CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD AGENDA
THURSDAY, AUGUST 16, 2007 6:30 P.M.
CITY HALL – 690 CHESTERFIELD PARKWAY WEST

CONFERENCE ROOM 101

I. CALL TO ORDER

II. PROJECT PRESENTATIONS:

A. **Lamborghini of St. Louis (River Crossings Development Lot 7)**: An Amended Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 5.4 acre tract of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road and west of Boones Crossing.

III. APPROVAL OF MEETING SUMMARIES

A. July 12, 2007

IV. OLD BUSINESS

V. NEW BUSINESS

VI. ADJOURNMENT

Note: The Architectural Review Board will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time. Notice is hereby given that the Architectural Review Board may also hold a closed meeting for the purpose of dealing with matters related to one or more of the following: legal actions, cause of action, litigation or privileged communications between the City's representatives and its attorneys. (RSMo 610.021 (1) 1994).

City of Chesterfield

II.A.

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

August 3, 2007

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: **Lamborghini of St. Louis (River Crossings Development Lot 7)**: An Amended Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 5.4 acre tract of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road and west of Boones Crossing.

Dear Board Members:

ACI/Boland Inc., has submitted on behalf of Lamborghini of St. Louis, an Amended Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for a 22,261 square foot single story car showroom, located on Lot 7 of the River Crossings Development. The site is currently zoned "PC" Planned Commercial. The exterior materials will be comprised of brick and stone veneer with a glass storefront. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines. Landscape and lighting are being addressed through site development section plan review for adherence to the City of Chesterfield Tree Manual and lighting ordinance.

Actions Requested

The Department of Planning requests action by the Architectural Review Board on the information presented.

Respectfully Submitted,

Aimee E. Nassif
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: **Lamborghini of St. Louis**
Date of Review: **August 16, 2007**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	X		
D. Auto Service Station Guidelines	X		
E. Shopping Center Guidelines	X		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			**Landscaping is being addressed through site development section and concept plan review**
CHAPTER FOUR: Miscellaneous			
A. Signage			**Not submitted for approval at this time**
B. Lighting			**Lighting is being addressed through site development section plan review**
C. Utilities	X		
D. Stormwater Drainage			**Drainage is being addressed through site plan review**
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
January 2002

City of Chesterfield

DEPARTMENT OF PLANNING

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APPLICATION FOR ARCHITECTURAL REVIEW

Prior to submitting an application to the Department of Planning for review by the Architectural Review Board, the Petitioner is strongly urged to discuss their project with their Project Planner. For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check application type:

[ ] **Site Plan**
[ ] **Site Development Plan**
[ ] **Site Development Concept Plan**
[ ] **Site Development Section Plan**
[ ] **Amend Elevations**
[ ] **Amended Site Plan**
[ ] **Amended Site Development Plan**
[ ] **Amended Site Development Concept Plan**
[ ] **Amended Site Development Section Plan**
[X] **Other (specify):** Architectural Review Board

Definitions

- **Site Plan:** Plan for non-residential development over 1,000 square feet *not* in a planned district.
- **Site Development Plan:** Plan for development in planned districts that is being done in one phase.
- **Site Development Concept Plan:** Conceptual plan for development in planned districts being done in phases. A Concept Plan provides an overall picture of a development that is being divided into sections to be developed in phases.
- **Site Development Section Plan:** Phased sections of a Concept Plan.

I. APPLICANT INFORMATION

Project Name: Lamborghini of St. Louis
Development Firm: Bentley Holdings, LLC
Architectural Firm: ACI/Boland, Inc.
Engineering Firm: Stock & Associates
Approximate Location of Project: Tract 7 of River Crossing Subdivision

Record: Bentley Holdings, LLC
Address: 1 Arnage Road
City: Chesterfield **State:** MO **Zip:** 63005
Tel.: (636) 449-0310 **Fax:**
***Attach additional sheets as necessary.**

Applicant, if other than owner(s): ACI/Boland, Inc.
Address: 11477 Olde Cabin Road, Suite 100
City: St. Louis **State:** MO **Zip:** 63141
Tel.: (314) 991-9993 **Fax:** (314) 991-8878
Legal Interest: Architect
(Provide date of contract and date of expiration of contract)
***Attach additional sheets as necessary.**

II. PROJECT STATISTICS

Acreage: 5.4 Acres **Gross Floor Area:** 22,261 GSF **Building Height:** 24' - 0"
Existing Overlay Districts: Check (✓) all that apply [ ] **C.U.P.** [ ] **C.S.P.** [ ] **L.P.A.**
Proposed Usage: Lamborghini Car Dealership
Exterior Building Materials: Brick & Stone Veneer with Glass Storefront
Construction Type: Steel Frame
Roof Material and Design: Flat Membrane Roof
Building Setbacks: **Front Yard:** _____ **Side Yard:** _____ **Rear Yard:** _____
Max. Building Height: _____ **Min. Lot Requirement:**
Description of art or architecturally significant features (if any):
Please See Design Intent Letter
Screening Material and Design:
Please See Design Intent Letter
Additional Project Information, if any:
Please See Design Intent Letter

III. ZONING

Current Zoning District: "PC" Planned Commercial
Existing Uses(s) on property: None/Undeveloped Group
Proposed Use(s) on property: Lamborghini Car Dealership
Proposed Development Intensity: 66,500 sq. ft. du / sf (circle one)*
* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)

IV. SITE SPECIFIC GUIDELINES

Landscape Guidelines: ____ **Residential:** _____ **Commercial:** X **Institutional:** ____

Is the property located in a Chesterfield Valley Sub-Area? If yes, circle one: 1 2 3 4

Any site-specific design guidelines: _____

V. ADJACENT PROPERTY

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Existing Use	Approved Use (use separate sheet as needed)
North	State Hwy.		Road	
South	Arnage Rd.		Road	
East	Car Dealership	C8	Car Dealership	
West	Non-Urban	NU	Vacant	

VI. PARTIES OF INTEREST

Principal Contact: Richard S. Clawson **Title:** Principal
Address: 11477 Olde Cabin Road, Suite 100
City: St. Louis **State:** MO **Zip:** 63141
Tel.: (314) 991-9993 **Fax:** (314) 991-8878
Email: rclawson@aci-boland.com

Other Contact: _____
Address: _____
City: _____ **State:** ____ **Zip:** _____
Tel.: _____ **Fax:** _____
Email: _____

Other Contact: _____
Address: _____
City: _____ **State:** ____ **Zip:** _____
Tel.: _____ **Fax:** _____
Email: _____

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ARCHITECTURAL REVIEW BOARD

Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- ☐ **Color site plan with contours, site location map, and identification of adjacent uses.**
- ☐ **Color elevations for all building faces.**
- ☐ **Color rendering or model reflecting proposed topography.**
- ☐ **Large exterior material samples. ***
- ☐ **Photos' reflecting all views of adjacent uses and sites.**
- ☐ **Details for screening, retaining walls, etc. ***
- ☐ **Section plans highlighting any building off-sets, etc.**
- ☐ **Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.**
- ☐ **Landscape plan.**
- ☐ **Any other exhibits which would aid understanding of design proposal.**
- ☐ **Governing ordinance requirements.**

*** Denotes that item will be brought to meeting by the petitioner**

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ACI BOLAND
ARCHITECTS PLANNERS INTERIOR DESIGNERS

Lamborghini St. Louis
Statement of Design Intent
July 31, 2007

This proposed building is scheduled to be a one-story 22,261 square foot car showroom. The project is located south of Highway 40 and west of Boone's Crossing.

I. Site Layout

A. Physical Features

1. The existing flat site is currently vacant. A portion of the existing Monarch Levee is located at the northern end of the site.

B. Vegetation

1. Currently, the site has no substantial vegetation.

C. Site Relationship

1. The building is situated north of Arnage Road and south of Missouri State Highway 40. The building entrance will be facing east and directly off of the circle drive.

D. Vehicular Circulation

1. The shared curb cut entries/exits for this site and the existing Bentley automotive dealership will be located at Arnage Road to allow vehicles to circulate efficiently through the site.
2. Delivery vehicles will be able to enter from Arnage Road and proceed directly to the loading area located to the south of the building.

E. Pedestrian Circulation

1. The accessible parking spaces will be located directly in front of the building to allow easy access without needing to cross any drive lanes.

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F. 314.991.8878

11229 Nall, Suite 140
Leawood, Kansas 66211
T. 913.338.2300
F. 913.338.2003

1421 E. 104th Street
Kansas City, Missouri 64131
T. 816.763.9600
F. 816.763.9757

2. The entry to building in located under a covered canopy at the center of the shared circular to allow easy access to the building without excessive distance to walk.

II. Building Structure

All Structures

A. Scale and Design

1. The building will be a one-story brick veneer building with aluminum and glass punched windows. The building will also incorporate cast stone base at the foot of the columns along with brick. The building will also incorporate cast stone accent medallions and a band at the top of the building along with a pre-finished aluminum cornice.

B. Relationship to Adjacent Development

1. The adjacent parcel to the west are currently vacant, however the parcel to the east is an existing Bentley dealership. This building will be of a matching/complementary style to the existing Bentley automotive dealership.

C. Materials and Colors

1. The exterior of the building will be predominately brick veneer and cast stone accents with reflective insulated glass in aluminum storefront punched window system.
2. The brick veneer will be a red brick with light buff/beige cast stone band and accents similar to the adjacent existing Bentley automotive dealership.
3. The storefront window system will be a clear anodized aluminum frames with a green semi-reflective insulated glass.
4. The entry circle drive will be accented with colored concrete of visually complimentary colors.
5. Please refer to the exterior rendering and to the larger samples to be submitted at the Architectural Review Board meeting.

Non-Residential Architecture

A. General

1. The two sides and rear façades will be designed with similar detailing as the front/primary façade. Please see attached colored exterior building elevations for more information.

B. Building Equipment and Service

1. Delivery vehicles will be able to enter from Arnage Road and proceed directly to the loading area located to the south of the building.
2. Landscaping will be used to screen any exterior electrical transformers or gas meters.

C. Chesterfield Valley Guidelines

1. The north elevation which faces Missouri State Highway 40 will be designed with similar detailing as the front façade to convey the same high quality appearance. Please see attached colored exterior building elevations for more information.
2. The building parking is located at the rear of the building as not to obstruct the view of the building from Missouri State Highway 40.
3. The trash enclosure at the north of the site will be constructed with of materials matching the building and to be of similar fashion as the existing Bentley automotive dealership trash enclosure and shall no exceed six feet in height and shall also be screened with landscaping so it is not visible from Missouri State Highway 40.
4. All utilities will be installed underground.
5. This project will be designed to meet the required open space requirements as stated in the *City of Chesterfield Design Guidelines*. See attached Site Plan.
6. This project will be designed to meet the required landscape requirements as stated in the *City of Chesterfield Design Guidelines* and the *Landscape Guidelines for the City of Chesterfield*. See attached Landscape plan.

III. <u>Landscape Design</u>

1. The site has been carefully landscaped with trees and other shrubs/plantings to compliment the scale and reduce the impact of the parking lot and building to Arnage Road and Missouri State Highway 40.

2. A simple palette of plantings has been selected to provide an attractive range of color, size and contrast.
3. Please refer to the submitted landscape plan for more information

IV. Miscellaneous

A. Signage

1. The dealership signage on the entry façade will be internally light individual pin-mounted letters with the dealership logo shield to also be internally light. The future signage will also be of similar design on the south end of the entry façade and also on the south elevation. These signs will be designed to meet the requirements stated in the *City of Chesterfield Zoning Ordinance Signage Criteria*.

B. Lighting

1. The site lighting will be oriented toward the building and parking areas to avoid affecting adjacent properties.
2. The proposed future monument signs will be light be ground-mounted lights.

C. Utilities

1. All utilities will be installed underground.
2. Landscaping will be used to screen any exterior electrical transformers or gas meters.

D. Storm water Drainage

1. Storm water will be drained from the rooftop at the rear of the building with exterior roof drains painted to match the exterior of the building.
2. The parking area will be sloped to allow storm water to drain away from the building and off the parking area to the drainage area to the north.

E. Energy Conservation

1. The building shall be constructed to meet energy guidelines that are enforced at the current time.

F. Screening (Fences & Walls)

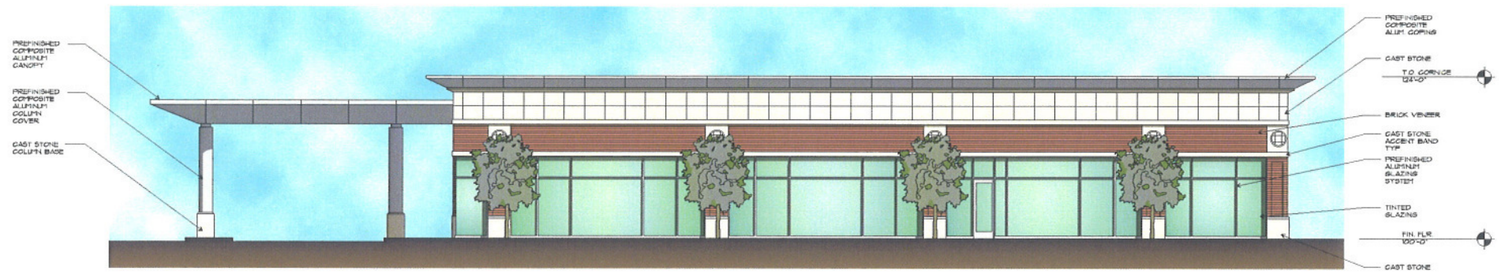
1. A pre-finished architectural metal panel roof screen will be located in the center of the roof to screen all roof top equipment.
2. The trash enclosure at the north of the site will be constructed with of materials matching the building and to be of similar fashion as the existing Bentley automotive dealership trash enclosure and shall no exceed six feet in height and shall also be screened with landscaping so it is not visible from Missouri State Highway 40.

Respectfully Submitted By,

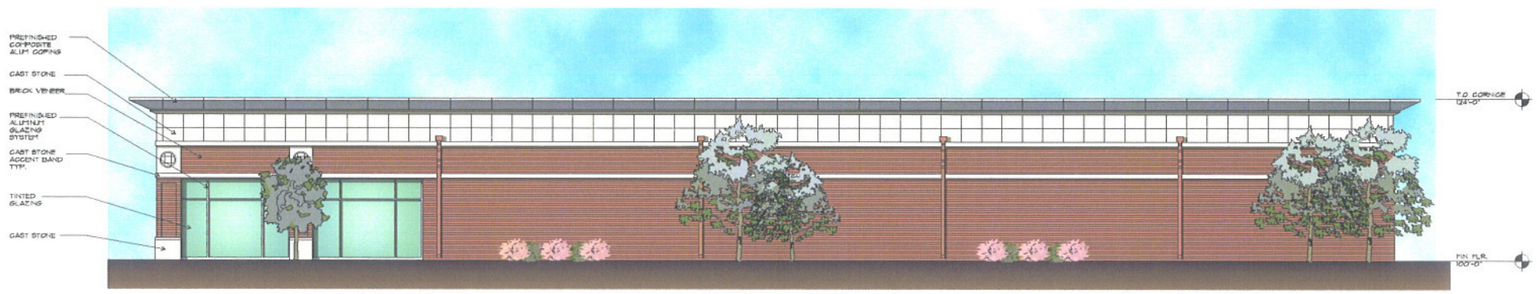
ACI/Boland, Inc.

Kristopher T. Mehrtens
Project Architect

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



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



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

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

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ARCO
Construction Company, Inc.

LAMBORGHINI ST. LOUIS
CHESTERFIELD, MISSOURI

ACI BOLAND
ARCHITECTS PLANNERS INTERIOR DESIGNERS

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VIEW FROM LOCATION "A"
LOOKING SOUTHWEST

VIEW FROM LOCATION "A"
LOOKING WEST

VIEW FROM LOCATION "A"
LOOKING NORTHWEST

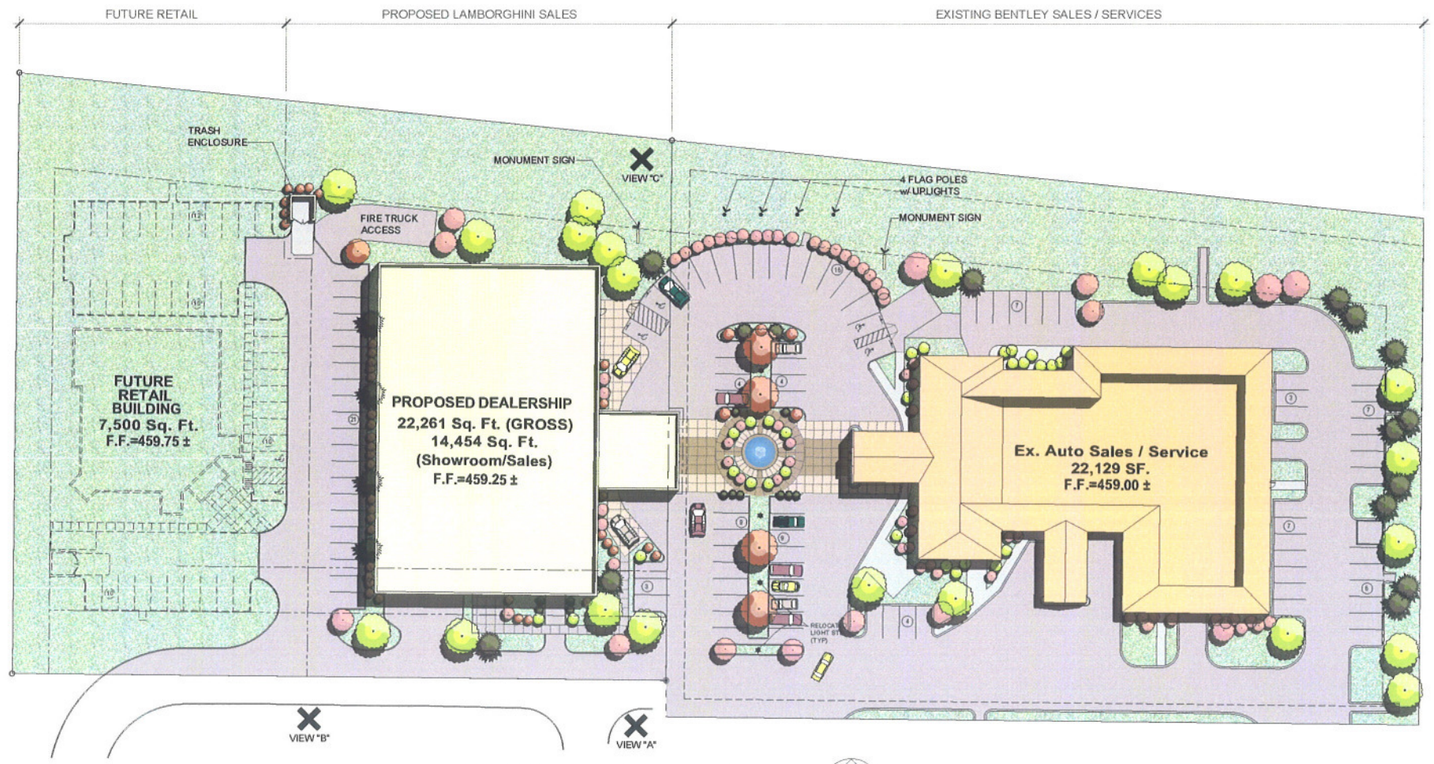
VIEW FROM LOCATION "A"
LOOKING NORTH

VIEW FROM LOCATION "A"
LOOKING NORTHEAST

VIEW FROM LOCATION "A"
LOOKING EAST

VIEW FROM LOCATION "C"
LOOKING SOUTHEAST

VIEW FROM LOCATION "C"
LOOKING SOUTH



ARCHITECTURAL SITE PLAN
SCALE 1" = 30'-0"

NORTH

VIEW FROM LOCATION "C"
LOOKING SOUTHWEST

VIEW FROM LOCATION "C"
LOOKING WEST

VIEW FROM LOCATION "B"
LOOKING WEST

VIEW FROM LOCATION "B"
LOOKING NORTHWEST

VIEW FROM LOCATION "B"
LOOKING NORTH

VIEW FROM LOCATION "B"
LOOKING NORTHEAST

VIEW FROM LOCATION "B"
LOOKING EAST

VIEW FROM LOCATION "B"
LOOKING EAST

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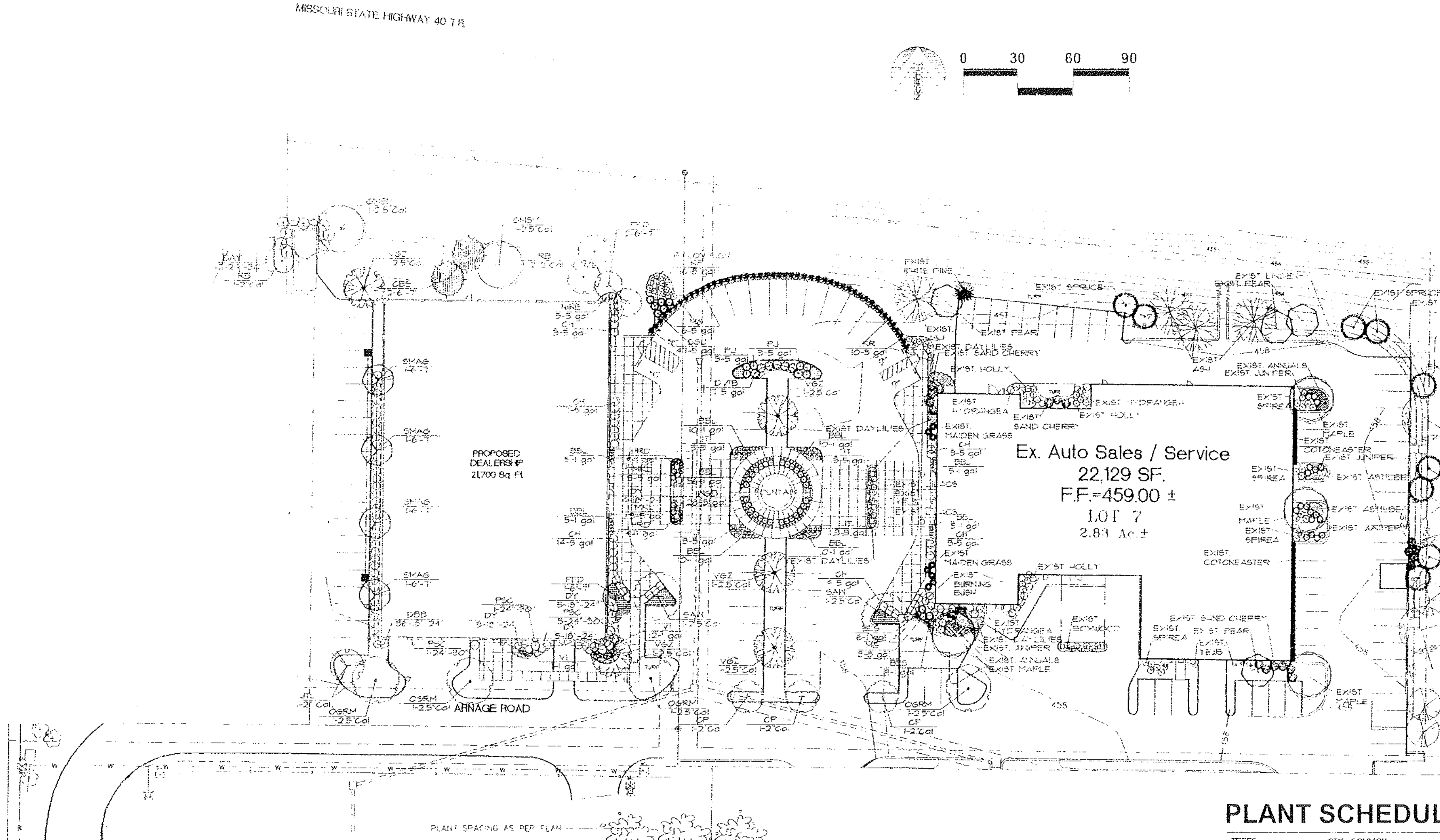
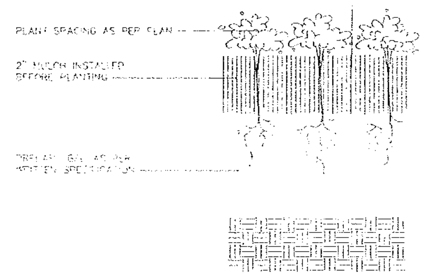
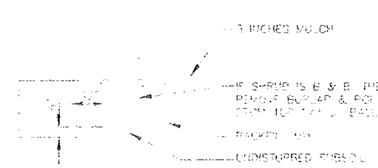




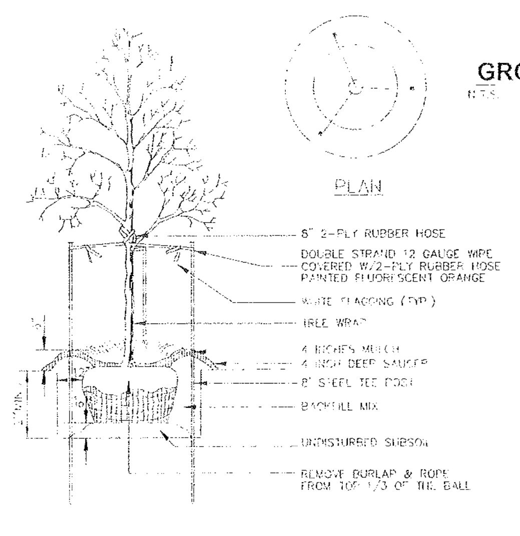
GROUNDCOVER/PERENNIAL PLANTING

N.T.S.



SHRUB PLANTING

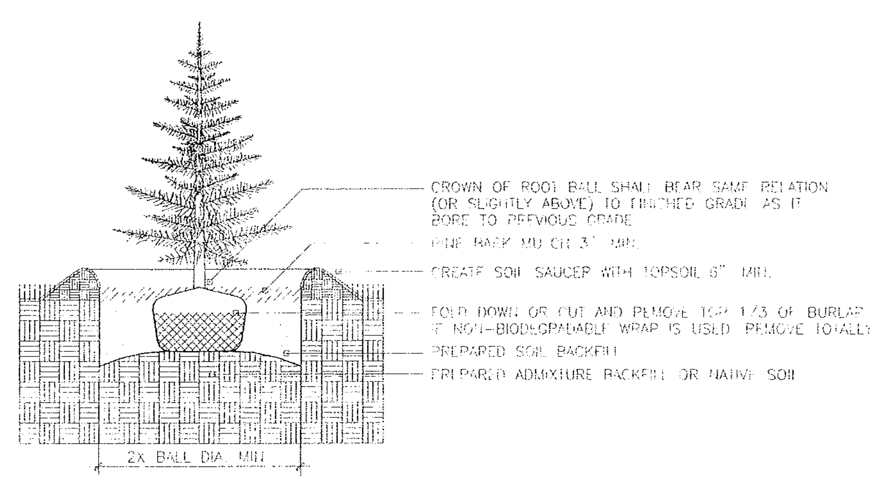
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING DETAIL

N.T.S.



CONIFER TREE PLANTING DETAIL

N.T.S.

NOTES:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
2.) The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
3.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
5.) All mulch to be shredded bark mulch at 3" depth over fabric after compaction unless otherwise noted. Mulch shall be clean and free of all foreign material. Edge all beds with spade-cut edge unless otherwise noted.
6.) It shall be the landscape contractor's responsibility to:
A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
7.) The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
8.) All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant perennials to within 18" of trunk of trees or shrubs planted within the area.
9.) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
10.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
11.) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
12.) Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" x 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
13.) The minimum setback is 10'-0" from an existing or proposed right of way.
14.) A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
15.) If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
16.) Upon release of the landscape installation Bond, a two (2) year Landscape Maintenance Bond shall be required.

PLANT SCHEDULE:

TREES	QTY.	COMMON	BOTANICAL	SIZE	DECIDUOUS/EVERGREEN	MATURE TREE SIZE
OGRM	7	'October Glory' Maple	Acer rubrum 'October Glory'	2.5"Cal	DECIDUOUS	45+
GMSM	4	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	2.5"Cal	DECIDUOUS	45+
AAA	2	Autumn Applause Ash	Fraxinus americana 'Autumn Applause'	2.5" Cal	DECIDUOUS	45+
SAN	5	Sawtooth Oak	Quercus acutissima	2.5"Cal	DECIDUOUS	45+
VGZ	5	Village Green Zelkova	Zelkova serrata 'Village Green'	2.5"Cal	DECIDUOUS	45+
EVERGREEN TREES	QTY.	COMMON	BOTANICAL	SIZE	DECIDUOUS/EVERGREEN	MATURE TREE SIZE
CBS	5	Colorado Blue Spruce	Picea pungens	6'-7'	EVERGREEN	30-40
FLOWERING TREES	QTY.	COMMON	BOTANICAL	SIZE	DECIDUOUS/EVERGREEN	MATURE TREE SIZE
RHS	2	'Robin Hill' Serviceberry	Amelanchier grandiflora 'Robin Hill'	1.5" Cal	DECIDUOUS	25-30
RB	6	Redbud	Cercis canadensis	2"Cal	DECIDUOUS	25-30
FFD	4	Pink Flowering Dogwood	Cornus florida rubra	6'-7'	DECIDUOUS	15-25
WKH	4	'Winter King' Hawthorn	Crataegus viridis 'Winter King'	2" Cal	DECIDUOUS	25-30
SMAG	4	Saucer Magnolia	Magnolia x soulangiana	6'-7'	DECIDUOUS	20-30
CP	5	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	2"Cal	DECIDUOUS	15-25
JTL	8	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2" Cal	DECIDUOUS	25-30'
SHRUBS	QTY.	COMMON	BOTANICAL	SIZE	DECIDUOUS/EVERGREEN	
CPB	16	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	5 gal	DECIDUOUS	
WGB	25	Winter Gem Boxwood	Buxus microphylla 'Winter Gem'	5 gal	EVERGREEN	
RTD	6	Bailey's Red-twig Dogwood	Cornus baileyi	5 gal	DECIDUOUS	
DBB	56	Compact Burning Bush	Euonymus alatus 'Compactus'	18"-24"	DECIDUOUS	
BH	10	Blue Holly	Ilex meserveae 'Blue Princess/Prince' TM	5 gal	EVERGREEN	
CH	37	China Boy/Girl Holly	Ilex meserveae 'China Boy/Girl' TM	5 gal	EVERGREEN	
IT	12	Henry's Garnet Itea	Itea virginica 'Henry's Garnet'	5 gal	DECIDUOUS	
SGJ	47	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal	EVERGREEN	
PJ	6	Procumbens Juniper	Juniperus procumbens 'Nana'	5 gal	EVERGREEN	
BAY	18	Northern Bayberry	Myrica pensylvanica	24"-30"	EVERGREEN	
NINE	5	Diabolo Purple Ninebark	Physocarpus opulifolius 'Diabolo' TM	5 gal	DECIDUOUS	
PSC	7	Purple Sand Cherry	Prunus x cistena	24"-30"	DECIDUOUS	
DKL	2	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 gal	DECIDUOUS	
MKL	6	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 gal	DECIDUOUS	
DY	17	Dense Yew	Taxus media 'Densiformis'	18"-24"	EVERGREEN	
DVB	7	Mariesii Double File Viburnum	Viburnum plicatum tomentosum 'Mariesii'	5 gal	DECIDUOUS	
ANNUALS/PERENNIALS	QTY.	COMMON	BOTANICAL	SIZE	DECIDUOUS/EVERGREEN	
ASTIL	11	Astilbe	Astilbe arendsii 'Deutschland'	1 gal	DECIDUOUS	
HRD	19	Happy Returns Daylily	Hemerocallis hybrid 'Happy Returns'	1 gal	DECIDUOUS	
VI	14	Variegated Iris	Iris pallida 'Variegata'	1 gal	DECIDUOUS	
BBL	16	Big Blue Liriope	Liriope muscari 'Big Blue'	1 gal	DECIDUOUS	
BLS	15	Goldsturm Black-eyed Susan	Rudbeckia fulgida 'Goldsturm'	1 gal	DECIDUOUS	
LE	65	Lamb's Ears	Stachys byzantina 'Silver Carpet'	1 gal	DECIDUOUS	
GRASSES	QTY.	COMMON	BOTANICAL	SIZE	DECIDUOUS/EVERGREEN	
MG	4	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gal	DECIDUOUS	
ROSES	QTY.	COMMON	BOTANICAL	SIZE	DECIDUOUS/EVERGREEN	
KR	26	Knockout Rose	Rosa Knockout	5 gal	DECIDUOUS	
GROUND COVERS	QTY.	COMMON	BOTANICAL	SIZE	DECIDUOUS/EVERGREEN	
PWC	224	Purpleleaf Winter Creeper	Euonymus fortunei coloratus	2.25" Pot & 12" oc	EVERGREEN	
ANN	216	Mixed Annuals	Min. of Five Varieties	2.25" Pot & 12" oc	DECIDUOUS	

REVISIONS	BY

landscape TECHNOLOGIES
Sixteen Creek Drive
St. Charles, Missouri 63304
(636) 928-1290
Fax (636) 928-4...

PROPOSED PLANTING PLAN FOR THE:

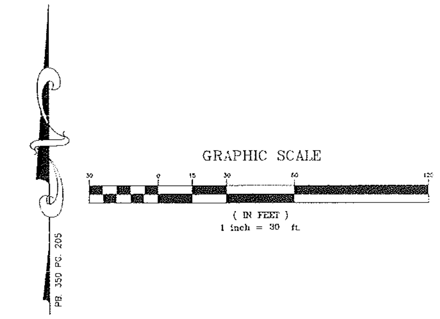
Lamborghini Dealership

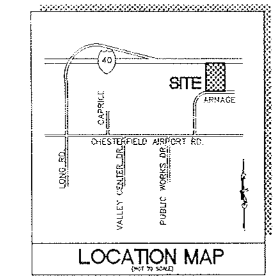
CHESTERFIELD, MISSOURI

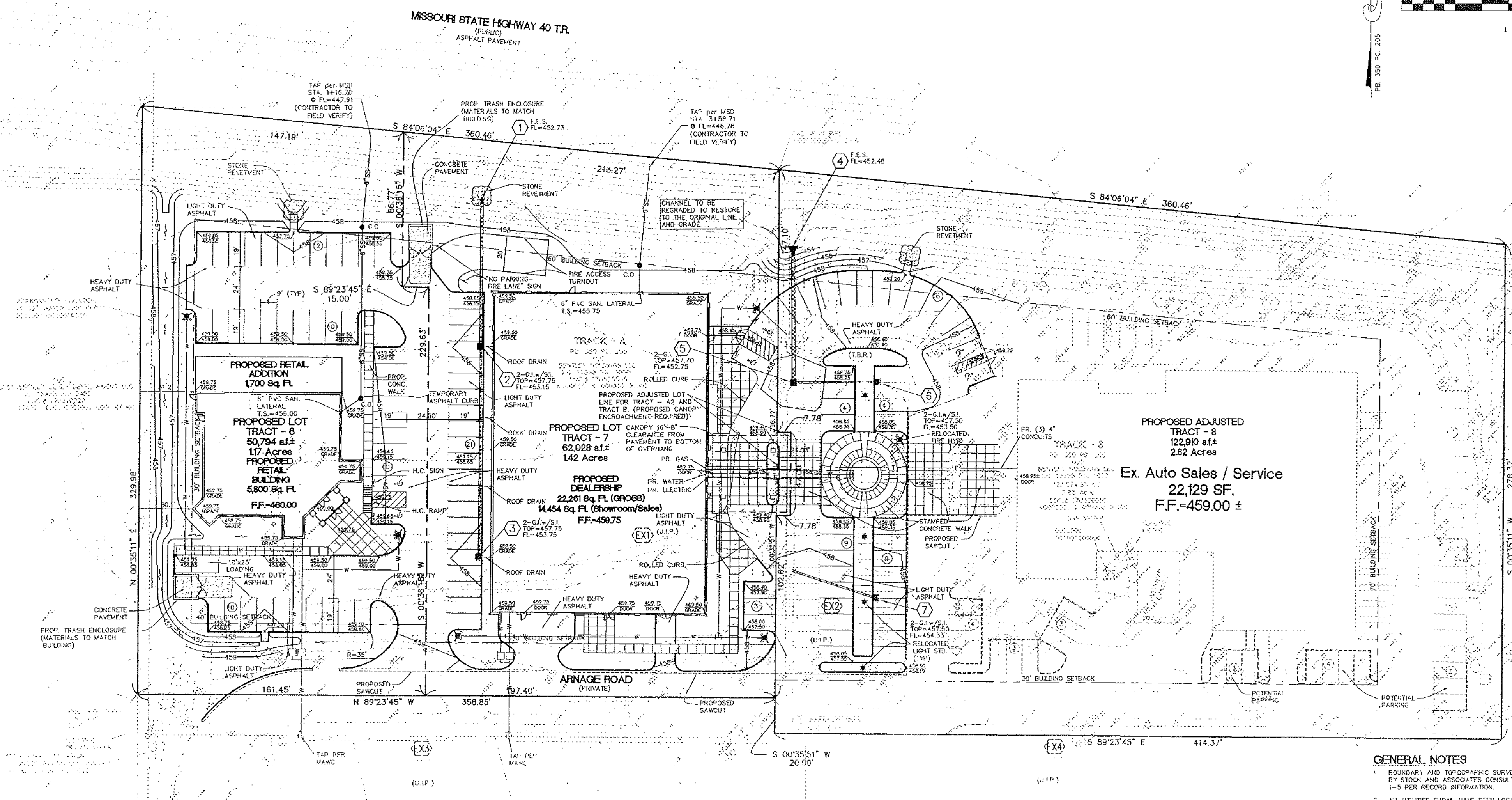
DRAWN: R. MARDIS
CHECKED: RWM
DATE: APRIL 13, 2007
SCALE: 1"=30'
JOB No. 2007-136
SHEET: L-1
OF ONE SHEET

AMENDED SITE DEVELPOMENT SECTION PLAN

A TRACT OF LAND BEING TRACT A OF RIVER CROSSING
AS RECORDED IN PLAT BOOK 350, PAGE 205
LOCATED IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI







______________ , the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter ______

______ (applicable subsection) "PC"- Planned Commercial (present zoning) of the City of Chesterfield

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

(Signature) ______________

STATE OF ______________)
) SS
COUNTY OF ______________)

ON THIS ______ DAY OF ______________,
2007, BEFORE ME APPEARED ______________
TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A ______ AND AN AUTHORIZED REPRESENTATIVE FOR ______________
AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID THEY ACKNOWLEDGED THE SIGNING OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

____
NOTARY PUBLIC

____
PRINT NAME

MY COMMISSION EXPIRES: ______________

This Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the______day of______, of 2007, by the Chairperson of said Commission, authorizing the recording of this Partially Amended Site Development Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

____
Michael O. Geisel, Director of Planning

____
Marty DeMay, City Clerk

Missouri One Call System, Inc.
Call Before You Dig
1-800-dig-rite
(1-800-344-7483)

UTILITY NOTE:

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

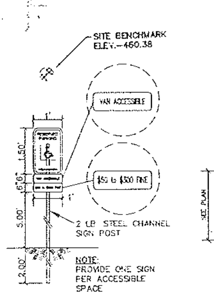
M.S.D. BENCHMARK

12-171 ELEV. 460.06
"STANDARD ALUMINUM DISK" STAMPED SL-38, 1990 AT THE N.W. CORNER OF CHESTERFIELD AIRPORT RD. AND CAPRICE DRIVE.

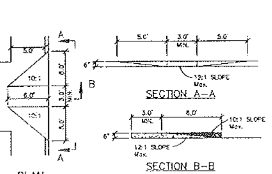
SITE BENCHMARK

ELEV.=460.38
EAST SIDE OF LIGHT POLE BASE AS SHOWN HEREON

PREPARED FOR:
ARCO CONSTRUCTION CO., INC.
1750 S. BRENTWOOD BLVD, SUITE 701
ST. LOUIS, MO 63144
PHONE: (314) 963-0715
FAX: (314) 963-0714

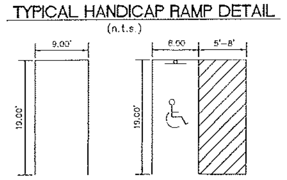


HANDICAP PARKING SIGN
(n.t.s.)

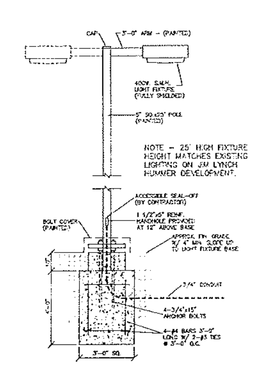


TYPICAL HANDICAP RAMP DETAIL
(n.t.s.)

HANDICAP SIGN
(n.t.s.)



TYPICAL PARKING STALLS
(n.t.s.)



AREA LIGHT AND POLE DETAIL
(n.t.s.)

PERTINENT DATA

ZONED	=	PC – PLANNED COMMERCIAL
ORDINANCE	=	1871
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
SEWER DISTRICT	=	M.S.D.
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMEREN UE ELECTRIC COMPANY
FIRE DISTRICT	=	MONARCH FIRE PROTECTION DISTRICT
CABLE	=	CHARTER COMMUNICATIONS
PHONE SERVICE	=	SBC
SEWER DISTRICT	=	ROCKWOOD SCHOOL DISTRICT
FLOOD MAP PANEL	=	29189C0140H
WUNNENBERG'S	=	PG. 20, GRID 18-HH

GEOTECHNICAL STATEMENT

______________ at the request of ______________ has provided geotechnical services for Tracts 6 & 7 proposed hereon. A geotechnical investigation was conducted during______, 2007 for the development of Tracts 6 & 7 proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our ______report titled ______________

____

____
Date

PROPERTY DESCRIPTION

A TRACT OF LAND BEING TRACT A OF RIVER CROSSING
AS RECORDED IN PLAT BOOK 350, PAGE 205
LOCATED IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH,
RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SURVEYOR'S CERTIFICATION

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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: ______________
Daniel Ehlmann, Missouri P.L.S. No. 2215

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY FOR TRACTS 6, 7, AND 8 BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC., LOTS 1-5 PER RECORD INFORMATION.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0140 E WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
4. FLOOR TO AREA RATIO (FAR).
   TRACT - 6 = 5,800 BLDG./50,794 = 0.11
   TRACT - 7 = 21,700 BLDG./62,028 = 0.35
   TRACT - 8 = 22129 BLDG./122,910 = 0.18
5. AREA CALCULATIONS:

   TRACT - 6
   TOTAL LOT AREA = 50,794 S.F. = 1.17 AC.
   BUILDINGS =5,800 S.F./LOT = 11.4%
   FUTURE EXPANSION =1,700 S.F./LOT = 3.3%
   PAVEMENT = 18,483 S.F./LOT = 36.4%
   OPENSPACE = 24,811 S.F./LOT = 48.9%

   TRACT - 7
   TOTAL LOT AREA = 62,028 S.F. = 1.42 AC.
   BUILDINGS = 22,261 S.F./LOT = 35.9 %
   PAVEMENT = 17,267 S.F./LOT = 27.8 %
   OPENSPACE = 22,500 S.F./LOT = 36.3 %

   TRACT - 8
   TOTAL LOT AREA = 122,910 S.F. = 2.82 AC.
   BUILDINGS = 22,129 S.F./LOT = 18.0 %
   PAVEMENT = 58,580 S.F./LOT = 47.7 %
   OPENSPACE = 42,201 S.F./LOT = 34.3 %

   TOTAL AREA (LOTS 6,7,8) = 5.41 Ac.
   TOTAL OPEN SPACE = 2.05 Ac.
   TOTAL PERCENT OPEN SPACE = 37.9%
6. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS SHALL NOT EXCEED THREE STORIES OR 45 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
7. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
8. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
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15. PARKING CALCULATIONS:

   PROPOSED RETAIL (TRACT - 6)
   7,500 S.F. (INCLUDES FUTURE EXPANSION) @ 4.0/1000 SF = 30 SPACES
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M.S.D. P# ___--___
BASE MAP # ___17U___

LAMBORGHINI ST. LOUIS / RETAIL CENTER
AMENDED SITE DEVELOPMENT SECTION PLAN

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

GEORGE M. STOCK E-25116

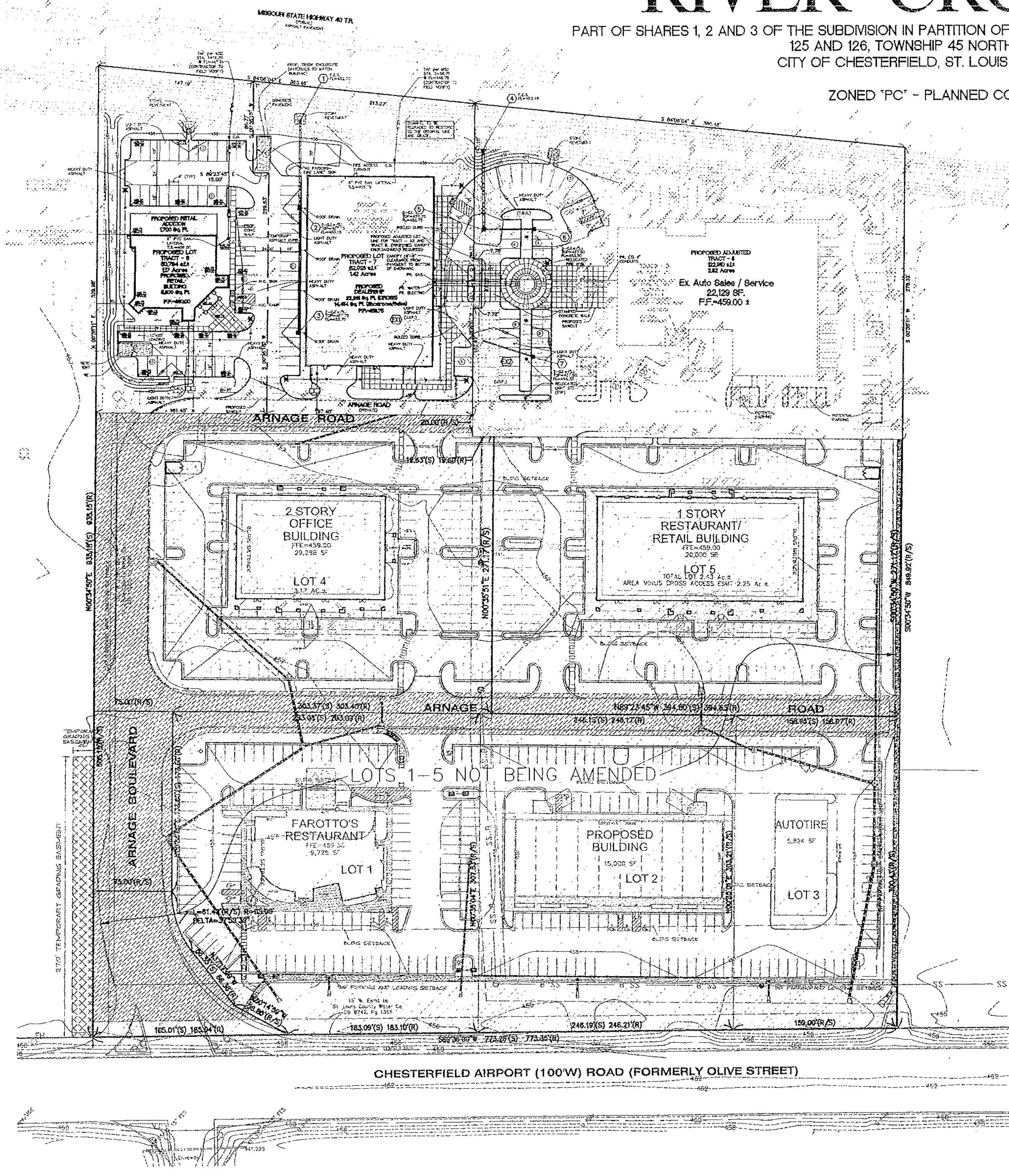
DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
R.E.S.	07/12/07	G.M.S.	07/12/07	207-4076	1 of 1

PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN

RIVER CROSSINGS

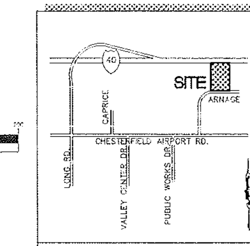
PART OF SHARES 1, 2 AND 3 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF PETER STEFFAN IN U.S. SURVEYS
125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONED "PC" - PLANNED COMMERCIAL



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



LOCATION MAP

(NOT TO SCALE)

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ABBREVIATIONS

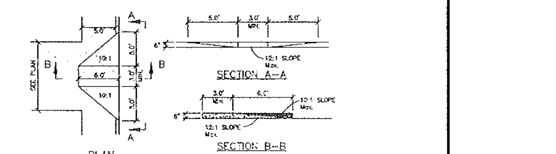
C.O.	CLEANOUT
DB.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H	MANHOLE
N/F	NOW OR FORMERLY
PB.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH

LEGEND

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

PERTINENT DATA

ZONED	= PC - PLANNED COMMERCIAL
ORDINANCE	= 1871
WATER SERVICE	= MISSOURI AMERICAN WATER COMPANY
SEWER DISTRICT	= M.S.D.
GAS SERVICE	= LACLEDE GAS COMPANY
ELECTRIC SERVICE	= AMEREN UE ELECTRIC COMPANY
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
CABLE	= CHARTER COMMUNICATIONS
PHONE SERVICE	= SBC
SEWER DISTRICT	= ROCKWOOD SCHOOL DISTRICT
FLOOD MAP PANEL	= 29189C0140H
WUNNENBERG'S	= PG. 20, GRID 18-HH



TYPICAL HANDICAP RAMP DETAIL
(n.t.s.)

__________________, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter ________

________ (applicable subsection) "PC"- Planned Commercial (present zoning) of the City of Chesterfield

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

(Signature) ______________________

STATE OF ____________)
) SS
COUNTY OF ____________)

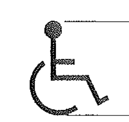
ON THIS __________ DAY OF __________________,
2007, BEFORE ME APPEARED ____________________
TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A ____________ AND AN
AUTHORIZED REPRESENTATIVE FOR ____________________
AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID THEY ACKNOWLEDGED THE SIGNING OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

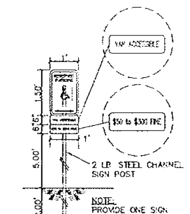
____
NOTARY PUBLIC

____
PRINT NAME

MY COMMISSION EXPIRES: ______________________



HANDICAP SIGN
(n.t.s.)

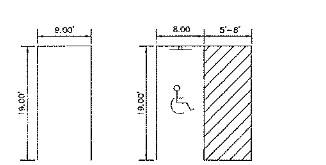


HANDICAP PARKING SIGN
(n.t.s.)

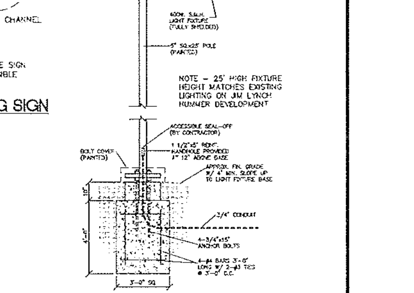
This Partially Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the_____day of_____, of 2007, by the Chairperson of said Commission, authorizing the recording of this Partially Amended Site Development Concept Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

____
Michael O. Geisel, Director of Planning

____
Marty DeMay, City Clerk



TYPICAL PARKING STALLS
(n.t.s.)



AREA LIGHT AND POLE DETAIL
(n.t.s.)

M.S.D. BENCHMARK

12-171 ELEV. 460.06
"STANDARD ALUMINUM DISK" STAMPED SL-36, 1990 AT THE N.W. CORNER OF CHESTERFIELD AIRPORT RD. AND CAPRICE DRIVE.

SITE BENCHMARK

ELEV.=460.38
EAST SIDE OF LIGHT POLE BASE AS SHOWN HEREON

PREPARED FOR:
ARCO CONSTRUCTION CO., INC.
1750 S. BRENTWOOD BLVD, SUITE 701
ST. LOUIS, MO 63144
PHONE: (314) 963-0715
FAX: (314) 963-0714

LEGAL DESCRIPTION

PART OF SHARES 1, 2 AND 3 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 IN PETER STEFFAN EAST, ST LOUIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SHARE 1 WITH THE NORTH LINE OF HIGHWAY 40, 100 FEET WIDE, SAID POINT BEING ALSO A POINT IN THE WEST LINE OF PROPERTY NOW OR FORMERLY OF JOHANNA RUPPEL BY DEED RECORDED IN BOOK 829, PAGE 518 OF THE ST LOUIS COUNTY RECORDS, THENCE ALONG SAID NORTH LINE OF HIGHWAY 40 SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 773.42 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AFOREMENTIONED SHARE 3, BEING ALSO THE EAST LINE OF PROPERTY NOW OR FORMERLY OF VICTOR KOESTER; THENCE ALONG SAID WEST LINE SHARE 3 NORTH 0 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 935.16 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF U.S. ROUTE 40 T. R., THENCE ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 05 MINUTES 56 SECONDS EAST, A DISTANCE OF 776.55 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF SHARE 1, BEING ALSO THE WEST LINE OF SAID RUPPEL PROPERTY; THENCE ALONG SAID EAST LINE OF SHARE 1 SOUTH 0 DEGREES 39 MINUTES 19 SECONDS WEST, A DISTANCE OF 849.92 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY THEREOF BY JOHN C BERGH AND ASSOCIATES IN DECEMBER, 1970.

GEOTECHNICAL STATEMENT

______________ at the request of ______________ has provided geotechnical services for Tracts 6 & 7 proposed hereon. A geotechnical investigation was conducted during __________ 2007 for the development of Tracts 6 & 7 proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our __________ report titled ______________________

____

____
Date

SURVEYOR'S CERTIFICATION

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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: ______________________
Daniel Ehlmann, Missouri P.L.S. No. 2215

Missouri One Call System, Inc.
Call Before You Dig
1-800-dig-rite
(1-800-344-7483)

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

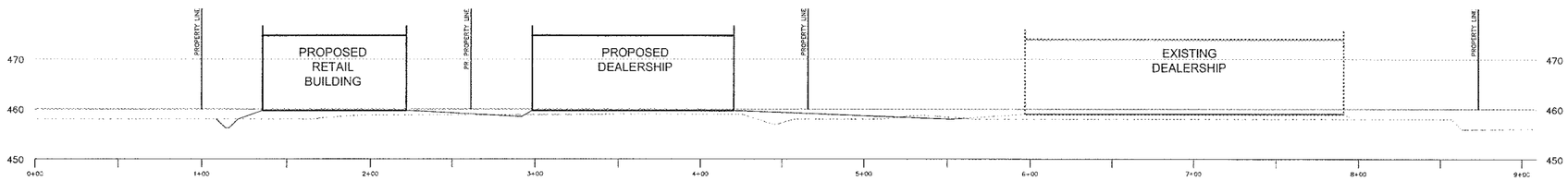
M.S.D. P# --
BASE MAP # 17U

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER E-25116 — REGISTERED PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116

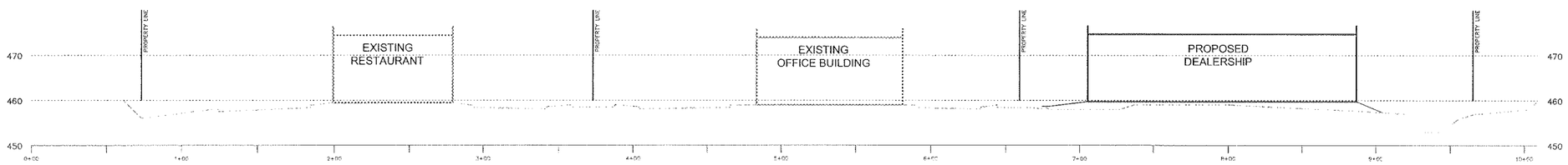
RIVER CROSSINGS			
PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN			
STOCK & ASSOCIATES Consulting Engineers, Inc. 257 Chesterfield Business Parkway, St. Louis, MO 63005, PH. (636) 530-9100, FAX (636) 530-9130, e-mail: general@stockassoc.com, Web: www.stockassoc.com			
DRAWN BY: R.E.S. DATE: 07/09/07	CHECKED BY: G.M.S. DATE: 07/09/07	JOB NUMBER: 207-4076	SHEET: 1 of 2

DRAWING FILE: F:\Drew4000\2074076\Preliminary & Concept Plans\Partially Amended Concept Plan\Concept Plan - 4076.dwg LAYOUT: Model PLOTTED: Jul 25, 2007 - 2:43pm PLOTTED BY: ryan.schriber



SECTION A-A

SCALE: 1"=30'HORIZONTAL
1"=10' VERTICAL



SECTION B-B

SCALE: 1"=30'HORIZONTAL
1"=10' VERTICAL

DRAWING FILE: F:\Draw4000\2074076\Preliminary & Concept Plans\Partially Amended Concept Plan\Sections-4076.dwg LAYOUT: Model PLOTTED: Jul 09, 2007 - 1:47pm PLOTTED BY: ryan.schriber

PREPARED FOR:
ARCO CONSTRUCTION CO., INC.
1750 S. BRENTWOOD BLVD, SUITE 701
ST. LOUIS, MO 63144
PHONE: (314) 963-0715
FAX: (314) 963-0714

M.S.D. P# --
BASE MAP # 17U

GEORGE M. STOCK E-25116

RIVER CROSSINGS

PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN

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

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
R.E.S.	07/09/07	G.M.S.	07/09/07	207-4076	2 of 2

LITHONIA LIGHTING®

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for streets, parking lots and surrounding areas.

CONSTRUCTION– Square-shaped, rugged, heavy-gauge, extruded aluminum housing. Fully gasketed for weather-tight integrity.

US. Patent No. D417,026.

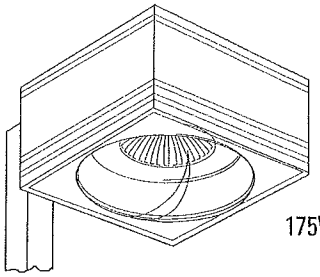
FINISH – Standard finish is dark bronze (DDB) polyester powder. Other architectural colors available.

OPTICAL SYSTEM – Segmented, anodized aluminum optics are interchangeable and rotatable. Vertically lamped sealed optics include SYM (symmetric), SYMC (symmetric cutoff), ASY (asymmetric), and ASYC (asymmetric cutoff). Design redirects light around arc-tube for optimum lamp life and maximum efficiency. Three horizontally lamped cutoff distributions include Type II (roadway), Type III (asymmetric) and Type IV (forward throw, sharp cutoff). 3/16" thick, clear, impact-resistant, tempered glass drop lens. Optional flat glass available.

ELECTRICAL SYSTEM – Constant-wattage autotransformer ballast for 175-400W Super CWA pulse start ballasts required for 200W, 320W & 350W (Must order SCWA option). Ballast is copper wound and 100% factory tested. Removable power tray and positive locking disconnect plug. Mogul-base porcelain socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V.

INSTALLATION – Extruded aluminum 6" arm for pole mounting is shipped in fixture carton. Optional mountings available.

LISTING – UL listed suitable for wet locations. Listed and labeled to comply with Canadian Standards (see Options).



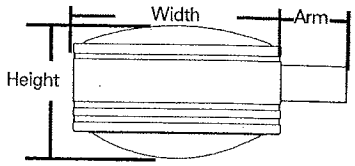
Area Lighting

KVE2

METAL HALIDE

175W, 200W, 250W, 320W, 350W, 400W

20' to 40' Mounting



All dimensions are inches (centimeters) unless otherwise specified.

Specifications

Arm Mount	***Post-Top Mount***
EPA: 3.3 ft² (.31 m²)	EPA: 3.4 ft² (.32 m²)
(includes arm)	(includes struts)
Width: 25 (63.5)	Width: 25 (63.5)
Height: 16-3/4 (42.5)	Height: 16-3/4 (42.5)
Arm Length: 6 (15.2)	Overall Height: 23-7/8 (60.6)
Weight: 72 (32.7 kg)	Weight: 82 (31.2 kg)

Mounting Option	Drilling Template[6]
SPVxx, RPVxx,	5
WBVxx,	6
WWVxx	7

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog number.

Example: **KVE2 400M SYM 120 SPV06 SF LPI**

Series

KVE2 175M
KVE2 200M
KVE2 250M
KVE2 320M
KVE2 350M
KVE2 400M

Voltage

120
208[9]
240[9]
277
347
480[9]
TB[2]

Distribution

Vertical Lamp

SYM Symmetric
SYMC Symmetric cutoff
ASY Asymmetric
ASYC Asymmetric cutoff

Horizontal Lamp
(175W Not available with SCWA)

R2 IES Type II roadway[1]
R3 IES Type III asymmetric[1]
R4SC IES Type IV forward throw, sharp cutoff[1]

Mounting[6]

SPV04 Square pole (4" arm)[3]
RPV04 Round pole (4" arm)[3]
SPV06 Square pole (6" arm)[3] (standard)
RPV06 Round pole (6" arm)[3]
SPV09 Square pole (9" arm)[3]
RPV09 Round pole (9" arm)[3]
SPV12 Square pole (12" arm)
RPV12 Round pole (12" arm)
WWV09 Wood pole or wall (9" arm)
WBV09 Wall bracket (9" arm)

Optional Mounting

PT4 Post-top (4" O.D. open top pole)
PT45 Post-top (4-1/2" O.D. open top pole)
PT5 Post-top (5" O.D. open top pole)
PT6 Post-top (6" O.D. open top pole)
RPF20 Round pole fitter (2-3/8' O.D. tenon)
RPF25 Round pole fitter (2-7/8" O.D. tenon)
SPF20 Square pole fitter (2-3/8' O.D. tenon)
SPF25 Square pole fitter (2-7/8' O.D. tenon)

Options

Shipped Installed In Fixture

SF Single fuse (120, 277, 347V)
DF Double fuse (208, 240, 480V)
LPI Lamp included as standard
L/LP Less lamp
PER NEMA twist-lock receptacle only (no photocontrol)
HS House Side Shield (ASY, ASYC, R2, and R3 only; R2 and R3 HS ship separately)
QRS Quartz restrike system (250W max, 120V lamp not included)
GFL Glass Flat Lens
EC Emergency circuit
CR Enhanced corrosion resistance
CSA Listed and labeled to comply with Canadian Standards
SCWA Super CWA pulse start ballast

Shipped Separately[4]

PE1 NEMA twist-lock PE (120, 208, 240V)
PE3 NEMA twist-lock PE (347V)
PE4 NEMA twist-lock PE (480V)
PE7 NEMA twist-lock PE (277V)
SC Shorting cap

Architectural Colors (powder finish)[5]

Standard Colors

DDB Dark bronze (standard)
DWH White
DBL Black

Classic Colors

DMB Medium bronze
DNA Natural aluminum
DSS Sandstone
DGC Charcoal gray
DTG Tennis green
DBR Bright red
DSB Steel blue

Striping[7]

SDDB Dark bronze
SDWH White
SDBL Black
SDNA Natural aluminum
SDTG Tennis green
SDBR Bright red
SDBUA Dark blue
SDGYM Gray
SDYLB Yellow

NOTES:

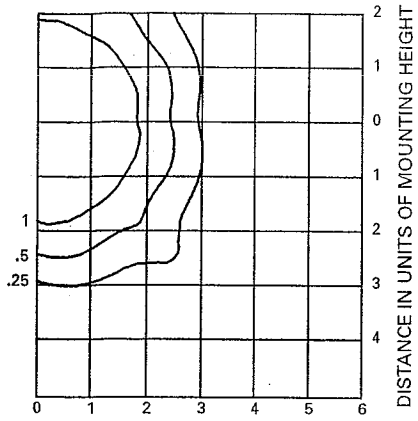
1 Requires a 400 watt reduced jacket lamp.
2 Optional multi-tap ballast (120, 208, 240, 277V). (120, 277, 347V in Canada).
3 The SPV12 or RPV12 must be used when two or more luminaires are oriented on a 90° drilling pattern.
4 May be ordered as accessory.
5 Other architectural colors available; see the Architectural Colors brochure (form no. 794.3).
6 Refer to technical data section in the outdoor binder for drilling template.
7 Striping is available in the ten colors listed only.
8 The RPV12 must be used when two or more luminaires are oriented on a 90° drilling pattern.
9 Consult factory for availablity in Canada.

Accessories: Tenon Mounting Slipfitter *(Order separately)*

	Number of fixtures					
Tenon O.D.	One	Two@180°	Two@90°[3]	Three@120°	Three@90°[3]	Four@90°[3]
2-3/8"	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

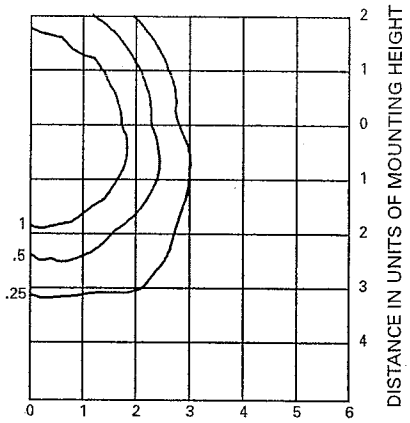
KVE2 400M Vertical Area Lighting

KVE2 400M SYM Test No. 98060910



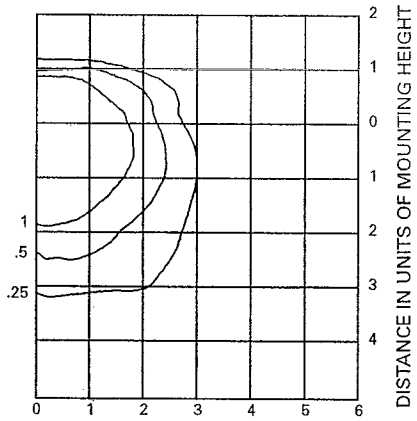
400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution symmetric.

KVE2 400M ASY Test No. 98060911



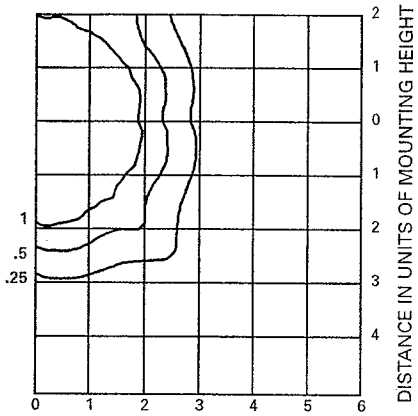
400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution asymmetric.

KVE2 400M ASY HS Test No. 98060912



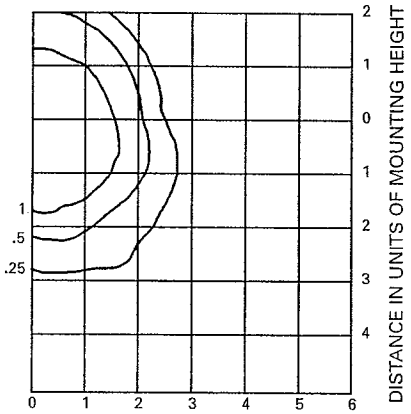
400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution asymmetric with house side shield.

KVE2 400M SYMC Test No. 98060913



400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution symmetric cutoff.

KVE2 400M ASYC Test No. 98060914



400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution asymmetric cutoff.

NOTES:

1. Photometric data for other distributions can be accessed from the Lithonia Lighting Web site. (www.Lithonia.com)
2. For electrical characteristics, consult technical data tab.
3. Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

20 ft.= 2.25

25 ft.= 1.44

35 ft.= .73

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}}\right)^2 = \text{Correction factor}$$

LITHONIA LIGHTING®

An AcuityBrands Company

Lithonia Lighting
Acuity Lighting Group, Inc.
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012-3957
Phone: 770-922-9000 Fax: 770-918-1209
In Canada: 160 avenue Labrosse, Point-Claire, P.Q., H9R 1A1

LITHONIA LIGHTING®

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE

Ideal for mounting above entryways and loading docks.

CONSTRUCTION

Rugged, corrosion-resistant die-cast aluminum back housing and hinged door frame. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. Finish is bronze polyester powder paint for lasting durability.

ELECTRICAL SYSTEM

Quad-tap, constant wattage autotransformer. Ballast is copper-wound and 100% factory-tested.

OPTICAL SYSTEM

Refractor is prismatic borosilicate glass. Reflector is die-formed anodized stippled aluminum.

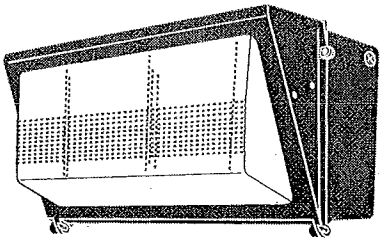
Mogul-base lamp included in carton as standard.

INSTALLATION

Housing is configured for mounting directly over a standard 4" outlet box or for surface wiring via any of three convenient 3/4" threaded conduit entry hubs.

LISTING

UL Listed to US and Canadian safety standards (see Options). Suitable for wet locations (25°C maximum ambient temperature).



Wall Packs

TWR2

HIGH PRESSURE SODIUM
250-400W
METAL HALIDE
250-400W

TWR2 250W

Specifications

Height: 9-1/4 (23.50)
Width: 17-7/8 (45.40)
Depth: 9-3/8 (23.81)
Weight: 26 lbs/ 11.8 kg

TWR2 400W

Specifications

Height: 9-1/4 (23.50)
Width: 17-7/8 (45.40)
Depth: 12-1/2 (31.75)
Weight: 31 lbs/ 14.07 kg

All dimensions are inches (cm) unless otherwise indicated.

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: **TWR2 250S TB LPI**

TWR2

Series
TWR2

Wattage
High pressure sodium
250S
400S
Metal halide
250M
400M

Voltage
120
120/347
TB[1]

LPI

Lamp
LPI Lamp included as standard

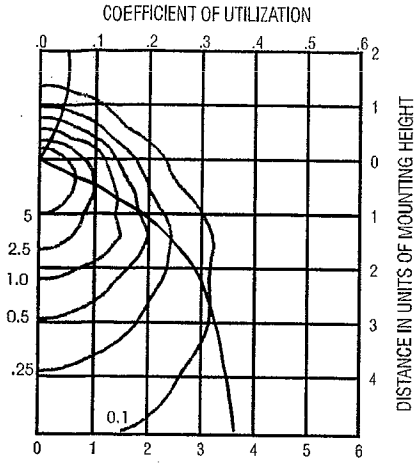
Options
CSA Listed and labeled to comply with Canadian Standards
PE Photoelectronic cell-button type[3]
TWR2WG Wireguard[2]

NOTES:
1 Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).
2 Shipped separately.
3 Available with 250 and 400M only. Consult factory for other wattages/voltages availability.

TWR2 High Pressure Sodium/Metal Halide Wall Pack

TWR2 250S

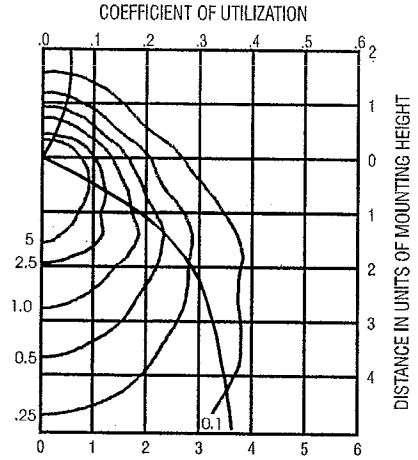
Test No. LTL10411



250W High Pressure Sodium lamp, 29000 rated lumens. Footcandle values based on 20' mounting height, Distribution.

TWR2 400S

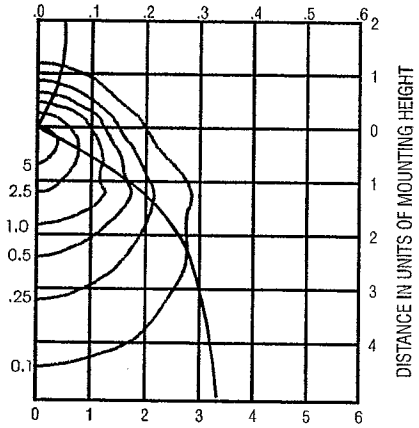
Test No. LTL10376



400W High Pressure Sodium lamp, 50000 rated lumens. Footcandle values based on 20' mounting height, Distribution.

TWR2 250M

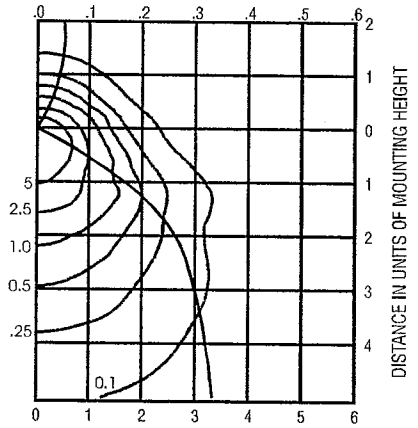
Test No. LTL10414



250W Metal Halide lamp, 20000 rated lumens. Footcandle values based on 20' mounting height, Distribution.

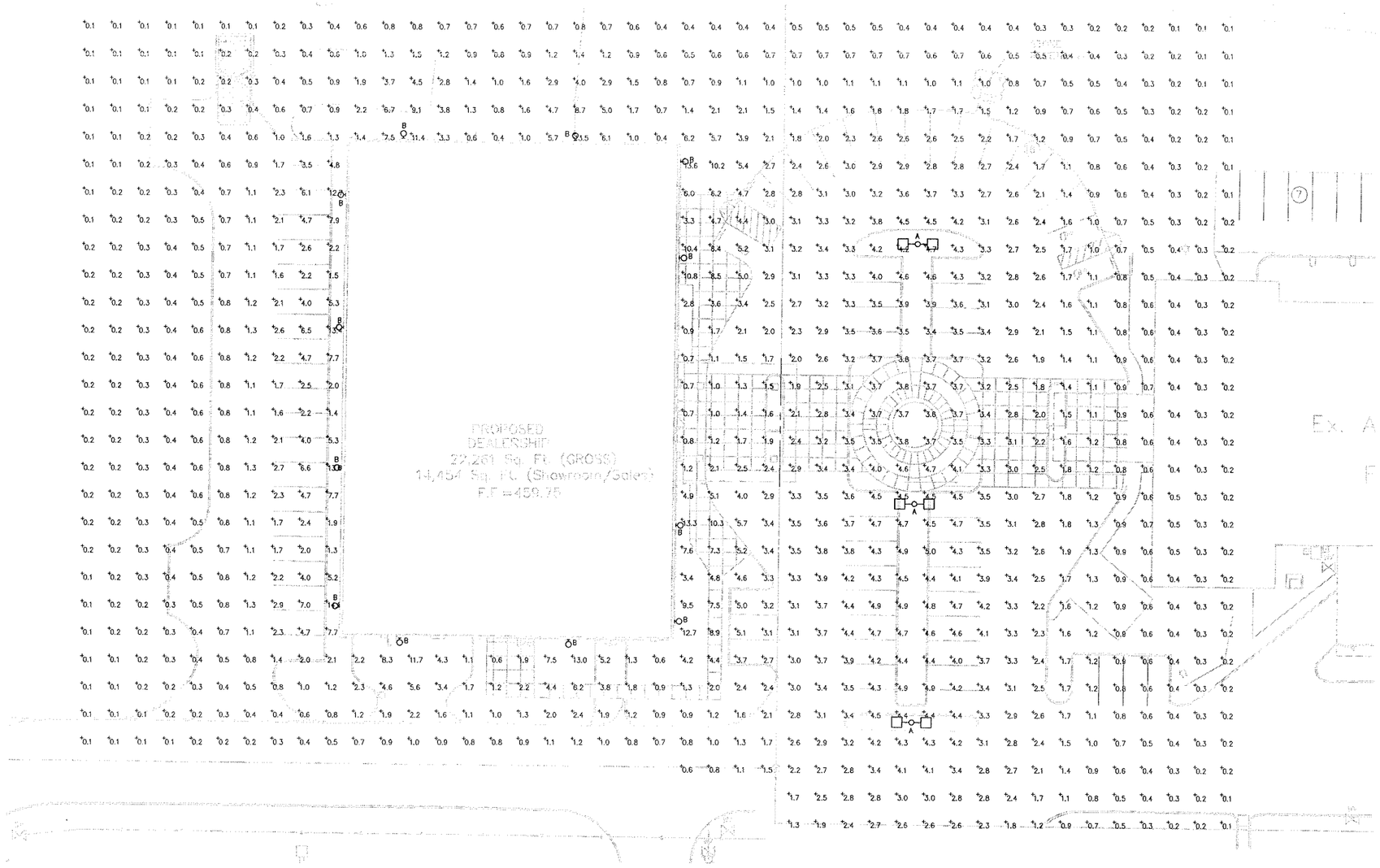
TWR2 400M

Test No. LTL10375



W Metal Halide lamp, 32000 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

Lithonia Lighting
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209



LUMINAIRE SCHEDULE

TYPE	LUMINAIRE				LAMP DATA			REMARKS
	MANUFACTURER/CATALOG NO.	DESCRIPTION	VOLT AMPS	VOLTS	LAMP CODE	QNTY	WATTS	
A	LITHONIA KVE2400MASY	POLE MOUNTED PARKING LOT LIGHT ON 25' POLE	–	–	400W MH	1	400	
B	LITHONIA TWR2400M	HID WALLPACK	–	–	400W MH	1	400	MOUNTED AT 15'-0" A.F.G.

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth
GROUP

20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / (314) 962-1253 Fax

www.f-w.com

ISSUE:

#	Date	Description

Demand Electric
POWER • VOICE • DATA
Energizing Your Needs

PROJECT:
Demand Electric

LAMBORGHINI ST. LOUIS

St. Louis
Missouri

Date:	07/24/07
Design/Drawn:	BMS
Approved:	JBD
Book No.:	-

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SHEET NUMBER:
ES1.1

SHEET # OF

Project No.: 0070147BG025

III. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
JULY 12, 2007

PRESENT	**ABSENT**
Mr. Rick Clawson	Mr. Matt Adams
Mr. Bryant Conant	
Mr. Bud Gruchalla	
Mr. Dave Whitfield	
Ms. Lu Perantoni, Planning Commission Liaison	
Ms. Annissa McCaskill-Clay, Assistant Director of Planning	
Mr. Charles Campo, Project Planner	

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. St. Luke's Rehabilitation Hospital: A Site Development Plan, Architectural Elevations and Landscape Plan for a rehabilitation hospital via Conditional Use Permit (CUP) in an R1A Residence District located at 14701 Olive Boulevard, east of the intersection of Ladue Road and Olive Boulevard.

Assistant Director of Planning Annissa McCaskill-Clay presented the project requesting a 23,403 sq. ft. rehabilitation hospital located on a 10.751-acre parcel at the current Surrey Place Development. Proposed exterior materials will consist of brick and horizontal siding to match the existing Surrey Place building; roof materials will be architectural shingles, also to match the existing structure on the site. The Department of Planning is also currently reviewing landscaping and lighting for the site.

Item(s) Discussed:

- Adequacy/sufficiency of parking
- Landscape buffering
- Compatibility with the existing Surrey Place Development

Area(s) of Concern:

- None

Staff's Review:

- ✓ Ensure parking meets all requirements
- ✓ Lighting and landscape buffering

Motion was made by Rick Clawson to forward the project for approval with request that staff review parking per ordinance and code and continue to review the site lighting and the landscape buffer.
Bryant Conant seconded the motion.
The motion passed 4-0

B. Friendship Village of West County: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 34 acre tract of land zoned "NU" Non-Urban District, located at the Northwest corner of Olive Blvd and Arrowhead Estates Ln.

Project Planner Charles Campo presented the project, requesting a multi-purpose building and 7 attached villas as an expansion of the 34-acre Friendship Village of West County. Proposed exterior building materials are brick veneer, vinyl-framed windows. Roofing is proposed to be gabled roof with composite shingles. After review of the project, the Department of Planning found no outstanding issues

Item(s) Discussed:

- ➢ Compatibility of the proposed structures with existing structures on the site
- ➢ High quality of the materials being utilized

Area(s) of Concern:

- ❖ None

Staff's Review:

- ❖ None

Rick Clawson made a motion to forward the project with the comment that it was "well done."
The motion was seconded by Dave Whitfield.
The motion passed 4-0

C. Wings Corporate Estates Lot 20 (Natoli Engineering): A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 3 acre tract of land zoned "PI" Planned Industrial District, located on the North side of Paul Haglin Dr.

Project Planner Charles Campo presented the project, which is a request for 35,000 square foot office/warehouse building in Wings Corporate Estates. Exterior building materials are proposed to consist of tilt up concrete panels, glass and granite. The roof is proposed to be a flat/low slope, single ply membrane.
The Department is reviewing the landscaping and openspace for the site.

Item(s) Discussed:

- Sufficiency of landscaping
- Building materials
- Location/visibility of rooftop equipment
- Trash enclosure materials
- Utilization of landscaping to screen parking

Area(s) of Concern:

- Deficient landscaping on the north side of the building be added
- Other buildings in the area as they develop
- Site Lighting
- Trash Enclosure location and the quality of its screening
- Roof equipment screening
- Mixture of landscape variety

Staff's Review:

- Careful review of the greenspace and landscape requirements.
- Consideration of a landscape hedgerow along the parking.

Rick Clawson made a motion to forward the project, referencing the above-listed areas of concern and suggestions for Staff's review.
Brian Conant seconded the motion.
The motion passed 4-0

III. APPROVAL OF MEETING SUMMARIES

A. JUNE 14, 2007

It was noted that the summary omitted lighting of the display areas facing Highway 40 were an area of concern during the Saturn of West County discussion.
The meeting summary was approved as amended.

IV. OLD BUSINESS

- **ARB Guidelines are going to be forthcoming for review by the Board.**
- **Discussion was held with Commissioner Perantoni regarding the role of the Board and accurate translation of meeting discussions to the Planning Commission. Commissioner Perantoni advised that she would start attending meetings to assist with this.**
- **Attendance of members and the need to fill vacancies on the Board was also discussed.**

V. NEW BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 7:03 p.m.