



VII.B.

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

September 17, 2007

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

The Planning Commission agenda for **September 24, 2007** will include the following item for your consideration:

Lamborghini of St. Louis (River Crossings Development Lots 7 and 8): An Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan, and Architectural Elevations 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 Planning Commission:

George Stock of Stock & Associates has submitted, on behalf of Bentley Holdings, L.L.C. an Amended Site Development Section Plan, Amended 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

The River Crossings Development was originally zoned "PC" Planned Commercial District by the City of Chesterfield in August 2001. The governing ordinance for this site was amended in October 2002 to allow for changes to the sign package that was included as an exhibit to the Attachment A for the site.

The original Site Development Concept Plan for River Crossings was approved in December, 2001. The original plan for River Crossings Development included only 7 lots. On these northern most lots (originally lots 6 and 7) there was depicted a Bentley of St. Louis which has been developed and an Extended Stay America Hotel which was not built. In November, 2003 an Amended Site Development Section Plan was approved for Lot 6 which depicted a single story furniture store.

Lamborghini of St. Louis recently submitted to the City a request for an ordinance amendment to allow for the development of 8 lots in River Crossings with 8 buildings instead of 7 as originally requested. That petition, P.Z. 21-2007 River Crossings Development was approved on September 5, 2007.

SUBMITTAL INFORMATION

1. The request is for a new 22,261 square foot car dealership located on Lot 7. The exterior materials will be comprised of brick and stone veneer with a glass storefront. Petitioner is also proposing a canopy which would extend to the lot line of Lot 8. Shared with Lots 7 and 8 is a pedestrian plaza area, with landscaping, decorative pavers and a fountain. Lot 8 is the site of the Bentley of St. Louis Dealership which is making minor amendments to their parking configuration.
2. Both lots meet the parking requirements of the City of Chesterfield Zoning Ordinance. There will be no outdoor display of vehicles after business hours.
3. The Landscape Plan shows the proposed landscaping for both Lots 7 and 8 which includes the pedestrian plaza area.
4. Light standards for these sites adhere to the lighting requirements of the City of Chesterfield Zoning Ordinance. The parking lot light standards are proposed at a maximum 25 feet in height.

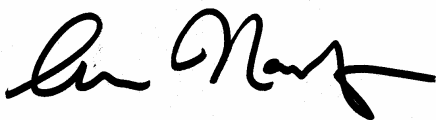
ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on August 16, 2007. The ARB voted unanimously to recommend approval of the Amended Site Development Section Plan, Architectural Elevations, Lighting Plan and Landscape Plan to the Planning Commission.

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 Amended Site Development Section Plan, Amended Landscape Plan, Amended Lighting Plan and Architectural Elevations.

Respectfully submitted,



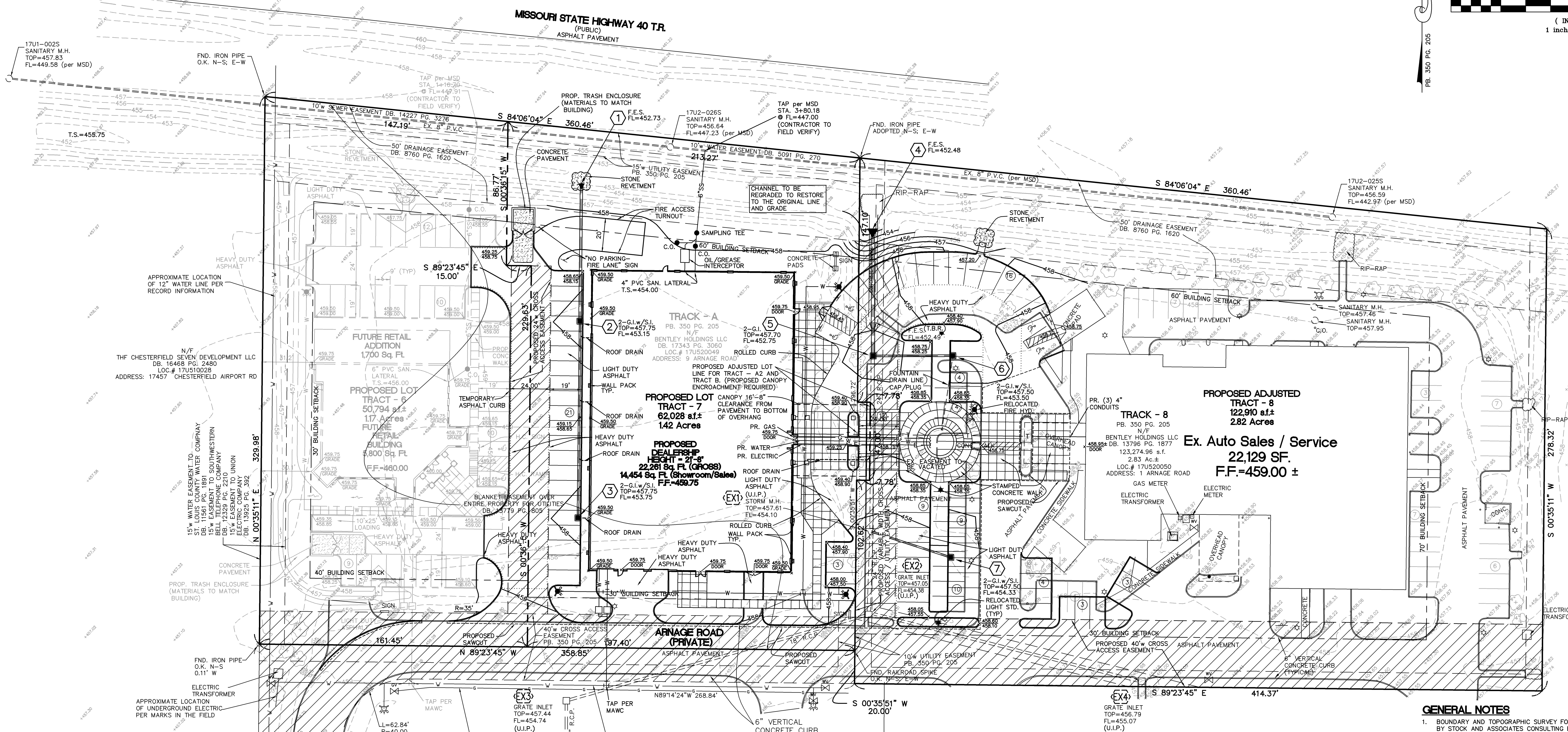
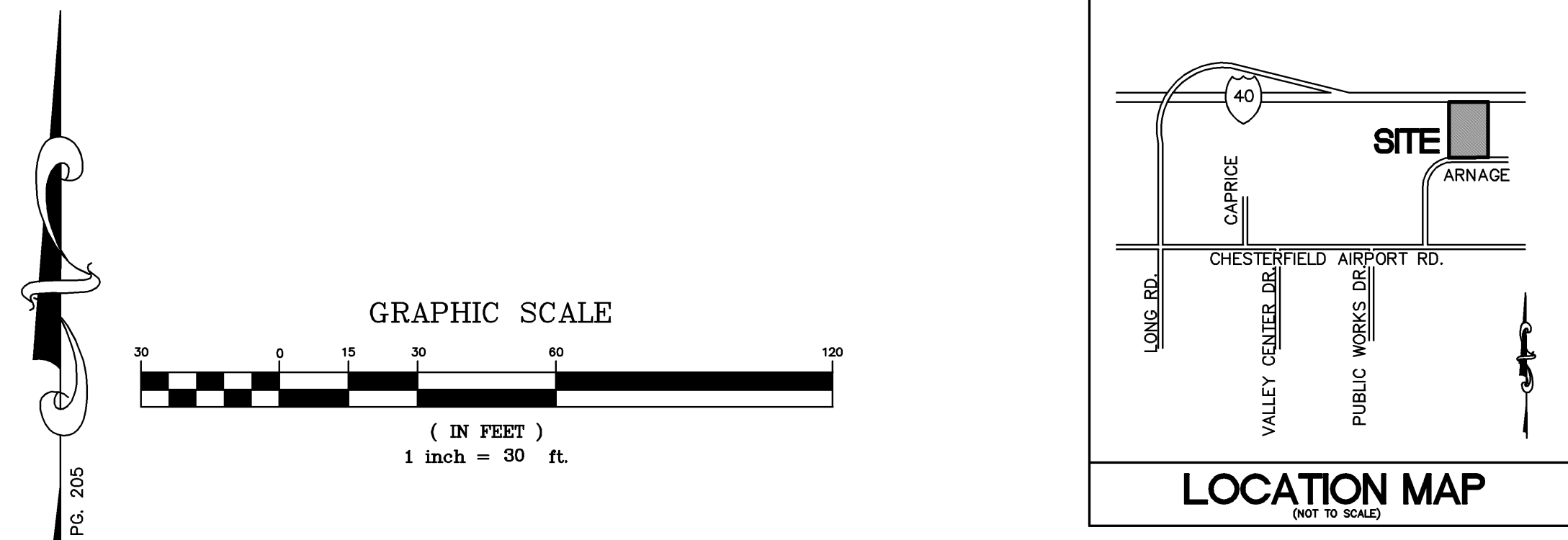
Aimee E. Nassif
Senior Planner of Zoning Administration
Cc: City Administrator
City Attorney
Director of Planning and Public Works

Attachments:

Amended Site Development Section Plan
Amended Landscape Plan
Amended Lighting Plan
Architectural Elevations

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 _____, "PC", Planned Commercial (applicable subsection) of the City of Chesterfield Ordinance No. _____ do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____
STATE OF _____)
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 SIGNED 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, Planning and Developmental Services Director
Judy Nagler, City Clerk

14. AREA CALCULATIONS:

LOT 1	TOTAL AREA = 1.97 Ac.
	OPEN SPACE = 0.92 Ac.
	PERCENT OPEN SPACE = 46.7%
LOT 2	TOTAL AREA = 1.73 Ac.
	OPEN SPACE = 0.48 Ac.
	PERCENT OPEN SPACE = 27.7%
LOT 3	TOTAL AREA = 1.10 Ac.
	OPEN SPACE = 0.37 Ac.
	PERCENT OPEN SPACE = 33.6%
LOT 4	TOTAL AREA = 3.17 Ac.
	OPEN SPACE = 0.75 Ac.
	PERCENT OPEN SPACE = 23.7%
LOT 5	TOTAL AREA = 2.46 Ac.
	OPEN SPACE = 0.59 Ac.
	PERCENT OPEN SPACE = 24.0%
TRACT - 6	TOTAL AREA = 1.17 Ac.
	OPEN SPACE = 0.53 Ac.
	PERCENT OPEN SPACE = 45.3%
TRACT - 7	TOTAL AREA = 1.42 Ac.
	OPEN SPACE = 0.46 Ac.
	PERCENT OPEN SPACE = 32.4%
TRACT - 8	TOTAL AREA = 2.82 Ac.
	OPEN SPACE = 0.86 Ac.
	PERCENT OPEN SPACE = 30.5%
TOTAL AREA (LOTS 1-8)	= 13.84 Ac.
TOTAL OPEN SPACE (LOTS 1-8)	= 4.96 Ac.
TOTAL PERCENT OPEN SPACE (LOTS 1-8)	= 35.9%
TOTAL PERCENT OPEN SPACE (LOTS 1-8) PROVIDE THE MIN. 31% OPENSPACE, EXCLUDING STORMWATER AREAS. THE PERCENTAGE IS AN AVERAGE OF THE ENTIRE DEVELOPMENT.	

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 APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (SHADED) - AN AREA OF 500-YEAR FLOOD, 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES. AS IDENTIFIED ON MAP 29189C0140 H AS REVISED TO REFLECT THE LDM DATED APRIL 17, 2000.
- FLOOR TO AREA RATIO (FAR):
TRACT - 7 = 21,700 BLDG./62,028 = 0.35
TRACT - 8 = 22,910 BLDG./122,910 = 0.18
- MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS SHALL NOT EXCEED THREE STORIES OR 45 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
- GRADING AND STORM WATER PER M.S.D., CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. BIRKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS.
- 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 ISSUED.

PERTINENT DATA

- ZONED = PC - PLANNED COMMERCIAL
- ORDINANCE = 2385
- WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
- SEWER DISTRICT = M.S.D.
- GAS SERVICE = LACLEDE GAS COMPANY
- ELECTRIC SERVICE = AMEREN UE ELECTRIC COMPANY
- FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
- CABLE = CHARTER COMMUNICATIONS
- PHONE SERVICE = SBC
- SEWER DISTRICT = ROCKWOOD SCHOOL DISTRICT
- FLOOD MAP PANEL = 29189C0140H
- WUNNENBERG'S = PG. 20, GRID 18-H

GEOTECHNICAL STATEMENT

Quality Testing and Engineering Inc. at the request of Arco Construction Co. has provided geotechnical services for Tracts 6 & 7 proposed hereon. A geotechnical investigation was conducted during May 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 "Subsurface Exploration and Geotechnology Recommendations".

STATE OF MISSOURI
MICHAEL A. WIDMAN
NUMBER E-27255
PROFESSIONAL SURVEYOR
Date: 8-23-07

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



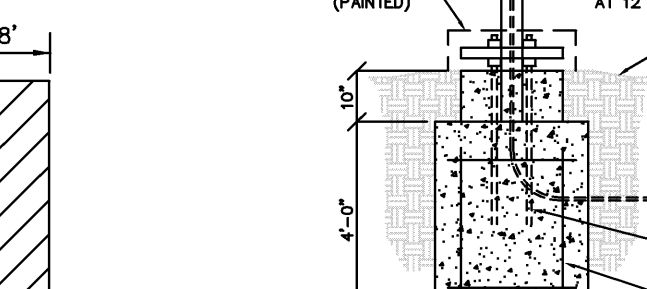
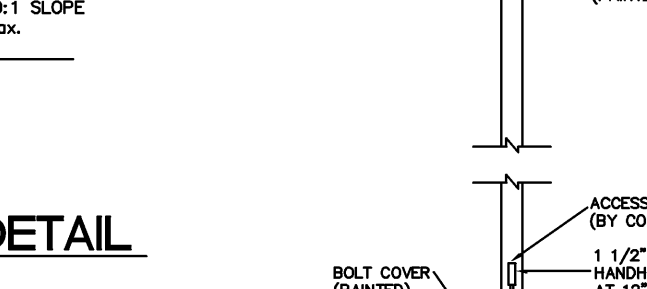
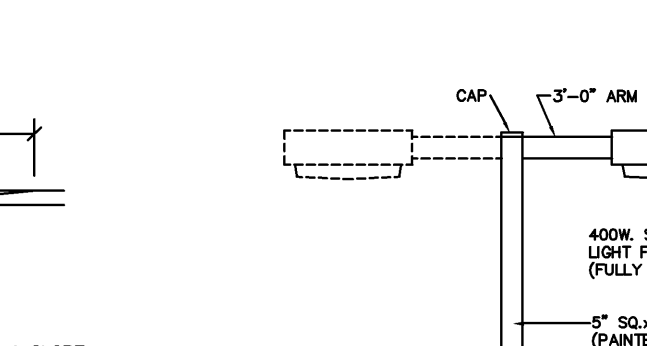
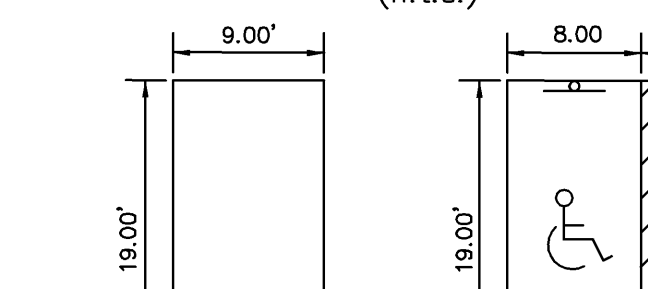
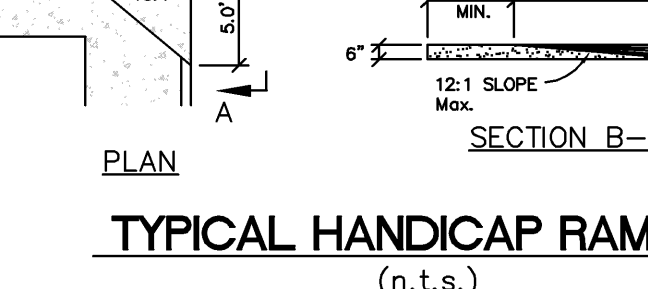
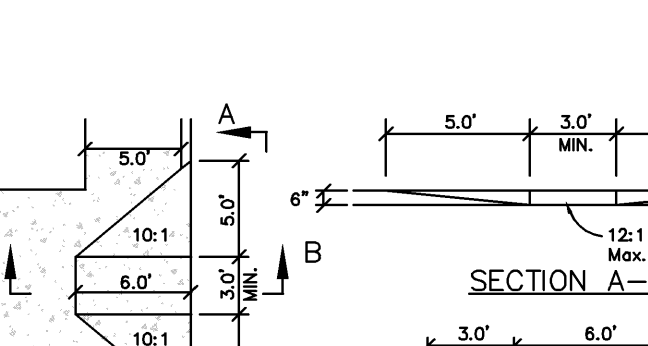
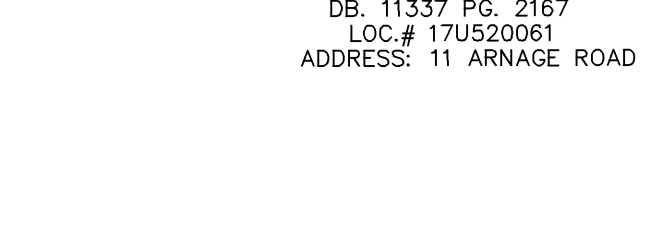
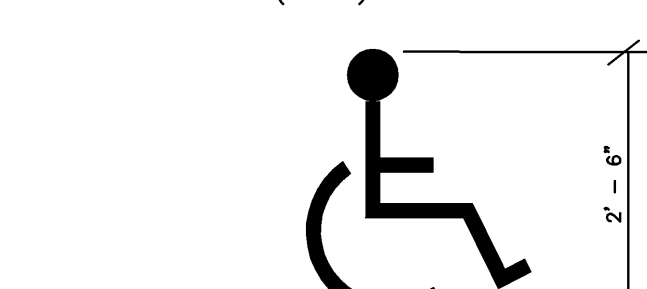
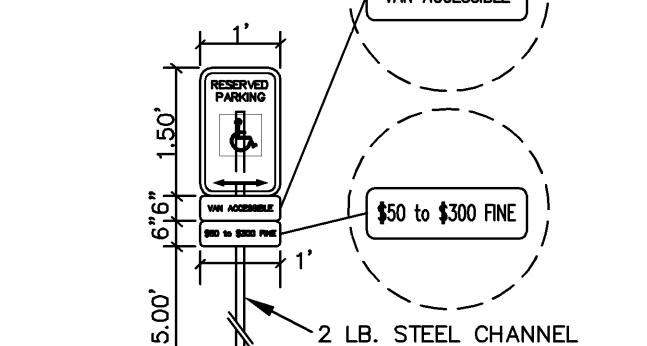
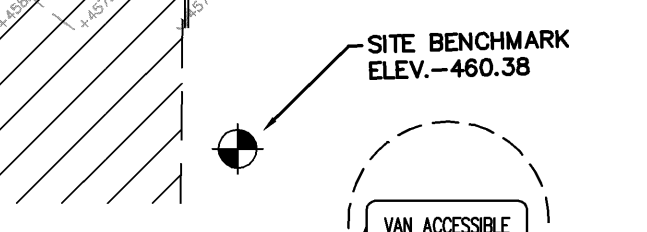
Missouri One Call System, Inc.
Call Before You Dig
1-800-dig-rite
(1-800-344-7483)

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. RECORDS AND INFORMATION ARE NOT NECESSARILY REFLECT THE ACTUAL LOCATIONS. NON-EXISTING, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, 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 319.030.

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

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

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



REVISED PER CITY COMMENTS 08/23/07

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

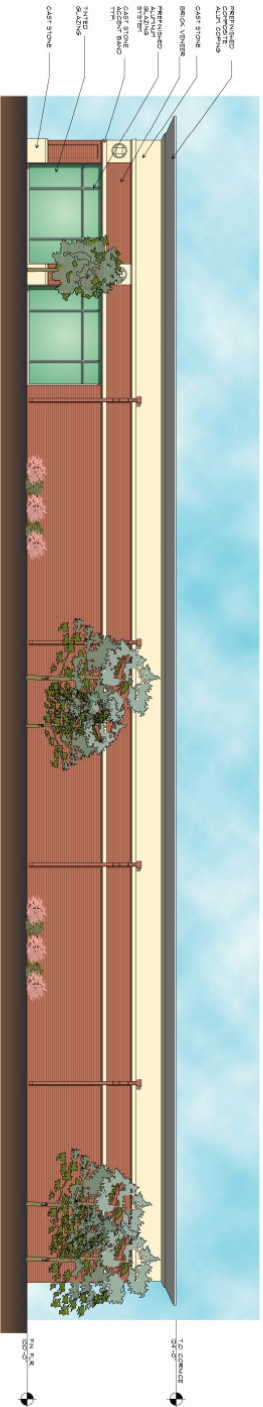
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
E-mail: general@stockassoc.com
Web: www.stockassoc.com



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



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



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



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

LAMBORGHINI ST. LOUIS
CHESTERFIELD, MISSOURI

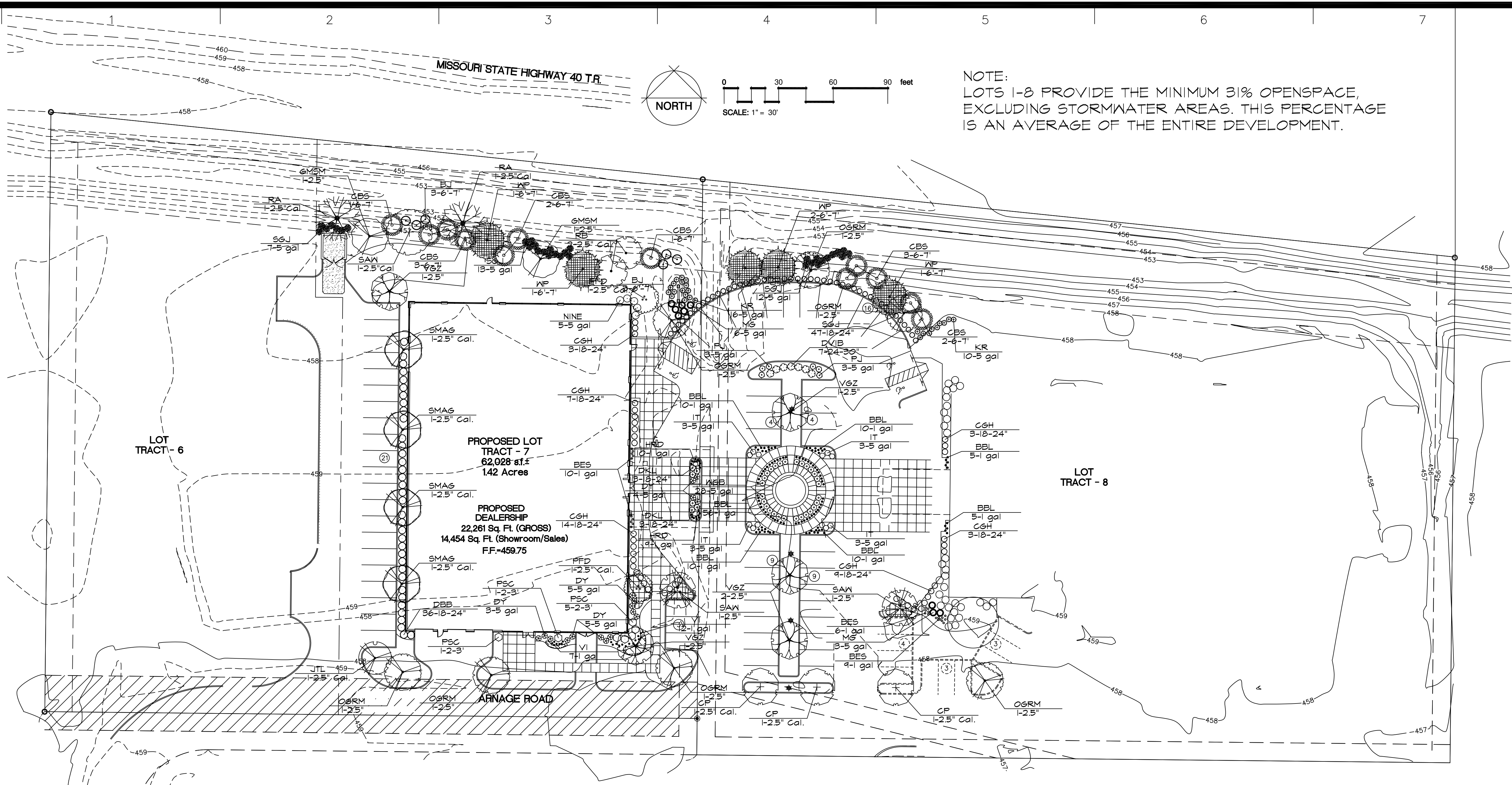


REVISIONS	BY
JULY 30, 2007	RAM
AUG. 23, 2007	RAM
SEPT. 14, 2007	RAM

landscape TECHNOLOGIES
 61. Lincoln Center Blvd.
 St. Charles, Missouri 63304
 Fax: (636) 422-4553

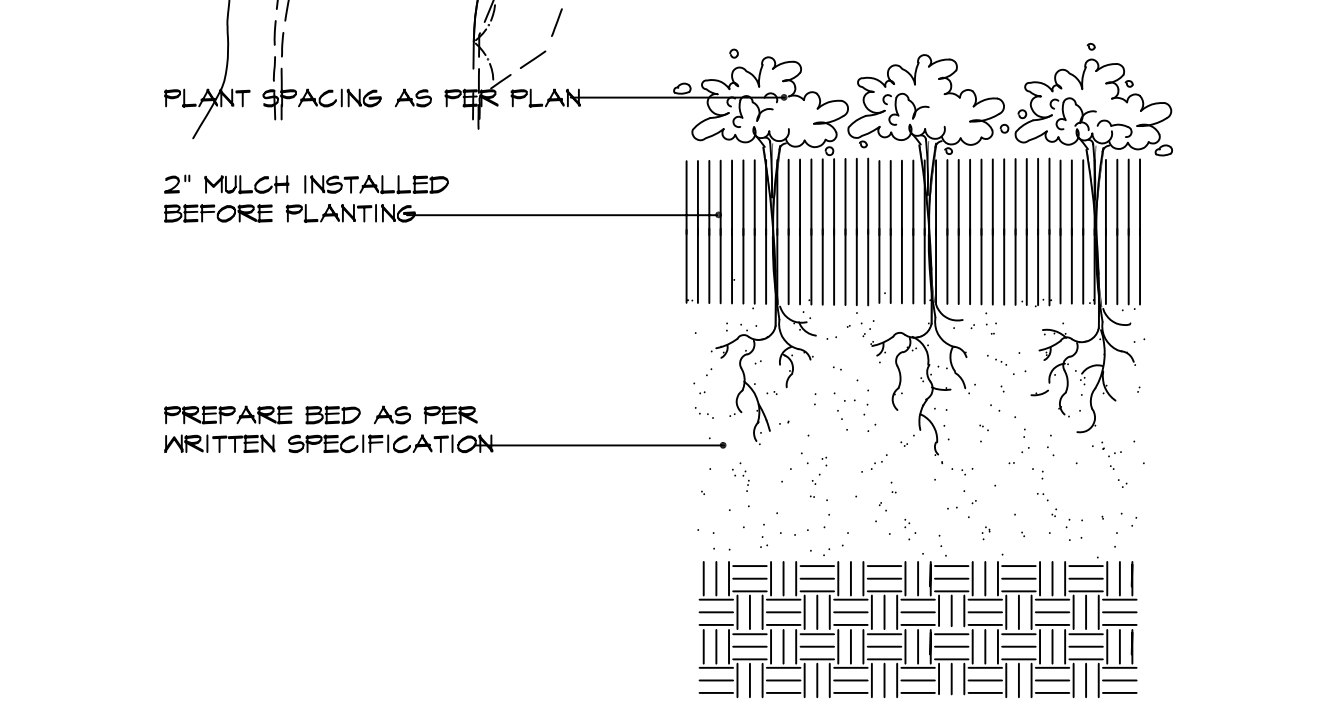
SECTION PLANTING PLAN FOR THE PROPOSED
Lamborghini Dealership
 CHESTERFIELD, MISSOURI

DRAWN
 R. MARDIS
 CHECKED
 RAM
 DATE
 APRIL 13, 2007
 SCALE
 1"=30'-0"
 JOB No.
 2007-186
 SHEET
L-1
 OF ONE SHEET

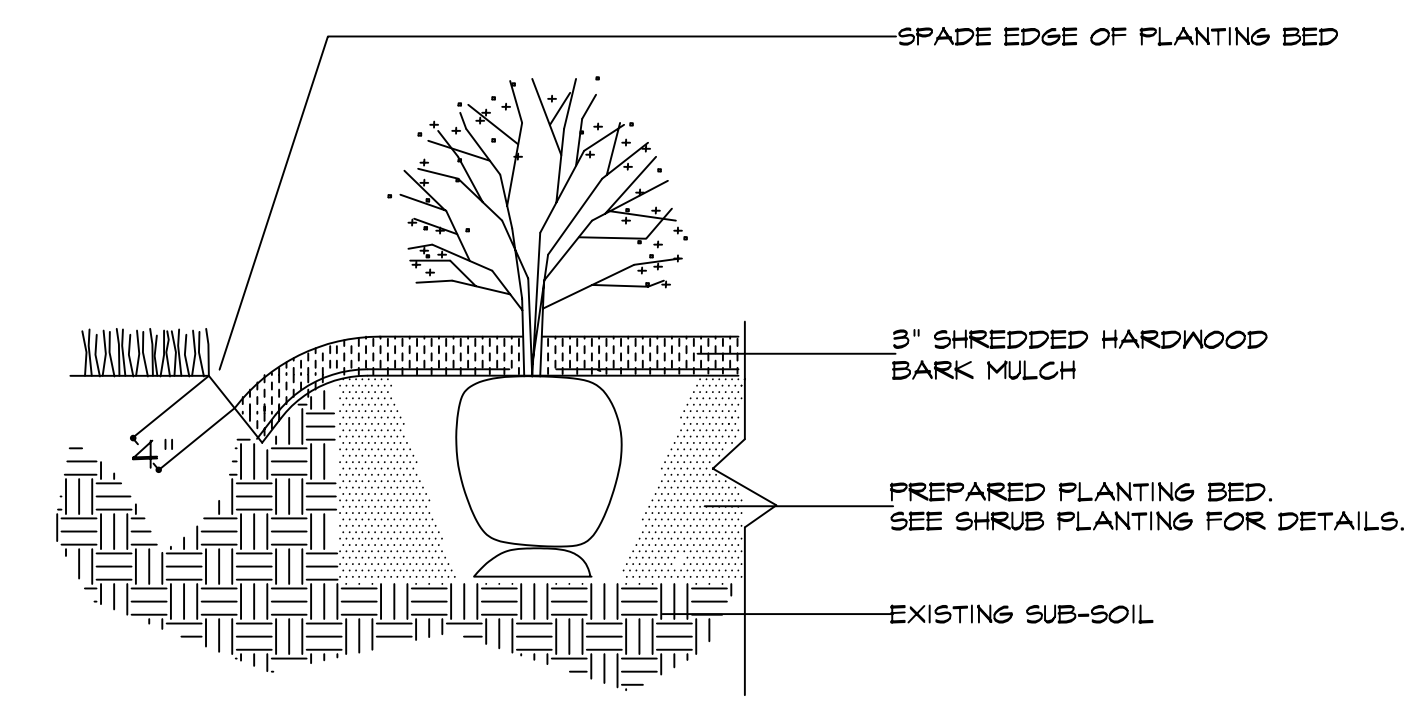


NOTE:
 LOTS 1-8 PROVIDE THE MINIMUM 31% OPENSACE, EXCLUDING STORMWATER AREAS. THIS PERCENTAGE IS AN AVERAGE OF THE ENTIRE DEVELOPMENT.

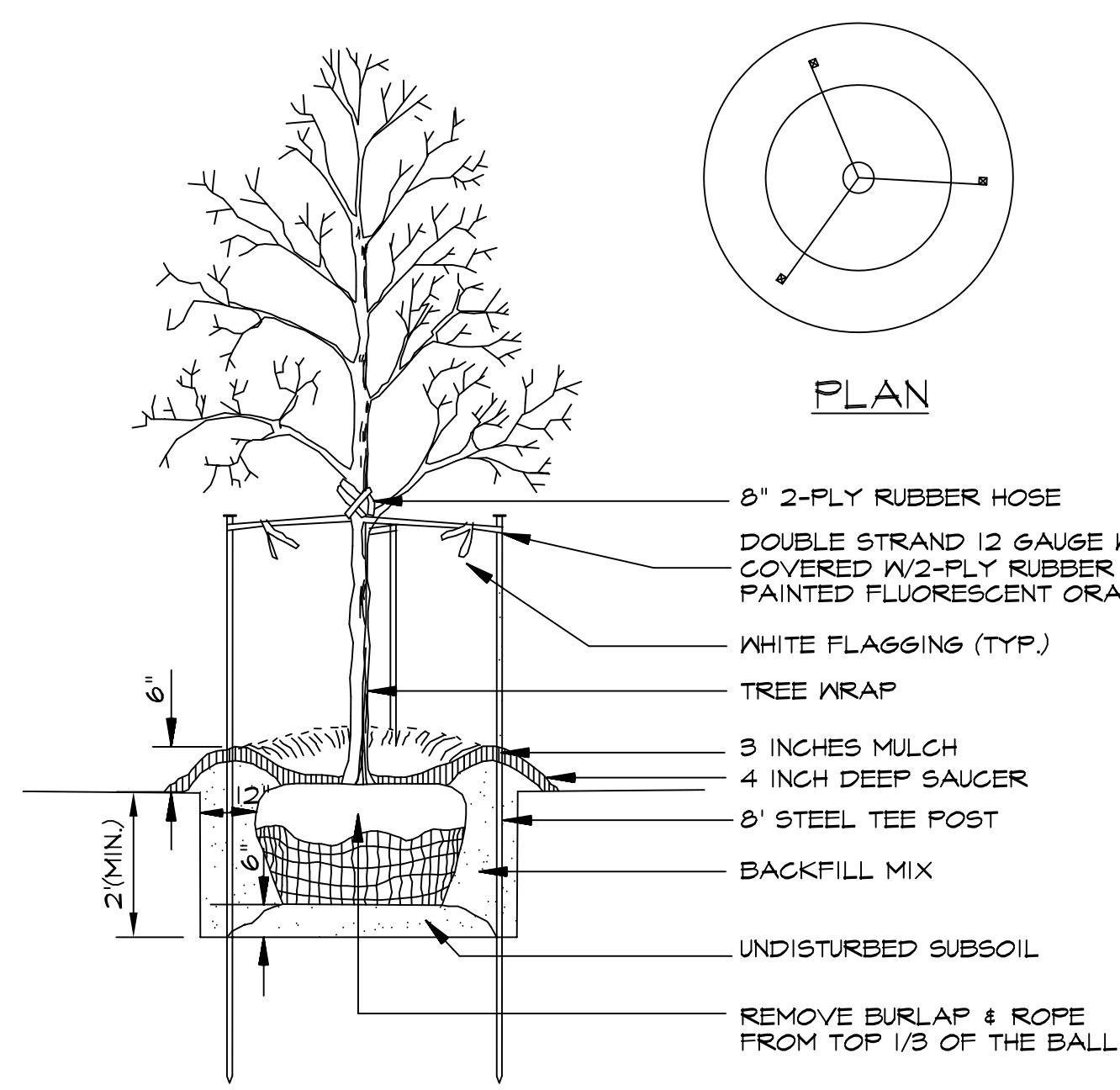
- NOTES:
- All natural vegetation shall be maintained where it does not interfere with the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-2-5-RITE).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
 - All mulch to be shredded bark mulch at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
 - The landscape contractor is to receive the site graded to within 1/2" of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
 - All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant Perennials to within 12" of trunk of trees or shrubs planted within the area.
 - All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
 - All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (500# per acre) and bluegrass (18# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
 - Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 26" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
 - The minimum setback is 10'-0" from an existing or proposed right of way.
 - A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
 - If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
 - Upon release of the landscape installation bond, a two (2) year Landscape Maintenance Bond shall be required.



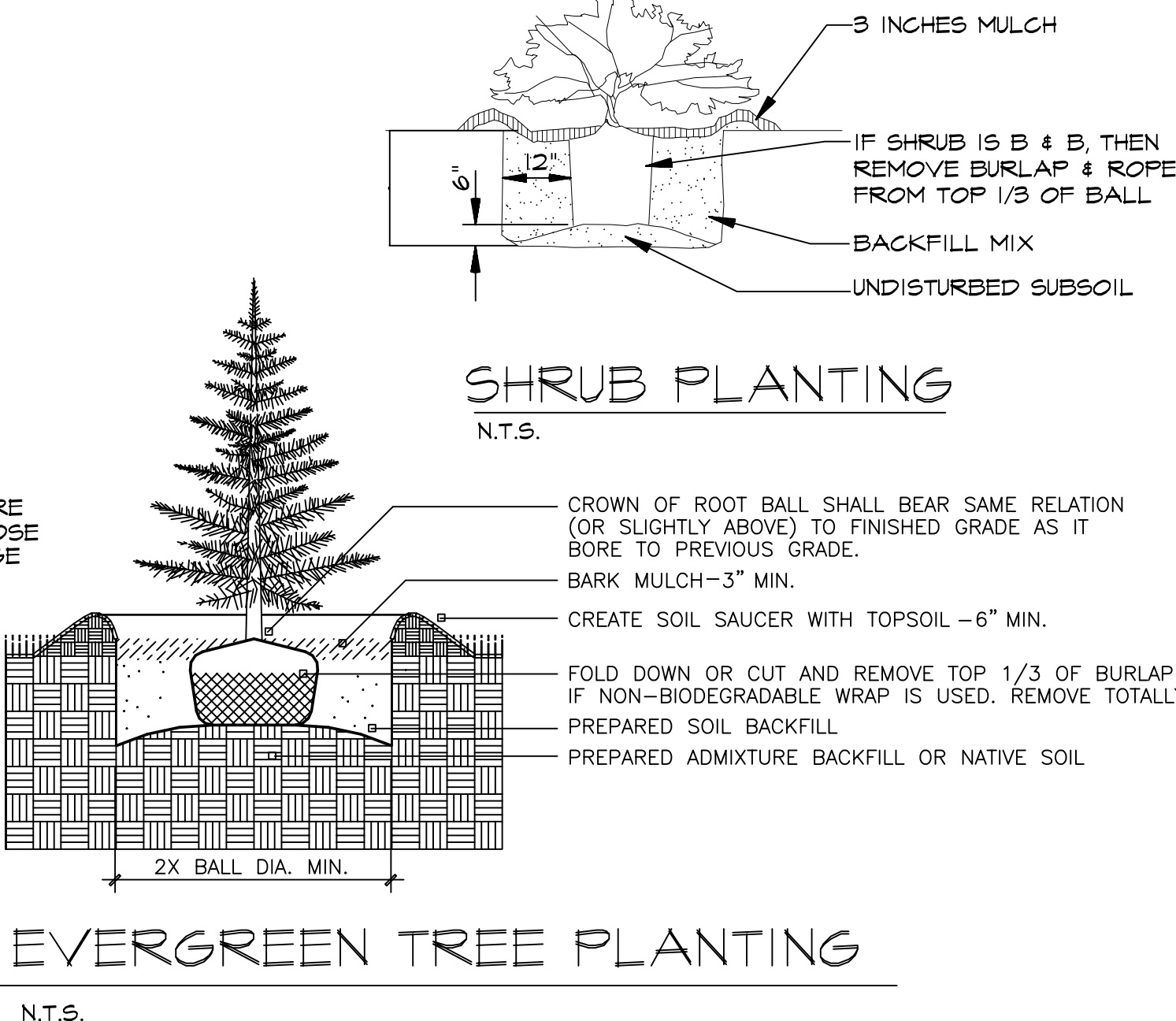
PERENNIAL / ANNUAL PLANTING
 N.T.S.



SPADE-CUT EDGE DETAIL
 N.T.S.



DECIDUOUS TREE PLANTING
 N.T.S.



EVERGREEN TREE PLANTING
 N.T.S.

AREA CALCULATIONS:

LOT 1
 TOTAL AREA = 1.97 Ac.
 OPEN SPACE = 0.92 Ac.
 PERCENT OPEN SPACE = 46.7%

LOT 2
 TOTAL AREA = 1.78 Ac.
 OPEN SPACE = 0.48 Ac.
 PERCENT OPEN SPACE = 27.1%

LOT 3
 TOTAL AREA = 1.10 Ac.
 OPEN SPACE = 0.37 Ac.
 PERCENT OPEN SPACE = 33.6%

LOT 4
 TOTAL AREA = 3.17 Ac.
 OPEN SPACE = 0.75 Ac.
 PERCENT OPEN SPACE = 23.7%

LOT 5
 TOTAL AREA = 2.46 Ac.
 OPEN SPACE = 0.59 Ac.
 PERCENT OPEN SPACE = 24.0%

TRACT - 6
 TOTAL AREA = 1.17 Ac.
 OPEN SPACE = 0.53 Ac.
 PERCENT OPEN SPACE = 45.3%

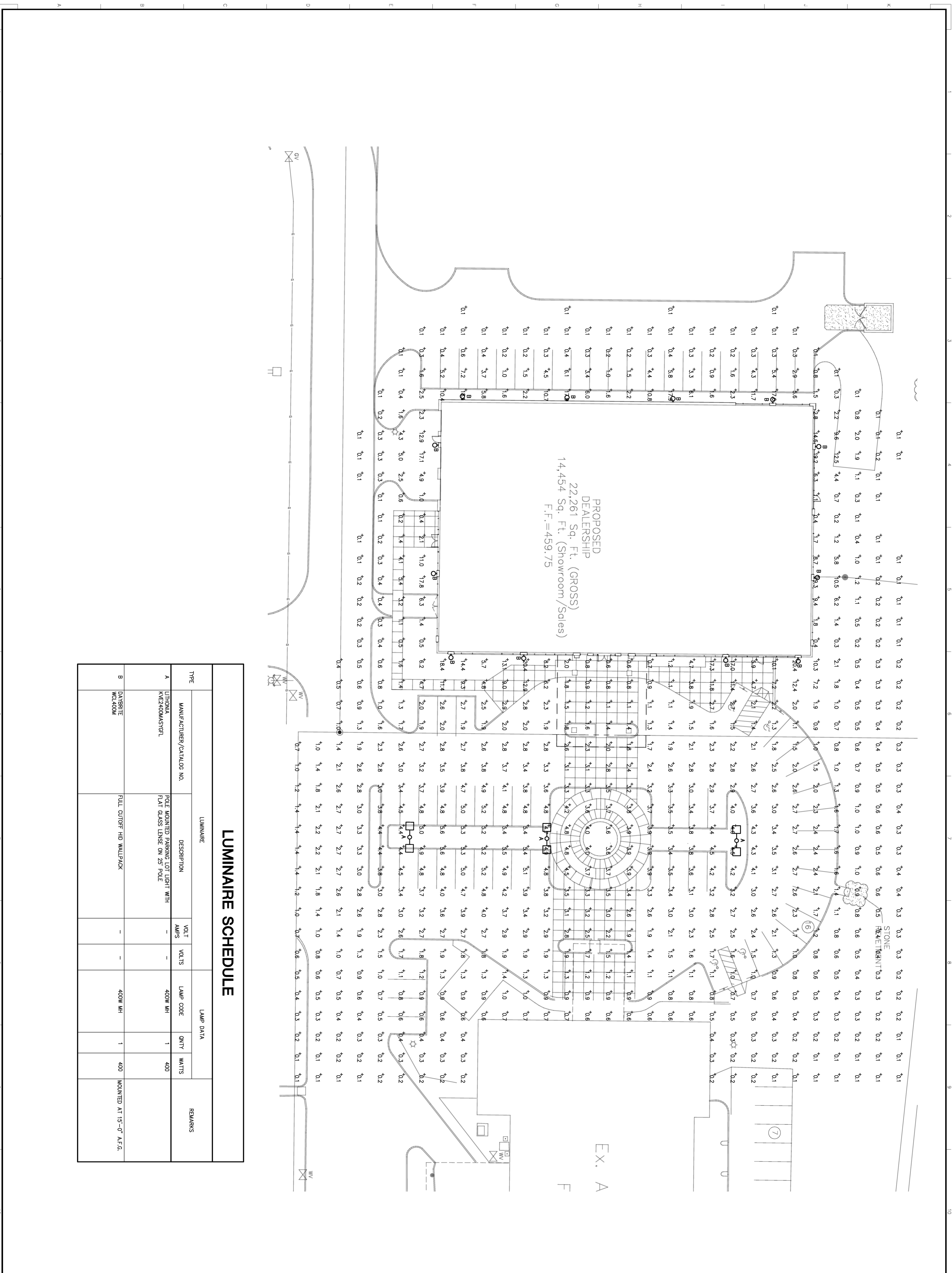
TRACT - 7
 TOTAL AREA = 1.42 Ac.
 OPEN SPACE = 0.46 Ac.
 PERCENT OPEN SPACE = 32.4%

TRACT - 8
 TOTAL AREA = 2.82 Ac.
 OPEN SPACE = 0.86 Ac.
 PERCENT OPEN SPACE = 30.5%

TOTAL AREA (LOTS 1-8) = 15.84 Ac.
 TOTAL OPEN SPACE (LOTS 1-8) = 4.96 Ac.
 TOTAL PERCENT OPEN SPACE (LOTS 1-8) = 31.3%
 LOTS 1-8 PROVIDE THE MIN. 31% OPENSACE, EXCLUDING STORMWATER AREAS. THE PERCENTAGE IS AN AVERAGE OF THE ENTIRE DEVELOPMENT.

PLANT SCHEDULE:

TREES	QTY.	BOTANICAL/COMMON	SIZE	DECIDUOUS/EVERGREEN	MATURE TREE SIZE
GRM	15	Acer rubrum 'October Glory' / October Glory Maple	23' Cal.	DECIDUOUS/CANOPY	45'
GHM	7	Acer saccharum 'Green Mountain' / Sugar Maple	23' Cal.	DECIDUOUS/CANOPY	45'
RIB	4	Amelanchier grandiflora 'Nanon Hill' / Autumn Brilliance Serviceberry	23' Cal.	DECIDUOUS/ORNAMENTAL	25-30'
RB	4	Cercis canadensis / Eastern Redbud	23' Cal.	DECIDUOUS/ORNAMENTAL	30-40'
FPD	4	Cornus florida rubra / Pink Flowering Dogwood	23' Cal.	DECIDUOUS/ORNAMENTAL	30-30'
WH	8	Cornus florida Winter King / Winter King Hawthorn	23' Cal.	DECIDUOUS/ORNAMENTAL	30-40'
AAA	4	Fraxinus americana 'Autumn Apples' / Autumn Purple Ash	23' Cal.	DECIDUOUS/CANOPY	45'
RA	2	Fraxinus americana 'Rosalind' / Rosalind White Ash	23' Cal.	DECIDUOUS/CANOPY	45'
BJ	6	Juglans virginiana 'Buckii' / Buck Red Cedar	41"	EVERGREEN	25-30'
SMAG	4	Magnolia soulangiana / Saucer Magnolia	23' Cal.	DECIDUOUS/ORNAMENTAL	25-30'
CBS	18	Picea canadensis / White Pine	41"	EVERGREEN	30-40'
WP	6	Picea canadensis / White Pine	41"	EVERGREEN	45'
GH	8	Pinus strobus 'Chanticleer' / Chanticleer Gallery Pear	23' Cal.	DECIDUOUS/ORNAMENTAL	15-25'
SAM	1	Quercus alba 'Sandwich Oak'	23' Cal.	DECIDUOUS/CANOPY	45'
JTL	5	Syringa reticulata 'Vary Silk' / Ivory Silk Japanese Tree Lilac	23' Cal.	DECIDUOUS/ORNAMENTAL	25-30'
VZ2	5	Salix sericea 'Village Green' / Willow Zalkova	23' Cal.	DECIDUOUS/CANOPY	45'
SHRUBS	22	AST	1 gal	DECIDUOUS	
CPB	32	Berberis thunbergii 'Crimson Pinyon' / Crimson Pinyon Barberry	5 gal	DECIDUOUS	
MSB	28	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	5 gal	EVERGREEN	
RTD	16	Cornus botrychifolia / Botrychifolia Red-leaf Dogwood	24-30"	DECIDUOUS	
DBB	56	Euonymus alatus 'Compacta' / Compact Burning Bush/Dwarf Burning Bush	18-24"	DECIDUOUS	
HRD	14	Hemerocallis hybrid 'Happy Returns' / Daylily	1 gal	DECIDUOUS	
BH	20	Ilex meserveae 'Blue Mist' / Blue Mist Holly	18-24"	EVERGREEN	
GH	34	Ilex meserveae 'China Girl' / China Girl Holly	18-24"	EVERGREEN	
VI	14	Iris pallida 'Variegata' / Variegated Sweet Iris	1 gal	DECIDUOUS	
IT	12	Itea virginica 'Henry's Garnet' / Henry's Garnet Itea	5 gal	DECIDUOUS	
SGJ	47	Juniperus chinensis 'Sea Green' / Sea Green Juniper	18-24"	EVERGREEN	
PJ	6	Juniperus procumbens 'Nana' / Procombens Juniper	5 gal	EVERGREEN	
BBL	106	Liriope muscari / Lily Turf	1 gal	DECIDUOUS	
BAY	18	Myrica pensylvanica / Northern Bayberry, Candleberry	24-30"	EVERGREEN	
NINE	5	Physocarpus opulifolius 'Diablo' TM / Diablo Purple Nivebark	5 gal	DECIDUOUS	
PSC	7	Prunus sibirica / Purple Leaf Sand Cherry	2-3"	DECIDUOUS	
BES	25	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan	1 gal	DECIDUOUS	
DKL	10	Syringa meyeri 'Palmer' / Dwarf Korean Lilac	18-24"	EVERGREEN	
DY	17	Taxus media 'Densiformis' / Dense Yew	5 gal	EVERGREEN	
DVIB	7	Viburnum plicatum 'Doublefile' / Doublefile Viburnum	24-30"	DECIDUOUS	
ANNUAL/PERENNIALS	39	Stachys argentea 'Silver Carpet' / Lamb's Ears	1 gal	DECIDUOUS	
GRASSES	4	QTY. BOTANICAL/COMMON	SIZE	DECIDUOUS	
MS	4	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal	DECIDUOUS	
ROSES	2	QTY. BOTANICAL/COMMON	SIZE	DECIDUOUS	
RS	2	Rosa Knockout / Knockout Rose	5 gal	DECIDUOUS	
GROUND COVERS	277	QTY. BOTANICAL/COMMON	SIZE	EVERGREEN	
PK	277	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper	2.25" x 12" oc	EVERGREEN	
ANN	86	Mixed Annuals / Minimum of Five Varieties	2.25" x 12" oc	DECIDUOUS	



LUMINAIRE		LAMP DATA				REMARKS		
TYPE	MANUFACTURER/CATALOG NO.	DESCRIPTION	VOLT AMPS	VOLTS	LAMP CODE		QNTY	WATTS
A	LITHONIA KE240MASTVGL	POLE MOUNTED PARKING LOT LIGHT WITH FLAT GLASS LENSE ON 25 POLE	-	-	400W MH	1	400	
B	DARBRIE WCL400M	FULL CUTOFF HID WALLPACK	-	-	400W MH	1	400	MOUNTED AT 15'-0" A.F.C.

LUMINAIRE SCHEDULE

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth Group

20 ALLEN AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63119
(314) 966-7900 / (314) 962-1253 Fax
www.fw.com

Demand Electric
POWER • VOICE • DATA
Emerging Your Needs

PROJECT:
Demand Electric

LAMBORGHINI
ST. LOUIS

St. Louis
Missouri

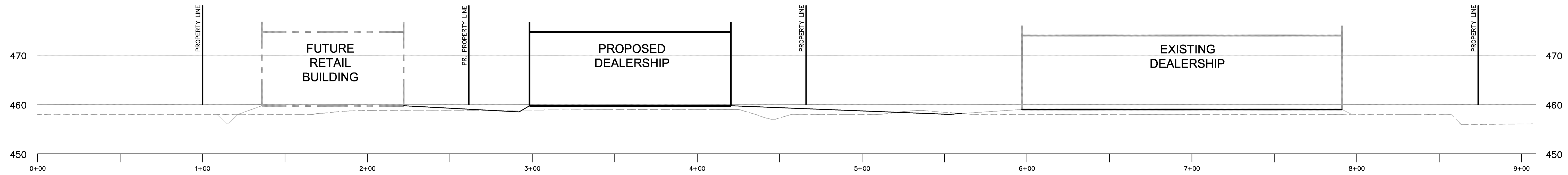
Date: 08/27/07
Design/Drawn: BMS
Approved: JBD
Book No.: -

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SHEET NUMBER:
ES1.1

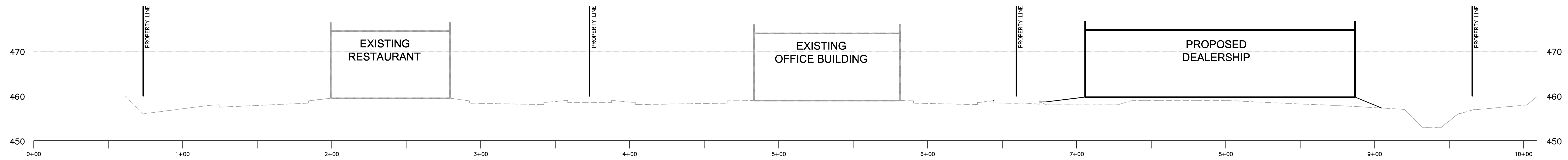
SHEET # OF
Project No.: 0070147B9025

DRAWING FILE: F:\Drawings\2074076\Preliminary & Concept Plans\Partially Amended Concept Plan\Site Sections-4076.dwg LAYOUT: Model PLOTTED: Aug 23, 2007 - 9:10am PLOTTED BY: ryan.scriber



SECTION A-A

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



SECTION B-B

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

△ REVISED PER CITY COMMENTS 08/23/07

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

RIVER CROSSINGS
PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN

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

GEORGE M. STOCK E-25116

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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

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