=175.00'
CB=N54° 03' 28"W
Dist=204.50'
N46° 27' 47"W
175.91'
S43° 39' 13"W 899.76'
723.85'
PROPOSED 4-STORY
121,774 s.f. (Gross)
90,436 s.f. (Usable)
1st FLOOR=526.30
60ft (586.30) Top Parapet
70ft (596.30) Top Screening
READJUSTED LOT II B
285,906 Sq. Ft.
6.564 Acres±
READJUSTED LOT IIB
220,609 Sq. Ft.
5.063 Acres±
PARK CENTER DR.
HERITAGE PLACE
FRUIT TREE LN.
RETAIL #2 26,400 SQ. FT.
RANT SQ.
POB READJUSTED LOT IIB
POC READJUSTED LOT IIB
POB TOTAL TRACT, READJUSTED LOT IIB
EDGE OF WATER
10'w SEWER EASEMENT DB. 8364 PG. 1489
10'w WATER EASEMENT DB. 8364 PG. 1489
APPROXIMATE LOCATION 10'w WATER EASEMENT DB. 8364 PG. 1489
CENTERLINE 30'w EASEMENT TO M.S.D. DB. 8024 PG. 1471
CENTERLINE 30'w EASEMENT TO M.S.D. DB. 8456 PG. 1036
CENTERLINE 10'w SEWER EASEMENT DB. 8508 PG. 170
MUTUAL ACCESS EASEMENT DB. 8461 PG. 1186 DB. 8491 PG. 987
ROAD & UTILITY EASEMENT PB. 257 PG. 33 DB. 8258 PG. 2158 DB. 8271 PG. 1965
WISPERING HILLS CONDO PLAT 4 PB. 123 PG. 23
WISPERING HILLS PLAT 1 PB. 121 PG. 27
RAMCO GERSHENSON PROPERTIES, LP DB. 19486 PG. 323 LOC.# 160110241 #12507 OLIVE BLVD.
EFT SUNNSET II INC. DB. 11857 PG. 1529 LOC.# 160340416 #11657 OLIVE BLVD.
BUILDING 23,140 SQ. FT.
BUILDING HEIGHT 92.19±
F.F.=528.80
51 SPACES
F.F.=539.41
SAN. M.H. 1604-1265 TOP=524.85 FL(in)=510.15 FL=509.80
SAN. M.H. 1604-1155 TOP=526.02 FL(in)=517.17 FL=516.82
SAN. M.H. 1604-1625 TOP=530.56 FL=525.46
SAN. M.H. 1604-1615 TOP=532.71 FL=526.41
SAN. M.H. 1604-1390 TOP=529.47 FL=516.08
SAN. M.H. 1604-1235 TOP=548.55 FL=542.25
SAN. M.H. 1604-1795 TOP=541.76 FL=532.16
SAN. M.H. 16P3-1930 TOP=527.77 FL=523.98
SAN. M.H. 16P3-1576 TOP=541.49 FL=533.89
CURB INLET 1604-1570 TOP=537.62 FL=533.47
CURB INLET 1604-1560 TOP=537.62 FL=534.07
CURB INLET 1604-1540 TOP=537.77 FL=532.97
CURB INLET TOP=531.88 FL=527.15
CURB INLET TOP=533.30
CURB INLET TOP=540.50 FL(12"in)=536.04 FL=535.89
CURB INLET 1604-1430 TOP=536.07 FL(in)(SE)=528.49 FL(NE)=530.33 FL=529.92
CURB INLET 1604-1420 TOP=536.07 FL=530.07
CURB INLET 1604-1410 TOP=542.91
CURB INLET TOP=537.06 FL=527.01
CURB INLET TOP=537.95 FL=532.18
CURB INLET TOP=543.42 FL=531.12
GRATE INLET TOP=532.68 FL=521.29
GRATE INLET TOP=543.52 FL=532.89
GRATE INLET TOP=545.33 FL=537.65
GRATE M.H. TOP=546.55
AREA INLET 1604-2378 TOP=525.46 FL(18"in)=519.66 FL=515.74
E.G.I. 1604-2360 18" R.C.P. FL=519.76
36" R.C.P. 1604-2350 F.E.S. FL=521.91
GRATE INLET 1604-2340 TOP=530.01 FL=522.21
F.E.S. 1604-2350 FL=519.59
F.E.S. 1604-1350 FL=514.75
F.E.S. 1604-2360 FL=516.48
8" P.V.C.
6" P.V.C.
12" P.V.C.
CONC. CHANNEL SLTED IN
CONC. CHANNEL SLTED IN
ALTERNATE MATERIAL
ALTERNATE MATERIAL
6" CONCRETE WALK
B-1 T=538.71
B-2 T=538.86
B-3 T=523.38
B-9 T=515.54
B-10 T=515.91
B-11 T=523.06
B-12 T=530.23
B-13 T=526.33
B-14 T=526.33
TOW=538.00 BOT=531.50
TOW=538.00 BOT=531.50
TOW=538.00 BOT=531.50



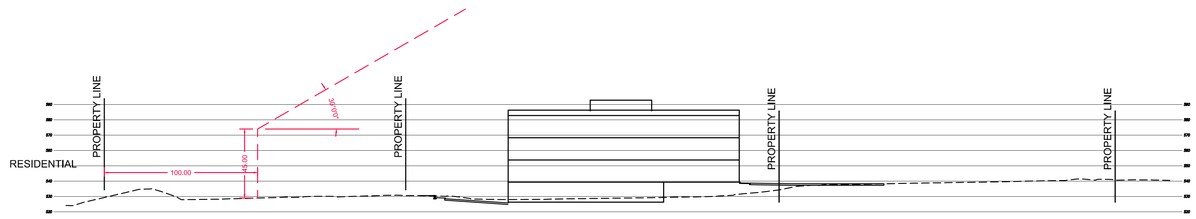
SECTION A-A

SCALE: 1" = 40' (H)(V)



SECTION B-B

SCALE: 1" = 40' (H)(V)



SECTION C-C (SKY PLANE)

SCALE: 1" = 40' (H)(V)

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
5/10/2019

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

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ALPER AUDI, INC.
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MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 04/19/19	JOB NO: 218-6397
M.S.D. P #: 19MSD	BASE MAP #: 16O
S.L.C. H&T #: -	H&T S.U.P. #:
M.D.N.R. #: -	

EDGE @ WEST

12645 OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
EDGE @ WEST, LLC

DRAWING ISSUE	
DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
CITY COMMENTS	05-10-2019

DRAWING TITLE
SITE DEVELOPMENT SECTIONS

DRAWING NO.
SD-2

Forum # | Project # | Consult.# 218-6397

Attachment: Edge @ West SDP Package (#19-018: Edge @West Park)

POLE FIXTURES MOUNTED ON 20' POLE & 2.5' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.48	6.1	0.6	4.13	10.17

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	11	F1	BACK-BACK	166	3652	0.912	GLEON-AF-03-LED-E1-5WQ - TWIN
	1	F2	SINGLE	225	225	0.912	GLEON-AF-04-LED-E1-SL4-HSS
	1	F3	SINGLE	225	225	0.912	GLEON-AF-04-LED-E1-SL3-HSS
	1	WP	SINGLE	113	113	0.912	GLEON-AF-02-LED-E1-SL4 - WALL MOUNT

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.

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
5/10/2019

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

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STRUCTURAL ENGINEERS

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

DRAWN BY: J.E.F.	CHECKED BY: G.M.S.
DATE: 04/19/19	JOB NO: 218-6397
M.S.D. P #: 19MSD	BASE MAP #: 16O
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

EDGE @ WEST

12645 OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
EDGE @ WEST, LLC

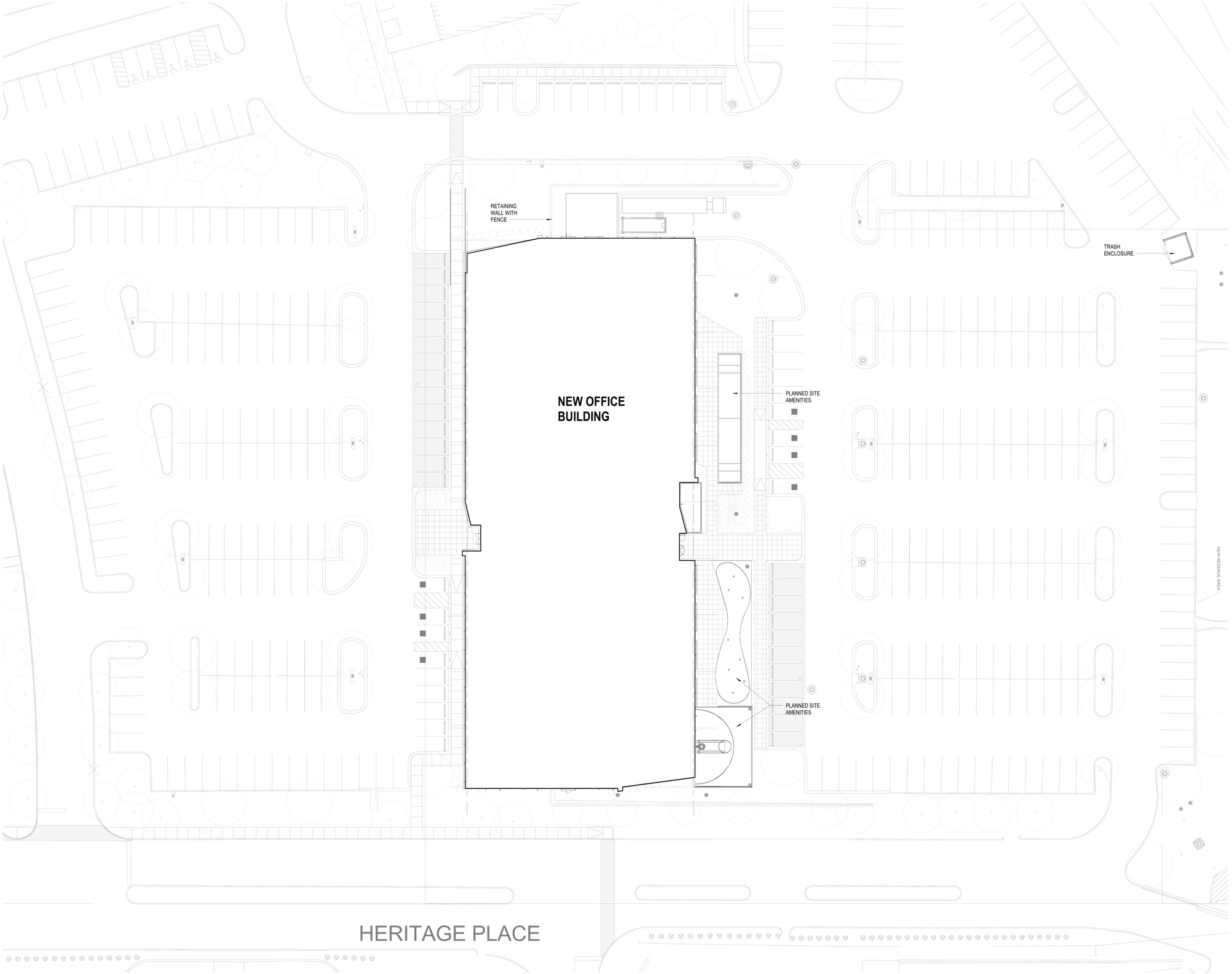
DRAWING ISSUE	
DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
CITY COMMENTS	05-10-2019

DRAWING TITLE
SITE PHOTOMETRICS PLAN

DRAWING NO.
SD-3

Forum # | Project # | Consult.# 218-6397

Attachment: Edge @ West SDP Package (#19-018: Edge @West Park)



SITE PLAN
1" = 20'-0"

KAPIL KHANNA
NUMBER A-2017004037
STATE OF MISSOURI
ARCHITECT

ARCHITECT
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CIVIL ENGINEER
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STRUCTURAL ENGINEER
ALPER AUDI, INC.
STRUCTURAL ENGINEERS

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

EDGE @ WEST
12645 OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
CHAPMAN VENTURES, LLC

DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NO.
A01-01

Forum # BF0104220 Consult.#

5/10/2019 11:54:38 AM

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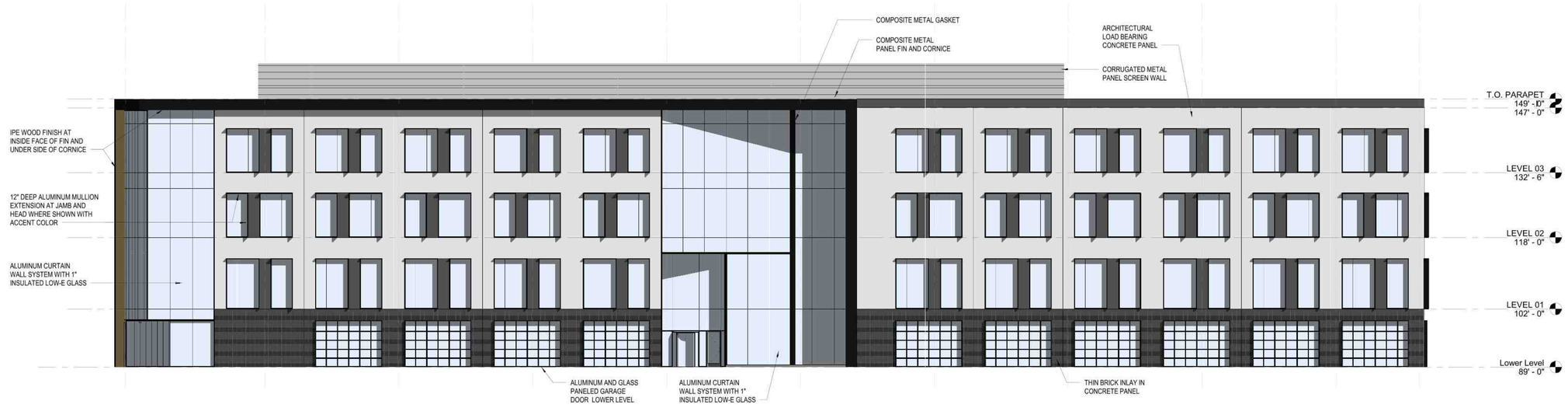
Attachment: Edge @ West SDP Package (#19-018: Edge @ West Park)



ELEVATION - NORTH
3/32" = 1'-0"

ELEVATION - SOUTH
3/32" = 1'-0"

KAPIL KHANNA
NUMBER A-2017004037
STATE OF MISSOURI
ARCHITECT

ARCHITECT
batesforum
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
Ph 314.429.1010 Fx 314.429.7770

CONTRACTOR
CLAYCO
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
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CIVIL ENGINEER
STOCK & ASSOCIATES
Consulting Engineers, Inc

STRUCTURAL ENGINEER
ALPER AUDI, INC.

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

EDGE @ WEST

12645 OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
CHAPMAN VENTURES, LLC

DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019

DRAWING TITLE
Elevations 1

DRAWING NO.
A01-02

Forum # BF0104220 Consult.#

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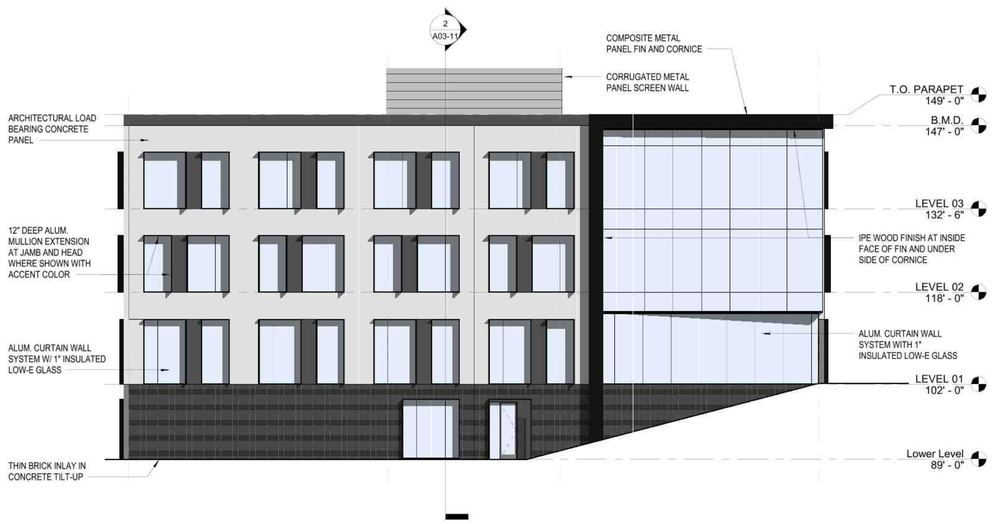
5/10/2019 11:57:37 AM

Attachment: Edge @ West SDP Package (#19-018: Edge @West Park)

ELEVATION - EAST

3/32" = 1'-0"



ELEVATION - WEST

3/32" = 1'-0"

KAPIL KHANNA
NUMBER A-2017004037
STATE OF MISSOURI
ARCHITECT

ARCHITECT
batesforum
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
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ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

EDGE @ WEST

12645 OLIVE BOULEVARD, CREVE COEUR, MO 63141

DEVELOPER:
CHAPMAN VENTURES, LLC

DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019

DRAWING TITLE
Elevations 2

DRAWING NO.
A01-03

Forum # BF0104220 Consult.#

Attachment: Edge @ West SDP Package (P19-018: Edge @West Park)

5/10/2019 11:58:12 AM

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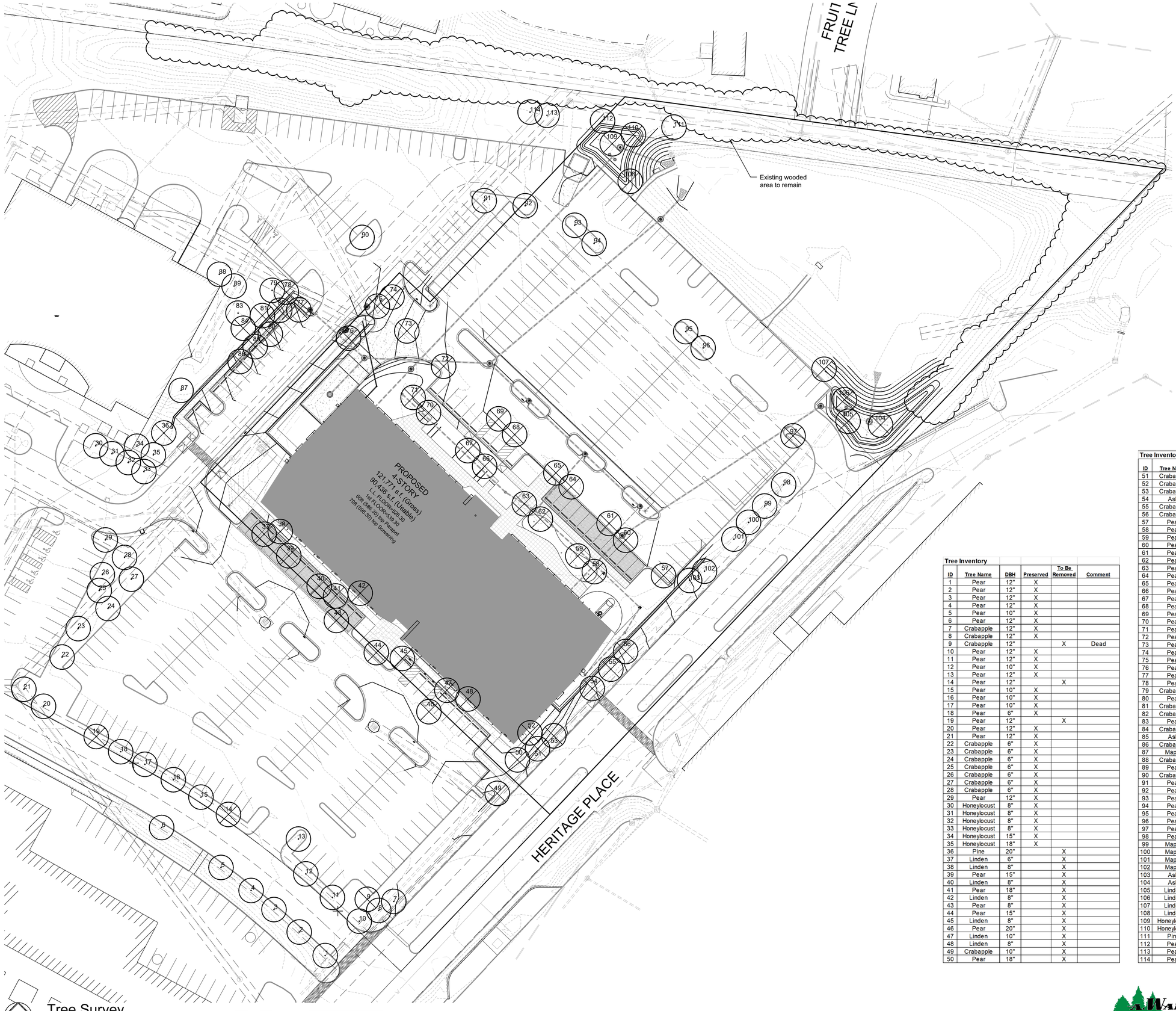


Tree Survey
SCALE 1"=30'

0 30 60 120

Key

Symbol	Description
○	Existing individual trees to remain
⊗	Existing individual trees to be removed

Tree Inventory

ID	Tree Name	DBH	Preserved	To Be Removed	Comment
1	Pear	12"	X		
2	Pear	12"	X		
3	Pear	12"	X		
4	Pear	12"	X		
5	Pear	10"	X		
6	Pear	12"	X		
7	Crabapple	12"	X		
8	Crabapple	12"	X		
9	Crabapple	12"		X	Dead
10	Pear	12"	X		
11	Pear	12"	X		
12	Pear	10"	X		
13	Pear	12"	X		
14	Pear	12"		X	
15	Pear	10"	X		
16	Pear	10"	X		
17	Pear	10"	X		
18	Pear	6"	X		
19	Pear	12"		X	
20	Pear	12"	X		
21	Pear	12"	X		
22	Crabapple	6"	X		
23	Crabapple	6"	X		
24	Crabapple	6"	X		
25	Crabapple	6"	X		
26	Crabapple	6"	X		
27	Crabapple	6"	X		
28	Crabapple	6"	X		
29	Pear	12"	X		
30	Honeylocust	8"	X		
31	Honeylocust	8"	X		
32	Honeylocust	8"	X		
33	Honeylocust	8"	X		
34	Honeylocust	15"	X		
35	Honeylocust	18"	X		
36	Pine	20"		X	
37	Linden	6"		X	
38	Linden	8"		X	
39	Pear	15"		X	
40	Linden	8"		X	
41	Pear	18"		X	
42	Linden	8"		X	
43	Pear	8"		X	
44	Pear	15"		X	
45	Linden	8"		X	
46	Pear	20"		X	
47	Linden	10"		X	
48	Linden	8"		X	
49	Crabapple	10"		X	
50	Pear	18"		X	

Tree Inventory

ID	Tree Name	DBH	Preserved	To Be Removed	Comment
51	Crabapple	10"		X	
52	Crabapple	10"		X	
53	Crabapple	10"		X	
54	Ash	12"		X	
55	Crabapple	8"		X	
56	Crabapple	8"		X	
57	Pear	10"		X	
58	Pear	10"		X	
59	Pear	10"		X	
60	Pear	10"		X	
61	Pear	10"		X	
62	Pear	10"		X	
63	Pear	10"		X	
64	Pear	10"		X	
65	Pear	10"		X	
66	Pear	10"		X	
67	Pear	10"		X	
68	Pear	10"		X	
69	Pear	10"		X	
70	Pear	10"		X	
71	Pear	10"		X	
72	Pear	10"		X	
73	Pear	10"		X	
74	Pear	12"		X	
75	Pear	12"		X	
76	Pear	12"		X	
77	Pear	10"		X	
78	Pear	10"		X	
79	Crabapple	5"	X		
80	Pear	10"		X	
81	Crabapple	5"		X	
82	Crabapple	5"		X	
83	Pear	10"	X		
84	Crabapple	5"		X	
85	Ash	6"		X	
86	Crabapple	10"		X	
87	Maple	6"	X		
88	Crabapple	5"	X		
89	Pear	10"	X		
90	Crabapple	8"	X		
91	Pear	10"	X		
92	Pear	10"	X		
93	Pear	8"	X		
94	Pear	8"	X		
95	Pear	6"	X		
96	Pear	6"	X		
97	Pear	8"		X	Poor Health
98	Pear	10"	X		
99	Maple	6"	X		
100	Maple	6"	X		Dieback
101	Maple	6"	X		
102	Maple	6"	X		
103	Ash	12"	X		
104	Ash	12"		X	Poor Health
105	Linden	10"		X	
106	Linden	10"		X	
107	Linden	10"		X	
108	Linden	10"		X	
109	Honeylocust	18"		X	
110	Honeylocust	18"		X	
111	Pine	6"	X		
112	Pear	16"	X		
113	Pear	16"	X		
114	Pear	16"	X		

Waldbart and Sons Nursery

STATE OF MISSOURI
JERALD A. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007 5/10/19

Consultants:

The Edge at West

Creve Coeur, Missouri

Revisions:

Date	Description	No.
5/10/19	City Comments	1

Drawn: BR
Checked: RS

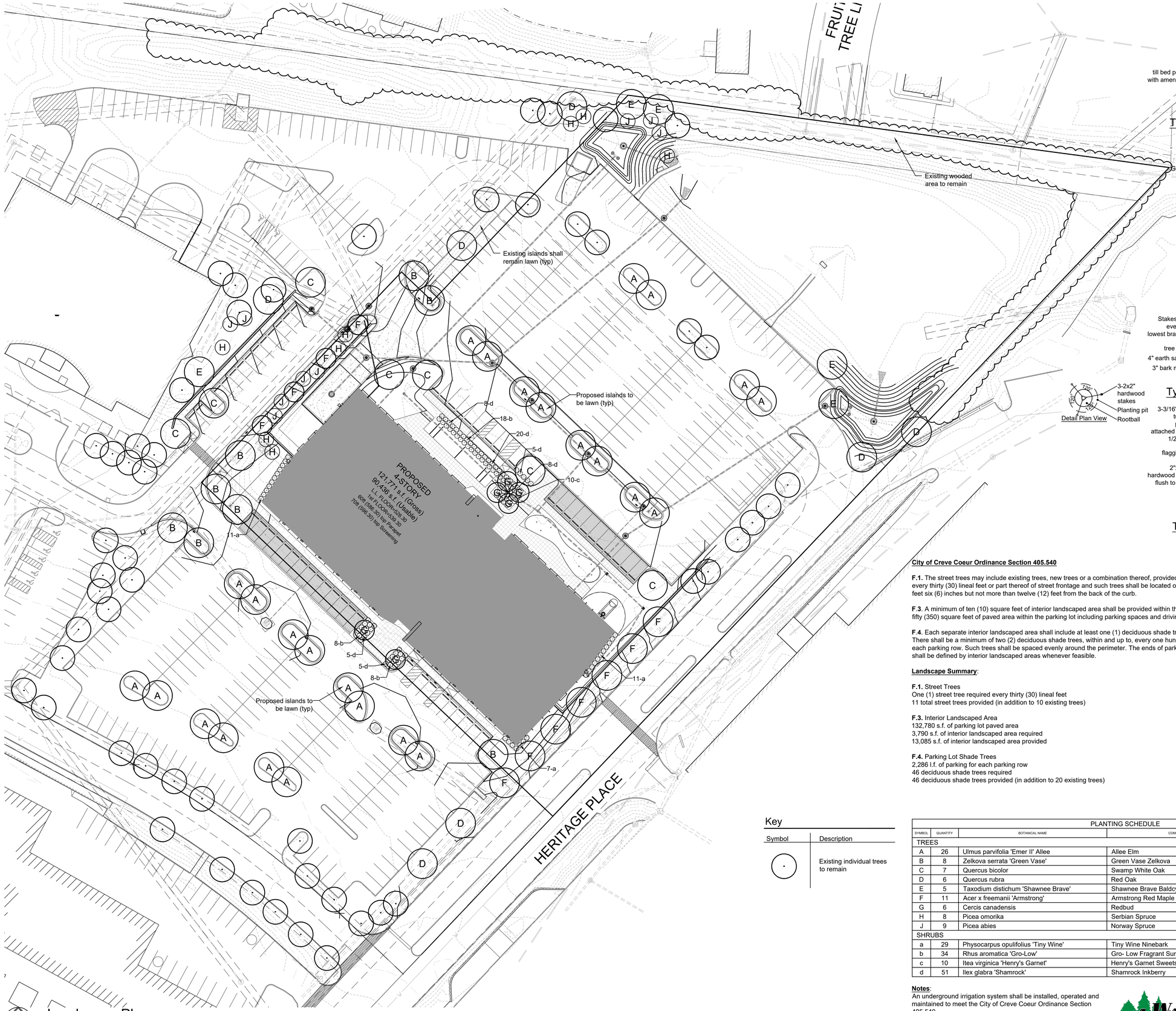
loomisAssociates
landscape/architects/planners
2525 Serio Ave Park Drive
Chesterfield, MO 63005-1104
636.519.9668
e-mail: info@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Tree Survey

Sheet No: TS-1

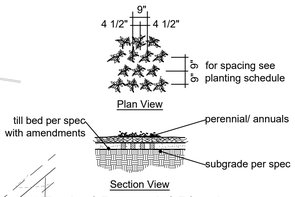
Date: 4/19/19
Job #: 985.028

Attachment: Edge @ West SDP Package (#19-018: Edge @West Park)

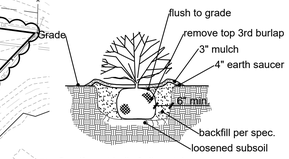


Landscape Plan
SCALE 1"=30'

0 30 60 120

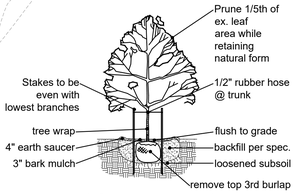


Typical Perennial Planting

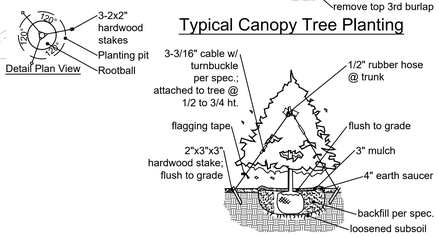


Scarify root ball of all container stock

Typical Shrub Planting



Typical Canopy Tree Planting



Typical Evergreen Planting

City of Creve Coeur Ordinance Section 405.540

F.1. The street trees may include existing trees, new trees or a combination thereof, provided that there is one (1) street tree for every thirty (30) lineal feet or part thereof of street frontage and such trees shall be located on the subject property at least two (2) feet six (6) inches but not more than twelve (12) feet from the back of the curb.

F.3. A minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each three hundred fifty (350) square feet of paved area within the parking lot including parking spaces and driving aisles.

F.4. Each separate interior landscaped area shall include at least one (1) deciduous shade tree of a type and size required herein. There shall be a minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible.

Landscape Summary:

F.1. Street Trees
One (1) street tree required every thirty (30) lineal feet
11 total street trees provided (in addition to 10 existing trees)

F.3. Interior Landscaped Area
132,780 s.f. of parking lot paved area
3,790 s.f. of interior landscaped area required
13,085 s.f. of interior landscaped area provided

F.4. Parking Lot Shade Trees
2,286 l.f. of parking for each parking row
46 deciduous shade trees required
46 deciduous shade trees provided (in addition to 20 existing trees)

Key

Symbol	Description
·	Existing individual trees to remain

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
A	26	Ulmus parvifolia 'Emer II' Allee	Allee Elm	3" cal.	B&B
B	8	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal.	B&B
C	7	Quercus bicolor	Swamp White Oak	3" cal.	B&B
D	6	Quercus rubra	Red Oak	3" cal.	B&B
E	5	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	3" cal.	B&B
F	11	Acer x freemanii 'Armstrong'	Armstrong Red Maple	3" cal.	B&B
G	6	Cercis canadensis	Redbud	3" cal.	B&B
H	8	Picea omorika	Serbian Spruce	6' h.	B&B
J	9	Picea abies	Norway Spruce	6' h.	B&B
SHRUBS					
a	29	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	24"	Container
b	34	Rhus aromatica 'Gro-Low'	Gro- Low Fragrant Sumac	24"	Container
c	10	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24"	Container
d	51	Ilex glabra 'Shamrock'	Shamrock Inkberry	24"	Container

Notes:
An underground irrigation system shall be installed, operated and maintained to meet the City of Creve Coeur Ordinance Section 405.540.

WALDBART AND SONS Nursery

STATE OF MISSOURI
JERALD W. SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007 4/19/19

Consultants:

The Edge at West

Creve Coeur, Missouri

Revisions:

Date	Description	No.
5/10/19	City Comments	1

Drawn: BR
Checked: RS

loomisAssociates
landscape/architects/planners
250 Spirit 40 Park Drive
Chesterfield, Missouri 63005-1194
636 519-9600
e-mail: loomis@loomis-associates.com
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 4/19/19
Job #: 985.028

Attachment: Edge @ West SDP Package (#19-018: Edge @West Park)

Attachment: Edge @ West SDP Package (#19-018: Edge @West Park)

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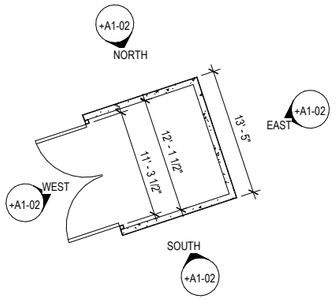
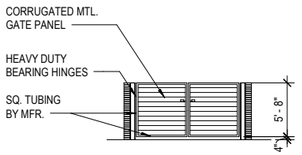
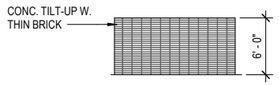


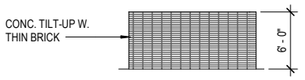
2 +A1-02 TRASH ENCLOSURE
1/8" = 1'-0"



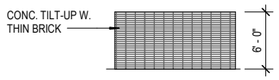
WEST ELEVATION
1/8" = 1'-0"



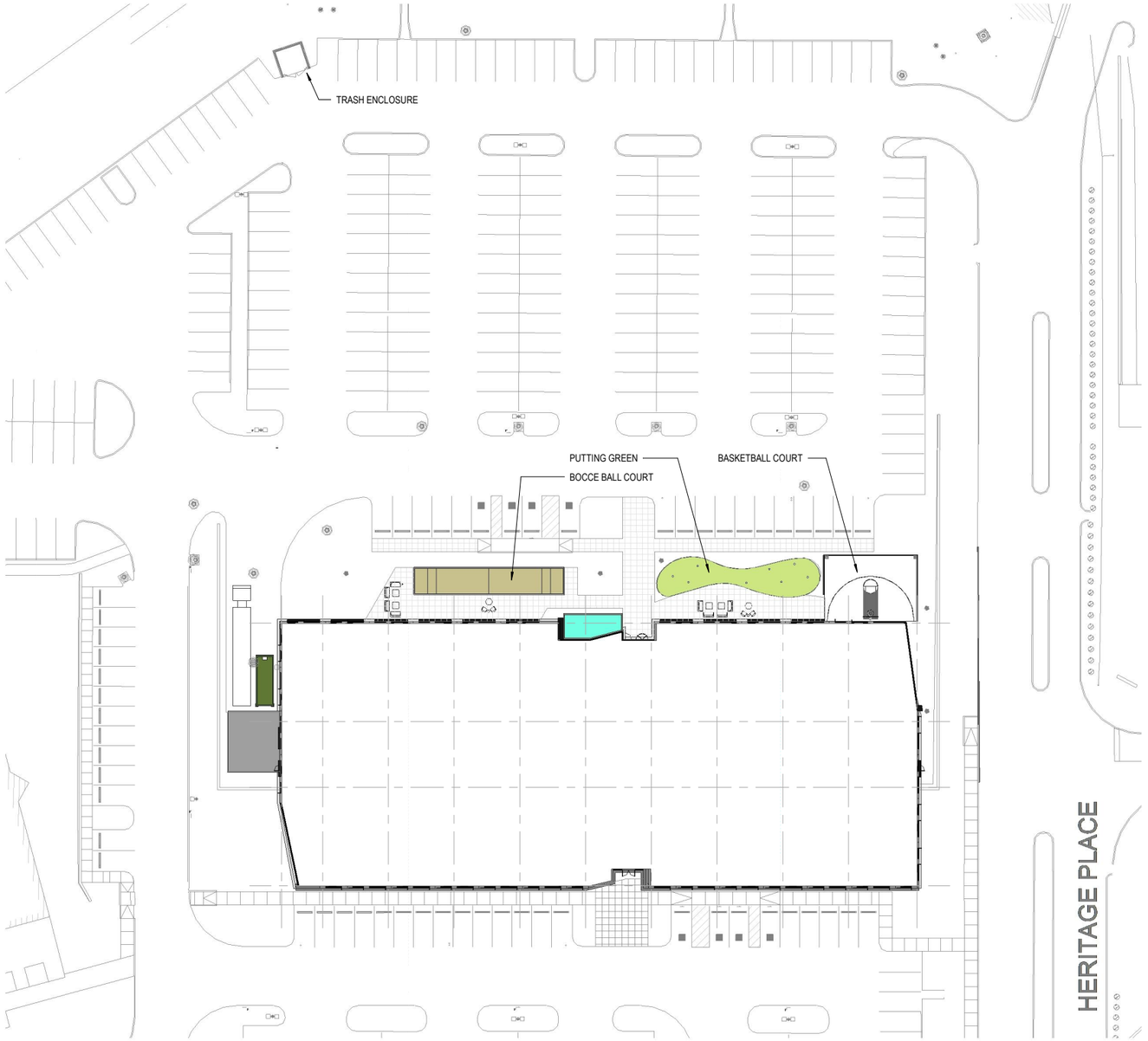
SOUTH ELEVATION
1/8" = 1'-0"



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

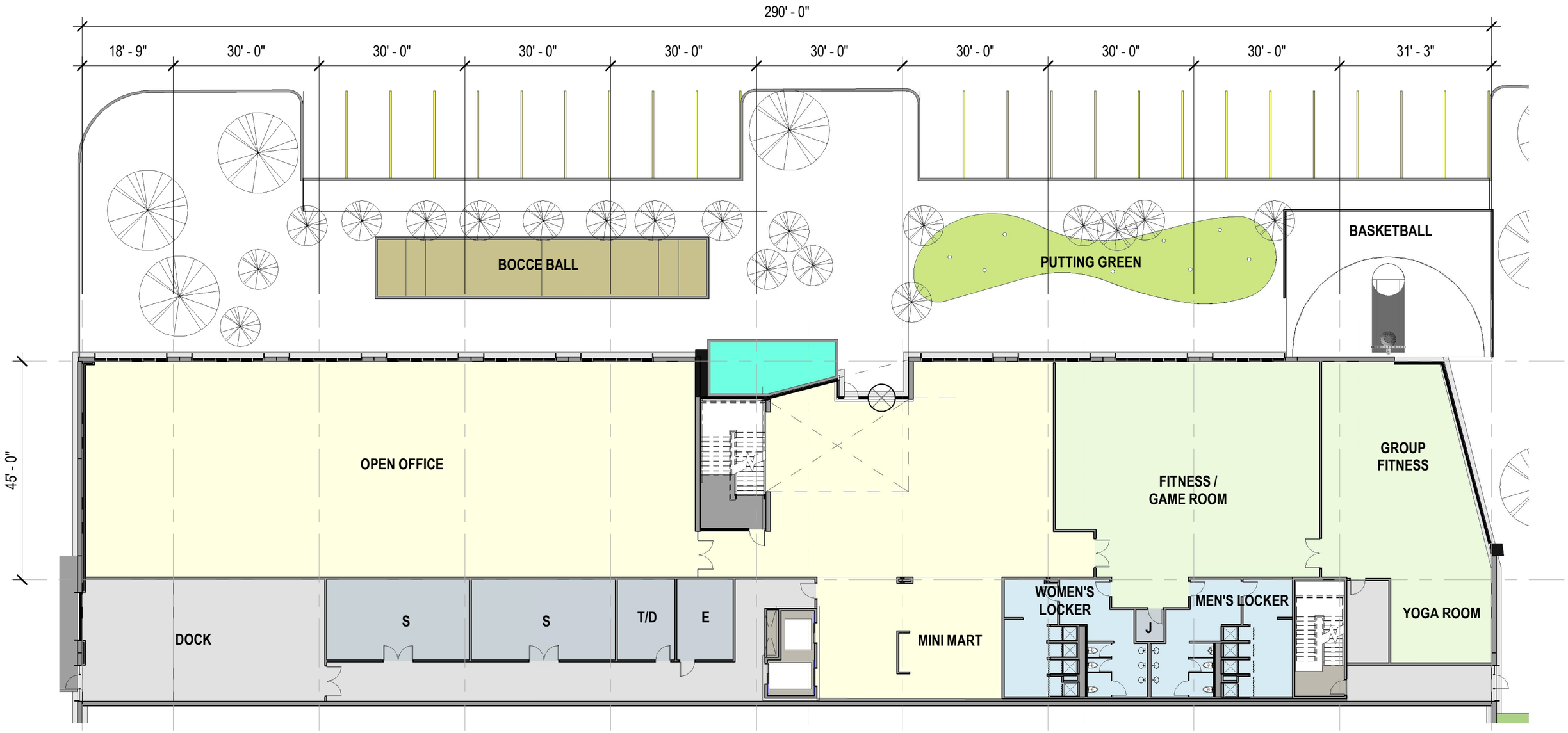


NORTH ELEVATION
1/8" = 1'-0"



ARCH SITE PLAN
1" = 30'-0"
0' 15' 30' 60'

Attachment: Edge @ West SDP Package (#19-018: Edge @West Park)



PLAN - LEVEL 01

1" = 20'-0"

0' 10' 20' 40'

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CLAYCO
THE ART & SCIENCE OF BUILDING

EDGE @ WEST
05/10/2019

batesforum

Attachment: Edge @ West SDP Package (#19-018: Edge @West Park)

PLAN - LEVEL 02

1" = 20'-0"

0' 10' 20' 40'

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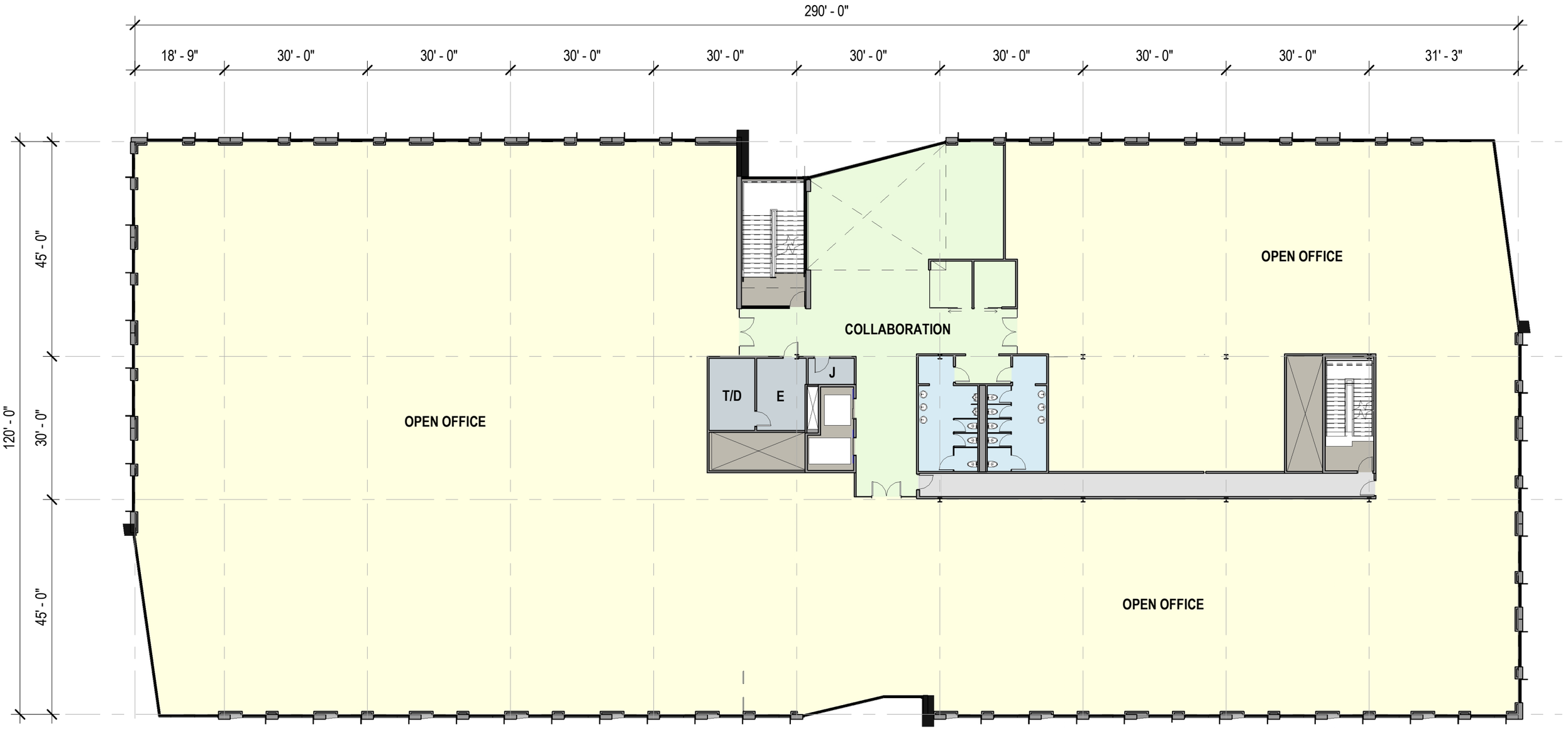

PLAN - LEVEL 03

1" = 20'-0"

0' 10' 20' 40'

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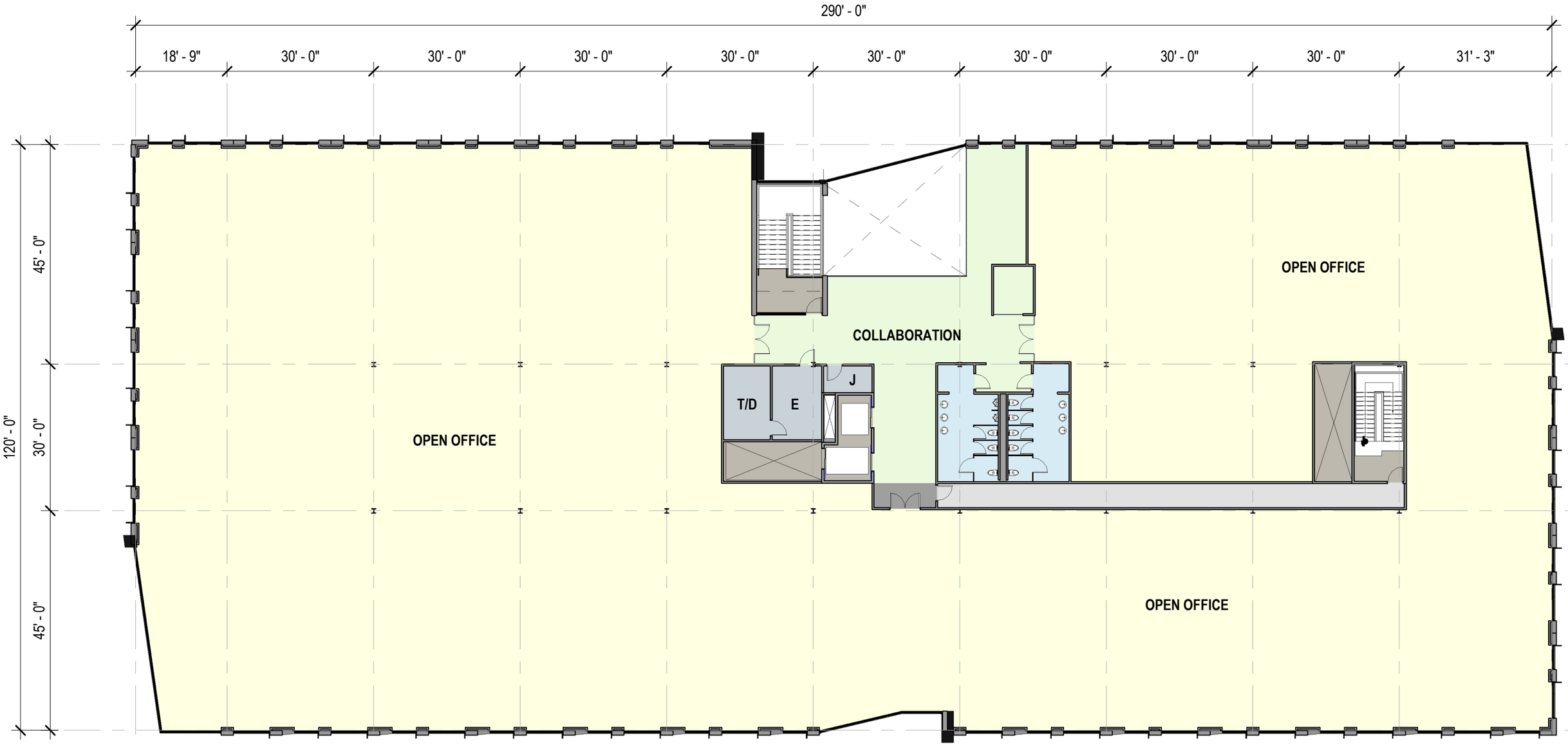

PLAN - LEVEL 04

1" = 20'-0"

0' 10' 20' 40'

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Attachment: Edge @ West SDP Package (#19-018: Edge @West Park)

PARKING CALCULATIONS:

EXISTING WEST PARK PARKING = 1779 SPACES

PARKING SPACES REMOVED = 178 [1779 - 178 = 1601SPACES]

PARKING SPACES ADDED = 60 [1601 + 60 = 1661 SPACES]

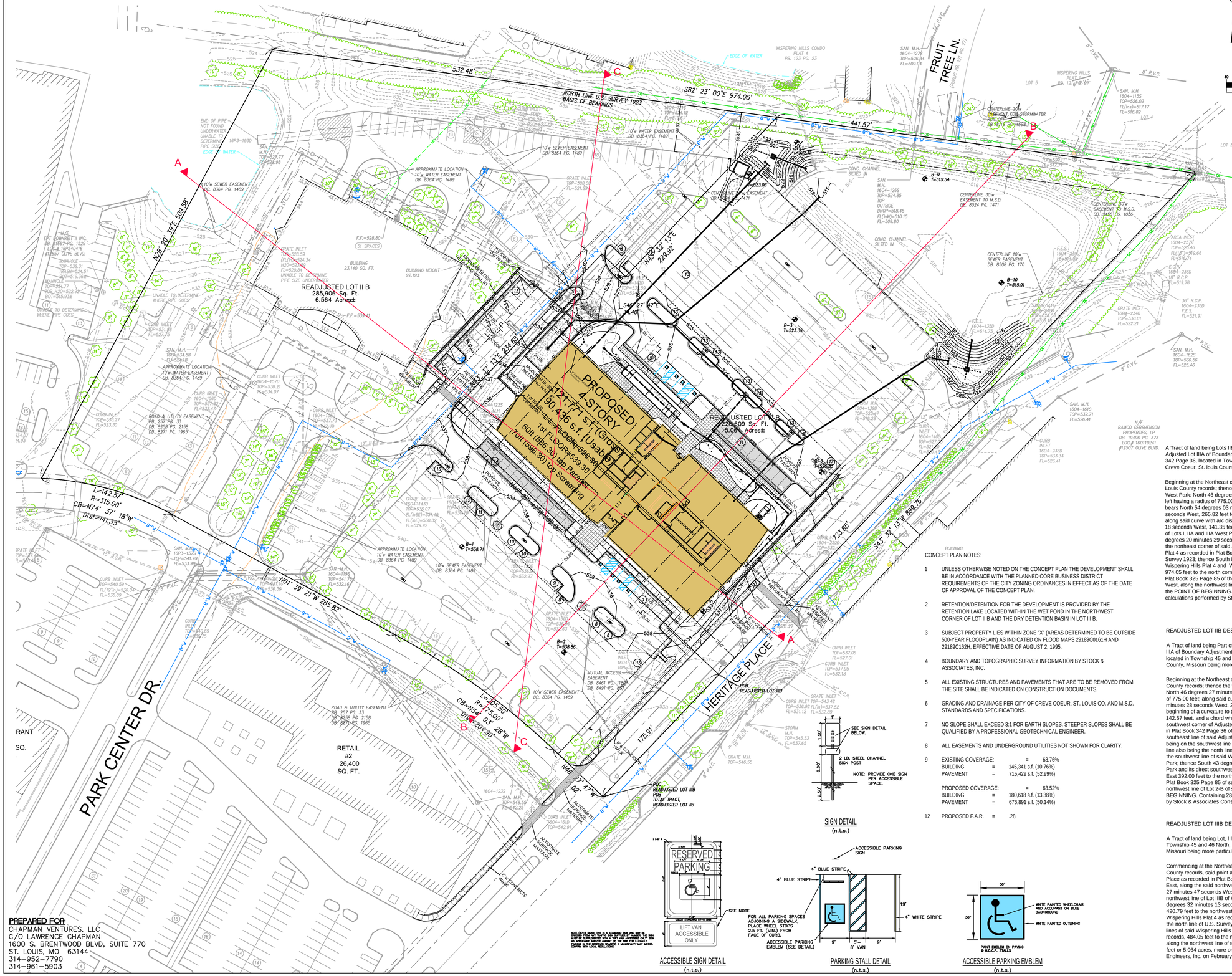
TOTAL WEST PARK SPACES REQUIRED = 1441 [1661 > 1441]

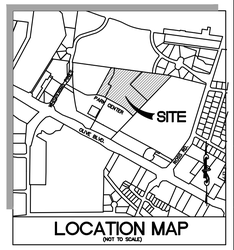
SITE DEVELOPMENT PLAN

FOR

EDGE @ WEST PARK CENTER

A TRACT OF LAND BEING LOTS IIB, AND IIIB OF WEST PARK AS RECORDED IN PLAT BOOK 284, PAGES 1 AND 2 AND ADJUSTED LOT IIIA OF BOUNDARY ADJUSTMENT PLAT OF LOTS I, IIA, AND IIIA WEST PARK AS RECORDED IN PLAT BOOK 342 PAGE 36, LOCATED IN TOWNSHIP 45 AND 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI





GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DRAWING INDEX:

SD-1	SITE DEVELOPMENT PLAN	
SD-2	SITE DEVELOPMENT SECTIONS	
SD-3	SITE PHOTOMETRICS PLAN	
A01-01	ARCHITECTURAL SITE PLAN	
A01-02	ELEVATIONS	
A01-03	ELEVATIONS	
TS-1	TREE SURVEY	
L-1	CONCEPT LANDSCAPE PLAN	4

SITE INFORMATION:

PERTINENT DATA:		
SITE ACREAGE	=	5.064 AC.
OWNER	=	OLIVE MASON, LLC
LOCATOR No.	=	160110142
ZONING	=	"PH" PLANNED HOSPITAL DISTRICT
FIRE DISTRICT	=	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT	=	PARKWAY SCHOOL DISTRICT
SEWER DISTRICT	=	METROPOLITAN SEWER DISTRICT
WATER SERVICE	=	MISSOURI-AMERICAN WATER CO
GAS SERVICE	=	SPIRE
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC
PHONE SERVICE	=	AT&T
STREET ADDRESS	=	12645 OLIVE BLVD
ZIP CODE	=	63141
WUNNENBURG MAP	=	PG. 23 GRID 17-X

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 13264 ELEV.=562.82 NGVD29
"Standard Tablet" stamped 34-75 S.L.C. in base of eastern most tower leg across from entrance to Barnes West County Hospital southeast corner @12655 Olive Street Road.

3

TOTAL TRACT

A Tract of land being Lots IIB, IIIB of West Park as recorded in Plat Book 284, Pages 1 and 2 and Adjusted Lot IIIA of Boundary Adjustment Plat of Lots I, IIA, and IIIA West Park as recorded in Plat Book 342 Page 36, located in Township 45 and 46 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. louis County, Missouri being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of West Park as recorded in Plat Book 284 Page 1 of the St. Louis County records; thence the following courses and distances along the north line of Lot 1 of said West Park: North 46 degrees 27 minutes 47 seconds West, 71.02 feet to the beginning of a curve to the left having a radius of 775.00 feet; along said curve with arc distance of 205.50 feet, and a chord which bears North 54 degrees 03 minutes 28 seconds West, 204.90 feet; North 61 degrees 39 minutes 21 seconds West, 265.82 feet to the beginning of a curvature to the left having a radius of 315.00 feet; and along said curve with arc distance of 142.57 feet, and a chord which bears, North 74 degrees 37 minutes 18 seconds West, 141.35 feet to the southwest corner of Adjusted Lot IIA of Boundary Adjustment Plat of Lots I, IIA and IIIA West Park as recorded in Plat Book 342 Page 36 of said records; thence North 28 degrees 20 minutes 39 seconds East, along the southeast line of said Adjusted Lot IIA, 509.58 feet to the northeast corner of said Adjusted Lot IIA, said point being on the southwest line of Wispering Hills Plat 4 as recorded in Plat Book 123 Page 23 of said records, said line also being the north line of U.S. Survey 1923; thence South 82 degrees 23 minutes 00 seconds East along the southwest lines of said Wispering Hills Plat 4 and Wispering Hills Plat 1 as recorded in Plat Book 121 Page 27 of said records 974.05 feet to the north corner of Lot 2-B of A Resubdivision of Lot 2 of Heritage Place as recorded in Plat Book 325 Page 85 of the above said records; thence South 43 degrees 32 minutes 13 seconds West, along the northwest line of Lot 2-B of said Resubdivision of Lot 2 of Heritage Place, 899.76 feet to the POINT OF BEGINNING. Containing 506,516 square feet or 11.628 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 28, 2019.

NEW LOTS DESCRIPTIONS

READJUSTED LOT IIB DESCRIPTION

2

A Tract of land being Part of IIB of West Park as recorded in Plat Book 284, Pages 1 and 2 and Adjusted Lot IIIA of Boundary Adjustment Plat of Lots I, IIA, and IIIA West Park as recorded in Plat Book 342 Page 36, located in Township 45 and 46 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. louis County, Missouri being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of West Park as recorded in Plat Book 284 Page 1 of the St. Louis County records; thence the following courses and distances along the north line of Lot 1 of said West Park: North 46 degrees 27 minutes 47 seconds West, 71.02 feet to the beginning of a curve to the left having a radius of 775.00 feet; along said curve with arc distance of 205.50 feet, and a chord which bears North 54 degrees 03 minutes 28 seconds West, 204.90 feet; North 61 degrees 39 minutes 21 seconds West, 265.82 feet to the beginning of a curvature to the left having a radius of 315.00 feet; and along said curve with arc distance of 142.57 feet, and a chord which bears, North 74 degrees 37 minutes 18 seconds West, 141.35 feet to the southwest corner of Adjusted Lot IIA of Boundary Adjustment Plat of Lots I, IIA and IIIA West Park as recorded in Plat Book 342 Page 36 of said records; thence North 28 degrees 20 minutes 39 seconds East, along the southeast line of said Adjusted Lot IIA, 509.58 feet to the northeast corner of said Adjusted Lot IIA, said point being on the southwest line of Wispering Hills Plat 4 as recorded in Plat Book 123 Page 23 of said records, said line also being the north line of U.S. Survey 1923; thence South 82 degrees 23 minutes 00 seconds East along the southwest line of said Wispering Hills Plat 4, 434.28 feet to the north corner of Lot III B of above said West Park; thence South 43 degrees 32 minutes 13 seconds West, along the northwest line of Lot IIIB of said West Park and its direct southwesterly prolongation, 420.79 feet; thence South 46 degrees 27 minutes 47 seconds East 392.00 feet to the northwest line of Lot 2-B of A Resubdivision of Lot 2 of Heritage Place as recorded in Plat Book 325 Page 85 of said records; thence South 43 degrees 32 minutes 13 seconds West, along the northwest line of Lot 2-B of said Resubdivision of Lot 2 of Heritage Place, 194.99 feet to the POINT OF BEGINNING. Containing 285,906 square feet or 6.564 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 28, 2019.

READJUSTED LOT IIIB DESCRIPTION

A Tract of land being Lot, IIIB and part of Lot IIB of West Park as recorded in Plat Book 284, Pages 1, located in Township 45 and 46 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. louis County, Missouri being more particularly described as follows:

1

Commencing at the Northeast corner of Lot 1 of West Park as recorded in Plat Book 284 Page 1 of the St. Louis' County records, said point also being on the northwest line of Lot 2-B of A Resubdivision of Lot 2 of Heritage Place as recorded in Plat Book 325 Page 85 of said records; thence North 43 degrees 32 minutes 13 seconds East, along the said northwest line of Lot 2-B, 194.99 feet to the Point of Beginning: thence North 46 degrees 27 minutes 47 seconds West, 392.00 feet to its intersection with the direct southwesterly prolongation of the northwest line of Lot IIIB of West Park as recorded in Plat Book 284 Page 1 of said records; thence North 43 degrees 32 minutes 13 seconds East, along said prolongation line and the northwest line of said Lot IIIB, 420.79 feet to the northwest corner of Lot IIIB of said West Park, said point being on the southwest line of Wispering Hills Plat 4 as recorded in Plat book 123 Page 23 of the St. Louis County records, said line also being the north line of U.S. Survey 1923; thence South 82 degrees 23 minutes 00 seconds East, along the southwest lines of said Wispering Hills Plat 4 and Wispering Hills Plat 1 as recorded in Plat Book 121 Page 27 of said records, 484.05 feet to the north corner of said Lot 2-B, thence South 43 degrees 32 minutes 13 seconds West, along the northwest line of said Lot 2-B, 704.77 feet; to the POINT OF BEGINNING. Containing 220,609 square feet or 5.064 acres, more or less, according to calculations performed by Stock & Associates Consulting Engineers, Inc. on February 28, 2019.

BUILDING

CONCEPT PLAN NOTES:

1 UNLESS OTHERWISE NOTED ON THE CONCEPT PLAN THE DEVELOPMENT SHALL BE IN ACCORDAWCE WITH THE PLANNED CORE BUSINESS DISTRICT REQUIREMENTS OF THE CITY ZONING ORDINANCES IN EFFECT AS OF THE DATE OF APPROVAL OF THE CONCEPT PLAN.

2 RETENTION/DETENTION FOR THE DEVELOPMENT IS PROVIDED BY THE RETENTION LAKE LOCATED WITHIN THE WET POND IN THE NORTHWEST CORNER OF LOT II B AND THE DRY DETENTION BASIN IN LOT III B.

3 SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS INDICATED ON FLOOD MAPS 29189C0161H AND 29189C162H, EFFECTIVE DATE OF AUGUST 2, 1995.

4 BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION BY STOCK & ASSOCIATES, INC.

5 ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.

6 GRADING AND DRAINAGE PER CITY OF CREVE COEUR, ST. LOUIS CO. AND M.S.D. STANDARDS AND SPECIFICATIONS.

7 NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGIN

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

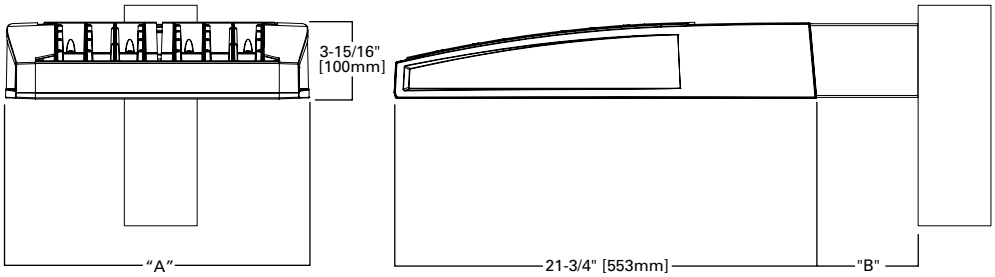
GLEO
GALLEON LE

1-10 Light Squa
Solid State

AREA/SITE LUMINA

LumenSafe Techno
CLICK HERE

DIMENSIONS



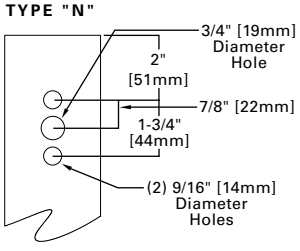
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

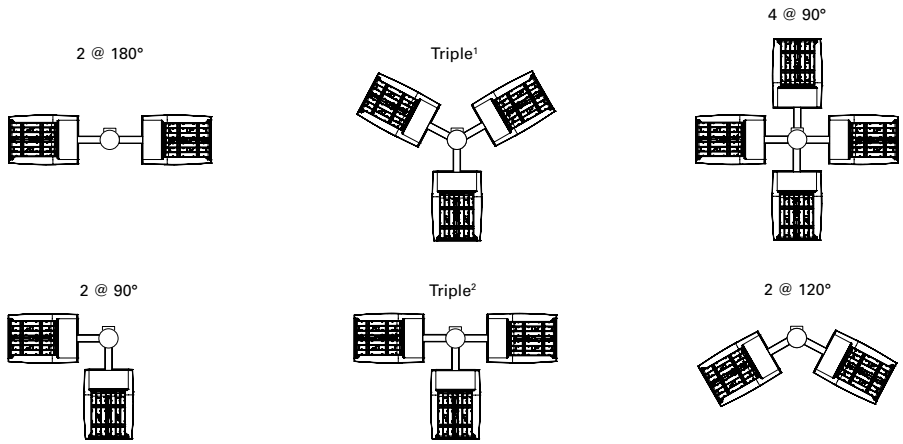
*www.designlights.org

Powering Business Worldwide

Attachment: GALLEON (#19-018: Edge @West Park)

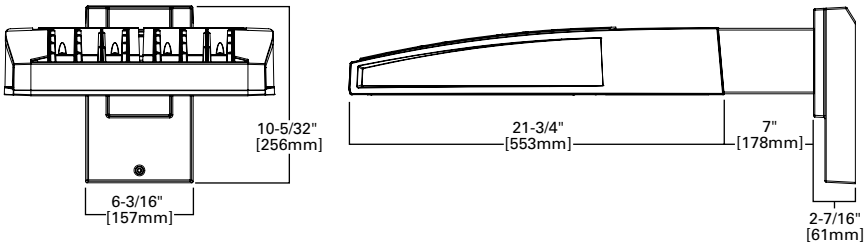
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

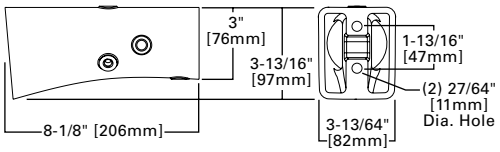


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

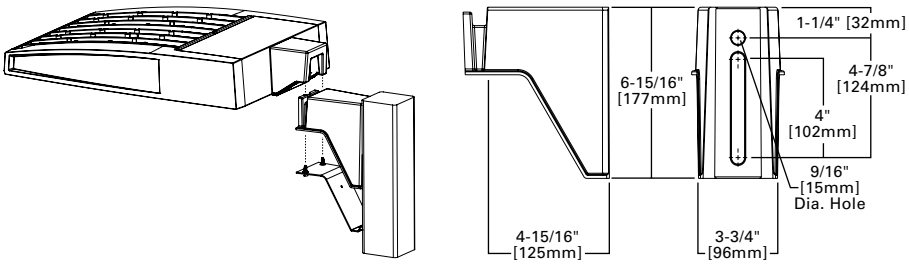
STANDARD WALL MOUNT



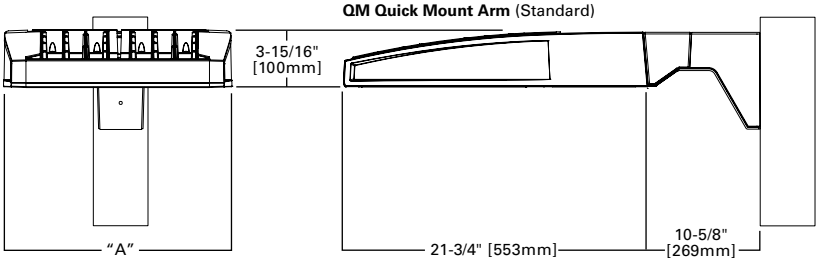
MAST ARM MOUNT



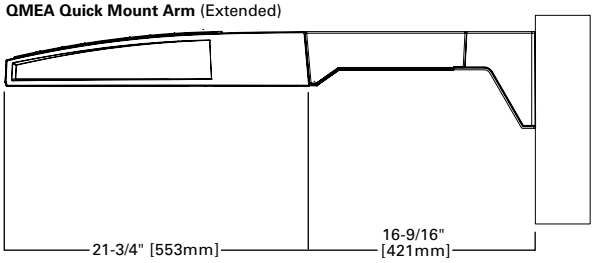
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)



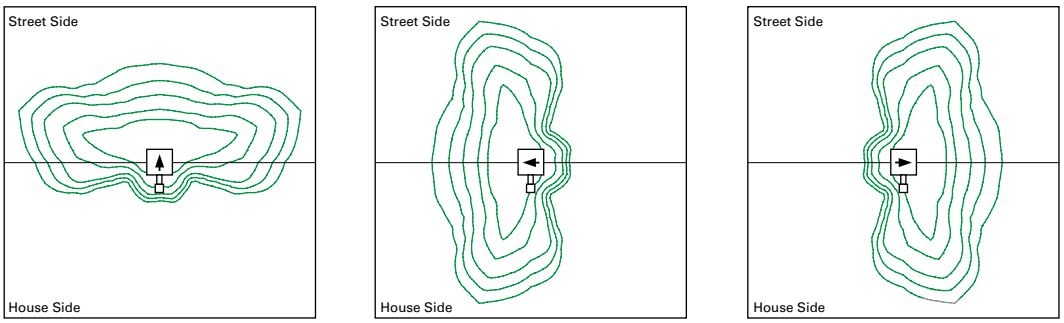
QUICK MOUNT ARM DATA

Number of Light Squares [1, 2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

Attachment: GALLEON (#19-018: Edge @West Park)

OPTIC ORIENTATION

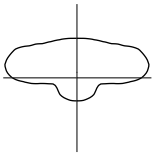


Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

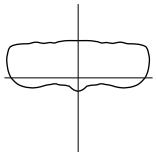
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

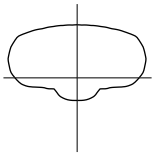
T2 (Type II)



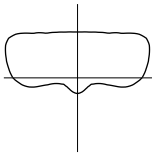
SL2 (Type II with Spill Control)



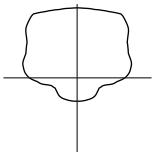
T3 (Type III)



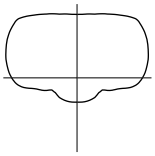
SL3 (Type III with Spill Control)



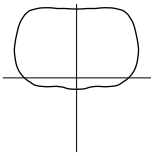
T4FT (Type IV Forward Throw)



T4W (Type IV Wide)

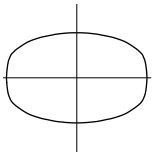


SL4 (Type IV with Spill Control)

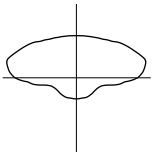


Asymmetric Roadway Distributions

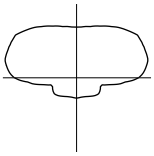
RW (Rectangular Wide Type I)



T2R (Type II Roadway)

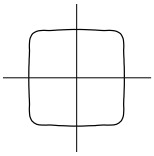


T3R (Type III Roadway)

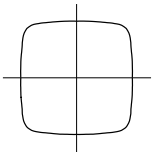


Symmertric Distributions

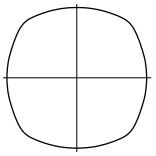
5NQ (Type V Square Narrow)



5MQ (Type V Square Medium)

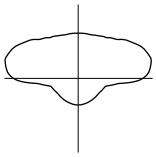


5WQ (Type V Square Wide)

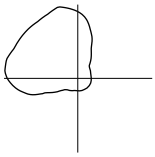


Specialized Distributions

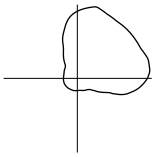
AFL (Automotive Frontline)



SLL (90° Spill Light Eliminator Left)

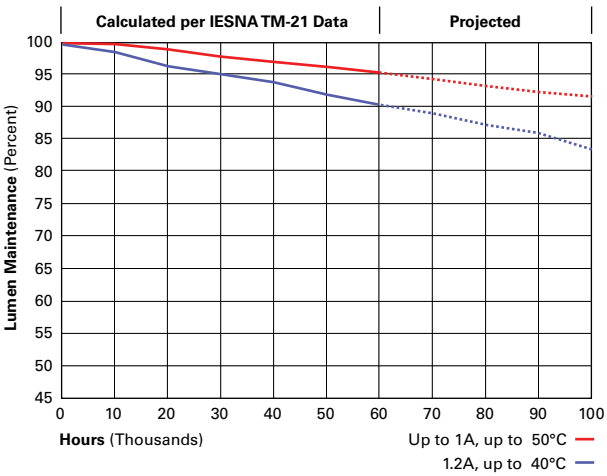


SLR (90° Spill Light Eliminator Right)



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

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

Attachment: GALLEON (#19-018: Edge @West Park)

NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	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	B4-U0-G5
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,687	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,388	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,578	40,893	46,334	51,685	57,225
	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	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,506	59,686	66,081
	3000K Lumens	6,188	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
	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	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,499	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,556
	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	B4-U0-G5
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
	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	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	13,088	19,529	25,804	31,970	38,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
	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	B4-U0-G5
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,669
	3000K Lumens	6,242	12,199	18,203	24,052	29,799	35,660	42,172	47,784	53,302	59,015
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,182	14,034	20,942	27,671	34,284	41,027	48,518	54,975	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,201	14,073	20,998	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,929	40,710	45,412	50,278
	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	B4-U0-G5
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,494	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
	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	B5-U0-G4
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,066	47,383	53,688	59,888	66,306
	3000K Lumens	6,209	12,133	18,104	23,921	29,637	35,466	41,943	47,525	53,013	58,694
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

Attachment: GALLEON (#19-018: Edge @West Park)

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	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	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	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	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	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	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	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	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	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	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	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	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	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	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

Attachment: GALLEON (#19-018: Edge @West Park)

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,588	28,227	33,382	37,823	42,191	46,713
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347	41,350
	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-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791	49,592
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649	43,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003	47,612
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,118	34,125	38,066	42,146
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,148	10,061	15,011	19,835	24,576	29,409	34,780	39,408	43,959	48,669
	3000K Lumens	4,557	8,906	13,288	17,558	21,755	26,033	30,787	34,884	38,913	43,082
	BUG Rating	B1-U0-G2	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
T4FT	4000K/5000K Lumens	5,066	9,899	14,770	19,516	24,181	28,936	34,221	38,774	43,252	47,888
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287	42,390
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,000	9,771	14,579	19,264	23,869	28,562	33,779	38,274	42,694	47,269
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793	41,843
	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	B4-U0-G5
SL2	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,324	37,758	42,118	46,632
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,283	41,279
	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	B4-U0-G5
SL3	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,766	34,019	38,546	42,997	47,605
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061	42,140
	BUG Rating	B1-U0-G2	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
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854	45,232
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164	40,039
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349	49,102
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	39,258	43,465
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165	50,006
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,980	44,265
	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	B5-U0-G4
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286	50,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	35,936	40,087	44,383
	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	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784	41,832
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446	37,030
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,147	10,058	15,009	19,830	24,570	29,402	34,771	39,399	43,949	48,658
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904	43,072
	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	B5-U0-G4
AFL	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,898	39,542	44,108	48,835
	3000K Lumens	4,573	8,936	13,334	17,618	21,828	26,121	30,892	35,003	39,044	43,229
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

Attachment: GALLEON (#19-018: Edge @West Park)

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
	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	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
	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	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	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	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

Attachment: GALLEON (#19-018: Edge @West Park)

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.

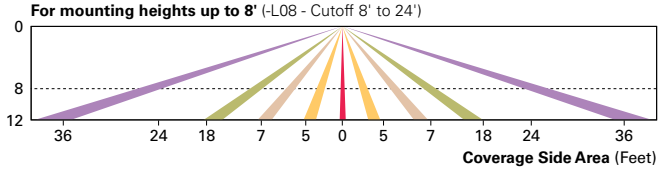
Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

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.

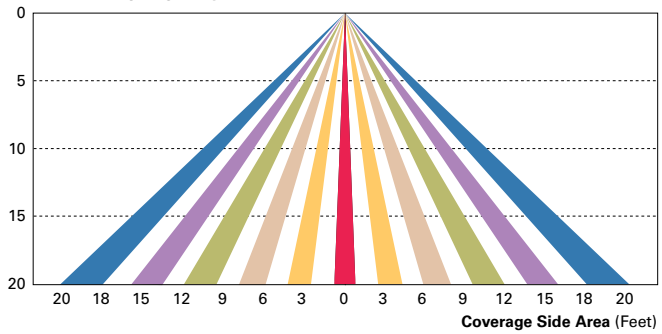
Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.

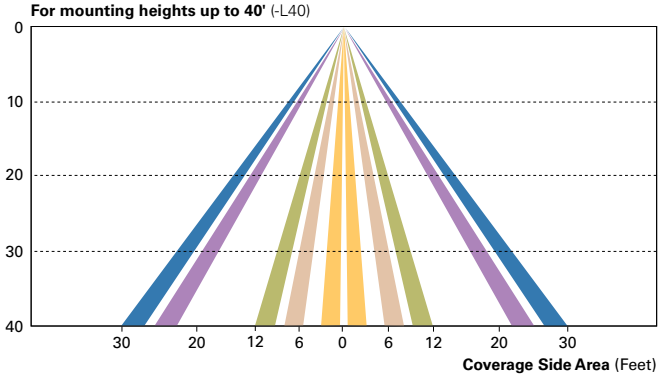
For mounting heights up to 8' (-L08 - Cutoff 8' to 24')



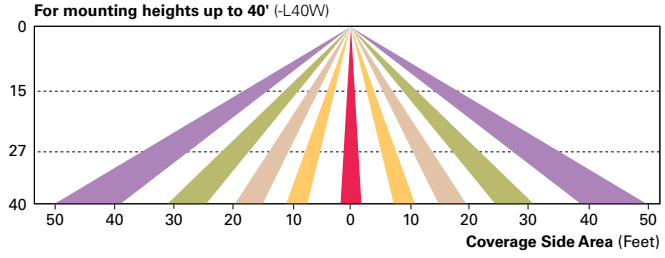
For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40)

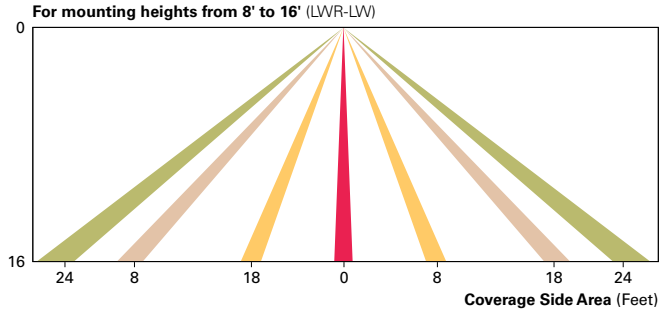


For mounting heights up to 40' (-L40W)

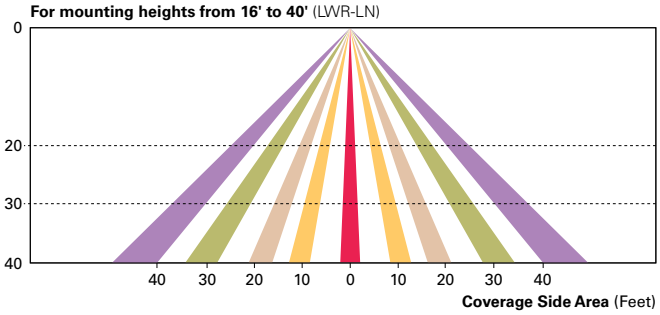


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)
Eaton 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.

Attachment: GALLEON (#19-018: Edge @West Park)

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [5] **08**=8 [5] **09**=9 [6] **10**=10 [6]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [7] **480**=480V [7, 8]	**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	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Options (Add as Suffix)

7030=70 CRI 3000K [13]
8030=80 CRI 3000K [14]
7050=70 CRI 5000K [13]
7060=70 CRI 6000K [13]
600=Drive Current Factory Set to Nominal 600mA [15]
800=Drive Current Factory Set to Nominal 800mA [15]
1200=Drive Current Factory Set to Nominal 1200mA [15, 16]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
2L=Two Circuits [17, 18]
DIM=External 0-10V Dimming Leads [19, 20]
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21]
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle [21]
R=NEMA Twistlock Photocontrol Receptacle [21]
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]
HA=50°C High Ambient [23]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24, 27]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [22, 27, 29]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30, (A)]
LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30, (A)]
WOLC-7P-10A=WaveLinx Wireless Outdoor Lighting Control Module [(B)]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [31]
HSS=Factory Installed House Side Shield [32]
CE=CE Marking [33]

Accessories (Order Separately)

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
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [24]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [10]
GLEON-QMEA=Quick Mount Extended Arm Kit [11]
LS/HSS=Field Installed House Side Shield [32, 33]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) [35, (B)]

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** Standard 4000K CCT and minimum 70 CRI. **4** Not compatible with MS/4-LXX or MS/1-LXX sensors. **5** Not compatible with extended quick mount arm (QMEA). **6** Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). **7** Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. **8** Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). **9** May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. **10** Factory installed. **11** Maximum 8 light squares. **12** Maximum 6 light squares. **13** Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. **14** Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. **15** 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. **16** Not available with HA option. **17** 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. **18** Not available with LumaWatt Pro wireless sensors. **19** Cannot be used with other control options. **20** Low voltage control lead brought out 18" outside fixture. **21** Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. **22** Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. **23** 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. **24** The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. **25** Approximately 22' detection diameter at 8' mounting height. **26** Approximately 40' detection diameter at 20' mounting height. **27** Approximately 60' detection diameter at 40' mounting height. **28** Approximately 100' detection diameter at 40' mounting height. **29** Replace X with number of Light Squares operating in low output mode. **30** LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. **31** Not available with house side shield (HSS). **32** Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. **33** CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. **34** One required for each Light Square. **35** Requires 7-pin NEMA twistlock photocontrol receptacle.

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

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology* LumenSafe Technology CLICK HERE	**D**=Dome Camera	**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	**R**=Cellular, Factory Installed Rogers SIM Card **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.

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original document : I:\DMS\DWW\60007980\5065514.07
and revised document: I:\DMS\DWW\60007980\5065514.09

CompareRite found 242 change(s) and 5 move(s) in the text

Deletions appear as struck-through text surrounded by {}
Additions appear as bold+dbl underlined text surrounded by []

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

WEST PARK

RESTATED DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS

City of Creve Coeur
St. Louis County
Missouri

Dated as of ~~{February 29}~~ [March 15], 1996

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EXHIBITS:

EXHIBIT {A}["A"]	-	Legal Description of West Park[, including the descriptions of the Olive Mason Parcel; Newco Parcel; AMC Main Parcel; AMC Parking Parcel; and the John Hancock Parcel]
EXHIBIT {C}["B"	=	Site Plan depicting, among other matters, OMN Visitor Lot (§2.1) (depicted on Site Plan as Lot A), Shared Space 2.1(b)(ii)(G), the "Main Drives" (§3.2), the "Building Areas (§6.1), the AMC Monument (§2.5) and the Entry Monument (Exhibit D, §IV)
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EXHIBIT "I"]	-	Permitted Uses

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WEST PARK

RESTATED DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS

THIS RESTATED DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS (the "**Declaration**") is entered into effective as of the ~~{29th}~~ **[15th]** day of ~~{February}~~ **[March]**, 1996, by and among **AMC REALTY, INC.**, a Delaware corporation ("**AMC**"), **OLIVE-MASON, L.P.**, a Missouri limited partnership ("**Olive-Mason**"), **OLIVE-MASON, L.P.**, a Missouri limited partnership ("**Newco**"), and **JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY**, a Massachusetts corporation ("**Hancock**").

RECITALS:

A. By document entitled "West Park Declaration of Covenants, Easements and Restrictions" dated as of August 11, 1988, recorded in Book 8364 at page 1489 in the office of the Recorder of Deeds for St. Louis County, Missouri (the "**Records**"), ~~{as amended by amendments recorded in Book 8258 at Page 2158 and Book 8275 at Page 1965 (collectively,}~~**[(]**the "**Prior Declaration**"), Broken Heart Venture, a Missouri limited partnership ("**Broken Heart**") created certain covenants, easements and restrictions encumbering that property ~~{("Original West Park")}~~ described on the attached Exhibit "A" as Parcels A, B, C and D **[("Original West Park")]**.

B. Olive-Mason has succeeded to Broken Heart's fee interest to that portion of the Original West Park described on Exhibit "A" as "Parcel A" (the "**Olive-Mason Parcel**"); Newco has succeeded to Broken Heart's fee interest to that portion of the Original West Park described on Exhibit "A" as "Parcel B" (the "**Newco Parcel**"); AMC has succeeded to Broken Heart's fee interest in that portion of the Original West Park described on Exhibit "A" as "Parcel C" (the "**AMC Main Parcel**"); and Hancock has succeeded to Broken Heart's fee interest in that portion of the Original West Park described on Exhibit "A" as "Parcel D" (the "**Hancock Parcel**"). The parties acknowledge that the boundaries ~~{of}~~ **[between]** the Newco Parcel and the Olive-Mason Parcel may be modified from time to time by Newco and Olive-Mason without the approval of any other Owner such that ~~{such}~~ **[the Newco and Olive-Mason]** Parcels may include all or a portion of the other Parcel.

C. AMC has acquired title to an additional tract of land located proximate to the Original West Park, on the west side of Whispering Pines Drive, and described on Exhibit "A" as "Parcel E" (the "**AMC Parking Parcel**"; the AMC Parking Parcel and the AMC Main Parcel being collectively referred to as the "**AMC Parcel**").

D. AMC desires to subject the AMC Parking Parcel to the terms of this Declaration, as hereinafter provided.

E. The Owners desire to amend and restate the Prior Declaration in its entirety, as hereinafter provided.

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NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owners agree (i) that the Prior Declaration is hereby amended and restated in its entirety by this Declaration, (ii) that the Prior Declaration is of no further force or effect, (iii) that the AMC Parking Parcel is hereby subordinated and made subject to (and entitled to the benefits of) all of the terms, covenants, easements and restrictions set forth in this Declaration, and (iv) that the Original West Park and the AMC Parking Parcel are, and shall be held, transferred, sold, leased, used, conveyed and occupied subject to the terms and provisions of this Restated Declaration of Covenants, Easements and Restrictions.

ARTICLE I
DEFINITIONS

Section 1.1. Accounting Period. "**Accounting Period**" means any period commencing January 1 and ending on the following December 31, except that the first Accounting Period with respect to any Parcel on which initial construction is commenced (as opposed to any subsequent reconstruction or new construction on a Parcel previously improved with a building) shall commence as of the earlier of (i) the date of initial occupancy of the building and/or structure being constructed thereon, or (ii) the date which is one year after the date of commencement of such initial construction thereon, and shall end on and include the following December 31; however, AMC's first Accounting Period shall commence on the date of this Agreement.

Section 1.2. Benefitted Persons. "**Benefitted Persons**" means the Owners, Successor Owners and any ground lessee of a Parcel during the term of the ground lease.

Section 1.3. Board of Trustees. "**Board of Trustees**" or "**Board**" means a board of trustees appointed or elected, pursuant to Article XIII hereof.

Section 1.4. Building Area. "**Building Area**" means, subject to Section 6.1(a), all of the Olive-Mason and Newco Parcels and the areas of West Park designated on the Site Plan for buildings; however, nothing set forth in this Declaration shall preclude the construction of building improvements on the AMC Parking Parcel, so long as the requirements of Section 6.1(b) and Section 6.1(c) are satisfied.

[Section 1.5. Buildout. "Buildout" shall mean such time as buildings containing at least 130,000 square feet of new office space have been constructed upon the Newco and/or Olive-Mason Parcels, subsequent to the date hereof.]

[1] Section ~~{1.20}~~ [1.6]. Business Holidays**. "**Business Holidays**" shall mean New Years Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day.

Section ~~{1.5}~~ [1.7]. Common Area. "**Common Area**" means, subject to Section 6.1, the areas of West Park which are from time to time improved with parking areas, detention

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ponds, driveways, sidewalks, landscaped areas and similar areas which are intended for the use and convenience of the Permittees. Common Area does not include any Parking Garage.

Section ~~{1.6}~~ [1.8]. Declarant. "**Declarant**" shall mean and refer collectively to AMC, Newco, Olive-Mason and Hancock.

Section ~~{1.7}~~ [1.9]. Garage Owner. "**Garage Owner**" shall mean the Owner in fee simple of the Parking Garage.

Section ~~{1.8}~~ [1.10]. Occupant. "**Occupant**" means the Owner of the Parcel in question and any Person from time to time entitled to the use and occupancy of any portion of West Park under any lease, deed of other instrument or arrangement, other than this Declaration.

Section ~~{1.9}~~ [1.11]. OMN Parking Lots. "**OMN Parking Lots**" means any parking areas located on the Olive-Mason and/or Newco Parcels, other than Parking Decks and Parking Garages.

Section ~~{1.10}~~ [1.12]. Owner. "**Owner**" means Declarant and any Successor Owner holding a fee interest in a Parcel or Parcels or a portion thereof.

Section ~~{1.11}~~ [1.13]. Parking Deck. "**Parking Deck**" shall mean any parking structure constructed on the Olive-Mason Parcel or the Newco Parcel which is not located directly underneath a building. "Parking Deck" does not mean any Parking Garage as defined in Section 1.12 hereof.

Section ~~{1.12}~~ [1.14]. Parking Garage. "**Parking Garage**" means a parking garage located directly beneath the building which it is intended to serve, as the same may be constructed on the Olive-Mason Parcel or on the Newco Parcel, as permitted by Section 6.1. "Parking Garage" does not mean any other deck or structured parking facility.

Section ~~{1.13}~~ [1.15]. Parcel. "**Parcel**" means any portion or parcel of land which is part of West Park, which has been subdivided as a separate lot pursuant to the applicable subdivision ordinances of the City of Creve Coeur, or St. Louis County, as applicable.

Section ~~{1.14}~~ [1.16]. Permittees. "**Permittees**" means all Occupants of a specific Parcel and their respective officers, partners, directors, **[members,]** employees, agents, contractors, invitees, visitors, licensees, subtenants and concessionaires.

Section ~~{1.15}~~ [1.17]. Person. "**Person**" means individuals, partnerships, **[limited liability companies,]** firms, associations and corporations and any other form of business or governmental entity.

Section ~~{1.16}~~ [1.18]. Plan Committee. "**Plan Committee**" means the Board of Trustees.

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~~{Except as otherwise herein provided, the Plan Committee shall have no authority to approve any deviations from the requirements of this Declaration}~~ [Section 1.19. Reserved Spaces . "Reserved Spaces" means the Reserved Spaces as defined in Section 2.1(b)(ii)(F) hereinafter being the 150 parking spaces located on the OMN Parking Lots and/or Parking Deck designated for the exclusive use of the Permittees of the Olive-Mason Parcel and Newco Parcel during Raised Gate Times].

Section ~~{1.17}~~ [1.20]. Successor Owner. Except as provided in Section 12.11 entitled "Successor Not an Owner," "Successor Owner" means any successor Person or Persons holding a fee interest in any Parcel or portion thereof or a "mortgagee-in-possession,["] as contemplated by Section 12.11.

Section ~~{1.18}~~ [1.21]. Trustees. "Trustees" means the Trustees elected or appointed to the Board of Trustees.

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Section ~~{1.21}~~ [1.22]. Traffic/Parking Expert. "Traffic/Parking Expert" shall mean a professional individual or organization with at least five (5) years experience in the St. Louis Metropolitan area with expertise in traffic and parking analysis and determining usage of parking decks and parking lots and the effect of such usage on the wear and tear of such parking lots and parking decks.

Section ~~{1.22}~~ [1.23]. Usage Percentage. "Usage Percentage" shall mean the respective percentage of utilization of the OMN Parking Lots and/or Parking Deck from time to time by the Permittees of AMC, Hancock, Newco and Olive-Mason from time to time to determine an equitable allocation of the costs of the repair, maintenance and replacement of such parking areas based on the allocable percentage of wear and tear caused by the usage attributable to each of such Owners' customers and Permittees.

[** 2] Section ~~{1.19}~~ [1.24]. West Park. "West Park" means the property described on Exhibit "A", and depicted on the site plan ("Site Plan") which is attached hereto as Exhibit "B", and includes both the Original West Park, and the AMC Parking Parcel.

ARTICLE II
EASEMENTS

Section 2.1. Passage and Parking.

(a) Declarant hereby establishes a non-exclusive easement over those portions of the Common Area denoted as [sidewalks,] driveways, roadways, parking areas or parking spaces

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on the Site Plan, and such portions of the Common Area as may be subsequently improved for parking **[and access]**, in favor of each Parcel to permit parking, unobstructed access to public streets and unobstructed pedestrian and vehicular passage by the Owner thereof and its Permittees. The rights of use granted by Olive-Mason and Newco in Section 2.1(a) ~~{and}~~ as limited by the provisions of Section 2.1 to AMC are also granted to AMC pursuant to a lease from Olive-Mason and Newco to AMC and AMC agrees to pay Olive-Mason and Newco One Hundred Dollars ($100) per year on demand as rental therefor. PROVIDED, HOWEVER, that (i) any Parking Garage shall be for the sole and exclusive use of the Owner of the Parcel on which it is located, and any Permittee given the right to utilize such Parking Garage by the Garage Owner; (ii) Olive-Mason and Newco may install gates (with card readers or tokens) as part of any Parking Deck constructed on the Olive-Mason and/or Newco Parcels limiting the use of such Parking Decks as provided in Section 2.1(b) hereof, (iii) Olive-Mason and Newco may install gates (with card readers or tokens) at the vehicular entrances to the OMN Parking Lots limiting the use of such parking areas as provided in Section 2.1(b) hereof, and (iv) Olive-Mason and/or Newco, without cost to AMC or Hancock, may from time to time reconfigure the OMN Parking Lots and the parking gates to accommodate the convenience of the Permittees of Olive-Mason and/or Newco. **[If Olive-Mason and/or Newco reconfigure the OMN Parking Lots and parking gates, such reconfiguration shall comply with applicable zoning ordinances and Olive-Mason and/or Newco shall obtain the approval of the Planning and Zoning Commission of the City of Creve Coeur to the extent required.]**

(b) (i) Olive-Mason or Newco, as the case may be, shall cause any gates located on the OMN Parking Lots and any Parking Deck to remain in a raised position during evening hours after 5:30 p.m. Monday through Thursday, and after 5:00 p.m. on Friday (collectively the "**Raised Gate Times**") and on weekends and Business Holidays. The periods during which the gates may remain in the closed position (i.e. Monday through Thursday from 6:00 a.m. through 5:30 p.m. and Friday from 6:00 a.m. through 5:00 p.m. (Business Holidays excepted) ~~{such hours}~~, as such hours may be extended as hereinafter provided, are hereinafter referred to as the "**Restricted Periods**".

(ii) Notwithstanding the foregoing, the Parking Easements granted in Section 2.1(a) hereof are further limited as follows:

A. The parking lot depicted on the Site Plan as "Lot A" ("**OMN Visitor Lot**") may retain the gates in the closed position during the Raised Gate Times as deemed desirable from time to time by the Owner of the land upon which the OMN Visitor Lot is located to the extent parking is needed for tenant needs on the Olive-Mason and/or Newco Parcels, not to exceed fifty (50) days a year. If Olive-Mason or Newco desires to close the gates to the OMN Visitor Lot as provided above during the Raised Gate Times, it shall notify the manager or assistant manager (to the extent available) of the theater in writing or by telephone of the closing at least forty-eight (48) hours in advance **[and prior to such change in Raised Gate Times, Olive-Mason or Newco shall provide written notice to the Director of Community Development of the City of Creve Coeur]**;

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B. If an Owner of the Olive-Mason and/or Newco Parcels believes in its sole discretion that the use of the OMN Parking Lots and/or any Parking Deck by AMC customers is adversely affecting the Olive-Mason and/or Newco Parcels, Olive-Mason and/or Newco may delay the opening of all or a portion of the parking gates by fifteen (15) minutes ("**Initial Delay**");

C. If an Owner of the Olive-Mason and/or Newco Parcels believes in its sole discretion that the Initial Delay does not remedy the adverse affect upon the Olive-Mason and/or Newco Parcels, Olive-Mason and/or Newco may delay by additional fifteen (15) minute periods, the time at which the parking gates shall be opened;

D. Provided, however, in no event shall the Raised Gate Times for the OMN Parking Lots and Parking Decks ever be later than 6:00 p.m. Monday through Friday, and in all events, the parking gates on the OMN Parking Lots **[and Parking Decks]** shall remain in the raised position (affording full access to the OMN Parking Lots ~~(~~) **[and Parking Decks)]** outside the Restricted Periods, as the Restricted Periods may be extended pursuant to Sections 2.1(b)(ii)(B) and (C) above, including all day on weekends and on Business Holidays;

E. If the Restricted Periods are extended pursuant to B. or C. above, the gates for the OMN Visitor Lot shall be raised at 5:00 p.m. and the parking spaces on the OMN Visitor Lot shall be available for the use of AMC's customers after 5:00 p.m., except as such gates may be closed pursuant to Section 2.1(b)(ii)(A);

F. During all Raised Gate Times, Olive-Mason and/or Newco shall have the right to reserve up to 150 parking spaces ("**Reserved Spaces**") located on the OMN Parking Lots and/or Parking Deck for the exclusive use of the Permittees of the Olive-Mason Parcel and Newco Parcel. Olive-Mason and/or Newco shall have the right to designate and restrict such Reserved Spaces through parking gates, signage or other methods desired by Olive-Mason and/or Newco from time to time; provided however, AMC shall not be responsible for policing or otherwise insuring the availability of such Reserved Spaces, nor bear any costs associated therewith.

G. If AMC's customers utilize the parking areas on the Hancock Parcel (other than the parking spaces on the Hancock Parcel which are designated on the Site Plan as "Shared Spaces") during business hours (prior to 5:00 p.m.) on weekdays (excluding Business Holidays) and such use adversely affects Hancock's operations on its Parcel, as reasonably determined by Hancock, then Hancock shall notify AMC thereof. AMC, at AMC's expense, shall take such reasonable measures (such as the use of security guards or the placement of temporary barricades) as are necessary to remedy such problem. If such problem becomes a continuing problem, Hancock shall notify AMC thereof, and if not resolved by AMC within a reasonable time thereafter, then without further notice, Hancock may take such steps as may be reasonably necessary to rectify such problem, and AMC shall reimburse Hancock for the reasonable cost thereof from time to time within 20 days after Hancock's submission to AMC of its invoice, together with reasonable supporting information regarding such costs;

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PROVIDED, HOWEVER, without AMC's consent (in its sole discretion), the parking areas on the Hancock Parcel shall never be segregated by gates; and

H. The Owners agree that the gated parking areas shall be signed to indicate that such areas are accessible for use by ~~{theatre}~~ **[theater]** patrons after the time (which shall be specified on such sign) that such gates are to be raised, and on weekends and Business Holidays. The form **[and location]** of parking direction signs shall be acceptable to Olive-Mason and Newco. The Owners acknowledge that the AMC Parking Parcel is subject to a Cross Easement and Restriction Agreement with adjoining landowners, permitting reciprocal access across their respective tracts.

(c) Notwithstanding the ~~{provision}~~ **[provisions]** of Section 2.1(b), in the event a tenant of the Olive-Mason Parcel and/or Newco Parcel requires the exclusive use of the Parking Deck or any portion thereof during the Raised Gate Times, Olive-Mason and/or Newco may restrict access to allow such portion of the Parking Deck to accommodate such tenant's needs so long as during all Raised Gate Times, Olive-Mason and/or Newco make at least ~~{two}~~ **[four]** hundred ~~{fifty (250)}~~**[(400)]** parking spaces available to AMC customers within the Parking Deck and/or OMN Parking Lots, ~~{as}~~ **[the location of which]** may be designated in the discretion of Olive-Mason and Newco from time to time.

Section 2.2. Utilities. Declarant hereby establishes a non-exclusive easement over the Common Area (excluding the Parking Garage and Parking Deck) of each Parcel in favor of each other Parcel to permit the construction, maintenance and use of all apparatus necessary to provide utility services to any and all Parcels, including telephone, electricity, natural gas, cable television, water, and storm and sanitary sewers, and above ground and underground stormwater drainage outlets to the retention basins; PROVIDED, HOWEVER, all utility services (other than meters, transformer boxes and similar equipment which is customarily installed above ground) installed after the date of this Declaration shall be installed underground; and FURTHER PROVIDED, that the Owner of the servient tenement with respect to such utility easement shall have the right of prior consent to the location of any utility services to be installed, which consent shall not be unreasonably withheld. Any disruption to or demolition of any portion of the Common Area by reason of the exercise of any right granted under this easement shall be kept to a minimum, ~~{shall be done during non-business hours,}~~ shall not interfere with the operation of the improvements on any affected Parcel, and such area forthwith shall be **[promptly]** restored by the Parcel Owner exercising such right to its original condition at no expense to the Parcel Owner of the disrupted Parcel. **[Any necessary interruption in utility services to any other improvements within West Park shall only occur during non-business hours and the Owner whose utility services are to be interrupted shall be given at least two (2) business days notice of such utility interruption.]**

Section 2.3. Relocation of Utilities. Any Owner ("**Relocating Owner**") may relocate over the Common Area of each Parcel any utility facilities installed thereon under any easement granted under this Article II, or any easement to which the Parcels have been made subject pursuant to recorded easement grants, but only to the extent reasonably necessary and provided that any disruption caused pursuant to the exercise of this right of relocation shall be kept to a

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minimum and shall not materially interfere with or adversely affect the operation of improvements on any Parcel and any damage to the disrupted Parcel(s) shall be promptly restored by the Relocating Owner to its original condition. Such relocation may be performed only if (i) Relocating Owner has given each **[affected]** Parcel Owner at least thirty (30) days prior notice of intention to relocate such facilities and has obtained the consent (which shall not be unreasonably withheld) of the Owner(s) of the Parcel(s) which will be affected by such relocation, (ii) such relocation has been approved by the applicable governmental authority having jurisdiction over the Parcel (i.e., Creve Coeur or St. Louis County, as applicable), and (iii) the Relocating Owner pays for the costs of such relocation.

Section 2.4. Construction Easement. Declarant hereby establishes a non-exclusive easement over each Parcel in favor of all other Parcels to permit the temporary occupation of the servient portion in order to facilitate the construction and/or maintenance of the improvements on each Parcel, but only to the extent reasonably necessary and provided that any disruption caused pursuant to the exercise of this easement shall be kept to a minimum and shall not materially interfere with the construction or operation of the improvements on any other Parcel, and further provided that this easement shall not permit the storage of materials or equipment **[or parking of construction vehicles]** on the servient Parcel, and any damage done to the servient Parcel shall be promptly repaired **[to its original condition]** by the Owner of the dominant Parcel.

Section 2.5. Sign Easement. Hancock hereby grants AMC an easement, appurtenant to the AMC Parcel, to construct, operate, maintain, repair and replace a freestanding sign (the "**AMC Monument**") in the location depicted on the Site Plan as ~~{"Sign Easement", together with an easement in the location depicted on Exhibit "G" (and described by a metes and bounds description in Exhibit "G-1") to install, operate, maintain, repair and replace electric power from the AMC Main Parcel to the AMC Monument}~~**["AMC Monument"]**. The AMC Monument shall identify the business conducted on the AMC Parcel. The Owners hereby approve the design of the AMC Monument as depicted on attached Exhibit "H". Any changes to the design or location of the AMC Monument Sign shall be subject to the reasonable approval of all Owners, provided in no event shall the AMC Monument be located anywhere other than at the intersection of Olive Street Boulevard and Whispering Pines Drive.

Section 2.6. Indemnity for Easement Use. Subject to Section 4.10, each Owner shall indemnify and save harmless the other Owners and their Permittees from all claims, liens, damages and expenses, including reasonable attorneys' fees, arising out of the indemnifying Owner's exercise of any of the easements established in this Article II, unless and except to the extent that such claims arise primarily out of the acts or negligence of the Person claiming a right to indemnification.

Section 2.7. No Dedication; Temporary Restriction. Nothing herein shall create a gift or dedication to the general public of any portion of West Park. Notwithstanding any other provision hereof to the contrary, each Owner periodically may restrict ingress and egress to and from its Parcel to the extent necessary to prevent a prescriptive easement or dedication by use from arising by continued public use thereof. Any restriction on ingress or egress shall be

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limited to the minimum time period necessary to prevent the creation of a prescriptive easement, shall occur at such times as to have minimum effect on any construction or operation on West Park, and shall be ineffective and without force or effect if such ingress or egress is needed to give any Parcel access to public streets.

Section 2.8. Temporary Access Easement. During construction of road improvements to that portion of Whispering Pines Drive that borders West Park, the Owners consent to the grant of a temporary access easement, permitting access over the Common Areas in West Park in favor of property owners abutting Whispering Pines Drive whose access over Whispering Pines Drive is blocked by such road construction. The temporary access easement granted in this Section 2.8 shall not be deemed to be a construction easement and in any event shall **[automatically]** expire on January 1, 1998.

ARTICLE III
MAINTENANCE OF COMMON AREA

Section 3.1. Common Area Maintenance.

(a) Subject to Section 3.2, the Board of Trustees shall be responsible for the maintenance, repair, upkeep and operation of the Common Area (but this obligation shall not inure to the benefit of any parties other than the respective Owners), which maintenance, repair, upkeep and operation shall conform to the requirements set forth in Exhibit "C", and shall include:

(i) Maintenance of the "Main Drives" (so designated on the Site Plan) in a level and smooth condition, free of potholes, with the type of material originally used or a substitute equal or better in quality;

(ii) Removal of all trash and debris from the Common Area and washing or sweeping as required (to the extent not required to be provided by AMC under Section ~~{3.9}~~ **[3.1(b)(iii)(e)]** hereof);

(iii) Prompt removal of snow and ice from paved surfaces and sidewalks;

(iv) Maintenance of appropriate parking area entrance, exit and directional markers, and other traffic control signs as are reasonably required to effect the ~~{Site Plan and the}~~ smooth, efficient flow of traffic;

(v) Cleaning of lighting fixtures and relamping as needed;

(vi) Periodic seal coating of all parking areas, and restriping as required to keep all such striping clearly visible **[and to clearly designate the location of handicapped parking spaces]**;

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Newco or AMC requests a reevaluation of the then current Usage Percentage (but in no event more often than twice per year). In the event of a capital repair of the OMN Parking Lots or any Parking Deck, the Usage Percentage applicable for such capital expenditure shall be based on the average of each Owner's Usage Percentage for the previous three (3) years. The cost of employing the Traffic/Parking Expert for the initial Usage Percentage calculation made by a Traffic/Parking Expert shall be shared equally by Olive-Mason and AMC. Any subsequent expenses for a Traffic/Parking Expert shall be paid by one-half (½) by AMC, one fourth (¼) by Newco and one-fourth (¼) by Olive-Mason.

(iii) Notwithstanding the foregoing, AMC shall be responsible for the installation, repair and maintenance of all parking gates on the OMN Parking Lots from time to time, and Olive-Mason and/or Newco shall be responsible for the installation, repair, maintenance and replacement of parking gates on the Parking Deck. If Olive-Mason and/or Newco desire to replace the parking gates either by reason of obsolescence or to improve the quality of such gates, they shall do so at their own expense. AMC shall have no responsibility for providing any additional cards or tokens for parking gates.

(c) All maintenance, repair or other obligations not specifically described in Section 3.1(a) or elsewhere herein as the responsibility of the Board of Trustees, shall be the responsibility of the Owners, as set forth herein.

(d) In the event that Olive-Mason and/or Newco incur any "OMN Parking Expenses," such party incurring the OMN Parking Expenses ~~{may directly bill to the other Owners each such Owner's appropriate share of such expenses as allocated in accordance with Section 3.1(b)(ii) or may}~~ **[shall]** provide the necessary information to the Board or the Manager and ~~{request of}~~ **[require that]** the Board or Manager bill each Owner its appropriate share of the OMN Parking Expenses concurrently with the billing for the Common Area Costs and upon receipt of such funds, the party collecting such funds shall promptly reimburse Newco and/or Olive-Mason, as appropriate.

(e) AMC shall, at its sole cost and expense, immediately prior to, during and subsequent to the ~~{operations}~~ **[operation]** of the theater on its Parcel, provide the following services:

(i) Suitable, appropriate and courteous traffic control personnel as may be reasonably necessary from time to time;

(A) **[subject to Section 2.1(b)(ii)(F),]** to ensure that theater patrons park in the locations available to theater patrons under this Declaration;

(B) to minimize traffic congestion in the Common Areas;

(C) to ensure that Permittees of the Newco Parcel, Olive-Mason Parcel and Hancock Parcel have reasonable access to the parking areas adjacent to their buildings; and

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(D) to ensure that theater patrons do not park in non-parking areas (such as drive aisles).

(ii) Trash policing throughout the Common Areas to promptly remove all trash and debris left by Permittees of the AMC Parcel; and

(iii) Security services by suitable, appropriate and courteous personnel as may be reasonably necessary from time to time, provided any such service shall not be required to monitor and/or enforce Reserved Spaces on the Olive-Mason and/or Newco Parcel, it being agreed that Olive-Mason and/or Newco shall be responsible for the cost of the same with respect to the Olive-Mason and Newco Parcels.

If, at any time, AMC fails to provide the services set forth in Section 3.1(e)(i through iii) above, the Manager, Board or another Owner may provide such services and bill AMC directly therefor as part of the Common Area Costs payable by AMC or in a manner similar to the procedures described in Section 3.1(d).

Section 3.2. Maintenance of Parking Areas. Except for the Board's obligations under Section 3.1 (including maintenance of the Main Drives)~~{(}~~**[, and]** except as otherwise provided in Section 3.1(b)~~{)}~~, each Owner, at its sole expense, shall be responsible for the maintenance in a level and smooth condition, free of pot holes, with the type of material originally used or a substitute equal or better in quality, of all driveways and parking areas located on its Parcel.

Section 3.3. Maintenance Standards. All Common Areas, and all other improvements in West Park shall be maintained in first class order and condition, consistent with a first class mixed use office/retail project.

Section 3.4. Lighting. The cost of electricity for illuminating the Common Area shall be borne by the Owners in accordance with their respective Allocable Shares (hereafter defined). All parking lot lights shall be kept illuminated until at least 10 p.m. on days during which any business is open within West Park; PROVIDED, HOWEVER, at AMC's option, AMC may require that the parking lot lights on a Party's Parcel shall be kept illuminated during such later hours as AMC may from time to time direct, but in such event, AMC shall **[promptly]** reimburse such Party for the cost of such late illumination, as reasonably estimated by a third party professional engineer; PROVIDED, FURTHER, if other Permittees also require such late-hour illumination, then AMC and such Permittees shall equitably share the cost of such late-hour illumination based on the relative degree of usage of the Common Areas by each of them during such extended hours, as reasonably determined by the Manager.

Section 3.5. Payment of Allocable Share.

(a) For each Accounting Period, each Owner shall be obligated to pay for a share of all costs and expenses incurred by the Board pursuant to Section 3.1(a) during such Accounting Period for Common Area maintenance, repair, upkeep and operation ("Common Area Costs") based on the following allocations (herein referred to as the "**Allocable Share**"):

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(i) Until the date, if ever (the "**Adjustment Date**"), an additional building first opens for business on either the Newco Parcel or the Olive-Mason Parcel, each of AMC, Hancock and Olive-Mason shall pay one-third (1/3rd) of the Section 3.1(a) Common Area Costs.

(ii) From the Adjustment Date, and thereafter during the continuance of this Agreement, each of AMC, Hancock, Newco and Olive-Mason shall pay one-fourth (1/4th) of the Section 3.1(a) Common Area Costs.

(iii) All of Section 3.1(b) Common Area Costs shall be allocated as provided in Section 3.1(b).

(b) Notwithstanding the foregoing, if the "Manager" (as defined in Section 3.6) reasonably determines that any Permittee or Permittees causes an increase in any Common Area Costs over and above ~~{those}~~ **[the "Baseline]** Common Area Costs ~~{at the time of recording of this Declaration}~~**["]** by reason of the unique conduct of its business (such as the (i) necessity for additional security by reason of the ~~{theatre}~~ **[theater]** operations, or by reason of the sale of alcoholic beverages **[by a restaurant or bar]**, (ii) increased exposure for risks covered by liability insurance, (iii) increased costs for trash policing, or (iv) increased paving costs), then the Manager shall specially allocate a disproportionate share of the costs to the Owner on whose Parcel **[such business is located which]** is creating a disproportionate portion of the cost.

["Baseline Common Area Costs" shall mean those Common Area Costs incurred or reasonably expected to be incurred for the improvements and uses of West Park as of the date of this Declaration.]

(c) Each Owner shall, beginning as of the first day of the first calendar month of such Owner's first Accounting Period, and on the first day of each calendar month thereafter, pay to the Board an amount equal to one-twelfth (1/12th) of such Owner's Allocable Share of Common Area Costs as estimated and billed by the Board at the commencement of such Period (the Board reserving the right, at any time during an Accounting Period, to re-estimate the Common Area Costs and each Owner's Allocable Share thereof and to adjust the amount of monthly installments in accordance with the re-estimate).

(d) Within ninety (90) days after the end of each Accounting Period, the Board shall provide each Owner a full, complete and itemized statement of Common Area Costs **[(and OMN Parking Expenses, if applicable)]** for the applicable Period. If an Owner has paid more than its Allocable Share, the Board shall credit the amount of the overpayment to such Owner's account. If an Owner has paid less than its Allocable Share, such Owner shall pay to the Board the amount of the deficiency within thirty (30) days after receipt of the Board's statement.

(e) The Board shall maintain complete records of Common Area Costs **[(and OMN Parking Expenses, if applicable)]** and retain such records for at least three (3) years. For a period of ninety (90) days after receipt of the statement for each annual Accounting

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Period, upon fifteen (15) days prior notice to the Board, an Owner shall have the right, at its sole cost and expense, to conduct an audit of the records of such prior Accounting Period. If any such audit discloses an error in the determination of such Owner's Allocable Share **[(or share of OMN Parking Expenses, as the case may be)]**, appropriate adjustments shall promptly be made.

Section 3.6. Delegation of Management. The Board of Trustees, at its option, may delegate its responsibilities under this Article III to a third-party management company selected by the Board of Trustees (the "**Manager**"), which Manager shall then be responsible for performing the obligations of the Board under this Article III, including the billing and collection of each Party's Allocable Share of Common Area Costs. Any Owner shall have the right to have the Manager replaced by a replacement Manager chosen by the Board (except the Board may not reinstate a Manager **[or a party affiliated with such Manager]** whose termination is so required by another Owner), such replacement to be made within ninety (90) days from the notice by the objecting Owner. In no event shall the Manager which is being terminated, be terminated until a replacement Manager has been appointed; provided, however, if the terminated Manager is an affiliate of one of the Owners, such termination may be made immediately and the Board shall undertake the responsibilities of the Manager until a suitable replacement Manager has been appointed.

Section 3.7. Lien for Non-Payment.

(a) If any Owner ("**Debtor Owner**") shall fail to pay to any other Owner, or the Board of Trustees, as applicable (the "**Creditor Owner**") any amounts payable pursuant to the terms of this Declaration, and such amount (the "**Accrued Amount**") is not paid within 20 days after notice of delinquency, then the Accrued Amount shall become a lien against the Parcel of the Debtor Owner, and shall bear interest at a rate (the "**Default Rate**") which is equal to the lesser of (i) three percent (3%) over the prime rate as announced from time to time by the Boatmen's National Bank of St. Louis (or its successor) compounded daily and fluctuating as such prime rate shall fluctuate from the date due until paid, or (ii) the highest legal rate permitted. The Creditor Owner may record in the St. Louis County Records such documents as may be necessary to evidence such lien (the "**Lien Notice**"). Upon the filing of any such Lien Notice, the Creditor Owner shall notify all mortgagees holding deeds of trust on the Parcel being subjected to the lien. Such notice shall be sent in the manner required by Article XI to the address shown in the mortgage or deed of trust for notices. The Creditor Owner shall, upon full payment, cancel or release the lien from the Parcel by executing, acknowledging and recording, at the expense of the Debtor Owner, a release of such lien. Any Creditor Owner ~~{pending}~~ **[providing]** notice of delinquency to any Debtor Owner shall simultaneously send a copy of such notice to any mortgage lender with a lien on the Parcel of the Debtor Owner ("Mortgagee"). The Creditor Owner shall accept cure of any such default from the Debtor Owner's Mortgagee, and such Mortgagee shall have an additional ten (10) day cure period **[(after expiration]** of **[the Debtor Owner's cure period) to cure]** any such default.

(b) Anything herein to the contrary notwithstanding, no such lien for payment with respect to an Accrued Amount shall have priority over the lien of any mortgage or deed

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of trust which has been filed of record prior to the recording of the Lien Notice, unless such mortgage or deed of trust is expressly, by its terms and with reference to this Section 3.7, subordinated to this Section 3.7.

(c) The Creditor Owner shall have the right to institute and prosecute any legal proceedings at law or in equity, or both, against the Debtor Owner, or Person holding title to the Parcel for which the assessment is delinquent, to compel such payment with interest, cost of suits, and reasonable attorneys' fees attending the recovery of the delinquent payments. The Parcel for which the assessment shall be delinquent shall be liable to be sold under the order or decree of any court of competent jurisdiction pursuant to appropriate legal or equitable proceedings in like manner as if the amount so due and unpaid with interest, costs and reasonable attorneys' fees was secured by a deed of trust on such Parcel to the end that out of the proceeds of such sale all amounts so due be raised and paid.

Section 3.8. Maintenance by a Benefitted Party. Should the Board or any Owner fail to perform its obligations under Article III hereof (a "**Defaulting Party**"), then any Benefitted Person shall be entitled to perform such obligations and to bill the party responsible for payment of such costs. If the Board shall be the Defaulting Party, then each Owner shall be responsible for payment of its respective Allocable Share. Notwithstanding the foregoing, prior to rectifying a default, such Benefitted Person shall (i) first notify the Defaulting Party of the default, and the Defaulting Party shall have forty-five (45) days after receipt of such notice to perform the obligation or, if the default cannot be cured within forty-five (45) days, the Defaulting Party shall have such additional time as may reasonably be required to pursue the cure to completion; and (ii) in the event of an emergency situation, such Benefitted Person shall first notify the Defaulting Party of the emergency situation and default and the Defaulting Party shall have one (1) business day after receipt of such notice to perform **[or commence to perform]** its obligations. Any Benefitted Person so performing the Defaulting Party's obligations shall be entitled to the benefit of Section 3.7 hereof and shall have the same rights given the Creditor Owner therein for the collection of delinquent amounts.

Section 3.9 Water Detention Basin and Landscaping. Notwithstanding anything contained elsewhere herein to the contrary, AMC shall, at its sole cost and expense, undertake the following obligations:

(a) Maintain, repair and replace the underground concrete water detention system located on the AMC Parcel; and

(b) Replace any landscaping of trees, bushes or shrubs either planted or transplanted by or on behalf of AMC with similar and comparable plantings in the event that any such trees, bushes or shrubs die within two (2) years from the date of initial planting or transplanting.

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ARTICLE IV
INSURANCE

Section 4.1. Duty to Carry Fire Insurance. Each Owner shall carry (or cause to be carried) a policy of fire and extended coverage insurance with ~~{[VICKI- What kind of coverage do you carry]}~~**[at least such coverage as required by its Mortgage, and if such Owner has no Mortgage, such coverage shall provide insurance against the loss or damage to the Owner's Parcel by fire or other risk covered by insurance commonly known as "all risk" coverage for real and personal property, "extra expense" coverage and "agreed amount" coverage and earthquake]** coverage on the improvements on its Parcel, including, in the case of the Garage Owner, the Parking Garage, if any.

Section 4.2. General Requirements for Fire Policies. All policies carried under Section 4.1:

(a) Shall be carried with financially responsible insurance companies qualified to do business in Missouri and having a Best Rating of at least B+ and a financial size category of at least 10 in Bests' Rating Guide or comparable ratings, either in Bests' Rating Guide or another comparable rating entity;

(b) Shall be in an amount at least equal to 90% of the replacement cost (exclusive of cost of excavations, foundations and footings) of the improvements being insured; and

(c) Shall contain a provision that the policy may not be cancelled without at least thirty (30) days' prior written notice being given by the insurer to the Board.

Section 4.3. Use of Policy Proceeds. Unless any mortgage or deed of trust with respect to the affected Parcel provides otherwise, fire and extended coverage insurance proceeds paid to an Owner by reason of damage or destruction to the improvements on its Parcel shall be used by such Owner to either restore such damaged or destroyed improvements, or to raze the same, in which case the Building Area shall be converted to Common Area, pending the subsequent construction of building improvements thereon.

Section 4.4. Duty to Carry Liability Insurance. Each Owner and the Board shall carry (or cause to be carried), comprehensive general liability insurance covering its legal liability in connection with claims for personal injury, death and/or property damage as may occur (i) in the case of each Owner, on or within the building improvements on its Parcel (other than any Parking Deck), (ii) in the case of the Garage Owner, on or within the Parking Garage, and (iii) in the case of the Board, on the Common Areas, including any Parking Deck. Such insurance shall be in such amounts as are customarily carried on and for similar properties but in no event with limits of less than $5,000,000 per occurrence.

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Section 4.5. General Requirements for Liability Policies. All policies carried under Section 4.4 shall be carried with financially responsible insurance companies qualified to do business in Missouri and having a rating of at least that required by Section 4.2(a).

Section 4.6. Indemnification; Limitation of Board's Liability.

(a) The Board shall indemnify, defend and hold harmless each of the Owners, and their officers, directors, employees, agents and partners against all claims, costs, expenses (including reasonable attorneys' fees) and liabilities (in this Article IV collectively called "**Claims**") in connection with loss of life, bodily injury and/or property damage arising from any occurrence (i) on or about the Common Areas, except to the extent that such Claim arises by reason of the negligence of the indemnified party, and/or (ii) which is occasioned by the negligence of the Board; PROVIDED, HOWEVER, the Board's liability hereunder shall be limited to the proceeds of liability insurance maintained by the Board pursuant to Section 4.4, and in no event shall any Trustee have any personal or individual liability with respect to the obligations or duties of the Board under this Agreement, notwithstanding any contrary provision contained in this Agreement.

(b) Each Owner shall indemnify, defend and hold harmless each of the other Owners and the Board, and their respective officers, directors, employees, agents and partners, against all Claims in connection with loss of life, bodily injury and/or property damage arising out of (i) any occurrence within the building improvements on its Parcel, except to the extent such Claim arises by reason of the negligence of the indemnified party, and/or (ii) which is occasioned by the negligence of such Owner.

The indemnified party shall give the indemnifying party notice of any suit or proceeding entitling such indemnitee to indemnification pursuant to subparagraphs (a) and (b), and the indemnifying party shall have the right to defend the indemnitee in said suit or proceeding.

Section 4.7. Contractual Liability Insurance. Each Owner and the Board further agrees to maintain contractual liability insurance insuring its obligations set forth in Section 4.6, with the same limits as provided in Section 4.4.

Section 4.8. Self-Insurance; "Blanket Policies". An Owner may satisfy its obligations under Sections 4.1, 4.2, 4.4, 4.5 and 4.7, in whole or in part, by means of so-called blanket policies, and in whole or in part by means of self-insurance, but an Owner may only self-insure up to $100,000 of risk for each $10,000,000 of net worth maintained by such Owner.

A blanket policy will satisfy the requirements of this Article only if it specifically allocates to the properties and liabilities required to be insured under this Article an amount not less than the amount of insurance required to be carried by this Article.

Section 4.9. Certificate of Insurance. Each Owner (and the Board) shall, on the request of another Owner, promptly furnish the requesting Owner a certificate evidencing such Owner's (or the Board's) compliance with the insurance coverage requirements of this Article

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(or in the case of self-insurance, furnish evidence of the amount self-insured, and such self-insured Person's net worth). No Owner (or the Board) shall be required during any given 180-day period to honor more than one such request from another Owner.

Section 4.10. Waiver of Subrogation. Each Owner (and the Board) hereby waives all rights of recovery and causes of action, and releases each of the other Owners (and the Board) from any liability, from all losses and damages occasioned to the property of each located within or upon or constituting a part of West Park, which losses and damages are of the type covered under the policies required by Section 4.1. The policies required by Section 4.1 of this Article shall provide for waivers of any right of subrogation that the insurer of such Owner may acquire against any other Owner with respect to any losses to the extent that the Owner suffering the loss is insured by an independent insurer against such losses or would have been so insured if not in default of such Owner's obligations hereunder, or if not electing to self-insure its obligations.

ARTICLE V
DAMAGE OR DESTRUCTION

Section 5.1. Destruction of Common Area. In the event that any part of the Common Area on a Parcel is damaged or destroyed by fire or other casualty, the Owner of each affected Parcel, at its sole cost and expense, shall forthwith clear and restore such Common Area on its Parcel to the same approximate configuration **[and condition]** as existed immediately prior to the casualty giving rise to the damage or destruction; however, in the event of damage to the Parking Garage, at Garage Owner's option, in lieu of restoring the same, Garage Owner may raze the Parking Garage and replace the same with surface parking, provided the Garage Owner's Parcel has (or has legal access to) an adequate number of parking spaces collectively on the Newco and Olive-Mason Parcels to independently satisfy code requirements with respect to the building improvements collectively located on the Olive-Mason and Newco Parcels.

Section 5.2. Destruction of Building Improvements. Subject to Section 4.3, in the event that any part of the building improvements on a Parcel (other than the Parking Garage) are damaged or destroyed by fire or other casualty, the Owner of each affected Parcel shall be obligated to either restore such building improvements, or shall raze such improvements and shall convert such area to Common Area, pending the subsequent construction of building improvements thereon.

Section 5.3. Condemnation. In the event that any part of the Common Area is condemned, the Owner of the affected Parcel, at its sole cost and expense, forthwith shall restore such Common Area insofar as practicable to provide the same approximate configuration, size, location and number of all light standards, driveways, walkways, parking spaces and curb cuts to adjacent roadways as existed prior to the condemnation. Unless any mortgage or deed of trust with respect to the affected Parcel provides otherwise, any award on account of a condemnation affecting the Common Area shall first be used in the restoration thereof, and any claim to the award made by the Owner of the affected Parcel, or any Occupant thereof, shall be expressly subject and subordinate to use of the award for such restoration. The term "condemnation" as

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used herein shall include all conveyances made in anticipation or in lieu of an actual taking. Unless any mortgage or deed of trust with respect to the affected Parcel provides otherwise, all condemnation proceeds shall belong to the Owner of the Parcel condemned, but nothing shall prohibit any other Owner from filing a collateral claim for its damages directly with the condemning authority. Each Parcel Owner, to the extent necessary and to the extent that to do so shall not result in the loss of compensation otherwise obtainable from condemnation, shall join in the execution of such instruments as may from time to time be required to effectuate widening of streets adjacent to West Park or the installation of public utilities and similar utility easements under and across portions of their respective Parcels. Without limiting the foregoing, Hancock and AMC each agrees that it shall dedicate to the City of Creve Coeur and/or St. Louis County, as applicable, for road widening purposes, those portions of their respective Parcels ~~{depicted on Exhibit "G" as "Road Widening"}~~ **[necessary for the widening of Whispering Pines Drive as required by the City of Creve Coeur and St. Louis County (substantially in accordance with the depiction of Whispering Pines Drive as shown on Exhibit B)]**, as the same abuts Whispering Pines Drive, and the other Owners consent thereto, and relinquish any rights they have in such dedicated area as of the date of the dedication to, and acceptance of such area by the City of Creve Coeur and/or St. Louis County, as applicable.

ARTICLE VI
ALTERATIONS

Section 6.1. Alterations to Parcels.

(a) Notwithstanding anything to the contrary set forth in this Declaration, or on the Site Plan, Olive-Mason and Newco each reserves the right to construct on its **[respective]** Parcel, Parking Garages, Parking Decks and/or such additional buildings as may be approved by the City, each in such configuration and location on its Parcel as it may designate, in its sole discretion; provided that (i) such Olive-Mason and Newco Parcels shall at all times collectively maintain that number of automobile parking spaces required by law to serve the buildings located on such Parcels, and (ii) Olive-Mason and Newco shall each comply with the provisions of Article VIII. For the purposes of clause (i) above, the Olive-Mason and Newco Parcels shall be required to satisfy such lawful requirements with respect to the number of automobile parking spaces (herein "**Parking Requirements**") as if the Newco and Olive-Mason Parcels were not entitled to the benefit of the parking easements created by this Declaration over the AMC and Hancock Parcels. In the event Olive-Mason and/or Newco construct additional buildings or Parking Decks on their Parcels, they will provide for a walkway for pedestrian access from any OMN Parking Lots **[and Parking Decks]** to the north/south main drive of West Park **[via the from time to time most reasonably direct route available through the areas of the Olive-Mason and Newco Parcels not containing buildings, parking decks, enclosed walkways or similar improvements. Provided such walkway shall not pass through any buildings, Parking Decks or other improvements and may be relocated as improvements are constructed on the Olive-Mason and/or Newco Parcels]**.

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(b) Hancock and AMC shall collectively maintain on their respective Parcels at least that number of parking spaces required by law to serve the buildings located collectively on the AMC and Hancock Parcels. If AMC shall have reduced the number of parking spaces on the AMC Parcel, and as a consequence thereof, Hancock and AMC are in violation of the covenant set forth in this Paragraph (b), then AMC shall reduce the number of seats available for ~~{theatre}~~ **[theater]** patrons in the building on the AMC Main Parcel to that number of seats which will allow AMC and Hancock to be in compliance with the requirements of this Paragraph (b). Neither Hancock nor AMC shall change the uses on its Parcel so as to increase the number of Parking Spaces required by this Paragraph to be maintained on the Hancock and AMC Parcels; PROVIDED, HOWEVER, the parties (i) acknowledge that upon the completion of a 2,992 seat ~~{theatre}~~ **[theater]** and the number of parking spaces set forth in the AMC Plans described on Exhibit "E-1", there will be ~~{_____(21?)}~~ **[sixteen (16)]** excess parking spaces (the "**Excess Parking Spaces**") collectively located on the AMC and Hancock Parcels, and (ii) agree that so long as Hancock complies with the terms of this Declaration, Hancock may alter the uses on the Hancock Parcel to more parking intensive uses without adding additional parking on the Hancock Parcel so long as the number of additional spaces required thereby does not exceed the number of Excess Parking Spaces from time to time collectively located on the AMC and Hancock Parcels. For purposes of determining the number of Excess Parking Spaces from time to time available, Hancock agrees that so long as the AMC Parcel is utilized for theater purposes, the theater building shall be deemed to have 2,992 seats (i.e., even if the theater building from time to time contains fewer seats, ~~{and}~~ **[then]** as between AMC and Hancock, AMC shall have the priority right to add that number of seats necessary to bring the total to 2,992 seats without being required thereby to add additional parking spaces). If the AMC Parcel is utilized, in whole or in part, for purposes other than a theater use as permitted by Section 7.5, and the Parking Requirements applicable to such use are less than those applicable to **[a]** theater use (calculated without regard to the "Parking Reduction Ordinance" [hereinafter defined]), then AMC shall be entitled to utilize all of the parking spaces located on the AMC Parcel to satisfy the Parking Requirements applicable to such alternate use.

(c) Except as permitted by Paragraph (a) above, no buildings shall be constructed on Original West Park outside the Building Areas depicted on Exhibit "B". Subject to compliance with the foregoing provisions of this Article, and subject to the provisions of Article VIII, each Owner shall be entitled to make such alterations to improvements on its Parcel as it deems appropriate, including, without limitation, the construction and alteration of buildings within Building Areas; PROVIDED, HOWEVER, (i) AMC shall not be entitled to increase the number of theater seats on its Parcel in excess of a total of 2,992 seats nor increase the square footage of floor area contained within its building; (ii) Hancock shall not increase the number of square feet of floor area of improvements on its Parcel without the prior written consent of all the other Owners **[until Buildout has been completed and unless Hancock complies with Section 6.1(f) hereof]**; and (iii) if Hancock shall subsequently propose to increase the improved square feet of floor area on its Parcel, then concurrently with such construction, Hancock shall add to its Parcel that number of additional parking spaces necessary to satisfy the requirements of Paragraph (b) above.

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~~{(i) Subject to compliance with Paragraph (b) above assuming that the zoning parking requirements are the same as those existing on the date of this Declaration, and~~

~~(ii) Provided the AMC Parcel is no longer used as a movie theatre or the number of seats of the theatre have been reduced,}~~ AMC shall be permitted to construct, raze, and alter ~~{such}~~ Improvements (including buildings, Parking Decks, and surface parking areas) on the AMC Parking Parcel as AMC desires in its sole discretion, so long as AMC provides written confirmation reasonably acceptable to the other Owners of such compliance with subsections (i) and (ii) at least twenty (20) days prior to any material changes to the AMC Parking Parcel**[:**

(i) Subject to compliance with Paragraph (b) above assuming, and for such purposes, applying the Creve Coeur Parking Code requirements existing in force on the date of this Declaration (i.e., subsequent changes in the Creve Coeur Parking Code requirements shall be disregarded); and

(ii) Provided that either the AMC Parcel is no longer used as a movie theater or the number of seats of the theater have been reduced].

(d) If an Owner shall propose an alteration to an existing improvement, or the construction of new improvements, and such proposal has been approved by the other Owners to the extent required under Sections 6.1(a), (b) or (c) and is otherwise in compliance with the provisions of this Declaration, then the other Owners agree that they shall not oppose such proposal in connection with any applications or hearings relating thereto conducted by the City of Creve Coeur and/or St. Louis County. Upon the request of the proposing Owner, the other Owners shall provide the applicable governmental authorities with a letter supporting the proposal of such Owner (provided such proposal is not inconsistent with the provisions of this Declaration) and shall send a representative to attend public hearings to reconfirm such support.

(e) The Owners acknowledge that AMC has received authority from City of Creve Coeur pursuant to Ordinance No. 1707 to operate a ~~{theatre}~~ **[theater]** on the AMC Main Parcel by way of the issuance of a Conditional Use Permit, and further acknowledge that the parking otherwise required for the operations in West Park has been reduced pursuant to Section 26-91.7 of the Zoning Ordinance of the City of Creve Coeur (the "**Parking Reduction Ordinance**"). The Owners agree with AMC that so long as AMC is operating the ~~{theatre}~~ **[theater]** in compliance with the requirements of this Declaration (including the provisions of Exhibit "F"), none of the Owners shall notify the City that the operation of the ~~{theatre}~~ **[theater]** is causing a parking shortage which is constituting a public nuisance or is otherwise adversely affecting the public health, safety or welfare, and the Owners agree that they shall not support any third party claim with respect to the foregoing. So long as AMC is operating its ~~{theatre}~~ **[theater]** in conformance with the requirements of this Declaration, upon AMC's request, the other Owners shall provide the applicable governmental authorities with a letter, stating that such operation does not constitute a nuisance, and does not adversely affect public health, safety or welfare.

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[(f) Upon the occurrence of Buildout, Hancock may construct additional improvements increasing the square feet of floor area on its Parcel so long as such improvements are constructed and maintained in accordance with the terms of this Declaration and Hancock has followed such procedures as are set forth herein for the construction of such improvements.

Any new improvements constructed by Hancock shall be no more than one-story and must be for retail or restaurant use by not for office space.]

Section 6.2. Subdivision. Nothing contained in this Declaration shall be construed to prohibit an Owner from legally subdividing or changing or modifying the boundaries of its Parcel pursuant to the City of Creve Coeur subdivision and land development regulations; however, in such event, the parking requirements previously applicable to such undivided or unmodified Parcel shall be collectively satisfied on the resulting subdivided or modified Parcels and/or pursuant to the provisions of this Declaration.

ARTICLE VII
RESTRICTIONS

Section 7.1. Prohibited Characteristics. All Parcels shall be subject to and bound by the restrictions, limitations and other provisions set forth on Exhibit "F" hereto entitled "Detrimental Characteristics Prohibited".

Section 7.2. Rules, Regulations and Standards. All Parcels shall be subject to and bound by the rules, regulations, limitations, requirements and provisions of Exhibit "C" hereto entitled "Rules, Regulations and Standards" as the same may from time to time and at any time be revised and amended by the Board, subject to the Board obtaining the consent and approval of Benefitted Persons and holders of any mortgage or deed of trust on any Parcel or portion thereof.

Section 7.3. Transfer of Conveyance. Each Owner shall include the clause set forth below in this Section in each and every deed, lease or other instrument of conveyance (other than mortgages and deeds of trust) whereby that Owner conveys to another Person an interest in any Parcel.

> This conveyance is subject to the Restated Declaration of Covenants, Easements and Restrictions dated _____, ~~{1995}~~ **[1996]**, and recorded in Book _____, at Page _____ in the Office of the Recorder of Deeds of St. Louis County, Missouri, and all amendments thereto, all of the provisions of which are incorporated herein as though set forth herein and are covenants running with the land constituting West Park.

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No failure to include the foregoing clause in any such deed, lease or other instrument of conveyance shall operate to relieve the grantee thereunder of the obligations to keep, perform and observe all of the provisions contained in this Declaration.

Section 7.4. ~~{Theatre}~~ [Theater] Name. AMC agrees that it shall not use the name "West Park" to identify its ~~{theatre}~~ **[theater]** on the AMC Parcel.

Section 7.5. Use.

(a) Each Owner may only use the improvements on its Parcel for the uses permitted for such Parcel, as described on Exhibit "I" attached hereto and incorporated herein ("**Permitted Uses**") and for no other uses except upon receiving the written approval (or deemed approval) of the other Owners pursuant to Paragraphs (b) and (c) of this Section.

(b) In the event that any Owner ("**Proposing Owner**") desires to utilize its Parcel for a use other than the Permitted Use, such Owner shall submit the following information to the other Owners within West Park ("**Proposal**"):

(i) a description of the new proposed use and the name and address of the prospective initial occupant;

(ii) a description of the proposed improvements to be located on such Parcel, including reasonable detail as to the exterior construction materials and design; and

(iii) a statement of the zoning and parking requirements applicable to the Proposal, and any variances that may be required, and whether such Proposal would require the construction of additional parking spaces in order to satisfy the requirements of this Declaration.

Within 30 days after receiving such Proposal, each Owner shall respond in writing to the Proposing Owner in one of the following manners:

(1) approve such Proposal;

(2) reject such Proposal and provide reasons for such rejection consistent with the "Approval Standards" (as defined below); or

(3) describe additional information which such Owner requests to reasonably evaluate whether or not the Proposal is consistent with the Approval Standards, and within fifteen (15) days of receipt of such additional information, the requesting Owner shall either approve or reject such proposal as provided above.

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Failure to timely respond **[within said thirty (30) day period]** to the Proposal shall be deemed approval of the Proposal.

(c) In reviewing any Proposal, each Owner shall consent to a change in use unless one or more of the following standards would apply ("**Approval Standards**"):

(i) the proposed use would adversely affect the character, identity or ambiance of West Park as a first class office park with limited mixed use, upscale and first class retail, restaurant and services;

(ii) such Proposal would materially adversely affect the economic value and use of any Owner's Parcel or West Park as a whole, would provide material competition for the leasing of existing improvements to other prospective tenants, or would be for a proposed use which would materially compete with an existing retail use; or

(iii) the Proposal would violate the other provisions of this Declaration (including, without limitation, Exhibit "F"), or would be in violation of lawful requirements applicable to such Parcel.

[(d) The foregoing provisions of this section shall not apply to the AMC Parking Parcel.]

ARTICLE VIII
PLAN APPROVALS FOR CONSTRUCTION

In the event a Party proposes to construct exterior improvements in West Park, or to materially alter the exterior of existing improvements, then the provisions set forth in Exhibits "D" and "E" shall apply.

ARTICLE IX
ADMINISTRATION AND ENFORCEMENT

Section 9.1. Failure of Performance. If any Parcel Owner ("**Defaulting Owner**") fails to perform any of its duties or obligations provided herein, any other Parcel Owner ("**Curing Owner**") may at any time give a written notice to the Defaulting Owner, setting forth the specific failures to comply with this Declaration. If such failures are not corrected within forty-five (45) days after receipt of such notice, or if such failures are such that they cannot be corrected within such time, then if the Defaulting Owner fails to commence the correction of such failures within such period and diligently prosecute them to completion thereafter, then, in either such event, the Curing Owner shall have the right to correct such failures, including the right and easement to enter upon the Defaulting Owner's Parcel to correct such failures, and the Defaulting Owner shall pay the costs thereof on demand. Notwithstanding anything hereinabove

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contained to the contrary, (1) in the event of an emergency situation, any Curing Owner may, without notice, cure any such default and, thereafter, shall be entitled to the benefits of this Section, and (2) no Parcel Owner shall have the right under this Section to enter into any enclosed building of any Parcel Owner to cure any such default.

Section 9.2. Enforcement. Subject to the provisions of Article XVI hereof, every act or failure to act whereby any of the covenants is violated in whole or in part is declared to be and shall constitute a nuisance, and may be enjoined or abated or this Declaration may be otherwise enforced by action at law or in equity or by any other action permitted herein, but only by Persons described in Section 1.2 as Benefitted Persons. Any Benefitted Person may exercise its rights jointly with other Benefitted Persons as well as individually.

Section 9.3. Attorneys' Fees and Costs. In the event any legal action, arbitration, suit or other proceeding involving this Declaration is brought by or against the Board or any other Benefitted Person, and the Board or any such Benefitted Person shall prevail, the Board or the Benefitted Person(s) involved shall be entitled to be reimbursed by the non-prevailing party or parties for the amount of all attorneys' fees and other costs incurred by the Board or the Benefitted Person(s) in connection with such action, suit or proceeding, and said amount shall be paid by the non-prevailing Person(s) (all of whom shall be jointly and severally liable therefor) within thirty (30) days after written notice from the Board or the Benefitted Person(s) that such fees and costs are payable.

ARTICLE X
AMENDMENT

The Board reserves to itself the right, subject to obtaining the written consent and approval of all Benefitted Persons and all holders of a mortgage or deed of trust on any Parcel or portion thereof, to amend, modify, cancel or waive any or all of this Declaration.

ARTICLE XI
NOTICES

Any notice or other communication desired or required to be given shall be in writing and shall be effective upon (i) hand delivery, or (ii) being deposited in the United States mail, certified mail, return receipt requested, postage prepaid, or (iii) delivery to a nationally recognized overnight express courier, such as Federal Express; however, the time period in which a response to any such notice must be given shall commence to run from the date of receipt on the return receipt of the notice by the addressee thereof **[or the date hand-delivered or the date delivered by overnight express courier]**. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given, shall be deemed to be receipt of the notice as of the date of such rejection, refusal or inability to deliver. All notices shall be addressed as set forth below or to such other address as may from time to

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time be specified by notice to a Parcel Owner in the manner herein required or by amendment hereto.

To AMC:	c/o American Multi-Cinema, Inc. 106 West 14th Street. Suite 1700 Kansas City, Missouri 64105 Attn: Lease Administrator
With a concurrent copy to:	American Multi-Cinema, Inc. 2049 Century Park East - Suite 1020 Los Angeles, CA 90067 Attn: Lease Administrator
To Olive-Mason:	Sheehan Investment Services 2025 Olive St. Louis, Missouri 63103 Attn: Victoria Sheehan
With a copy to:	Sonnenschein, Nath & Rosenthal One Metropolitan Square - Suite 3000 St. Louis, Missouri 63102 Attn: Daniel R. Wofsey
To Hancock:	John Hancock Mutual Life Insurance Company c/o Real Estate Investments Group T-53 P. O. Box 111 Boston, Massachusetts 02117
To Newco:	Sheehan Investment Services 2025 Olive St. Louis, Missouri 63103 Attn: Victoria Sheehan
With a copy to:	Sonnenschein, Nath & Rosenthal One Metropolitan Square - Suite 3000 St. Louis, Missouri 63102 Attn: Daniel R. Wofsey
To any Mortgagee:	The address set forth in the recorded Deed of Trust of such Mortgagee.

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ARTICLE XII
MISCELLANEOUS PROVISIONS

Section 12.1. No Joint Venture. This Declaration shall not create an association, partnership, joint venture or a principal and agency relationship among Parcel Owners or between Parcel Owners and their tenants or licensees.

Section 12.2. Waiver. No waiver of any provision hereof shall be deemed to imply or constitute a further waiver thereof or of any other provisions set forth herein.

Section 12.3. Partial Invalidity. Should any provision hereof be declared invalid by a legislative, administrative or judicial body of competent jurisdiction, the other provisions hereof shall remain in full force and effect and shall be unaffected by such declaration.

Section 12.4. Force Majeure. The time for performance of any obligation hereunder shall be extended by periods of delay due to labor disputes, strikes, casualty, acts of God and similar causes beyond the reasonable control of the Person required to perform (collectively, "**Force Majeure**"); however, an inability to perform due to a lack of funds shall not excuse a Person from performance.

Section 12.5. Employee Parking. Each Parcel Owner shall designate areas on its Parcel for parking by employees of its Permittees, and shall use reasonable, good faith efforts to cause employees to park in such areas. The Board may also, but shall not be obligated to, designate areas for employee parking so as to conform to the standards prevailing in West Park generally.

Section 12.6. Mechanic's Liens. Each Parcel Owner shall discharge prior to foreclosure, or contest and bond to prevent foreclosure, any real estate tax, mechanic's or other lien filed against its Parcel, the foreclosure of which could adversely affect or invalidate or extinguish the easements created by this Declaration.

Section 12.7. Compliance with Laws. Each Parcel Owner shall comply with all governmental directives, laws or ordinances with respect to its Parcel.

Section 12.8. Estoppel Certificates. Within twenty (20) days after receipt of request therefor, and a payment by the requesting Party in the amount of Two Hundred Dollars ($200.00) to cover costs, each Parcel Owner shall deliver to any other, in a form reasonably satisfactory to the requesting Parcel Owner, an estoppel certificate pertaining to any matter herein.

Section 12.9. No Cancellation. The breach by any Parcel Owner of any of its obligations hereunder shall not entitle any other Parcel Owner to terminate or cancel this Declaration.

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Section 12.10. Effect of Conveyance. Upon conveyance by a Parcel Owner of all or any portion of a Parcel, such Parcel Owner shall be relieved of all liability hereunder with respect to such portion of a Parcel actually conveyed, accruing from and after the date of conveyance.

Section 12.11. Successor Not an Owner. The term "Owner" shall not include a Person who: (a) holds title to a Parcel merely as security for the performance of an obligation, such as a mortgagee or trustee under a deed of trust (however, with respect to any Parcel subject to a deed of trust, the beneficiary of such deed of trust shall be deemed the Owner if such beneficiary has filed a notice in the records of the Office of the Recorder of Deeds of St. Louis County, Missouri, stating the intent of the beneficiary to become a "mortgagee-in-possession," but no beneficiary shall be responsible for any obligations arising under the terms of this Declaration except for such obligations which arise during the term of such beneficiary's possession); (b) immediately after the conveyance of all or any portion of a Parcel, leases the same portion back to the previous Owner or an affiliate or subsidiary of such Owner in a sale-leaseback transaction, in which event the lessee and not the fee owner-lessor (herein the "**Leaseback Lessor**") shall be deemed the "Owner" of the portion so leased for so long as the lease remains in effect; or (c) merely has an equitable interest in a Parcel or any portion thereof under a contract of purchase. If title to any portion of a Parcel is owned jointly by two or more Persons (the "**Jointly Owned Interest**"), each of such Persons shall be jointly and severally liable hereunder as "Owners" with respect to the Jointly Owned Interest. The Persons owning at least fifty-one percent (51%) in interest of the Jointly Owned Interest shall designate in writing one of their number as agent (the "**Agent**") to act on behalf of all such Persons and such designation shall be filed of record in the Office of the Recorder of Deeds of St. Louis County, Missouri, and a copy thereof shall be served upon every other Owner of any portion of a Parcel by notice given pursuant to Article XI. In the absence of such designation, any other Owner may select any one of such joint owners as the Agent for all such joint owners. Any interest owned by any Person who is a minor or is otherwise suffering from any legal disability shall be disregarded in the making of such designation unless there is at such time a duly appointed guardian or other legal representative fully empowered to act on behalf of such Person. The exercise of any powers and rights of a Person holding an interest in the Jointly Owned Interest by the Agent shall be binding upon such Person, and the other Owners shall be entitled to deal with and rely upon the acts or omissions of the Agent unless and until the designation of the Agent is revoked and a new Agent is designated in his place, both of which actions may only be effected by written instrument recorded and served upon the other Owners in West Park as hereinabove provided. Service upon the Agent of any notice, process, writ, summons, order or other mandate of any nature, including demand for arbitration, shall constitute due and proper service of any such matter upon such Agent's principal. Until such instrument is recorded and served upon the other Owners, the designation of the Agent shall remain irrevocable and shall not terminate upon disability of the principal.

Section 12.12. Entire Agreement. This Declaration sets forth the entire understandings among the Owners with respect to the development and operation of West Park, and there are no other terms, express or implied, except as contained herein.

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ARTICLE XIII
BOARD OF TRUSTEES

Section 13.1. Appointment of Board of Trustees. Until the Adjustment Date, each of AMC, Hancock and Olive-Mason shall designate, from time to time, one Person to serve as a Trustee on the Board of Trustees. From and after the Adjustment Date, each of AMC, Hancock, Olive-Mason and Newco shall designate, from time to time, one Person to serve as a Trustee on the Board of Trustees.

Section 13.2. Decisions of Board of Trustees. The vote of a majority of the Trustees actually present at a meeting duly called in the County of St. Louis, Missouri by any Trustee upon at least five (5) days prior written notice to the other Trustees shall be deemed the decision of the Board; provided, (i) that if any Trustee shall give notice of his inability to attend the meeting so called, the Trustee calling such meeting shall ascertain a mutually convenient meeting time for all Trustees and shall reschedule the meeting by written notice at such time mutually convenient to all Trustees, which rescheduled meeting shall be within twenty-one (21) days of the originally scheduled meeting time, (ii) a Trustee may delegate his or her voting authority to his or her agent, who may attend such meeting and vote for the absent Trustee, provided such agent furnishes written evidence of his authority to so act, signed by the absent Trustee, and (iii) a Trustee or his or her agent may attend a meeting by telephone if so requested. In the event there is a voting deadlock (e.g., 2 to 2)[,] then the resolution of the matter in dispute~~(,)~~ shall be decided by a majority vote by the Owners with each Owner having one (1) vote for each rentable square foot of improvements located on such Owner's Parcel. Notwithstanding the above, the existing Manager can be terminated by a vote of one Owner and the appointment of a new Manager may only be accomplished by the unanimous consent of all Owners. In the event that the Owners are unable to agree as to the appointment of a new Manager, the Owners may submit the designation and appointment of a new Manager to arbitration pursuant to Section 16.1 hereof.

ARTICLE XIV
JOGGING PATH

Subject to compliance with the provisions of Article VIII, each Owner shall have the right to install a jogging path, at its expense, throughout West Park. Declarant hereby establishes a non-exclusive easement over such portions of West Park as may be improved as jogging path areas (in conformance with plans approved pursuant to Article VIII), in favor of each Parcel, such easement to include rights of pedestrian access, and such access as is necessary to permit the construction, maintenance and replacement of the jogging path. In no event shall the jogging path be designed or constructed in such fashion as to materially interfere with the use or operation of any improvements within West Park and any Parcel Owner may relocate any jogging path if it interferes with any existing or new improvements on its Parcel.

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ARTICLE XV
DURATION

This Declaration shall be perpetual in duration, and all of the terms, covenants, easements and provisions hereof (including the voting rights set forth in Section 13.1) shall run with the land, and shall inure to the benefit of, and shall be binding upon the successors and assigns of each party to this Agreement.

ARTICLE XVI
ARBITRATION

Section 16.1. Hearing. In the event of any dispute, disagreement or claim which any Owner may have against another Owner hereunder ("**Matter**"), other than as provided in Section 16.2 below, the aggrieved Owner shall submit such Matter to binding arbitration pursuant to the terms of this provision:

(a) the Matter shall be submitted for arbitration pursuant to the then current rules of the American Arbitration Association, as modified herein;

(b) the Matter shall be heard by three (3) arbitrators, each of which shall have at least seven (7) years experience with the topic or issue which is the subject of the Matter ~~{if}~~**[. If]** the parties to the arbitration cannot agree as to the three (3) arbitrators, ~~{_____}~~**[the then President of the St. Louis Chapter of the American Arbitration Association]** shall designate the arbitrators and ~~{_____'s}~~ **[such President's]** decision shall be final;

(c) discovery of documents may be conducted in accordance with the then current Federal Rules of Civil Procedure with document discovery to be completed within fifteen (15) days prior to the arbitration hearing. The determination of what documents are discoverable shall be determined by the arbitrators;

(d) the Matter shall be set for hearing not later than 90 days after the date of submission of such Matter to arbitration;

(e) the arbitrators shall be required to make a decision concerning the Matter within thirty (30) days after the completion of the date of the arbitration hearing and such decision shall be supported by a written decision of the arbitrators;

(f) the parties shall abide by the decision of the arbitrators and any party may enforce the decision of the arbitrators in a court of competent jurisdiction and the arbitrators are authorized to give monetary, declaratory and injunctive relief;

(g) the allocations of the costs of the arbitration, including, but not limited to the, costs of the arbitrators and all legal fees of the parties to the arbitration shall be determined by

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the arbitrators who shall assess such costs to the party the arbitrators determine is not the prevailing party; and

(h) the arbitration shall be conducted in St. Louis County, Missouri.

Section 16.2. Injunctive Relief and Self Help. Notwithstanding the provisions of Section 16.1, any Owner may bring an action in any court of competent jurisdiction for injunctive relief in order to enforce the terms of this Declaration **[or to maintain the status quo until a decision in a pending arbitration proceeding is rendered or the controversy is otherwise resolved]**, and additionally shall be entitled to exercise its rights of self help under Article IX hereof, but in such case, the ~~{arbitration}~~ **[allocation]** of the costs of exercising such self help rights shall be arbitrated pursuant to this Article.

Section 16.3 Scope. Without limiting the provisions of this Article, the Owners agree that among other disputes, the Owners may arbitrate disagreements relating to the selection of the Traffic/Parking Expert, the appointment of a new Manager, the applicable Usage Percentage, the proprieties of the remedies exercised under Section 2.1(b)(ii)(G), the allocation of any costs to an Owner hereunder, the Manager's decisions and determinations, and whether an Owner has failed to perform its obligations under this Declaration.

~~{[REMAINDER OF PAGE INTENTIONALLY BLANK]}~~

IN WITNESS WHEREOF, the Declarant has executed this Declaration the day and year first above written.

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THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

AMC:

AMC REALTY, INC., a Delaware corporation

By: _____
ATTEST: Its: _____

By: _____
Its: _____
~~{Olive Mason:~~

~~(Seal) OLIVE MASON, L.P., a Missouri limited partnership~~

~~By: W.P. II CORPORATION, General Partner~~

~~By: _____~~
~~Its: _____~~

~~HANCOCK:~~

~~JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY~~
~~(Seal)~~
~~By: _____~~
~~ATTEST: Its: _____~~

~~By: _____~~
~~Its: _____}~~
{* 3 moved from here; text not shown}

~~{NEWCO:~~

~~OLIVE MASON, L.P.,~~
~~a Missouri limited partnership~~

~~By: W.P. II Corporation, General Partner~~

~~By: _____~~
~~Its: _____}~~

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STATE OF _____)
) SS.
COUNTY OF _____)

BE IT REMEMBERED, that on this ___ day of _____, 1996, before me, a Notary Public in and for said County and State, personally appeared _____ and _____, to me personally known to be the persons described in and who executed the foregoing instrument, who, being by me duly sworn, did say that they are the _____ President and _____ Secretary, respectively, of **AMC REALTY, INC.**, a Delaware corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said persons acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____
Notary Public
Printed Name:_____

My commission expires:

_____

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[3] THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.**

[Olive-Mason:

(Seal) OLIVE-MASON, L.P., a Missouri limited partnership

By: W.P. II CORPORATION, General Partner

By: _____

Its: _____]

STATE OF _____)
) SS.
COUNTY OF _____)

BE IT REMEMBERED, that on this ___ day of _____, 1996, before me, a Notary Public in and for said County and State, personally appeared _____, to me personally known to be the person described in and who executed the foregoing instrument, and who, being by me duly sworn, did say that _____ is _____ of **W.P. II CORPORATION**, a corporation, a general partner of **OLIVE-MASON, L.P.**, a Missouri limited partnership, and that said instrument was signed in behalf of said corporation and partnership by authority of all of its directors and partners, and said person acknowledged said instrument to be the free act and deed of said corporation and partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____
Notary Public
Printed Name:_____

My commission expires:

_____

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[THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

HANCOCK:

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

(Seal)

By: _____
Its: _____

ATTEST:

By: _____
Its: _____]

STATE OF _____)
) SS
COUNTY OF _____)

On this ____ day of _____, 1996, before me, a Notary Public in and for said County and State, personally appeared _____, to me known to be the _____ of **JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY,** a _____ corporation, and who executed as such officer the foregoing instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year last above written.

_____
Notary Public

My Commission Expires:

_____

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[THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

NEWCO:

OLIVE-MASON, L.P.,
a Missouri limited partnership

By: W.P. II Corporation, General Partner

By: _____
Its: _____

STATE OF _____)
) SS.
COUNTY OF _____)

BE IT REMEMBERED, that on this ___ day of _____, 1996, before me, a Notary Public in and for said County and State, personally appeared _____, to me personally known to be the person described in and who executed the foregoing instrument, and who, being by me duly sworn, did say that ___ is _____ of W.P. II CORPORATION, a corporation, a general partner of OLIVE-MASON, L.P., a Missouri limited partnership, and that said instrument was signed in behalf of said corporation and partnership by authority of all of its directors and partners, and said person acknowledged said instrument to be the free act and deed of said corporation and partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

_____
Notary Public
Printed Name: _____

My commission expires:
_____]

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EXHIBIT A

LEGAL DESCRIPTION OF WEST PARK

Parcel A	-	Olive-Mason Parcel
Parcel B	-	Newco Parcel
Parcel C	-	AMC Main Parcel
Parcel D	-	Hancock Parcel
Parcel E	-	AMC Parking Parcel

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EXHIBIT C

RULES, REGULATIONS AND STANDARDS

The following Rules, Regulations and Standards shall apply as set forth in the Declaration to which this Exhibit C is at tached. To the extent that the Board of Trustees is expressly designated in the Declaration as being responsible for certain **[of the following]** obligations with respect to West Park, ~~{the compliance with the Rules, Regulations and Standards set forth herein}~~ **[such compliance]**shall be the obligation of the Board of Trustees. To the extent compliance with the ~~{Rules, Regulations and Standards}~~ **[following obligations]** is not expressly assigned to the Board of Trustees, the Owners shall have such responsibility with respect to their Parcel, unless such specific responsibility or obligation is expressly imposed upon a different Owner pursuant to the terms of the Declaration.

I. MAINTENANCE

A. All buildings and other improvements on each Parcel, including, without limitation, all landscaping, shall be maintained in first class, good, safe, neat and clean condition, and repair, in the same condition as when originally constructed, and in accordance with the standards of first class office parks generally. Without limiting the generality of the foregoing, the specific maintenance operations and services listed herein shall be provided.

B. The surface of all drives, parking areas, curbs, sidewalks and other paving shall be inspected, maintained, repaired and replaced as necessary to keep them level, smooth and evenly covered with the type of surfacing material originally installed thereon, or such substitute thereof as shall be in all respects at least equal or superior thereto in quality, appearance and durability.

C. All papers, debris, filth, refuse, and surface water shall be removed from each Parcel, snow and ice shall be reasonably cleared from each Parcel, and paved areas shall be washed or thoroughly swept as required. All sweeping shall be at intervals before businesses in the area are open for business to the public, using motor driven parking lot vacuum cleaning vehicles where feasible.

D. All trash and rubbish containers located in outside areas for the use of Occupants shall be emptied daily and shall be washed at intervals sufficient to maintain them in a clean and sanitary condition, and shall be otherwise maintained and kept in an attractive and good working condition.

E. All landscaping shall be properly maintained, including removal of dead plants, weeds and foreign matter, pruning, fertilizing and such replanting and replacement (including

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seasonal flowers 3 times per year) as the occasion may require to keep landscaping in a thriving and attractive condition.

F. Plant materials which exhibit evidence of insect pests, disease and/or damage shall be appropriately treated.

G. All hard-surfaced markings shall be inspected at regular intervals and promptly repainted as necessary to keep such markings from becoming unsightly or indistinct from wear and tear, or other cause.

H. All parking and driveway area entrance, exit and directional signs, markers and lights shall be regularly maintained, replaced and repaired as shall be reasonably required and in accordance with the practices prevailing in the operation of West Park generally.

I. All signs shall be cleaned and repaired regularly, including relamping and repairing as required to keep them in a sightly condition. All signs shall be tasteful and be consistent with the standards for a first class office park. No signage for the Theater, other than small directional signs and a sign conforming to the requirements of Section 2.5, located at the intersection of Olive and Whispering Pines Dr., shall be located on the Hancock Parcel.

J. Necessary mosquito and pest abatement controls shall be furnished.

K. All utility systems, including but not limited to electrical systems, domestic and fire protection water systems, storm drainage systems and sanitary sewer systems, shall be cleaned, repaired, maintained and replaced to the extent that they are not cleaned, repaired, maintained or replaced by public utilities.

L. All storm drainage basins shall be cleaned and all storm drainage and sanitary sewer lines maintained as required to keep the systems in a free-flowing condition at all times. All such facilities shall be regularly inspected and kept in proper working order.

M. All glass visible from the outside of a building shall be cleaned at intervals sufficient to maintain the glass in a clean condition.

N. All surface utility facilities servicing the outside areas, including, but not by way of limitation, hose bibs, stand-pipes, sprinklers and domestic water lines, shall be inspected at regular intervals and promptly repaired or replaced, as the occasion may require, upon the occurrence of any defect or malfunctioning.

O. All outside area amenities, benches and other signs shall be inspected at regular intervals, maintained in a clean and attractive surface condition and promptly repaired or replaced upon the occurrence of any defects or irregularities thereto.

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P. All outside lamps and lighting fixtures shall be inspected at regular intervals and all lamps and ballasts shall be promptly replaced when no longer properly functioning.

Q. The improvements on and to the Common Area shall be repaired or replaced with materials, apparatus and facilities of quality at least equal to the quality of the materials, apparatus and facilities being repaired or replaced.

R. All surfaces of all improvements shall be cleaned at regular intervals, and repainted or otherwise refinished as necessary.

S. All trash, refuse and waste materials shall be regularly removed from each Parcel, and until removal shall be stored in adequate containers, which containers shall be located so as not to be visible to the general public, and so as not to constitute any health or fire hazard or nuisance. No burning of trash, refuse or waste materials shall occur.

II. LIGHTING; SECURITY; TRAFFIC CONTROL

A. Outside areas of each Parcel shall be fully illuminated during such hours of darkness as any establishment on the Parcel shall be open for business to the public, and for a reasonable period of time thereafter, in order to permit safe egress, and each lot shall also be illuminated during other hours of darkness so as to afford reasonable security subject to reimbursement to the extent provided in the Declaration.

B. The Board shall provide traffic control and security and security patrol consistent with the practice prevailing in the operation of similar first class developments to the extent not required to be provided by AMC pursuant to Section ~~{3.9}~~ **[3.1(e)]** of the Declaration.

C. All Owners shall use diligent, good faith efforts to arrange with local police authorities to (a) patrol the outside areas of West Park at regular intervals, and (b) supervise traffic direction at entrances and exits to West Park during such hours and periods as traffic conditions resulting from its Parcel would reasonably require such supervision.

III. USES AND ACTIVITIES

A. The Common Areas shall be maintained free from any obstructions not required. There shall be no sale or display of merchandise, services, or equipment on any sidewalks, walkways or other areas outside the exterior walls of buildings, except in areas specifically designed within a Parcel for such purposes as shown on the plans approved by the Board, and except for seasonal sidewalk sales conducted on the sidewalk directly in front of the retail

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establishment conducting such sale, and provided access along such sidewalk is not impaired thereby.

B. No advertising medium shall be utilized which can be seen, heard or experienced outside of any building, including, without limiting the generality of the foregoing, flashing lights, searchlights, loud speakers (other than loud speakers used outside customary office hours for crowd control), phonographs, radios or televisions.

C. No use shall be made of any Parcel or any portion or portions thereof which would (a) violate any law, ordinance or regulation, (b) constitute a nuisance, or (c) constitute a hazardous use.

D. Each Owner shall use its diligent, good faith efforts to cause all trucks servicing the facilities of such Owner's Parcel to load and unload prior to the hours that businesses in the area are open for business to the general public.

E. No use shall be made of any parking areas on any Parcel except for the parking of motor vehicles.

F. No use shall be made of any utility area, truck facility, or other area reserved for use in connection with the conduct of business, except for the specific purpose for which such area is designed.

G. No Owner, without the written consent of the Board of Trustees, shall permit the doing of any of the following on any Common Area within such Owner's Parcel or of any similar activities which are not consistent with pleasant, orderly, convenient, unimpeded and ready access to and circulation on such Owner's Parcel.

(i) Vend, peddle or solicit orders for sale or distribution of any merchandise, device, service, periodical, book, pamphlet or other matter whatsoever;

(ii) Exhibit any sign, placard, banner, notice or other written material, but this shall not be construed to prevent (a) poster cases on the exterior walls of AMC's building, in the locations shown for such poster cases in AMC's plans approved pursuant to Exhibit D, or (b) signage otherwise permitted by this Declaration;

(iii) Distribute any circular, booklet, handbill, placard or other material;

(iv) Solicit membership in any organization, group or association or contribution for any purpose;

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(v) Parade, rally, patrol, picket, demonstrate or engage in any conduct that might tend to interfere with or impede the use of any outside areas, create a disturbance, attract attention or harass, annoy, disparage or be detrimental to the interest of any of the establishments within the surrounding areas;

(vi) Throw, discard or deposit any paper, glass or extraneous matter of any kind, except in designated receptacles, or create litter or hazards of any kind;

(vii) Use any sound making devise of any kind or create or produce in any manner noise or sound that is annoying, unpleasant, or distasteful to any Occupant; or

(viii) Deface, damage or demolish any sign, light standard or fixture, landscaping material or other improvement.

H. An Owner shall not be deemed to be in default of paragraph G above if Owner is using its best efforts to exclude or stop, or to cause to be excluded or stopped, such act or acts on its Parcel.

I. Each Owner and Benefitted Person shall have the right to remove or exclude from or restrain (or take legal action to do so) any unauthorized person from, or from coming upon, its Parcel or any portion thereof, and prohibit, abate and recover damages arising from any unauthorized act, whether or not such act is in express violation of the prohibitions listed above. In so acting, such Owner and Benefitted Person is not the agent of any other Owner or any other person.

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EXHIBIT D

CONSTRUCTION CRITERIA

Notwithstanding anything to the contrary contained in any provision of this Declaration, including any Exhibit, until "Buildout" has been completed, the only provision of the following criteria and procedures that shall apply to the construction on the Olive-Mason and/or Newco Parcel of any new building, parking structure, other improvements or modifications or renovations of any existing improvements on such Parcels ("Construction Work") shall be ~~{paragraph}~~ **[paragraphs I(B), I(C) and]** IV.(F) of Exhibit D. Until "Buildout" has been completed, no Construction Work on the Olive-Mason or Newco Parcels, other than the changing of the exterior facade materials of any previously constructed building on the Olive-Mason or Newco Parcels shall be subject to any of the plan approval procedures or plan approval criteria set forth in this Exhibit or elsewhere in this Declaration. ~~{As used herein, "Buildout" shall mean that buildings containing at least 130,000 square feet of new office space have been constructed upon the Newco and/or Olive Mason Parcels subsequent to the date hereof.}~~

I. PARKING LOT AND DRIVEWAY CRITERIA

The design, construction and maintenance of all parking lot and driveway improvements on each Parcel shall, at a minimum, conform to the specifications of these Parking Lot and Driveway Criteria. Each Parcel Owner shall be responsible for the fulfillment of all requirements and specifications applicable to its Parcel as set forth herein.

A. **General Requirements**.

1. Each Parcel Owner shall submit or cause to be submitted to the Board of Trustees at least two (2) copies of detailed plans and specifications covering all proposed parking lot and driveway improvements. Such plans and specifications shall cover, among other things, all items addressed in these Criteria.

2. All parking and driveway improvements shall be designed, constructed, installed and maintained so as to conform to the plans and specifications therefor which have been approved by the Board of Trustees. Proper parking and driveway improvements shall be considered an integral part of construction and development of a Parcel and no building construction on any Parcel shall proceed unless and until Board of Trustees approval has first been obtained for the plans for parking and driveway improvements on the Parcel. The construction of all parking and driveway improvements required by these Criteria shall be completed in conjunction with the completion of construction of any building on a Parcel.

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3. Any material change or addition to any initially completed parking area or driveway improvement which causes the improvement not to conform to the approval of the Board, or these Criteria, is prohibited. Any materially changed or additional parking area or driveway improvements shall be considered new improvements for all purposes of the Declaration, including, without limitation, required approvals by the Board.

B. **Paving and Parking Area Design Standards**.

1. Pavement design of all parking areas and drives shall be at least comparable to that used on the Original West Park, and shall consider such things as bearing ratio of the soil, anticipated traffic volume and vehicle mix (automobiles, single axle trucks and double axle trucks).

2. The surface of all parking areas and drives shall be paved with concrete or by installing a suitable base surfaced with an asphaltic surface.

3. All parking areas and drives shall include concrete curbing. Where drainage is a factor at least six (6) inch curbs with eighteen (18) inch gutters shall be provided. Where drainage is not a factor a straight curb six (6) inches (without gutter) above the finished paving shall be provided. Parking lot islands and landscape enclosures shall be vertical barrier type curbed.

C. **Parking Area Lighting**.

Lighting for parking areas and driveways shall be consistent with that existing on the date of this Declaration.

II. LANDSCAPE CRITERIA

The construction, installation and maintenance of all landscaping on each Parcel shall, at a minimum, meet the Criteria hereinafter set forth and shall not conflict with any prohibitions set forth herein. Each Owner shall be responsible for the fulfillment of all requirements and specifications applicable to its Parcel as set forth herein.

A. **General Requirements**.

1. Each Owner shall submit or cause to be submitted to the Board of Trustees at least two (2) copies of detailed plans and specifications covering all proposed landscaping. Such plans and specifications shall include, among other things, the location, type, size and quantity of trees, plants and other landscape material proposed, along with common and botanical names, and shall show location, size and control of irrigation systems.

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2. All landscaping shall be designed, installed and maintained so as to conform to plans therefor which have been approved by the Board of Trustees. Landscaping shall be considered an integral part of construction on a Parcel and no construction on any Parcel shall proceed until and unless approval of the landscaping plans by the Board of Trustees has first been obtained. The installation of all landscaping required as a minimum for a Parcel shall be completed in conjunction with the completion of construction on the Parcel, weather permitting.

3. All landscaping shall be consistent with and in furtherance of the purposes set forth in the Declaration.

4. Any material change or addition to any initially completed landscaping which causes it not to conform to the approved plan or these Landscape Criteria is prohibited. Any changes or added landscaping shall be considered new landscaping for all purposes of the Declaration, including, without limitation, required approvals.

B. **Design and Installation Specifications**.

1. No tree or other planting shall be planted which is of a type of species, or in a location, which is apt to destroy, impair, or otherwise interfere with any street improvements, sidewalks, curbs, gutters, sewer, or other utilities or improvements.

2. No trees shall be used which are producers of dripping sap.

3. Islands for traffic control shall have plant material to soften glare.

4. Shrubs shall be low enough not to block motorist's views at corners.

5. Minimum planting requirements shall be as required by the City of Creve Coeur and/or St. Louis County, as applicable.

III. SCREENING REQUIREMENTS

The following are the minimum screening requirements which shall apply to construction and development on each Parcel. Each Owner shall be responsible for the fulfillment of these screening requirements as applicable to its Parcel.

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1. **Roof Structures and Appurtenances**:

All roof structures and appurtenances in excess of six (6) inches in diameter and twelve (12) inches in height shall be shielded or screened from observation from all elevations of the Parcels **[and all levels of buildings from time to time located within West Park]**. Such shielding or screening shall be in harmony with the building design.

2. **Loading Areas**.

Loading areas which are not screened visually from public view by a building or other approved structure shall be screened visually by a minimum eight (8) foot high solid fence, masonry wall, compact evergreen hedge or foliage screening.

3. **Waste Containers, etc**.

All exterior solid waste containers and container racks or stands shall be screened from public view.

4. **Adjacent Residential Areas**.

Where a Parcel is located adjacent to a residential area, the Parcel shall be screened visually from the residential area by a minimum six (6) foot high solid fence, masonry wall, compact evergreen hedge or foliage screening.

IV. SIGN CRITERIA

Except for tenants whose leases permit (as of the date of this Declaration) such tenant to erect signage which is inconsistent with the following criteria, all signs hereafter constructed on the exterior of buildings and in Common Areas shall conform to the following criteria:

A. **General Requirements**.

1. Painted lettering will not be permitted.

2. Flashing, blinking, moving, animated, smoke emitting or audible signs will not be permitted.

3. Free standing signs will not be permitted, except (i) the AMC Monument, and (ii) the "Entry Monument" so depicted on the Site Plan. Without limiting the foregoing, temporary "For Rent" signs shall not be permitted along Olive Boulevard, nor elsewhere within West Park.

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

4. All electrical signs shall bear the UL label, and their installation must comply with all code requirements.

5. No exposed conduit, tubing, lamps, ballast boxes or raceways will be permitted.

6. All cabinets, conductors, transformers and other equipment shall be concealed.

7. All exterior signs, bolts, fastenings and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass or bronze, and no black iron materials will be permitted.

8. All exterior letters or signs exposed to the weather shall be mounted so as to permit proper dirt and water drainage.

9. No labels will be permitted on the exposed surface of signs, except those required by local ordinance which shall be applied in an inconspicuous location.

B. **Design Requirements**

1. Tenants of the retail buildings on the Hancock Parcel ("**Tenants**") shall have identification signs designed as an integral part of the storefront in a manner compatible with and complimentary to adjacent and facing storefronts and the overall design concept of the retail buildings. Letter size and locations shall be within the physical limits of the storefront and, subject to the following size limitations, appropriately scaled and proportioned to the overall storefront design:

(a) size of letters shall not exceed a maximum height of 18 inches, nor be less than 9 inches.

(b) the entire span of all copy cannot be greater than 80% of the store width.

2. No signs perpendicular to the face of the building or storefront will be permitted.

3. No signs of any sort shall be permitted on canopy roofs or building roofs.

4. No sign, or any portion thereof, may project above the parapet or top of wall upon which it is mounted.

5. Tenant signs may only be individual interior illuminated channel letters; sign cabinets or facia signs will not be permitted.

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

6. All letters shall be fabricated from a minimum thickness of .090 aluminum backs, and a 4 inch deep .040 aluminum returns, spray painted with acrylic enamel (dark maroon) so as to match the metal window and door frames of building.

7. Faces shall be made of 3/16 inch thick white acrylic, with a 3/4 inch wide gold trim cap type return.

8. Letters shall be illuminated by various rows of 12mm 6500 white neon tubing so as to provide even illumination.

9. Letters shall be powered by 30ma low-profile type transformers.

10. Letters shall be attached to a 6" x 6" x .063 aluminum raceway, spray painted with acrylic enamel, so as to match the split concrete block facia of the building. Raceways and bottoms of letters shall line up with the raceway of the adjacent tenant's signs.

11. All fasteners, bolts, clips and brackets must be made of non-corrosive material and painted to match building.

12. Manufacturer's label or other identification will not be permitted on the exposed surface of signage.

C. **Miscellaneous Requirements**

1. Each Tenant will be permitted to place upon each entrance of its premises not more than one hundred and forty-four (144) square inches of gold leaf or decal application lettering not to exceed two inches (2") in height, indicating hours of business, emergency telephone numbers and like information.

2. Each Tenant who has a non-customer door for receiving merchandise may have uniformly applied on said door, in two inch (2") high block letters, the Tenant's name and store number.

3. Paper signs and/or stickers utilized as signs, as well as all signs of a temporary character or purpose, irrespective of the composition of the sign or material used therefor, will not be permitted, except AMC may employ professionally prepared paper signs within its poster cases.

D. **Restaurant Signage**

Any signage for a free standing restaurant shall be subject to the approval of all Owners.

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

E. ~~{Theatre}~~ [Theater] Signage

Material changes to the ~~{theatre}~~ [theater] signage shall be subject to the approval of all Owners. [Notwithstanding the above, the parties agree that they shall not unreasonably withhold their approval of changes in the theater signage so long as such change is done in conjunction with the change of the name of the theater chain operating the theater, and provided such replacement sign is similar in size and location to the sign being replaced.]

F. Facade Design

The exterior facade of any improvements located within West Park shall be architecturally compatible with (although not necessarily identical to) the exterior facade of other buildings within West Park.

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

EXHIBIT E

PLAN APPROVAL

Notwithstanding anything to the contrary contained in any provision of this Declaration, including any Exhibit, until Buildout has been completed, none of the following criteria and procedures shall apply to the construction on the Olive-Mason and/or Newco Parcel of any new building, parking structure, other improvements or modifications or renovations of any existing improvements on such Parcels ("Construction Work"). Until Buildout has been completed, neither Olive-Mason, nor Newco shall be required to comply with the plan approval procedures or plan approval criteria set forth in this Exhibit or elsewhere in this Declaration.

I. GENERAL REQUIREMENTS

A. No exterior construction on any Parcel shall proceed until and unless such written approval has been obtained from the Board of Trustees. All exterior construction on each Parcel shall be designed, performed and installed in accordance with the detailed plans and specifications therefor approved by the Board of Trustees.

B. Any exterior change proposed to any initially completed improvements on a Parcel and any additional exterior improvements proposed to be installed or constructed on a Parcel after initial construction which do not conform to the plans approved by the Board of Trustees, or any of the specific requirements of this Declaration is prohibited. Any changed or additional exterior work or construction is considered new for purposes and requirements of this Declaration including, without limitation, required approval by the Board of Trustees.

C. In the preparation of all plans and specifications for exterior construction on a Parcel, and in the performance of all exterior construction on a Parcel, the general design data standards, and criteria set forth in this Declaration, including, without limitation, all those set forth in Exhibit "D" shall be followed, unless applicable governmental specifications establish higher standards, in which case the higher governmental standards shall control.

D. All plans and specifications for all construction on each Parcel shall be prepared and performed so as to be consistent with and in furtherance of the general purposes of this Declaration.

E. Notwithstanding anything to the contrary set forth in this Declaration, neither the Board nor any Owner shall have approval rights with respect to interior alterations or ~~{Tenant Finish to Improvements}~~ **[tenant finish to improvements]** so long as such ~~{Tenant Finish or Interior Improvements}~~ **[tenant finish or interior improvements]** do not increase the number

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

of seats of the theater **[beyond 2992]** or do not modify the use of such building for a purpose contrary to this Declaration.

II. SUBMISSION AND APPROVAL OF PLANS

A. Each Owner shall submit to the Board of Trustees, for review and approval or disapproval, three sets of "preliminary plans and specifications" (sometimes referred to in the trade as "design development plans and specifications") for any exterior construction proposed on its Parcel, as prepared by a licensed architect or engineer, together with written notification of the address of the submitting Owner. The preliminary plans and specifications shall show all exterior work and improvements proposed and, where applicable, shall show all colors and materials, with samples thereof provided, all in sufficient detail to enable the Board of Trustees to make an informed judgment about the proposed work and improvements and the conformance thereof to this Declaration. Without limiting the foregoing, the preliminary plans and specifications shall include the following as applicable:

(i) A plat of survey of the Parcel to be developed, certified by a surveyor registered under the laws of the State of Missouri.

(ii) A site plan at a scale not to exceed 1"-50', showing building locations, locations of other structures, landscaping locations, signage locations, traffic patterns, traffic control signs, ingress/egress locations, truck dock locations, parking area design and layout, and parking and driveway lighting. The site plan shall tabulate necessary information, including, but not limited to, building size, number of parking spaces versus square footage of buildings, number of parking spaces required by this Declaration versus actual spaces, percent of site covered by buildings, and percent of site in green space.

(iii) Plans showing layout of all buildings and other improvements, elevations on all sides of each, renderings of each side, signage on each side and height of each side. Type of building materials shall be shown for each side. Color renderings of all sides and roof shall be provided. All rooftop equipment shall be shown and renderings for the screening thereof shall be shown. All storage areas, dock areas, waste receptacle areas and screening shall be shown.

(iv) Plans showing site grading, drainage and drainage systems, and utility lines (both existing and proposed), connections and loads.

(v) Landscape and irrigation system plans as called for by the Landscape Criteria in Exhibit "D" hereto.

(vi) Sign plans as called for by the Sign Criteria in Exhibit "D".

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

(vii) Exterior lighting plans.

(viii) Exterior material sample boards showing exterior materials to be used for all sides and roof of any building or other structure.

B. Upon approval of all preliminary plans and specifications by the Board of Trustees, the Parcel Owner who submitted them for approval shall cause to be prepared "final plans and specifications" (sometimes also referred to in the trade as "construction documents") conforming to the preliminary plans and specifications approved by the Board of Trustees and shall deliver three complete sets of the final plans and specifications to the Board of Trustees for review and approval or disapproval.

C. All required submissions of plans and specifications shall be made pursuant to Article XI (without copies to non-Owners).

D. If, upon review of any plans and specifications, the Board of Trustees disapproves any item or items of the plans or specifications based on the approval standards provided herein, the submitting Parcel Owner shall cause them to be appropriately amended to reflect such changes as the Board of Trustees may require and shall resubmit three sets of the amended plans to the Board of Trustees.

III. SPECIFIC CONSTRUCTION CRITERIA

A. No concrete block shall be used for the exterior of any building or other structure.

B. No metal buildings or structures shall be permitted unless faced with some other building material.

C. Sanitary sewer lines, storm sewer lines and other utility lines, conduits, ducts or systems shall not be constructed or maintained above ground level except to the extent so installed prior to the date of this Declaration. Design, construction, installation and maintenance of all landscaping, parking lots, driveways, screening, and signs shall be performed so as to conform to the criteria therefor as established by the Board of Trustees.

D. Approval by the Board of Trustees of any plans and specifications deviating from the specific requirements of this Declaration shall not constitute approval of the deviation unless the Board of Trustees is expressly given the right herein to approve the specific deviation. The Board of Trustees shall have no right to amend this Declaration.

E. All building improvements within West Park shall be designed to be architecturally compatible.

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

IV. PLAN APPROVALS

The Board of Trustees shall respond to all plan submissions pursuant to this Exhibit within twenty (20) days after receipt of the information required by this Exhibit, and if no response is timely given by the Board of Trustees, such submission shall be deemed approved. In the event the Board of Trustees objects to any submissions made by an Owner hereunder, such objection shall be made, stating the reasons therefor, within twenty (20) days after the Board's receipt of the requisite information. In the event an Owner is required to amend and resubmit information by reason of an objection from the Board, the Board shall respond to such resubmission within fifteen (15) days after receipt thereof. If the Board of Trustees fails to respond within the applicable time periods, the requesting Owner may record notice thereof in the St. Louis County, Missouri Recorder's Office and send a copy of such notice to the other Owners pursuant to Article XI and such recorded notice shall create a presumption of approval of the plans described in such notice.

V. PERFORMANCE OF CONSTRUCTION

All construction shall be performed in a diligent, good and workmanlike manner with the use of first class materials, in accordance with (a) all applicable building and zoning laws and all other laws, ordinances, orders, codes, rules, regulations and requirements of all federal, state, municipal, public and governmental agencies and governments (b) orders, rules and regulations of the National Board of Fire Underwriters or any other body now or hereafter constituted performing similar functions in St. Louis County, Missouri, and (c) the terms and provision of this Declaration.

VI. APPROVAL OF AMC PLANS

Notwithstanding any contrary provisions in Exhibits D or E, Hancock, Olive-Mason and Newco (i) acknowledge receipt of AMC's plans described on the attached Exhibit E-1 ("**AMC's Plans**"), (ii) approve AMC's Plans, and (iii) agree that to the best of their knowledge, such Plans comply with, and satisfy all of the requirements of Exhibits D and E.

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

EXHIBIT F

DETRIMENTAL CHARACTERISTICS PROHIBITED

No use or operation shall be made, conducted or permitted on any Parcel which use or operation is clearly objectionable to the development or operation of West Park. Included among the uses or operations that are prohibited because of their obvious interference with the maintenance of a balanced and diversified grouping of offices, a theater, stores, restaurants and related services, as well as their obvious detrimental effect upon the general appearance and enjoyment of West Park and conflict with reasonable standards of appearance, maintenance and housekeeping, are uses or operations that produce or are accompanied by one or more of the following characteristics, which list is merely illustrative and is not intended to be all inclusive;

(1) Any noise, litter, odor or other activity which may constitute a public or private nuisance;

(2) Any nuisance, incineration, obnoxious odor, unusual firing, explosion or other hazards;

(3) Any assembly, manufacturer, distillation, refining, smelting, industrial, warehouse, agricultural, drilling or mining operation;

(4) Any trailer court, mobile home park, labor camp, junk yard, stock yard or animal raising (other than pet shops and veterinarians);

(5) Any dumping, disposal, incineration or reduction of garbage or refuse other than handling or reducing such waste if produced on premises from authorized uses and if handled in a clean, acceptable manner;

(6) Any "second hand" store, "surplus" store, thrift store or liquidation outlet;

(7) Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation (but this provision shall not restrict the absolute freedom of a Tenant to determine its own selling prices, nor shall it preclude the conduct of periodic seasonal, sales promotional or clearance sales or legitimate going out of business sales);

(8) Any central laundry, dry cleaning plant, or laundromat; PROVIDED, HOWEVER, this prohibition shall not be applicable to on-site service oriented to pickup and delivery by the ultimate consumer, including nominal supporting facilities;

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

(9) Any automobile, truck, trailer or recreational vehicles sales, leasing, storage, display or body shop repair operation;

(10) Any bowling alley or skating rink;

(11) Any living quarters, sleeping apartments, or lodging rooms;

(12) Any veterinary hospital or animal raising facilities (except that this prohibition shall not prohibit pet shops and shall not prohibit the provision of veterinary services in connection with pet shops or pet supply businesses);

(13) Any mortuary or funeral home;

(14) Any establishment selling or exhibiting paraphernalia for use with illicit drugs, any so-called "head shop", any establishment selling or exhibiting materials or devices which are adjudicated to be pornographic by a court of competent jurisdiction, and any adult book store, or adult video store, except that this restriction shall not preclude the sale or rental of adult books or videos as an incidental part of the business of a bona fide book or video sale or rental store (or book or video department of a store);

(15) Any flea market, massage parlor, carnival or circus, car wash, or pool or billiard hall;

(16) Any gambling facility or operation, including, but not limited to: off-track or sports betting parlor; table games such as black-jack or poker; slot machines, video poker/black-jack/keno machines or similar devices; or bingo hall; and

(17) Any free standing fast food restaurant (i.e., restaurant which does not offer table service).

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

EXHIBIT I

PERMITTED USES

I. OLIVE-MASON PARCEL

1. Office purposes.

2. Any other retail, restaurant or service use customarily found in similar office buildings in the St. Louis Metropolitan Area.

II. HANCOCK PARCEL

1. Office purposes.

2. Any other retail, restaurant or service use customarily found in community oriented strip shopping centers in the St. Louis Metropolitan Area.

III. AMC MAIN PARCEL

1. Primarily for the operation of a theater and auditorium for presentation of motion pictures, telecasts and other audio visual presentations, and for meetings and other public presentations and entertainment, and for (i) the incidental sale therein of food, beverages and refreshments normally sold in theater concession stands operated in other theaters of AMC and its affiliates, (ii) the incidental sale or rental (or both) of video cassettes and disks, (iii) the incidental sale of records, compact disks, books, magazines, toys or novelties sold in connection with a particular presentation, and (iv) the incidental sale of other goods, wares, merchandise and services in connection with a particular presentation. The use of electronic video, pinball or other arcade games shall not be a Permitted Use.

Except for describing Permitted Uses, nothing set forth in this Exhibit shall be deemed to modify the other provisions of this Declaration.

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)

SUBORDINATION OF DEED OF TRUST AND ASSIGNMENT OF LEASES

The undersigned warrants and represents that it is the holder of the Promissory Note described in and secured by that certain Deed of Trust and Security Agreement dated as of June 25, 1992, recorded in Book 9360, Page 429 in the Office of the Recorder of Deeds of St. Louis County, Missouri ("Deed of Trust") and that certain Assignment of Leases and Rents and Other Income dated as of June 25, 1992, recorded in Book 9360, Page 457 in the Office of the Recorder of Deeds of St. Louis County, Missouri ("Assignment of Leases"). The undersigned hereby subordinates the lien of the Deed of Trust and the Assignment of Leases to the terms of the foregoing Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Subordination as of the _____ day of ~~{_____}~~**[March]**, 1996.

FIRST INTERSTATE ~~{COMMERCIAL MORTGAGE COMPANY}~~ **[BANK OF CALIFORNIA]**

By_____

STATE OF _____)
) SS:
COUNTY OF _____)

On this ____ day of _____, 1996, before me appeared _____, to me personally known, who, being by me duly sworn did say that _____ is the _____ of First Interstate ~~{Commercial Mortgage Company, a Delaware corporation}~~ **[Bank of California]**, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and he acknowledged said instrument to be the free act and deed of said corporation.

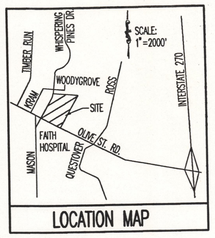
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

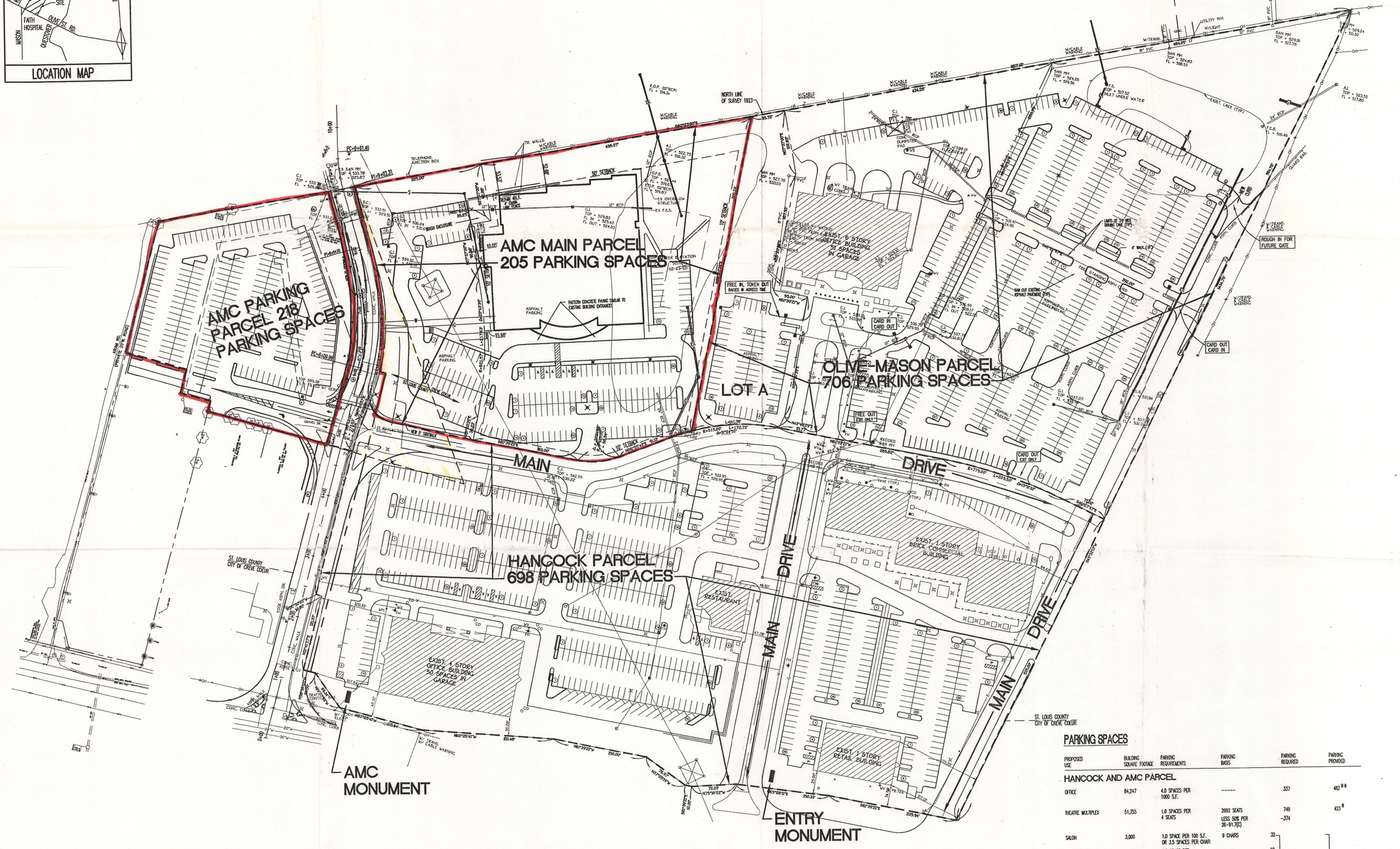
_____
Notary Public

My commission expires:

_____

Attachment: 1996-03-15 Revised Restated Declaration of Covenants, Easements & Restrictions Report (#19-018: Edge @West Park)





PARKING SPACES

PROPOSED USE	BUILDING SQUARE FOOTAGE	PARKING REQUIREMENTS	PARKING BASIS	PARKING REQUIRED	PARKING PROVIDED
HANCOCK AND AMC PARCEL					
OFFICE	84,247	4.0 SPACES PER 1000 S.F.	-----	337	482**
THEATRE MULTIPLEX	51,755	1.0 SPACES PER 4 SEATS	2992 SEATS	748	423*
			LESS 50% PER 26-91.7(C)	-374	
SALON	3,000	1.0 SPACE PER 100 S.F. OR 3.5 SPACES PER CHAIR	9 CHAIRS	32	216
DRY CLEANER	1,500	1.0 SPACE PER 150 S.F.	-----	10	
RETAIL	26,055	6.0 SPACES PER 1000 S.F.	-----	157	
RESTAURANTS	3,375	20.0 SPACES PER 1000 S.F. PLUS	32 OUTDOOR SEATS	72	
	5,600	1.0 SPACES PER 8 OUTDOOR SEATS	154 OUTDOOR SEATS	132	
			TOTAL FOR HANCOCK AND AMC	1,114	1,121**
OLIVE-MASON PARCEL					
OFFICE	126,000	4.0 SPACES PER 1000 S.F.		504	706**

* INCLUDES 218 SPACES LOCATED WEST OF WHISPERING PINES DRIVE

** INCLUDES GARAGES

TYPICAL PARKING STALL DIMENSIONS
EAST OF WHISPERING PINES DRIVE
9'x19' WITH 24' AISLES
WEST OF WHISPERING PINES DRIVE
9'x19' WITH 22' AISLES.

THE MIDLAND GROUP, INC.
12655 OLIVE STREET ROAD
ST. LOUIS, MO 63141
PHONE NO. (314)576-1900

EDM Consulting Engineers Inc.
PROJECT MANAGERS & ENGINEERS
220 MANSION HOUSE ST. LOUIS, MISSOURI 63102
314/231-5485

PARKING PLAN
WEST PARK CENTER

Revisions		
No.	Date	By
Dr. JEK	Ck. SMS	

Date 3-20-96
Job No. 93373.03
Sheet No.

EXHIBIT C-1

C:\93373\EXHIBC-1 1=60 30X42
3-20-96

Attachment: 1996-03-20_Parking Plan_Exhibit C-1 (19-018: Edge @West Park)

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #19-019 FOR AMENDED SITE CONCEPT PLAN, CONDOMINIUM PLAT ADJUSTMENT, AND SITE DEVELOPMENT PLAN APPROVAL FOR EDGE @ BRDG PARK, DANFORTH PLANT SCIENCE CENTER, OFFICE AND LAB BUILDING

FOR THE MEETING OF: Monday, May 20, 2019

LOCATION: 975 North Warson Road. The subject property is zoned RO-Research and Office Park District.

REQUEST: George Stock, Stock & Associates Consulting engineers, Inc, on behalf of Edge @BRDG, LLC, has submitted an application for a new four story, 163,576 square foot office, and lab space building within the BRDG Park area within the Danforth Plant Science Center Campus. Condominium/Boundary Adjustment Plats, Site Concept and Site Development Plan approval by the Planning and Zoning Commission are required for all proposed developments within the RO District. City Council action is not required. The "RO" district is intended for the development of large-scale office parks which include extensive laboratories and other similar scientific research facilities.

ADDITIONAL INFORMATION: The Planning and Zoning Commission approved the original Danforth Plant Science Center Site Concept Plan (DPSC) on July 19, 1999. The DPSC opened in 2001. In 2003 the Planning and Zoning Commission approved the amended Site Concept Plan for three buildings, in the northeast corner of the site. In August of 2005, the City Council approved Ordinance Number 3075 to subdivide the 42+ acre parcel into 2 lots, creating the North 8 parcel, referred to as BRDG Park. The Wexford building received approval in 2007. The concept plan was again revised in 2014 for the expansion of the Danforth Building, and again in January 2019 for the greenhouse additions.

Key Issues:
- Does the request integrate with the approved concept plan?
- Does the request further the goals and/or implement the Comprehensive Plan?

Comprehensive Plan References
- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan
- Design Guidelines

Zoning Code References
- Section 405.330 "RO" Research and Office Park District
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Edge @BRDG, LLC
c/o Lawrence R Chapman, Manager
1600 S. Brentwood Boulevard,
Suite 770
St. Louis, MO 63144

APPLICANT'S REPRESENTATIVE: George Stock
Stock & Associates Consulting Engineers, Inc.
257 Chesterfield Business Parkway
Chesterfield, MO 63005

REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 05/14/2019
ATTACHMENTS: Applicant's Materials received May 10, 2019 and Revised Elevations email on May 16, 2019

Attachment: 19-019.EDGE at BRDG PARK.Staff Report.5-20-2019 (#19-019: Edge @ BRDG Park)

PROPOSAL

The Applicants are seeking to update the Site Concept Plan for the Danforth Plant Science Center and Wexford/BRDG Park Campus and the condominium plat for the North Nine, and the site development plan approval for a new 163,575 square foot, four-story building along N. Warson Road, with the addition of 190 parking spaces. The revised Site Concept Plan maintains the existing Danforth Building as currently built, the greenhouse approved earlier this year, and the Wexford/BRDG Park Building, a 32,424 sq. ft. Phased Development Area II, showing a four-story 86,400 sq. ft. building, between the existing building and the proposed, and a future five story parking garage over the proposed parking as shown on the original site concept plan from 2007. The original concept for the building was a four-story, 105,700 square foot building along N. Warson that was initially Phase III, that is currently proposed as a four-story 163,575 sq. ft. building. The proposal will reconfigure the existing parking, remove 242 spaces and replacing with 432 spaces, for a total of 900 parking spaces for the overall campus.

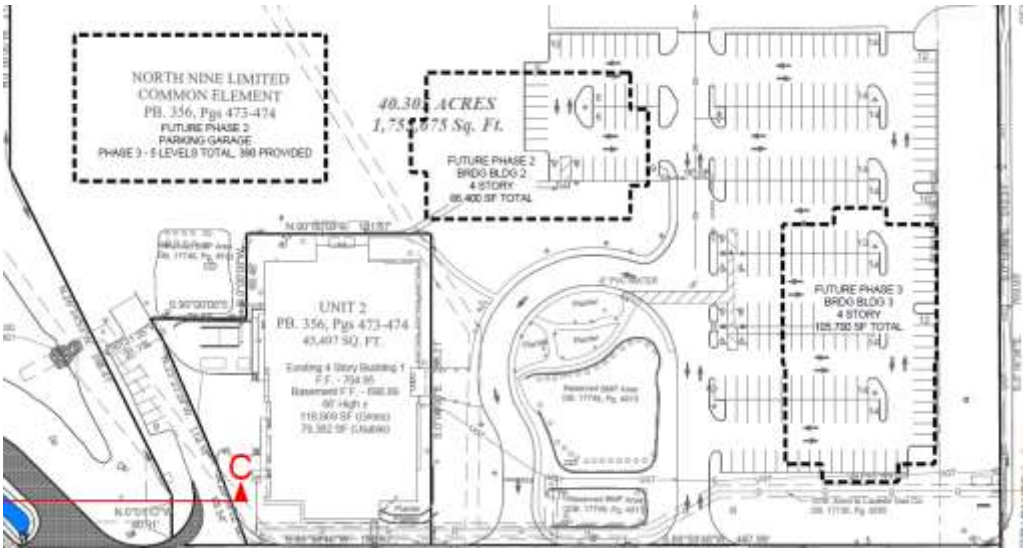


Figure 1: Close-up of the prior approved site concept plan for the North BRDG Park area.

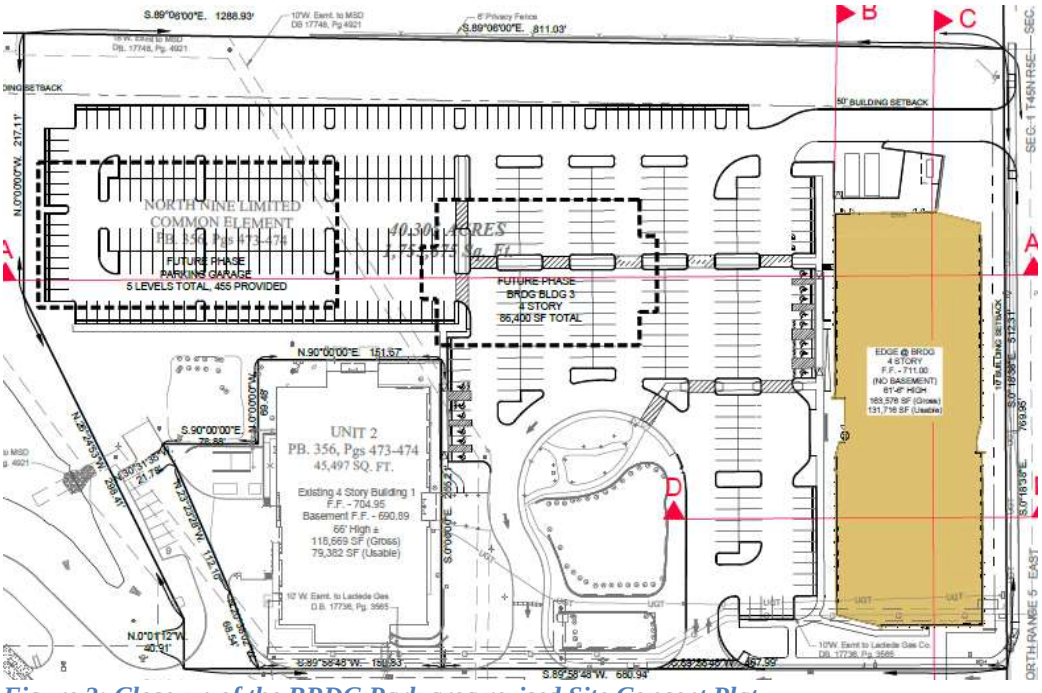


Figure 2: Close-up of the BRDG Park area revised Site Concept Plat

Attachment: 19-019.EDGE at BRDG PARK.Staff Report.5-20-2019 (#19-019: Edge @ BRDG Park)

The Condominium Plat
The Condominium Plat has been revised to reflect the new development, and provide for the common elements of the site, such as the parking and stormwater areas, and breaks out each of the buildings into units within the overall Danforth Plant Science Center/BRDG Park Campus. Staff found no issues with the proposed plat and recommends approval.

Proposed Edge @ BRDG Site Development Plan
The proposed building materials include an architectural load bearing concrete panel, with a thin dark brick inlay on the lower level on the north portion of the building, and a lighter brick inlay on the southern half that will be consistent with the color of the existing Wexford Building at BRDG Park. The proposal includes a IPE wood finish on the inside face of the fin and underside of cornice that will also have a reddish tone to it, and accent colors in yellow and a terracotta orange color, that will be similar to the terracotta on the Danforth PSC Building, around the windows. The roof consists of anodized aluminum panels in a silver finish, as well as in several accents around the windows, to be consistent with the other buildings on the Danforth Campus.

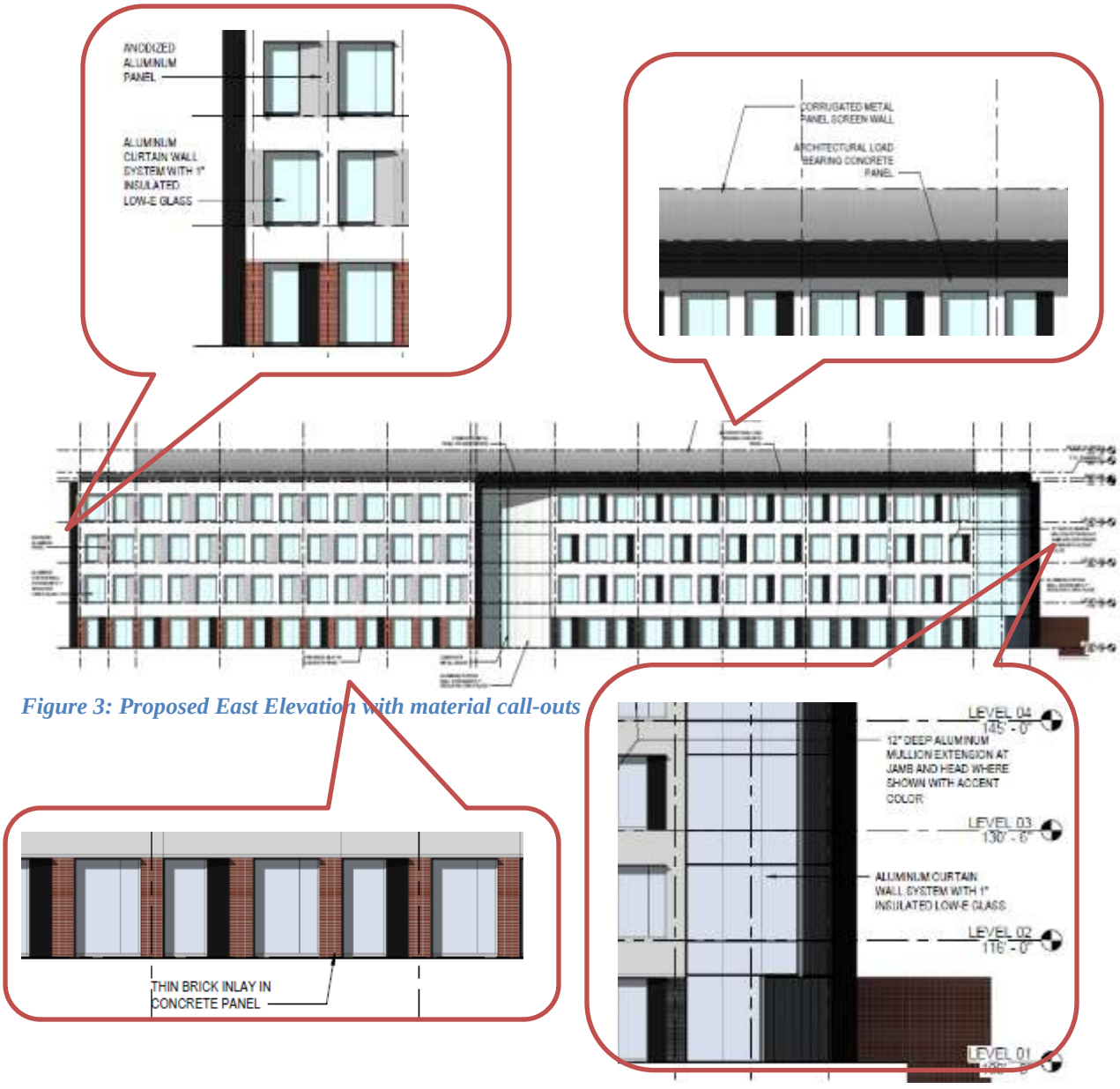


Figure 3: Proposed East Elevation with material call-outs

Attachment: 19-019.EDGE at BRDG PARK.Staff Report.5-20-2019 (#19-019: Edge @ BRDG Park)

Figure 4: Proposed West Elevation

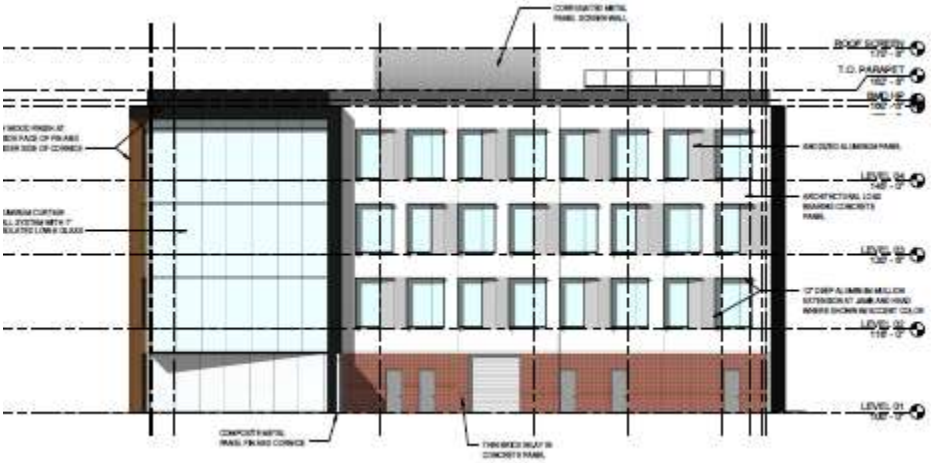


Figure 5: Proposed North Elevation

Figure 6: Proposed South Elevation

Attachment: 19-019.EDGE at BRDG PARK.Staff Report.5-20-2019 (#19-019: Edge @ BRDG Park)

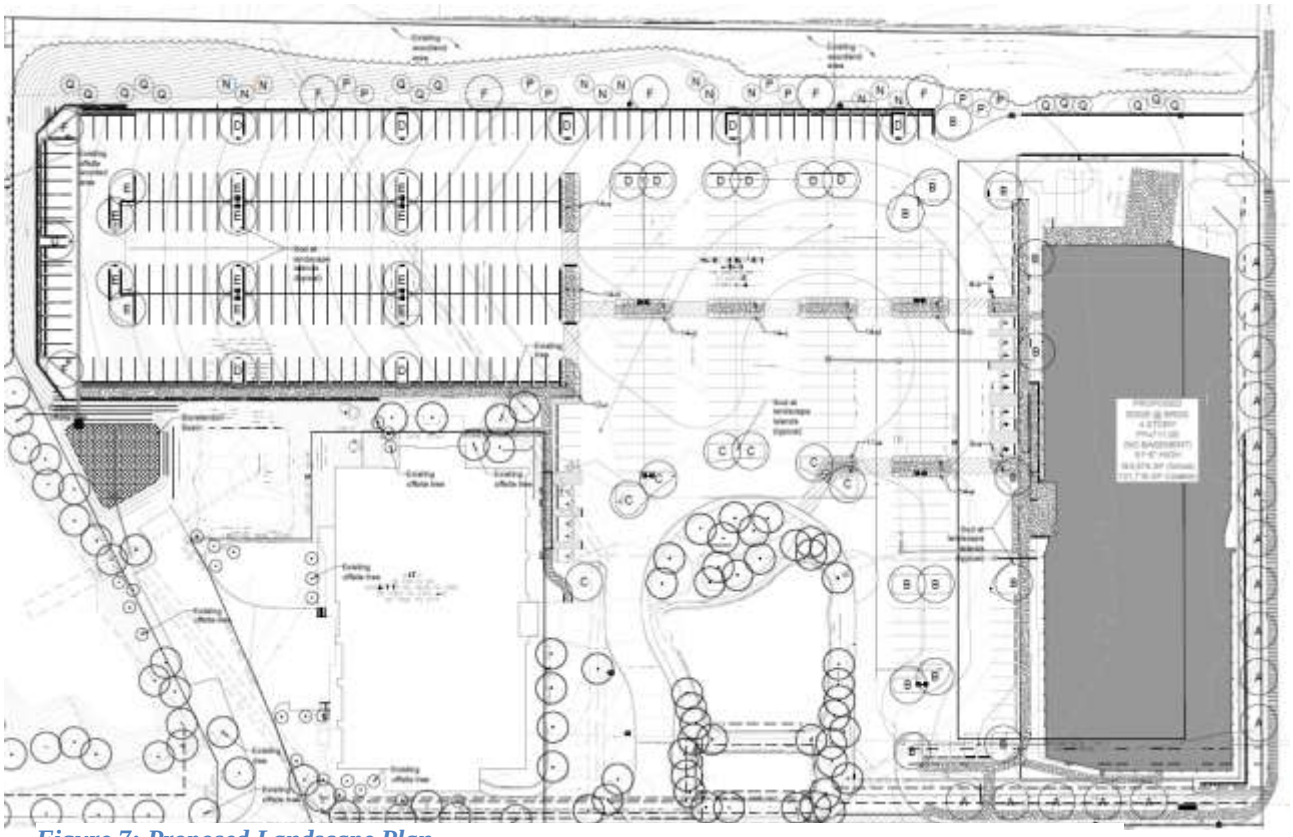


Figure 7: Proposed Landscape Plan

LAND USE AND ZONING OF SURROUNDING PROPERTIES
The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Warson Village Apartments / Missouri American Water Co.	AR-Attached Single Family Residential / LI-Light Industrial District	N/A
South	St. Paul's Evangelical Church; and Monsanto East campus	"GC" General Commercial District, "RO" Research and Office Park District respectively	N/A; Olive Boulevard respectively
East	Single-Family residences	City of Olivette, Single Family Residential	N. Warson Road
West	Missouri American Water Company	"GC" General Commercial District	NA

COMPREHENSIVE PLAN REVIEW
The PSC campus has been part of intensive planning efforts recently including the *Creve Coeur 2030* Plan and the 39N Master Plan to further the development of the plant science/ag-tech industry in the area. In the *Creve Coeur 2030* Plan, the PSC is within the Mixed-Use Innovation Campus District with a vision for a sustainable hub for cutting-edge research, job opportunities, and community amenities that encourages innovation, collaboration, and entrepreneurship in vibrant, mixed-use environment as part of the plant science and agricultural technology industry (p. 96). The proposed development is consistent with this recommendation and provides for a significant new infill development into the Danforth Campus.

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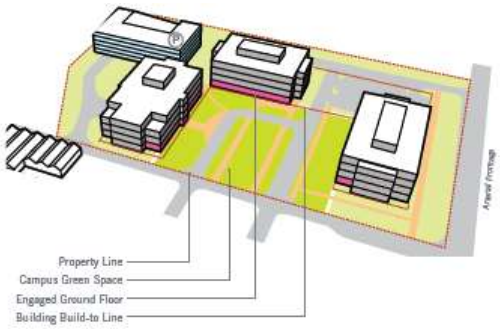
39N MASTER PLAN

The 39N Master Plan includes the need for expanding research and innovation infrastructure and was identified as a priority for the district. This includes elements internal to the district, such as expanding shared research facilities and elements external to the district, such as initiatives that engage with resources and opportunities in the St. Louis area (p. 21). Throughout the plan it discusses the use of sustainable practices, and native grasses and forbs prairie design to promote the image of the area, noting that over four acres of native grasses and forbs exposes district visitors to the important role that prairie grasses and cereal crops play in agriculture along with the contributions of cutting-edge science and technology. These areas within 39N, along with Stacy Park and Warson Park immediately adjacent to Warson Road, house the biodiversity and ecological systems which the Master Plan intends to promote and celebrate. (Page 30).

Additionally, Warson Road is identified as an Arterial Frontage that are important to shaping first impressions of the district (p. 64). The Danforth Campus is shown as being defined by being pedestrian and bike friendly with building organized around interconnected green space. (p. 65)



Campus Area

Figure 8: Close-up Development Guidelines for Primary Secondary and Arterial Frontage image on page 64 and the Campus Area Recommendations on p. 65 of the 39N Master Plan, p. 65 on the right

In an effort to move the development toward the goals and objectives of the plan, staff recommends that the landscape plan be revised to incorporate similar native plant material as found in other areas of the campus to bring further the identity to the district within the Danforth/BRDG Campus.

DESIGN GUIDELINES REVIEW

The City's Design Guidelines recommend, as part of the Danforth BRDG Park Campus, that architectural design should be compatible with the development character of the neighborhood area. Design compatibility includes complementary building style, form, size, color and materials. Multiple building on the same site are to be designed to create a cohesive visual relationship between building and building color should reinforce the visual character of the environment of the proposed buildings, (p. 9, Relationship to Neighboring Development). While not seeking to mimic the design of the existing buildings, the proposed building should seek to provide for a more cohesive design with the existing Wexford and Danforth Plant Science Center, by carrying some of the materials, and elements over to a greater extent that is currently proposed. Similar roof top screening materials as on the Danforth and Wexford buildings, replacing the flat concrete with similar metal panel, of brick and/or terracotta would move the design toward the recommendations of the Design Guidelines.

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Figure 9: South Elevation from the Danforth Building expansion in 2014. The main building material fixtures natural terracotta panels.

Figure 10: East Elevation from 2009 of Wexford Building in BRDG Park that utilizes a similar silver metal features as on the Danforth Plant Science Building, and a brick in a similar color as the natural terracotta panels.

Figure 11: Applicant's renderings along N. Warson Road of the proposed building, and the west elevation rendering

Additionally, the Design Guidelines recommend a diversity of high quality architectural design, where the priory building entrance should be clearly defined and provide a sense of entry, and should be oriented to the street. Special detail should be given to the design of buildings at street level against the use of "corporate" or franchise style. (p.8)

The Applicant has proposed a similar design for the West Park Development, but the elevations have been revised to address Staff's comments regarding consistency with the other buildings on the Danforth/BRDG Park Campus. The Applicants are proposing the following:

- Ground level thin brick color chosen to be more brown in color with reddish ironspot that will be close to the adjacent building color tone on SE and NW corner of building. The darker brick will be on the SW and NE corners, of the building, that adds greater interest and a change in the plane to break up the massing, as well as incorporates the mix of darker and lighter colors that were utilized on the theater building for on the Danforth Expansion building;

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Figure 12: Close-up of the elevation of the Theater space showing the mix of darker and terracotta colors on the building.

- The orange accents on the building will be a terracotta color that will match the Danforth Building;
- Seating and bike racks similar to those in front of the Wexford Building will also be placed at the entrance plaza for the proposed building.
- Proposed clear anodized metal panel accent between windows above floors (please refer new rendering from SE corner at Warson) that are the same material on the Wexford building; and,
- Roof screen metal panel will be proposed with minimal profile that has more flat area. Will use clear anodized color to match buildings in campus.

Landscaping

As discussed above, the 39N Master Plan promotes the use of native grasses and trees and incorporating this character feature throughout the area. The City's Design Guidelines strongly encourage high quality landscaping that accentuates the building and site, and softens the effects of parking area. All landscaping plans should exhibit a clear design concept. The building should be incorporated into the landscape design; and there should be a consistency of design throughout a development (p. 15). The proposed landscape lacks the cohesive design with the same variety or detail as recommended by the Design Guidelines and the 39N Master Plan. Incorporating some design elements and similar plant materials as found elsewhere on the Danforth campus is recommended. Further, additional plant material is needed adjacent to the building on both sides to soften the building.

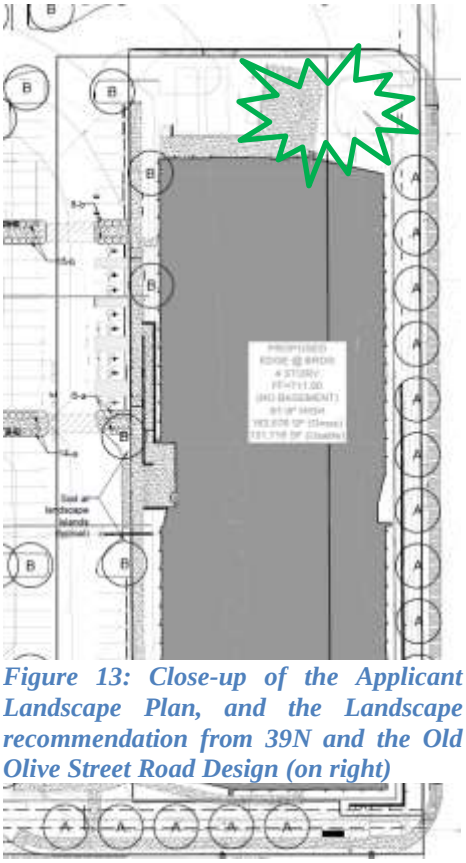

Figure 13: Close-up of the Applicant Landscape Plan, and the Landscape recommendation from 39N and the Old Olive Street Road Design (on right)

Additional landscaping is needed to provide a softening of the delivery areas at the north side of the building. The City's Design Guidelines state that building equipment and utilities are to be located, designed, and/or screened to minimize visual impact on public streets, surface parking lots and neighboring properties. In large commercial developments, service and loading areas should be separated from main circulation and parking areas and away from public streets. (Ch. 2, F. Building Services, p. 10). Further, Accessory buildings or facilities such as trash enclosures, storage and utility buildings are to be designed to directly relate in material, character and detail to the primary building(s) on the site. (Ch. 3, E. Accessory Buildings and Facilities, p. 14).

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The Applicant has included a brick wall to screen the loading area that will be a similar brick as the lower level of the building. However, Staff recommends that additional plant material be provided along the north elevation to screen and soften the appearance of the loading area as well. Information regarding the retaining wall along the southeast corner of the building along N. Warson and around the entrance has not been provided at this time. The Applicants have indicated that they are still reviewing how the wall will be viewed by the tenants inside the building, and at a minimum will match the existing retaining walls throughout the campus. A safety barrier along the top of the wall will be necessary. Staff has included a condition of approval that the Landscape Plan be revised to meet with these recommendations, and that the retaining wall be consistent with the design of the walls established on the campus, for the Zoning Administrator's approval. The safety barrier will be a black wrought iron style.

Staff finds, that overall, the proposal meets with the recommendations of the Design Guidelines, the Comprehensive Plan and the 39N Master Plan to large degrees. The building is appropriately placed to be consistent with the prior approved Site Concept Plan for the Campus and with the recommendations of the 39N Master Plan. Efforts to tie the development into the existing campus have been addressed, with the exceptions for further refinement to the landscape plan as previously discussed.

ZONING REVIEW

Per the stated purpose in Section 405.330, the RO-Research and Office Park District is intended to provide, by site concept and site development plan approval, for the planned development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. All development within the RO District requires Planning and Zoning Commission approval, as follows:

> Section 405.330(D) *Site Concept and Site Development Plan Required*. Site concept and site development plan approval by the Planning and Zoning Commission shall be required for all proposed developments within the "RO" District as provided for in Section 405.1080

A site concept plan is intended to provide a basis for reviewing future site development plans which will include items such as landscaping, tree preservation, site grading, and stormwater management. The applicant is required to submit site development plans for each phase of the concept plan. The individual site plans will provide more detailed information including architectural elevations, landscape plans, and specific information on the building's use, bulk, and placement. The site concept plan review is limited to the review of the location and general size of buildings on the site, land use, access, coverage of buildings and parking areas, topography and drainage.

The Applicant's Site Concept Plan includes a breakdown of the existing, proposed, and future site development plans, including the future Greenhouse D and E expansions, and the future BRDG/Wexford building and parking structure. The RO District has a maximum site coverage of 60%. At full future buildout, anticipated site coverage is expected to be 45%, with a floor area ration of 0.33, where 0.5 is allowed. The request for site development plan approval with this application for the new building along Warson Road and the parking lot addition, increases the current site coverage to 45%, and a floor area ratio of 0.28. The building is largely consistent with the prior concept plan with the three buildings surrounding the courtyard.

The bulk building regulations under Section 405.330(E)(3)(a) Maximum Structure Height states that "no building or structure shall exceed six stories or 90 feet except to the extent provided in this Section. In the course of approving a site development plan in this district, according to Section 405.1080, "Site Concept, Site Development and Minor Site Plan Approval", the City may allow and approve a building or structure in this district over six (6) stories with a maximum height of eight hundred forty (840) feet above mean sea level for buildings or structures entirely within five hundred twenty-seven (527) feet north or south of the centerline of Olive Street Road. The City in connection with any such approval for increased building and structure height shall make a finding that such approval does not adversely affect any adjoining properties, complies with all sky exposure plan requirements, and promotes good planning practice. Properties in this district adjacent to any single-family residential zoning district shall meet a sky

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exposure plane requirement. The sky exposure plane will be measured from a line located forty-five (45) feet above grade and one hundred (100) feet from the property line on the non-residential site, and will have a slope of thirty degrees (30°) toward the center of the site. No portion of the building or structure shall penetrate this sky exposure plane."

The proposed building is four floors, with a total height of 61.5 feet. The property to the north is zoned AR-Attached Single Family Residential. The Applicant has provided a cross section of the building showing that it will meet with the sky exposure plane.

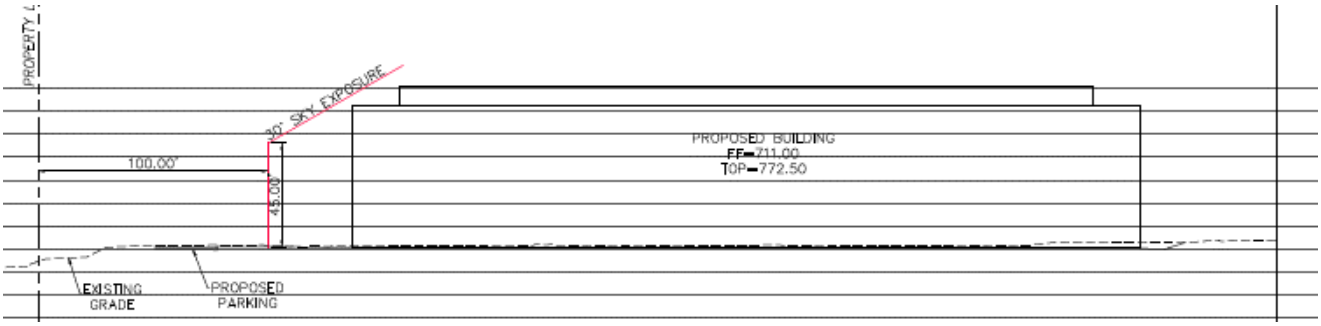

Figure 14: Close-up of the Cross-Section C-C showing the sky exposure plane to the property to the north.

The setback along N. Warson under Section 405.330(E)(4)(a) states that no building or structure shall be located closer than ten (10) feet from a public right-of-way. In the event that parking is to be located in front of a building or structure, said building or structure shall be set back a minimum of fifty (50) feet from the right-of-way. The provisions of Section 405.240 shall prevail where applicable on major streets and highways. In every instance, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in abutting public right-of-way, and with landscaping including, but not limited to, deciduous shade street trees at regular intervals. The side and rear yard is 50 feet, and the Buffer yard where adjacent to a single-family residential zoning district requires a minimum of 50 feet, where such area shall not contain any impervious surface and shall be landscaped and provided with other screening devices as deemed appropriate by the Planning and Zoning Commission.

The building is 19.34 feet from N. Warson Road, with the north service drive at the 50 foot buffer. The building is at 136.02 feet from the north property, with the proposed generator and dumpsters and loading area at approximately 83 feet from the north property line. Therefore, the proposal meets with the zoning regulations for the district.

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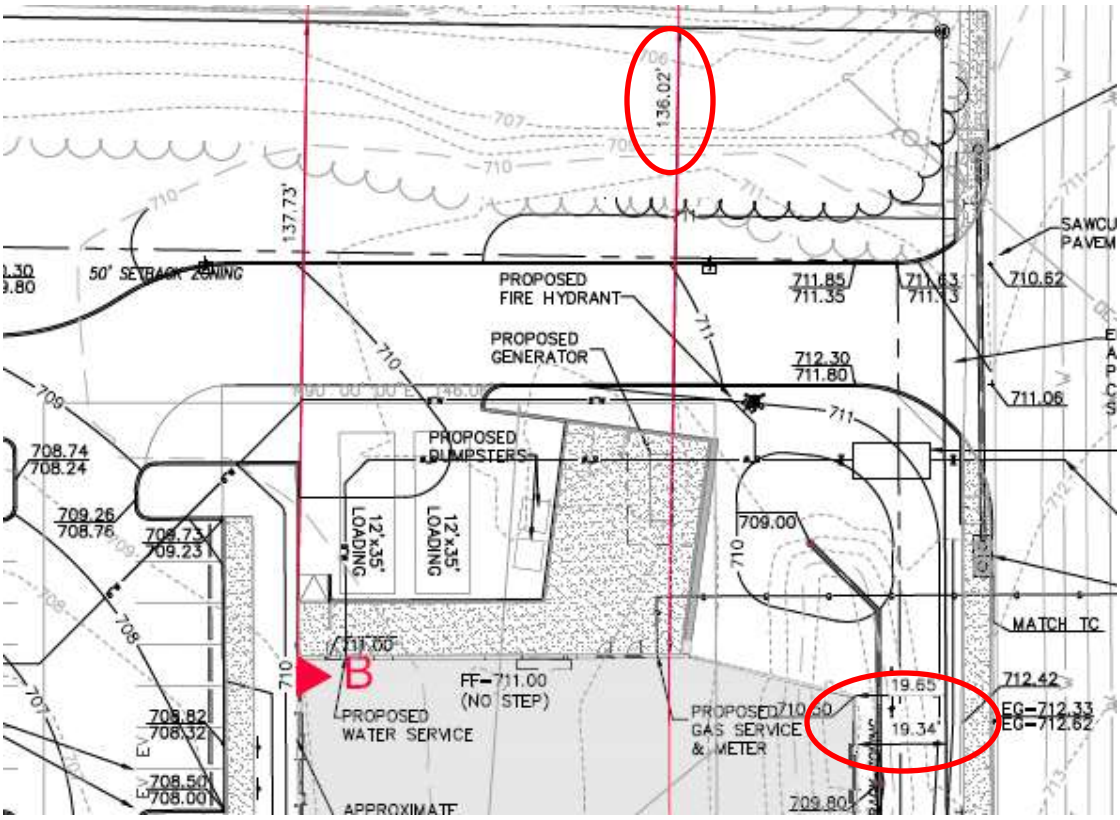

Figure 15: Close-up of the site plan showing the buffer yard and building setbacks.

Landscaping

Section 405.540 Landscaping requires that in addition to any landscaped front, back or side yard areas required by this or any other Section, a minimum of ten square feet of interior landscaped area shall be provided within the parking lot for each 350 square feet of paved area within the parking lot including parking spaces and driving aisles. The landscaping shall be in one (1) or more areas so as to minimize and reduce the apparent size of parking areas. Additionally, a minimum of 1 street tree every lineal feet, and one deciduous shade tree for each separated interior landscaped area, with a minimum of two trees for every 100 lineal feet for each parking row. The Landscape plan indicates that of the 149,646 square feet of parking lot paved area, 4,275 square feet of interior landscaped area is required, and 11,789 square feet of interior landscaped area is provided. However due to the placement of the sidewalk, several of the landscape islands are missing the required shade trees, therefore Staff has included a condition of approval that the sidewalks shall be shifted to one side to provide for the appropriate trees within these areas.

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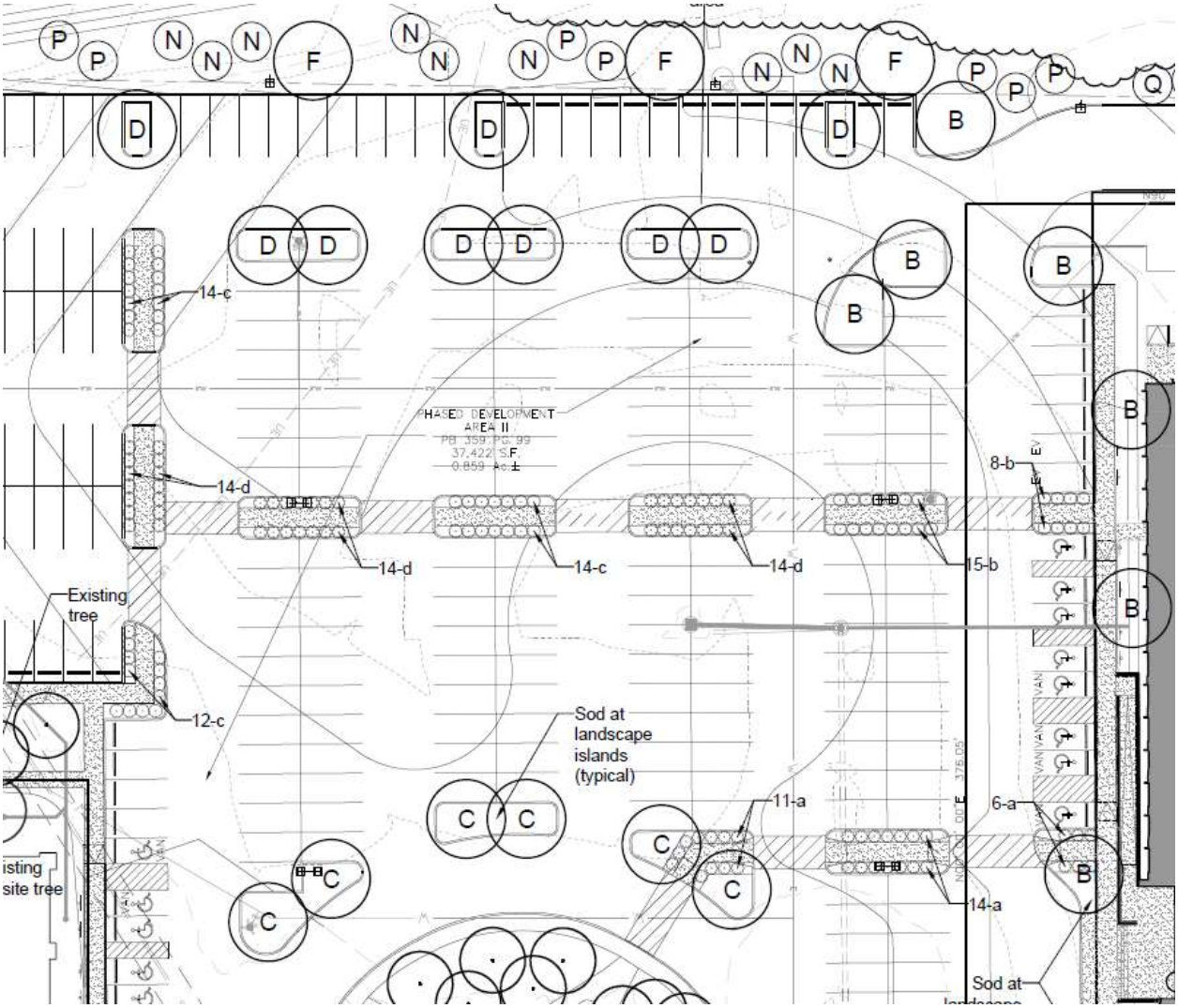

Figure 16: Close-up of the Landscape Plan of the islands missing the shade trees, due to the center placement of the walkway. Staff has recommended that the walkways are to be shifted to accommodate the required Street Trees

Lighting

The Applicant submitted a photometric plan indicating that lighting will not be cast upon adjacent property or public right-of-way in compliance with Section 405.680. The Applicant has indicated that the light fixture is a GLEON LED style fixture that meets with the Zoning Code requirements for being down cast. A color of the fixture was not indicated. The cut-sheet indicates that the standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic, and custom color matches available. The existing parking lot lighting is a Gullwing LED fixture in a light grey color. The Applicant has indicated that the color will be similar to the fixtures on the campus, but that the head of the fixture is shaped different. Staff recommends that the Applicant utilize the same light fixture throughout the campus to create a more cohesive design, or that the proposed light fixtures are to be a light silver color to match those on the campus.

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Figure 17: Proposed Gleon Parking Lot Light Fixture, with the existing Gullwing LED Lighting on the campus.

Parking

The current site includes 711 spaces including the phantom parking approved with the DPSC Expansion in 2014. The proposal will remove 242 spaces and replace with 429 spaces for a total of 898. For a 163,576 square foot building, where the usable space is 131,716 square feet , the required parking for research and development facility is 1 parking space per 400 square feet of floor area, per Section 405.820(E)(1)(a) of the Required Off-Street Parking Spaces. Thus, for this building, the required parking is 330 spaces. For the entire campus, the required parking is 895, thus the proposal is showing a surplus of 3 spaces. (A minor typo on the site development plan indicated that the required number was 898, where the site concept plan had the correct required number of 895).

In 2014 with the expansion of the Danforth PSC in order to utilize the "phantom" parking option for 20 spaces along the west portion of the parking lot, a daily parking lot saturation counts of the existing parking lot since July 2010-the end of 2013 was provided that shows the site rarely exceeded 60% and had yet to exceed 70% saturation.

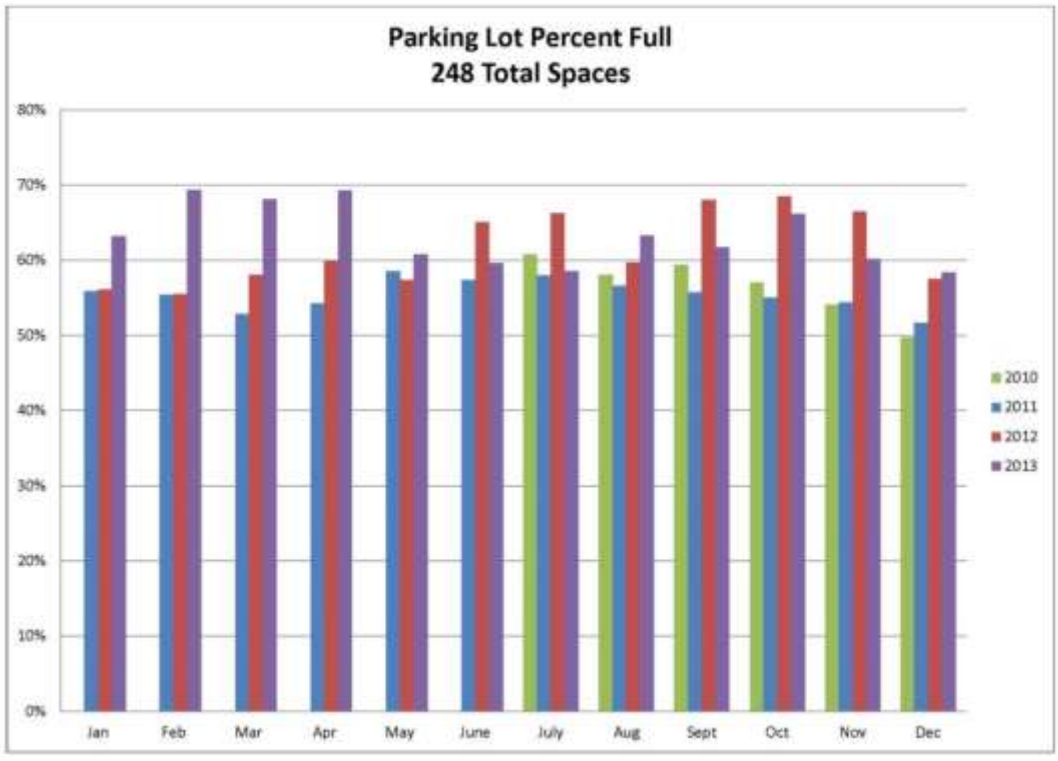

Figure 18: Parking Saturation Table from July 2010-2014, utilized for the Phantom Parking approval in 2014.

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Therefore, Staff does not anticipate a parking problem with this development. However, as indicated in the Site Concept Plan, a parking structure may be required to accommodate a future building.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL

Staff finds that with a few minor exceptions the proposal meets with the Comprehensive Plan, Design Guidelines, and the 39N Master Plan, as well as with the Zoning Regulations. It should also be noted that the Applicant has indicated that they are still in discussion with the major tenant regarding their space needs, and as such, the final proposal may lower the building from four to three floors. Staff has provided conditions below, that also include Staff approval of the lowering the overall building height to three floors, if requested by the Applicant:

1. The Applicant shall submit Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," and the Landscape Plan received May 10, 2019, as bound together and submitted in conjunction with Application #19-019 by Stock and Associates, except as modified below.
2. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the Elevations received May 10, 2019, as bound together and submitted in conjunction with Application #19-019 by Stock and Associates, except as modified below.
3. Staff shall have the authority to approve a lower height of the building upon request of the Applicant, provided that it is consistent with the overall design in condition number 2 above.
4. Landscape plans shall be revised to incorporate native plant material found elsewhere on the campus, where appropriate, as well as providing additional screening of the loading dock screen wall, along N. Warson Road, and additional plantings along the base of the building along the west and east elevations for the Zoning Administrator's approval.
5. The interior parking lot sidewalks shall be shifted to provide for the two trees as required under Section 405.540 Landscaping.
6. An underground irrigation system shall be installed as required under Section 405.540(10). All landscaping shall be maintained per the approved Landscape Plan and any vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and in a prompt and workmanlike manner as dictated by accepted horticultural standards.
7. The retaining walls shall be a similar color to relate to the existing block walls on the campus for the Zoning Administrator's approval. The safety barrier at the top of the retaining wall at the southeast corner of the building along N. Warson Road shall be a maximum four-foot tall open slatted, black, wrought iron style fence/safety barrier to meet with Building Code requirements.
8. All lighting shall be installed to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance. The light fixtures shall be the same as the existing Gullwing LED fixture, in a light grey color on the campus, as discussed in the Staff Report.
9. Park benches and bike racks shall be provided at the main entrance to be consistent with those provided for the Wexford Building
10. Any ground mounted mechanical equipment installed for the site shall be properly screened with approved materials. The service area enclosure shall be brick-faced to match the building, subject to the Zoning Administrator's approval.
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code, and in substantial compliance with the Master Sign Plan, including condition 3 of Ordinance No. 5453 requiring the relocation of the 15 square foot directional signs identified as A2 along N. Warson to be relocated to the north entrance along Warson Road when the future phase is completed, providing for only one sign per entrance along Warson Road. Any substantial modification to the plan or signage within that plan may require a new Master Sign Plan per Section 405.955 Master Signage Plans.
12. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked

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without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.

13. A site development plan granted by the City Council shall be valid only for a period of one year from the date it grants approval thereof, unless within such period: (1) a building permit is obtained and construction is begun and pursued to completion; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the permit is scheduled to expire.

ACTION AND MOTION

The proposal will require three different motions for approval; one for the site concept plan for the Danforth PSC/BRDG Park; the condominium plat; and, the site development plan approval for the Edge @ West Park Office Building. Action by the City Council is not required. The following are examples of motions for this application, in the appropriate order:

> "I move to approve Application #19-019 for Site Concept Plan for the Danforth Plant Science Center/BRDG Park.";
>
> "I move to approve Application #19-019 for a condominimum plat for BRDG Park, subject to the condition that that a final drawing be prepared for review by staff and signature and recording." (Conditions may be added, eliminated, or modified by preceding motion);

And,

> "I move to approve the site development plan for EDGE at BRDG Park development, as submitted with Application #19-019 subject to the conditions contained in the staf report for the meeting of May 20, 2019" (conditions may be added, eliminated, or modified by preceding motion)

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

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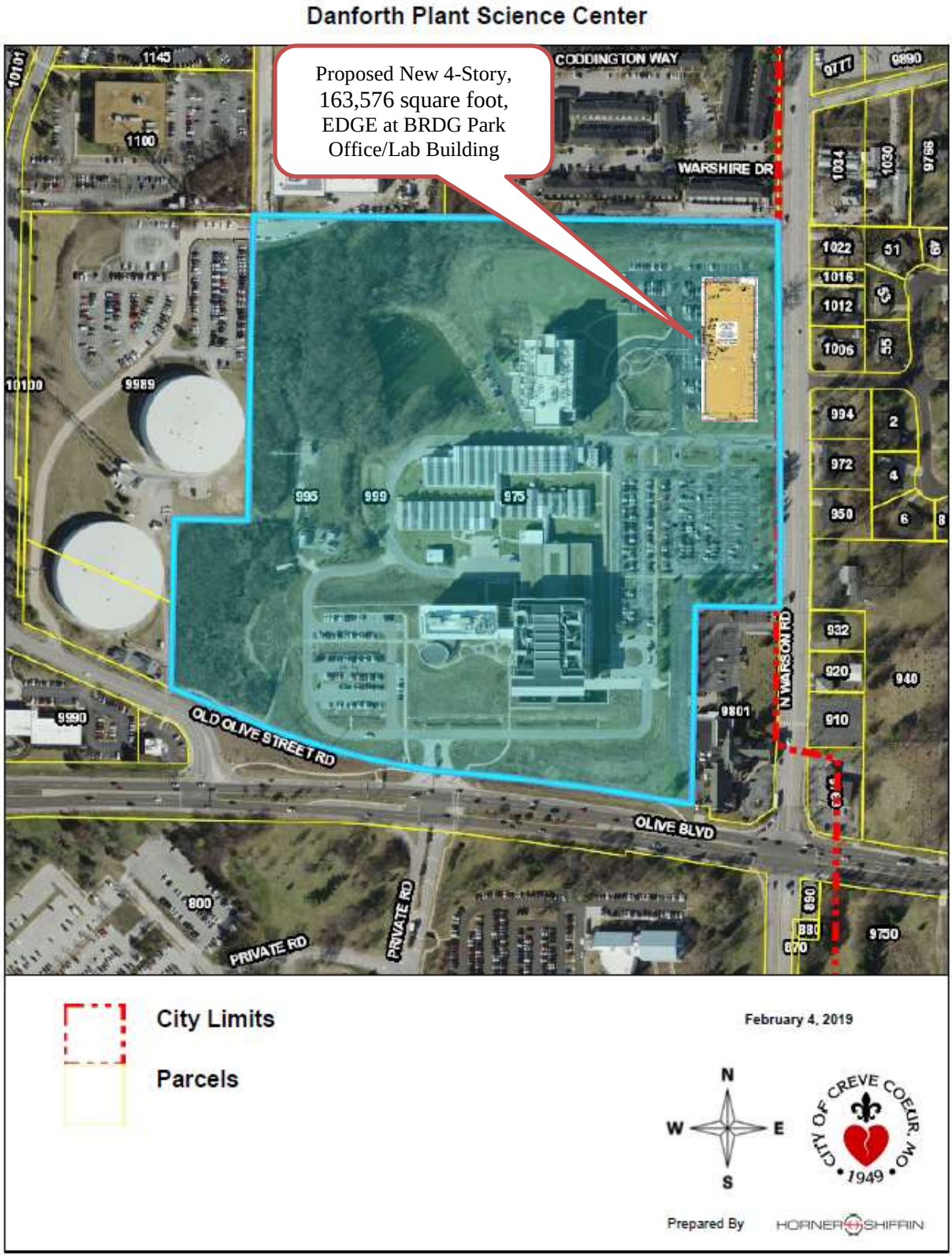
APPENDIX 3: AERIAL MAP



Attachment: 19-019.EDGE at BRDG PARK.Staff Report.5-20-2019 (#19-019: Edge @ BRDG Park)

APPENDIX 4: SITE PHOTOGRAPHS	Date: 05/17/2019
	Description: View looking north along N. Warson Road at the BRDG Park entrance
	Description: View of the existing Wexford building at BRDG Park. The proposal will utilize a similar silver metal and color of the brick on the proposed building.
	Description: View looking southwest from the BRDG Park entrance towards the existing Danforth Plant Science Center. The terracotta orange will be used on as an accent color on the proposed building.

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VIEW FROM SW

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VIEW FROM SE

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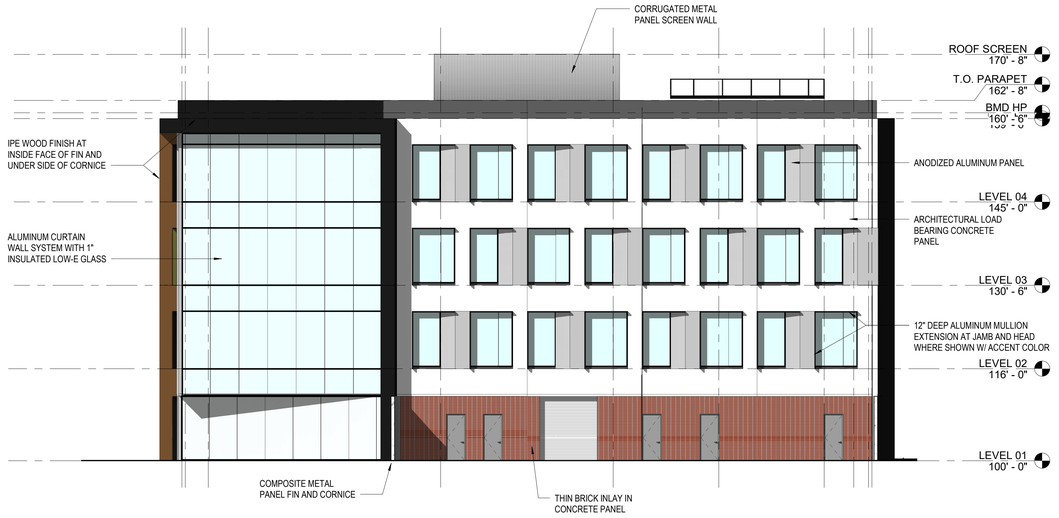
Attachment: EDGE AT BRDG RENDERINGS revised 5-16-2019 (#19-019: Edge @ BRDG Park)



ELEVATION - NORTH
3/32" = 1'-0"

ELEVATION - SOUTH
3/32" = 1'-0"

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PARKWAY CONSTRUCTION SERVICES

FIRE PROTECTION ENGINEER
FIRE SOLUTIONS, INC.

EDGE @ BRDG

1001 N. WARSON ROAD
ST. LOUIS, MO 63132

DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019
REVISED PER CITY COMMENT	05-16-2019

DRAWING TITLE
Elevations 1

DRAWING NO.
xx A01-02

Forum # BF0104635 Consult.#

Attachment: EDGE AT BRDG COLORED ELEVATIONS Revised 5-16-2019 (#19-019: Edge @ BRDG Park)

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ELEVATION - EAST

3/32" = 1'-0"

ELEVATION - WEST

3/32" = 1'-0"

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ELECTRICAL ENGINEER

PLUMBING ENGINEER
PARKWAY CONSTRUCTION SERVICES

FIRE PROTECTION ENGINEER
FIRE SOLUTIONS, INC.

EDGE @ BRDG
1001 N. WARSON ROAD
ST. LOUIS, MO 63132

DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019
REVISED PER CITY COMMENT	05-16-2019

DRAWING TITLE
Elevations 2

DRAWING NO.
xx A01-03

Forum # BF0104635 | Consult.#

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Attachment: EDGE AT BRDG COLORED ELEVATIONS Revised 5-16-2019 (#19-019: Edge @ BRDG Park)

Donald Danforth Plant Science Center (DDPSC)

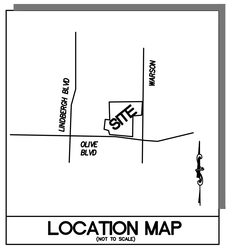
		Exist. DDPSC Phase 1	Exist. DDPSC GH B	Exist. DDPSC Bldg 1	Existing DDPSC GH C[1]	Exist. DDPSC Expansion	Exist. DDPSC GHC Addn.	Exist. DDPSC GH B Exp.	Future DDPSC GH D	Future DDPSC GH E	**Proposed Edge @ BRDG**	Future BRDG Bldg 3
Zoning Regulations												
Site Area												
Minimum Lot Area 5.0 Ac.	217,800 sf											
Total Site Area 40.305 Ac.	1,755,686 sf											
Building Height (feet above MSL)												
Grade elevation, finished floor elevation		691.00	695.00	705.00	697.25	691.00	697.25	695.00	696.25	696.25	711.00	706.50
(Maximum height 6 stories or 90')												
Basement		------	------	691.00	682.00	691.00	------	682.00	681.00	681.00	------	692.50
Headhouse		691.00	------	------	691.00	------	------	------	------	------	------	------
Level 1		711.00	------	705.00	------	711.00	------	695.00	696.25	696.25	711.00	706.50
Level 2		726.50	------	722.30	------	726.50	------	------	------	------	727.00	723.80
Level 3		742.00	------	737.00	------	742.00	------	------	------	------	741.50	738.50
Level 4		------	------	751.70	------	------	------	------	------	------	756.00	753.20
Penthouse		757.50	------	766.30	------	------	------	------	------	------	------	768.80
Height		774.00	715.00	778.30	719.24	769.20	719.24	721.00	722.25	722.25	772.50	782.90
Building Footprint Areas (sf)												
Main Building		30,080	------	25,700	------	22,265	------	------	------	------	40,820	21,600
Bridge (betw wings)		------	------	------	------	------	------	------	------	------	------	------
Headhouse (exposed)		23,580	------	------	1,743	------	------	------	------	------	------	------
Greenhouse		12,630	15,345	------	20,122	------	6,682	12,207	19,030	22,010	------	------
Ancillary Buildings												
Link (to Greenhouse)		660	543	------	580	------	------	------	1,080	525	------	------
Cooling Tower		815	------	265	------	------	------	------	300	300	------	300
Emergency Generator		450	------	160	160	462	------	200	200	200	------	200
Hazardous Wast Storage Facility[2]		2,880	------	------	1,159	------	------	------	------	------	------	------
Grounds Maintenance		567	------	------	------	------	------	------	------	------	------	------
Total Building Footprint Areas		75,662	15,888	26,125	23,764	22,727	6,682	12,407	20,310	22,735	40,820	22,100
Building Floor Areas (sf)												
Main Building[3]		129,955	------	118,669	------	75,860	------	------	------	------	163,576	84,600
Bridge (betw wings)		------	------	------	------	------	------	------	------	------	------	------
Headhouse (exposed)		23,580	------	------	1,743	------	------	------	------	------	------	------
Greenhouse		12,630	15,345	------	36,915	------	6,682	22,250	38,060	44,020	------	------
Ancillary Buildings												
Link (to Greenhouse)		660	543	------	580	------	------	------	1,080	525	------	------
Hazardous Wast Storage Facility[2]		2,880	------	------	1,159	------	------	------	------	------	------	------
Grounds Maintenance		567	------	------	------	------	------	------	------	------	------	------
Total Building Footprint Areas		170,272	15,888	118,669	40,397	75,860	6,682	22,250	39,140	44,545	163,576	86,400
Total Net Building Floor Areas[3,9]		91,660	0	79,382	0	42,925	0	0	0	0	131,716	64,800
Building Efficiency		71%	------	67%	------	57%	------	------	------	------	80.5%	75%
Site Coverage (sf)												
Maximum Site Coverage 60%	1,053,411 sf											
Building Footprints		75,662	15,888	26,125	23,764	22,727	6,682	12,407	20,310	22,735	40,894	22,100
Parking Garage Footprint		------	------	------	------	------	------	------	------	------	------	------
Church Parking Lot		------	28,124	------	------	------	------	------	------	------	------	------
Parking, Roads, Service		153,087	68,617	0[7]	-2,063	81,410	------	3,354	25,328	-2,582	173,165[11]	-22,100[11]
Added Parking S. of Danforth Entrance Drive		------	------	------	------	------	------	------	------	------	------	------
Site Coverage Area		228,749	112,629	26,125	21,701	104,137	6,682	15,761	45,638	20,153	214,059	0
Cumulative Site Coverage Area		228,749	341,378	367,503	389,204	493,341	500,023	515,784	561,422	581,575	795,634	795,634
Cumulative Site Coverage Ratio		13%	19%	21%	22%	28%	28%	29%	32%	33%	45%	45%
Floor Area Ratio (FAR)												
Maximum FAR 0.5	877,483 sf											
Gross Floor Area (sf)		129,955	na	118,669	na	75,860	na	na	na	na	163,576	86,400
Cumulative Gross Floor Area		129,955	na	248,624	na	324,484	na	na	na	na	488,060	574,460
Cumulative FAR		0.07	na	0.14	na	0.18	na	na	na	na	0.28	0.33
Parking Requirements												
Laboratory: 1 space per 400 sf of floor area[8]												
Auditorium: 1 space per 4 seats												
Parking Spaces Provided												
Regular (9'x19')		223	0	214	0	98	0	0	0	0	x	-244
Reserved/Visitor		18	0	28	0	14	0	0	0	0	x	
Accessible		7	0	9	0	5	0	0	0	0	8	
Parking Garage 5 Levels		------	------	------	------	------	------	------	------	------	x	455
St. Paul Church Parking Agreement[5]		0	0	0	0	75	0	0	0	0	0	
Added Parking S. of Danforth Entrance Drive		0	0	0	0	------	------	------	------	------	x	
Phantom Parking[6]		0	0	0	0	20	0	0	0	0	x	
BRDG Phantom Parking[7]		0	0	0	0	------	0	0	0	0	x	
Total Parking Provided		248	0	251	0	212	0	0	0	0	431[11]	211
Cumulative Total Parking Provided		248	248	499	499	711	711	711	711	711	898	1109
Parking Required												
Laboratory: 1 sp / 400 sf		229	0	199	0	108	0	0	0	0	330	162
Auditorium: 1 sp / 4 seats		0	0	0	0	29	0	0	0	0	0	0
Cumulative Parking Required		229	229	428	428	565	565	565	565	565	895	1057
Difference		19	19	71	71	142	142	142	142	142	3	52
Total Net Bldg. Floor Area/Cumulative Parking Ratio Provided	Parking Provided	370	na	343	na	303	303	na	na	na	384	388
	(1/Above #) x 1000	2.71	na	2.92	na	3.30	3.30	na	na	na	2.60	2.57
Loading Space Requirements												
Gross Building Square Footage		129,955	na	118,669	na	75,860	na	na	na	na	163,576	86,400
1 sp / first 40k to 100K sf + 1 sp / each add'l 100k		2	na	2	na	1	na	na	na	na	2	1
Loading Spaces Provided		3	0	2	1	0	0	1	0	0	3	2

Table Footnotes:
1 - Includes GH C greenhouse expansion & phenotyping headhouse expansion
2 - Existing Hazardous Waste Storage Building removed & replaced with a Material Containment Building under DDPSC GH C project.
3 - The actual square footage is used for the existing buildings
4 - Includes GH C Basement
5 - Per three agreements between DDPSC & St. Paul's Church, they share 75 parking spaces.
Recorded agreements are: Orginal DB 12247/Pg 577; First Amendment DB 17288/Pg 4466; & Second Amendment DB 18563/Pg 4172.
6 - "Required" spaces not built & an area reserved for parking should there be a need to add these spaces for function.
7 - Not used
8 - Parking calculations are based on net floor area of one space per 400 square feet for laboratory. Net floor area is defined as the total interior floor area of a building excluding stairwells, lobbies, common corridors and other non-leasable circulation areas, elevator shafts, parking structures and space occupied by mechanical equipment. Support spaces include the greenhouses, links, atriums, mechanical rooms, and headhouses.
9 - Parking, Roads and Service Areas associated with Existing BRDG Building 1 are included in the Proposed Edge @ BRDG calculations.
10 - As part of the Proposed Edge @ BRDG Project 242 spaces associated with overall campus are removed, and 432 spaces are added (711 - 242) = 469; (469 + 431) = 900
11 - Site Area assumes removal of pavement within footprint of future building and includes the future parking garage as pavement

PROPERTY DESCRIPTION - TOTAL TRACT

A tract of land being part of the "BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER", a Subdivision recorded in Plat Book 355 Page 625 of the St. Louis County Records, a tract of land being part of the Northeast Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, and further described as follows:

Beginning at the intersection of the North Line of Section 1, with the West Line of the tract of land conveyed to St. Louis County (for the widening of Warson Road) by instrument recorded in Deed Book 6347, Page 1845, of the St. Louis County Records; thence along said West Line, South 0 degrees 18 minutes 38 seconds East, 796.95 feet to a point; thence South 0 degrees 59 minutes 25 seconds West, 172.83 feet to a point on the North Line of a tract of land conveyed to St. Paul's Evangelical Church by Deed recorded in Deed Book 4022, Page 363, of the St. Louis County Records; thence along said North Line, North 88 degrees 45 minutes 00 seconds West, 207.47 feet to a point on the West Line of said St. Paul's tract; thence along said West Line, South 1 degree 15 minutes 00 seconds West, 484.00 feet to a point on the North Line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 340, also known as Olive Street Road) by Court Decree, Couse Number 222918, recorded in Deed Book 3955, Page 431 of the St. Loula County Records; thence along said North Line, North 80 degrees 32 minutes 21 seconds West, 137.18 feet to a point of curvature; thence westerly 505.54 feet along a curve to the left, having a radius of 5804.65 feet and a chord bearing of North 83 degrees 32 minutes 21 seconds West, 37.72 feet to a point of curvature; thence westerly 429.86 feet along a curve to the right, having a radius of 1880.08 feet and a chord bearing North 73 degrees 59 minutes 21 seconds West to a point of tangency; thence North 67 degrees 26 minutes 21 seconds West, 207.74 feet to a point; thence departing said North Line, North 1 degree 20 minutes 28 seconds East, 413.17 feet to a point; thence South 88 degrees 39 minutes 03 seconds East, 179.56 feet to a point; thence North 1 degree 19 minutes 00 seconds East, 745.67 feet to a point on the North Line of Section 1, as aforementioned; thence along said North Line, South 89 degrees 06 minutes 00 seconds East, 1288.93 feet to a point of beginning and containing 40.305 acres (1,755,675 square feet) more or less.



LOCATION MAP
(NOT TO SCALE)

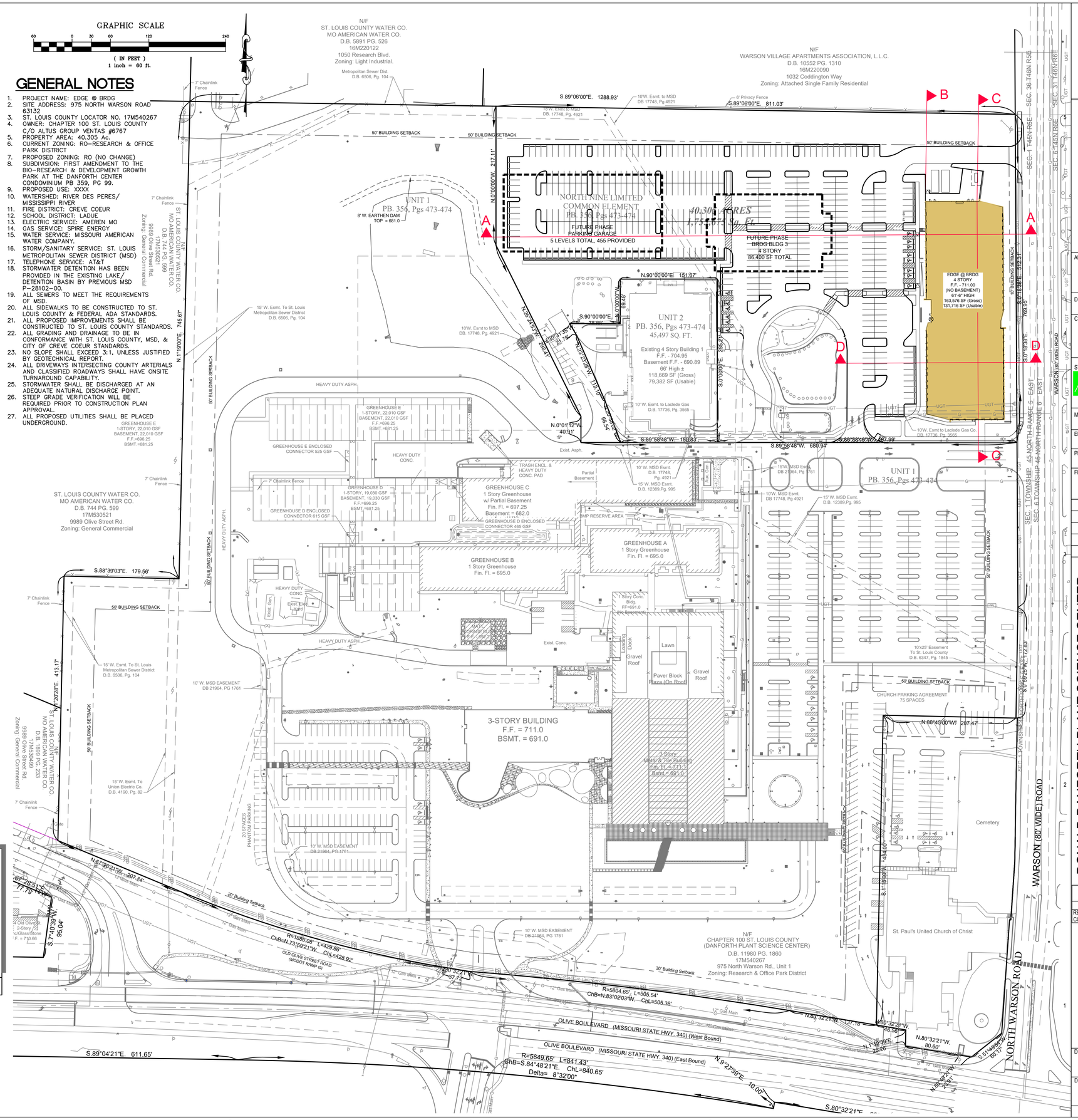
DRAWING INDEX

SCP–1 SITE CONCEPT PLAN
SCP–2 SITE SECTIONS

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

GENERAL NOTES

1. PROJECT NAME: EDGE @ BRDG
2. SITE ADDRESS: 975 NORTH WARSON ROAD 63132
3. ST. LOUIS COUNTY LOCATOR NO. 17M540267
4. OWNER: CHAPTER 100 ST. LOUIS COUNTY C/O ALTIUS GROUP VENTAS #6767
5. PROPERTY AREA: 40.305 Ac.
6. CURRENT ZONING: RO–RESEARCH & OFFICE PARK DISTRICT
7. PROPOSED ZONING: RO (NO CHANGE)
8. SUBDIVISION: FIRST AMENDMENT TO THE BIO–RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER CONDOMINIUM PB 359, PG 99.
9. PROPOSED USE: XXXX
10. WATERSHED: RIVER DES PERES/ MISSISSIPPI RIVER
11. FIRE DISTRICT: CREVE COEUR
12. SCHOOL DISTRICT: LADUE
13. ELECTRIC SERVICE: AMEREN MO
14. GAS SERVICE: SPIRE ENERGY
15. WATER SERVICE: MISSOURI AMERICAN WATER COMPANY.
16. STORM/SANITARY SERVICE: ST. LOUIS METROPOLITAN SEWER DISTRICT (MSD)
17. TELEPHONE SERVICE: AT&T
18. STORMWATER DETENTION HAS BEEN PROVIDED IN THE EXISTING LAKE/ DETENTION BASIN BY PREVIOUS MSD P–28102–00.
19. ALL SEWERS TO MEET THE REQUIREMENTS OF MSD.
20. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY & FEDERAL ADA STANDARDS.
21. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
22. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, MSD, & CITY OF CREVE COEUR STANDARDS.
23. NO SLOPE SHALL EXCEED 3:1, UNLESS JUSTIFIED BY GEOTECHNICAL REPORT.
24. ALL DRIVEWAYS INTERSECTING COUNTY ARTERIALS AND CLASSIFIED ROADWAYS SHALL HAVE ONSITE TURNAROUND CAPABILITY.
25. STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
26. STEEP GRADE VERIFICATION WILL BE REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
27. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.



STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
5/10/2019
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY NUMBER: 000996

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DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 04/19/19	JOB NO: 219-0511
M.S.D. P #: 19MSD-XXXXX	BASE MAP #: 16M/17M
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MO-XXXXXXX	

DONALD DANFORTH PLANT SCIENCE CENTER
975 NORTH WARSON ROAD
CREVE COEUR, MO 63132

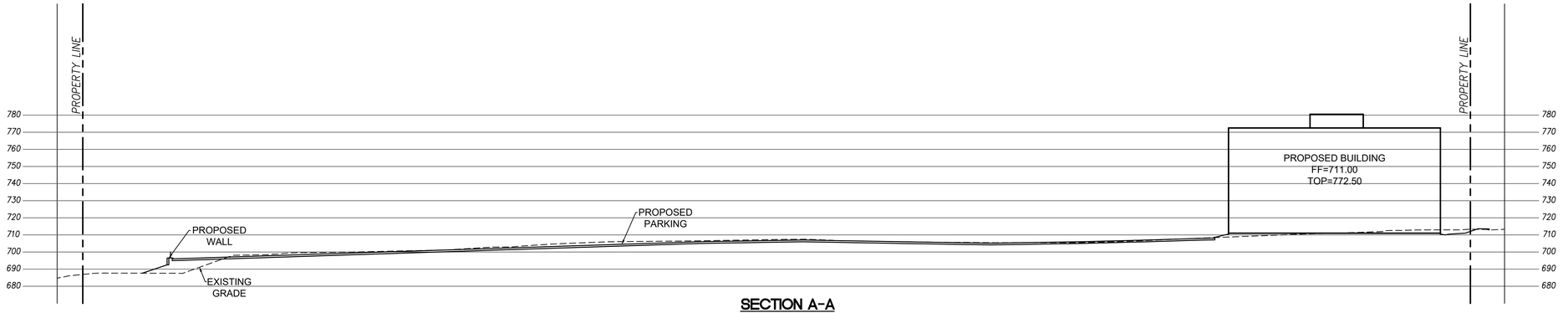
SITE CONCEPT MASTERPLAN - OVERALL SITE
EDGE @ BRDG

DRAWING ISSUE	
DESCRIPTION	DATE
REVISED PER CITY COMMENT	05-10-2019

DRAWING TITLE
SITE CONCEPT PLAN

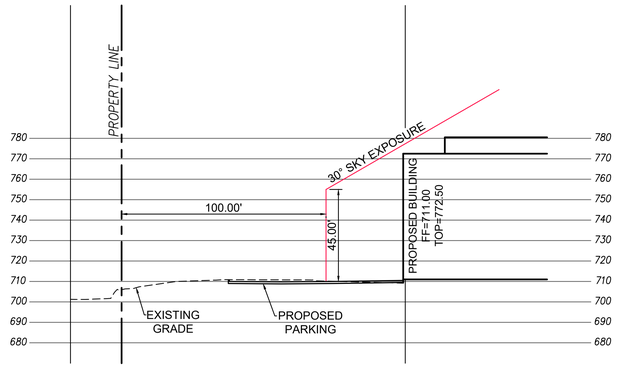
DRAWING NO.
SCP-1

Attachment: Site Concept Plan_2019-05-10 (19-010: Edge @ BRDG Park)



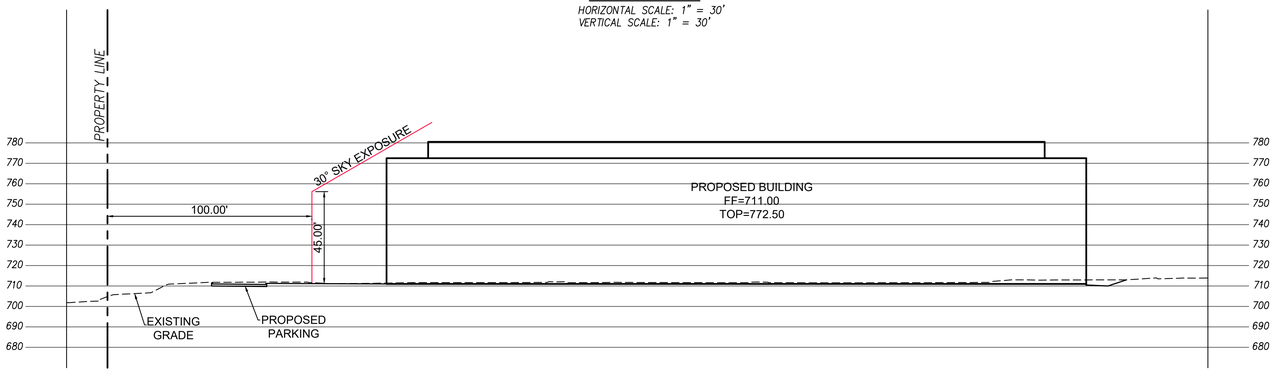
SECTION A-A

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'



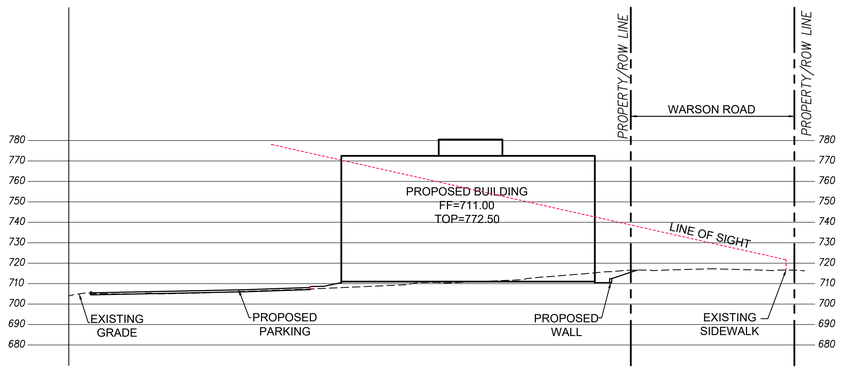
SECTION B-B

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'



SECTION C-C

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'



SECTION D-D

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER

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GEORGE M. STOCK E-25116
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SITE CONCEPT MASTERPLAN - OVERALL SITE
EDGE @ BRDG

DRAWING ISSUE	
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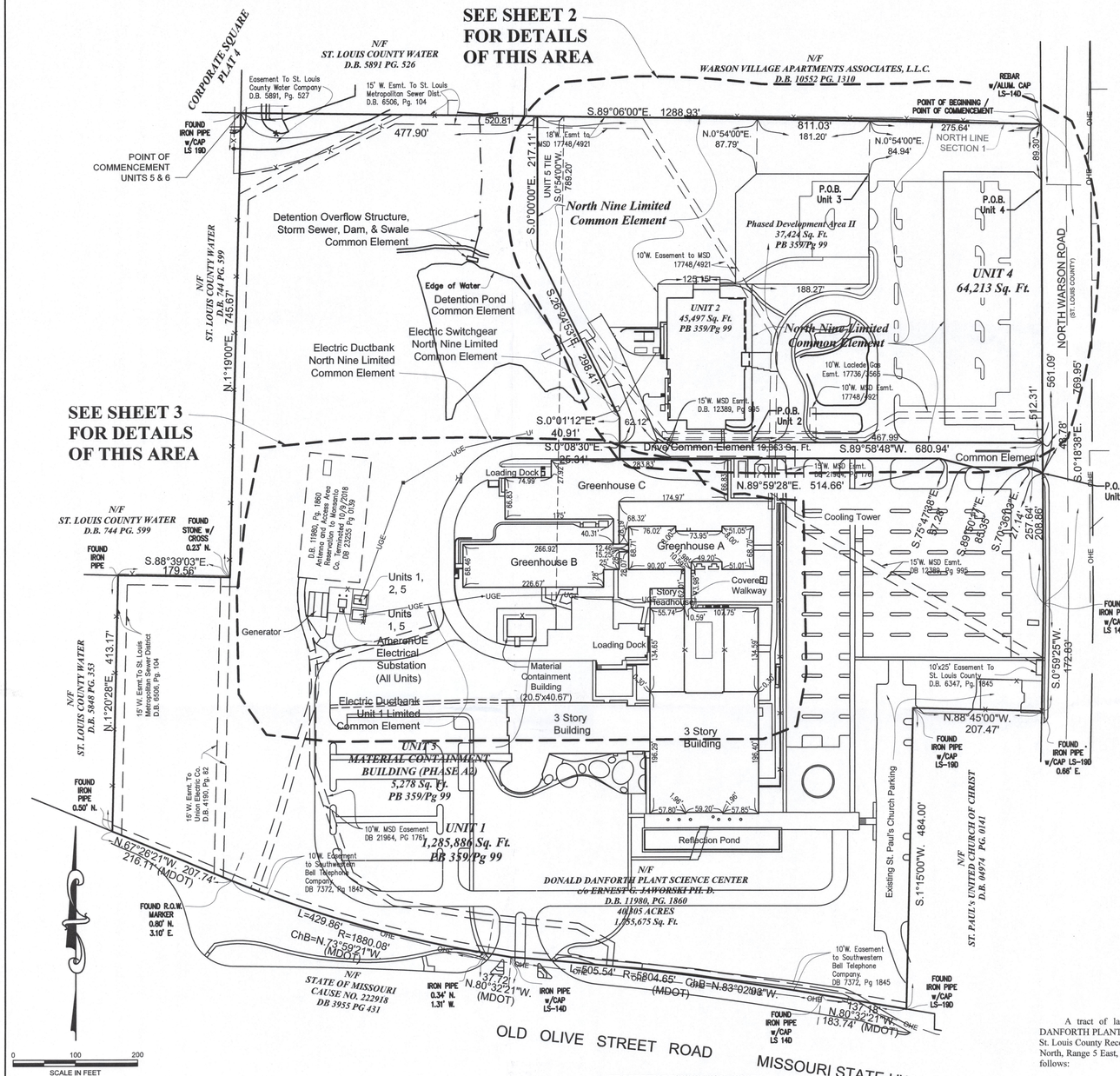
DRAWING TITLE
SITE SECTIONS

DRAWING NO.
SCP-2

Attachment: Site Concept Plan_2019-05-10 (#19-013: Edge @ BRDG Park)



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PROPERTY DESCRIPTION - UNIT 1

A tract of land being part of the "BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER", a Subdivision recorded in Plat Book 355 Page 625 of the St. Louis County Records, a tract of land being part of the Northeast Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, and further described as follows:

Commencing at the intersection of the North Line of Section 1, with the West Line of a tract of land conveyed to St. Louis County (for the widening of Warson Road) by instrument recorded in Deed Book 6347, Page 1845, of the St. Louis County Records; thence along said West Line, South 0 degrees 18 minutes 38 seconds East, 561.09 feet to the Point of Beginning of the herein described tract of land; thence continuing along said West Line, South 0 degrees 18 minutes 38 seconds East, 208.86 feet; thence South 0 degrees 59 minutes 25 seconds West, 172.83 feet to a point on the North Line of a tract of land conveyed to St. Paul's Evangelical Church by Deed recorded in Deed Book 4022, Page 363, of the St. Louis County Records; thence along said North Line, North 88 degrees 45 minutes 00 seconds West, 207.47 feet to a point on the West Line of said St. Paul's tract; thence along said West Line, South 1 degree 15 minutes 00 seconds West, 484.00 feet to a point on the North Line of a tract of land conveyed to the State of Missouri (for the widening of Missouri State Highway 340, also known as Olive Street Road) by Court Decree, Cause Number 222918, recorded in Deed Book 3955, Page 431 of the St. Louis County Records; thence along said North Line, North 80 degrees 32 minutes 21 seconds West, 137.18 feet to a point of curvature; thence westerly 505.54 feet along a curve to the left, having a radius of 5804.65 feet and a chord bearing of North 83 degrees 02 minutes 03 seconds West to a point of tangency; thence North 80 degrees 32 minutes 21 seconds West, 37.72 feet to a point of curvature; thence westerly 429.86 feet along a curve to the right, having a radius of 1880.08 feet and a chord bearing of North 73 degrees 59 minutes 21 seconds West, 207.74 feet to a point; thence departing said North Line, North 1 degree 20 minutes 28 seconds East, 413.17 feet to a point; thence South 88 degrees 39 minutes 03 seconds East, 179.56 feet to a point; thence North 1 degree 19 minutes 00 seconds East, 745.67 feet to a point on the North Line of Section 1, as aforementioned; thence along said North Line, South 89 degrees 06 minutes 00 seconds East, 811.03 feet to the point of beginning and containing 9.1428 acres (398,259 square feet) more or less.

PROPERTY DESCRIPTION - UNIT 2

A tract of land being part of the "BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER", a Subdivision recorded in Plat Book 355 Page 625 of the St. Louis County Records, a tract of land being part of the Northeast Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, and further described as follows:

Commencing at the intersection of the North Line of Section 1, with the West Line of a tract of land conveyed to St. Louis County (for the widening of Warson Road) by instrument recorded in Deed Book 6347, Page 1845, of the St. Louis County Records; thence along said West Line, South 0 degrees 18 minutes 38 seconds East, 512.31 feet to a point; thence leaving said West Line; South 89 degrees 58 minutes 48 seconds West, 467.99 feet to the Point of Beginning of the herein described tract: thence South 89 degrees 58 minutes 48 seconds West, 150.83 feet to a point; thence North 20 degrees 38 minutes 02 seconds West, 68.54 feet to a point; thence North 23 degrees 23 minutes 28 seconds West, 112.10 feet to a point; thence North 30 degrees 31 minutes 35 seconds West, 21.78 feet to a point; thence South 90 degrees 00 minutes 00 seconds East, 78.88 feet to a point; thence North 00 degrees 00 minutes 00 seconds West, 69.48 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, 151.67 feet to a point; thence South 00 degrees 00 minutes 00 seconds East, 255.21 feet to the point of beginning and containing 45,497 square feet more or less.

PROPERTY DESCRIPTION - NORTH NINE (Total Area)

A tract of land being part of the "BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER", a Subdivision recorded in Plat Book 355 Page 625 of the St. Louis County Records, a tract of land being part of the Northeast Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, and further described as follows:

Beginning at the intersection of the North Line of Section 1, with the West Line of a tract of land conveyed to St. Louis County (for the widening of Warson Road) by instrument recorded in Deed Book 6347, Page 1845, of the St. Louis County Records; thence along said West Line, South 0 degrees 18 minutes 38 seconds East, 512.31 feet to a point; thence South 89 degrees 58 minutes 48 seconds West, 680.94 feet to a point; thence North 0 degrees 01 minutes 12 seconds West, 40.91 feet to a point; thence North 26 degree 24 minutes 53 seconds West, 298.41 feet to a point; thence North 0 degrees 0 minutes 0 seconds West, 217.11 feet to a point on the North Line of Section 1, as aforementioned; thence along said North Line, South 89 degrees 06 minutes 00 seconds East, 811.03 feet to the point of beginning and containing 8.0983 acres (352,762 square feet) more or less.

PROPERTY DESCRIPTION - NORTH NINE LIMITED COMMON ELEMENT

A tract of land being part of the "BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER", a Subdivision recorded in Plat Book 355 Page 625 of the St. Louis County Records, a tract of land being part of the Northeast Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, and further described as follows:

Beginning at the intersection of the North Line of Section 1, with the West Line of a tract of land conveyed to St. Louis County (for the widening of Warson Road) by instrument recorded in Deed Book 6347, Page 1845, of the St. Louis County Records; thence along said West Line, South 0 degrees 18 minutes 38 seconds East, 512.31 feet to a point; thence South 89 degrees 58 minutes 48 seconds West, 467.99 feet to a point; thence North 0 degrees 0 minutes 0 seconds West, 255.21 feet to a point; thence South 90 degrees 0 minutes 0 seconds West, 151.67 feet to a point; thence South 0 degrees 0 minutes 0 seconds East, 69.48 feet to a point; thence North 90 degrees 0 minutes 0 seconds West, 78.88 feet to a point; thence South 30 degrees 31 minutes 35 seconds East, 21.78 feet to a point; thence South 23 degrees 23 minutes 28 seconds East, 112.10 feet to a point; thence South 20 degrees 38 minutes 02 seconds East, 68.54 feet to a point; thence South 89 degrees 58 minutes 48 seconds West, 62.12 feet to a point; thence North 0 degrees 01 minutes 12 seconds West, 40.91 feet to a point; thence North 26 degree 24 minutes 53 seconds West, 298.41 feet to a point; thence North 0 degrees 0 minutes 0 seconds West, 217.11 feet to a point on the North Line of Section 1, as aforementioned; thence along said North Line, South 89 degrees 06 minutes 00 seconds East, 811.03 feet to the point of beginning and containing 8.0983 acres (352,762 square feet) more or less.

PROPERTY DESCRIPTION - PHASED DEVELOPMENT AREA II

A tract of land being part of the "BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER", a Subdivision recorded in Plat Book 355 Page 625 of the St. Louis County Records, a tract of land being part of the Northeast Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, and further described as follows:

Commencing at the intersection of the North Line of Section 1, with the West Line of a tract of land conveyed to St. Louis County (for the widening of Warson Road) by instrument recorded in Deed Book 6347, Page 1845, of the St. Louis County Records; thence along said North Line, North 89 degrees 06 minutes 00 seconds West, 275.64 feet to a point; thence leaving said North Line; North 00 degrees 54 minutes 00 seconds East, 84.94 feet to the Point of Beginning of the herein described tract: thence South 00 degrees 00 minutes 00 seconds West, 176.65 feet to a point; thence North 90 degrees 00 minutes 00 seconds West, 214.79 feet to a point; thence North 00 degrees 00 minutes 00 seconds West, 145.75 feet to a point; thence North 47 degrees 22 minutes 48 seconds East, 45.62 feet to a point; thence North 90 degrees 00 minutes 00 seconds East, 181.22 to the point of beginning and containing 37,424 square feet more or less.

PROPERTY DESCRIPTION - UNIT 4

A tract of land being part of the "BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER", a Subdivision recorded in Plat Book 355 Page 625 of the St. Louis County Records, a tract of land being part of the Northeast Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, and further described as follows:

COMMENCING at a Found Rebar at the intersection of the North Line of Section 1, with the West Line of a tract of land conveyed to St. Louis County (for the widening of Warson Road) by instrument recorded in Deed Book 6347, Page 1845, of the St. Louis County Records; Said point being on the North line of the aforementioned boundary adjustment plat;

THENCE, with the common line between the aforementioned boundary adjustment plat and the said Warson Road, South 0 degrees 18 minutes 38 seconds East, a distance of 89.30 feet to the Point of Beginning of the herein described tract of land;

THENCE, continuing with said common line, South 0 degrees 18 minutes 38 seconds East, a distance of 401.72 feet to an angle point;

THENCE, leaving the said West line of Warson Road and crossing the aforementioned boundary adjustment plat and further described as follows:
South 89 degrees 40 minutes 46 seconds West, a distance of 44.98 feet to an angle point; North 00 degrees 18 minutes 36 seconds West, a distance of 8.00 feet to an angle point; South 89 degrees 40 minutes 46 seconds West, a distance of 112.30 feet to an angle point; North 00 degrees 18 minutes 40 seconds West, a distance of 406.89 feet to an angle point; North 90 degrees 00 minutes 00 seconds East, a distance of 145.06 feet to an angle point; and South 45 degrees 00 minutes 00 seconds East, a distance of 17.38 feet to the Point of Beginning of the herein described tract and containing approximately 64,213 square feet, or 1.47 acres of land.

THIRD AMENDMENT TO THE BIO-RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER CONDOMINIUM

OF A TRACT OF LAND BEING

"BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER"

PER PLAT BOOK 355, PAGE 625 OF THE ST. LOUIS COUNTY RECORDERS OFFICE
PART OF THE NORTHEAST 1/4 OF SECTION 1
TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

The Clayton Engineering Company, Inc.
2268 Welsch Industrial Court
St. Louis, MO 63146
(314) 692-8888

This is to certify that at the request of the Donald Danforth Plant Science Center, Clayton Engineering Inc., has made a revised Condominium Plat for the "BIO-RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER" recorded in Plat Book 356, Pages 473-474 of the St. Louis County, Missouri, Recorder's Office. Said tract of land being a part of the Northeast Quarter of Section 1, in Township 45 North, Range 5 East, in the City of Creve Coeur, in St. Louis County, Missouri.

This Condominium Plat meets or exceeds the Missouri Standards for Property Boundary Surveys as established by the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects. The Basis of Bearings is based upon the North Line of Section 1 being South 89 degrees 06 minutes 00 seconds East.

Clayton Engineering Co.
LS 14-D

Kevin D. DeSain PLS VP — 4/18/2019 Date
Missouri PLS 2283

STATE OF MISSOURI — KEVIN DAVID DESAIN NUMBER LS-2283 — REGISTERED LAND SURVEYOR

We the undersigned owners of the tract of land hereon platted and further described in the foregoing Surveyor's certificate, have caused the same to be Surveyed and a Condominium Plat prepared in the manner shown on this plat, which shall hereafter be known as "THIRD AMENDMENT TO THE BIO-RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER".

This Condominium Plat is subject to conditions and restrictions filed of even date.
It is hereby certified that all existing easements are shown on this plat as of the time and date of the recording of this plat.

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 20___.

DONALD DANFORTH PLANT SCIENCE CENTER

By_____
Salvator J. Fiorello, Chief Operating Officer

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

On this _____ day of _____, 20___, before me appeared Salvator J. Fiorello, to me personally known, who being by me duly sworn, did say that he is the Chief Operating Officer, Donald Danforth Plant Science Center, a Missouri Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said Salvator J. Fiorello 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 official seal in _____ the day and year first above written.

My Commission expires:

_____
Notary Public in and for said County and State

_____
[SEAL]

Print Name: _____

It is hereby certified that the Condominium Plat of BIO-RESEARCH & DEVELOPMENT GROWTH PARK AT THE DANFORTH CENTER, a Condominium, was approved by the City of Creve Coeur Planning and Zoning Commission on the _____ day of _____, 2019, and hereby authorize the recording of this plat with the office of the St. Louis County Recorder of Deeds, as per Ordinance No. 1045.

City of Creve Coeur, Missouri

_____
Beth Kistner
Chairman, Planning and Zoning Commission

_____
Deborah Ryan, MPCC
City Clerk

LOCATION MAP

GENERAL NOTES:

Source of Title: Commitment for Title Insurance Issued by CHICAGO TITLE INSURANCE COMPANY, Order Number 020072448, dated November 18, 2007 and Updated December 21, 2007. This Survey is subject to any facts that may be disclosed by a current and accurate title search. Easements and restrictions occurring after the above mentioned date are considered unknown by the Surveyor. All calls to Deed and Plat Books are for those books in the St. Louis County Records. Plotable easements are as shown, others are as follows:

24. Reciprocal Parking Easement Agreement filed in book 12247 at Page 577. First Amendment to and Partial Termination thereof filed in Book 17288 at Page 4466 may affect the subject parcel, as evidenced by the descriptions contained therein.
25. Covenants, conditions, easements and restrictions, but ommitting any cavenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicao but does not discriminate against handicapped persons, contained in Book 11645 at Page 716 may affect the subject parcel, as evidenced by the descriptions contained therein.
27. Easement and Agreement with the Metropolitan St. Louis Sewer District, filed in Book 17690 at Page 1483 may affect the subject parcel, as evidenced by the descriptions contained therein.
29. Covenants, conditions, easements and restrictions, but ommitting any cavenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicao but does not discriminate against handicapped persons, contained in Book 90 at Page 113 may affect the subject parcel, as evidenced by the descriptions contained therein.
30. Restrictions of Right of Access to State Highway 66RT and 340 (Olive Street Road), according to the decree rendered in Cause #222918 of the Circuit Court of St. Louis County, Missouri, a certified copy of which is filed in Book 3955 at Page 431 may affect the subject parcel, as evidenced by the descriptions contained therein.

the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
11920 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 692-8888 FAX: (314) 692-8888
claytoneng.pro

REVISIONS

F.S. — F.B. — SURV.
PLOTTED: 04/18/19 15:13 — BY: GREG STACY
FILE: G:\Revit\99208-25_DPSC-GENSurvey\Condo03-3rd Amendment.dwg

Prepared for:
DONALD DANFORTH PLANT SCIENCE CENTER
975 N. Warson Road
St. Louis, Missouri 63132

CONDOMINIUM PLAT - THIRD AMENDMENT
BIO-RESEARCH & DEVELOPMENT GROWTH PARK
AT THE DANFORTH CENTER
Creve Coeur, Missouri 63132
975 North Warson Road

STATE OF MISSOURI — KEVIN DAVID DESAIN NUMBER LS-2283 — REGISTERED LAND SURVEYOR

Designed
Drawn
Checked
Date April 18, 2019
Project Number 99208.25
Sheet Number 1 of 3

Attachment: 2019-04-18 Condominium Plat (#19-019: Edge @ BRDG Park)

S.89°06'00"E. 1288.93'

UNIT 5 TIE
520.81'

UNIT 5 TIE
S.0°54'00"W.
789.20'

10"PVC

18'W. Esmt to MSD
17748/4921

811.03'

181.20'

N.0°54'00"E.
87.79'

N.0°54'00"E.
84.94'

275.64'

REBAR
w/ALUM. CAP
LS-14D

POINT OF BEGINNING /
POINT OF
COMMENCEMENT

NORTH LINE
SECTION 1

89.30'

North Nine Limited
Common Element

North Nine Limited
Common Element

North Nine Limited
Common Element

S.0°00'00"E. 217.11'

N.90°00'00"E. 181.22'

N90°00'00"E
145.06'

S45°00'00"E
17.38'

N.47°22'48"E.
45.62'

Phased Development Area II
37,424 Sq. Ft.
PB 359/Pg 99

P.O.B.
Unit 3

P.O.B.
Unit 4

PHASE 2 PARKING GARAGE
NORTH NINE LIMITED
COMMON ELEMENT
NEED NOT BE BUILT

PHASE 2
BUILDING 2
NEED NOT BE BUILT

N.0°00'00"W. 145.75'

S.0°00'00"W. 176.65'

EXISTING R/W

UNIT 1

10"PVC

10'W. Easement to MSD
17748/4921

125.15'

N.90°00'00"E. 151.67'

S.90°00'00"W. 214.79'
188.27'

UNIT 4
64,213 Sq. Ft.

N.0°18'40"W
406.69'

S.0°18'38"E.
401.72'

NORTH WARSON ROAD
(ST. LOUIS COUNTY)

Maintenance
Agreement to MSD
17748 / 4913

N.0°00'00"W. 69.48'

S.90°00'00"E. 78.88'

North Nine Limited
Common Element

PHASE 3
BUILDING 3
NEED NOT BE BUILT

Detention Pond
Common Element

S.26°29'53"E.
298.41'

N.20°31'35"W.
21.78'

UNIT 2
45,497 Sq. Ft.
PB 359/Pg 99

BUILDING
1

GEN.

Trans
Pad

8"PVC

10'W. MSD Esmt
17748 X 4921

Electric Switchgear
North Nine Limited
Common Element

N.23°23'28"W
112.10'

Loading
Dock

S.0°00'00"E. 255.21'

10'W. MSD Esmt
17748/4921

Maintenance
Agreement to MSD
17748 / 4913

10'W. Laclede Gas
Esmt. 17736/3565

769.95'

512.31'

561.09'

S.0°18'38"E.

10"PVC

N.20°38'02"W. 86.54'

15'W. MSD Esmt.
D.B. 12389, Pg 995

S.0°01'12"E.
40.91'

S89°40'46"W
112.30'

S89°40'46"W
44.98'

N0°18'38"W
8.00'

62.12'

150.83'

467.99'

S.89°58'48"W. 680.94'

DRIVE
Common Element

P.O.B.
Unit 2

DRIVE
Common Element

Existing Danforth Center Entrance

48.78'

P.O.B.
Unit 1

N.89°59'28"E. 514.66'

285.85'

Loading Dock

71.92'

74.99'

S.0°08'30"E.
25.31'

Aux
Gen.

66.85'

15'W. MSD Esmt.
DB 21964, Pg 1761

UNIT 1

S.75°41'38"E.
57.28'

S.89°50'17"E.
85.35'

S.70°36'03"E.
27.14'

Greenhouse C

Cooling Towers

0 30 60
SCALE IN FEET

Scale 1" = 30'

REVISIONS

F.B.

SUR.

PLOTTED: 04/18/19 13:13 | BY: GREG STAAT

F.S.

FILE: G:\99xxx\99208\25_DPSC-GEN\Survey\Condo03-3rd Amendment.dwg

Crewe Coeur, Missouri 63132

the clayton engineering company, inc.
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DONALD DANFORTH PLANT SCIENCE CENTER
975 N. Warson Road
St. Louis, Missouri 63132

CONDOMINIUM PLAT - THIRD AMENDMENT
BIO-RESEARCH & DEVELOPMENT GROWTH PARK
AT THE DANFORTH CENTER

Prepared for:
975 North Warson Road

STATE OF MISSOURI
KEVIN M. DOLLER
NUMBER 2001018722
REGISTERED LAND SURVEYOR
4/18/2019

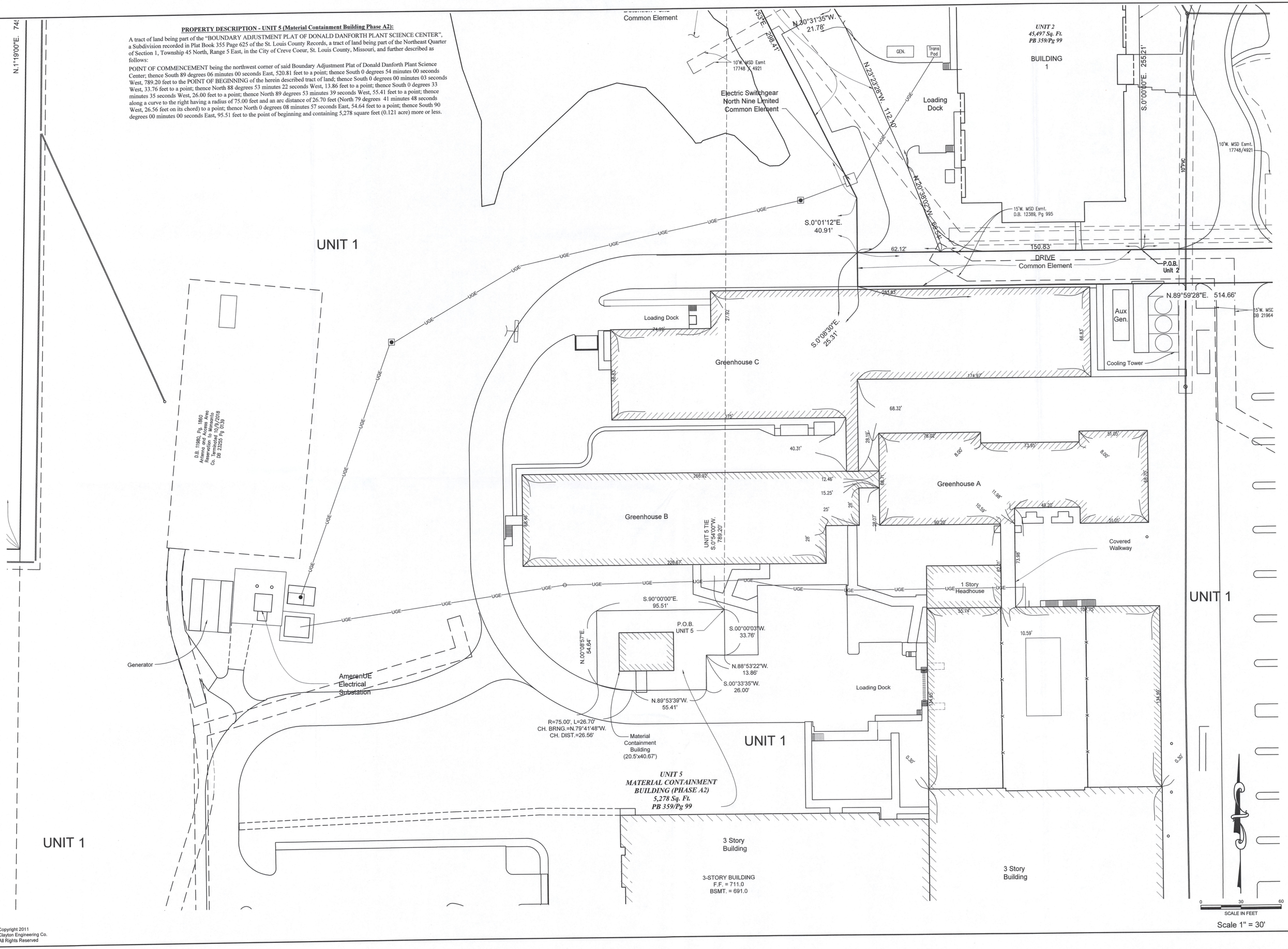
Designed
Drawn
Checked
Date April 18, 2019
Project Number
99208.25
Sheet Number
2 of 3

Attachment: 2019-04-18 Condominium Plat (#19-019: Edge @ BRDG Park)

PROPERTY DESCRIPTION - UNIT 5 (Material Containment Building Phase A2):

A tract of land being part of the "BOUNDARY ADJUSTMENT PLAT OF DONALD DANFORTH PLANT SCIENCE CENTER", a Subdivision recorded in Plat Book 355 Page 625 of the St. Louis County Records, a tract of land being part of the Northeast Quarter of Section 1, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, and further described as follows:

POINT OF COMMENCEMENT being the northwest corner of said Boundary Adjustment Plat of Donald Danforth Plant Science Center; thence South 89 degrees 06 minutes 00 seconds East, 520.81 feet to a point; thence South 0 degrees 54 minutes 00 seconds West, 789.20 feet to the POINT OF BEGINNING of the herein described tract of land; thence South 0 degrees 00 minutes 03 seconds West, 33.76 feet to a point; thence North 88 degrees 53 minutes 22 seconds West, 13.86 feet to a point; thence South 0 degrees 33 minutes 35 seconds West, 26.00 feet to a point; thence North 89 degrees 53 minutes 39 seconds West, 55.41 feet to a point; thence along a curve to the right having a radius of 75.00 feet and an arc distance of 26.70 feet (North 79 degrees 41 minutes 48 seconds West, 26.56 feet on its chord) to a point; thence North 0 degrees 08 minutes 57 seconds East, 54.64 feet to a point; thence South 90 degrees 00 minutes 00 seconds East, 95.51 feet to the point of beginning and containing 5,278 square feet (0.121 acre) more or less.



the clayton engineering company, inc.
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claytoneng.pro

REVISIONS

Prepared for:
DONALD DANFORTH PLANT SCIENCE CENTER
975 N. Warson Road
St. Louis, Missouri 63132

CONDOMINIUM PLAT - THIRD AMENDMENT
BIO-RESEARCH & DEVELOPMENT GROWTH PARK
AT THE DANFORTH CENTER
Creve Coeur, Missouri 63132
975 North Warson Road

STATE OF MISSOURI
KEVIN DAVID DEVAIN
NUMBER
LS-2283
REGISTERED LAND SURVEYOR
4/18/2019

Designed
Drawn
Checked
Date April 18, 2019
Project Number 99208.25
Sheet Number 3 of 3

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Clayton Engineering Co.
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PARKING CALCULATIONS:

EXISTING CAMPUS PARKING = 711 SPACES

PARKING SPACES REMOVED = 242 [711 - 242 = 469 SPACES]

PARKING SPACES ADDED = 429 [469 + 429 = 898 SPACES]

TOTAL CAMPUS SPACES REQUIRED = 898 [898 > 895]

SITE INFORMATION:

DEVELOPER:	EDGE @ BRDG LLC
BUILDING ADDRESS:	1001 N. WARSON ROAD
LOCATOR NUMBERS:	17M540234
ZONING:	RESEARCH & OFFICE PARK DISTRICT
FIRE DISTRICT:	CREVE COEUR FIRE DISTRICT
SCHOOL DISTRICT:	LADUE
SEWER SERVICE:	MSD
WATER SERVICE:	MAWC
GAS SERVICE:	SPIRE
ELECTRIC SERVICE:	AMEREN
PHONE SERVICE:	AT&T

SITE DEVELOPMENT PLAN FOR THE EDGE AT BIO-RESEARCH and DEVELOPMENT GROWTH PARK (BRDG PARK) at the Donald Danforth Plant Science Center

DRAWING INDEX

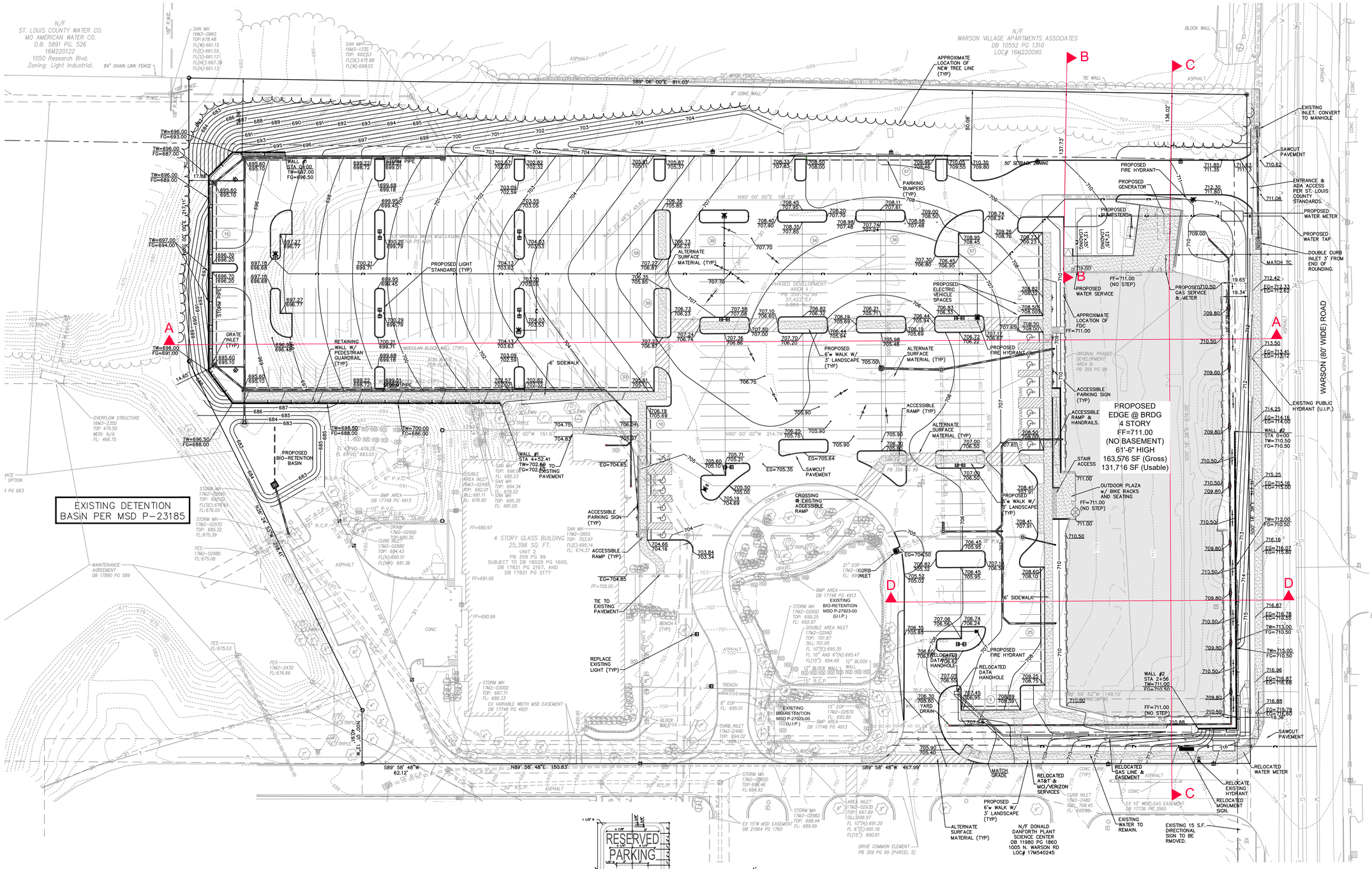
SDP-1	TITLE SHEET
SDP-2	SITE DEVELOPMENT PLAN
SDP-3	SITE SECTIONS
SDP-4	SITE PHOTOMETRIC PLAN
TS1.1	TREE SURVEY
L1.1	LANDSCAPE PLAN
L1.2	BIORETENTION PLANTING PLAN
A01-01	ARCHITECTURAL SITE PLAN
A01-02	ELEVATIONS 1
A01-03	ELEVATIONS 2

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.


N/F ST. LOUIS COUNTY WATER CO. MO AMERICAN WATER CO. D.B. 5891 PG. 526 16M220122 1050 Research Blvd. Zoning: Light Industrial.
84" CHAIN LINK FENCE
N/F WARSON VILLAGE APARTMENTS ASSOCIATES DB 10552 PG 1310 LOC# 16M220090
S89° 06' 00"E 811.03'
APPROXIMATE LOCATION OF NEW TREE LINE (TYP)
EXISTING INLET, CONVERT TO MANHOLE
SAWCUT PAVEMENT
ENTRANCE & ADA ACCESS PER ST. LOUIS COUNTY STANDARDS.
PROPOSED WATER METER
PROPOSED WATER TAP
DOUBLE CURB INLET 3' FROM END OF ROUNDING.
MATCH TC
WARSON (80' WIDE) ROAD
PROPOSED FIRE HYDRANT
PROPOSED GENERATOR
PROPOSED DUMPSTERS
PARKING BUMPERS (TYP)
50' SETBACK ZONING
PROPOSED WATER SERVICE
PROPOSED GAS SERVICE & METER
APPROXIMATE LOCATION OF FDC
FF=711.00
FF=711.00 (NO STEP)
PROPOSED ELECTRIC VEHICLE SPACES
PROPOSED 6'w WALK W/ 3' LANDSCAPE (TYP)
ALTERNATE SURFACE MATERIAL (TYP)
ACCESSIBLE PARKING SIGN (TYP)
ACCESSIBLE RAMP & HANDRAILS.
STAIR ACCESS
OUTDOOR PLAZA w/ BIKE RACKS AND SEATING
PROPOSED 5'w WALK W/ 5' LANDSCAPE (TYP)
PROPOSED EDGE @ BRDG 4 STORY FF=711.00 (NO BASEMENT) 61'-6" HIGH 163,576 SF (Gross) 131,716 SF (Usable)
EXISTING PUBLIC HYDRANT (U.I.P.)
WALL #2 STA 0+00 TW=710.50 FG=710.50
WALL #2 STA 2+56 TW=711.00 FG=710.50
SAWCUT PAVEMENT
RELOCATED WATER METER
RELOCATE EXISTING HYDRANT
RELOCATED MONUMENT SIGN.
RELOCATED AT&T & MCI/VERIZON SERVICES
RELOCATED GAS LINE & EASEMENT
EXISTING WATER TO REMAIN.
EXISTING 15 S.F. DIRECTIONAL SIGN TO BE RMOVED.
N/F DONALD DANFORTH PLANT SCIENCE CENTER DB 11980 PG 1860 1005 N. WARSON RD LOC# 17M540245
EXISTING DETENTION BASIN PER MSD P-23185
PROPOSED BIO-RETENTION BASIN
4 STORY GLASS BUILDING 25,396 SQ. FT. UNIT 2 PB 359 PG 99 SUBJECT TO DB 18029 PG 1600, DB 17821 PG 2167, AND DB 17821 PG 2177
ORIGINAL PHASED DEVELOPMENT AREA III PB 359 PG 99
PHASED DEVELOPMENT AREA II / 37,422 S.F. 0.86 AC
ALTERNATE SURFACE MATERIAL (TYP)
PROPOSED 6'w WALK W/ 3' LANDSCAPE (TYP)
6' SIDEWALK
PROPOSED FIRE HYDRANT
RELOCATED DATA HANDHOLE
PROPOSED YARD DRAIN
RELOCATED DATA HANDHOLE
EXISTING BIO-RETENTION MSD P-27923-00 (U.I.P.)
BMP AREA DB 17748 PG 4913
EXISTING BIO-RETENTION MSD P-27923-00 (U.I.P.)
PROPOSED LIGHT STANDARD (TYP)
ALTERNATE SURFACE MATERIAL (TYP)
RETAINING WALL W/ PEDESTRIAN GUARDRAIL (TYP)
MODULAR BLOCK WALL (TYP)
ADD WALK PER PLAN
6' SIDEWALK
ACCESSIBLE PARKING SIGN (TYP)
ACCESSIBLE RAMP (TYP)
CROSSING @ EXISTING ACCESSIBLE RAMP
TIE TO EXISTING PAVEMENT
REPLACE EXISTING LIGHT (TYP)
WALL #1 STA 0+00 TW=697.00 FG=696.50
WALL #1 STA 4+52.41 TW=702.50 FG=702.50
EXISTING PAVEMENT
SAWCUT PAVEMENT
EG=704.65
EG=705.35
EG=705.64
EG=704.50
EG=705.00
EG=705.90
EG=706.34
EG=706.50
EG=707.00
EG=707.65
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EG=716.87
EG=716.68
EG=717.60
EG=718.79
EG=718.60
TW=696.00 FG=693.00
TW=696.00 FG=687.00
TW=696.00 FG=689.00
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TW=696.00 FG=691.00
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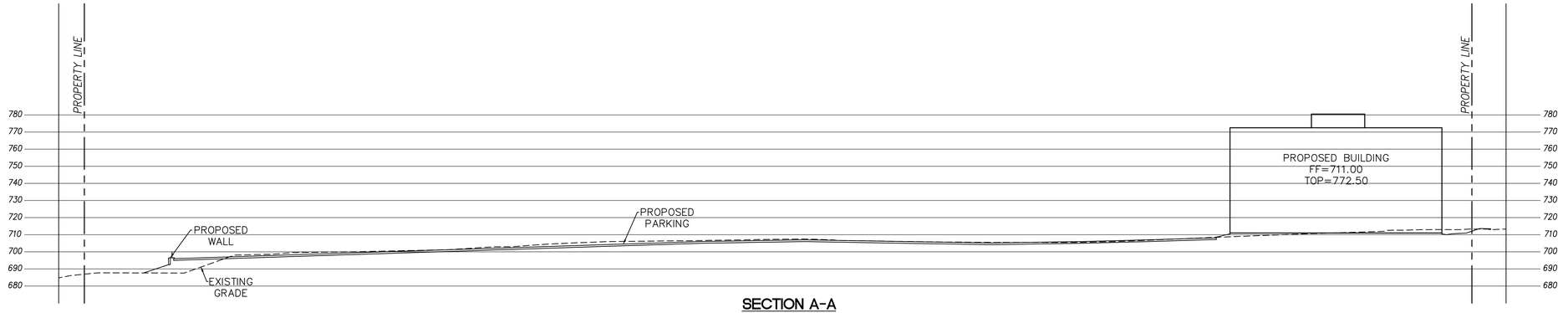
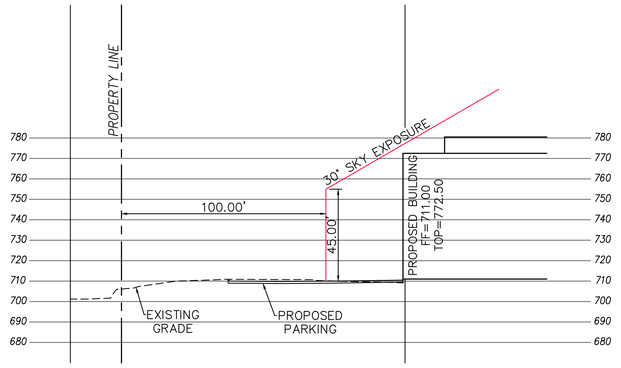
TW=698.50 FG=688.00
TW=700.00 FG=686.00
TW=712.00 FG=710.50
TW=710.50 FG=710.50
TW=713.00 FG=710.50
TW=715.00 FG=710.50
STORM MH 17M2-02990 TOP: 692.03 FL(SE):676.69 FL:676.05
STORM MH 17M2-02970 TOP: 685.32 FL:675.39
FES 17M2-02980 FL:675.08
FES 17M2-247D FL:676.66
FES FL:675.53
DRAIN 17M2-02900 TOP: 680.35
CURB INLET 17M2-02880 TOP: 684.43 FL(W):680.51 FL(W): 681.36
STORM MH 17M2-03000 TOP: 687.71 FL: 680.33
EX VARIABLE WIDTH MSD EASEMENT DB 17748 PG 4921
EX 15"W MSD EASEMENT DB 21964 PG 1760
STORM MH 17M2-02960 TOP: 698.44 FL: 689.99
STORM MH 17M2-02962D TOP: 696.46 FL:684.92
AREA INLET 17M2-02930 TOP: 697.89 SILL:696.97 FL 10"(N):691.20 FL 6"(E):691.18 FL(15"): 690.61
STORM MH 17M2-02950 TOP: 699.25 FL: 692.97
DOUBLE AREA INLET 17M2-02940 TOP: 701.87 SILL:701.05 FL 10"(E):695.35 FL 10" AND 6"(N):695.47 FL(15"): 694.49 FL(W):694.29
CURB INLET 17M2-2480 TOP: 694.02 FL: 688.11
CURB INLET 17M2-2480 TOP: 708.45 FL: 699.96
DRIVE COMMON ELEMENT PB 359 PG 99 (PARCEL 5)
MAINTENANCE AGREEMENT DB 17890 PG 589
OVERFLOW STRUCTURE 16M3-2350 TOP 479.50 WEIR: N/A FL: 466.75
SAN MH 16M3-0965 TOP=678.48 FL(W):661.15 FL(E):661.55, FL(S):661.131 FL(NE):667.39 FL(N):661.13
SAN MH 16M3-1135 TOP: 692.53 FL(SE):677.88 FL(W):698.03
SAN MH 17M2-0855 TOP: 703.97 FL(E):695.14 FL: 674.37
SAN MH 17M2-0850 TOP: 703.97
SAN MH 696.05
SAN MH 696.05
SAN MH 680.23
SAN MH 694.34
SAN MH 678.22
SAN MH 695.35
SAN MH 681.05
DOUBLE AREA INLET 16M3-02490 TOP: 682.01 SILL:681.11 FL: 676.90
BMP AREA DB 17748 PG 4913
BMP AREA DB 17748 PG 4913
BMP AREA DB 17748 PG 4913
N90° 00' 00"W 214.70'
N90° 00' 00"W 151.67'
N00° 24' 30"W 708.41'
S23° 29' 28"E 107.00'
S89° 58' 48"W 62.12'
N89° 58' 48"E 150.83'
S89° 58' 48"W 467.99'
S89° 59' 52"W 148.10'
N00° 00' 08"W 136.02'
N00° 00' 08"W 137.73'
S00° 00' 08"E 376.05'
S00° 00' 08"E 376.05'
S00° 00' 08"E 376.05'
N00° 00' 08"W 376.05'
N00° 00' 08"W 376.05'
N00° 00' 08"W 376.05'
S00° 00' 08"E 376.05'
S00° 00' 08"E 376.05'
S00° 00' 08"E



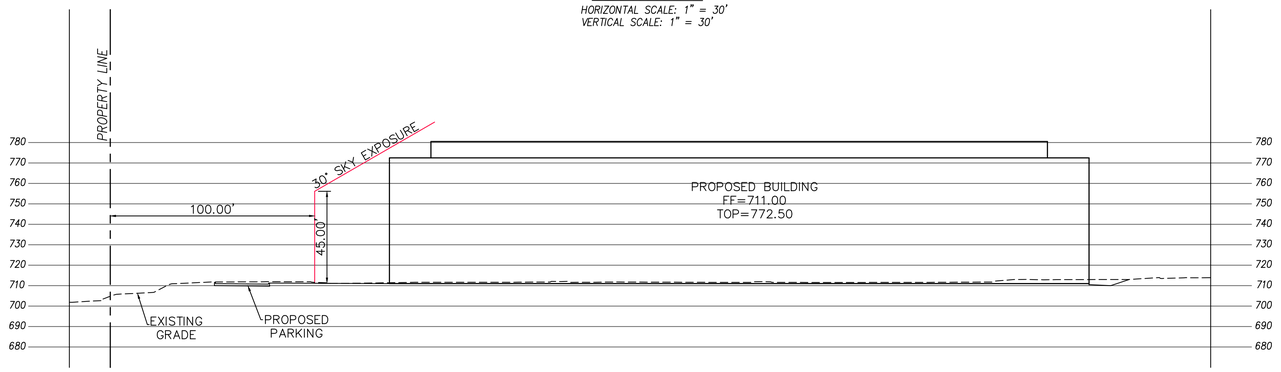
SECTION A-A

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'



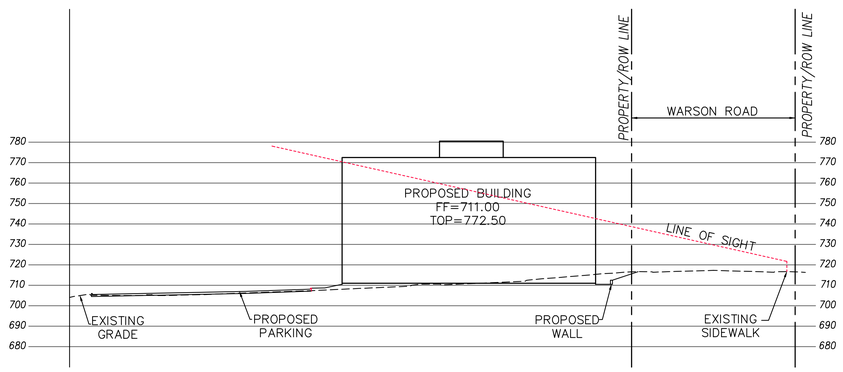
SECTION B-B

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'



SECTION C-C

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'



SECTION D-D

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
5/10/19

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

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DEVELOPER
CHAPMAN VENTURES, LLC

CIVIL ENGINEER

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aai@alperaudi.com www.alperaudi.com

MECHANICAL ENGINEER
ICON MECHANICAL

ELECTRICAL ENGINEER

PLUMBING ENGINEER
PARKWAY PLUMBING

FIRE PROTECTION ENGINEER
FIRE SOLUTIONS, INC.

DRAWN BY:	CHECKED BY:
J.E.B.	G.M.S.
DATE: 04/19/19	JOB NO.: 219-6511
M.S.D. P.#: 19MSD-00193	BASE MAP #: 16M17M
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MORA13683	

EDGE @ BRDG

1001 N. WARSON ROAD
ST. LOUIS, MO 63132

DEVELOPER:
EDGE @ BRDG, LLC.

DRAWING ISSUE	
DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019

DRAWING TITLE
SITE SECTIONS

DRAWING NO.
SDP-2

Forum # BF0104635

Attachment: SDP Submittal Package_2019-05-10 (#19-010: Edge @ BRDG Park)

FIXTURES MOUNTED ON 20' POLE & 2.5' BASE
LIGHT LEVELS CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.29	6.8	0.5	4.58	13.60
SPILL LIGHT	Illuminance	Fc	0.06	1.5	0.0	N.A.	N.A.

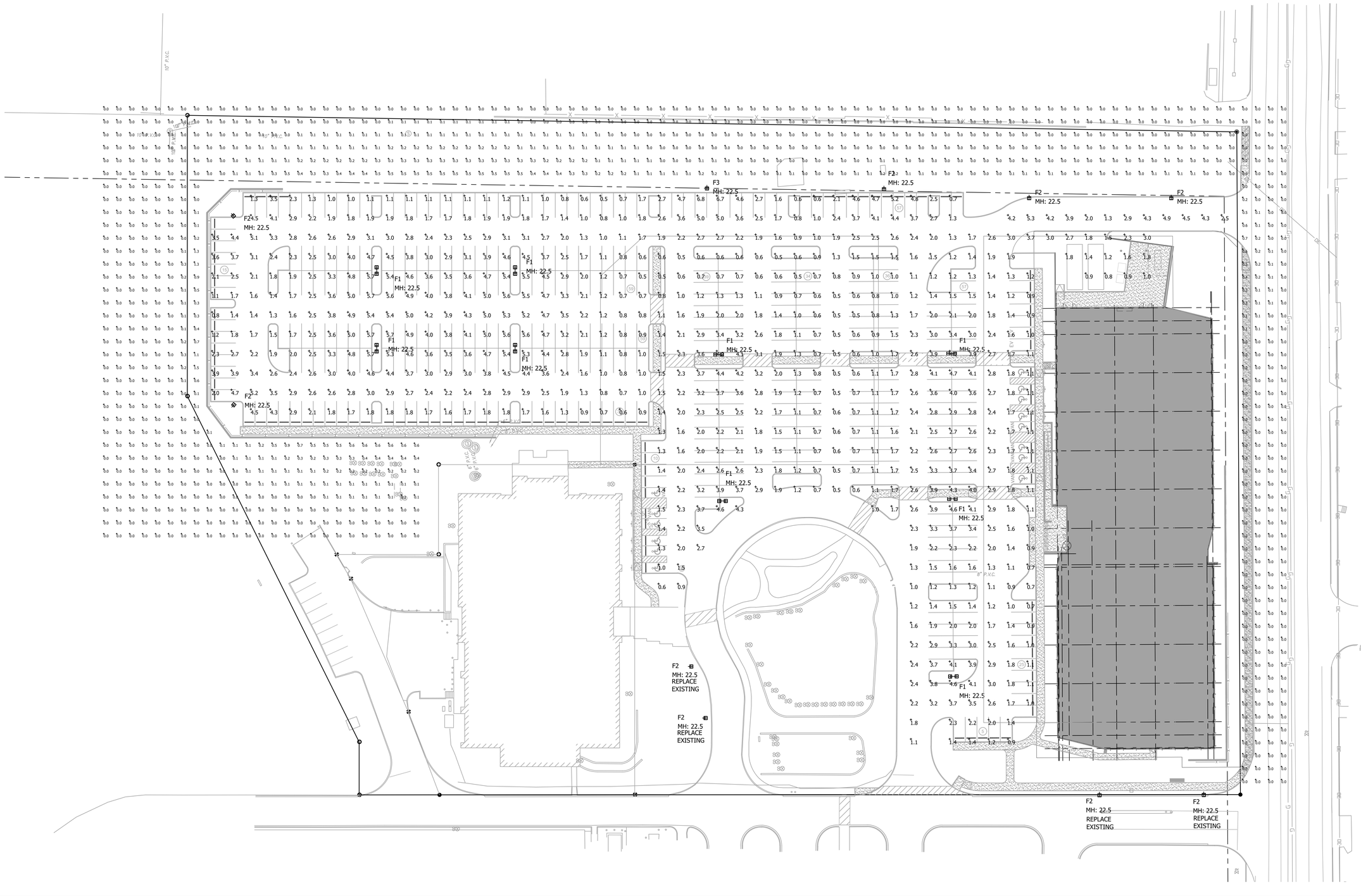
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	9	F1	BACK-BACK	166	2988	0.912	GLEON-AF-03-LED-E1-5WQ - TWIN
	9	F2	SINGLE	225	1125	0.912	GLEON-AF-04-LED-E1-SL4-HSS
	1	F3	SINGLE	225	225	0.912	GLEON-AF-04-LED-E1-SL3-HSS

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.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER
5/10/19

GEORGE M. STOCK E-25116
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DEVELOPER
CHAPMAN VENTURES, LLC

CIVIL ENGINEER
Stock & Associates
Consulting Engineers, Inc.

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PLUMBING ENGINEER
PARKWAY PLUMBING

FIRE PROTECTION ENGINEER
FIRE SOLUTIONS, INC.

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 04/19/19	JOB NO. 219-6511
M.S.D. P. #: 19MSD-00193	BASE MAP #: 16M17M
S.L.C. H&T #: XXXX	H&T S.U.P. #: XX-XXX-XX
M.D.N.R. #: MORA13683	

EDGE @ BRDG
1001 N. WARSON ROAD
ST. LOUIS, MO 63132

DEVELOPER:
EDGE @ BRDG, LLC.

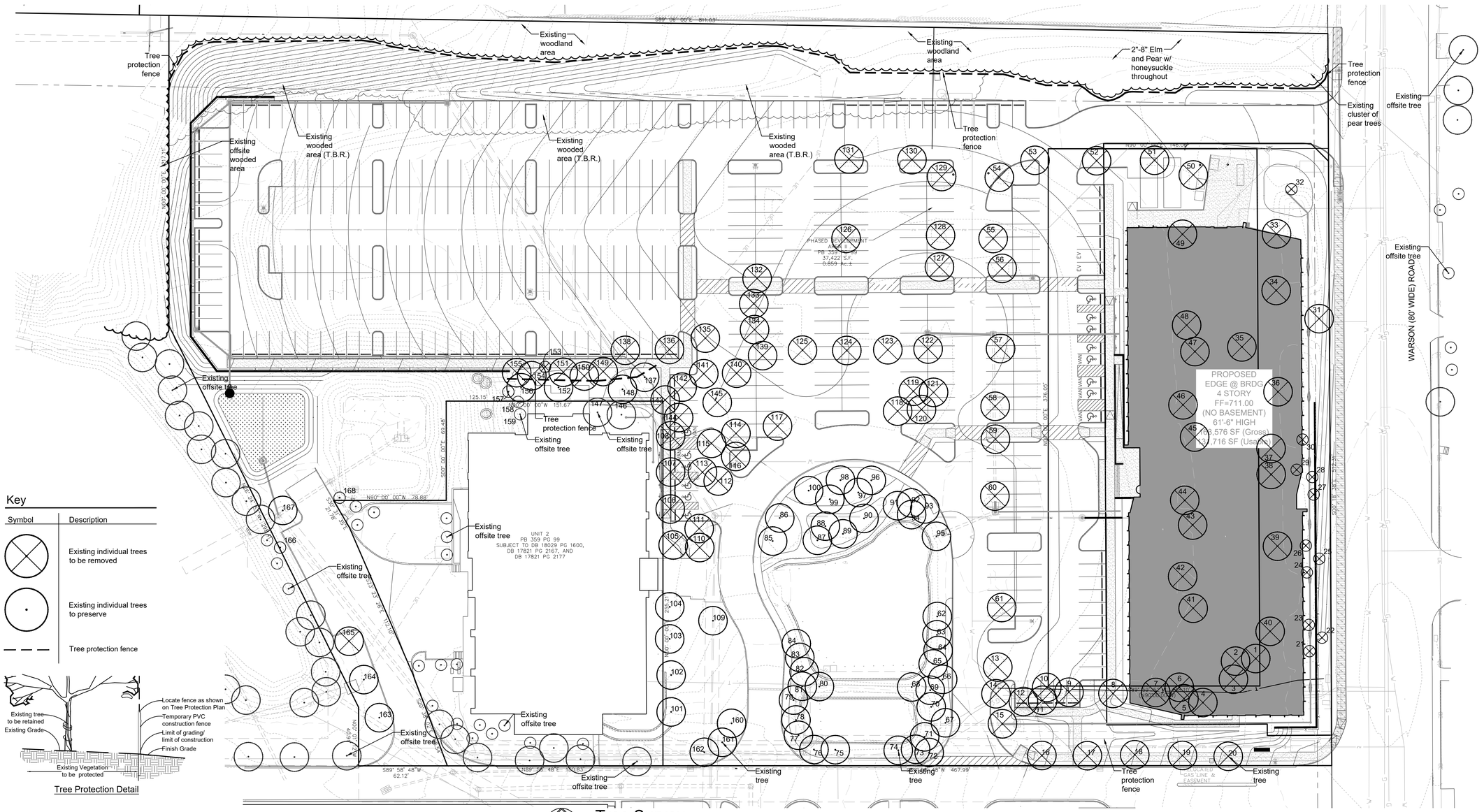
DRAWING ISSUE	
DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019

DRAWING TITLE
SITE PHOTOMETRIC PLAN

DRAWING NO.
SDP-3

Forum # BF0104635

Attachment: SDP Submittal Package: 2019-05-10 (#19-019: Edge @ BRDG Park)



Key

Symbol	Description
⊗	Existing individual trees to be removed
•	Existing individual trees to preserve
— — —	Tree protection fence

Tree Protection Detail

Tree Survey

SCALE 1"=30'

0 30 60 120

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
1	Crabapple	5	10	4	
2	River Birch	7	15	4	Twin
3	Crabapple	5	10	3	
4	River Birch	9	15	4	Twin
5	Pear	3	5	3	
6	Pear	6	10	3	
7	Maple	4	4	3	
8	Maple	5	6	4	Columnar
9	Maple	5	6	4	
10	Pear	7	10	4	
11	Pear	6	10	4	
12	Ash	7	12	3	Flower galls
13	Ash	7	12	3	Flower galls
14	Pear	7	10	3	
15	Ash	7	15	3	Flower galls
16	Maple	6	8	2	Split
17	Maple	6	12	4	
18	Maple	7	15	4	
19	Maple	7	10	2	Split
20	Maple	6	12	4	
21	Norway Spruce	10'	10	3	
22	Norway Spruce	12'	10	3	
23	Norway Spruce	10'	10	3	
24	Norway Spruce	14'	10	2	Dieback
25	Norway Spruce	12'	10	3	
26	Norway Spruce	10'	10	2	Dieback
27	Norway Spruce	14'	10	2	Dieback
28	Norway Spruce	8'	10	3	
29	Norway Spruce	8'	10	3	
30	Norway Spruce	12'	10	2	Dieback

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
31	Oak	33	30	2	Cankers
32	Norway Spruce	12'	10	3	
33	Redbud	6	15	3	
34	Redbud	4	6	2	One-sided
35	Ash	6	12	3	
36	Redbud	7	12	3	
37	Redbud	6	12	3	
38	Hornbeam	6	6	4	Columnar
39	Redbud	7	15	3	
40	Hornbeam	6	6	4	Columnar
41	Ash	6	15	3	
42	Ash	7	15	4	
43	Ash	6	12	3	
44	Ash	7	15	4	
45	Ash	6	12	4	
46	Ash	6	12	3	
47	Ash	6	12	4	
48	Ash	6	12	3	
49	Ash	6	12	2	Staked
50	Ash	7	15	3	
51	Ash	6	12	4	
52	Ash	6	15	4	
53	Ash	6	12	3	
54	Ash	7	15	4	
55	Ash	5	10	3	
56	Ash	6	12	3	
57	Maple	6	12	4	
58	Maple	6	12	3	Split
59	Maple	6	12	4	
60	Maple	5	12	2	Split

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
61	Maple	6	12	4	
62	Hornbeam	7	6	4	Columnar
63	Crabapple	5	12	4	
64	Crabapple	5	12	4	
65	Crabapple	5	12	4	
66	Hornbeam	6	6	4	Columnar
67	Ash	6	10	3	Flower galls
68	Redbud	8	18	4	
69	Crabapple	4	12	4	
70	Crabapple	4	15	4	
71	Pear	6	10	4	
72	Ash	6	12	3	Flower galls
73	Pear	7	12	4	
74	Pear	7	12	4	
75	Pear	6	12	4	
76	Pear	8	15	4	
77	Pear	8	15	4	
78	Pear	8	15	4	
79	Crabapple	4	15	4	
80	Redbud	8	18	4	
81	Crabapple	6	15	4	
82	Redbud	8	15	4	
83	Crabapple	5	15	4	
84	Crabapple	5	15	4	
85	River Birch	6	25	4	Triple
86	River Birch	6	25	4	Quad
87	Maple	9	15	4	Clump
88	River Birch	6	20	4	Triple
89	Maple	6	20	4	Clump
90	Maple	6	15	4	

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
91	Pear	7	15	4	
92	Pear	8	12	4	
93	Pear	6	12	4	
94	River Birch	7	15	4	Triple
95	River Birch	6	20	4	Triple
96	River Birch	6	15	4	Triple
97	Maple	6	20	4	Clump
98	River Birch	6	20	4	Triple
99	Maple	7	20	4	Clump
100	River Birch	6	20	4	Triple
101	Maple	7	8	3	Columnar
102	Maple	7	8	4	Columnar
103	Maple	6	8	4	Columnar
104	Maple	9	15	4	Columnar
105	Maple	8	15	4	Columnar
106	Maple	7	8	4	Columnar
107	Maple	8	8	4	Columnar
108	Maple	4	4	3	Columnar
109	Pear	6	12	4	
110	Pear	5	10	4	
111	Pear	5	10	4	
112	Pear	9	15	4	
113	Pear	6	10	4	
114	Pear	4	6	3	
115	Crabapple	3	8	3	
116	Oak	7	20	3	
117	Oak	6	20	3	
118	Oak	6	10	3	
119	Pear	5	8	3	
120	Pear	7	12	4	

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
121	Pear	8	12	4	
122	Maple	6	12	4	
123	Maple	4	10	4	
124	Maple	4	8	4	
125	Maple	6	12	4	
126	Ash	7	15	4	
127	Ash	7	15	4	
128	Ash	7	12	4	
129	Ash	7	15	4	
130	Ash	6	12	4	
131	Ash	6	12	4	
132	Ash	7	15	4	
133	Redbud	6	15	4	
134	Redbud	3	12	2	Split
135	Ash	6	15	3	
136	Ash	6	15	3	
137	Serviceberry	6	12	4	
138	Pear	7	12	4	
139	Redbud	3	8	2	Staked
140	Hornbeam	6	6	4	Columnar
141	Crabapple	3	10	4	
142	Crabapple	5	12	2	Staked
143	Hornbeam	4	4	3	Columnar
144	Crabapple	4	10	3	
145	Hornbeam	6	4	3	Columnar
146	Pear	6	15	4	Offsite
147	Pear	6	15	4	Offsite
148	Maple	6	20	4	Clump
149	Maple	6	20	4	Clump
150	Maple	6	15	3	Leaning

Tree Inventory

ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment
151	River Birch	6	15	3	Triple
152	Redbud	6	20	3	
153	Norway Spruce	10'	10	4	
154	Maple	6	20	4	Clump
155	Maple	6	25	4	Clump
156	Maple	6	20	3	Clump
157	Norway Spruce	8'	10	3	Dieback
158	Norway Spruce	10'	10	4	Offsite
159	Norway Spruce	10'	10	4	Offsite
160	Pear	7	15	4	
161	Linden	6	6	3	Columnar
162	Pear	7	15	4	
163	Ash	6	15	4	
164	Ash	6	15	3	
165	Ash	7	12	3	
166	Pine	12'	15	3	
167	Ash	6	15	3	
168	Norway Spruce	10'	10	3	Dieback

Condition Rating:
1 = In Decline
2 = Poor Quality
3 = Average Quality
4 = Good Quality
5 = Excellent Quality

Tree Protection Notes:

1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.

2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.

3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.

4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.

5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

1) Survey limit of disturbance.
2) Perform root pruning.
3) Install tree protection fencing.
4) Post tree protection signage on fence (No signs will be posted on trees).
5) Maintain tree protection area as an off-limits zone.

WALDBART AND SONS Nursery

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F E D C B A

STATE OF MISSOURI JERALD SAUNDERS NUMBER LA-7 LANDSCAPE ARCHITECT

Jerald Saunders - Landscape Architect
MO License # LA-007 10/19/19

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Mechanical

ELECTRICAL ENGINEER

PLUMBING ENGINEER
PARKWAY CONSTRUCTION SERVICES

FIRE PROTECTION ENGINEER
FIRE SOLUTIONS, INC.

LANDSCAPE ARCHITECT
loomisAssociates
landscape/architects/planners
750 Spirit 40 Park Drive
Chesterfield, Missouri 63005-1194
636.530.9530
e-mail: bob@loomis-associates.com
Missouri State Certificate of Authority: LAC #000019

EDGE @ BRDG

1001 N. WARSON ROAD
ST. LOUIS, MO 63132

DRAWING ISSUE

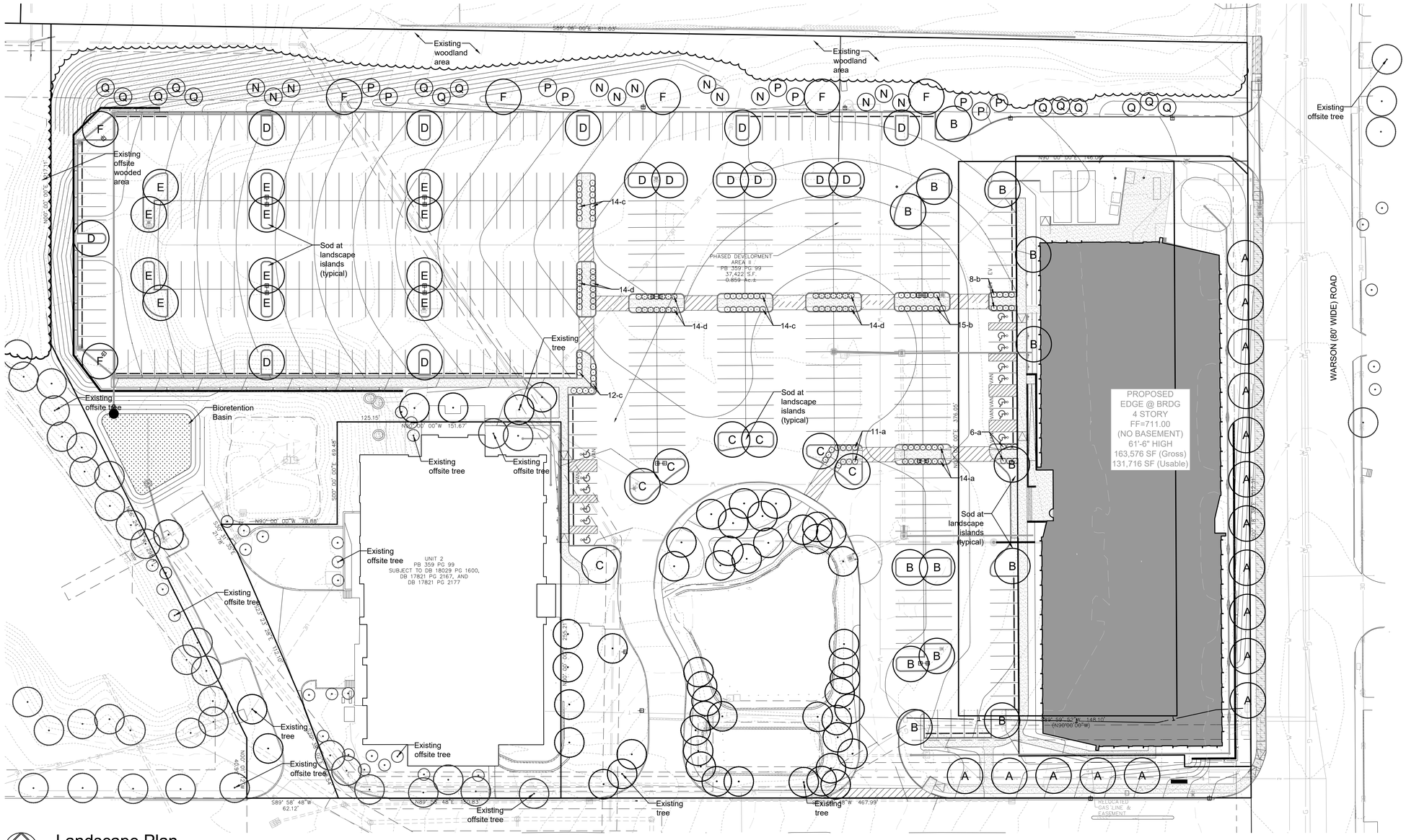
DESCRIPTION	DATE
FOUNDATIONS PERMIT	05-10-2019

DRAWING TITLE
Tree Survey

DRAWING NO.
TS1.1

Forum # BF0104635 Consult.# 985.027

Attachment: SDP Submittal Package_2019-05-10 (1419:019: Edge @ BRDG Park)



Landscape Plan

SCALE 1"=30'

0 30 60 120

City of Creve Coeur Ordinance Section 405.540

F.1. The street trees may include existing trees, new trees or a combination thereof, provided that there is one (1) street tree for every thirty (30) lineal feet or part thereof of street frontage and such trees shall be located on the subject property at least two (2) feet six (6) inches but not more than twelve (12) feet from the back of the curb.

F.3. A minimum of ten (10) square feet of interior landscaped area shall be provided within the parking lot for each three hundred fifty (350) square feet of paved area within the parking lot including parking spaces and driving aisles.

F.4. Each separate interior landscaped area shall include at least one (1) deciduous shade tree of a type and size required herein. There shall be a minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible.

Landscape Summary:

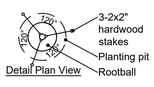
F.1. Street Trees
One (1) street tree required every thirty (30) lineal feet
16 street trees provided

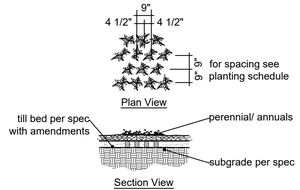
F.3. Interior Landscaped Area
149,646 s.f. of parking lot paved area
4,275 s.f. of interior landscaped area required
11,789 s.f. of interior landscaped area provided

F.4. Parking Lot Shade Trees
2,657 l.f. of parking for each parking row
54 deciduous shade trees required
54 deciduous shade trees provided

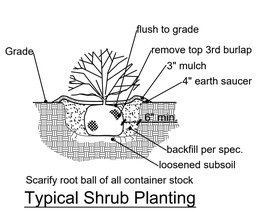
Key

Symbol	Description
·	Existing individual trees



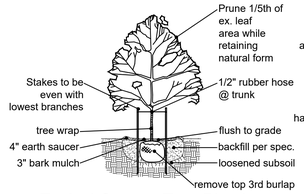


Typical Perennial Planting

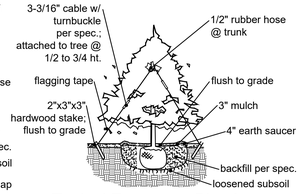


Scarify root ball of all container stock

Typical Shrub Planting



Typical Canopy Tree Planting



Typical Evergreen Planting

PLANTING SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CANOPY-SHADE TREES					
A	16	Acer x freemanii 'Armstrong'	Armstrong Red Maple	3" cal.	B&B
B	14	Ulmus parvifolia 'Emer II' Allee	Allee Elm	3" cal.	B&B
C	7	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal.	B&B
D	14	Quercus bicolor	Swamp White Oak	3" cal.	B&B
E	12	Quercus rubra	Red Oak	3" cal.	B&B
F	7	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	3" cal.	B&B
EVERGREEN TREES					
N	12	Picea abies	Norway Spruce	6' h.	B&B
P	9	Picea omorika	Serbian Spruce	6' h.	B&B
Q	14	Thuja occidentalis	American Arborvitae	6' h.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	31	Abelia grandiflora 'Rika1' USPP 20,568	Bronze Anniversary Abelia	24"	Container
b	23	Spiraea betulifolia 'Tor Gold'	Glow Girl Birchleaf Spirea	24"	Container
c	40	Weigela florida 'Bokraspiwi' USPP 23,781	Spilled Wine Weigela	24"	Container
d	42	Buxus microphylla 'Green Velvet'	Green Velvet Boxwood	24"	Container

Notes:
An underground irrigation system shall be installed, operated and maintained to meet the City of Creve Coeur Ordinance Section 405.540.

WALDBART AND SONS Nursery

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STATE OF MISSOURI
JERALD SAUNDERS
NUMBER LA-7
LANDSCAPE ARCHITECT
Jerald Saunders - Landscape Architect
MO License # LA-007

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landscapeArchitectsplanners
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636 532-8600
e-mail: bob@loomis-associates.com
Missouri State Certificate of Authority: LAC #000019

EDGE @ BRDG
1001 N. WARSON ROAD
ST. LOUIS, MO 63132

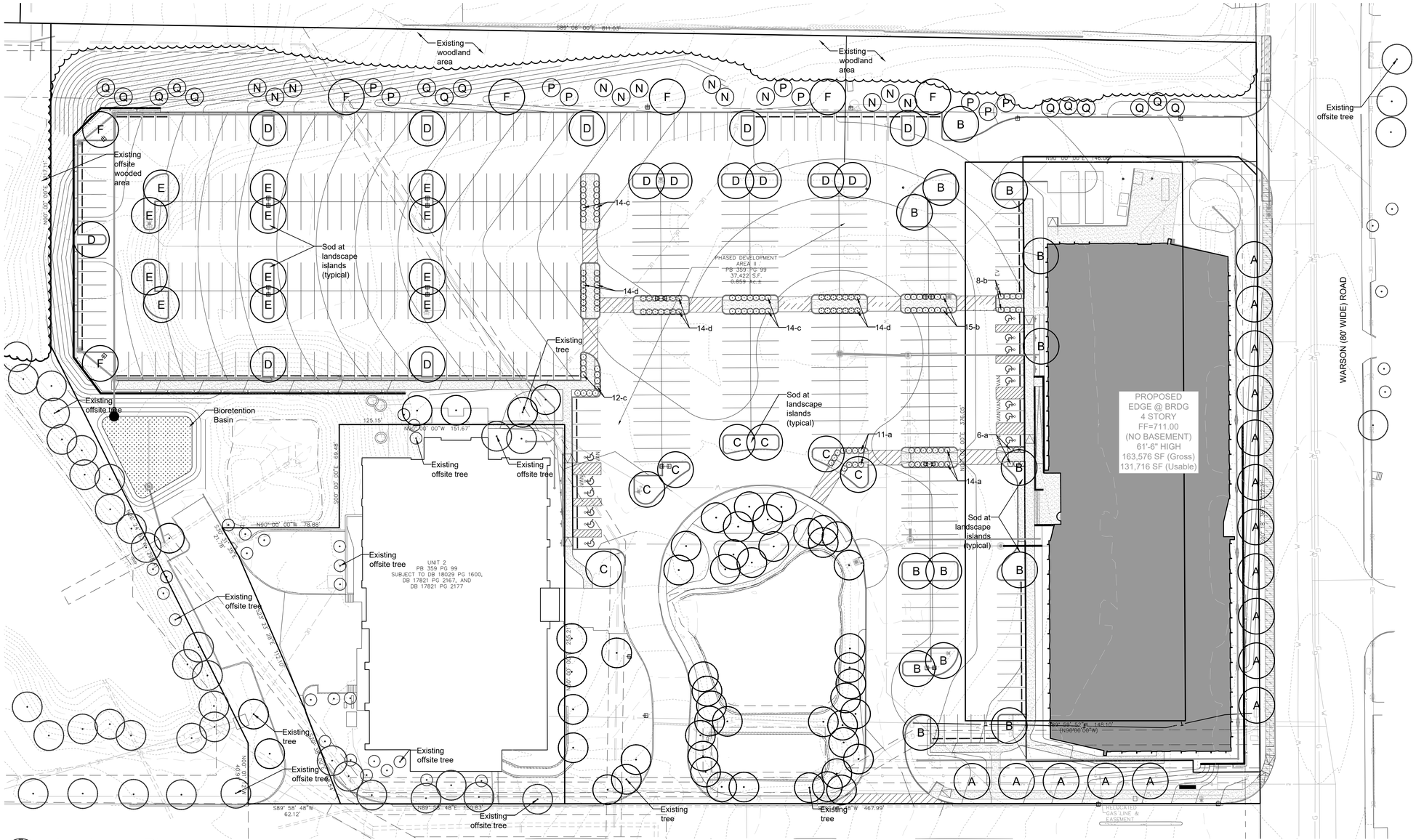
DRAWING ISSUE	
DESCRIPTION	DATE
FOUNDATIONS PERMIT	05-10-2019

DRAWING TITLE
Landscape Plan

DRAWING NO.
L1.1

Forum # BF0104635 Consult.# 985.027

Attachment: SDP Submittal Package_2019-05-10 (419-019: Edge @ BRDG Park)



Landscape Plan

SCALE 1"=30'

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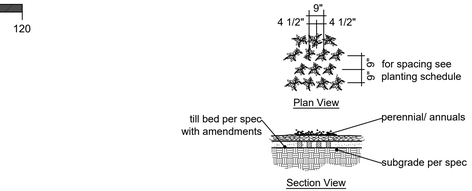

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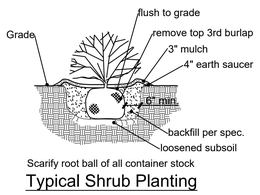
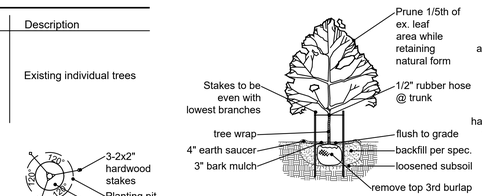
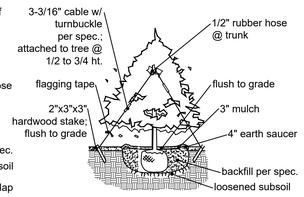


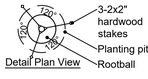
Typical Shrub Planting



Typical Canopy Tree Planting



Typical Evergreen Planting



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D	14	Quercus bicolor	Swamp White Oak	3" cal.	B&B
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F	7	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Baldcypress	3" cal.	B&B
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P	9	Picea omorika	Serbian Spruce	6' h.	B&B
Q	14	Thuja occidentalis	American Arborvitae	6' h.	B&B
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	31	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	24"	Container
b	23	Rhus aromatica 'Gro-Low'	Gro- Low Fragrant Sumac	24"	Container
c	40	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24"	Container
d	42	Ilex glabra 'Shamrock'	Shamrock Inkberry	24"	Container

Notes:
An underground irrigation system shall be installed, operated and maintained to meet the City of Creve Coeur Ordinance Section 405.540.

Waldbart and Sons Nursery

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Missouri State Certificate of Authority: LAC #000019

EDGE @ BRDG

1001 N. WARSON ROAD
ST. LOUIS, MO 63132

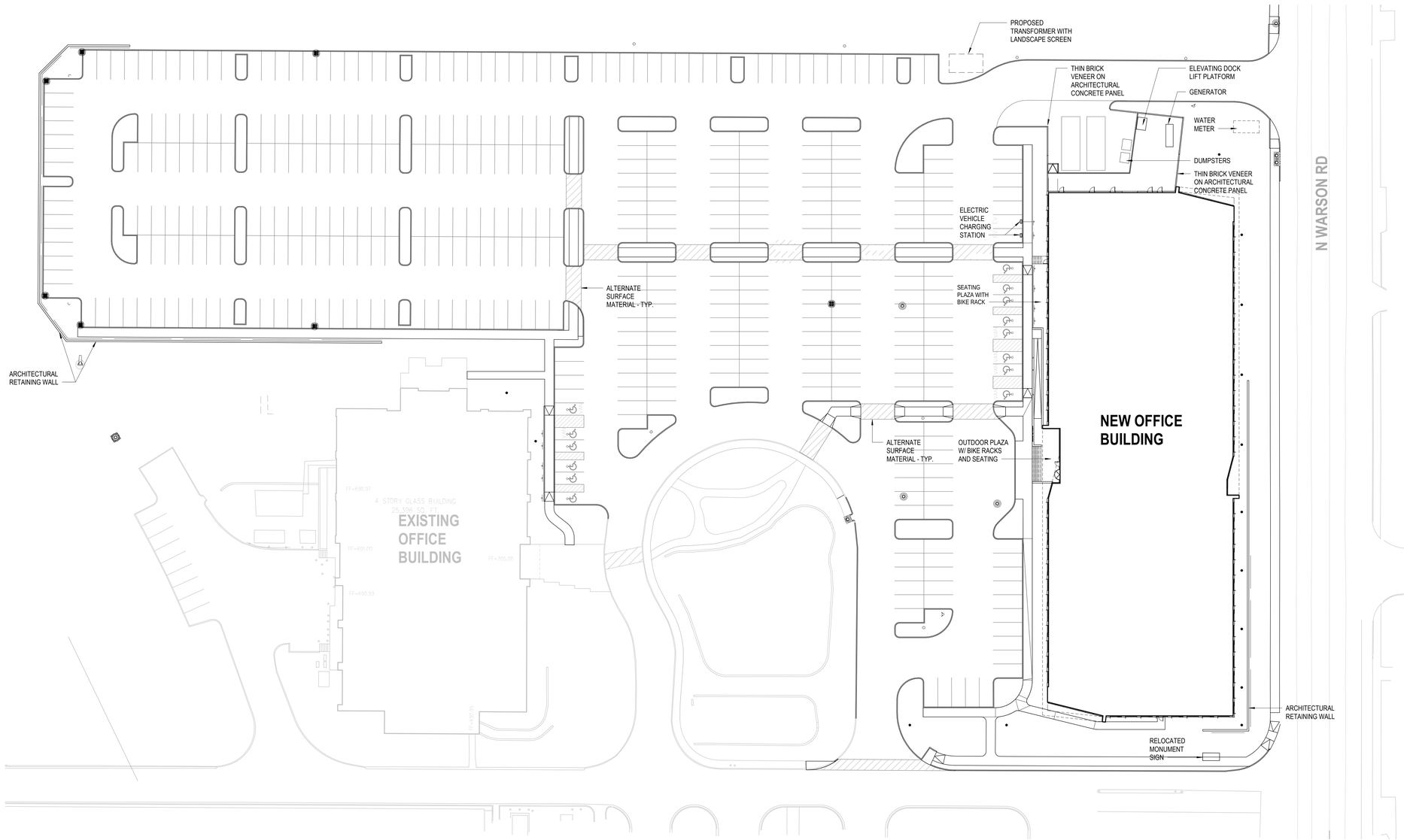
DRAWING ISSUE	
DESCRIPTION	DATE
FOUNDATIONS PERMIT	05-10-2019

DRAWING TITLE
Landscape Plan

DRAWING NO.
L1.1

Forum # BF0104635 Consult.# 985.027

Attachment: SDP Submittal Package: 2019-05-10 (#19-019: Edge @ BRDG Park)



A1 / A01-01 SITE PLAN
1" = 30'-0"
0' 15' 30' 60'

KAPIL KHANNA
NUMBER A-2017004037
STATE OF MISSOURI
REGISTERED ARCHITECT

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FIRE PROTECTION ENGINEER
FIRE SOLUTIONS, INC.

EDGE @ BRDG

1001 N. WARSON ROAD
ST. LOUIS, MO 63132

DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019

DRAWING TITLE
ARCHITECTURAL SITE PLAN

DRAWING NO.
A01-01

Forum # BF0104635 Consult.#

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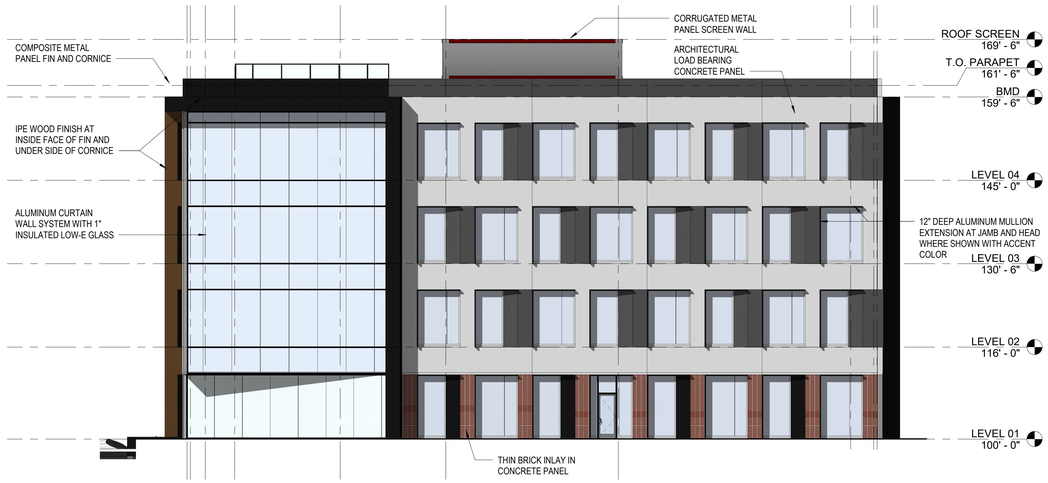
Attachment: SDP Submittal Package_2019-05-10 (#19-019: Edge @ BRDG Park)

ELEVATION - NORTH

3/32" = 1'-0"



ELEVATION - SOUTH

3/32" = 1'-0"

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DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019

DRAWING TITLE
Elevations 1

DRAWING NO.
A01-02

Forum # BF0104635 Consult.#

Attachment: SDP Submittal Package_2019-05-10 (#19-019: Edge @ BRDG Park)

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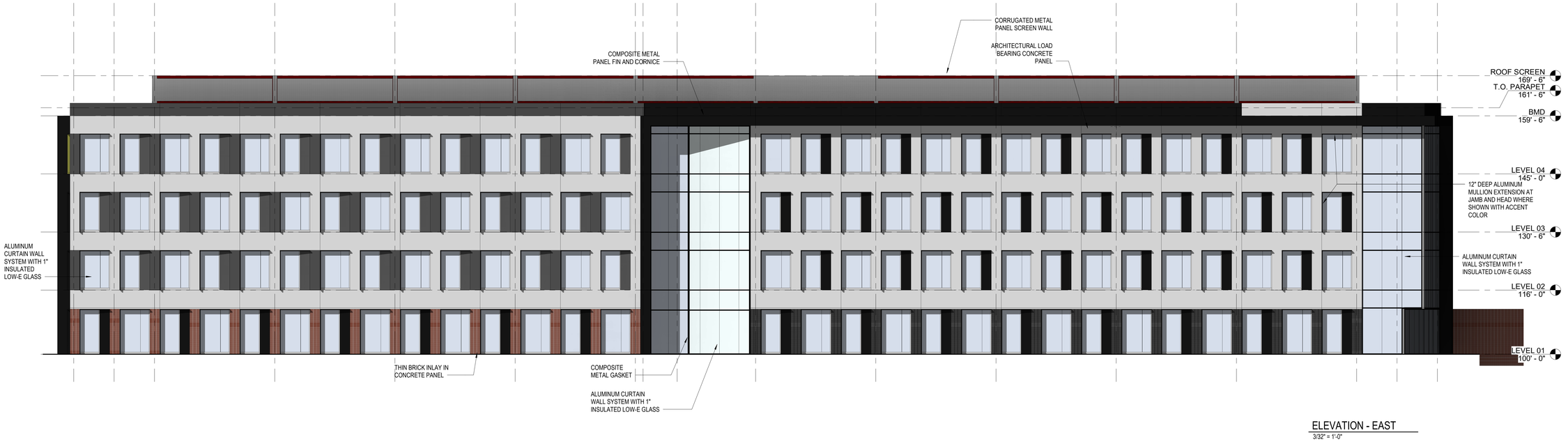

ELEVATION - EAST
3/32" = 1'-0"

ELEVATION - WEST
3/32" = 1'-0"

STATE OF MISSOURI
KAPIL KHANNA
NUMBER A-2017004037
ARCHITECT

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EDGE @ BRDG
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ST. LOUIS, MO 63132

DRAWING ISSUE

DESCRIPTION	DATE
SITE DEVELOPMENT PLANS	04-19-2019
REVISED PER CITY COMMENT	05-10-2019

DRAWING TITLE
Elevations 2

DRAWING NO.
A01-03

Forum # BF0104635 Consult.#

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Attachment: SDP Submittal Package_2019-05-10 (p19-019: Edge @ BRDG Park)

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

GLEO
GALLEON LE

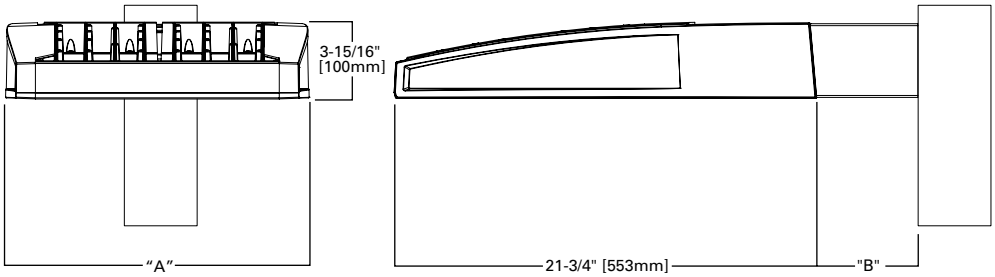
1-10 Light Squa

Solid State

AREA/SITE LUMINA

LumenSafe Techno
CLICK HERE

DIMENSIONS



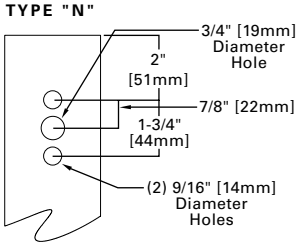
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

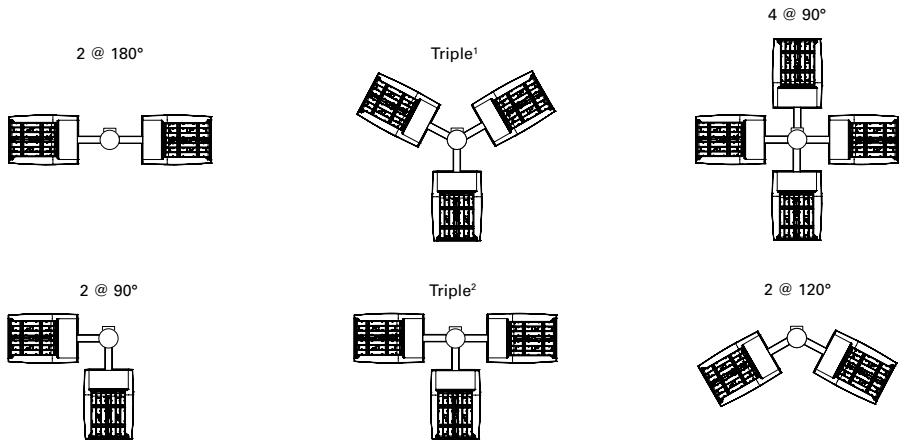
*www.designlights.org

EATON
Powering Business Worldwide

Attachment: Lighting Cut Sheets (#19-019: Edge @ BRDG Park)

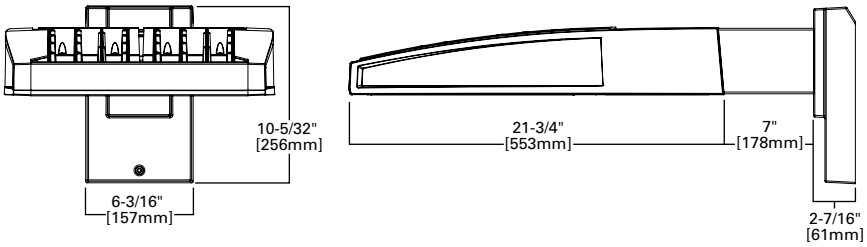
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

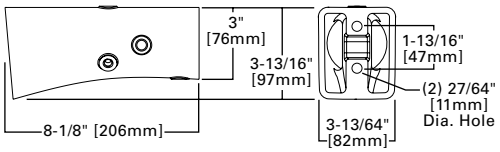


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

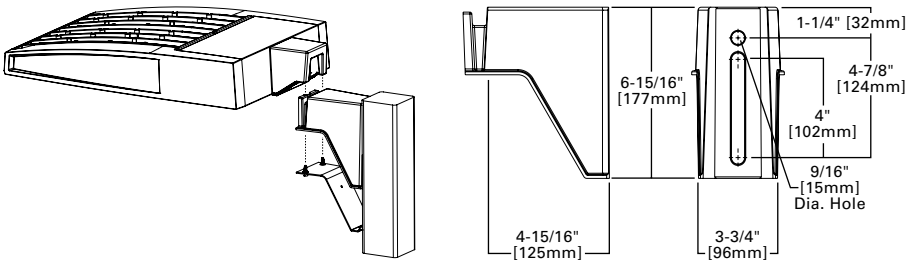
STANDARD WALL MOUNT

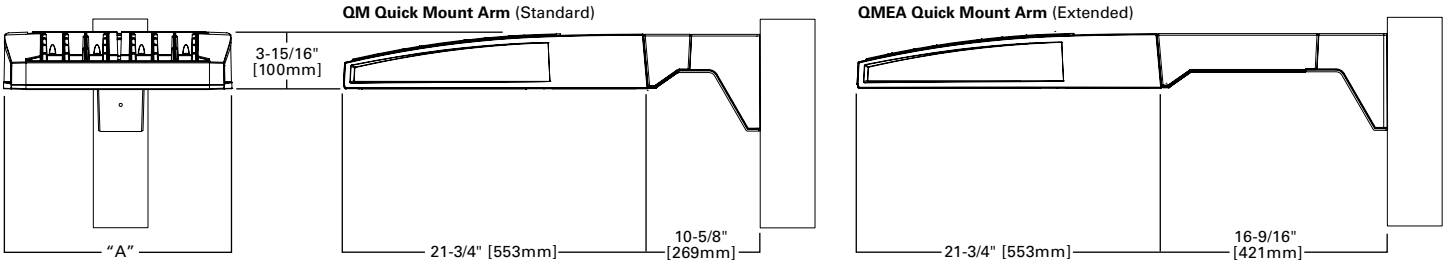


MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)





QUICK MOUNT ARM DATA

Number of Light Squares [1, 2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

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Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
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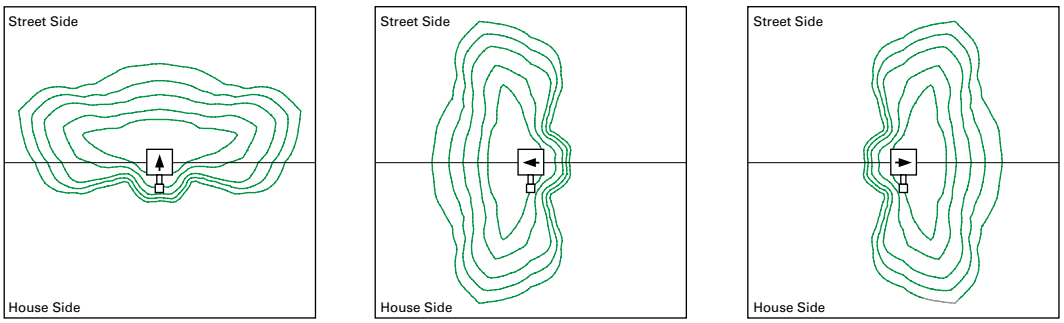
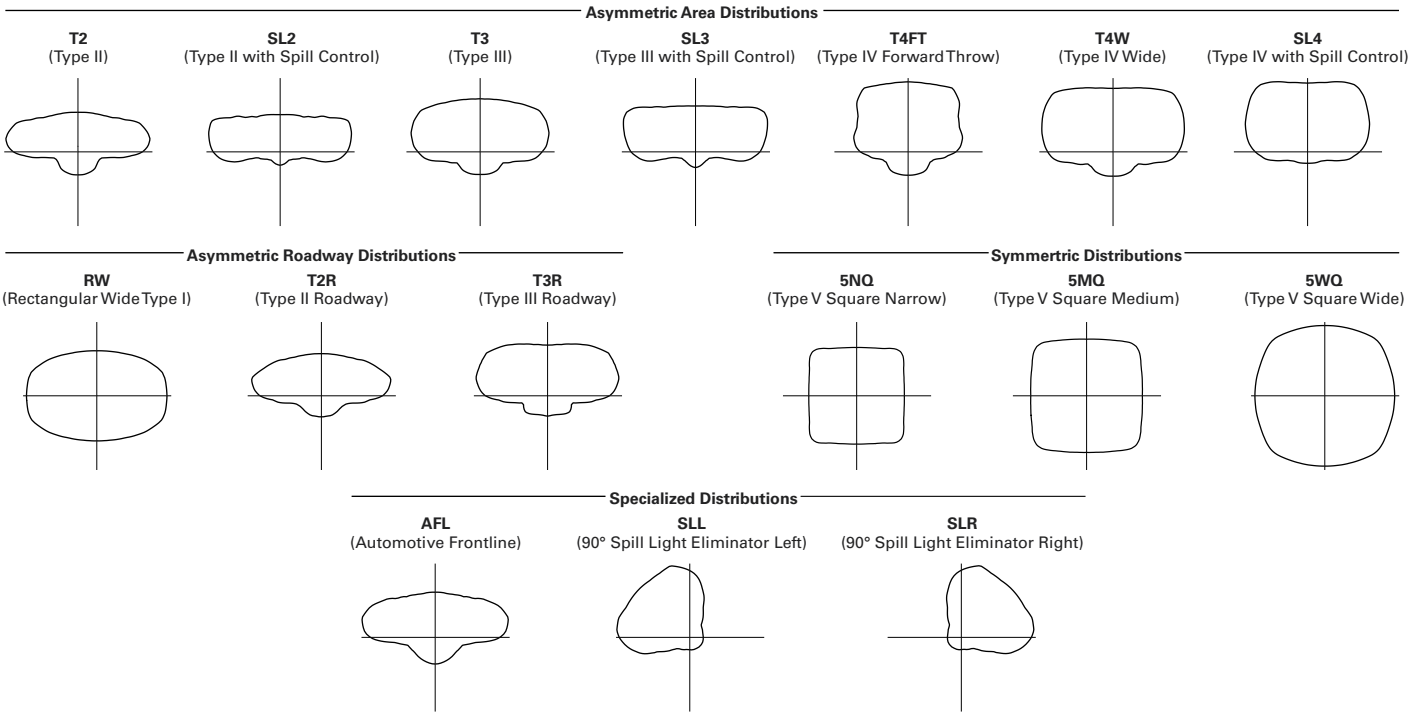
Specifications and dimensions subject to change without notice.

OPTIC ORIENTATION



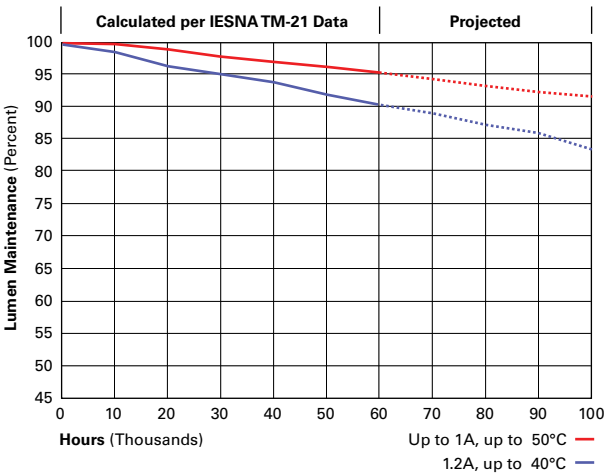
Standard | **Optics Rotated Left @ 90°** [L90] | **Optics Rotated Right @ 90°** [R90]

OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

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

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NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,709	13,111	19,562	25,848	32,026	38,325	45,324	51,355	57,286	63,424
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	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	B4-U0-G5
T2R	4000K/5000K Lumens	7,122	13,919	20,769	27,442	34,000	40,687	48,117	54,519	60,816	67,333
	3000K Lumens	5,939	11,606	17,316	22,881	28,349	33,925	40,121	45,459	50,710	56,143
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,838	13,363	19,939	26,346	32,642	39,062	46,196	52,343	58,388	64,646
	3000K Lumens	6,053	11,829	17,650	23,321	28,895	34,578	40,893	46,334	51,685	57,225
	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	B4-U0-G5
T3R	4000K/5000K Lumens	6,990	13,660	20,382	26,931	33,368	39,930	47,223	53,506	59,686	66,081
	3000K Lumens	6,188	12,092	18,042	23,839	29,537	35,346	41,802	47,364	52,834	58,495
	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	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,878	13,440	20,055	26,499	32,832	39,289	46,464	52,646	58,726	65,020
	3000K Lumens	6,088	11,897	17,753	23,457	29,063	34,779	41,130	46,602	51,984	57,556
	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	B4-U0-G5
T4W	4000K/5000K Lumens	6,789	13,267	19,795	26,156	32,408	38,781	45,864	51,967	57,968	64,180
	3000K Lumens	6,010	11,744	17,523	23,153	28,688	34,329	40,599	46,001	51,313	56,812
	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	B4-U0-G5
SL2	4000K/5000K Lumens	6,697	13,088	19,529	25,804	31,970	38,259	45,245	51,267	57,186	63,315
	3000K Lumens	5,928	11,585	17,287	22,842	28,300	33,867	40,051	45,382	50,621	56,046
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,837	13,361	19,936	26,342	32,639	39,057	46,189	52,336	58,380	64,636
	3000K Lumens	6,052	11,827	17,647	23,318	28,892	34,573	40,887	46,328	51,678	57,216
	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	B4-U0-G5
SL4	4000K/5000K Lumens	6,496	12,695	18,943	25,029	31,011	37,110	43,886	49,727	55,470	61,414
	3000K Lumens	5,750	11,238	16,768	22,156	27,451	32,850	38,848	44,018	49,102	54,364
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	7,052	13,781	20,564	27,171	33,664	40,285	47,641	53,981	60,215	66,669
	3000K Lumens	6,242	12,199	18,203	24,052	29,799	35,660	42,172	47,784	53,302	59,015
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	7,182	14,034	20,942	27,671	34,284	41,027	48,518	54,975	61,323	67,896
	3000K Lumens	6,358	12,423	18,538	24,494	30,348	36,317	42,948	48,664	54,283	60,102
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
5WQ	4000K/5000K Lumens	7,201	14,073	20,998	27,744	34,375	41,136	48,648	55,121	61,487	68,077
	3000K Lumens	6,374	12,457	18,587	24,559	30,429	36,414	43,063	48,793	54,428	60,262
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,009	11,741	17,519	23,148	28,681	34,321	40,589	45,990	51,301	56,798
	3000K Lumens	5,319	10,393	15,508	20,491	25,388	30,381	35,929	40,710	45,412	50,278
	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	B4-U0-G5
RW	4000K/5000K Lumens	6,989	13,657	20,378	26,925	33,360	39,921	47,211	53,494	59,672	66,066
	3000K Lumens	6,187	12,089	18,039	23,834	29,530	35,338	41,791	47,353	52,822	58,482
	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	B5-U0-G4
AFL	4000K/5000K Lumens	7,014	13,706	20,452	27,023	33,481	40,066	47,383	53,688	59,888	66,306
	3000K Lumens	6,209	12,133	18,104	23,921	29,637	35,466	41,943	47,525	53,013	58,694
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

Attachment: Lighting Cut Sheets (#19-019: Edge @ BRDG Park)

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	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	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	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	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	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	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5MQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	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	B5-U0-G5
5WQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	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	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	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	B3-U0-G5
RW	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	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	B5-U0-G4
AFL	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

Attachment: Lighting Cut Sheets (#19-019: Edge @ BRDG Park)

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	4,941	9,656	14,408	19,038	23,588	28,227	33,382	37,823	42,191	46,713
	3000K Lumens	4,374	8,547	12,754	16,852	20,880	24,987	29,550	33,481	37,347	41,350
	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-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,246	10,251	15,296	20,211	25,041	29,966	35,439	40,154	44,791	49,592
	3000K Lumens	4,644	9,074	13,540	17,891	22,166	26,526	31,371	35,544	39,649	43,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,037	9,842	14,685	19,404	24,041	28,770	34,024	38,551	43,003	47,612
	3000K Lumens	4,459	8,712	12,999	17,176	21,281	25,467	30,118	34,125	38,066	42,146
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	5,148	10,061	15,011	19,835	24,576	29,409	34,780	39,408	43,959	48,669
	3000K Lumens	4,557	8,906	13,288	17,558	21,755	26,033	30,787	34,884	38,913	43,082
	BUG Rating	B1-U0-G2	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
T4FT	4000K/5000K Lumens	5,066	9,899	14,770	19,516	24,181	28,936	34,221	38,774	43,252	47,888
	3000K Lumens	4,484	8,763	13,074	17,276	21,405	25,614	30,292	34,323	38,287	42,390
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	5,000	9,771	14,579	19,264	23,869	28,562	33,779	38,274	42,694	47,269
	3000K Lumens	4,426	8,649	12,905	17,052	21,129	25,283	29,901	33,880	37,793	41,843
	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	B4-U0-G5
SL2	4000K/5000K Lumens	4,933	9,639	14,383	19,005	23,547	28,178	33,324	37,758	42,118	46,632
	3000K Lumens	4,367	8,532	12,732	16,823	20,844	24,943	29,498	33,423	37,283	41,279
	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	B4-U0-G5
SL3	4000K/5000K Lumens	5,036	9,841	14,683	19,401	24,039	28,766	34,019	38,546	42,997	47,605
	3000K Lumens	4,458	8,711	12,997	17,174	21,279	25,464	30,114	34,121	38,061	42,140
	BUG Rating	B1-U0-G2	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
SL4	4000K/5000K Lumens	4,784	9,350	13,951	18,434	22,840	27,332	32,323	36,624	40,854	45,232
	3000K Lumens	4,235	8,277	12,349	16,318	20,218	24,194	28,612	32,420	36,164	40,039
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	5,194	10,150	15,145	20,011	24,794	29,670	35,088	39,757	44,349	49,102
	3000K Lumens	4,598	8,985	13,406	17,714	21,948	26,264	31,060	35,193	39,258	43,465
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	5,290	10,337	15,424	20,380	25,250	30,217	35,734	40,489	45,165	50,006
	3000K Lumens	4,683	9,150	13,653	18,040	22,351	26,748	31,632	35,841	39,980	44,265
	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	B5-U0-G4
5WQ	4000K/5000K Lumens	5,304	10,365	15,465	20,434	25,318	30,297	35,830	40,597	45,286	50,139
	3000K Lumens	4,695	9,175	13,690	18,088	22,411	26,819	31,717	35,936	40,087	44,383
	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	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	4,426	8,648	12,903	17,049	21,124	25,278	29,894	33,872	37,784	41,832
	3000K Lumens	3,918	7,655	11,422	15,092	18,699	22,376	26,462	29,983	33,446	37,030
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	5,147	10,058	15,009	19,830	24,570	29,402	34,771	39,399	43,949	48,658
	3000K Lumens	4,556	8,903	13,286	17,554	21,749	26,027	30,779	34,876	38,904	43,072
	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	B5-U0-G4
AFL	4000K/5000K Lumens	5,166	10,095	15,063	19,903	24,659	29,509	34,898	39,542	44,108	48,835
	3000K Lumens	4,573	8,936	13,334	17,618	21,828	26,121	30,892	35,003	39,044	43,229
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

Attachment: Lighting Cut Sheets (#19-019: Edge @ BRDG Park)

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,029	7,874	11,749	15,525	19,235	23,019	27,222	30,844	34,406	38,093
	3000K Lumens	3,566	6,970	10,400	13,743	17,027	20,376	24,097	27,303	30,456	33,720
	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	B3-U0-G4
T2R	4000K/5000K Lumens	4,278	8,360	12,474	16,482	20,421	24,437	28,900	32,745	36,527	40,441
	3000K Lumens	3,787	7,400	11,042	14,590	18,077	21,632	25,582	28,986	32,334	35,798
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,107	8,026	11,976	15,824	19,605	23,461	27,746	31,438	35,068	38,827
	3000K Lumens	3,636	7,105	10,601	14,007	17,354	20,768	24,561	27,829	31,042	34,370
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T3R	4000K/5000K Lumens	4,198	8,205	12,242	16,175	20,041	23,982	28,363	32,137	35,848	39,689
	3000K Lumens	3,716	7,263	10,837	14,318	17,740	21,229	25,107	28,448	31,733	35,133
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,131	8,072	12,045	15,915	19,719	23,597	27,907	31,620	35,272	39,052
	3000K Lumens	3,657	7,145	10,662	14,088	17,455	20,888	24,703	27,990	31,223	34,569
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,077	7,968	11,889	15,710	19,465	23,292	27,546	31,212	34,816	38,547
	3000K Lumens	3,609	7,053	10,524	13,906	17,230	20,618	24,384	27,629	30,819	34,122
	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	B3-U0-G5
SL2	4000K/5000K Lumens	4,022	7,861	11,729	15,498	19,202	22,979	27,175	30,791	34,347	38,028
	3000K Lumens	3,560	6,959	10,383	13,719	16,998	20,341	24,055	27,256	30,404	33,662
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,106	8,025	11,974	15,821	19,603	23,458	27,742	31,433	35,064	38,821
	3000K Lumens	3,635	7,104	10,599	14,005	17,353	20,765	24,557	27,824	31,039	34,364
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,902	7,624	11,377	15,033	18,626	22,289	26,359	29,867	33,316	36,886
	3000K Lumens	3,454	6,749	10,071	13,307	16,488	19,730	23,333	26,438	29,491	32,651
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,236	8,277	12,351	16,319	20,219	24,196	28,614	32,422	36,166	40,042
	3000K Lumens	3,750	7,327	10,933	14,446	17,898	21,418	25,329	28,700	32,014	35,445
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,314	8,429	12,578	16,619	20,591	24,641	29,141	33,019	36,832	40,779
	3000K Lumens	3,819	7,461	11,134	14,711	18,227	21,812	25,796	29,228	32,604	36,098
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,325	8,452	12,611	16,664	20,646	24,707	29,219	33,106	36,930	40,888
	3000K Lumens	3,828	7,482	11,163	14,751	18,276	21,871	25,865	29,305	32,690	36,194
	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	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,609	7,052	10,522	13,903	17,226	20,613	24,378	27,622	30,812	34,114
	3000K Lumens	3,195	6,242	9,314	12,307	15,248	18,247	21,579	24,451	27,275	30,198
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,197	8,202	12,239	16,171	20,036	23,977	28,356	32,129	35,839	39,680
	3000K Lumens	3,715	7,260	10,834	14,315	17,736	21,224	25,101	28,441	31,725	35,125
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,213	8,232	12,284	16,230	20,109	24,064	28,459	32,246	35,969	39,824
	3000K Lumens	3,729	7,287	10,874	14,367	17,800	21,301	25,192	28,544	31,840	35,252
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

Attachment: Lighting Cut Sheets (#19-019: Edge @ BRDG Park)

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.

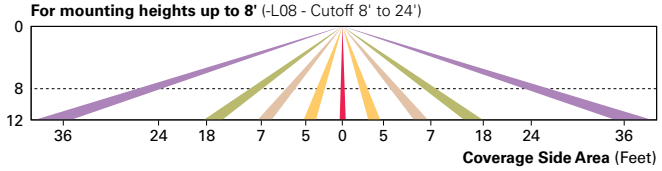
Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

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.

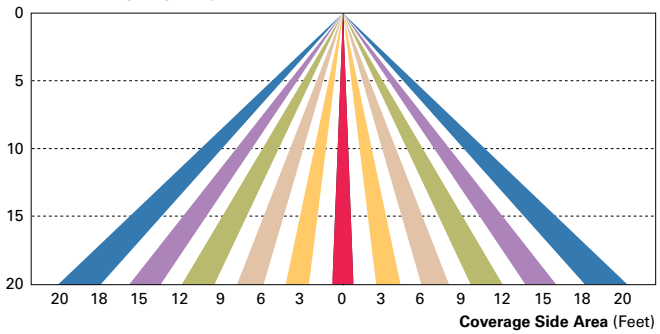
Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.

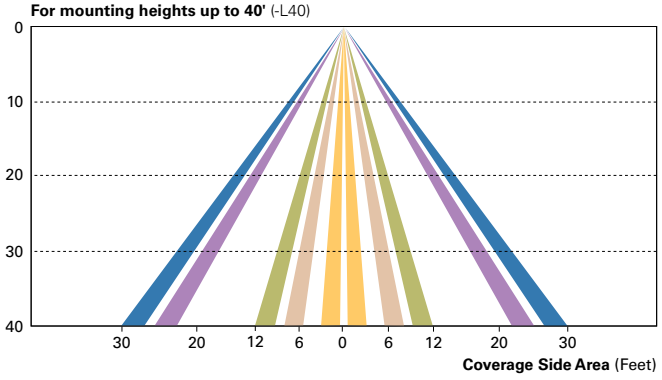
For mounting heights up to 8' (-L08 - Cutoff 8' to 24')



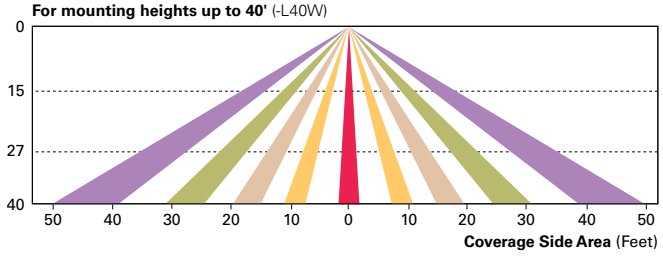
For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40)

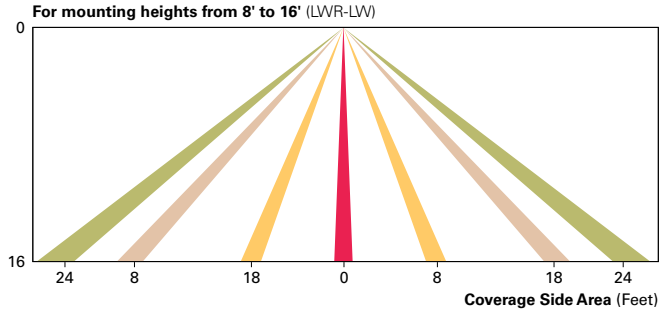


For mounting heights up to 40' (-L40W)

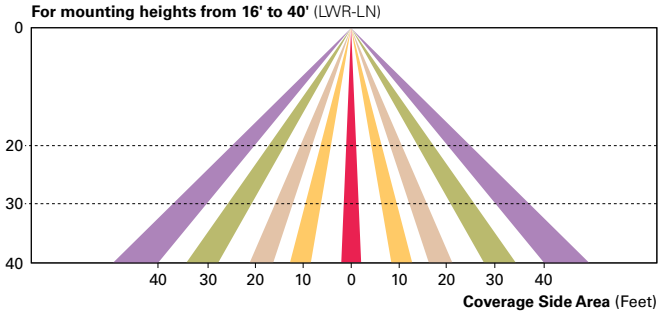


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)
Eaton 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.

Attachment: Lighting Cut Sheets (#19-019: Edge @ BRDG Park)

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [5] **08**=8 [5] **09**=9 [6] **10**=10 [6]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [7] **480**=480V [7, 8]	**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	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Options (Add as Suffix)

7030=70 CRI 3000K [13]
8030=80 CRI 3000K [14]
7050=70 CRI 5000K [13]
7060=70 CRI 6000K [13]
600=Drive Current Factory Set to Nominal 600mA [15]
800=Drive Current Factory Set to Nominal 800mA [15]
1200=Drive Current Factory Set to Nominal 1200mA [15, 16]
F=Single Fuse (120, 277 or 347V. Must Specify Voltage)
FF=Double Fuse (208, 240 or 480V. Must Specify Voltage)
2L=Two Circuits [17, 18]
DIM=External 0-10V Dimming Leads [19, 20]
P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21]
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle [21]
R=NEMA Twistlock Photocontrol Receptacle [21]
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]
HA=50°C High Ambient [23]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24, 27]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [22, 27, 29]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28]
LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30, (A)]
LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30, (A)]
WOLC-7P-10A=WaveLinx Wireless Outdoor Lighting Control Module [(B)]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [31]
HSS=Factory Installed House Side Shield [32]
CE=CE Marking [33]

Accessories (Order Separately)

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
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [24]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [10]
GLEON-QMEA=Quick Mount Extended Arm Kit [11]
LS/HSS=Field Installed House Side Shield [32, 33]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) [35, (B)]

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** Standard 4000K CCT and minimum 70 CRI. **4** Not compatible with MS/4-LXX or MS/1-LXX sensors. **5** Not compatible with extended quick mount arm (QMEA). **6** Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). **7** Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. **8** Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). **9** May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table. **10** Factory installed. **11** Maximum 8 light squares. **12** Maximum 6 light squares. **13** Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. **14** Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website. **15** 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website. **16** Not available with HA option. **17** 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. **18** Not available with LumaWatt Pro wireless sensors. **19** Cannot be used with other control options. **20** Low voltage control lead brought out 18" outside fixture. **21** Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. **22** Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. **23** 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. **24** The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. **25** Approximately 22' detection diameter at 8' mounting height. **26** Approximately 40' detection diameter at 20' mounting height. **27** Approximately 60' detection diameter at 40' mounting height. **28** Approximately 100' detection diameter at 40' mounting height. **29** Replace X with number of Light Squares operating in low output mode. **30** LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. **31** Not available with house side shield (HSS). **32** Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected. **33** CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. **34** One required for each Light Square. **35** Requires 7-pin NEMA twistlock photocontrol receptacle.

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

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology* LumenSafe Technology CLICK HERE	**D**=Dome Camera	**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	**R**=Cellular, Factory Installed Rogers SIM Card **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility. Not available with 9-10 light square housing. Not available with 347V, 480V or high ambient options.

Attachment: Lighting Cut Sheets (#19-019: Edge @ BRDG Park)