

**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).



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.

George Stock
August 3, 2007

Lamborghini of St. Louis
Page 2

Actions Requested

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Aimee Nassif", with a stylized flourish at the end.

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.



City of Chesterfield

DEPARTMENT OF PLANNING



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 | ☐ Amended Site Plan |
| ☐ Site Development Plan | ☐ Amended Site Development Plan |
| ☐ Site Development Concept Plan | ☐ Amended Site Development Concept Plan |
| ☐ Site Development Section Plan | ☐ Amended Site Development Section Plan |
| ☐ Amend Elevations | ☒ Other (specify): <u>Architectural Review Board</u> |

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: _____



City of Chesterfield



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

**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.

2. The entry to building is 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. Landscape Design

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)

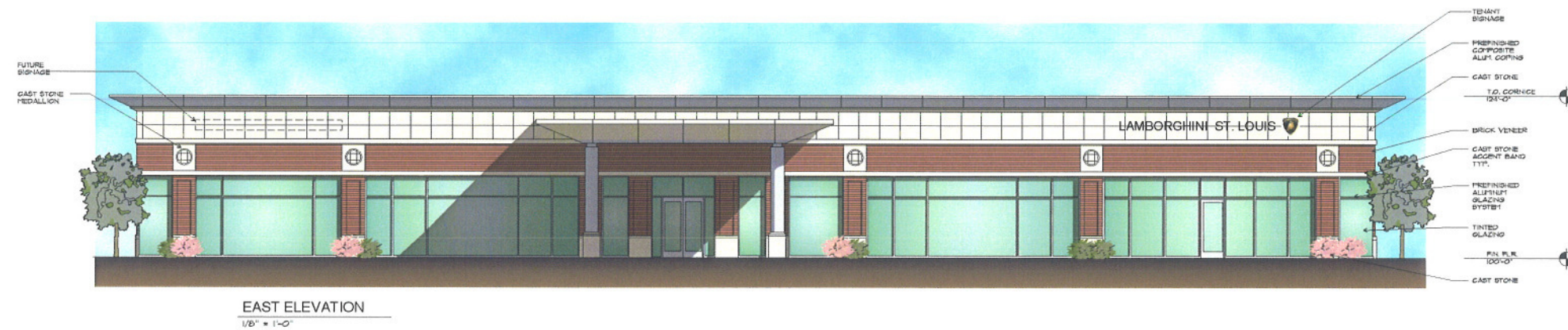
1. A pre-finished architectural metal panel roof screen will be located in the center of the roof to screen all roof top equipment.
2. The trash enclosure at the north of the site will be constructed with of materials matching the building and to be of similar fashion as the existing Bentley automotive 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.

A handwritten signature in black ink, appearing to read 'Kristopher T. Mehrtens', with a stylized, flowing script.

Kristopher T. Mehrtens
Project Architect



207002 - 07.31.2007





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



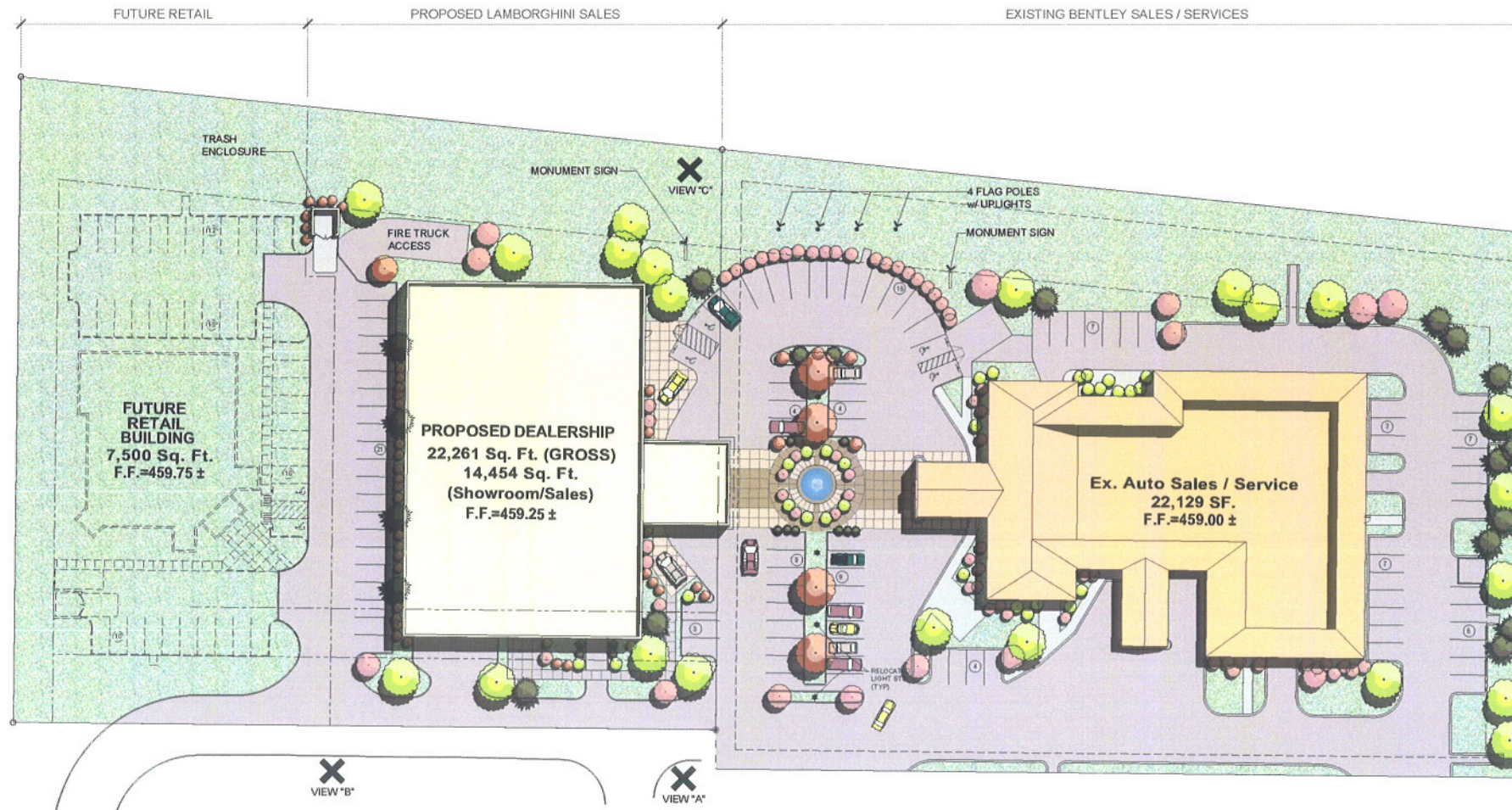
VIEW FROM LOCATION "A"
LOOKING EAST



VIEW FROM LOCATION "C"
LOOKING SOUTHEAST



VIEW FROM LOCATION "C"
LOOKING SOUTH



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



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

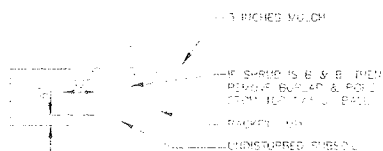
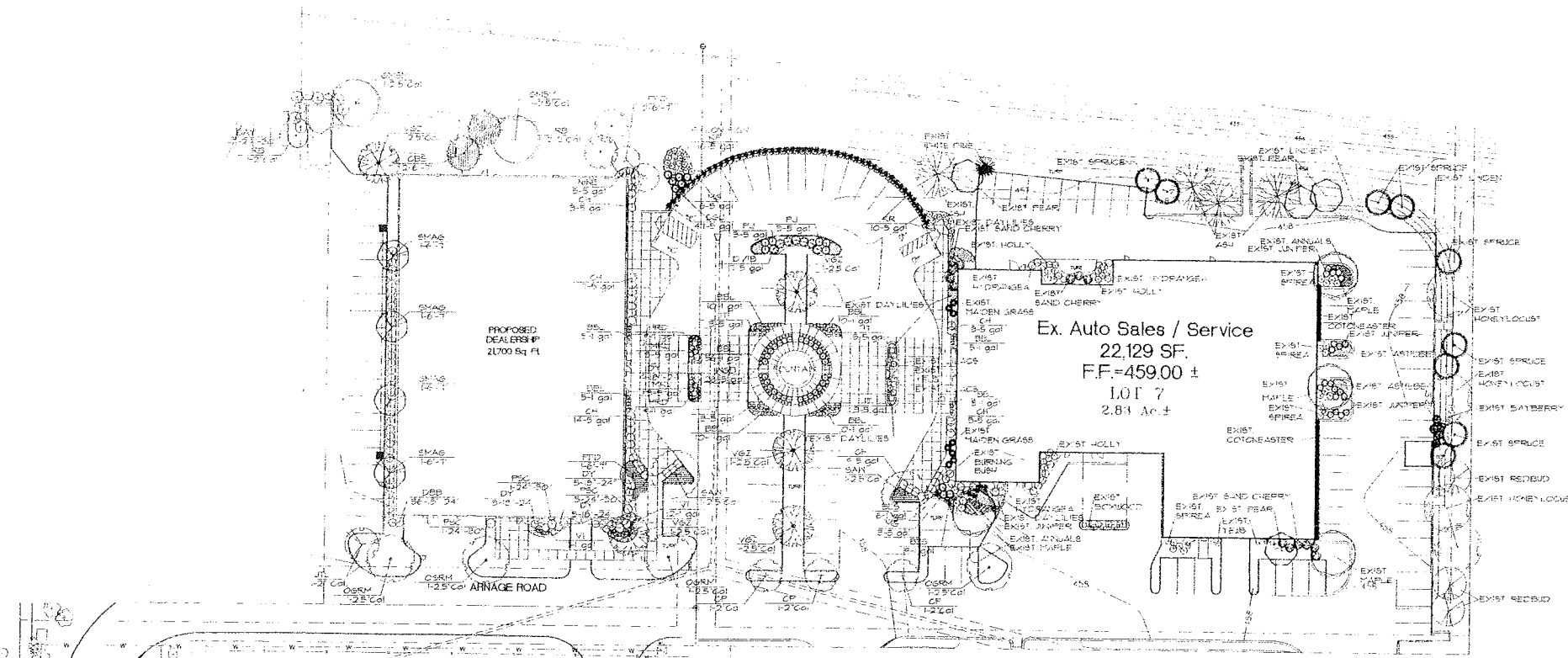
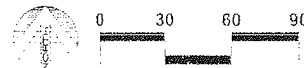


VIEW FROM LOCATION "B"
LOOKING EAST

207002 - 07.31.2007

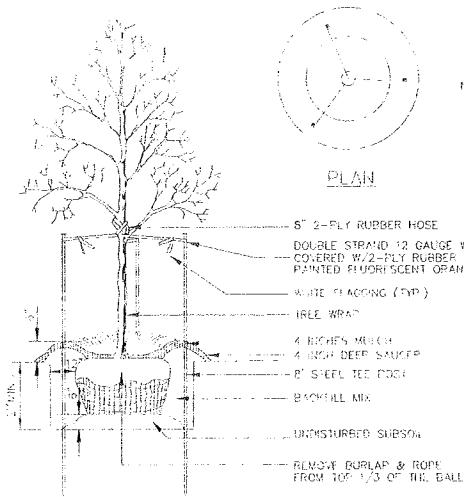


MISSOURI STATE HIGHWAY 40 T.R.

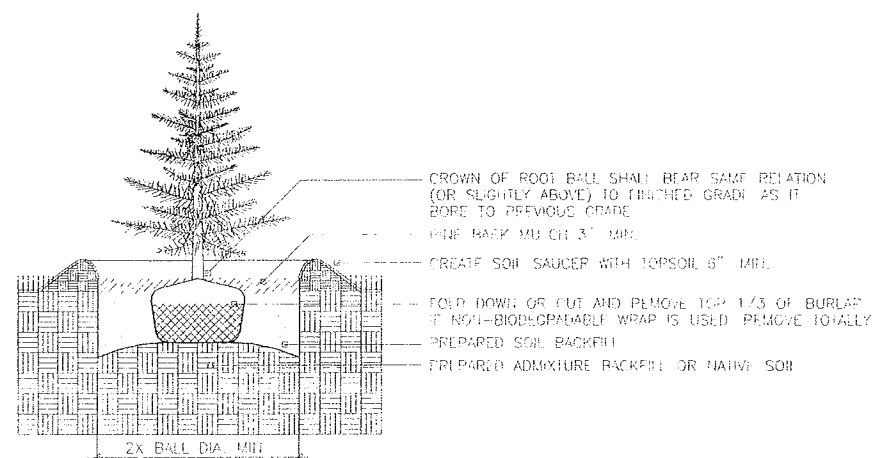


SHRUB PLANTING

GROUND COVER/PERENNIAL PLANTING



DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL

PLANT SCHEDULE:

ITEM	QTY	COMMON	BOTANICAL	SIZE	DECIDUOUS/EVERGREEN	MATURE TREE DIA.
1	1	October Glory Maple	Acer rubrum 'October Glory'	25" G	DECIDUOUS	45'
2	1	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	25" G	DECIDUOUS	45'
3	1	Autumn Blaze Maple	Fraxinus americana 'Autumn Blaze'	25" G	DECIDUOUS	45'
4	1	Black Knight Oak	Quercus coccinea	25" G	DECIDUOUS	45'
5	1	White Green Birch	Betula verrucosa 'White Green'	25" G	DECIDUOUS	45'
6	1	Green Blue Spruce	SOLOANALIA Picea canadensis	6" G	EVERGREEN	10'-15'
7	1	Green Blue Spruce	SOLOANALIA Picea canadensis	6" G	EVERGREEN	10'-15'
8	1	Redbud	Cercis canadensis	2" G	DECIDUOUS	25'-30'
9	1	Pink Flowering Dogwood	Cornus florida 'Pink'	6" G	DECIDUOUS	15'-25'
10	1	Winter King Hawthorn	Crataegus viridis 'Winter King'	2" G	DECIDUOUS	25'-30'
11	1	Golden Nugget	Yucca filifera 'Golden Nugget'	2" G	DECIDUOUS	25'-30'
12	1	White Pine	Pinus strobus 'White Pine'	2" G	DECIDUOUS	25'-30'
13	1	Long Blue Spruce	Picea canadensis 'Long Blue'	2" G	DECIDUOUS	25'-30'
14	1	Green Blue Spruce	SOLOANALIA Picea canadensis	6" G	EVERGREEN	10'-15'
15	1	Green Blue Spruce	SOLOANALIA Picea canadensis	6" G	EVERGREEN	10'-15'
16	1	Winter Gem Boxwood	Buxus microcarpa 'Winter Gem'	5" G	DECIDUOUS	15'-25'
17	1	Ballerina Red-Twig Dogwood	Cornus alba 'Ballerina'	5" G	DECIDUOUS	15'-25'
18	1	Compact Boring Bush	Euonymus alatus 'Compact'	10" x 24"	DECIDUOUS	15'-25'
19	1	Blue Holly	Ilex meserveae 'Blue Princess'	10" x 24"	EVERGREEN	15'-25'
20	1	China Bayberry Holly	Ilex meserveae 'China Bayberry'	5" G	EVERGREEN	15'-25'
21	1	Henry's Garnet Rose	Rosa virginica 'Henry's Garnet'	5" G	DECIDUOUS	15'-25'
22	1	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5" G	EVERGREEN	15'-25'
23	1	Procurans Juniper	Juniperus procumbens 'Procurans'	5" G	EVERGREEN	15'-25'
24	1	Northern Blueberry	Vaccinium pennsylvanicum	24" x 30"	EVERGREEN	15'-25'
25	1	Diablo Purple Hydrangea	Hydrangea opulifolia 'Diablo'	5" G	DECIDUOUS	15'-25'
26	1	Purple Bush Clematis	Prunus virginiana	24" x 30"	DECIDUOUS	15'-25'
27	1	Dwarf Korean Lilac	Syringa meyeri 'Dwarf'	5" G	DECIDUOUS	15'-25'
28	1	Miss Kim Lilac	Syringa patula 'Miss Kim'	5" G	DECIDUOUS	15'-25'
29	1	Demon Yellow	Taxus media 'Demon Yellow'	10" x 24"	EVERGREEN	15'-25'
30	1	Marshall's Dwarf Elm	Ulmus americana 'Marshall's'	5" G	DECIDUOUS	15'-25'
31	1	Happy Returns Forsythia	Hamamelis virginica 'Happy Returns'	1" G	DECIDUOUS	15'-25'
32	1	Variegated Iris	Iris pallida 'Variegata'	1" G	DECIDUOUS	15'-25'
33	1	Big Blue Hydrangea	Hydrangea macrophylla 'Big Blue'	1" G	DECIDUOUS	15'-25'
34	1	Goldcrest Black-eyed Susan	Rudbeckia hirta 'Goldcrest'	1" G	DECIDUOUS	15'-25'
35	1	Lamb's Ears	Stachys byzantina 'Lamb's Ears'	1" G	DECIDUOUS	15'-25'
36	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
37	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
38	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
39	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
40	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
41	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
42	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
43	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
44	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
45	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
46	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
47	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
48	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
49	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'
50	1	Green Grass	POTANALIA Miscanthus sinensis 'Green Grass'	5" G	DECIDUOUS	15'-25'

REVISIONS BY

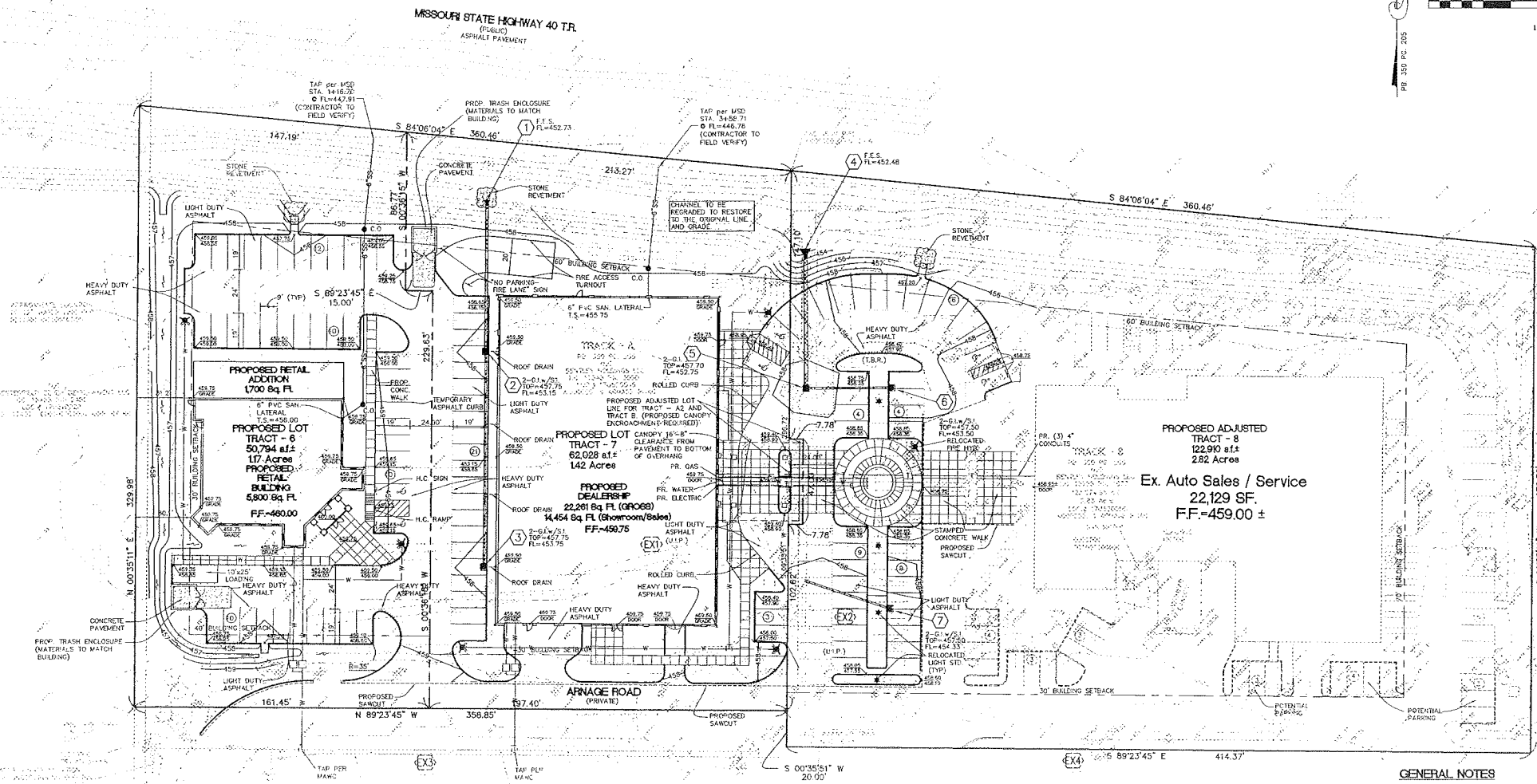
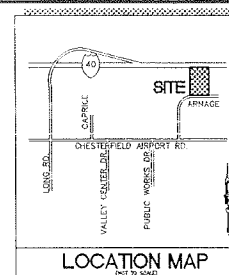
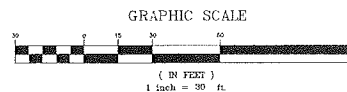
landscape
DESIGN
Landscape
DESIGN

PROPOSED PLANTING PLAN FOR THE:
Lamborghini Dealership
CHESTERFIELD, MISSOURI

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.
SHEET
L-1
OF ONE SHEET

AMENDED SITE DEVELOPMENT 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



I, 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 _____ of the City of Chesterfield, Missouri, do hereby agree that said property from the date of recording this plan shall be developed only as shown hereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

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 SIGNED 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 _____, 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
Morty Delany, City Clerk

PERTINENT DATA

ZONED ORDINANCE = PC - PLANNED COMMERCIAL
WATER SERVICE = 1871
SEWER DISTRICT = MISSOURI AMERICAN WATER COMPANY
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 = 281050140H
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 Enmann, Missouri P.L.S. No. 2215

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY FOR TRACTS 6, 7, AND 8 BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LOTS 1-5 PER RECORD INFORMATION.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROPRIATE. 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.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER THE NATIONAL FLOOD RESURGENCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI, AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 281050140 E WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
- 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 = 22,219 BLDG./122,910 = 0.18
- AREA CALCULATIONS:
TRACT - 6
TOTAL LOT AREA = 50,794 S.F. = 1.17 AC.
BUILDINGS = 5,800 S.F./LOT = 11.45
FUTURE EXPANSION = 1,700 S.F./LOT = 3.33
PAVEMENT = 17,287 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 = 17,287 S.F./LOT = 27.8%
OPENSPACE = 22,480 S.F./LOT = 36.3%
TRACT - 8
TOTAL LOT AREA = 122,910 S.F. = 2.82 AC.
BUILDINGS = 22,219 S.F./LOT = 18.0%
PAVEMENT = 58,550 S.F./LOT = 47.7%
OPENSPACE = 42,101 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%
TRACT - 6
TOTAL LOT AREA = 50,794 S.F. = 1.17 AC.
TOTAL REQUIRED = 30 SPACES
TOTAL PROVIDED = 43 SPACES
1-10'25' LEADING SPACE PROVIDED
PROPOSED LAMBOGHINI DEALERSHIP (TRACT - 7)
14,554 S.F. (SHOWROOM/SALES) @ 4.5 SP/1000 SF = 50 SPACES
0 SERVICE BAYS @ 3 SP/BAY = 0 SPACES
TOTAL REQUIRED = 50 SPACES
EXISTING EXTERIOR DEALERSHIP (TRACT 8)
6,240 S.F. (SHOWROOM/SALES) @ 4.5 SP/1000 SF = 28 SPACES
12 SERVICE BAYS @ 3 SP/BAY = 36 SPACES
TOTAL REQUIRED = 64 SPACES
TOTAL PROVIDED (TRACT - 7 & TRACT 8) = 115 SPACES
TOTAL PROVIDED (TRACT - 7 & TRACT 8) = 115 SPACES
16 POTENTIAL PARKING SPACES ARE SHOWN AND COULD BE BUILT AT A FUTURE DATE



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

UTILITY NOTE

UNDERGROUND UTILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY, RECORD AND INFORMATION. ANY DISCREPANCY DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES.

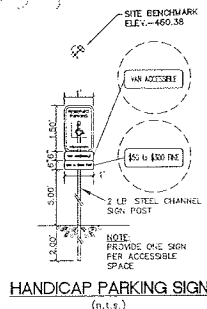
M.S.D. BENCHMARK

12-171 ELEV. 460.05
"STANDARD ALUMINUM DISK" STAMPED SL-30, 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

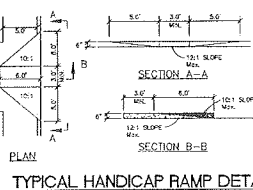
PREPARED FOR:
ARCO CONSTRUCTION CO., INC.
1750 S. BRENTWOOD BLVD., SUITE 701
ST. LOUIS, MO 63144
PHONE: (314) 963-0715
FAX: (314) 963-0714



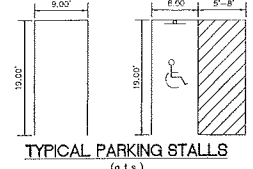
HANDICAP PARKING SIGN (n.t.s.)



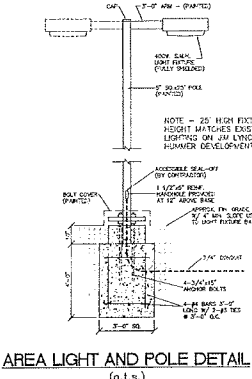
HANDICAP SIGN (n.t.s.)



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



TYPICAL PARKING STALLS (n.t.s.)

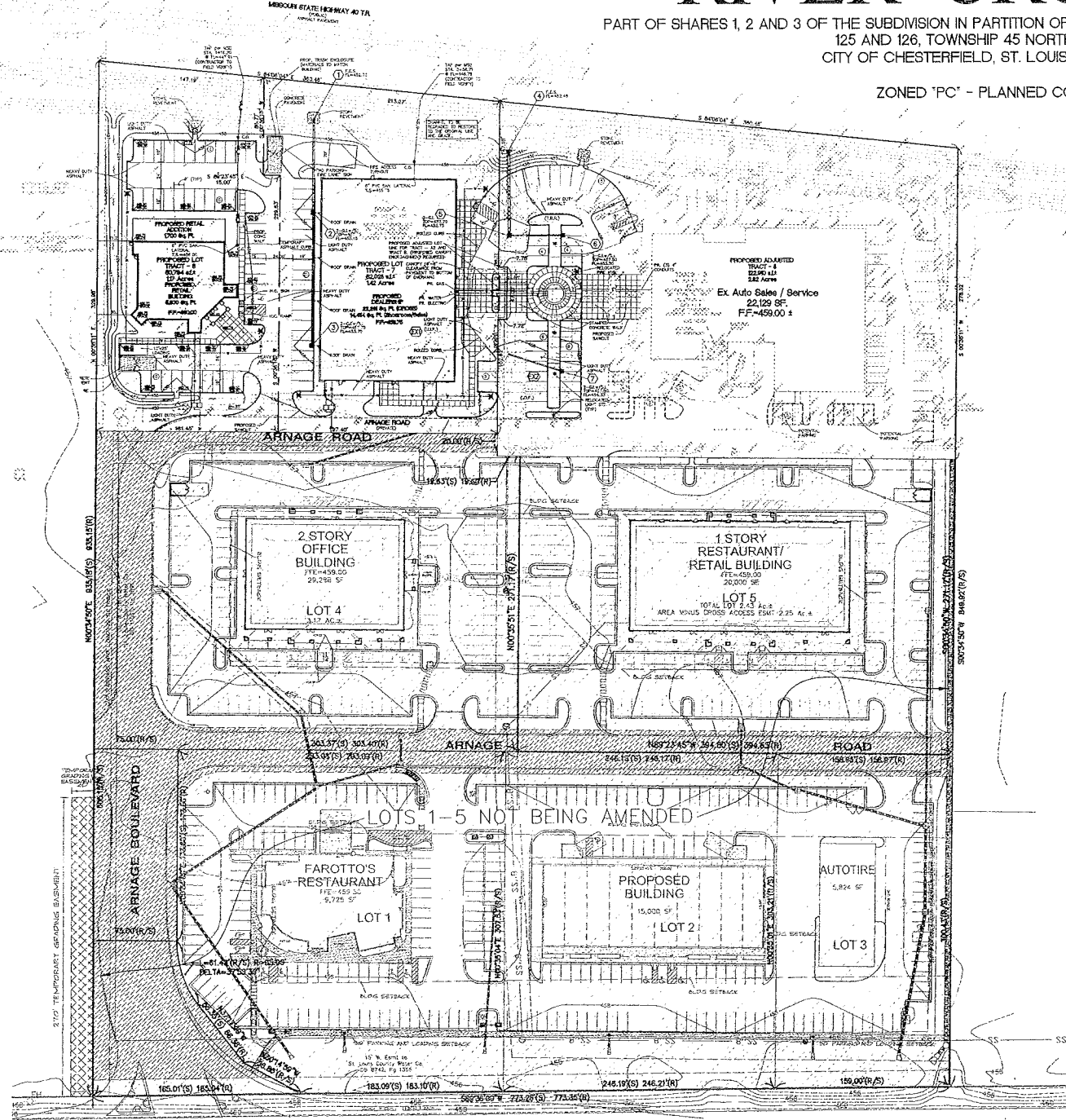
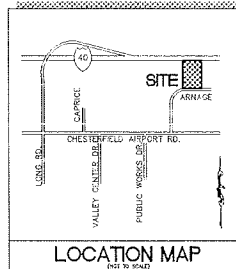
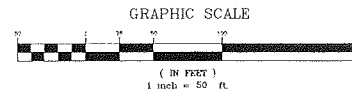


AREA LIGHT AND POLE DETAIL (n.t.s.)

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



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY FOR TRACTS 6, 7, AND 8 BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. LOTS 1-5 FOR RECORD INFORMATION.
- 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 CONTACTS BE EXISTENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- 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 DISAPPORTED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 221850140G WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
- AREA CALCULATIONS:
TRACT - 6
TOTAL LOT AREA = 50,734 S.F. = 1.17 AC.
BUILDINGS = 5,800 S.F./LOT = 11.4%
TOTAL PROPOSED = 1,700 S.F./LOT = 3.3%
PARKING = 10,400 S.F./LOT = 20.5%
OPENSPACE = 24,534 S.F./LOT = 48.8%
TRACT - 7
TOTAL LOT AREA = 62,028 S.F. = 1.42 AC.
BUILDINGS = 22,061 S.F./LOT = 35.6%
TOTAL PROPOSED = 17,257 S.F./LOT = 27.8%
PARKING = 22,500 S.F./LOT = 36.3%
OPENSPACE = 22,260 S.F./LOT = 35.9%
TRACT - 8
TOTAL LOT AREA = 122,910 S.F. = 2.82 AC.
BUILDINGS = 22,125 S.F./LOT = 18.0%
TOTAL PROPOSED = 58,560 S.F./LOT = 47.7%
PARKING = 42,201 S.F./LOT = 34.3%
OPENSPACE = 42,524 S.F./LOT = 34.3%
TRACT - 9
TOTAL LOT AREA = 5,411 S.F. = 0.12 AC.
TOTAL OPEN SPACE = 2,452 S.F.
TOTAL PERCENT OPEN SPACE = 45.3%

ABBREVIATIONS

C.O. - CLEANOUT
DE. - REED BOOK
E. - ELECTRIC
FL. - FLOWLINE
FT. - FEET
FND. - FOUND
G. - GAS
M.H. - MANHOLE
N/P. - NOW OR FORMERLY
P.B. - PLAT BOOK
P.C. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.V.C. - POLYETHYLENE GLYCOL PIPE
R.C.P. - REINFORCED CONCRETE PIPE
SD. - SQUARE
T. - TELEPHONE CABLE
V.C.P. - VERIFIED CLAY PIPE
W. - WATER
(80 W) - RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING TREE
EXISTING CONTOUR
EXISTING ELEVATION
EXISTING UTILITIES
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT
LIGHT STANDARD
BUSH
SIGN
NOTES PARKING SPACES
CUT W/TE
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: LACEDUE 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: 251850140H
WUNNENBERG'S: FIG. 20, GRID 1E-1H

I, 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 _____ of the City of Chesterfield (applicable subsection) _____ of the City of Chesterfield (present zoning) _____

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 waived or vacated by order of the City of Chesterfield Council.

(Signature)

STATE OF _____ }
COUNTY OF _____ } SS

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 AFFIRMED BY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

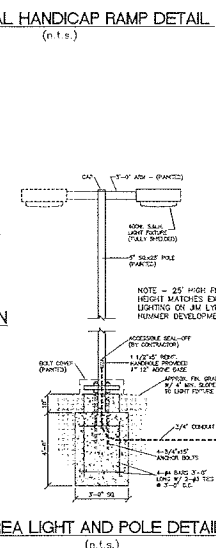
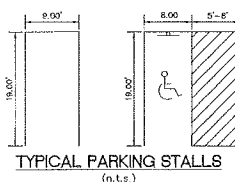
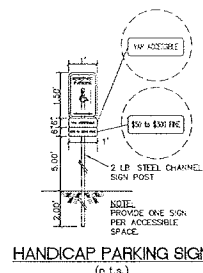
PRINT NAME

MY COMMISSION EXPIRES: _____

This Partially Amended Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day 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. Getzel, Director of Planning

Marty DeMay, City Clerk



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 PETER STEFFAN IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, 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 JOHANN RUPPEL BY DEED RECORDED IN BOOK 322, PAGE 618 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 772.42 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 9 DEGREES 30 MINUTES 19 SECONDS EAST, A DISTANCE OF 935.16 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF U.S. ROUTE 40, 100 FEET WIDE, SAID POINT BEING ALSO A POINT IN THE WEST LINE OF PROPERTY NOW OR FORMERLY OF JOHANN RUPPEL, 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

_____ of the request of _____ has provided geotechnical services for Tracts 6 & 7 proposed herein. A geotechnical investigation was conducted during _____, 2007 for the development of Tracts 6 & 7 proposed herein. 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 Elmhorn, Missouri P.L.S. No. 2215



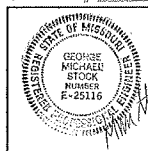
Missouri One Call System, Inc.
Call Before You Dig
1-800-447-8181
(1-800-344-7483)

UTILITY NOTE

UNDERGROUND UTILITIES, STRUCTURES AND LINES HAVE BEEN NOTED FROM AVAILABLE RECORDS, RECORDS AND INFORMATION, AND, THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION.

M.S.D. P#

BASE MAP # 17U



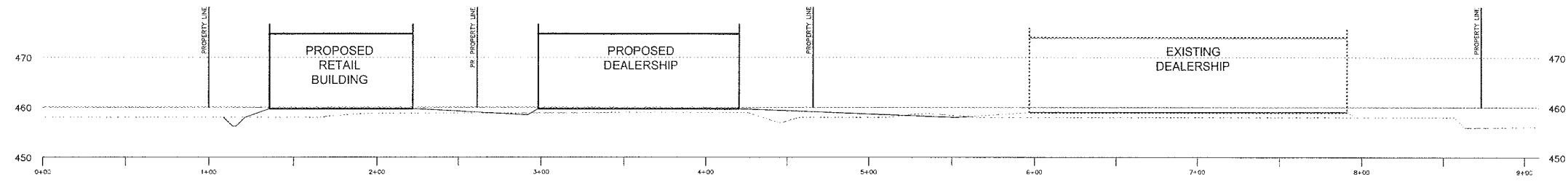
RIVER CROSSINGS

PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN

Stock & Associates
Consulting Engineers, Inc.

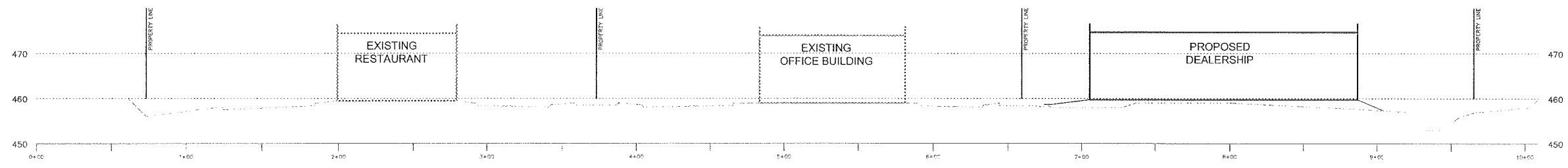
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DRAWN BY: 07/09/07 G.M.S. 07/09/07 DATE FOR NUMBER: 207-4076 SHEET: 1 of 2



SECTION A-A

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



SECTION B-B

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

DRAWING FILE: F:\Draw4000\2074075\Partial\Plan\Sections-4075.dwg LAYOUT: Model PLOTTED: Jul 09, 2007 - 1:47pm PLOTTED BY: ryan.schirer

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

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



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.

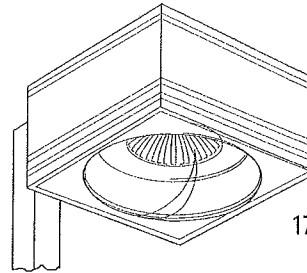
OPTICAL SYSTEM – Segmented, anodized aluminum optics are interchangeable and rotatable. Vertically lamped sealed optics include SYM (symmetric), SYMC (symmetric cutoff), ASY (asymmetric), and ASYC (asymmetric cutoff). Design redirects light around arc-tube for optimum lamp life and maximum efficiency. 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).

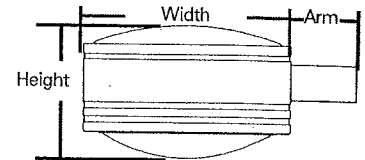
Catalog Number	
Notes	Type



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

EPA: 3.3 ft² (.31 m²)

(includes arm)

Width: 25 (63.5)

Height: 16-3/4 (42.5)

Arm Length: 6 (15.2)

Weight: 72 (32.7 kg)

Post-Top Mount

EPA: 3.4 ft² (.32 m²)

(includes struts)

Width: 25 (63.5)

Height: 16-3/4 (42.5)

Overall Height: 23-7/8 (60.6)

Weight: 82 (31.2 kg)

Mounting Option Drilling Template⁶

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	Voltage	Mounting ⁶	Options
KVE2 175M	120	SPV04 Square pole (4" arm) ³	Shipped Installed In Fixture
KVE2 200M	208 ³	RPV04 Round pole (4" arm) ³	SF Single fuse (120, 277, 347V)
KVE2 250M	240 ³	SPV06 Square pole (6" arm) ³ (standard)	DF Double fuse (208, 240, 480V)
KVE2 320M	277	RPV06 Round pole (6" arm) ³	LPI Lamp included as standard
KVE2 350M	347	SPV09 Square pole (9" arm) ³	L/LP Less lamp
KVE2 400M	480 ³	RPV09 Round pole (9" arm) ³	PER NEMA twist-lock receptacle only (no photocontrol)
	TB ²	SPV12 Square pole (12" arm)	HS House Side Shield (ASY, ASYC, R2, and R3 only; R2 and R3 HS ship separately)
		RPV12 Round pole (12" arm)	QRS Quartz restrike system (250W max, 120V lamp not included)
		WWV09 Wood pole or wall (9" arm)	GFL Glass Flat Lens
		WBV09 Wall bracket (9" arm)	EC Emergency circuit
			CR Enhanced corrosion resistance
		Optional Mounting	CSA Listed and labeled to comply with Canadian Standards
		PT4 Post-top (4" O.D. open top pole)	SCWA Super CWA pulse start ballast
		PT45 Post-top (4-1/2" O.D. open top pole)	Shipped Separately⁴
		PT5 Post-top (5" O.D. open top pole)	PE1 NEMA twist-lock PE (120, 208, 240V)
		PT6 Post-top (6" O.D. open top pole)	PE3 NEMA twist-lock PE (347V)
		RPF20 Round pole fitter (2-3/8" O.D. tenon)	PE4 NEMA twist-lock PE (480V)
		RPF25 Round pole fitter (2-7/8" O.D. tenon)	PE7 NEMA twist-lock PE (277V)
		SPF20 Square pole fitter (2-3/8" O.D. tenon)	SC Shorting cap
		SPF25 Square pole fitter (2-7/8" O.D. tenon)	
			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
			Striping⁷
			SDDB Dark bronze
			SDWH White
			SDBL Black
			SDNA Natural aluminum
			SDTG Tennis green
			SDBR Bright red
			SDBUA Dark blue
			SDGYM Gray
			SDYLB Yellow

NOTES:

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

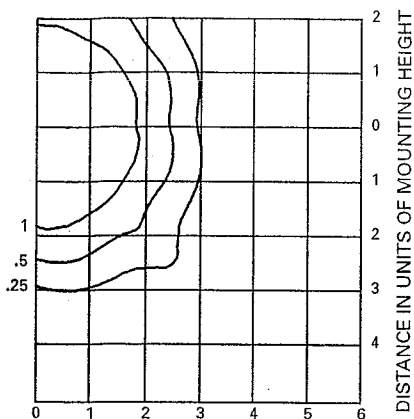
- Striping is available in the ten colors listed only.
- The RPV12 must be used when two or more luminaires are oriented on a 90° drilling pattern.
- Consult factory for availability in Canada.

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

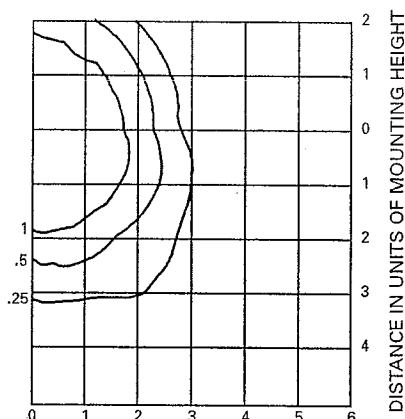
KVE2 400M Vertical Area Lighting

KVE2 400M SYM Test No. 98060910



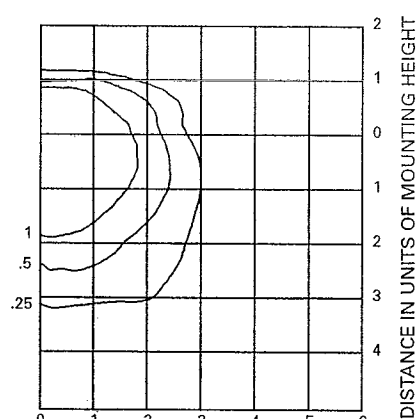
400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution symmetric.

KVE2 400M ASY Test No. 98060911



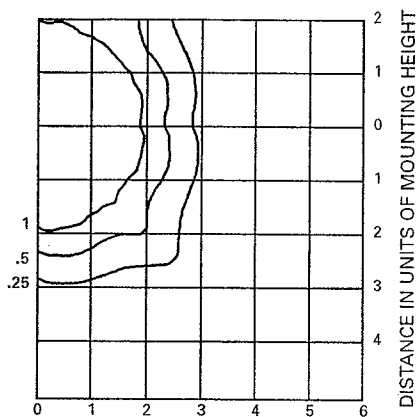
400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution asymmetric.

KVE2 400M ASY HS Test No. 98060912



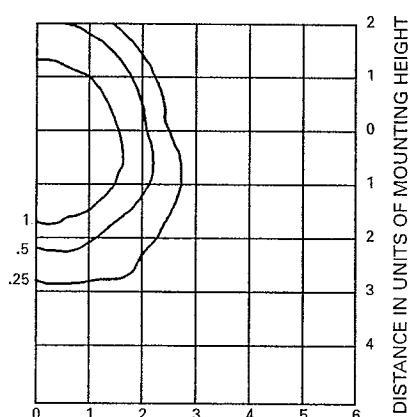
400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution asymmetric with house side shield.

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

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



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.

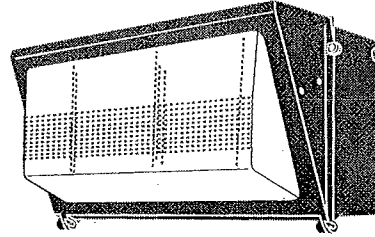
INSTALLATION

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).

Catalog Number	
Notes	Type



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				LPI			
Series	Wattage	Voltage	Lamp	Options			
TWR2	<u>High pressure sodium</u>	120	LPI Lamp included as standard	CSA	Listed and labeled to comply with Canadian Standards		
	250S	120/347		PE	Photoelectronic cell-button type ³		
	400S	TB ¹		TWR2WG	Wireguard ²		
	<u>Metal halide</u>						
	250M						
	400M						

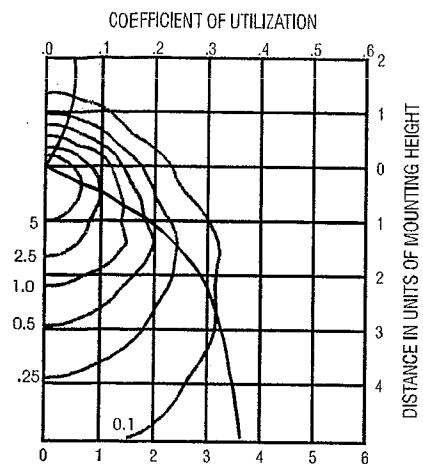
NOTES:

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

TWR2 High Pressure Sodium/Metal Halide Wall Pack

TWR2 250S

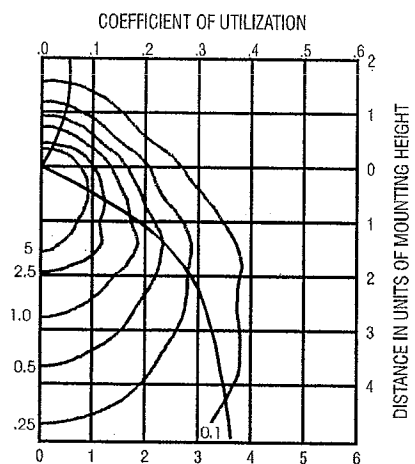
Test No. LTL10411



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

TWR2 400S

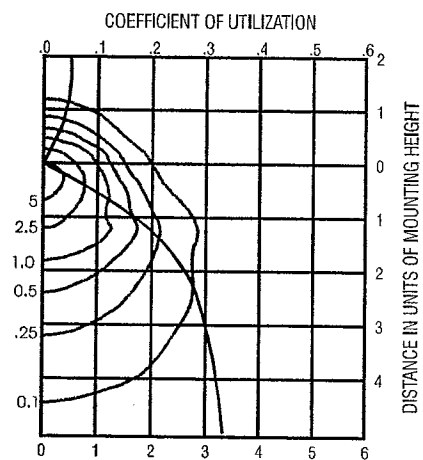
Test No. LTL10376



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

TWR2 250M

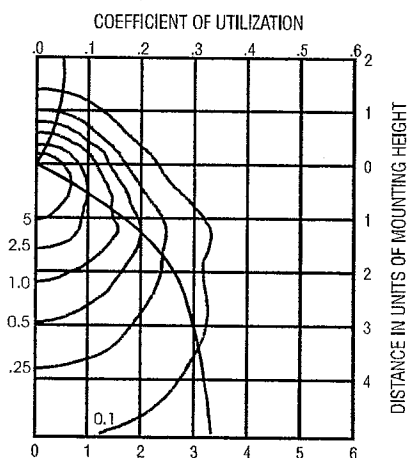
Test No. LTL10414



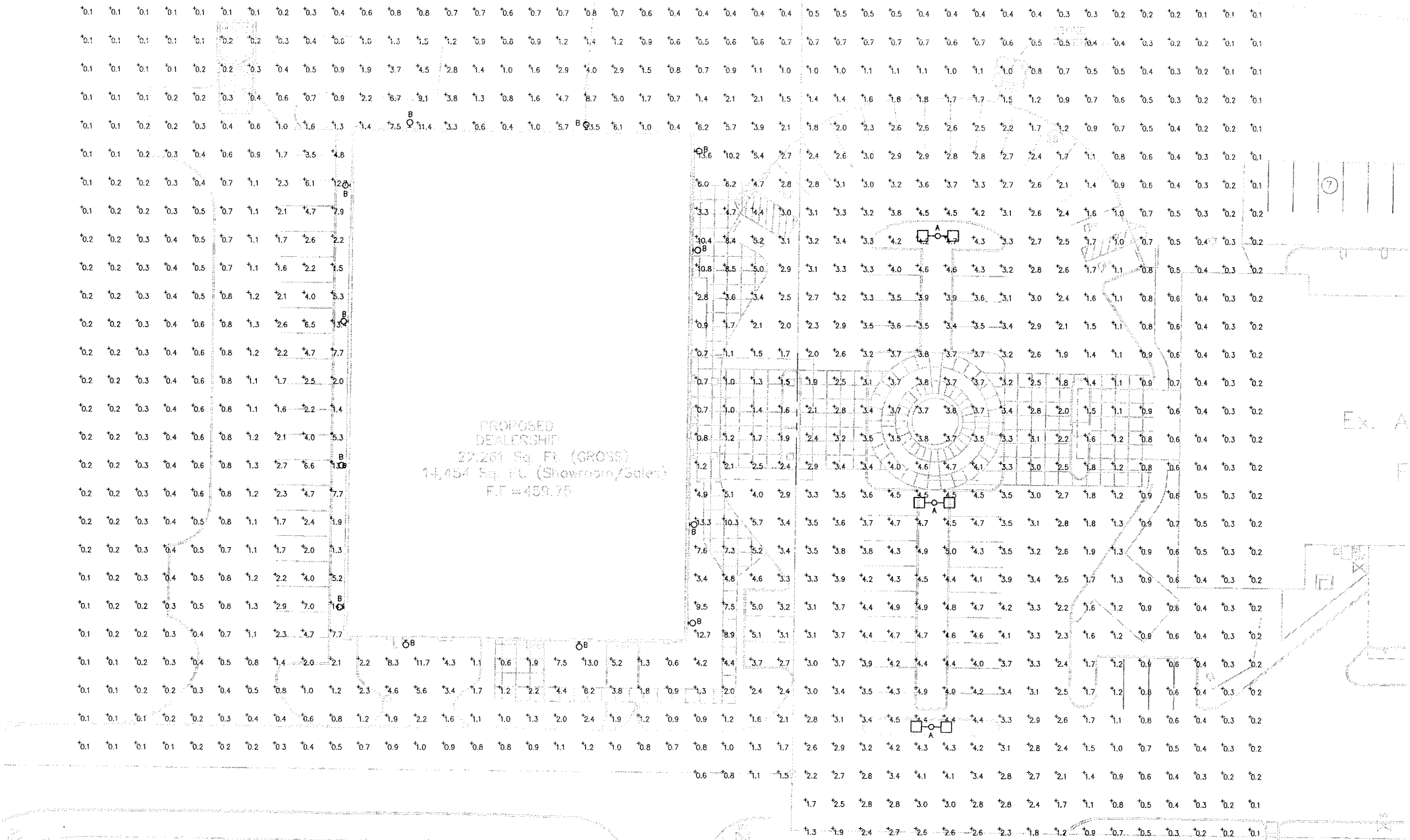
250W Metal Halide lamp, 20000 rated lumens. Footcandle values based on 20' mounting height, Distribution.

TWR2 400M

Test No. LTL10375



400W Metal Halide lamp, 32000 rated lumens. Footcandle values based on 20' mounting height, Distribution, cutoff.



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.

III. A.

THE CITY OF CHESTERFIELD ARCHITECTURAL REVIEW BOARD JULY 12, 2007

PRESENT

Mr. Rick Clawson
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

ABSENT

Mr. Matt Adams

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.