



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

January 15, 2009

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway
Chesterfield, Missouri 63017

RE: Edison Crossing Lot B: A Site Development Section Plan, Architectural Elevations and Landscape Plan for an 11.381 acre tract of land zoned “PC” Planned Commercial District located at 162 Long Road, at the southeast corner of Edison Avenue and Long Road.

Dear Board Members:

Gray Design Group has resubmitted, on behalf of Edison Crossing, a Site Development Section Plan, Architectural Elevations, and Landscape Plan for the above referenced property. The Department of Planning and Public Works has reviewed their request and submits the following report:

Submittal Information

The request is for a 19,864 square foot new building, located on an 11.381 acre parcel zoned “PC” Planned Commercial District. The parcel is governed by the terms and conditions of City of Chesterfield Ordinance Number 2448. The use of the new construction will be retail and restaurant. Exterior building materials are proposed to be brick, split-face block, and stucco. The proposed roof material is architectural shingles. Proposed screening materials will match the materials of the main structure. Please see the attached checklist to review the project’s compliance with the City of Chesterfield’s Design Guidelines.

Department Input

The project was reviewed for compliance with the City of Chesterfield Design Guidelines, and is under review for compliance with City of Chesterfield Ordinance 2448. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process. Signage will be reviewed via a separate sign package to be reviewed by the Planning Commission.

Project History:

This project was reviewed by the Architectural Review Board on December 11, 2008. The Petitioner introduced changes to the rear of the building and connections to a proposed Trailhead. The changes included an additional glass garage door as well as a drive through window at the rear of the building. It was noted that these changes had not been submitted to staff for review

prior to the meeting and the information was not shown in the Architectural Review Board Packets.

The following motions were made by the Architectural Review Board:

Staff Review:

1. Staff is to address issues with pedestrian and vehicular conflicts associated with the trailhead interface in terms of the service in the rear of the building, the potential drive through location and overhead access to the bicycle shop.

This issue is still being addressed through site plan review and comments have been generated.

2. Staff is to address the landscape issues of the mix of evergreen and deciduous trees for the buffer screening and screening parking views from Edison with shrubs.

This issue is still being addressed through site plan review and comments have been generated.

The Architectural Review Board made a motion to forward the project for approval with the following recommendations:

Rear Elevations to be given additional study regarding materials or colors as it is a public face to the building.

The applicant amended the south elevations with the addition of a brick section along the rear façade.

Action Requested

The Department of Planning and Public Works requests action by the Architectural Review Board of the information presented.

Respectfully submitted,



Kristian Corbin
Project Planner

Respectfully submitted,



Annissa McCaskill-Clay, AICP
Lead Senior Planner

Attachments: ARB Submittal Packet



HOLTHAUS
REALTY & DEVELOPMENT

EDISON CROSSING
Chesterfield, Missouri

December 29, 2008
gray

A TRACT OF LAND BEING PART OF LOT 1 OF THE
 SUBDIVISION IN PARTITION OF THE DAMIAN KROENUNGS ESTATE AND PART OF
 SHARE 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE
 IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

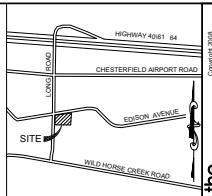
SCALE IN FEET
 Scale 1" = 30'

N/F
 City of Chesterfield
 Per Condemnation Suit
 Cause No. 00CC003064
 According to Notice of Payment
 of Condemnation Award
 D.B. 12841 Pg. 777

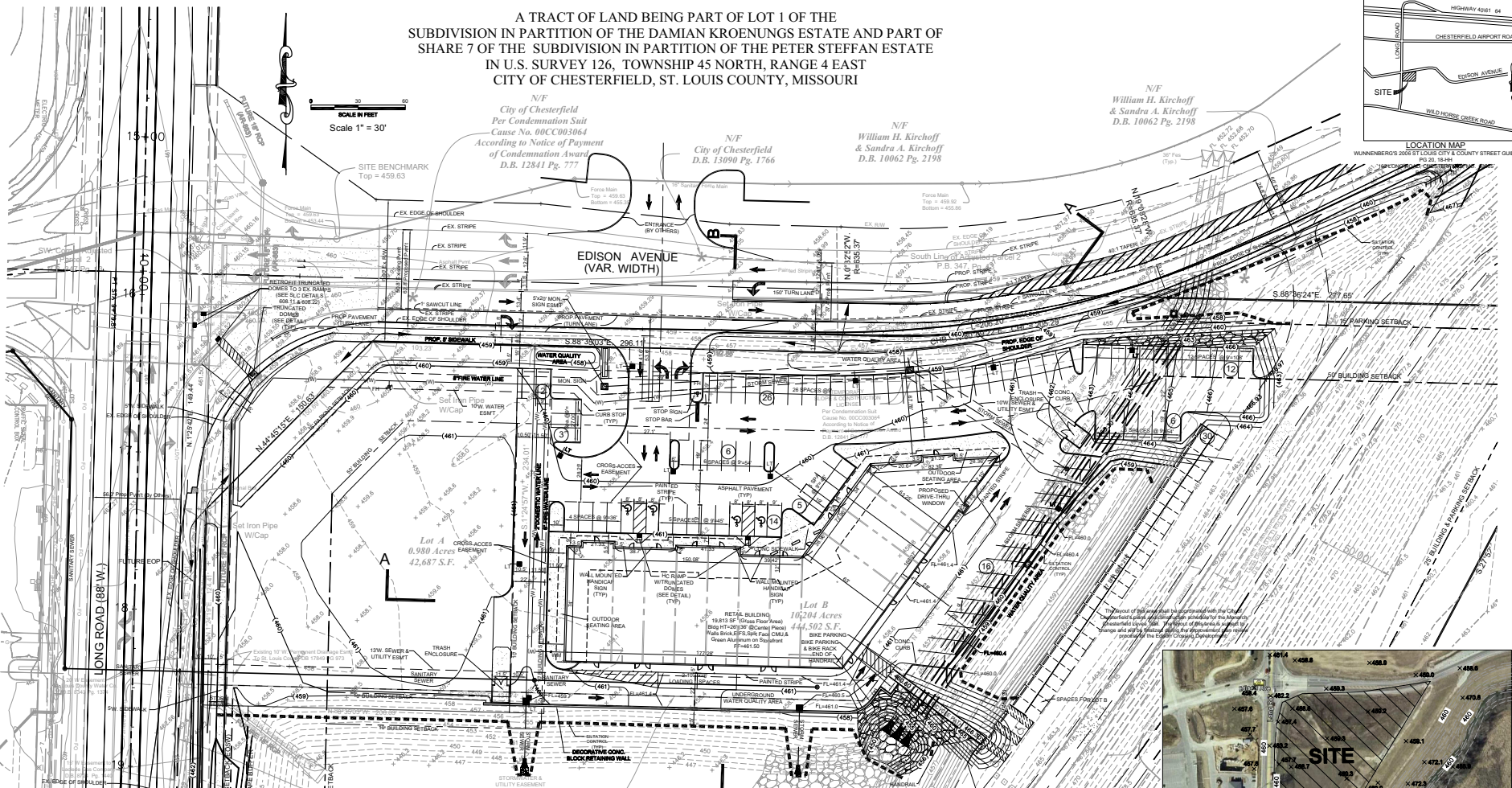
N/F
 City of Chesterfield
 D.B. 13090 Pg. 1766

N/F
 William H. Kirchoff
 & Sandra A. Kirchoff
 D.B. 10062 Pg. 2198

N/F
 William H. Kirchoff
 & Sandra A. Kirchoff
 D.B. 10062 Pg. 2198



the clayton engineering company, inc.
 ENGINEERS - SURVEYORS - PLANNERS
 11101 CHESTERFIELD AVENUE
 CHESTERFIELD, MISSOURI 63005
 PHONE: 636.885.2714
 FAX: 636.885.2715
 WWW: WWW.CLAYTONENGINEERING.COM



- A1 Area Inlet
- B/B Back to Back
- CBR Catch Basin
- CHB Chord Bearing
- CHP Chord Inlet
- CCM Corrugated Metal Pipe
- CONC Concrete
- CTV Cable Television
- DBB Dead Box
- DCB Double Catch Basin
- DFP Drop Fl. From North
- DIP Ductile Iron Pipe
- ELP Electric
- F/F Face to Face
- FES Floor Section
- FI Finish Floor
- GI Grate Inlet
- GM Grate Manhole
- LC Length of Curve
- MH Manhole
- N/F New or Formerly
- O/E Overhead Electric
- O/EAT Overhead Electric & Telephone
- PB Plot Book
- PL Property Line
- PLD Fl. of Property
- R/R Reinforced Concrete Pipe
- R/R Reinforced
- TRBR To Be Removed & Replaced
- TRR To Be Replaced
- Typ Typical
- U/E Undergroud Electric
- U/FO Undergroud Fiber Optic
- U/ST Undergroud Telephone
- U/P Use in Place / Use in Place
- V/C Vitrified Clay Pipe
- W Water Service

GENERAL NOTES

1. SITE LOCATOR NUMBER: 17U12001
 2. SITE ADDRESS: 162 LONG ROAD, CHESTERFIELD, MO 63005
 3. TOTAL AREA OF SITE: 444,502 SF ± 11.184 ACRES
 4. TOTAL AREA OF LOT B: 444,502 SF ± 10.204 ACRES ±
 5. LOT B AREA = 444,502 SF ± 10.204 AC
 6. OPEN SPACE = 370,888 SF ± 8.562 AC OR 83.3%
 7. BUILDING AREA = 19,133 SF ± 0.435 AC OR 4.5%
 8. PAVEMENT AREA = 61,742 SF ± 1.388 AC OR 11.4%
 9. FLOOR AREA RATIO:
 LOT B = 19,133 / 444,502 ± 0.04
 10. PARKING REQUIRED:
 COMMERCIAL USE: 5.0 / 1,000 SF OF GFA
 COMMERCIAL = 19,160 / 1,000 ± 19.16 / 5.0 = 96 REQUIRED*
 COMMERCIAL EXTERIOR WALL AREA = 19,133 SF
 COMMERCIAL INTERIOR WALL AREA = 19,160 SF
 TOTAL REQUIRED = 96 SPACES
 11. TOTAL PARKING PROVIDED:
 126 SPACES INCLUDING 7 HANDICAP
 12. LOADING SPACES REQUIRED = 2 (10'x25' MIN)
 13. LOADING SPACES PROVIDED = 2

N/F
 Granville
 D.B. 7400 Pg. 312
 11.184 Acres

Call Before you DIG
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures and utilities have been plotted from available surveys, records and information and, therefore, do not necessarily reflect the actual existence, maintenance, size, type, number, location or depth 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. Should the actual location, size or depth of any underground facilities, structures or utilities differ from those indicated on these plans, the Contractor shall immediately notify Clayton Engineering prior to proceeding with the construction of proposed improvements in the area where the difference exists. These provisions shall be in no way abridged in any way from compliance with the Underground Facility Safety and Damage Prevention Act, Chapter 315, RSMo.



MAP OF EXISTING IMPROVEMENTS
 1" = 200'

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	03/03/08	EAS	ISSUE FOR PERMITS
2	11/15/08	EAS	FOR PERMITS
3	12/22/08	EAS	FOR PERMITS

EDISON CROSSING LLC
 c/o Holthaus Realty & Development
 18102-A Chesterfield Airport Road
 Chesterfield, MO 63005-1117
 SITE DEVELOPMENT SECTION PLAN
 EDISON CROSSING



Designed: SYNO
 Drawn: EAS
 Date: 08-11-08
 Project Number: 07014
 Sheet Number: 2 of 4



NORTH ELEVATION

SCALE: 1" = 30'



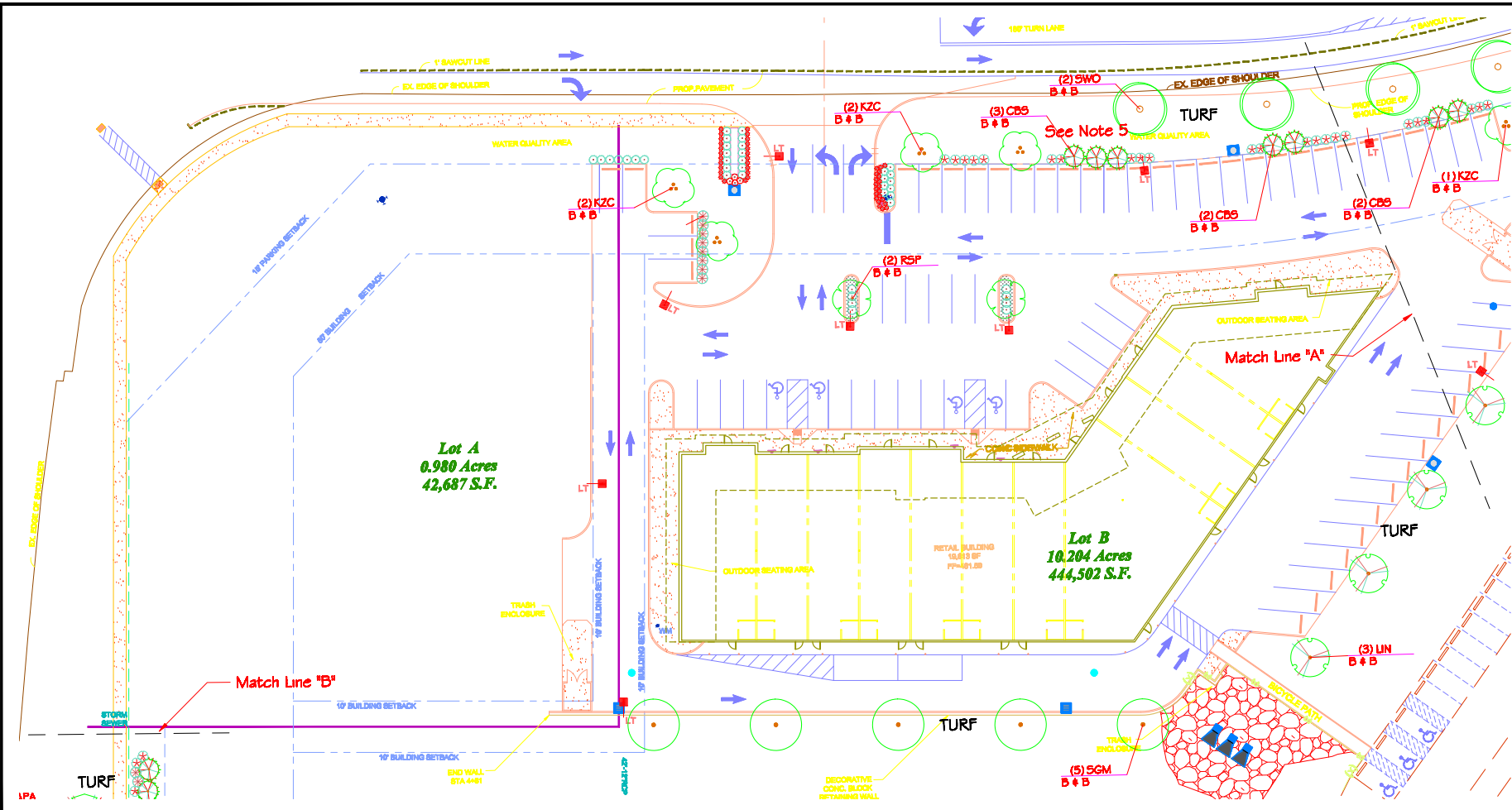
WEST ELEVATION

SCALE: 1" = 30'



SOUTH ELEVATION

SCALE: 1" = 30'



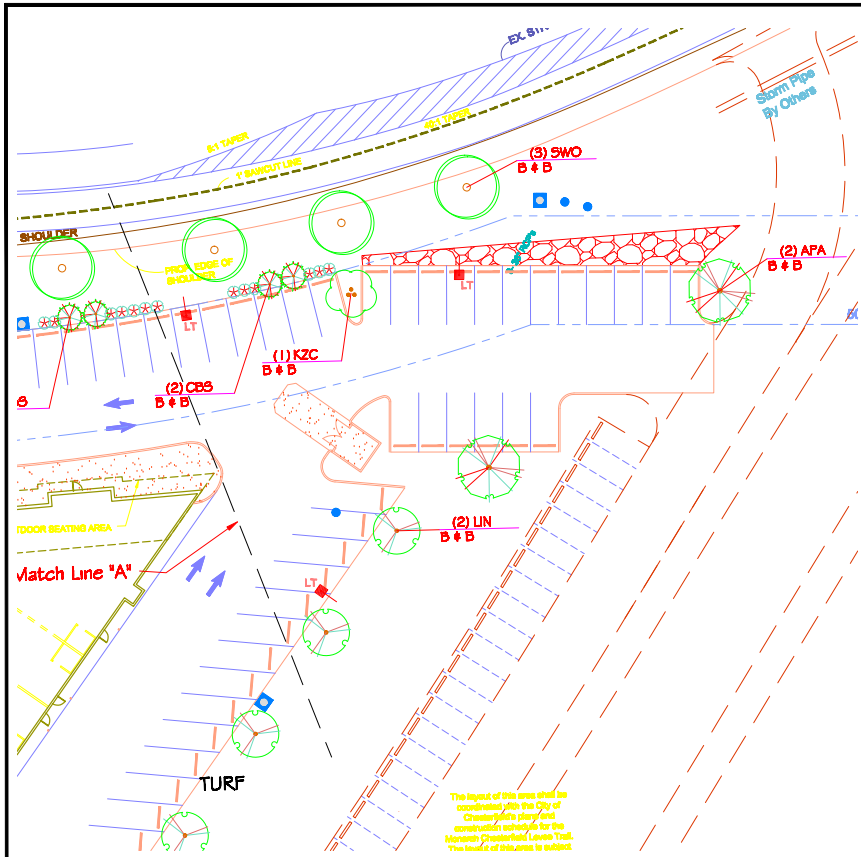
GREENSPACE TOTAL LOT AREA RATIO - LOT B:

AREA = 444,502 SF = 10.204 AC
 OPEN SPACE = 372,949 SF = 8.562 AC OR 83.9%
 BUILDING AREA = 19,813 SF = 0.455 AC OR 4.5%
 PAVEMENT AREA = 51,740 SF = 1.188 AC OR 11.6%

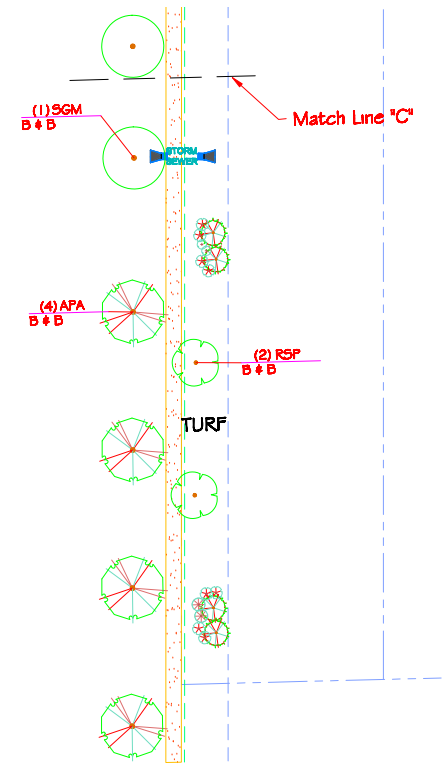
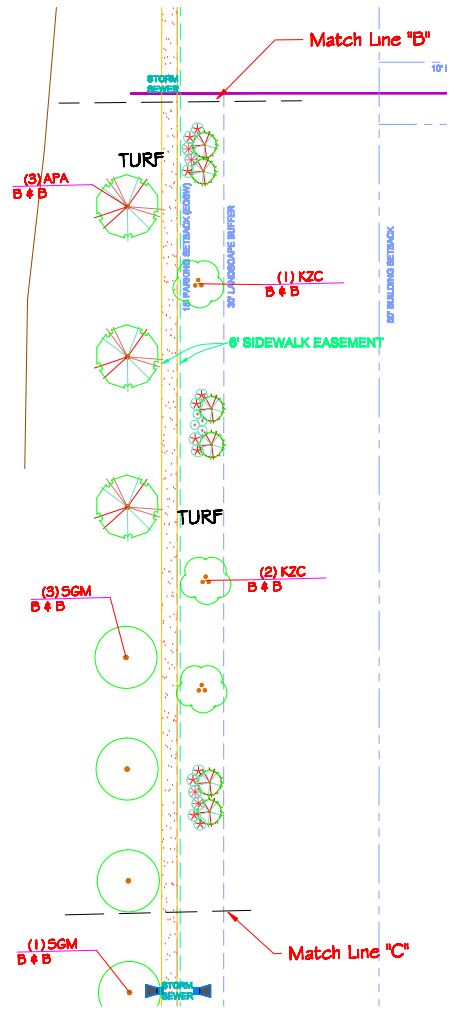
- NOTES:**
1. Spade edge all landscape beds adjacent to lawn areas as specified.
 2. Fertilize all landscape beds with BioTrex® 4-n-1 Basic or approved equal.
 3. Amend native soil backfill with 3" leaf compost. Incorporate thoroughly into native soil.
 4. All landscaped areas to be irrigated.
 5. Water quality areas to be designed per MSD specifications on building plans.

CONCEPTUAL LANDSCAPE PLAN

ISSUES AND REVISIONS	
Revision (1)	10-6-2008 SLM
Revision (2)	10-6-2008 SLM
Revision (3)	10-17-2008 SLM
Revision (4)	11-14-2008 SLM
Revision (5)	12-29-2008 SLM
11752 Madison Bottom Road Chesterfield, MO 63005 P: (636) 791-1112 F: (636) 791-1995	
<h2>EDISON CROSSING</h2> <h3>162 Long Road</h3> <h3>Chesterfield, MO 63005</h3>	
DEVELOPER:	
Ed Hollman Realty 16102-A Chesterfield Airport Rd. Chesterfield, MO 63005-1117	
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Scale: 1" = 20'	Designed by: BRAD FURFARO, RLA
Date: 5-15-2008	Sheet: 1 OF 5



The layout of this area shall be coordinated with the City of Chesterfield's stormwater construction schedule for the Marshall Professional Center Trail. The layout of this area is subject to change.



NU ZONING

GREENSPACE TOTAL LOT AREA RATIO - LOT B:
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Revision (5)	12-24-2008	SLM

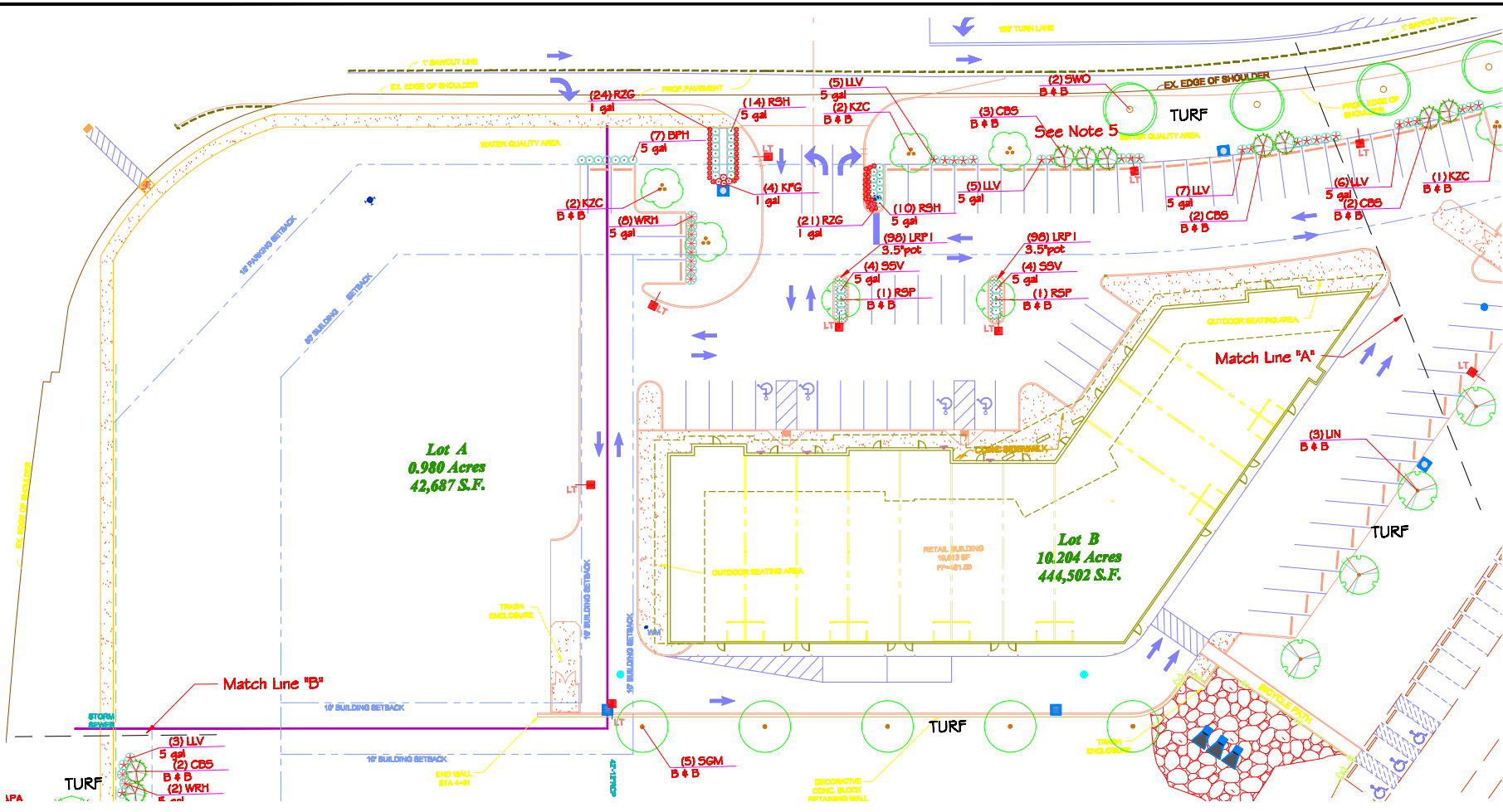
SYMMETRY
DESIGN & INSTALLATION
 11752 Madison Bottom Road
 Chesterfield, MO 63005
 P: (636) 791-1118
 F: (636) 791-1995

EDISON CROSSING
 162 Long Road
 Chesterfield, MO 63005

DEVELOPER:
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 16102-A Chesterfield Airport Rd.
 Chesterfield, MO 63005-1117

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Scale: 1" = 20'
 Date: 5-15-2008
 Designed by: BRAD FURFARO, RLA
 Sheet: 2 OF 5



Lot A
0.980 Acres
42,687 S.F.

Lot B
10.204 Acres
444,502 S.F.

GREENSPACE TOTAL LOT AREA RATIO - LOT B:
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LANDSCAPE PLAN

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Revision (3)	10-17-2008	SLM
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Revision (5)	12-29-2008	SLM

SYMMETRY DESIGN & INSTALLATION

11752 Madison Bottom Road
 Chesterfield, MO 63005
 P: (636) 791-1112
 F: (636) 791-1995

EDISON CROSSING 162 Long Road Chesterfield, MO 63005

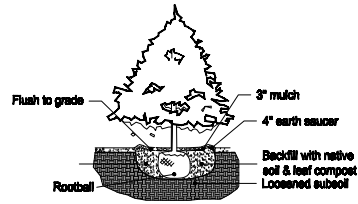
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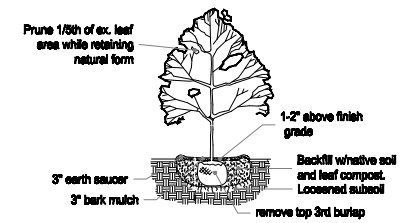
Scale: 1" = 20'
 Date: 5-15-2008
 Designed by: BRAD FURFARO, RLA
 Sheet: 3 OF 5

PLANT SCHEDULE

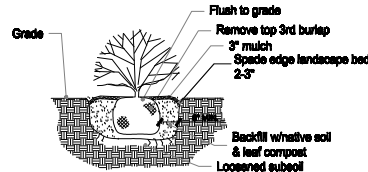
TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
SGM	9	Acer saccharum Deciduous, Slow/medium growth, Large size, Mature Height 60'-75'	Sugar Maple	B + B	2.5'Cal	
APA	9	Fraxinus americana "Autumn Purple" Deciduous, medium to fast growth rate, purple fall color	Autumn Purple Ash	B + B	2.5'Cal	
SWO	5	Quercus bicolor Deciduous, Medium growth/Large size, Mature Height 50'-60'	Swamp White Oak	B + B	2.5'Cal	
LIN	5	Tilia americana "Redmond" Deciduous, Slow to Medium Growth, Mature Height 45'	Redmond American Linden	B + B	2.5'Cal	
EVERGREEN TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
CDS	17	Picea pungens glauca Evergreen, Mature Height 30'-40', Medium growth rate	Colorado Blue Spruce	B + B	2.5'Cal	6'-7'
FLOWERING TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
KZC	8	Prunus serrulata "Kawana" Ornamental, Medium growth/Medium size, Mature Height 30'-40', pink double flower	Flowering Cherry/Kawana Cherry	B + B	2.5'Cal	
RSP	4	Pyrus calleryana "Redspire" Ornamental, Medium growth, Medium size, Mature Height 30'-50', white flower	Redspire Callery Pear	B + B	2.5'Cal	
SHRUBS	QTY	BOTANICAL	COMMON	CONT		
RSH	24	Ilex verticillata "Red Sprite" Deciduous, Mature Height 3'-5'	Red Sprite Winterberry/Red Sprite Holly	5 gal		
WRH	14	Ilex verticillata "Winter Red" Deciduous, 9' mature height, bright red berry, slow growth rate	Winter Red Holly	5 gal		
BPH	7	Ilex x meservei "Blue Princess"™ Evergreen, Mature Height 3'-15'	Blue Princess/Princess Holly	5 gal		
DKL	6	Syringa meyeri "Palibin" Deciduous, Mature Height 4'-6'	Dwarf Korean Lilac	5 gal		
SNV	8	Viburnum plicatum tomentosum "Summer Snowflake" Deciduous, Mature Height 4'-6'	Summer Snowflake Japanese Snowball	5 gal		
LLV	42	Viburnum rhytidophyllum "Alleghany" Semi-evergreen, 10-15' mature height, medium growth rate	Leathertleaf Viburnum	5 gal		
ANNUALS/PERENNIALS	QTY	BOTANICAL	COMMON	CONT		
KZC	45	Geranium x "Roseum"™ Perennial, Height 20", Spread 24", Large violet blue flowers with white center	Hybrid Cranebill	1 gal		
GRASSES	QTY	BOTANICAL	COMMON	CONT		
RFG	4	Collimagrostis acutiflora "Karl Foerster" Grass, Gold Flower Spikes, Mature Height 5'	Karl Foerster Road Grass	1 gal		
MEDIUM GROUND COVERS	QTY	BOTANICAL	COMMON	CONT		
URF1	19C	Liriodenata Perennial, Purple Flower Spikes	Creeeping Lily Turf	3.5'pot @ 10' oc		



EVERGREEN TREE PLANTING

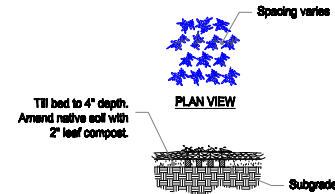


CANOPY TREE PLANTING



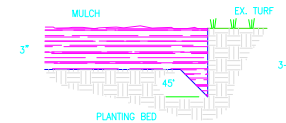
SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL PERENNIAL/ANNUAL PLANTING



SPADE EDGE DETAIL

ISSUES AND REVISIONS
 Revision (1) 10-6-2008 SLM
 Revision (2) 10-6-2008 SLM
 Revision (3) 10-17-2008 SLM
 Revision (4) 11-14-2008 SLM
 Revision (5) 12-29-2008 SLM



EDISON CROSSING
 162 Long Road
 Chesterfield, MO 63005

DEVELOPER:

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Scale: nts
 Date: 5-15-2008
 Designed by: BRAD FURFARO, RLA
 Sheet: 5 OF 5

LANDSCAPE PLAN - DETAILS



EHR
ED HOLTHAUS REALTY, INC.

EDISON CROSSING
Chesterfield, Missouri

gray November 21, 2008