



VILB

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

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 Six (Outparcel Four): Site Development Section Plan, Landscape Plan, Architectural Elevations, and Lighting Plan for a 1.346 acre tract of land located in a "C-8" Planned Commercial District north of Chesterfield Airport Road and west of Boones Crossing.

Planning Commission:

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

BACKGROUND

1. On May 26, 1988, St. Louis County approved Ordinance 13,933 a request for a change of zoning from an "NU" Non Urban District to a "C-8" Planned Commercial District for the 19.422 acre tract of land.
2. On May 17, 2004, the City of Chesterfield approved Ordinance 2096 which repealed St. Louis County Ordinance 13,933 to allow for drive-through restaurants on the outparcels along Chesterfield Airport Road and to increase the height of the light standards for Chesterfield Commons Six.
3. On June 4, 2005, the City of Chesterfield approved the Site Development Concept Plan for Chesterfield Commons Six.

SUBMITTAL INFORMATION

1. The request is for a single story retail building, consisting of 7,700 square feet.
2. The exterior building materials will be comprised of brick, stone, EIFS, and glass. The roof is proposed to be a flat membrane.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on December 13, 2007. The ARB voted by a count of 4 – 0 that the project be forwarded for approval of the Site Development Section Plan, Architectural Elevations, Landscape Plan and Lighting Plan to the Planning Commission with the following recommendation:

The addition of shrubs along the south side of the property fronting Chesterfield Airport Road.

Through staff review and comments, the petitioner has addressed the Architectural Review Board recommendation.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with City of Chesterfield Ordinances. The Department of Planning requests approval of the 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: Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations

SITE DEVELOPMENT SECTION PLAN

FOR

CHESTERFIELD SIX DEVELOPMENT- OUTPARCEL 4

GOVERNING ORDINANCE NUMBER 2096
 CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
 SITE ADDRESS: 17359 CHESTERFIELD AIRPORT ROAD, CHESTERFIELD, MO 63005, ST. LOUIS COUNTY

UTILITY CONTACT LIST:

COUNTY WATER
 MISSOURI WATER WORKS COMPANY
 21 2ND ST. ST.
 ST. LOUIS, MO 63102
 PHONE: (314) 425-1000
 FAX: (314) 425-1000
 WEBSITE: WWW.MWCO.MO

SEWER COMPANY
 MISSOURI WATER WORKS COMPANY
 21 2ND ST. ST.
 ST. LOUIS, MO 63102
 PHONE: (314) 425-1000
 FAX: (314) 425-1000
 WEBSITE: WWW.MWCO.MO

ENERGY/TELEPHONE
 MISSOURI ELECTRIC LIGHT & POWER COMPANY
 1000 N. GARDEN ST.
 ST. LOUIS, MO 63102
 PHONE: (314) 425-1000
 FAX: (314) 425-1000
 WEBSITE: WWW.MELP.COM

CABLE COMPANY
 COMCAST
 1000 N. GARDEN ST.
 ST. LOUIS, MO 63102
 PHONE: (314) 425-1000
 FAX: (314) 425-1000
 WEBSITE: WWW.COMCAST.COM

STATE DISTRICT
 MISSOURI WATER WORKS COMPANY
 21 2ND ST. ST.
 ST. LOUIS, MO 63102
 PHONE: (314) 425-1000
 FAX: (314) 425-1000
 WEBSITE: WWW.MWCO.MO

TELEPHONE COMPANY
 MISSOURI WATER WORKS COMPANY
 21 2ND ST. ST.
 ST. LOUIS, MO 63102
 PHONE: (314) 425-1000
 FAX: (314) 425-1000
 WEBSITE: WWW.MWCO.MO

ADDITIONAL INFORMATION
 MISSOURI WATER WORKS COMPANY
 21 2ND ST. ST.
 ST. LOUIS, MO 63102
 PHONE: (314) 425-1000
 FAX: (314) 425-1000
 WEBSITE: WWW.MWCO.MO



SITE DEVELOPMENT SECTION PLAN CHESTERFIELD COMMONS SIX DEVELOPMENT- OUTPARCEL 4 SHEET INDEX

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3	3-1 LANDSCAPE ARCHITECTURE, GENERAL NOTES, AND SPECIFICATIONS	AS SHOWN	3-1	SEE SHEET 3-1
4	4-1 LANDSCAPE PLAN	AS SHOWN	4-1	SEE SHEET 4-1

GOVERNMENT AGENCIES:

CITY ENGINEER
 MISSOURI WATER WORKS COMPANY
 21 2ND ST. ST.
 ST. LOUIS, MO 63102
 PHONE: (314) 425-1000
 FAX: (314) 425-1000
 WEBSITE: WWW.MWCO.MO

PLANNING DEPARTMENT
 MISSOURI WATER WORKS COMPANY
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 ST. LOUIS, MO 63102
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 ST. LOUIS, MO 63102
 PHONE: (314) 425-1000
 FAX: (314) 425-1000
 WEBSITE: WWW.MWCO.MO

ISSUE DATE: 08/08/2008
 1. THIS SET OF PLANS IS THE PROPERTY OF WOLVERTON & ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 2. ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY WOLVERTON & ASSOCIATES, INC. IN WRITING.
 3. THESE PLANS DO NOT CONSTITUTE A CONTRACT. THE CONTRACT SHALL BE THE BASIS FOR THE PROJECT.

LITHONIA LIGHTING



NOTES:
 1. ALL FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE LITHONIA LIGHTING INSTALLATION MANUAL.
 2. ALL FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE LITHONIA LIGHTING ELECTRICAL SPECIFICATIONS.
 3. ALL FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE LITHONIA LIGHTING MAINTENANCE PROCEDURES.
 4. ALL FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE LITHONIA LIGHTING WARRANTY POLICY.

ENGINEER-

Wolverton & Associates
 Consulting Engineers • Land Surveyors
 6500 Supercenter Parkway • Suite 100 • South, Georgia 30327
 Phone: (770) 447-8888 • Fax: (770) 447-9575
 WWW.WOLVERTON-ENGINEERS.COM

ARCHITECT-
 TRU ARCHITECTS
 801 BENTLEY AVENUE
 SUITE 800 / ST. LOUIS, MO 63105
 CONTACT: MR. JERRY KASER
 PHONE: (314) 726-8880
 FAX: (314) 726-8880

LANDSCAPE ARCHITECT-
 LANDSCAPE TECHNOLOGIES
 87 JACOBS CREEK DRIVE
 ST. CHARLES, MO 63044
 CONTACT: MR. RANDY MARDIS
 PHONE: (636) 825-0250
 FAX: (636) 825-0250

OWNER/DEVELOPER-
 TRU CHESTERFIELD SIX DEVELOPMENT, LLC
 207 INDEPENDENT BUSINESS CENTER DR.
 SUITE 200 / ST. LOUIS, MO 63044
 CONTACT: MRS. SHAWN HENNINGER
 PHONE: (314) 425-0800
 FAX: (314) 425-0800

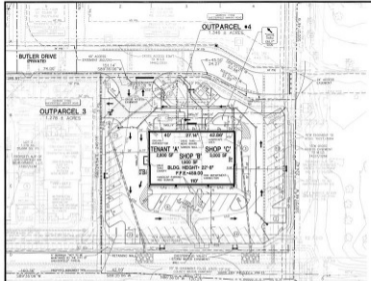
**SITE DEVELOPMENT SECTION PLAN
 COVER SHEET/ NOTES**
 FOR
OUTPARCEL 4
 WITH
 08/08/2008

WOLVERTON & ASSOCIATES
 ENGINEERS • LAND SURVEYORS
 6500 SUPERCENTER PARKWAY, SUITE 100
 SOUTH, GEORGIA 30327
 PHONE: (770) 447-8888
 FAX: (770) 447-9575
 WWW.WOLVERTON-ENGINEERS.COM



**SITE DEVELOPMENT SECTION PLAN
 CHESTERFIELD SIX DEVELOPMENT-OUTPARCEL 4
 CHESTERFIELD, ST. LOUIS COUNTY, MO.
 THE CHESTERFIELD SIX DEVELOPMENT, LLC
 ST. LOUIS, MO.**

**OWNER/DEVELOPER
 TRU CHESTERFIELD SIX DEVELOPMENT, LLC
 207 INDEPENDENT BUSINESS CENTER DR.
 SUITE 200 / ST. LOUIS, MO 63044**



SITE PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

GENERAL NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESFIELD AND THE STATE OF MARYLAND.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESFIELD AND THE STATE OF MARYLAND.

3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESFIELD AND THE STATE OF MARYLAND.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESFIELD AND THE STATE OF MARYLAND.

5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHESFIELD AND THE STATE OF MARYLAND.

Project Name: _____
 Date: _____
 Scale: _____
 Drawing No.: _____
 City of Chesfield, Maryland
 Department of Planning
 10000 Chesfield Road, Chesfield, MD 21033
 Phone: (410) 326-1000
 Fax: (410) 326-1001
 Website: www.chesfieldmd.gov



NOTE:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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ACCESSIBLE PARKING

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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ACCESSIBLE ROUTE

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

OUTPARCEL 4 SITE ANALYSIS

TENANT 'A'	2,800 ± SF
SHOP 'B'	2,800 ± SF
SHOP 'C'	2,800 ± SF
GUILDING	7,700 ± SF
ROOF RETAIL PARKING	42 SPACES
ROOF REST 'A' RETAIL	24 SPACES
PROPOSED PARKING	80 SPACES
OUTPARCEL 4	1,348 ± AC
GREENSPACE	30.0% ±

PROPOSED DEVELOPMENT

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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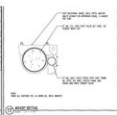
SITE DEVELOPMENT SECTION PLAN
 FOR
OUTPARCEL 4
CHESTERFIELD COMMONS SIX
 GOVERNING ORDINANCE NUMBER 2008



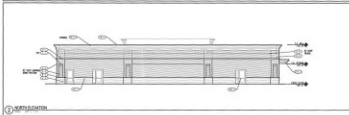
1 NORTH ELEVATION

NO.	DESCRIPTION	DATE	BY	CHECKED
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2	REVISED	10/15/11	J. W. BERRY	
3	REVISED	10/15/11	J. W. BERRY	
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2 DETAIL WINDOW UNIT



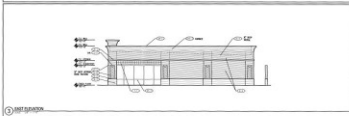
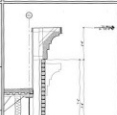
3 WINDOW



4 NORTH ELEVATION



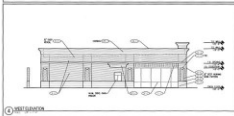
5 WINDOW DETAIL THROUGH WALL



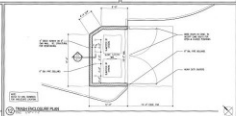
6 EAST ELEVATION



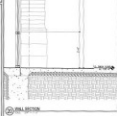
7 WINDOW DETAIL THROUGH WALL



8 WEST ELEVATION



9 WINDOW DETAIL THROUGH WALL



10 WINDOW DETAIL

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO. 101
NO. 102
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NO. 200

101 Study

OUTLET 4
CHESTERFIELD COMMONS SIX
1058 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI

TC

PROJECT NO. 101
DATE 10/15/11
SCALE 1/8" = 1'-0"
SHEET NO. 101
TOTAL SHEETS 101

DESIGNER J. W. BERRY
CHECKED J. W. BERRY
DATE 10/15/11

SCALE 1/8" = 1'-0"
PROJECT NO. 101
SHEET NO. 101
TOTAL SHEETS 101

A-1
ARCHITECTURAL, ENGINEERING & CONSTRUCTION

ITEM NO.	QUANTITY	UNIT	PRICE	TOTAL	PERCENT	TOTAL
1	1	LOT	100,000	100,000	100%	100,000
2	1	LOT	100,000	100,000	100%	100,000
3	1	LOT	100,000	100,000	100%	100,000
4	1	LOT	100,000	100,000	100%	100,000
5	1	LOT	100,000	100,000	100%	100,000
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45	1	LOT	100,000	100,000	100%	100,000
46	1	LOT	100,000	100,000	100%	100,000
47	1	LOT	100,000	100,000	100%	100,000
48	1	LOT	100,000	100,000	100%	100,000
49	1	LOT	100,000	100,000	100%	100,000
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69	1	LOT	100,000	100,000	100%	100,000
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71	1	LOT	100,000	100,000	100%	100,000
72	1	LOT	100,000	100,000	100%	100,000
73	1	LOT	100,000	100,000	100%	100,000
74	1	LOT	100,000	100,000	100%	100,000
75	1	LOT	100,000	100,000	100%	100,000
76	1	LOT	100,000	100,000	100%	100,000
77	1	LOT	100,000	100,000	100%	100,000
78	1	LOT	100,000	100,000	100%	100,000
79	1	LOT	100,000	100,000	100%	100,000
80	1	LOT	100,000	100,000	100%	100,000
81	1	LOT	100,000	100,000	100%	100,000
82	1	LOT	100,000	100,000	100%	100,000
83	1	LOT	100,000	100,000	100%	100,000
84	1	LOT	100,000	100,000	100%	100,000
85	1	LOT	100,000	100,000	100%	100,000
86	1	LOT	100,000	100,000	100%	100,000
87	1	LOT	100,000	100,000	100%	100,000
88	1	LOT	100,000	100,000	100%	100,000
89	1	LOT	100,000	100,000	100%	100,000
90	1	LOT	100,000	100,000	100%	100,000
91	1	LOT	100,000	100,000	100%	100,000
92	1	LOT	100,000	100,000	100%	100,000
93	1	LOT	100,000	100,000	100%	100,000
94	1	LOT	100,000	100,000	100%	100,000
95	1	LOT	100,000	100,000	100%	100,000
96	1	LOT	100,000	100,000	100%	100,000
97	1	LOT	100,000	100,000	100%	100,000
98	1	LOT	100,000	100,000	100%	100,000
99	1	LOT	100,000	100,000	100%	100,000
100	1	LOT	100,000	100,000	100%	100,000

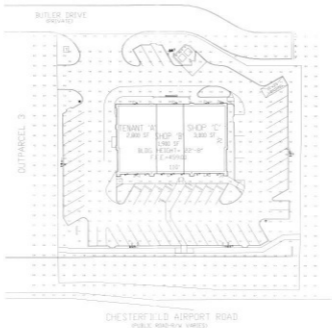
LEGEND

SYMBOL	DESCRIPTION
1	EXISTING LOT
2	EXISTING BUILDING
3	EXISTING DRIVEWAY
4	EXISTING SIDEWALK
5	EXISTING CURB
6	EXISTING UTILITY
7	EXISTING FENCE
8	EXISTING TREE
9	EXISTING SHrub
10	EXISTING SAND
11	EXISTING GRAVEL
12	EXISTING ASPHALT
13	EXISTING CONCRETE
14	EXISTING BRICK
15	EXISTING STONE
16	EXISTING METAL
17	EXISTING WOOD
18	EXISTING GLASS
19	EXISTING CERAMIC
20	EXISTING TILE
21	EXISTING CARPET
22	EXISTING PAINT
23	EXISTING PLASTER
24	EXISTING GYPSUM
25	EXISTING LIME
26	EXISTING CEMENT
27	EXISTING SAND
28	EXISTING GRAVEL
29	EXISTING ASPHALT
30	EXISTING CONCRETE
31	EXISTING BRICK
32	EXISTING STONE
33	EXISTING METAL
34	EXISTING WOOD
35	EXISTING GLASS
36	EXISTING CERAMIC
37	EXISTING TILE
38	EXISTING CARPET
39	EXISTING PAINT
40	EXISTING PLASTER
41	EXISTING GYPSUM
42	EXISTING LIME
43	EXISTING CEMENT
44	EXISTING SAND
45	EXISTING GRAVEL
46	EXISTING ASPHALT
47	EXISTING CONCRETE
48	EXISTING BRICK
49	EXISTING STONE
50	EXISTING METAL
51	EXISTING WOOD
52	EXISTING GLASS
53	EXISTING CERAMIC
54	EXISTING TILE
55	EXISTING CARPET
56	EXISTING PAINT
57	EXISTING PLASTER
58	EXISTING GYPSUM
59	EXISTING LIME
60	EXISTING CEMENT
61	EXISTING SAND
62	EXISTING GRAVEL
63	EXISTING ASPHALT
64	EXISTING CONCRETE
65	EXISTING BRICK
66	EXISTING STONE
67	EXISTING METAL
68	EXISTING WOOD
69	EXISTING GLASS
70	EXISTING CERAMIC
71	EXISTING TILE
72	EXISTING CARPET
73	EXISTING PAINT
74	EXISTING PLASTER
75	EXISTING GYPSUM
76	EXISTING LIME
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92	EXISTING GYPSUM
93	EXISTING LIME
94	EXISTING CEMENT
95	EXISTING SAND
96	EXISTING GRAVEL
97	EXISTING ASPHALT
98	EXISTING CONCRETE
99	EXISTING BRICK
100	EXISTING STONE

NOTES

1. SEE ALL NOTES ON ALL SHEETS AND CONDITIONS.

OUTPARCEL #4
1.046 ± ACRES



Scale

