

**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.**

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

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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,



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)
<b>CHAPTER ONE: Site Layout</b>			
A. Physical Features	X		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
<b>CHAPTER TWO: Building all Structures</b>			
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		
<b>II. Residential Structures:</b>			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
<b>III. Non-residential Structures:</b>			
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		

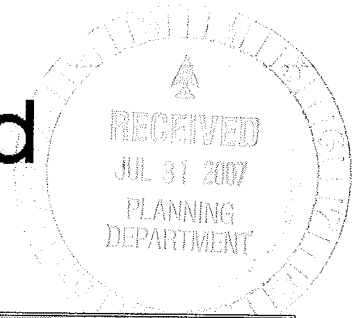
Notes:

- (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](http://www.Chesterfield.mo.us).*

#### Check application type:

- |  |  |
|--|--|
| <input type="checkbox"/> Site Plan                     | <input type="checkbox"/> Amended Site Plan   |
| <input type="checkbox"/> Site Development Plan         | <input type="checkbox"/> Amended Site Development Plan                                 |
| <input type="checkbox"/> Site Development Concept Plan | <input type="checkbox"/> Amended Site Development Concept Plan                         |
| <input type="checkbox"/> Site Development Section Plan | <input type="checkbox"/> Amended Site Development Section Plan                         |
| <input type="checkbox"/> Amend Elevations              | <input checked="" type="checkbox"/> 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 <small>(use separate sheet as needed)</small>
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 materials matching the building and to be of similar fashion as the existing Bentley automotive dealership trash enclosure and shall not 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,

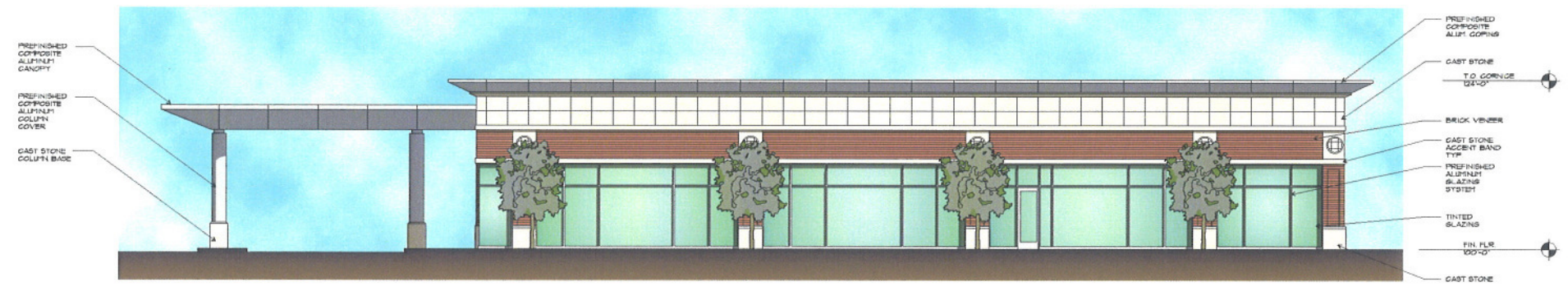
ACI/Boland, Inc.



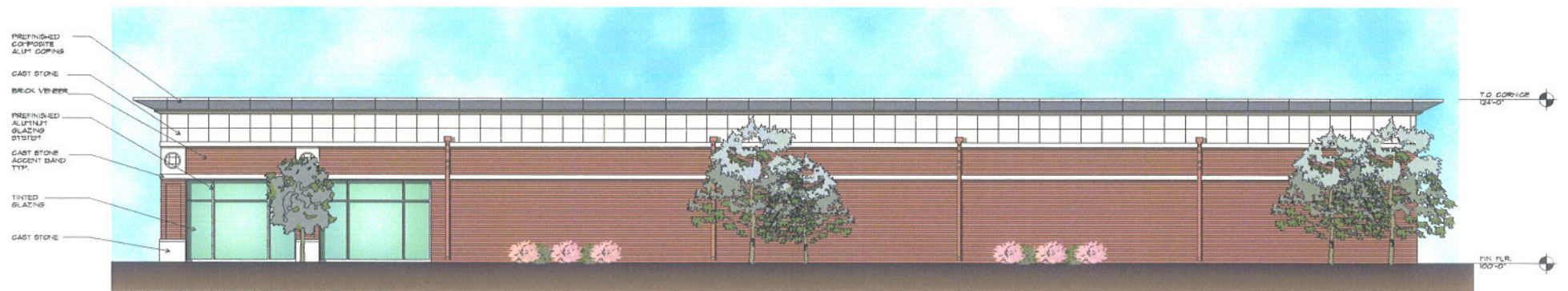
Kristopher T. Mehrtens  
Project Architect



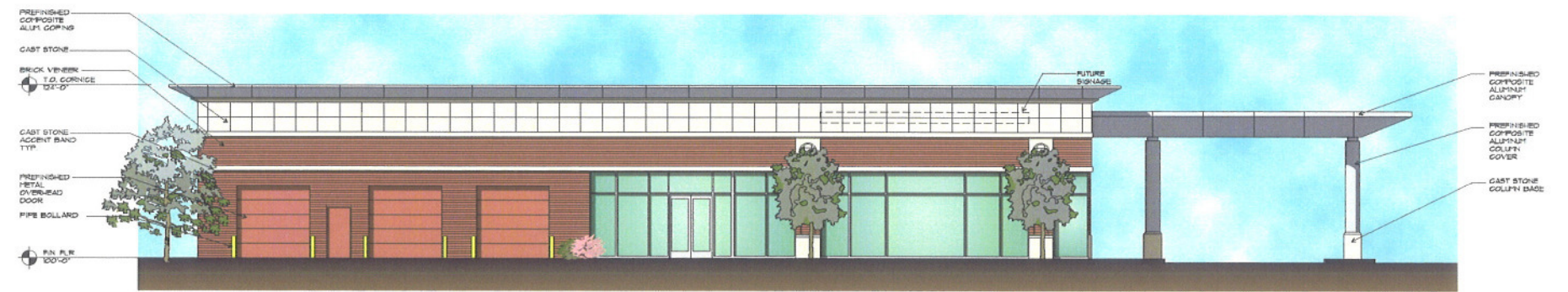
EAST ELEVATION  
1/8" = 1'-0"



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



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



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



207002 - 07.31.2007







VIEW FROM LOCATION "A"  
LOOKING SOUTHWEST



VIEW FROM LOCATION "A"  
LOOKING WEST



VIEW FROM LOCATION "A"  
LOOKING NORTHWEST



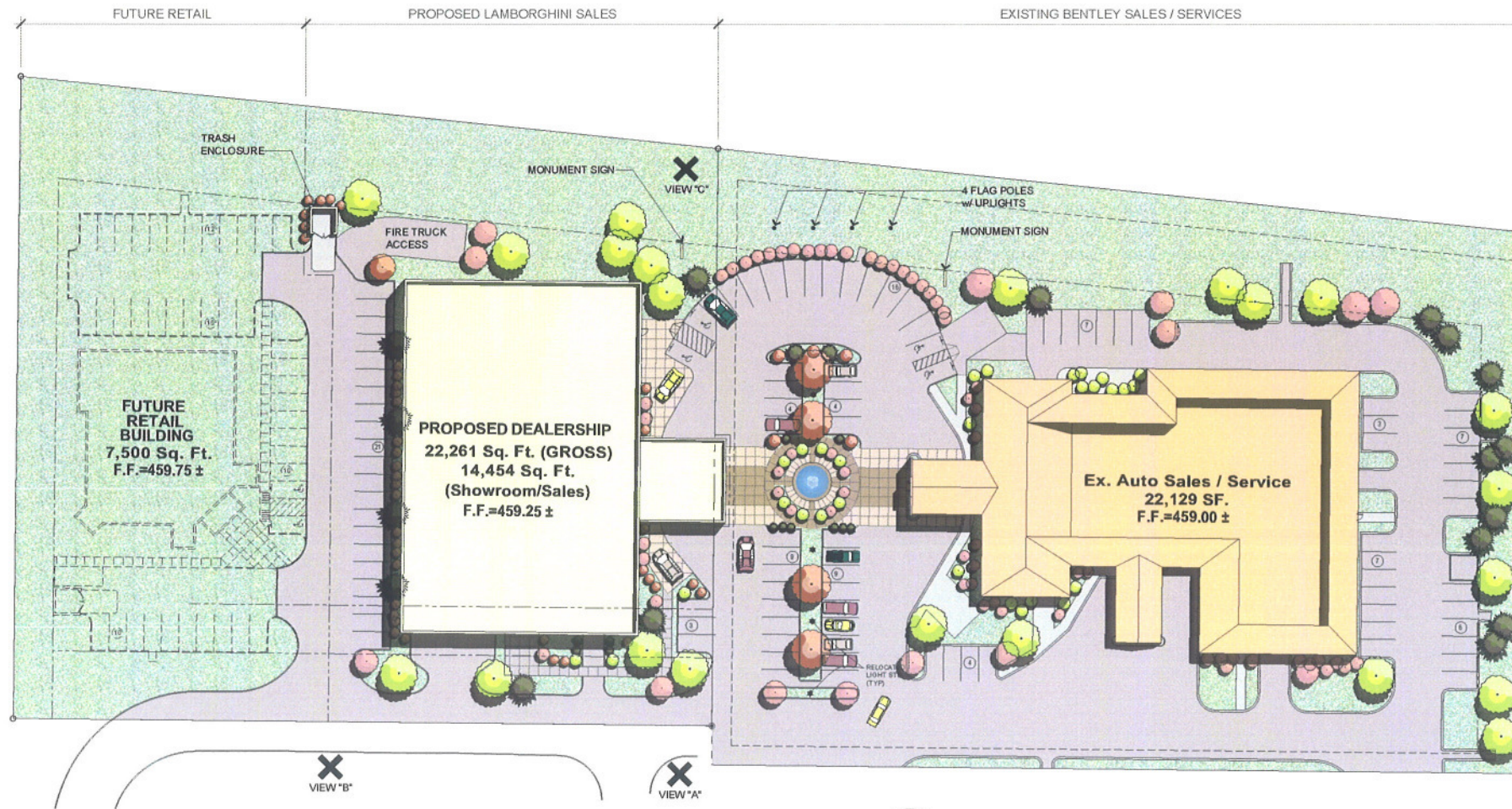
VIEW FROM LOCATION "A"  
LOOKING NORTH



VIEW FROM LOCATION "A"  
LOOKING NORTHEAST



VIEW FROM LOCATION "A"  
LOOKING EAST



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



VIEW FROM LOCATION "C"  
LOOKING SOUTHEAST



VIEW FROM LOCATION "C"  
LOOKING SOUTH



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

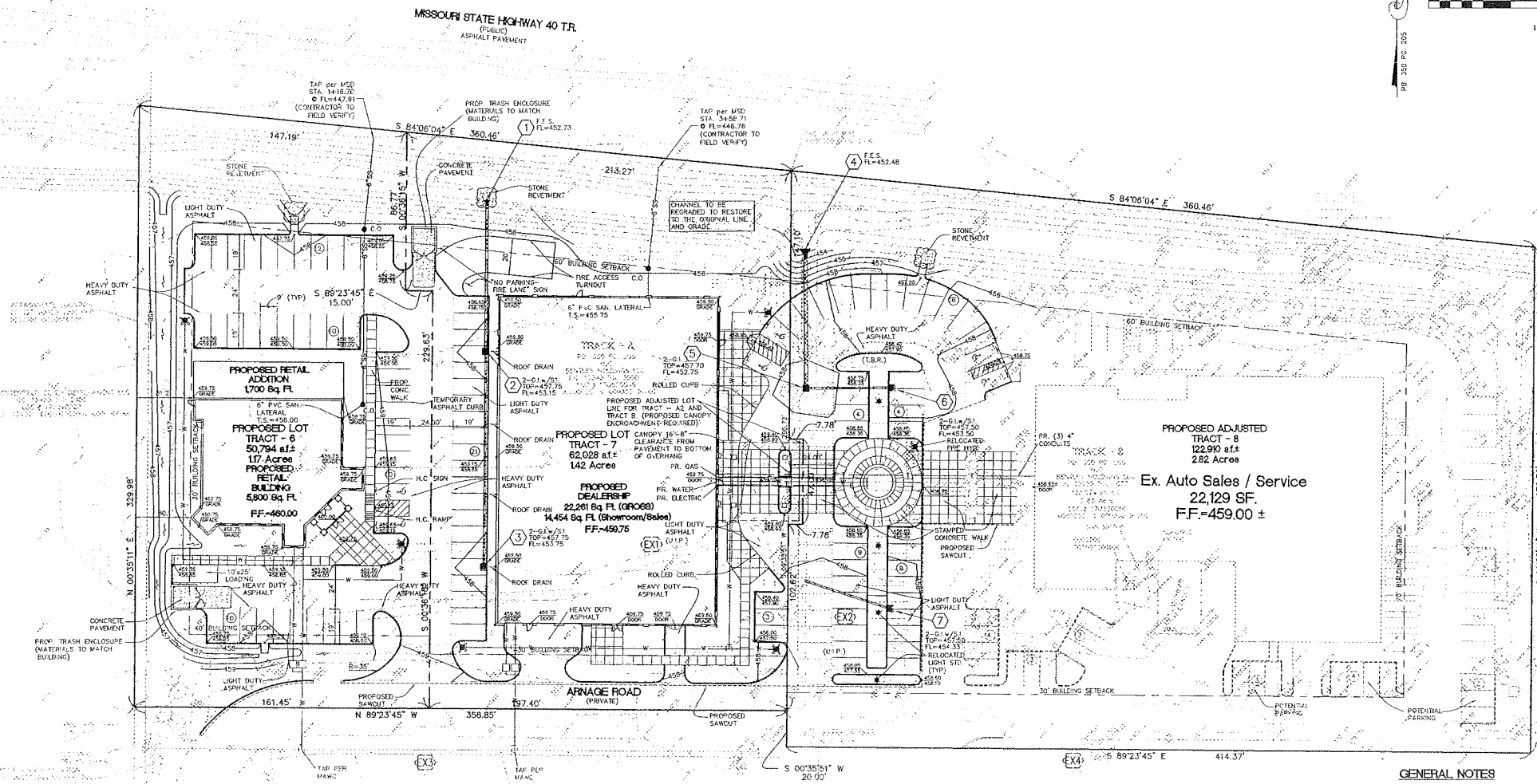
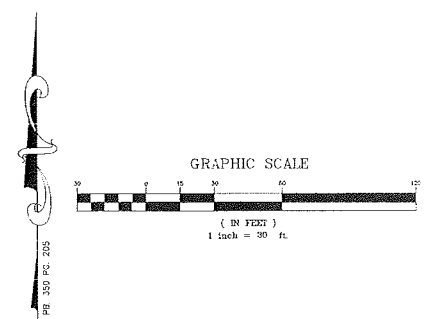
207002 - 07.31.2007





# 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 (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 voided or vacated by order of the City of Chesterfield Council.

STATE OF \_\_\_\_\_ )  
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 SAID THEY ACKNOWLEDGED THE SIGNING OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.  
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

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 Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Michael O. Geissel, Director of Planning  
Marty DeMay, City Clerk

### PERTINENT DATA

- ZONED ORDNANCE = PC - PLANNED COMMERCIAL
- WATER SERVICE = 1871
- SEWER DISTRICT = MISSOURI AMERICAN WATER COMPANY
- GAS SERVICE = 14 S.D.
- ELECTRIC SERVICE = LACLEDE GAS COMPANY
- FIRE DISTRICT = AMEREN UTILITY COMPANY
- CABLE = MICHIGAN FIRE PROTECTION DISTRICT
- PHONE SERVICE = SBC
- SEWER DISTRICT = ROCKWOOD SCHOOL DISTRICT
- FLOOD MAP PANEL = 251850140H
- WYNNBERG'S = PG. 20, GRID 16-HH

### GEOTECHNICAL STATEMENT

\_\_\_\_\_ of 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 \_\_\_\_\_

### 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 EXIST, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. NO GRADE SHALL EXCEED 2:1 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. 251850140 E WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
5. 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 = 22,228 BLDG./122,910 = 0.18
6. MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS SHALL NOT EXCEED THREE STORIES OR 45 FEET (AS MEASURED FROM FINISH GRADE) UNLESS OTHERWISE SPECIFIED.
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.
9. GRADING AND STORM WATER PER M.S.D., CITY OF CHESTERFIELD AND THE HANICORP LEVEL DISTRICT.
10. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SPILLWAYS ARE NOT ADEQUATE DISCHARGE POINTS.
11. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
12. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
13. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EXISTENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS.
14. A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS USED.
15. PARKING CALCULATIONS:  
TRACT - 6  
TOTAL LOT AREA = 50,794 SF. = 1.17 AC.  
BUILDINGS = 4,800 SF./LOT = 11.4%  
FUTURE EXPANSION = 1,700 SF./LOT = 3.3%  
PAVEMENT = 18,483 SF./LOT = 36.4%  
OPENSPACE = 24,811 SF./LOT = 48.9%  
TRACT - 7  
TOTAL LOT AREA = 62,028 SF. = 1.42 AC.  
BUILDINGS = 22,261 SF./LOT = 35.9%  
PAVEMENT = 17,267 SF./LOT = 27.8%  
OPENSPACE = 22,500 SF./LOT = 36.3%  
TRACT - 8  
TOTAL LOT AREA = 122,910 SF. = 2.82 AC.  
BUILDINGS = 22,128 SF./LOT = 18.0%  
PAVEMENT = 58,550 SF./LOT = 47.7%  
OPENSPACE = 42,231 SF./LOT = 34.3%  
TOTAL AREA (LOTS 6,7,8) = 5.41 AC.  
TOTAL OPEN SPACE = 2,055 AC.  
TOTAL PERCENT OPEN SPACE = 37.9%  
PROPOSED RETAIL (TRACT - 6)  
7,500 SF. (INCLUDES FUTURE EXPANSION) @ 4.9/1000 SF. = 30 SPACES  
TOTAL REQUIRED = 30 SPACES  
1-100'x50'x10' SPACES PROVIDED  
PROPOSED LAMBORGHINI DEALERSHIP (TRACT - 7)  
14,454 SF. (SHOWROOM/SALES) @ 4.9 SF/1000 SF. = 56 SPACES  
6 SERVICE BAYS @ 3 SF/BAY = 18 SPACES  
TOTAL REQUIRED = 74 SPACES  
EXISTING EXTERIOR DEALERSHIP (TRACT 8)  
6,240 SF. (SHOWROOM/AUCTION) @ 3.3 SF/1000 SF. = 21 SPACES  
12 SERVICE BAYS @ 3 SF/BAY = 36 SPACES  
TOTAL REQUIRED = 57 SPACES  
TOTAL REQUIRED (TRACT - 7 & TRACT 8) = 110 SPACES  
TOTAL PROVIDED (TRACT - 7 & TRACT 8) = 100 SPACES  
POTENTIAL PARKING SPACES = 16 SPACES  
\* 16 POTENTIAL PARKING SPACES ARE SHOWN AND COULD BE BUILT AT A FUTURE DATE.



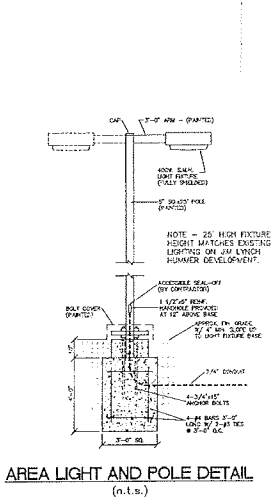
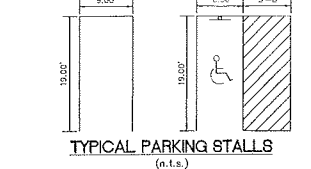
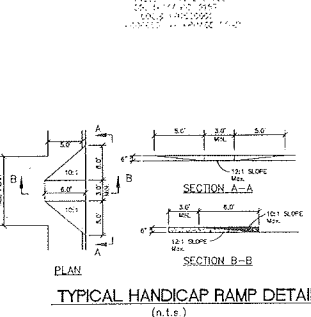
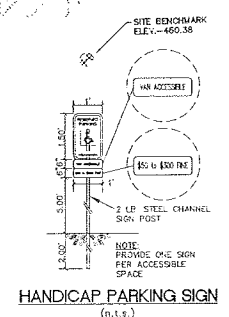
Missouri One Call System, Inc.  
Call Before You Dig  
1-800-dig-rite  
(1-800-344-7483)

**UTILITY NOTE:**  
UNDERGROUND UTILITIES, SERVICES AND VEHICLES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, SURVEY AND PROVISIONAL DATA. ENGINEER HAS NOT NECESSARILY RELOCATED THE UTILITIES AND VEHICLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ENGINEER, DESIGNER, OWNER, CONTRACTOR AND ALL OTHERS SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR VEHICLES. THESE PROFESSIONALS SHALL IN NO WAY ASSUME ANY LIABILITY FOR DAMAGE TO UTILITIES OR VEHICLES. THESE PROFESSIONALS SHALL IN NO WAY ASSUME ANY LIABILITY FOR DAMAGE TO UTILITIES OR VEHICLES.

**M.S.D. BENCHMARK**  
12-171 ELEV. 460.05  
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



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

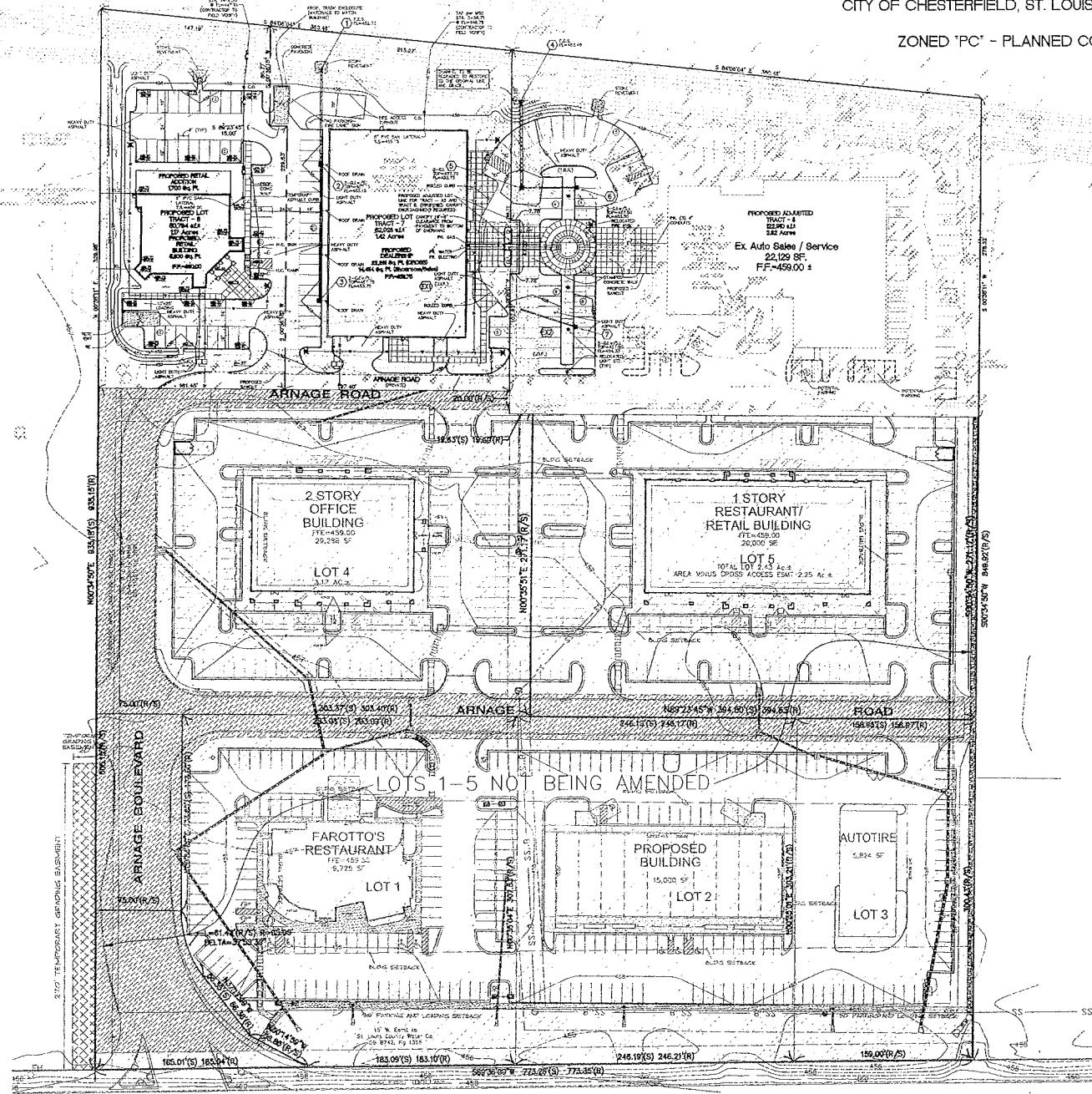
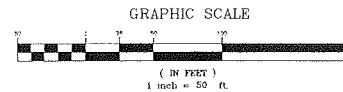
DRAWN BY: G.E.S. 07/12/07  
DATE: 07/12/07  
G.M.S. 07/12/07  
DATE: 07/12/07  
E-25116  
207-4076  
1 of 1

# PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN

## RIVER CROSSINGS

PART OF SHARES 1, 2 AND 3 OF THE SUBMISSION 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 CONFLICTS BE EXPOSED, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C" (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. 22828C-01-E WITH AN EFFECTIVE DATE OF 11/20/01, 2005).
- AREA CALCULATIONS:  
 TRACT - 6 = 5,800 BLDG./50,734 S.F. = 0.11  
 TRACT - 7 = 31,700 BLDG./62,009 S.F. = 0.51  
 TRACT - 8 = 22,128 BLDG./122,910 S.F. = 0.18  
 AREA CALCULATIONS:  
 TRACT - 6  
 PROPOSED RETAIL (TRACT - 6)  
 7,000 S.F. (INCLUDES FUTURE EXPANSION) @ 4.0 SP/1000 SF = 28 SPACES  
 TOTAL REQUIRED = 33 SPACES  
 TOTAL PROVIDED = 42 SPACES  
 9 HOURLY LOADING SPACE PROVIDED  
 PROPOSED LABORER/DEALER (TRACT - 7)  
 14,624 S.F. (SHOPIPING/SALES) @ 4.0 SP/1000 SF = 58 SPACES  
 0 SERVICE BAYS @ 3 SP/BAY = 0 SPACES  
 58 SPACES  
 TOTAL REQUIRED =  
 BUILDING = 22,261 S.F./A.O.T. = 35.9 %  
 PAVEMENT = 16,463 S.F./A.O.T. = 26.4 %  
 OPENSPACE = 24,811 S.F./A.O.T. = 40.6 %  
 TRACT - 7  
 TOTAL LOT AREA = 62,038 S.F. = 1.42 AC  
 BUILDINGS = 22,261 S.F./A.O.T. = 35.9 %  
 PAVEMENT = 16,463 S.F./A.O.T. = 26.4 %  
 OPENSPACE = 24,811 S.F./A.O.T. = 40.6 %  
 TRACT - 8  
 TOTAL LOT AREA = 122,910 S.F. = 2.82 AC  
 BUILDINGS = 22,128 S.F./A.O.T. = 18.0 %  
 PAVEMENT = 58,560 S.F./A.O.T. = 47.7 %  
 OPENSPACE = 42,219 S.F./A.O.T. = 34.3 %  
 TOTAL AREA (LOTS 6,7,8) = 5.41 AC  
 TOTAL OPEN SPACE = 2.65 AC  
 TOTAL PERCENT OPEN SPACE = 37.8%

### ABBREVIATIONS

- C.C. - CLEANOUT
- DE - REED BOOK
- E - ELECTRIC
- FL - FLOWLINE
- FT - FEET
- FND - FOUND
- G - GAS
- M.H. - MANHOLE
- N/A/F - NOW OR FORMERLY
- PL - PLAT BOOK
- PL - 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. - VITRIFIED CLAY PIPE
- W - WATER
- (80'W) - RIGHT-OF-WAY WIDTH

### LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FLY HYDRANT
- LIGHT STANDARD
- BUSH
- NOTES PARKING SPACES
- GRV W/FE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING

### PERTINENT DATA

- ZONED = PC - PLANNED COMMERCIAL
- ORDINANCE = 11871
- 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 = 25189C014CH
- WUNNENBERG'S = FIG. 20, GRID 18-H-H

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 (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 voted or vetoed by order of the City of Chesterfield Council.

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

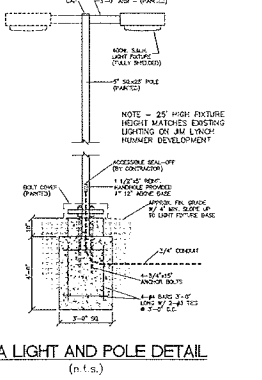
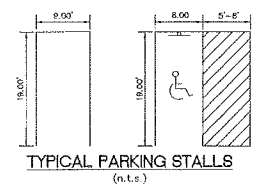
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007, BEFORE ME APPEARED \_\_\_\_\_ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A \_\_\_\_\_ AND AN AUTHORIZED REPRESENTATIVE FOR \_\_\_\_\_ AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID THEY ACKNOWLEDGED THE 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 DeMoy, 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. = 460.36  
 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 SUBMISSION IN PARTITION OF THE ESTATE OF 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 WEST, SAID POINT BEING ALSO A POINT IN THE WEST LINE OF PROPERTY NOW OR FORMERLY OF JOHANN RUPPEL BY DEED RECORDED IN BOOK 392, 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 1, BEING ALSO THE EAST LINE OF PROPERTY NOW OR FORMERLY OF VICTOR KOESTER, THENCE ALONG SAID WEST LINE SHARE 1 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, R. THENCE ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 00 MINUTES 55 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, 1910.

**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 obstacles 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  
 1-800-487-4876  
 (1-800-344-7483)

MISSOURI STATE ENGINEERING BOARD  
 GEORGE M. STOCK  
 LICENSE NO. E-25116

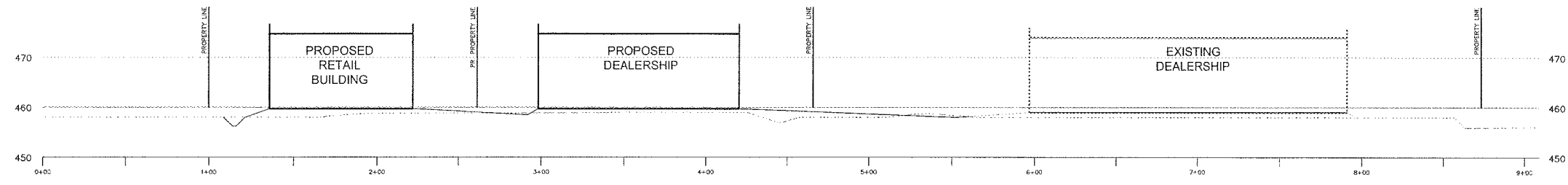
**RIVER CROSSINGS**  
 PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN

**Stock & Associates**  
 Consulting Engineers, Inc.

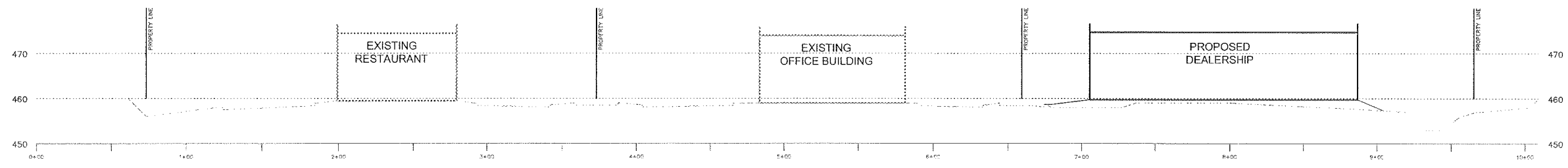
257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH. (636) 530-9100  
 FAX (636) 530-9100  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

DATE CHECKED BY: 07/09/07  
 DATE FOR NUMBER: 07/09/07  
 SHEET: 207-4076  
 1 of 2

DRAWING FILE: F:\Draw-A000\2074076\Preliminary & Concept Plans\Partially Amended Concept Plan\Sections-4076.dwg LAYOUT: Model PLOTTED: Jul 08, 2007 - 1:47pm PLOTTED BY: ryan.schubert




**SECTION A-A**  
SCALE: 1"=30'HORIZONTAL  
1"=10' VERTICAL



**SECTION B-B**  
SCALE: 1"=30'HORIZONTAL  
1"=10' VERTICAL

**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#		RIVER CROSSINGS	
BASE MAP # 17U		PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN	
	<b>STOCK &amp; ASSOCIATES</b>		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
	<b>Consulting Engineers, Inc.</b>		
DRAWN BY: GEORGE M. STOCK E-25116	DATE: 07/09/07	ORDERED 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.

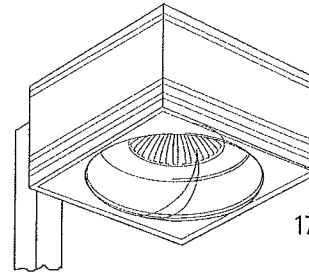
**OPTICAL SYSTEM** – Segmented, anodized aluminum optics are interchangeable and rotatable. Vertically lamped sealed optics include SYM (symmetric), SYMC (symmetric cutoff), ASY (asymmetric), and ASYC (asymmetric cutoff). Design redirects light around arc-tube for optimum lamp life and maximum efficiency.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

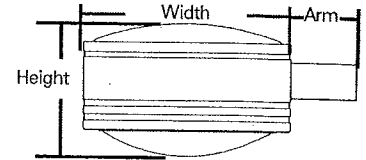
Catalog Number	
Notes	Type



## 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	Post-Top Mount
EPA: 3.3 ft <sup>2</sup> (.31 m <sup>2</sup> )	EPA: 3.4 ft <sup>2</sup> (.32 m <sup>2</sup> )
(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 <sup>6</sup>
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 <sup>6</sup>	Options
KVE2 175M	120	SPV04 Square pole (4" arm) <sup>3</sup>	<b>Shipped Installed In Fixture</b>
KVE2 200M	208 <sup>9</sup>	RPV04 Round pole (4" arm) <sup>3</sup>	<b>SF</b> Single fuse (120, 277, 347V)
KVE2 250M	240 <sup>9</sup>	SPV06 Square pole (6" arm) <sup>3</sup> (standard)	<b>DF</b> Double fuse (208, 240, 480V)
KVE2 320M	277	RPV06 Round pole (6" arm) <sup>3</sup>	<b>LPI</b> Lamp included as standard
KVE2 350M	347	SPV09 Square pole (9" arm) <sup>3</sup>	<b>L/LP</b> Less lamp
KVE2 400M	480 <sup>9</sup>	RPV09 Round pole (9" arm) <sup>3</sup>	<b>PER</b> NEMA twist-lock receptacle only (no photocontrol)
	TB <sup>2</sup>	SPV12 Square pole (12" arm)	<b>HS</b> House Side Shield (ASY, ASYC, R2, and R3 only; R2 and R3 HS ship separately)
		RPV12 Round pole (12" arm)	<b>QRS</b> Quartz restrike system (250W max, 120V lamp not included)
		WWV09 Wood pole or wall (9" arm)	<b>GFL</b> Glass Flat Lens
		WBV09 Wall bracket (9" arm)	<b>EC</b> Emergency circuit
			<b>CR</b> Enhanced corrosion resistance
			<b>CSA</b> Listed and labeled to comply with Canadian Standards
			<b>SCWA</b> Super CWA pulse start ballast
			<b>Shipped Separately<sup>4</sup></b>
			<b>PE1</b> NEMA twist-lock PE (120, 208, 240V)
			<b>PE3</b> NEMA twist-lock PE (347V)
			<b>PE4</b> NEMA twist-lock PE (480V)
			<b>PE7</b> NEMA twist-lock PE (277V)
			<b>SC</b> Shorting cap
			<b>Architectural Colors</b> (powder finish) <sup>5</sup>
			<b>Standard Colors</b>
			<b>DDB</b> Dark bronze (standard)
			<b>DWH</b> White
			<b>DBL</b> Black
			<b>Classic Colors</b>
			<b>DMB</b> Medium bronze
			<b>DNA</b> Natural aluminum
			<b>DSS</b> Sandstone
			<b>DGC</b> Charcoal gray
			<b>DTG</b> Tennis green
			<b>DBR</b> Bright red
			<b>DSB</b> Steel blue
			<b>Striping<sup>7</sup></b>
			<b>SDDB</b> Dark bronze
			<b>SDWH</b> White
			<b>SDBL</b> Black
			<b>SDNA</b> Natural aluminum
			<b>SDTG</b> Tennis green
			<b>SDBR</b> Bright red
			<b>SDBUA</b> Dark blue
			<b>SDGYM</b> Gray
			<b>SDYLB</b> 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.

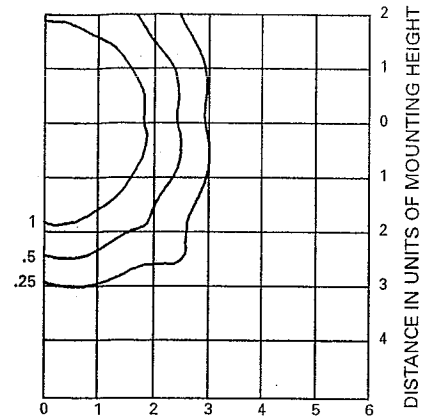
- Striping is available in the ten colors listed only.
- The RPV12 must be used when two or more luminaires are oriented on a 90° drilling pattern.
- Consult factory for availability in Canada.

### Accessories: Tenon Mounting Slipfitter (Order separately)

Number of fixtures	One	Two@180°	Two@90° <sup>3</sup>	Three@120°	Three@90° <sup>3</sup>	Four@90° <sup>3</sup>
Tenon O.D.						
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

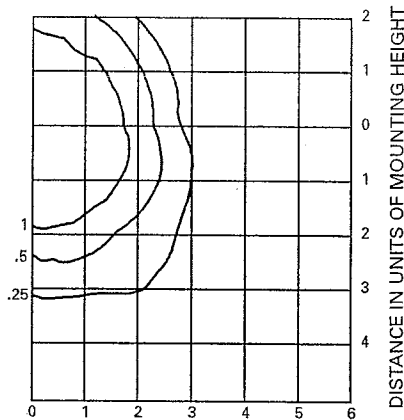
# KVE2 400M Vertical Area Lighting

**KVE2 400M SYM** Test No. 98060910



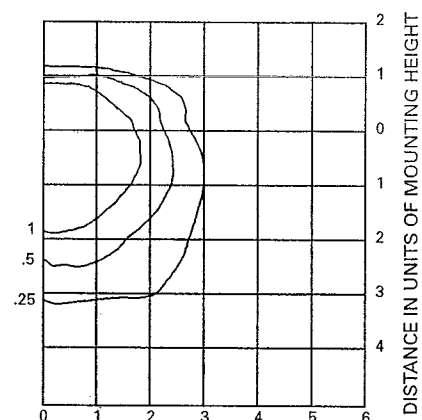
400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution symmetric.

**KVE2 400M ASY** Test No. 98060911



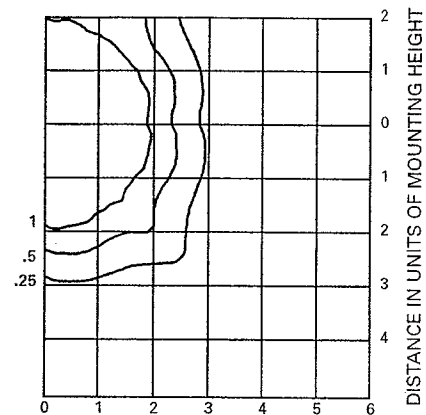
400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution asymmetric.

**KVE2 400M ASY HS** Test No. 98060912



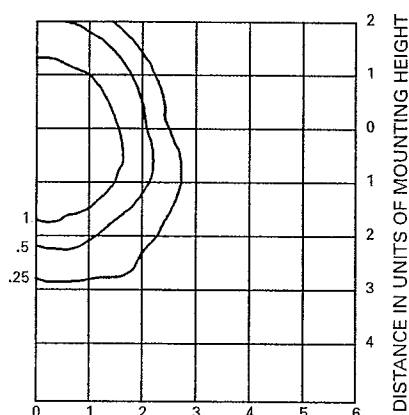
400W metal halide lamp, 36000 rated lumens. Footcandle values based on 30' mounting height, distribution asymmetric with house side shield.

**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](http://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.

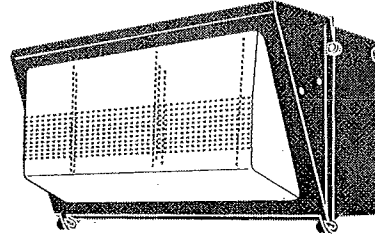
### INSTALLATION

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**

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

### NOTES:

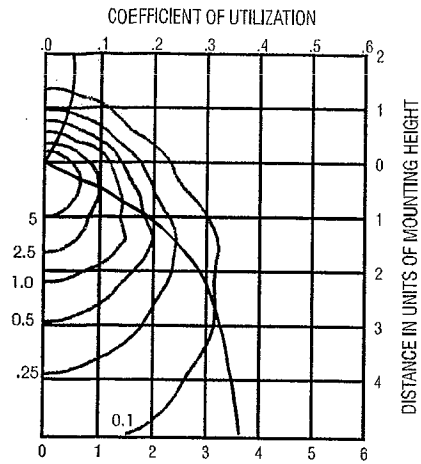
- Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).
- Shipped separately.
- Available with 250 and 400M only. Consult factory for other wattages/voltages availability.



# TWR2 High Pressure Sodium/Metal Halide Wall Pack

## TWR2 250S

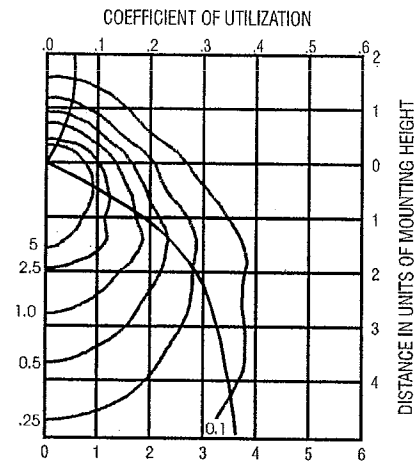
Test No. LTL10411



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

## TWR2 400S

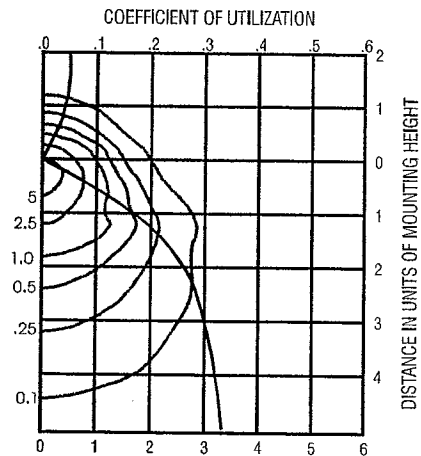
Test No. LTL10376



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

## TWR2 250M

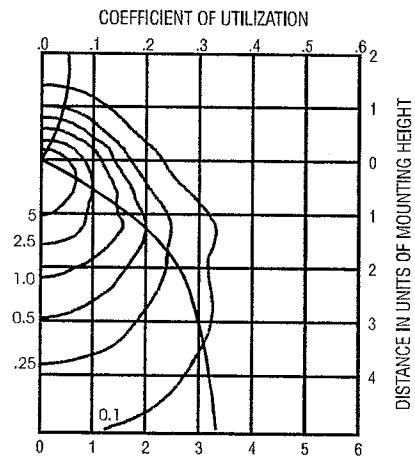
Test No. LTL10414



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.



An Acuity Brands Company

Lithonia Lighting

Outdoor Lighting

One Lithonia Way, Conyers, GA 30012

Phone: 770-922-9000 Fax: 770-918-1209



POWER VOICE DATA  
Energizing Your Needs

PROJECT:  
Demand Electric

**LAMBORGHINI  
ST. LOUIS**

St. Louis  
Missouri

Date: 07/24/07

Design/Drawn: BMS

Approved: JBD

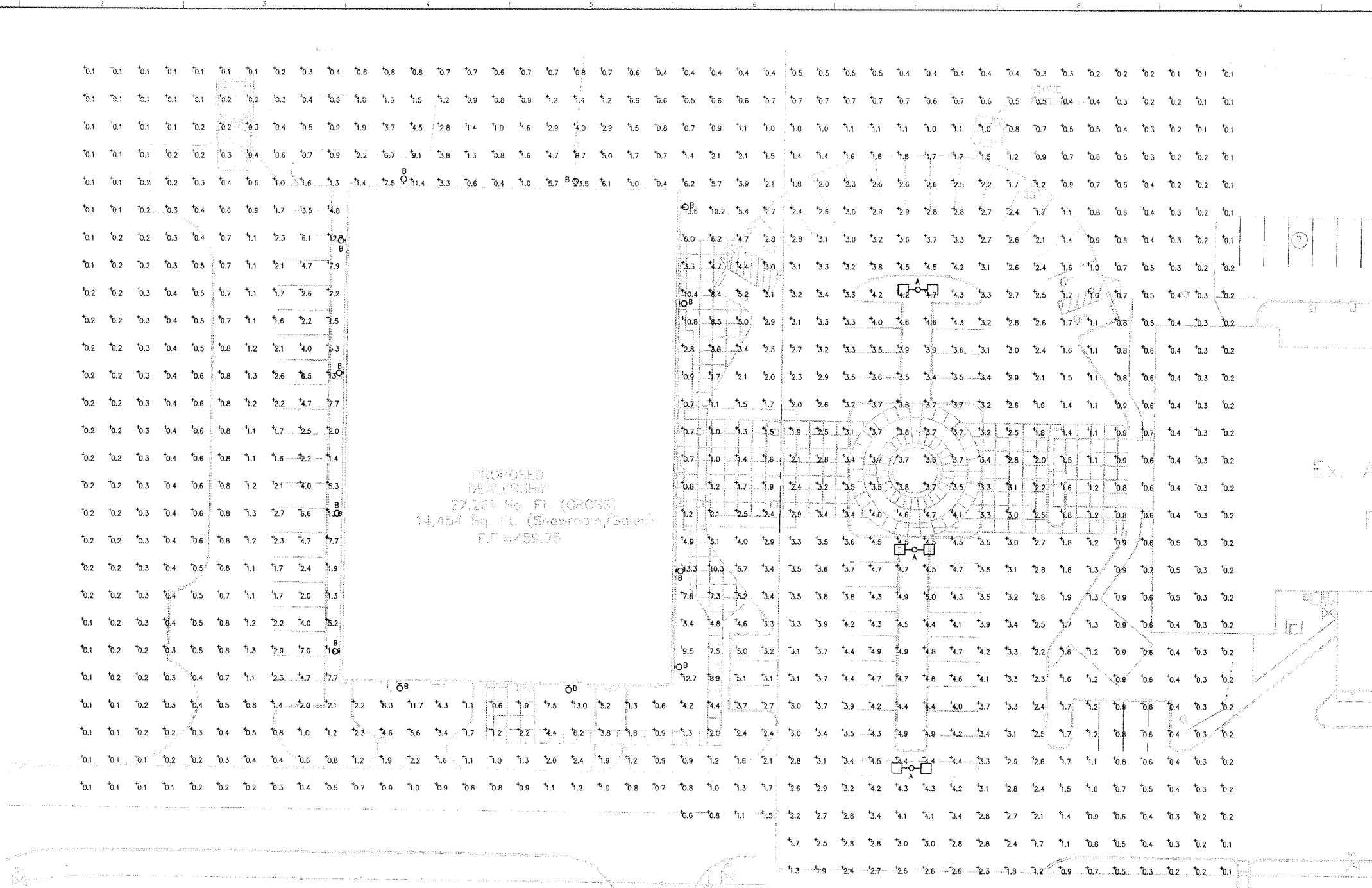
Book No.:

SHEET TITLE:  
**SITE PHOTOMETRIC  
PLAN**

SHEET NUMBER:  
**ES1.1**

SHEET # OF

Project No.: 0070147BG025



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.

Xref Files | sp=0070147BG025-alk |  
 | Author | P: Demand Electric | 0070147-alk | 07/24/07 | Date: 7/24/07 | Time: 8:59:37 am |

**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.**