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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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May 20, 2008

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

The Planning Commission agenda for **May 28, 2008** will include the following item for your consideration:

**Spirit Valley Business Park, Lot 15 (Vermeer):** A Site Development Section Plan, Architectural Elevations, Landscape Plan, and Lighting Plan for a 6.5 acre parcel located at 621 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

Dear Planning Commission:

Stock and Associates, Inc. has submitted on behalf of Paragon Certified Restoration, a Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

### **BACKGROUND**

1. The site was originally zoned "NU" Non-Urban District by St. Louis County in 1965.
2. On June 18, 2007, the City of Chesterfield City Council approved Ordinance Number 2373 rezoning the property from a "NU" Non-Urban District to a "PI" Planned Industrial District.
3. On May 5, 2008, the City of Chesterfield City Council approved Ordinance 2456; which amended Ordinance 2373 to include "Warehousing, storage, or wholesaling of manufactured commodities" as a Permitted Use in the "PI" Planned Industrial District.

### **SUBMITTAL INFORMATION**

The request is for a 29,600 square foot building organized out into 13,765 square feet of office space and 15,835 square feet of service area located on a 6.5 acre parcel. The southern portion of the property is being proposed for outdoor storage and will be enclosed with a six (6) foot high sight proof fence. The Landscape Plan and Lighting Plan have been reviewed by Staff and have been found to be in compliance with City requirements.

## **ARB RECOMMENDATIONS**

This project was reviewed by the Architectural Review Board on April 17, 2008. The Architectural Review Board voted, by a vote of 4-0 to forward the above referenced project to the Planning Commission with the following recommendations:

1. The trash enclosure should be constructed of six foot high, tilt-up concrete panels to match the building.

As shown on the Trash Enclosure Elevation on the first page of the plans, the Petitioner is proposing a six (6) foot tall trash enclosure constructed of materials to match the building. After the project was reviewed by ARB, the Petitioner elected to move the location of the trash enclosure. The new location is located on the western side of the property adjacent to the gated access drive to the storage area. To provide screening for the enclosure, the Petitioner has included ten (10) bushes and two (2) evergreen trees.

2. Additional landscaping was recommended along the fencing of the property. The Board recommended that special attention be given to landscaping the fencing along the southern property line to screen the fence from the future development at Lot 16 of Spirit Valley Business Park.

The Petitioner has added landscaping along the southern property line to screen the site from the future development of Lot 16 of Spirit Valley Business Park. The proposed landscaping along this portion includes five (5) deciduous, ten (10) evergreen, and four (4) ornamental trees.

3. Screening of the building equipment is required. The Board recommended that landscaping be used to screen the equipment.

The Petitioner has added the required screening. As recommended by ARB, the Petitioner has elected to use landscaping to screen the mechanical equipment for the building. The proposal for the screening includes two (2) ornamental trees and over thirty (30) bushes.

4. The proposed vinyl coated fencing and vinyl slats should be six feet in height.

As indicated on the second page of the plans, the Petitioner is proposing a six (6) foot tall, vinyl coated fence with full size vinyl slats.

5. The fence material and slats should be of an earth tone to keep a harmonious feel with the building.

The Petitioner is proposing to use an earth-toned color for the fencing as recommended by ARB.

## **DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works recommends approval of the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations.

Respectfully submitted,

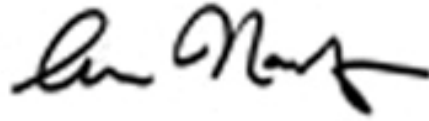


Justin Wyse  
Project Planner

Cc: City Administrator  
City Attorney  
Director of Planning and Public Works

Attachments:  
Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Architectural Elevations

Respectfully submitted,



Aimee Nassif  
Senior Planner

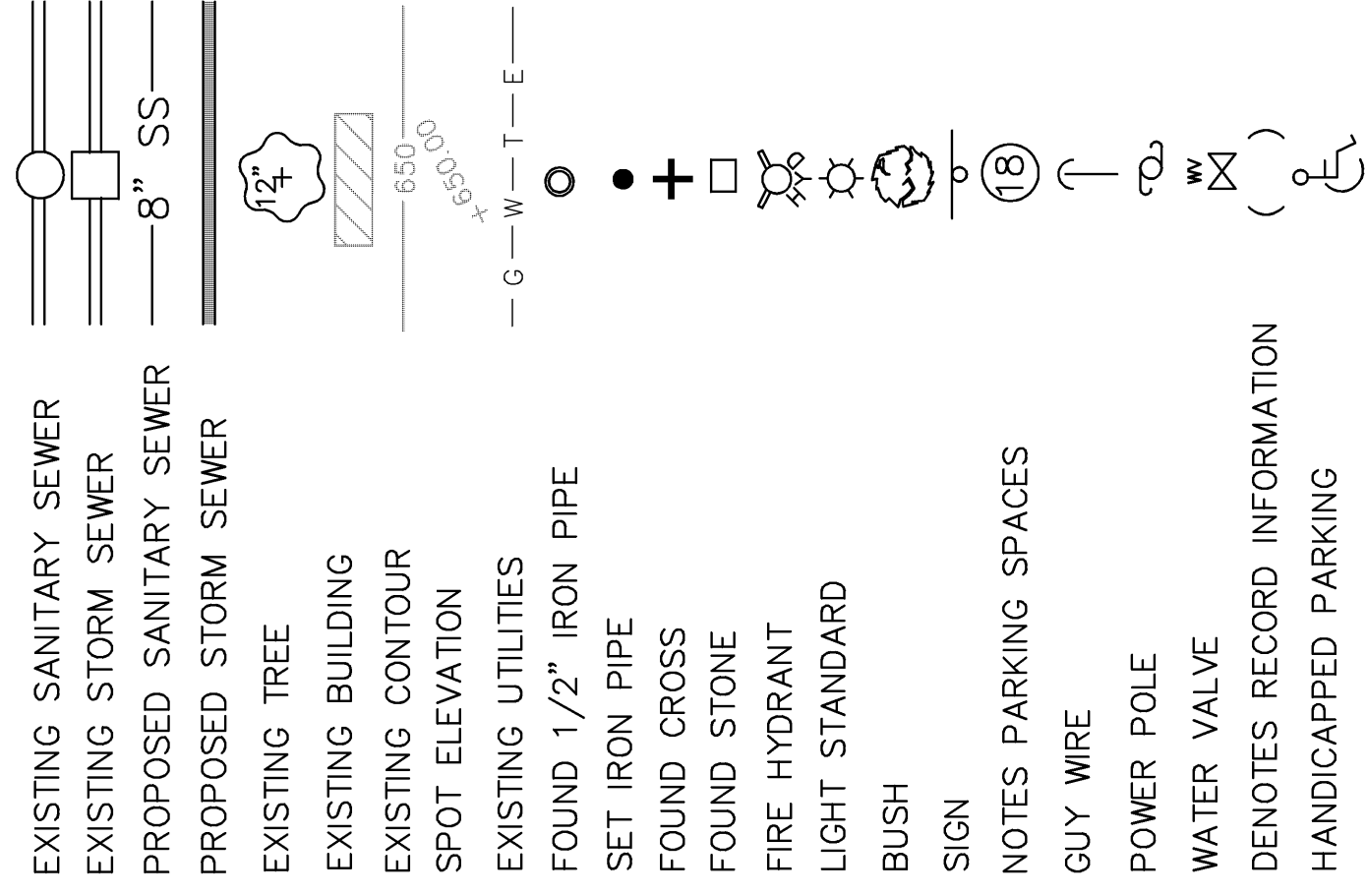
# VERMEER SALES AND SERVICE FACILITY LOT 15 OF SPIRIT VALLEY BUSINESS PARK SITE DEVELOPMENT SECTION PLAN

## GOVERNING ORDINANCE - NO. 2456

### GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. MISSOURI STATE PLANE, GRID NORTH) (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY IS LOCATED WITHIN THE SUPPLEMENTAL PROTECTION AREA (WITHIN 200 FEET OF THE 100-YEAR HIGH WATER ELEVATION PER THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN) AS DEFINED IN CHAPTER 14 OF THE CITY CODE. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION IS REQUIRED.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO HAVE EXISTING UTILITIES FIELD LOCATED, SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- APPROVED STREET LIGHTS ON THIS PLAN ARE INDICATED. NOTE THAT STREET TREES ARE NOT PERMITTED WITHIN 25 FEET OF A STREET LIGHT STANDOFF.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CONTACT GEORGE HUTH @ ENBRIDGE PIPELINE (1-636-584-4382) 48 HOURS PRIOR TO ANY WORK COMMENCING.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH M.S.D. CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL)
- THE MAXIMUM HEIGHT OF BUILDINGS, EXCLUSIVE OF ROOF SCREENING, SHALL NOT EXCEED FORTY (40) FEET.
- A FIVE FOOT SIDEWALK SHALL BE CONSTRUCTED ON A LOT BY LOT BASIS AS REQUIRED BY THE SITE SPECIFIC ORDINANCE, ORDINANCE NO. 2373
- OPENSPACE CALCULATIONS: = 6.50 AC.  
TOTAL AREA = 2.06 AC.  
PERCENT OPENSPACE = 31.7%
- PARKING CALCULATIONS:  
PARKING REQUIRED: = 20 SPACES  
PARTS DEPARTMENT (1st FLOOR): 2,235 SF. (SEE NOTE BELOW)  
OFFICE (2nd FLOOR): 8,000 SF. x 3.33 SF./1000 SF. = 27 SPACES  
SERVICE AREA: 15 EMP. ON MAX SHIFT x 2/3 SF./EMP. = 10 SPACES  
TOTAL SPACES REQUIRED = 57  
PARKING PROVIDED:  
STANDARD 9'x12' = 54 SPACES  
HANDICAP = 3 SPACES  
TOTAL SPACES PROVIDED = 57 SPACES
- NOTE - 2,235 S.F. PARTS DEPARTMENT ON 1st FLOOR IS AN AREA ACCESSED PERIODICALLY BY EITHER AN OFFICE PERSON HANDLING A "WALK-IN" PARTS SALE OR A SERVICE AREA EMPLOYEE REQUIRING A REPAIR PART.
- FLOOR AREA RATIO (FAR):  
303,800 S.F.  
1,519,000 S.F.  
FAR = 0.109
- PROJECT IS LOCATED WITHIN SPIRIT VALLEY BUSINESS PARK - P# 27859-00
- WATER QUALITY FEATURES DEPICTED WITHIN THIS PLAN ARE CONCEPTUAL AND SUBJECT TO FURTHER REVIEW BASED UPON APPROVAL BY METROPOLITAN ST. LOUIS SEWER DISTRICT.
- ALL LIGHTING WILL CONFORM TO THE CITY OF CHESTERFIELD LIGHTING ORDINANCE.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

### LEGEND



### ABBREVIATIONS

C.O.	- CLEANOUT
D.B.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
P.G.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
R.I.M.U.S.E.	- ROADWAY IMPROVEMENT, MAINTENANCE, UTILITY AND SEWER EASEMENT
SQ.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VITRIFIED CLAY PIPE
W	- WATER
(86' W)	- RIGHT-OF-WAY WIDTH

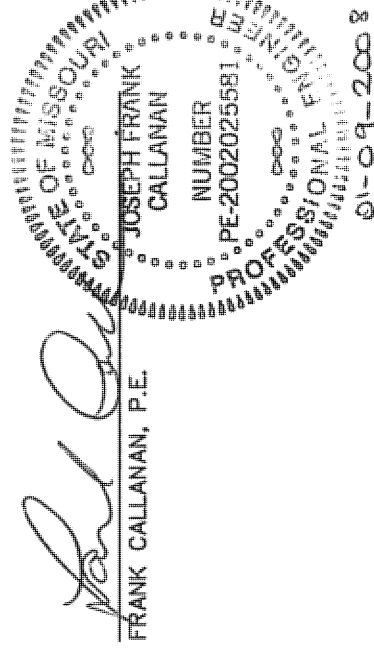
### UTILITY NOTE

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

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS CONDUCTED AN UNDERGROUND UTILITY SURVEY AND THE RESULTS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

### GEOTECHNICAL STATEMENT

GEOTECHNOLOGY AT THE REQUEST OF STOCK & ASSOCIATES CONSULTING ENGINEERS, INC. HAS PROVIDED GEOTECHNICAL SERVICES FOR THE PROJECT PROPOSED DURING MARCH 2008 FOR THE DEVELOPMENT AND CONSTRUCTION OF THE VERMEER SALES AND SERVICE FACILITY. OUR FINDINGS INDICATE THAT THE EARLY RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED TO THE REGION. RECOMMENDATIONS SET FORTH IN OUR REPORT TO THE REQUESTED, SUBSISTENT EXPLORATION LOT 15, SPIRIT VALLEY BUSINESS PARK, CHESTERFIELD, MISSOURI.



By: *D. Ehlmann*  
DANIEL EHLMANN, MISSOURI L.S. NO. 22715

### SITE INFORMATION

SITE ADDRESS	= 621 SPIRIT VALLEY EAST DRIVE CHESTERFIELD, MO 63005
ZONING	= "PI" PLANNED INDUSTRIAL
SITE AREA	= 6.500 ACRES
OWNER	= SPIRIT VALLEY DEVELOPMENT L.L.C.
LOCATOR NO.	= 17W42-0035 & 17W23-0010
WUNNENBURGS NO.	= PAGE 19, GRID KK-18
CITY	= CITY OF CHESTERFIELD
FLOOD MAP	= 29189C0120H
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH CHESTERFIELD
SCHOOL DISTRICT	= ROCKWOOD R-6
ELECTRIC SERVICE	= AMEREN U.E.
GAS SERVICE	= LACLEDE GAS
PHONE SERVICE	= SWBT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS
RECORDING INFO.	= SITE DEVELOPMENT CONCEPT PLAN PB. 355, PG. 752-757

### TEMPORARY SITE BENCHMARK

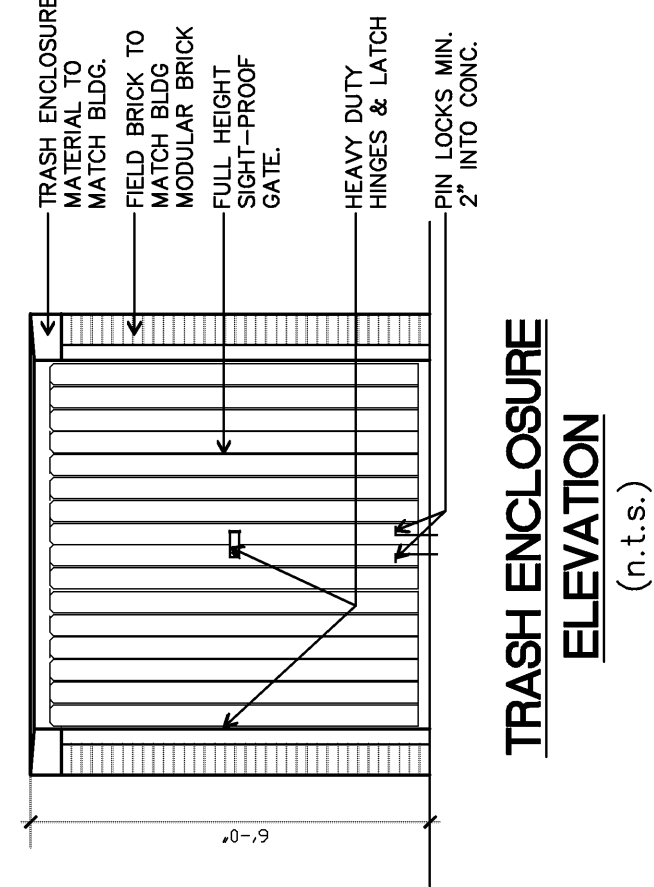
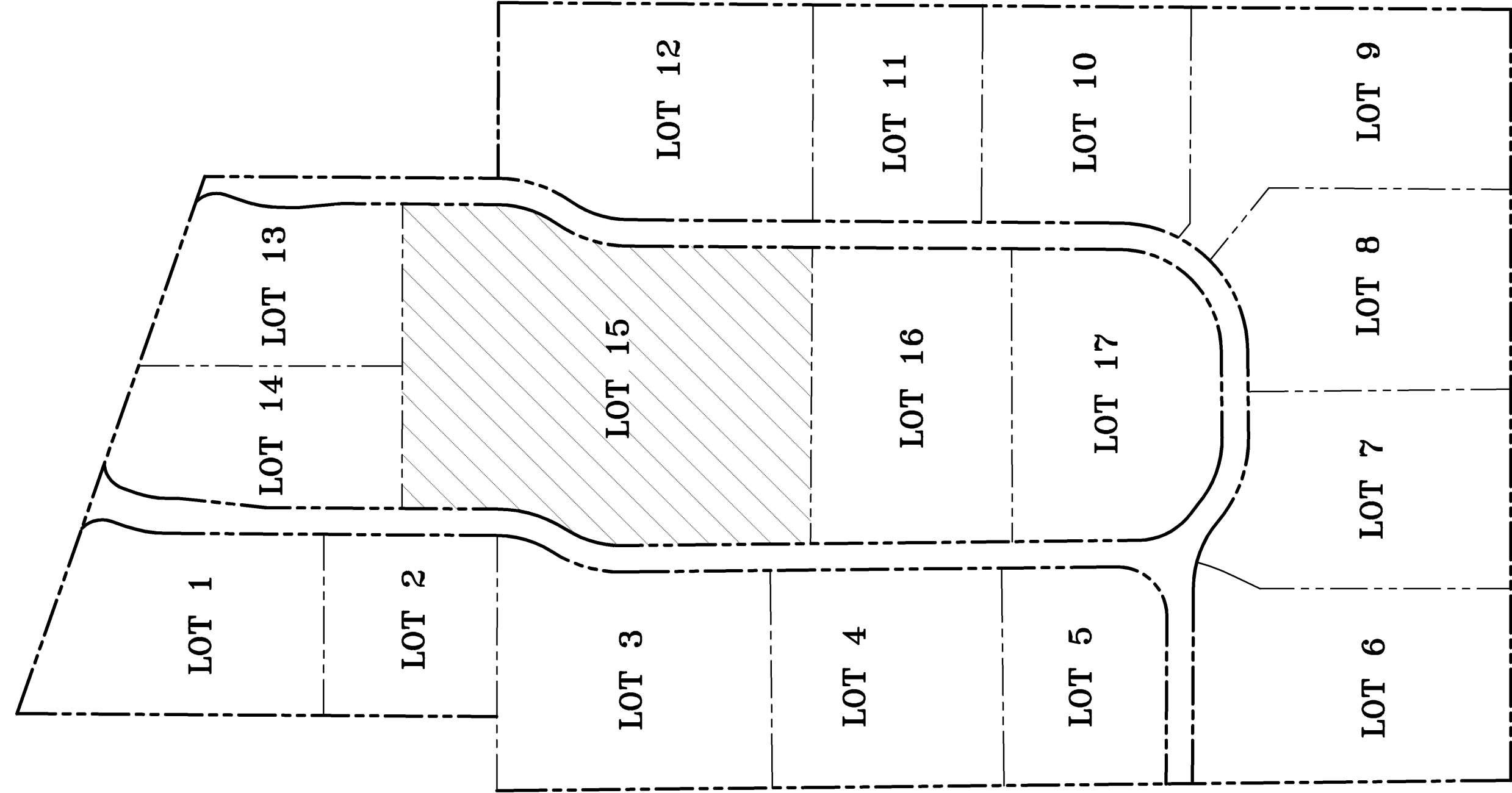
RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF SPIRIT VALLEY EAST DRIVE, APPROXIMATELY 100 FEET EAST OF THE ENTRANCE TO CHESTERFIELD FENCE AND DECK. THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD AND CHESTERFIELD AIRPORT ROAD. ELEV.=464.15

### DNR BENCHMARK

6x40 BRASS DISC STAMPER "NO. 40 1884" ON THE NORTH SIDE OF NORTH OUTER 40' RD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD AND CHESTERFIELD AIRPORT ROAD. ELEV.=464.15

### GEOTECHNICAL NOTE

CONTRACTOR SHALL READ THE GEOTECHNICAL INVESTIGATION REPORT NO. 098306-RIG AS PREPARED BY GEOTECHNOLOGY, INC. (FRANK CALLANAN). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT.



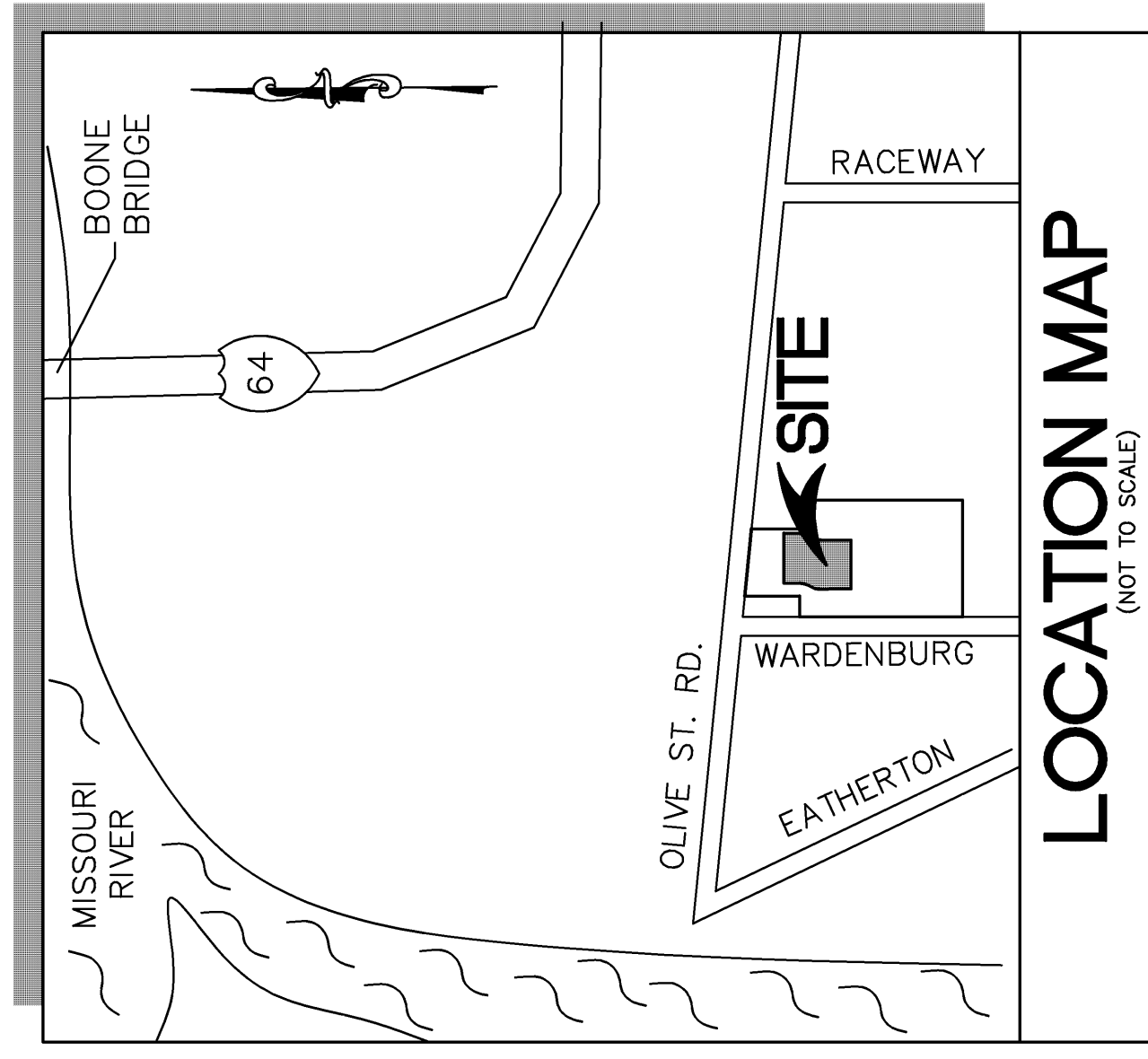
### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SITE DEVELOPMENT SECTION PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS 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: *D. Ehlmann*  
DANIEL EHLMANN, MISSOURI L.S. NO. 22715



### LOCATION MAP

(NOT TO SCALE)

Spirit Valley Development, L.L.C. the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ (applicable subsection) (Present zoning) of the City of Chesterfield Ordinance No. 200 \_\_\_\_\_ do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) \_\_\_\_\_ Owner

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me personally appeared \_\_\_\_\_ of \_\_\_\_\_, who being by me duly sworn, did say he is the \_\_\_\_\_ and that said instrument was signed on behalf of said \_\_\_\_\_ corporation and that said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: \_\_\_\_\_

This Site Development Section Plan was approved by the City of Chesterfield and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, by the Planning and Development Services Director, authorizing the recording of this Site Development Section Plan for the City of Chesterfield Ordinance No. 200 \_\_\_\_\_ as attested to by the Planning and Development Services Director and the City Clerk.

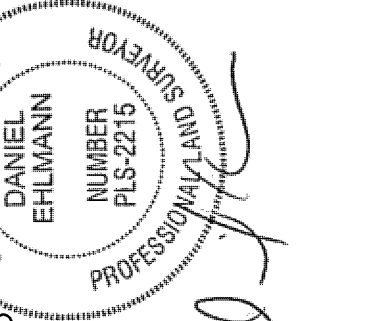
By: \_\_\_\_\_  
Planning and Development Services Director

By: \_\_\_\_\_  
City Clerk  
Ordinance No. 2373 dated June 18th, 2007

- 05/02/08 - REVISED PER CITY COMMENTS 05/02/08.
- 04/25/08 - REVISED PER CITY COMMENTS 04/03/08.
- 03/25/08 - REVISED PER DRIVE/PAVEMENT CHANGES & MONARCH FPD.

### VERMEER SALES AND SERVICE FACILITY SITE DEVELOPMENT SECTION PLAN

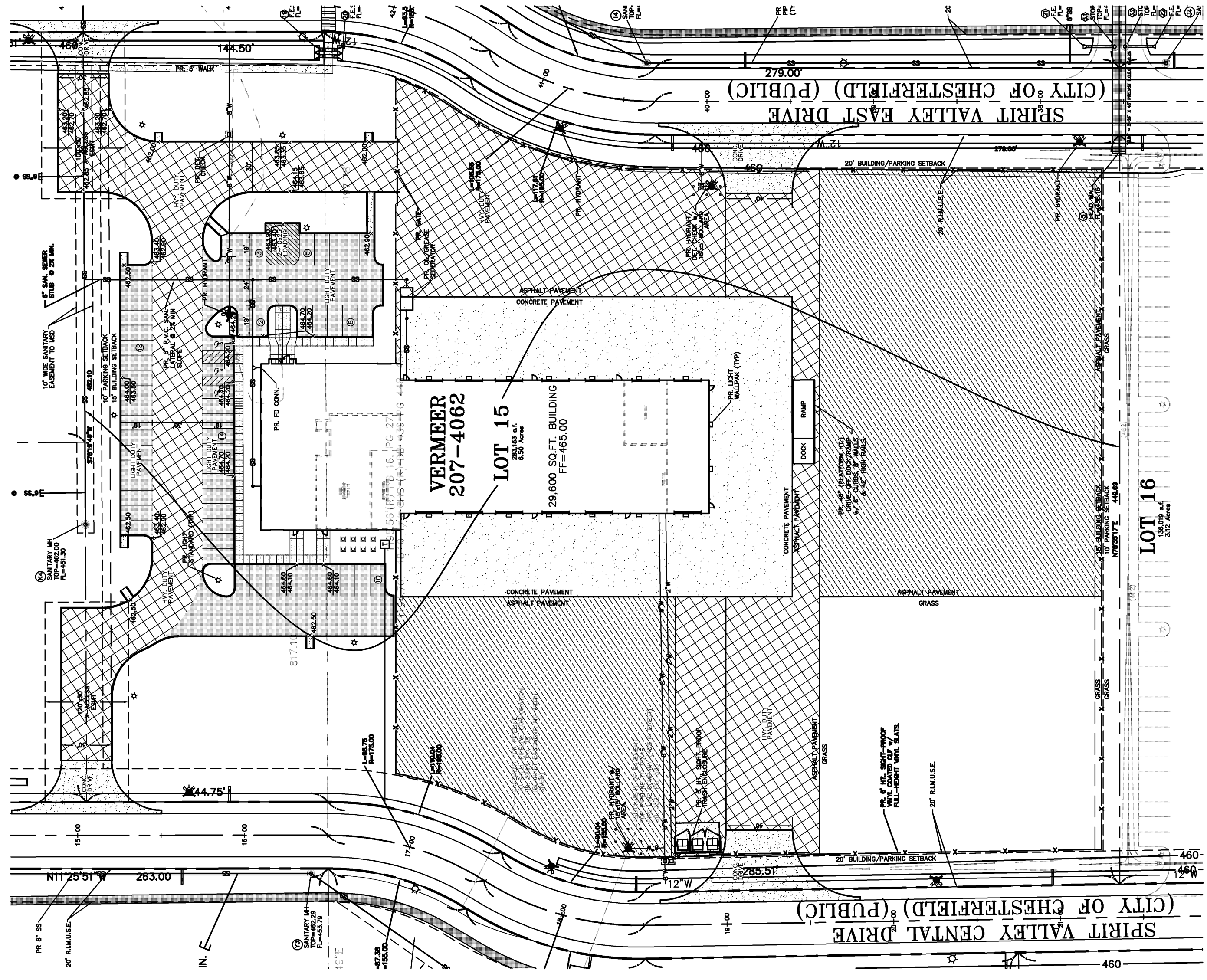
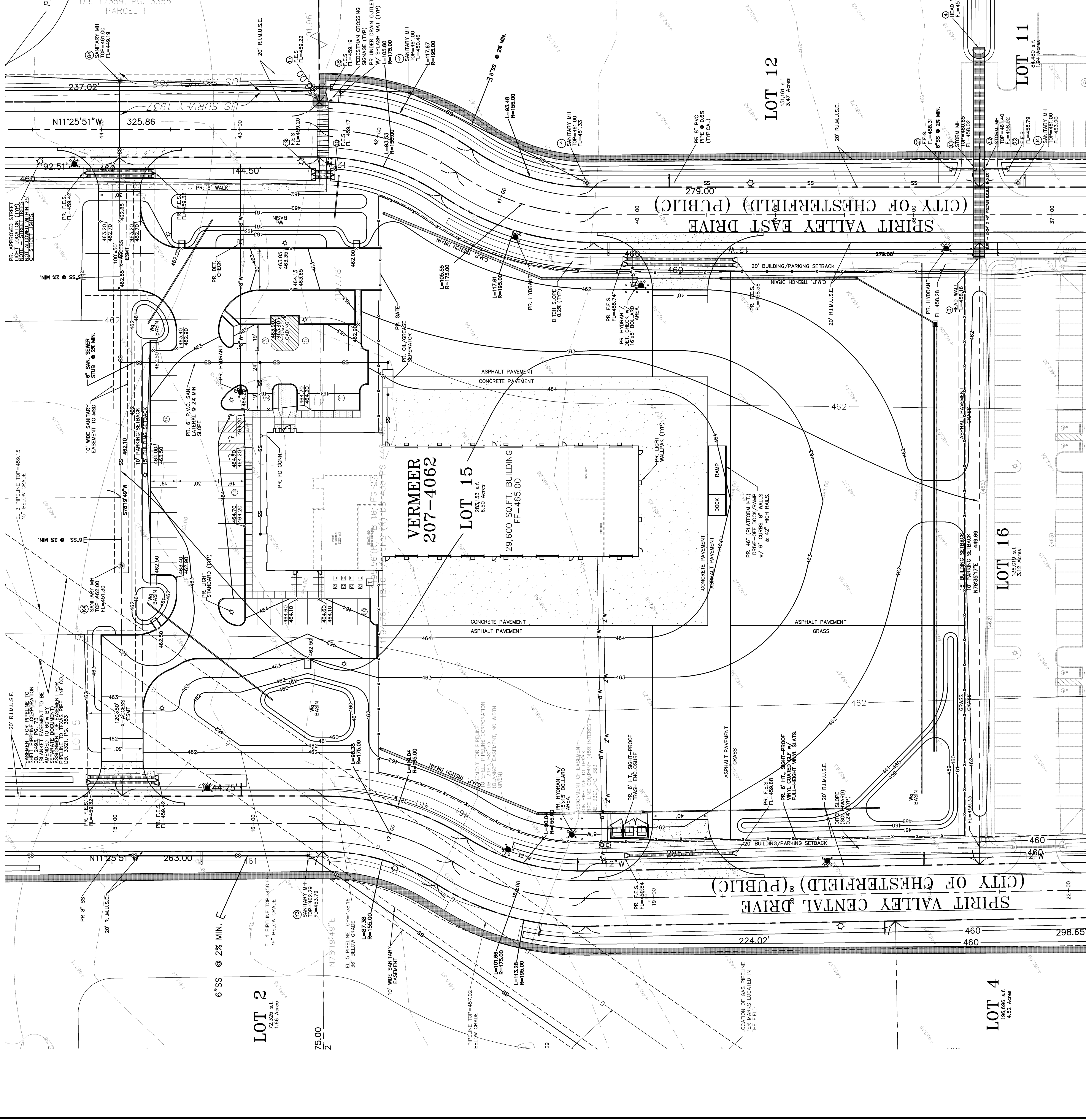
MSD P # \_\_\_\_\_  
BASE MAP # \_\_\_\_\_



PREPARED FOR:  
VERMEER MIDWEST  
17550 CHESTERFIELD AIRPORT RD.  
CHESTERFIELD, MO 63006  
PHONE: (636) 532-2332  
CONTACT: CRAIG KOOL

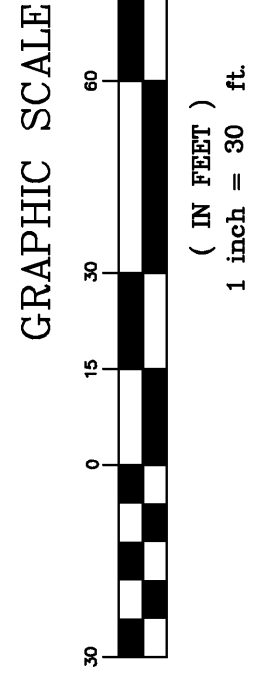
STOCK & ASSOCIATES  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9180  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

DATE FORGOTTEN BY: 01/11/08 G.M.S.  
DATE FORGOTTEN BY: 01/11/08  
J.P.W. 207-4062  
1 of 4



**PAVEMENT PLAN**

- PAVEMENT TYPE**
- CONCRETE PAVEMENT
  - LIGHT DUTY ASPHALT PAVEMENT
  - MEDIUM DUTY ASPHALT PAVEMENT
  - HEAVY DUTY ASPHALT PAVEMENT



- ▲ 05/02/08 - REVISED PER CITY COMMENTS 05/02/08.
- ▲ 04/25/08 - REVISED PER CITY COMMENTS 04/03/08.
- ▲ 03/25/08 - REVISED PER DRIVE/PAVEMENT CHANGES & MONARCH FPD

VERMEER SALES AND SERVICE FACILITY  
SITE DEVELOPMENT SECTION PLAN

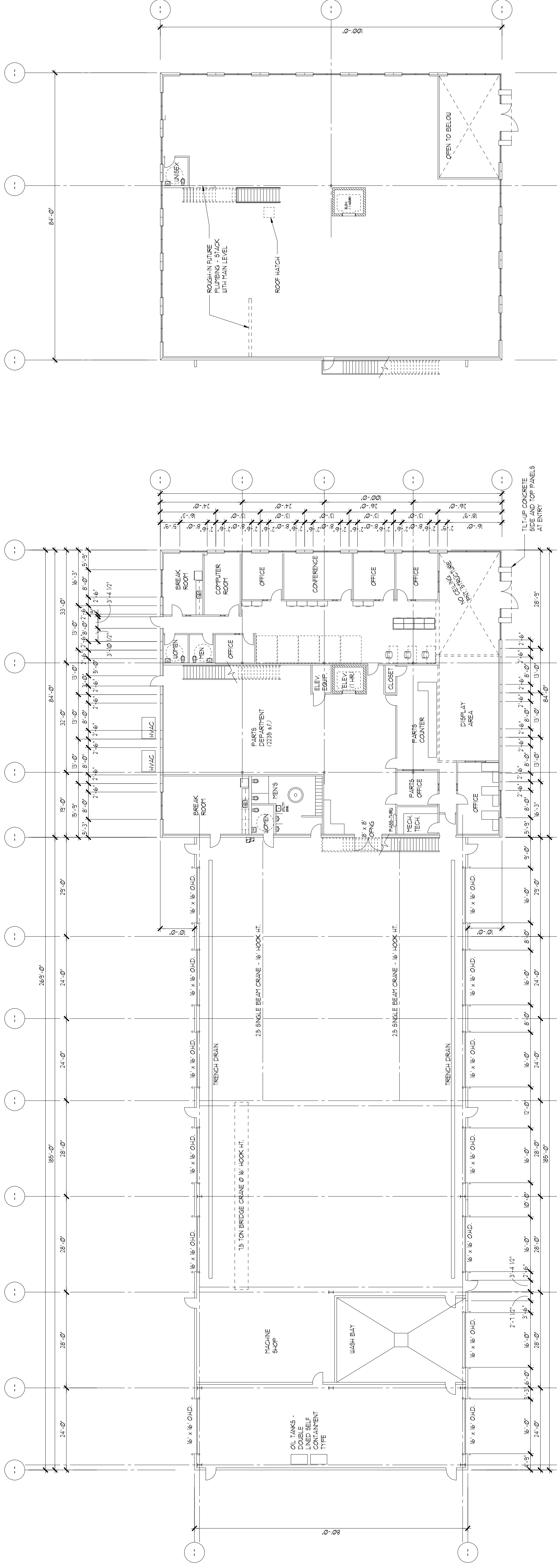
MSD P. # \_\_\_\_\_  
BASE MAP # 17W

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9130  
e-mail: general@stockandassociates.com  
Web: www.stockandassociates.com

DATE: 01/11/08  
DRAWN BY: J.P.W.  
CHECKED BY: G.M.S.  
PROJECT: 207-4062

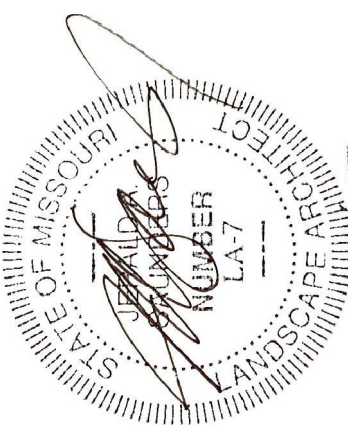
2 of 4



**PROJECT INFORMATION AND NOTES**

- BULK STORAGE ON MEZZANINE - NORMAL STORAGE LIVE LOAD - 125 PSF
- GLAZING COLOR TO BE DETERMINED - SOLAR COOL GRAY # 5049N
- DO NOT PROVIDE BUILDING ISOLATION JOINT AT SHOP TO OFFICE
- OL TANKS ARE SELF CONTAINMENT TYPE
- FULLY SPRINKLERED PER NFPA 13 - 10A EFRS
- NO STORAGE OVER 12'
- COMPARE TILT UP TO SINGLE UNIT'S CHU
- HOOK HEIGHT: 8'-6" TIED.
- NO EQUIPMENT ON ROOF - ALL GROUND MOUNTED
- SHOP WALL INSULATION TBD

THE ARCHITECT'S SEAL AFFIXED TO THIS SHEET INDICATES THAT THE NAMED ARCHITECT HAS PREPARED OR DIRECTED THE PREPARATION OF THE MATERIAL SHOWN ON THIS SHEET. OTHER DRAWINGS AND DOCUMENTS NOT EXHIBITED HEREON SHALL NOT BE CONSIDERED PREPARED BY OR THE RESPONSIBILITY OF THE UNDERSIGNED.



Consultants:

# Spirit Valley Business Park Lot 15

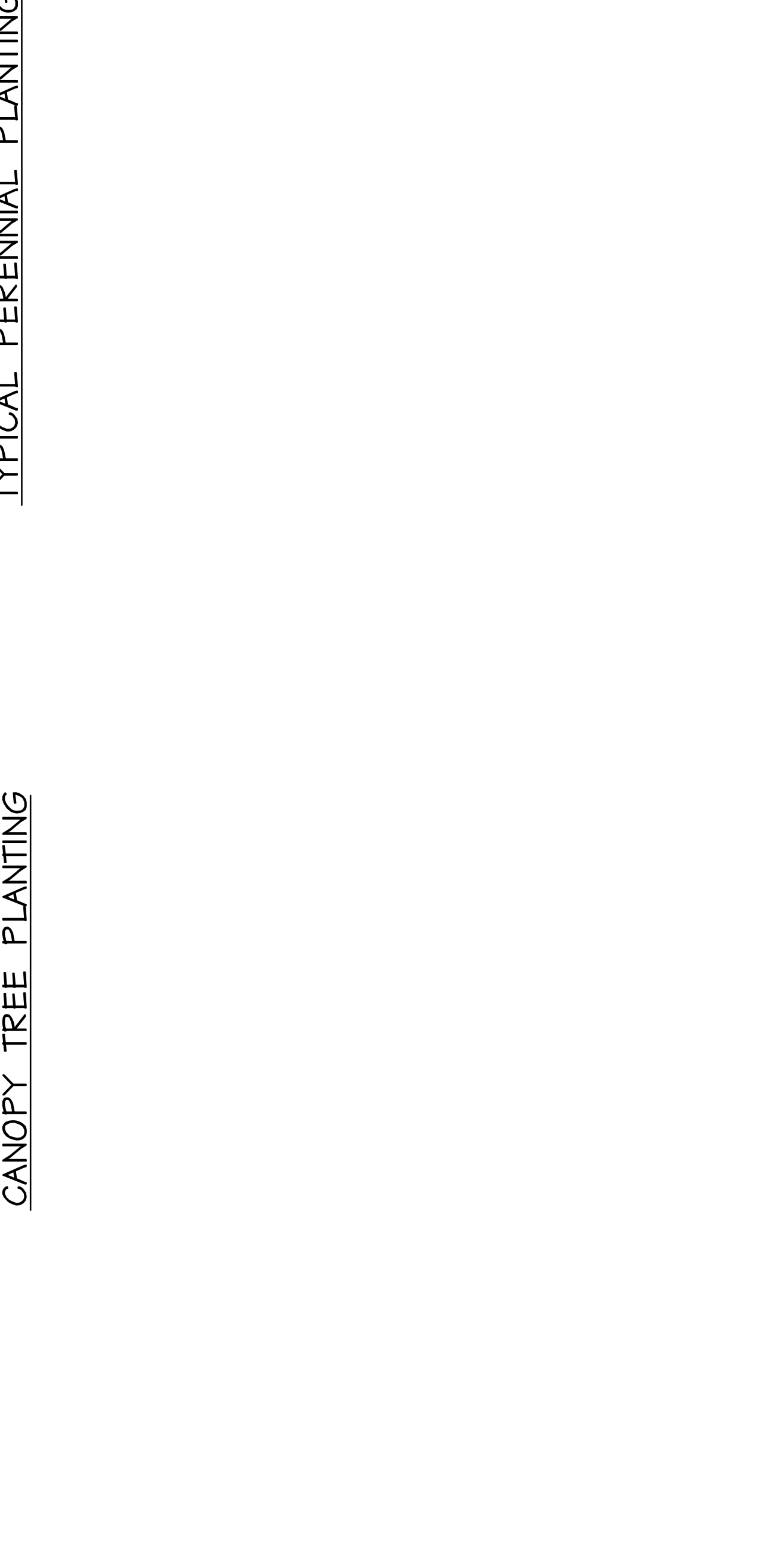
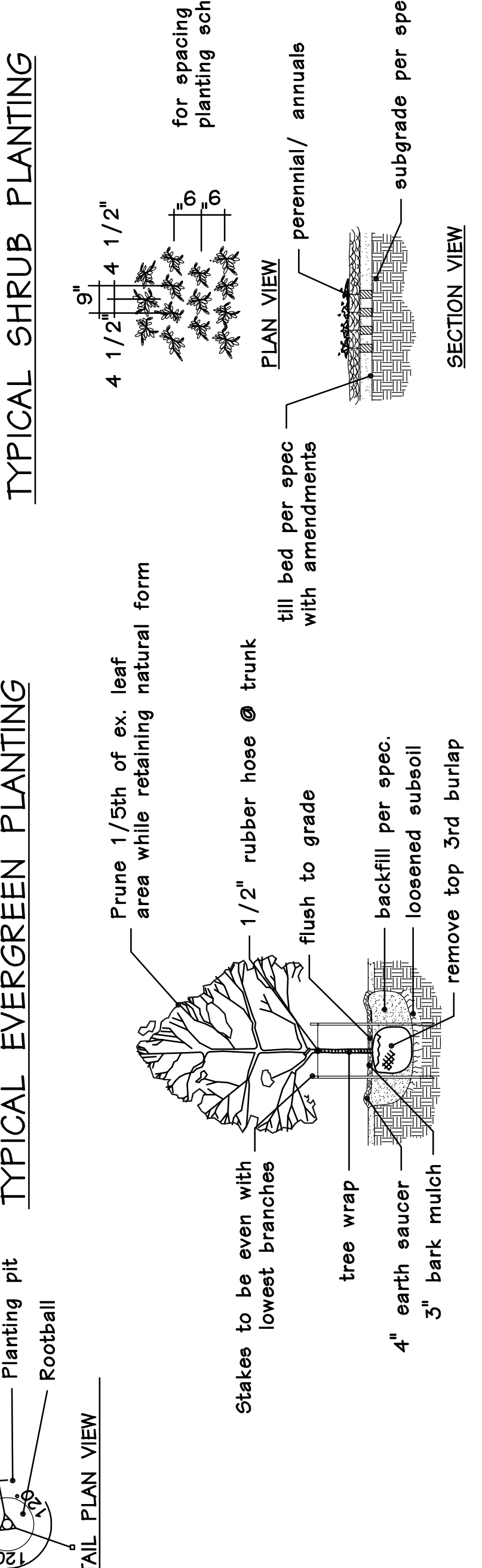
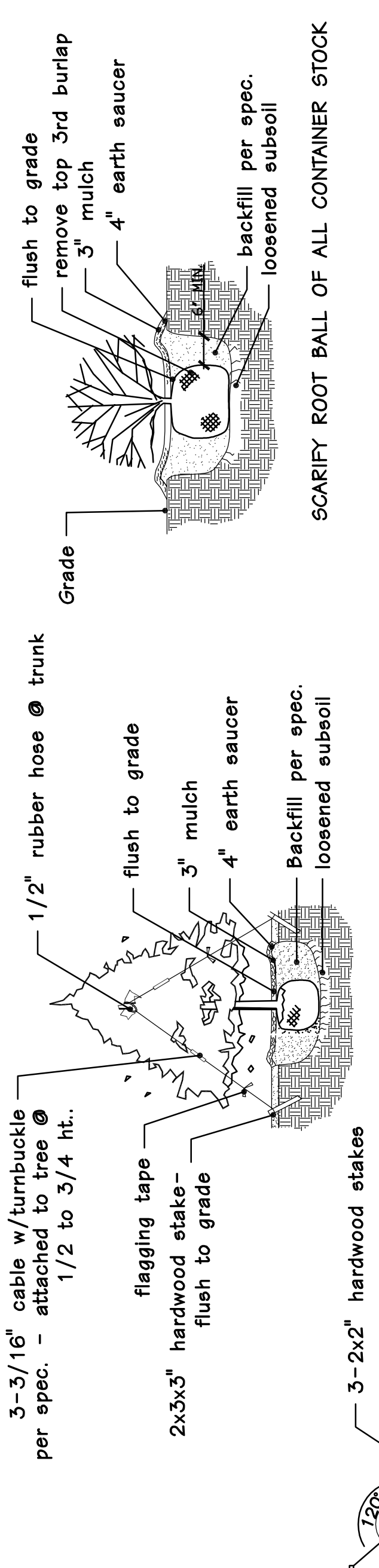
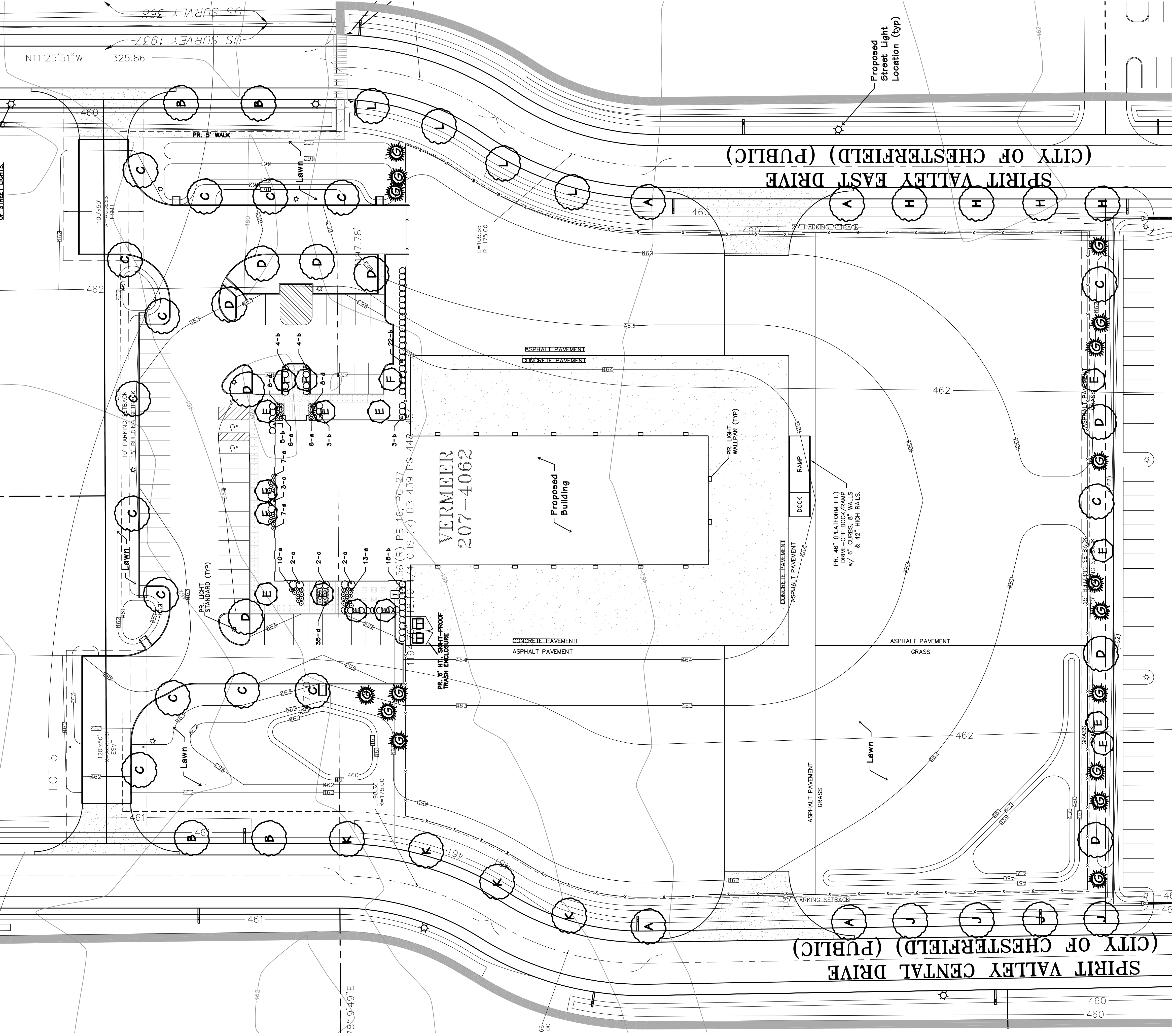
Chesterfield, MO

**loomisAssociates**  
 landscaper|architects|planners  
 3000 Park Drive, Suite 100  
 Chesterfield, Missouri 63025-1194  
 636.519.9968 Fax: 636.519.0793  
 Email: info@loomisassociates.com

Sheet Title:	Landscape Plan
Sheet No:	L-1
Date:	1/11/06
Job #:	613,011

Revisions:

Date	Description	No.
3/14/08	Draw/Paint Changes	1
3/25/08	Plan Changes	2
4/28/08	City Comments	3
5/07/08	City Comments	4



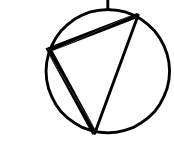
**PLANTING SCHEDULE**

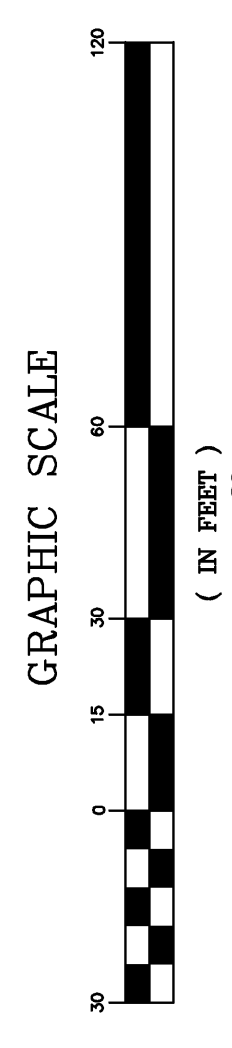
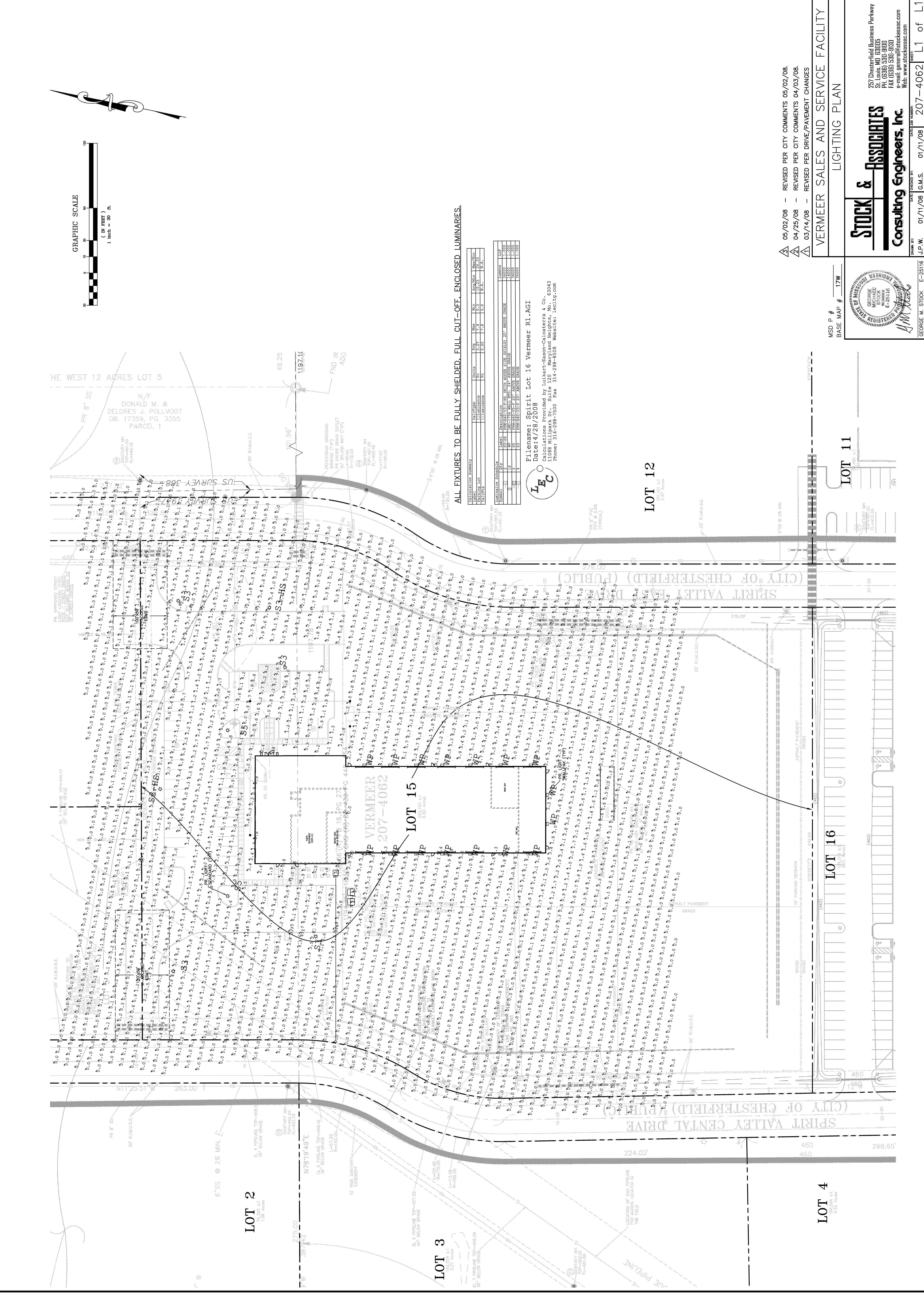
PARCEL	QUANTITY	COMMON NAME	COMMON NAME	SIZE	REMARKS	WATER HEIGHT
A	4	Acer rubrum 'Armstrong'	Upright Armstrong Maple	2.5'	Deciduous	35'-45'
B	4	Zelkova serrata	Japanese Zelkova	2.5'	Deciduous	45'+
C	15	Aster x Freemanii 'Jefferson'	Astern Blaze Middle	2.5'	Deciduous	45'+
D	9	Oedalia tricarthalis 'Inermis'	Thornless Honeylocust	2.5'	Deciduous	45'+
E	1	Cercis canadensis	Redbud	2.5'	Ornamental	25'-30'
F	1	Carpinus betulus	European Hornbeam	6'-8'	Evergreen	35'-40'
G	17	Picea glauca	White Spruce	2.5'	Evergreen	45'+
H	4	Quercus imbricaria	Striped Oak	2.5'	Deciduous	45'+
I	4	Tilia americana	American Linden	2.5'	Deciduous	45'+
J	4	Celtis occidentalis	Sugarberry	2.5'	Deciduous	45'+
K	4	Spiraea x bumalda 'Anthony Waterer'	A.W. Spiraea	10'-24'		
L	49	Elionurus alatus 'Compacta'	Dwarf Burning Bush	2'-3'		
M	59	Viburnum x burkwoodii	Burkwood Viburnum	2'-3'		
N	9	Corcepsis verticillata	Moonbeam Corcepsis	2' dt.	10' O.C.	
O	51					

**GENERAL NOTES:**

- 1) All disturbed areas will be seeded unless otherwise noted.
- 2) In ground automatic irrigation system to be provided for landscape areas.
- 3) Open space percentage = 31.7%

LANDSCAPE PLAN  
SCALE: 1"=30'





HE WEST 12 ACRES LOT 5  
 N/F  
 DONALD M. &  
 DELORES J. POLLVOGT  
 DB: 17359, PG: 3355  
 PARCEL 1

**ALL FIXTURES TO BE FULLY SHIELDED, FULL CUT-OFF, ENCLOSED LUMINAIRES.**

DESCRIPTION	QUANTITY	MANUFACTURER	MODEL	WATTAGE	WATTAGE	WATTAGE
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100
RECESSED DOWNLIGHT	10	OSRAM	ARL100	100	100	100

**IEC**  
 IES Lighting  
 11888 Willpark Drive, Suite 120  
 Maryland Heights, Mo. 63043  
 Phone: 314-298-7500 Fax 314-298-8508 Website: ieslight.com

MSD P # \_\_\_\_\_  
 BASE MAP # 17W

VERMEER SALES AND SERVICE FACILITY  
 LIGHTING PLAN

DATE: 05/02/08  
 REVISION: 04/25/08  
 REVISION: 03/14/08

REVISIONS:  
 05/02/08 - REVISED PER CITY COMMENTS 05/02/08.  
 04/25/08 - REVISED PER CITY COMMENTS 04/03/08.  
 03/14/08 - REVISED PER DRIVE/PAVEMENT CHANGES

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