



VILA

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January 23, 2008

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

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

RE: Chesterfield Commons Four (Outparcel B): Amended Site Development Section Plan, Amended Landscape Plan, and Amended Architectural Elevations for a 1.029 acre tract of land located in a "PI" Planned Industrial District south of Chesterfield Airport Road and east of Public Works Drive.

Planning Commission:

Wolverton & Associates, on behalf of THF Chesterfield Four Development, LLC., has submitted an Amended Site Development Section Plan, Amended Landscape Plan and Amended Architectural Elevations for your review. The Department of Planning & Public Works has reviewed this petition and submits the following report.

BACKGROUND

1. On August 6, 2001, the City of Chesterfield approved Ordinance 1773 a request for a change of zoning from an "NU" Non Urban District to a "PI" Planned Industrial District for a 21.643 acre tract of land.
2. On May 5, 2003, the City of Chesterfield approved Ordinance 1928 which amended Ordinance 1773 of the City of Chesterfield to amend the number of outparcels, the number of buildings, and the maximum building height.
3. On March 10, 2004, the City of Chesterfield approved the Site Development Concept Plan for Chesterfield Commons Four.

4. On September 9, 2004, the City of Chesterfield approved the Site Development Section Plan for Outparcel B of Chesterfield Commons Four.
5. On June 18, 2007, the City of Chesterfield approved Ordinance 2371 which repealed Ordinance 1773 and 1928 of the City of Chesterfield to allow for an amendment to the structure setbacks, parking setbacks, and greenspace requirements.

SUBMITTAL INFORMATION

1. The amendment request is to revise the parking lot layout and to add a drive-through window on the east side of an 8,000 square feet retail building.
2. The exterior building materials are comprised of brick, stone, EIFS, and glass. The roof is a flat membrane style.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with City of Chesterfield Ordinances. The Department of Planning requests approval of the Amended Site Development Section Plan.

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

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

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

AMENDMENT 1 SITE DEVELOPMENT SECTION PLANS FOR OUTPARCEL B/ RETAIL AND RESTAURANT CHESTERFIELD COMMONS FOUR

GOVERNING ORDINANCE NUMBER ■ 2371
ZONED: P.I. (PLANNED INDUSTRIAL DISTRICT)
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ADDRESSES: 17408, 17406, 17404, 17402 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005, ST. LOUIS COUNTY

UTILITY CONTACT LIST:

CITY WATER
MICHIGAN WATER COMPANY
1001 N. GARDEN AVENUE
ST. LOUIS, MO 63102
PHONE: (314) 433-1000
FAX: (314) 433-1000

SEWER / GAS
MICHIGAN WATER COMPANY
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ST. LOUIS, MO 63102
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FAX: (314) 433-1000

ELECTRIC COMPANY
AMERICAN ELECTRIC COMPANY
1001 N. GARDEN AVENUE
ST. LOUIS, MO 63102
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FAX: (314) 433-1000

TELEPHONE COMPANY
SBC COMMUNICATIONS
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1001 N. GARDEN AVENUE
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PLANNING DEPARTMENT
ST. LOUIS COUNTY PLANNING
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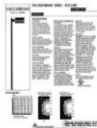
SITE LOCATION MAP
NOT TO SCALE

U.S.G.S. DATUM BENCHMARKS:

THE U.S.G.S. DATUM BENCHMARKS ARE LOCATED AT THE FOLLOWING COORDINATES:
BENCH MARK NO. 1
EASTING: 17408.00
NORTHING: 17408.00
BENCH MARK NO. 2
EASTING: 17406.00
NORTHING: 17406.00

ALL NECESSARY INSPECTING AND/OR VERIFICATION REQUIRED BY
STATE AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR
TO ANYWORK BEING PERFORMED. PERMISSION AND THE FINAL CONNECTION OF
SERVICES.

AMENDMENT 1- SITE DEVELOPMENT SECTION PLAN CHESTERFIELD COMMONS FOUR DEVELOPMENT-OUTPARCEL B SHEET INDEX						
Sheet No.	Description	Scale	Notes	Revised	By	Date
1	COVER SHEET	1/4" = 1'-0"				
2	SITE DEVELOPMENT SECTION PLAN	1/4" = 1'-0"				
3	LANDSCAPE PLAN - RETAIL AND RESTAURANT	1/4" = 1'-0"				
4	LANDSCAPE PLAN - DRIVEWAY	1/4" = 1'-0"				
5	LANDSCAPE PLAN - DRIVEWAY	1/4" = 1'-0"				



AMENDMENT 1
SITE DEVELOPMENT
SECTION PLAN
COVER SHEET / NOTES
FOR
RETAIL AND RESTAURANT
OUTPARCEL B

CHESTERFIELD COMMONS FOUR
GOVERNING ORDINANCE NUMBER 2371

LOCATION: 17408, 17406, 17404, 17402
WINDINGWOODS DR. - 4818-FASE 20
MO 63005-00 / 63005 MAP 17-0

ENGINEER-
Wolverton & Associates
Consulting Engineers • Land Surveyors
614 Superior Parkway • Suite 100 • St. Louis, Missouri 63107
Phone: (314) 433-1000 • Fax: (314) 433-1000
www.wolverton-associates.com

ARCHITECT-
TRJ ARCHITECTS
8201 MARYLAND AVENUE
SUITE 200 / ST. LOUIS, MO 63065
CONTACT: MR. JOY RASER
PHONE: (314) 725-0950
FAX: (314) 725-9921

LANDSCAPE ARCHITECT-
LANDSCAPE TECHNOLOGIES
67 JACOBS CREEK DRIVE
ST. CHARLES, MO 63024
CONTACT: MR. BARRY HANSEN
PHONE: (636) 658-0500
FAX: (636) 658-4900

OWNER/DEVELOPER-
THE CHESTERFIELD FOUR DEVELOPMENT, L.L.C.
2107 INDEPENDENT BUSINESS CENTER DR.
SUITE 200 / ST. LOUIS, MO 63114
CONTACT: MR. DREW BENTENBERGER
PHONE: (314) 438-6800 / FAX: (314) 438-3300

Wolverton & Associates
Professional Engineers, Inc.
17408, 17406, 17404, 17402
Chesterfield Airport Road
Chesterfield, MO 63005



AMENDMENT 1 - SITE DEVELOPMENT SECTION PLAN
CHESTERFIELD FOUR DEVELOPMENT / OUTPARCEL B
CHESTERFIELD, ST. LOUIS COUNTY, MO.
THE CHESTERFIELD FOUR DEVELOPMENT, L.L.C.
SUITE 200 / ST. LOUIS, MO.

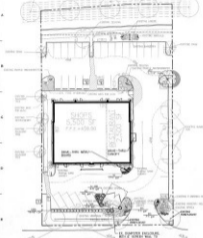
THE CHESTERFIELD FOUR
DEVELOPMENT, L.L.C.
2107 INDEPENDENT BUSINESS CENTER DR.
SUITE 200 / ST. LOUIS, MO 63114

SEC-1

CHESTERFIELD AIRPORT ROAD

PLANT SCHEDULE:

TREES	QTY	BOTANICAL/COMMON	SIZE
W2	1	Zelkova serrata 'Village Green' / Village Green Zelkova	2.5" Cal
SHRUBS	QTY	BOTANICAL/COMMON	SIZE
DBB	10	Quercus rubra 'Compacta' / Compact Burning Bush	18"-24" B&B
A-WB	6	Viburnum dentatum 'Arrowood' / Arrowood Viburnum	5 gal/18" Min.
ANNUALS/PERENNIALS	QTY	BOTANICAL/COMMON	SIZE
VL	17	Liriope muscari 'Variegata' / Variegated Lily Turf	1 gal
RS	25	Perovskia atriplicata / Russian Sage	1 gal
GRASSES	QTY	BOTANICAL/COMMON	SIZE
MG	1	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal/18" Min.



THF BOULEVARD

* OPEN SPACE CALCULATIONS:
TOTAL SF: 44,790 SQ. FT. (3,029 Auto)
OPEN SPACE: 14,946 SQ. FT. or 33.36 %



Planting Plan

SCALE: 1" = 20'-0"



PLEASE NOTE:

- All plant material shall be installed within 7' from any existing walk or 8' from any new walkway.
- All planting beds to be edged with 2" x 4" x 8" edge profile available for 1/2" height edge.
- All plant material shall be installed within 18" edge from walk.
- Adjust tree locations for unforeseen obstacles or underground utilities.
- Each planting island to be 3" x 3" x 3" (3" x 3" x 3" in every 2' area wide).
- All landscape areas to include what be protected with a mechanical or ground irrigation system. (By owner) Coordinate landscaping with irrigation contractor.



DATE	BY

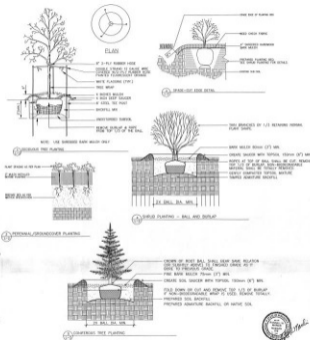
Landscapes
TECHNICAL SERVICES
1001 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.575.1111

REVISED PLANTING PLAN FOR THE PROPOSED
Chesterfield Commons Four - Outlet B
CHESTERFIELD COMMONS FOUR CHESTERFIELD, MISSOURI

L-1

NOTES:

- 1) All natural vegetation shall be maintained where it does not interfere with construction or the proposed area of operation. Every effort possible shall be made to protect existing structures or adjacent from damage due to equipment access. Location of all lines, pipes, conduits and work shall be clearly marked 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.
- 2) Underlayment, footings, structures and utilities must be considered appropriate only. There may be areas not presently shown or indicated in plans for the landscape contractor's responsibility to be defined or verify the existence of and exact location of the same (Call 1-800-250-8153).
- 3) Final location of area to be finished is the same relationship to grade as the given in various conditions.
- 4) 30 inches to 48 inches set back from edge of 1/2" depth (later corrected) unless otherwise noted. Backfill shall be clean and free of all foreign materials. Edge of beds with spill-out edge unless otherwise noted.
- 5) 1) shall be the landscape contractor's responsibility to:
 - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B.) Verify all dimensions and work required to existing conditions or proposed design to the landscape architect's responsibility to a decision.
 - C.) Make the location of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- 6) The landscape contractor is to receive the site graded to within 1/2" of a final grade. The landscape contractor shall obtain grade certification from the general contractor prior commencement of work.
- 7) All planting beds shall be cultivated to 4" depth minimum and greater amount periodically before planting of plants. Plant grade shall be within 1/2" of final grade or shall be planted within the area.
- 8) All plant material (including ground cover, perennials and annuals) shall be installed for a period of 12 months after installation of 100% of the retaining area.
- 9) All disturbed land areas to be seeded with a mixture of Turf-Type Grass (3200 per acre) and Bluegrass (180 per acre). Landscape contractor shall offer an alternate price for use of less than these areas shall be proportionately warranted for a period of 60 days from date of final acceptance. There shall be a minimum of 100 square feet per 50 square feet area of landscape.
- 10) Turf shall be as this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to commencement of the job. The substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- 11) Subsoil conditions may be required to prevent run-off. Stone below ground and on-grade shall be used, combined with no less than 1/2" 3/8" topsoil layer. Stone shall remain until all graded areas are seeded or finished.
- 12) The minimum setback to 30'-0" from an existing or proposed right of way.
- 13) One (1) tree is required for every fifty (50) foot feet of landscape setback area.
- 14) Landscape plants shall be placed at the ends of parking areas as required by Section 105.114 of the City of Chesterfield zoning Ordinance.
 - A.) There shall be a minimum landscape width of six (6) feet and a minimum 200 of 180 square feet. Provide one (1) tree per 200 sq. ft.
 - B.) In the end of double row parking, a minimum of 200 square feet shall be provided for with a minimum of two (2) deciduous trees per lot.
 - C.) Shrubs shall have a height consisting of specimens such as shrubs, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- 15) Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without irrigation systems. (Economic 1/2" top 1/2" topsoil layer with 1/2" topsoil and one end irrigation, a semi-dry area, seeded with 1-100 Bluegrass and referred to as a transition mix.)
- 16) A minimum of eight percent (8%) of the deciduous trees must be of a species which matures at 40-50' evenly dispersed throughout the project.
- 17) The estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds the maximum (50%) dollar amount, the contractor shall determine the amount of material to be used and shall be responsible to guarantee the installation of said landscaping.
- 18) Upon removal of the landscape installation. Run a one (1) year Landscape Maintenance Bond shall be required.



NO.	DATE	BY

Landmarks
TECHNOLOGIES
A COMMITMENT TO EXCELLENCE

PLANTING PLAN FOR THE PROPOSED
Chesterfield Commons Four - Outlot B
CHESTERFIELD COMMONS FOUR
CHESTERFIELD, MISSOURI

L-2

