



VII.B.

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Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: February 24, 2014

From: John Boyer
Senior Planner

Location: 16889 Chesterfield Airport Rd.

Applicant: Tim Meyer, Volz Inc.

Description: **Kemp Auto Museum (Chesterfield Covenant Group) SDP:** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.709 acre tract of land zoned "PC" Planned Commercial District on the north side of Chesterfield Airport Rd., approximately 1,000 feet east of Chesterfield Commons Dr. (17T230189).

PROPOSAL SUMMARY

The request is for construction of a 5,200 square foot multi-tenant commercial building with accessory parking located in the rear of the property. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance #2756.

HISTORY OF SUBJECT SITE

The site was originally zoned "NU" Non-Urban District through St. Louis County. In 1974, the property was rezoned from the "NU" District to "M-3" Planned Industrial District by St. Louis County Ordinance #7014. On August 19, 2013, the property was rezoned to its existing zoning of "PC" Planned Commercial District by City of Chesterfield Ordinance #2756.

SURROUNDING ZONING

Direction	Land Use	Zoning
North	Chesterfield Outlets	"PC" Planned Commercial District
South	Chesterfield Commons East	"PC" Planned Commercial District
East	Vacant Commercial	"PC" Planned Commercial District
West	Kemp Auto Museum	"PC" Planned Commercial District



Figure 1: Aerial Photo

STAFF ANALYSIS

Zoning

The subject site is currently zoned “PC” Planned Commercial District under the terms and conditions of the City of Chesterfield Ordinance Number #2756. The submittal was reviewed against the requirements of the governing ordinance and all applicable Zoning Ordinance requirements.

Site Relationship

The proposed structure is to be situated along the frontage of Chesterfield Airport Road with accessory parking to be placed within the rear of the lot (I-64 frontage). With the placement of the structure along the frontage of Chesterfield Airport Road, the proposed building would be consistent with the adjacent Kemp Auto Museum to the west which is similarly situated (see figure 1 on page 2).

Traffic Access & Circulation

Proposed access to the site would utilize the existing controlled access point across from Chesterfield Commons East Drive which is also a shared access to the Kemp Auto Museum (west) and an access point to any future development to the east of the subject parcel. City of Chesterfield Ordinance #2756 dictate that road improvements associated with this proposed development would be as directed by St. Louis County Department of Highways and Traffic and the City of Chesterfield. After review by St. Louis County and the City of Chesterfield, road improvements were not deemed necessary to this development; however will be pursued upon future development of the property directly to the west (16861 Chesterfield Airport Road).

Parking

As mentioned in the above Site Relationship section, parking is proposed in the rear of the subject property along the I-64 frontage. A desired design technique of the Architectural Review Board Guidelines for development within the Chesterfield Valley for lots fronting along I-64/U.S. 40 or North Outer 40 is to provide parking away from these frontages within the side or rear of the lots. The Applicant, as indicated in the Statement of Design, has proposed this parking in the rear adjacent to the I-64/U.S. 40 frontage due to the following;

- Major view of proposed structure is from Chesterfield Airport Road, and
- Existing access easement for Kemp Auto Museum is required to be maintained which also serves as access for proposed parking.

In order to utilize the existing access easement (which cannot be relocated), the developer chose to focus on Chesterfield Airport Road as the major frontage and to place the proposed parking area near the I-64 frontage. In order to mitigate the effects of this site design, the Applicant has placed dense plantings associated with an approved landscape buffer which shields this development from the I-64 frontage. This effectively makes Chesterfield Airport Road the main frontage and maintains a cohesive site design with the neighboring Kemp Auto Museum (landscape mitigation is further discussed within the "Landscaping" section on page 4 of this report). Due to these factors, Staff supports placement of parking in this area.

In addition, sidewalk extensions from the rear parking area to the sidewalk along the frontage are proposed in order to link these areas to public access points and increase accessibility for the proposed development.

Architectural Elevations

The proposed one-story structure is consistent in height and scale with other stand-alone commercial structures in the area. Main access to the structure is provided on the northern elevation near the proposed parking field. Since the main access is on the rear (north elevation) of the structure, the Applicant is proposing an elevation which considerably matches the northern elevation to the southern elevation signifying the equal importance of both frontages. This architectural detail provides additional curb appeal from Chesterfield Airport Road, while not appearing as a rear elevation to the casual observer. Additional design themes on the frontages (masonry wainscoting) have been carried onto the side elevations as desired for structures within the Chesterfield Valley and as recommended by the Architectural Review Board. Mechanical equipment is planned to be roof mounted and will be screened by a parapet.

Materials planned for this proposal include a brick veneer, simulated plaster, pre-finished aluminum/glass storefront, fabric covered awnings, and wall cornices. Multiple colors are proposed associated with the design of the building as documented on the rendering and elevations as well as detailed in the Architect's Statement of Design. All utilities associated with this proposed site will be underground as required by development within the Chesterfield Valley.

Elevations associated with this planned development were reviewed by the Architectural Review Board (ARB) on November 14, 2013. During the meeting, discussion occurred on lighting and the amount of EIFS used near ground level in lieu of additional masonry. As a result, the following recommendations from the ARB are being forwarded to the Planning Commission;

1. Add masonry wainscoting along the base of the building on all sides consistent with the height of the masonry on the columns.

2. Extend the 8"band depicted on the north elevation around the entire perimeter of the building.

Subsequent to the ARB meeting, the Applicant did amend their elevations associated with this proposal and have addressed both items listed above. .

Landscaping

Landscaping is planned in association with the proposed development as required by the City of Chesterfield City Code. In addition to the proposed landscaping, the Applicant has indicated on the Landscape Plan that some of the existing landscaping will be preserved on the site. As part of the approval of the rezoning to "PC" Planned Commercial District, the Planning and Development Services Director approved a modification to the Tree Preservation and Landscaping Requirements to allow a smaller landscape buffer of no less than twenty (20) feet along the rear property line (I-64 frontage) in lieu of the required thirty (30) foot buffer. This modification was granted due to an existing access easement for the Kemp Auto Museum which cannot be relocated.

The approved planned district ordinance for this site includes this modification and requires additional tree plantings throughout the site as mitigation. The landscape plan submitted for your consideration has been reviewed against these requirements and has been found to be in compliance with the planned district ordinance (City of Chesterfield Ordinance #2756).

Additionally, in order to provide sufficient spacing for the necessary improvements within existing right-of-way, as well as taking into account existing utilities, the Applicant is only required to plant the trees as shown on the attached Landscape Plan. All landscaping as depicted is in compliance with the Section 27.5 of the City Code and has been reviewed by the City Arborist.

Screening

As with all developments, a trash enclosure is planned with this proposed construction. The enclosure, per the Architect's Statement of Design and the Site Development Plan, will match the material and color of the proposed main structure as required per City Code.

No outdoor storage is planned associated with this development, nor approved as a land use under the site's governing ordinance.

Lighting

The proposed lighting plan consists of two (2) light standards within the rear parking field and associated building accent lighting. This building accent lighting has been reviewed against all City Code requirements including the Lighting Ordinance and the Chesterfield Valley design standards. While the proposed building accent lighting meets all minimum requirements, the Applicant is requesting a large amount of light fixtures around the front and rear facades. During the Architectural Review Board meeting, the building accent lighting was discussed and concern was expressed. However, they chose to refer this matter to the Planning Commission in lieu of making a formal motion on it. Details on the lighting are provided in the documents attached to this report and the Applicant will be in attendance to answer any questions.

DEPARTMENT INPUT

Staff has reviewed the Site Development Plan, Lighting Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance and all City Code requirements. Staff recommends approval of the Site Development Plan, Lighting Plan, Landscape Plan and Architectural Elevations. If the Planning Commission elects to make

amendments to the existing lighting plan, Staff recommends utilizing the second motion below to incorporate those amendments.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Kemp Auto Museum."
- 2) "I move to approve the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Kemp Auto Museum with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Architect's Statement of Design
Architectural Elevations
Site Development Plan
Tree Preservation Plan
Lighting Plan
Landscape Plan



Architect's Statement of Design

Chesterfield Covenant Group
16889 Chesterfield Airport Road

Site Design

Site Relationships: The site is located immediately east of the Kemp Auto Museum on a narrow tract of land between Chesterfield Airport Road and Interstate Highway 64. The site is configured to accommodate the proposed 5,200 square foot multi-tenant office/retail building and associated parking.

Nearby and adjacent land uses include:

- Kemp Auto Museum is located immediately west of the proposed site.
- An undeveloped site is located immediately to the east.
- The Chesterfield Commons Shopping Center is located on the south side of Chesterfield Airport Road with the closest outparcels being: Ethan Allen Furniture Store, Bank of America, Firestone Tire and a multi-tenant retail strip building.

Circulation System & Access: Vehicular access to the site is via a single entrance drive from Chesterfield Airport Road which leads to a paved parking field located on the north side of the proposed building. The main building entrances are located on the north side of the building and are directly accessible from the parking lot; however the design provides formal elevations on all four sides.

Topography: The existing topography is relatively flat and will not be significantly altered as a part of the proposed improvements.

Retaining Walls: Not Applicable.

Building Design:

Scale, Design, Material & Colors: The building design consists of a rectilinear floor plan and façade which efficiently accommodates the proposed uses of the building while maximizing use of the site. The exterior elevations have been proportionately segregated to emphasize the building's structure and to appropriately define the individual tenant spaces & uses of the building. Visual relief is further enhanced by the thoughtful application of materials & design elements including: brick veneer, simulated plaster, pre-finished aluminum/glass storefront systems, fabric covered awnings, proportionately sized wall cornices, projected building pilasters, etc... The building parapet has also been varied to provide prominence for the dental anchor tenant and to add additional visual interest.

The selected materials and colors are of a warm earth tone palette with dark accents to provide a contemporary and elegant aesthetic to the structure. Materials and colors include:

- Brick: Mid America Brick – Ash
- Cast Stone: Light Buff
- Main Field FIFS: SW 0035 – Indian White
- Accent EIFS: SW 0036 – Buckram Binding
- Tower EIFS: SW 7018 - Dovetail
- Coping/Trim: SW 7019 – Gauntlet Grey
- Blue Accent & Entrance: SW 7602 - Indigo Batik
- Aluminum Window Frame: Clear Anodized
- Awnings: Black

Landscape Design & Screening: Landscaping areas are located throughout the site which meet the requirements of the City of Chesterfield. Refer to attached Landscaping plan prepared by Landscape Technologies. The Site Plan also incorporates a 6' high sight-proof trash enclosure. HVAC and other rooftop equipment will be screened by the building parapets.

Signage: Final signage has not yet been determined by the owner and will be submitted through the City of Chesterfield under a separate review process.

Lighting: Site lighting will be provided by two 20' high light poles with shoe box type light fixtures, and regularly spaced decorative building mounted wall sconces. All non-decorative fixtures will have light cut-off shields to prevent glare and excess light spillage outside of proposed property. Refer to attached site lighting photometric plan and fixture cuts sheets for additional information.

Specific Requirements for the Chesterfield Valley. *The following requirements for Chesterfield Valley applied to commercial and industrial development in addition to addressing all other applicable design standards in the City of Chesterfield Code have been addressed as follows:*

Facades

Utilize architectural elements from the Front Façade on the side and rear of the structure: *The provided exterior elevations illustrate that all four building façades contain and reflect significant architectural elements from the front building façade.*

Utilize accent lighting and avoid flood lighting for facades of buildings facing I-64/US 40. *The provided site lighting design illustrates that flood lighting of the building is not being implemented, and will be addressed with appropriate building mounted accent lighting.*

Screen trash enclosures and construct with materials consistent to the building. *The provided trash enclosure design and details illustrate the exterior façade of the trash enclosure to be plaster/stucco to match EIFS of Building - including color, along with a painted metal coping to match the coping color of the building. The doors of the trash enclosure are to be painted to match the medium accent color of the building.*

Storage

Screen outdoor storage of goods, equipment or automobiles for sale or service from I-64/US 40. *No exterior of storage of goods are proposed.*

Utilities

Install all new and existing site utilities underground. *All building utilities are proposed to be underground.*

Parking

Locate parking primarily to the side or rear of any building facade facing I-64/US 40 or along North Outer 40.

The major views of the building and site are from Chesterfield Airport Road, therefore parking has been located on the north side of the building to enhance this view from the south.

There is also an existing access drive/easement to the existing Kemp Auto Museum located along the north property line that is required to be maintained. Consolidating the required access drive with the proposed parking area allows for a much more efficient use of the site. The location existing access drive also serves to further distance the parking field from I-64/US 40.

Furthermore; the proposed parking area is much smaller and more remote from I-64/US 40 than parking fields of the majority of existing business located immediately west of the proposed site.

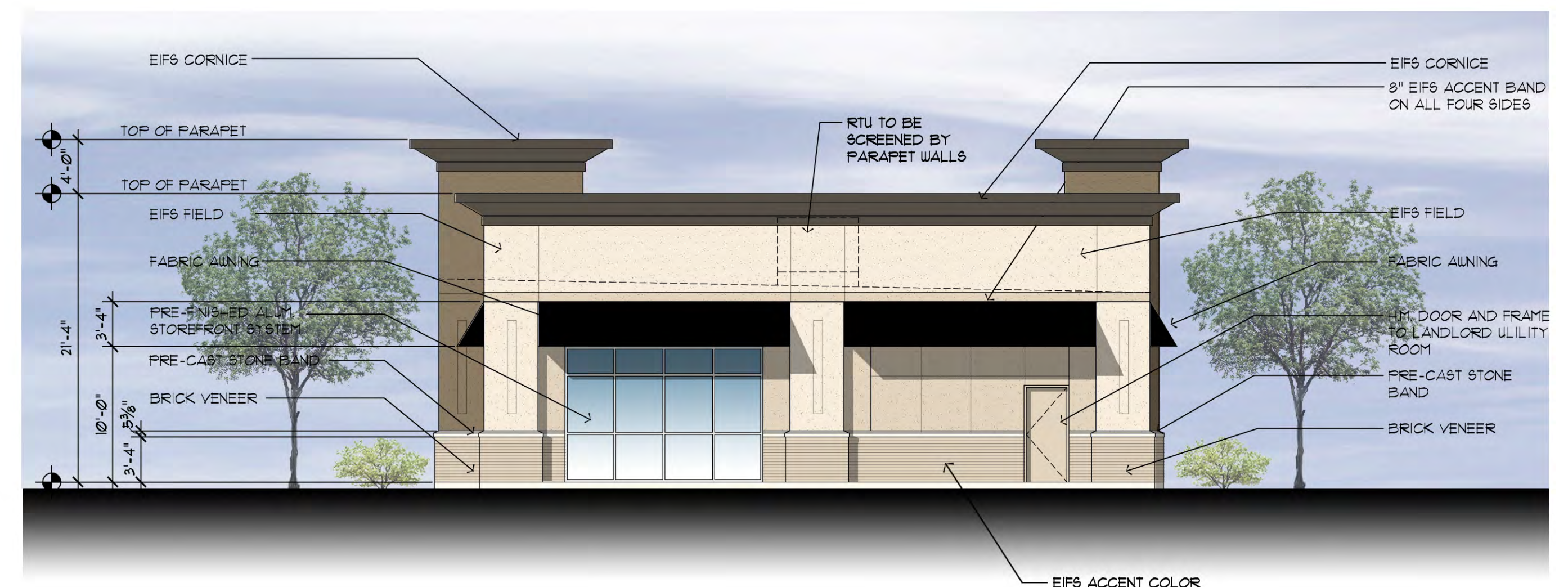
Screen loading areas and construct with material consistent to the building. *No loading areas are being proposed.*



North Elevation



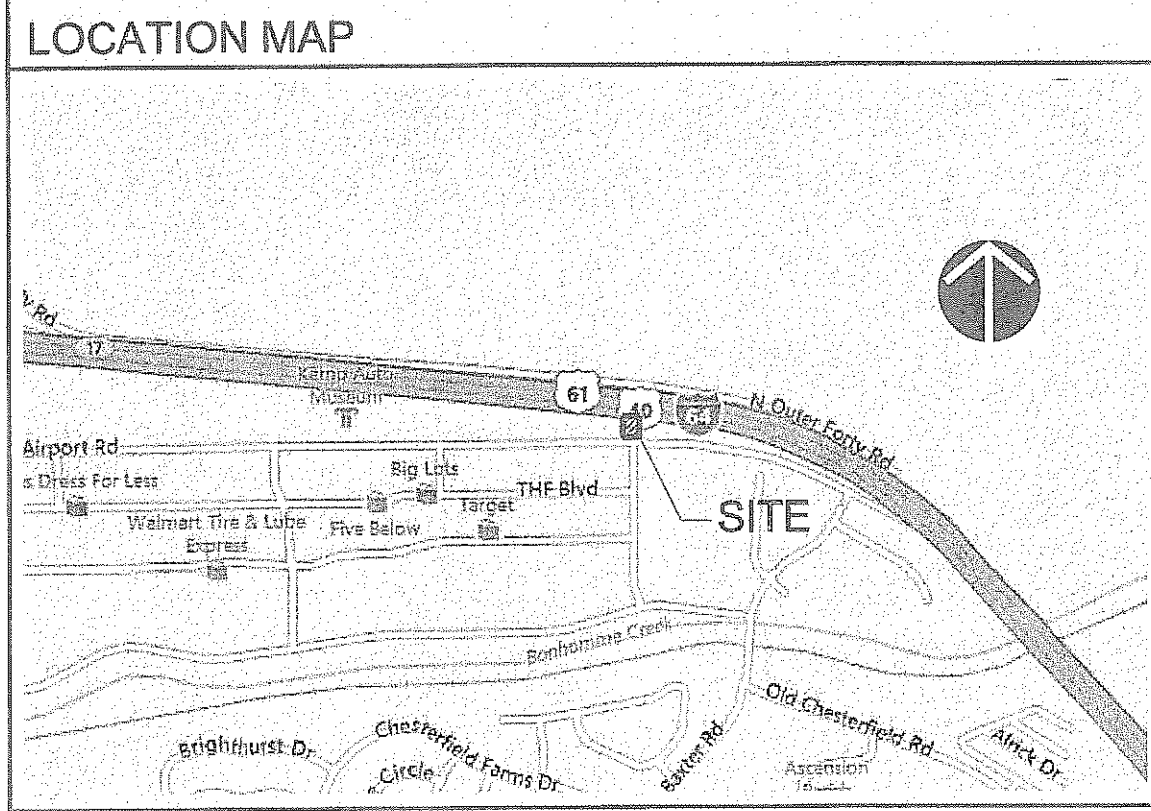
East Elevation



West Elevation



South Elevation



PROJECT NOTES:

LOCATOR NUMBER:	177 23 0189
AREA OF SITE:	0.709 AC
EXISTING ZONING:	PLANNED COMMERCIAL (PC) DISTRICT
SETBACKS:	30' FRONT PARKING & BUILDING SETBACK INT 64 & CHESTERFIELD AIRPORT ROAD 10' SIDE BUILDING SETBACK (EAST & WEST) 7' SIDE PARKING SETBACK (EAST & WEST)
PARKING PROPOSED AND REQUIRED:	5200 SF ONE STORY BUILDING 23 SPACES PROPOSED
OPEN SPACE:	10875 SF (30,844 SF = 35% - COMPLIES WITH THE "PC" ORDINANCE AND ORDINANCE #2758 5,200 SF (30,844 SF) = 17%
FLOOR AREA RATIO:	
FIRM MAP # 28188C0140 H AUGUST 2, 1995, REVISED TO REFLECT LOMR DATED APRIL 17, 2000	
OWNER OF RECORD:	FRED M KEMP FOUNDATION THE 18955 CHESTERFIELD AIRPORT RD CHESTERFIELD, MO 63069
PREPARED BY:	VOLZ Incorporated 10848 INDIAN HEAD INDL BLVD ST. LOUIS, MO 63132 314-428-3212 MAIN 314-890-1250 FAX

THIS SITE IS IN THE FOLLOWING DISTRICT: MISSOURI RIVER WATERSHED MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICT METROPOLITAN ST. LOUIS SEWER DISTRICT

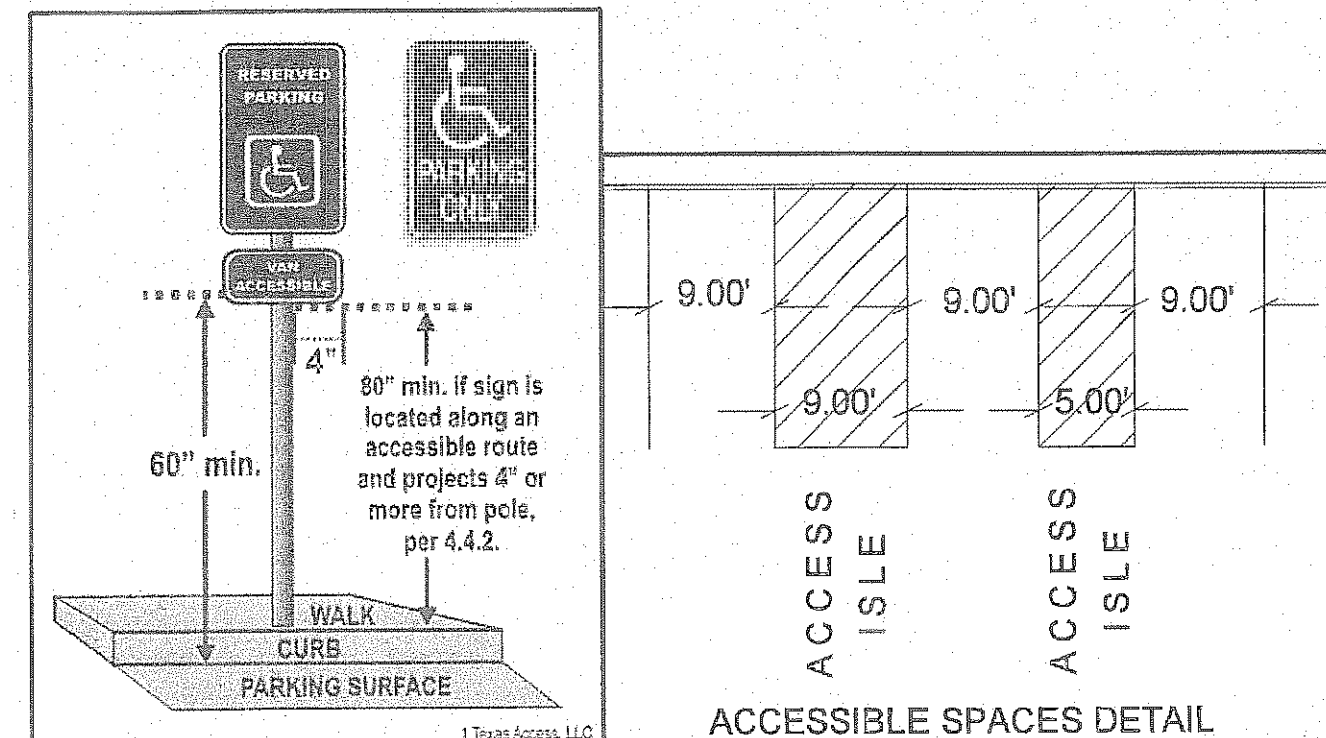
THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS: MISSOURI AMERICAN WATER COMPANY LACLEDE GAS COMPANY AMEREN MISSOURI CHARTER COMMUNICATION AT&T

GRADING SHALL BE PER THE CITY OF CHESTERFIELD STANDARDS
GRADING AND DRAINAGE SHALL BE PER CITY OF CHESTERFIELD AND MSD STANDARDS
ALL EXISTING EASEMENTS HAVE BEEN INDICATED ON THE PLAN
SLOPE SHALL NOT EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) UNLESS SUPPORTED BY GEOTECHNICAL REPORT
ALL EXISTING TREES TO REMAIN
ALL UTILITIES SHALL BE UNDERGROUND
ALL ROOF MOUNTED HVAC EQUIPMENT WILL BE SCREENED TO THE HEIGHT OF THE EQUIPMENT.
STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 318, RSMO.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION, MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

ERIC J. KIRBY, P.L.S.
PROFESSIONAL LAND SURVEYOR
#2900000014



LOCATOR # 177230189

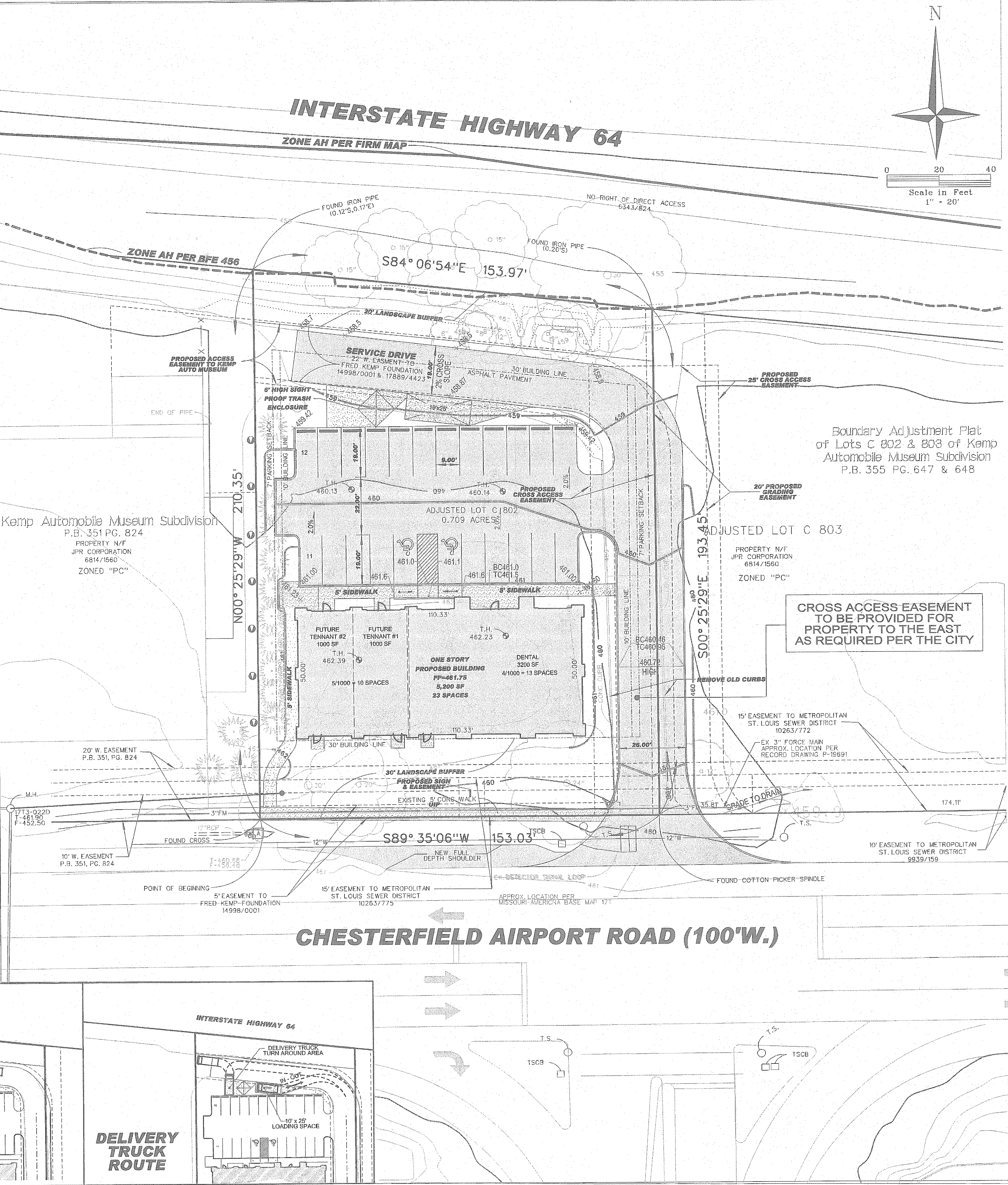
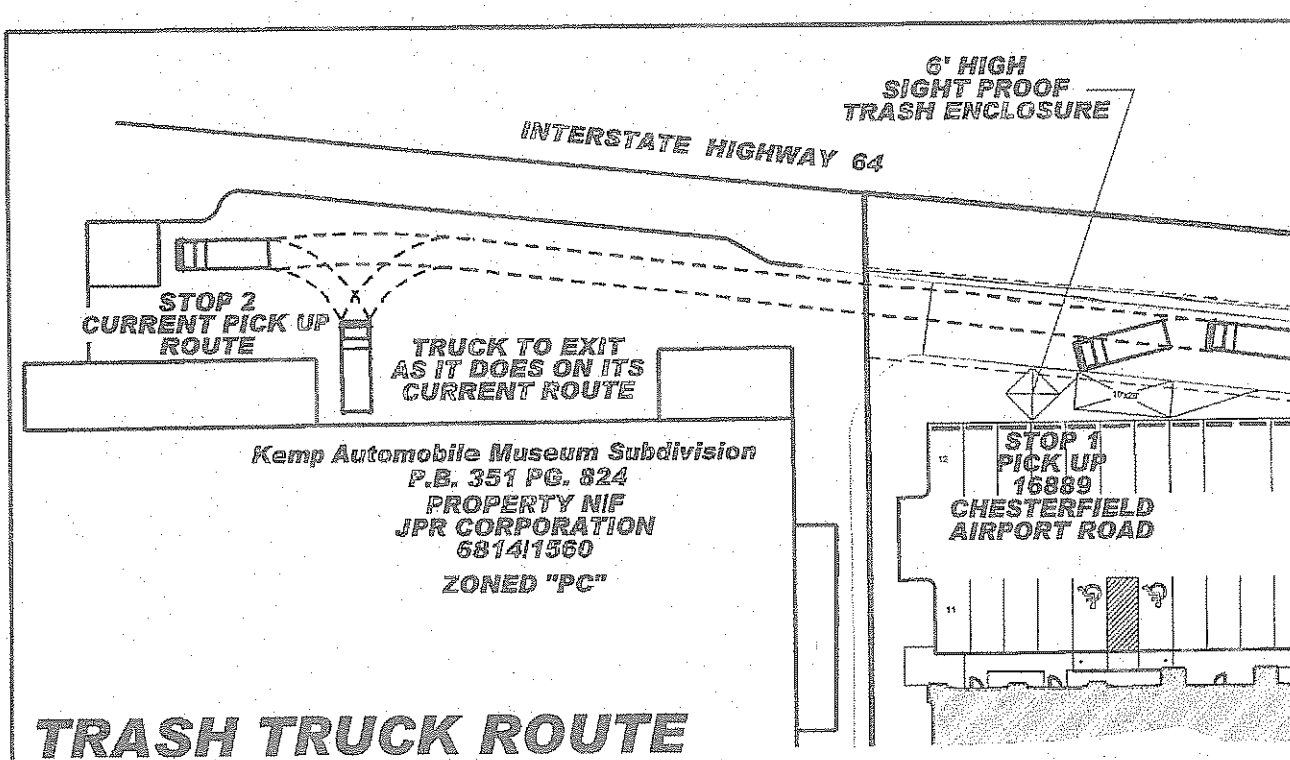
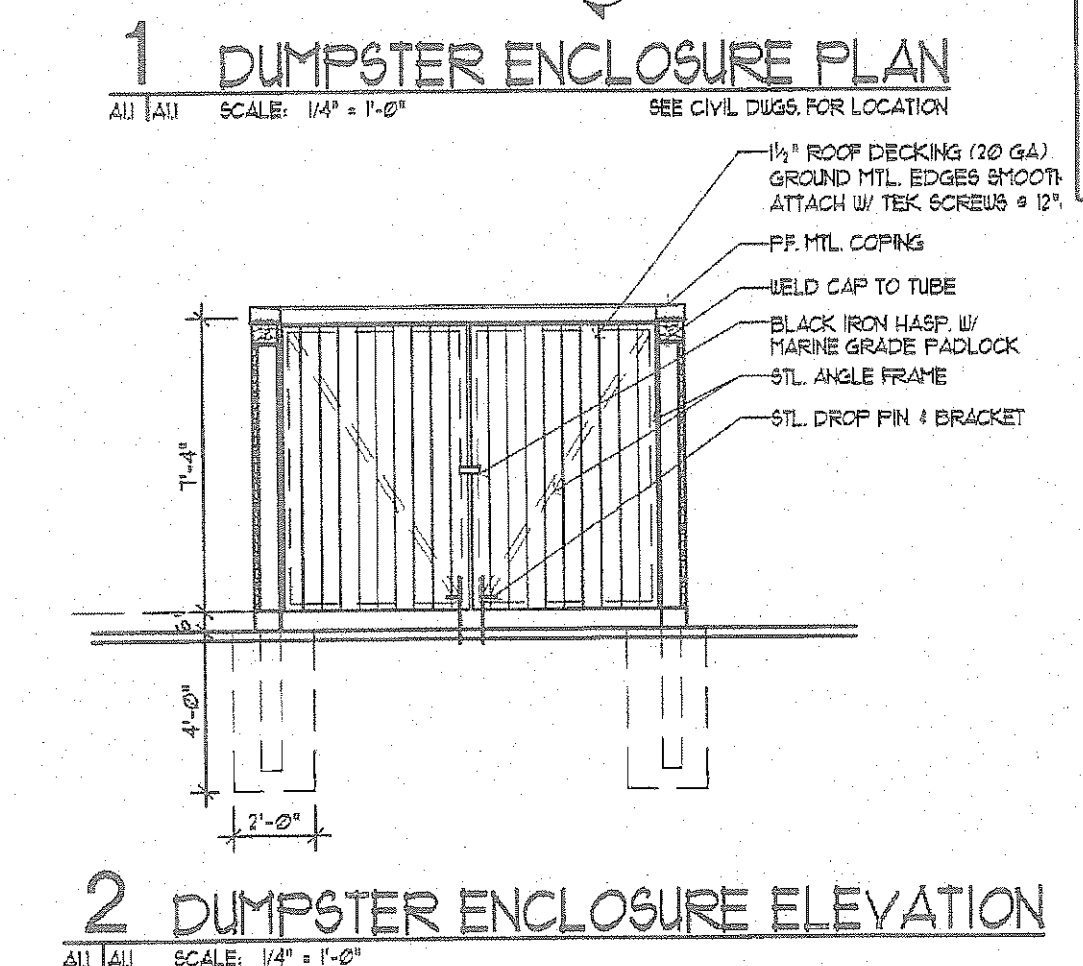
Boundary Adjustment Plat of Lots C 802 & 803 of Kemp Automobile Museum Subdivision

PROPERTY M/F THE FRED M. KEMP FOUNDATION 17889/4419

ADJUSTED LOT C802

A tract of land being Adjusted Lot C802 of the "Boundary Adjustment Plat of Lots C 802 & 803 of Kemp Automobile Museum Subdivision", as recorded in Plat Book 355 pages 647 and 648 of the St. Louis County Records in U.S. Survey 2031, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the intersection of the West lot line of Lot C802 of said "Kemp Automobile Museum Subdivision" with the North right of way line of Chesterfield Airport Road, varying width; thence along the line common to Lots C802 and C803, North 00 degrees 25 minutes 29 seconds West, 210.35 feet to the South right of way line of Interstate 64, varying width; thence along said South right of way line of Interstate 64, South 84 degrees 08 minutes 54 seconds East, 153.97 feet to a point; thence along a line parallel to the East line of the line common to Lots C802 and C803, South 00 degrees 25 minutes 29 seconds East, 193.45 feet to a point in the North right of way line of Chesterfield Airport Road; thence along said North line of Chesterfield Airport Road, South 89 degrees 35 minutes 06 seconds West, 153.03 feet to the point of beginning and containing 0.709 acres.



CHESTERFIELD COVENANT GROUP

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VOLZ Incorporated

ENGINEERING - LAND PLANNING - LAND SURVEYING
TRANSPORTATION - CONSTRUCTION MANAGEMENT

16889 CHESTERFIELD AIRPORT ROAD

A TRACT OF LAND BEING ADJUSTED LOT C802 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS C 802 & 803 OF KEMP AUTOMOBILE MUSEUM SUBDIVISION IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT PLAN

LOCATOR # 177230189
BASE MAP # 177
VOLZ JOB# 11276-1
H:\CADD\1200-1128911219\Final\SPDRSPP.DWG

REVISIONS:
11-20-2013
11-15-2013
01-16-2014
REVISOR: JDM
REVISOR: JDM

09-03-2013

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this PC Planned Commercial District shall be:
a. Coffee Shop
b. Commercial Service Facility
c. Office, Dental
d. Office, General
e. Professional and Technical Service Facility
f. Restaurant, Take Out
g. Retail Sales Establishment, Neighborhood
2. Hours of Operation.
a. Hours of operation for retail uses shall be limited to 6 a.m. to 11 p.m.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

- 1. Height
a. The maximum height of the building, exclusive of roof screening, shall not exceed 40 feet.
2. Building Requirements
a. A minimum of (35%) open space is required for this development.
b. This development shall have a maximum F.A.R. of (0.55).

C. SETBACKS

- 1. Structure Setbacks
No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:
a. 30 feet from the right-of-way of Chesterfield Airport Rd. and I-64.
b. 10 feet from the west and east property line.
2. Parking Setbacks
No parking stall or loading space, will be located within the following setbacks:
a. 30 feet from the right-of-way of Chesterfield Airport Rd. and I-64.
b. 7 feet from the west property line.
c. 10 feet from the east property line.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. No construction related parking shall be permitted on I-64/U.S. 40-61 or Chesterfield Airport Rd. right-of-way.
3. Temporary construction on non-paved surfaces shall be prohibited to limit mud from construction activities being tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code. In lieu of the required 90 foot buffer requirement for the northern property line abutting I-64, the developer shall maintain at least a 20 foot buffer. Nine (9) mitigation trees are required to be dispersed throughout the site.

F. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic (or MoDOT), for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

- 1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high eight-foot enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

- 1. Access to this development from Chesterfield Airport Rd. shall be via one twenty-four (24) foot wide bi-directional commercial entrance located at the existing location as directed by the St. Louis County Department of Highways and Traffic.
2. Provide a twelve (12) foot wide right turn deceleration lane on Chesterfield Airport Road with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.
3. All pavement improvements to the existing access driveway at this location and necessary modifications to the signals shall be the

responsibility of the developer. Details regarding this approach, such as width, lane alignment and channelizations shall be determined in the plan review process.

- 4. Provide cross access easements and temporary slope construction licenses or other appropriate legal instruments or agreements guaranteeing permanent access between this site and the adjacent properties as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.
5. No direct access to this development shall be permitted from I-64/US 40-61.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Provide a five (5) foot sidewalk, conforming to ADA standards, along the Chesterfield Airport Road frontage of the site. The sidewalk shall connect to the sidewalk constructed with the adjacent developments to the east and west. The sidewalk shall be privately maintained; therefore no public easements shall be required. Internal sidewalks shall connect to frontage pedestrian access.
2. Provide a twelve (12) foot wide right turn deceleration lane on Chesterfield Airport Road with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic.
3. Any improvements within MoDOT's right-of-way will require permit and the drainage design shall be in accordance with MoDOT standards.
4. Improve the access driveway and existing signalized intersection at Chesterfield Airport Road opposite Chesterfield Commons East Drive as directed by St. Louis County Department of Highways and Traffic and the City of Chesterfield.
5. All drainage detention storage facilities shall be placed outside of the standard governmental agency planning and zoning setbacks, or fifteen (15) feet from the new or existing right-of-way line, whichever is greater.
6. Provide any additional right-of-way and construct any improvements to Chesterfield Airport Road as directed by St. Louis County Department of Highways and Traffic.
7. If required sight distance cannot be provided at the access location, acquisition of rights of way, reconstruction of pavement including reconstruction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

K. TRAFFIC STUDY

- 1. Provide a traffic study as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed in the modal, regional issues shall be addressed as directed by the City of Chesterfield.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).
3. Certification will be required from the City of Chesterfield that storm water will be controlled as required by the Chesterfield Valley Master Storm Water Plan.

N. SANITARY SEWER

- 1. Provide public sewer service for this site in accordance with the Metropolitan St. Louis Sewer District Conceptual Sewer Master Plan for Chesterfield Valley.

O. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

- 1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction

with the construction of any roadway on site. All utilities will be installed underground.

- 2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City of Chesterfield, Missouri Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

- 1. A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited to, the following:

- 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide open space percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.
11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plans.

- 23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Traffic Generation Assessment (TGA). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed based on the following:

Table with 2 columns: Type of Development, Required Contribution. Rows include Medical Offices (\$1,879.80), General Retail (\$1,879.80), and Loading Spaces (\$3,076.06).

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic. If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Credits for roadway improvements required will be awarded as directed by St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following the completion of road improvements required by the development shall be retained in the appropriate trust fund.

Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, St. Louis County.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2014 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

B. WATER MAIN

The primary water line contribution is based upon gross acreage of the development land area. The contribution shall be a sum of \$756.04 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line servicing the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

C. STORM WATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based upon \$2,398.75 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, St. Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee. The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2014, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Trust Fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

I, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, of the City of Chesterfield Ordinance #624, do hereby

agree and declare 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 ordinance of the City of Chesterfield Council.

(Signature) (Name Typed)

State of () SS. County of ()

On this day of A.D., 20, before me personally appeared

(Officer of Corporation), to me known, who, being by me sworn in, did say that he/she is the (Title) of the (Name of Corporation)

corporation in the State of () and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in (County and State), the day and year last above written. My term expires ()

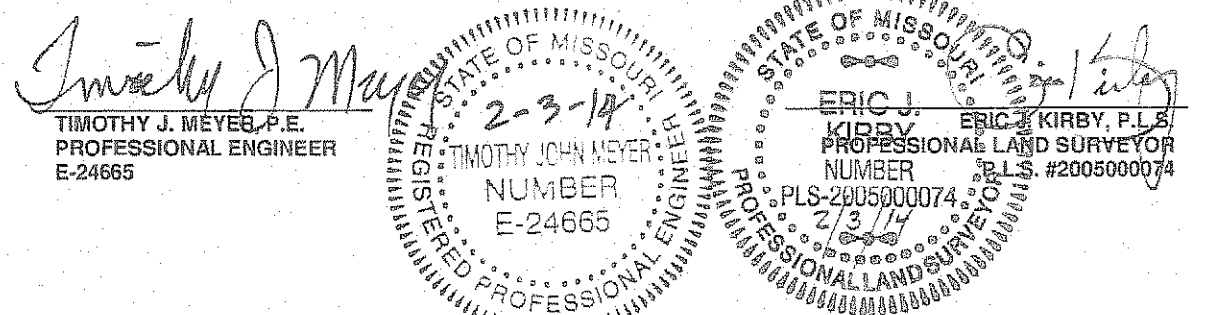
(Notary Public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of 20, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Planning and Development Services Director

City Clerk

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR WHICH THERE COULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.



GEOTECHNOLOGY, INC. AND THE UNDERSIGNED ENGINEER HAVE NOT PREPARED ANY PART OF THE PLANS GIVEN ON THIS PLAN SHEET. THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER HAS BEEN AFFIXED AT THE REQUEST OF VOLZ, INC. AND IS A PROFESSIONAL OPINION TO INDICATE THAT THE UNDERSIGNED HAS REVIEWED THE PLAN AND REVISIONS MADE THROUGH THE DATE GIVEN BELOW AND THAT, IN MY OPINION, THE GRADING AND IMPROVEMENTS AS SHOWN ON THESE SHEETS ARE COMPATIBLE WITH THE SOIL AND GEOLOGICAL CONDITIONS AT THE SITE AS DESCRIBED IN THE SUBSURFACE EXPLORATION REPORT FOR THE PROJECT #J021630.01 DATED SEPTEMBER 2013. ROADS MAY BE SUPPORTED ON NATURALLY OCCURRING OR CONTROLLED FILL SOILS. SLOPES MAY BE CONSTRUCTED AS SHOWN.

THE ABOVE OPINION IS BASED ON DATA FROM THE SUBSURFACE EXPLORATION REPORT THAT WAS BASED ON WIDELY SPACED EXPLORATIONS. CONDITIONS MAY VARY FROM THOSE ENCOUNTERED IN THE EXPLORATIONS, OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES OR WEATHER CONDITIONS. THEREFORE, THE UNDERSIGNED MUST BE INVOLVED DURING THE FINAL DESIGN AND CONSTRUCTION PHASE OF THIS PROJECT IN ORDER TO DETERMINE THAT SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE BORING DATA, AND THAT RECOMMENDATIONS RELATIVE TO THIS CONSTRUCTION ARE IMPLEMENTED. FAILURE TO INVOLVE GEOTECHNOLOGY, INC. IN FUTURE PHASE OF THIS PROJECT WILL RENDER THE OPINION GIVEN ABOVE, NULL AND VOID.

GEOTECHNOLOGY, INC. AND THE UNDERSIGNED HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS EXCEPT AS THEY RELATE TO THE GEOTECHNICAL ASPECTS OF THE DESIGN PROVIDED IT IS VERIFIED BY THE GEOTECHNICAL ENGINEER IN WRITING. SERVICES BY OTHERS INCLUDE; ESTABLISHMENT OF GRADES, SEWER PLANS AND GRADES, DRAINAGE, BOUNDARY AND TOPOGRAPHIC SURVEYS; ALL STRUCTURAL AND ELECTRICAL COMPONENTS; WATER, GAS, ELECTRIC, AND TELEPHONE SERVICE AND DISTRIBUTION FACILITIES; ANY AND ALL OTHER ENGINEERING PLANS, SPECIFICATIONS, ESTIMATES, PLATS, REPORTS, SURVEYS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT. CONSTRUCTION MEANS AND METHODS FOR IMPLEMENTATION OF THE GRADING PLAN SHALL BE LEFT TO THE CONTRACTOR WITH VERIFICATION BY THE GEOTECHNICAL ENGINEER IN WRITING.

SENTHIL KUMAR, P.E. MO-E-023728

CHESTERFIELD GOVERNMENT GROUP INCORPORATED 2860 MICHELLE DR. 2ND FLOOR IRVINE, CA 92606 PH 949-295-2098

16889 CHESTERFIELD AIRPORT ROAD

SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING ADJUSTED LOT C802 OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS C-802 & 803 OF KEMP AUTOMOBILE MUSEUM SUBDIVISION IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

LOCATOR # 177230189 REVISION 11-20-2013 BASE MAP # 177 VOLZ JOB# 11276-1 09-02-2013

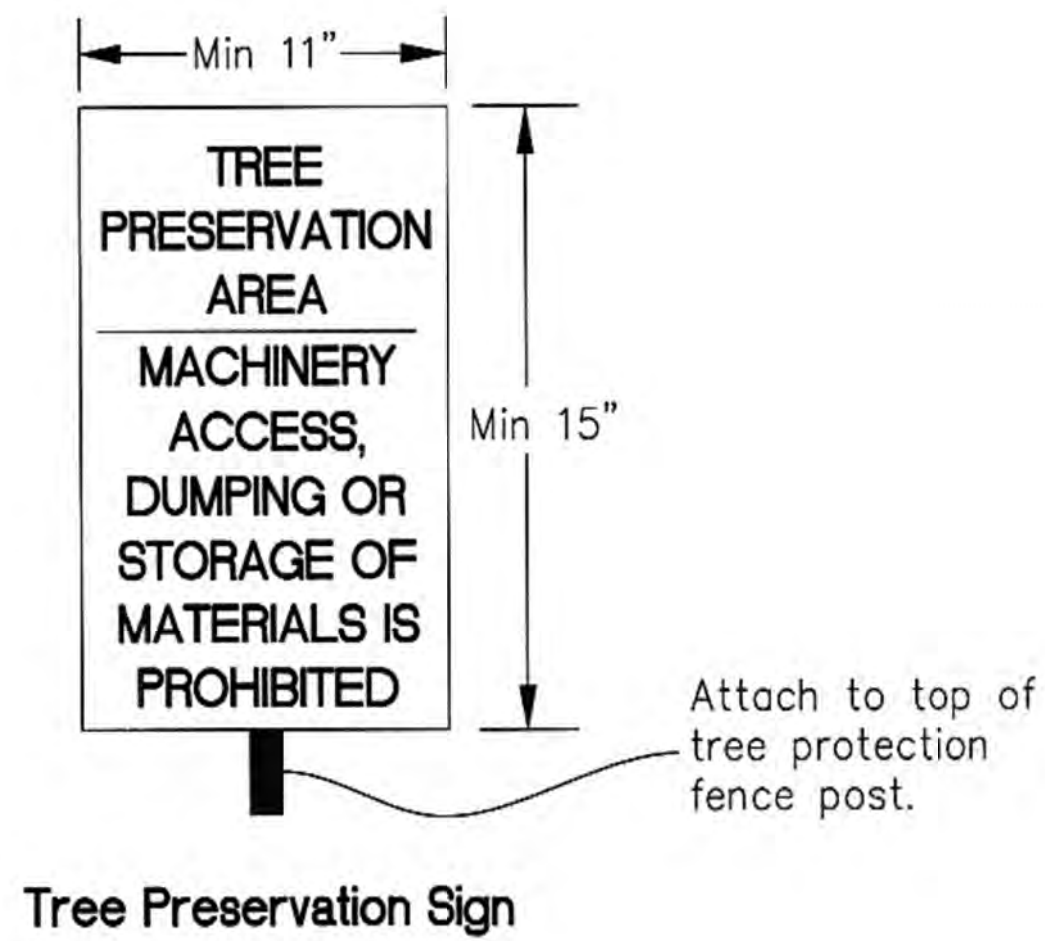
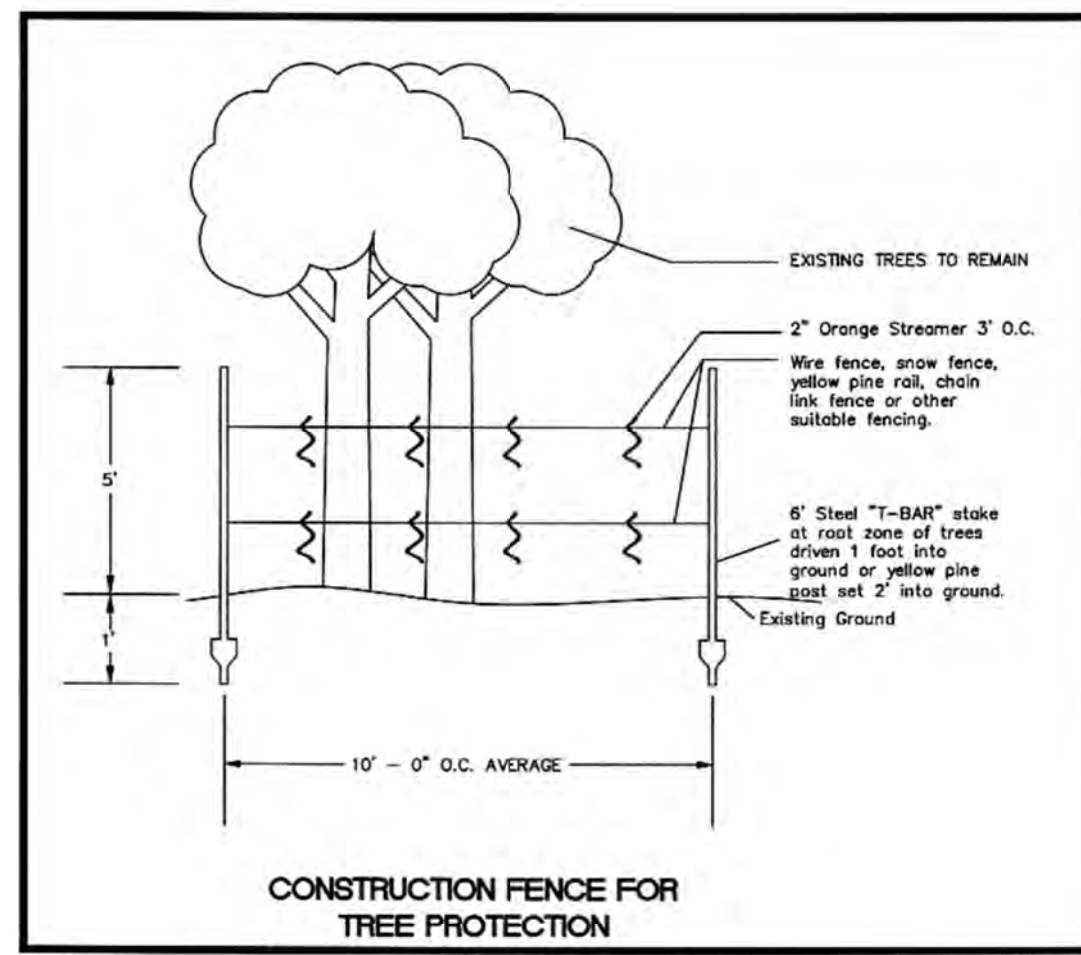
FILED IN 12501-123811276/Planning/SDFNS/P. Script Sheet

LOCATION MAP



TREE PROTECTION NOTES:

- CLEARING LIMITS SHALL BE STAKED BY SURVEYOR TO FACILITATE FENCING AND/OR TRENCHING REQUIREMENTS.
- NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE PROTECTION AND/OR ROOT TREATMENTS HAVE NOT BEEN COMPLETED.
- CONTRACTOR TO POST TREE PROTECTION SIGNAGE WHERE NECESSARY.
- TREE PROTECTION MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION SEQUENCE.
- ALL EXISTING INDIVIDUAL TREES ON SITE TO REMAIN.
- THERE ARE NO TREE MASSES ON THIS SITE.
- TREE PROTECTION FENCING. $377.00'$

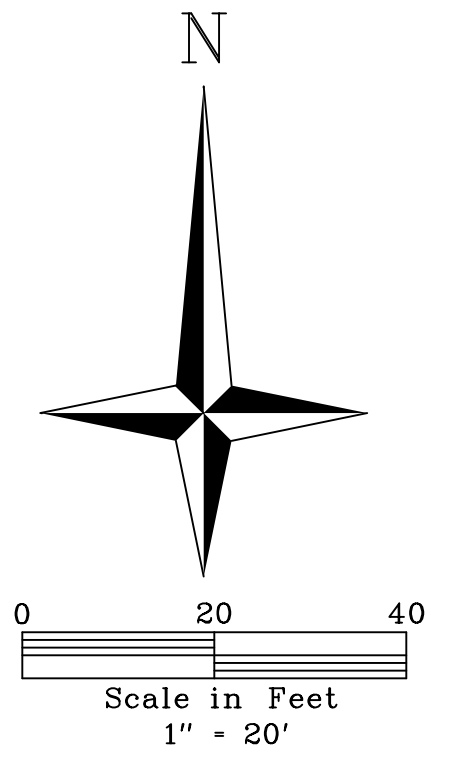
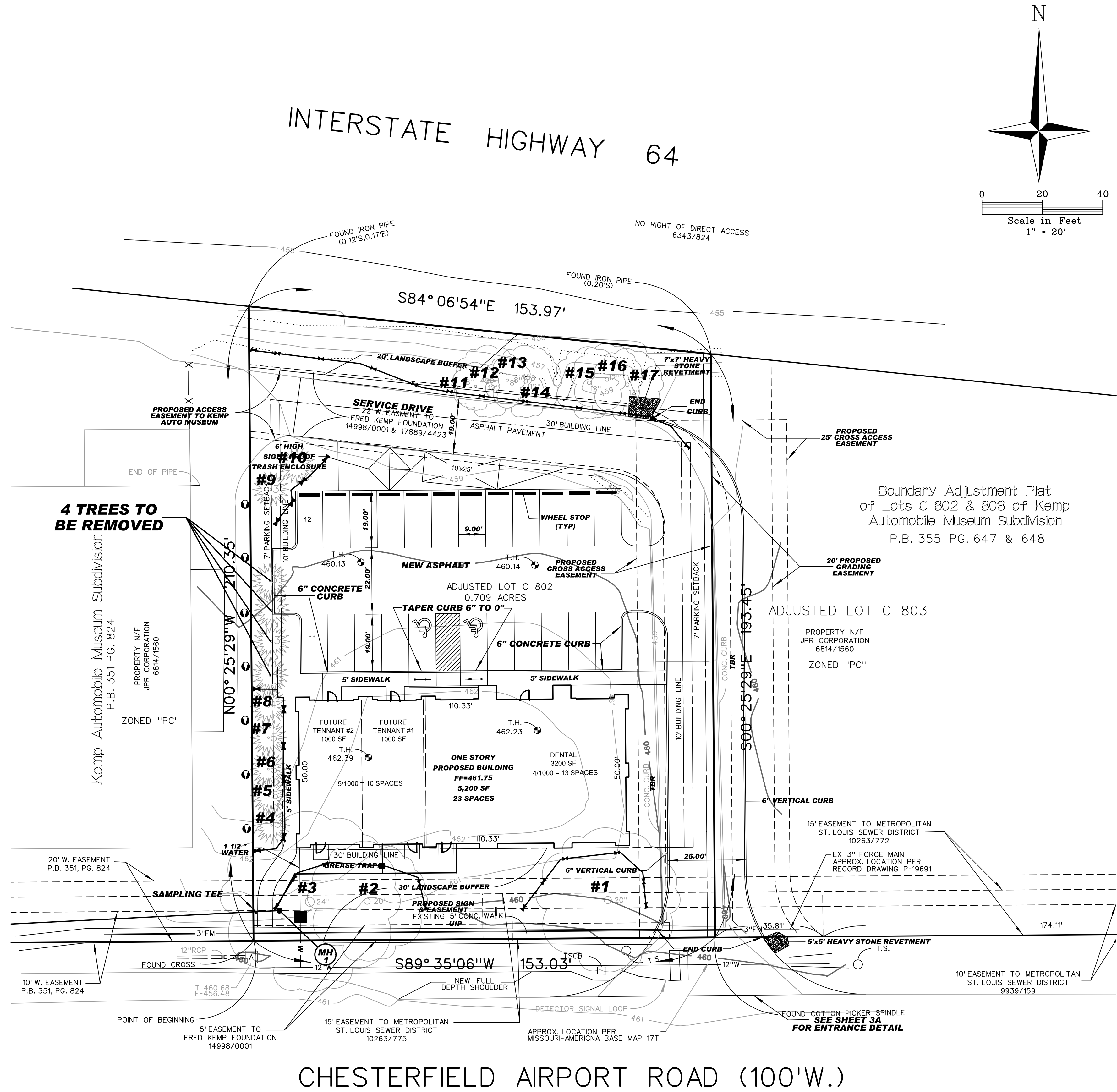


TREE DELINEATION PREPARED ON NOVEMBER 18, 2013 BY:

I hereby certify that I visited this site and provided the tree information and my professional opinion regarding the survivability of trees on this property.

Bruce Vawter
 Bruce Vawter, Consulting Forester
 Forestry Consultant Services
 Phone: 314-849-2753
 Certified Forester #2501
 Certified Arborist # MW-0469A

TREE #	SPECIES	DIAMETER	CONDITION	CANOPY	TBR	COMMENTS
1	Jap. Pagodatree	20	Poor	600	No	trunk decay, deadwood
2	Jap. Pagodatree	20	Poor	600	No	35% dead, deadwood
3	Jap. Pagodatree	24	Poor	600	No	
4	Norway Spruce	5	Good	100	No	
5	Norway Spruce	5	Good	100	No	
6	Norway Spruce	5	Good	79	No	
7	Norway Spruce	5	Fair	79	No	
8	Norway Spruce	4	Fair	50	No	
9	Norway Spruce	3	Fair	38	No	
10	Norway Spruce	3	Fair	38	No	
11	Amur Maple	Multi-stem	Fair	120	No	
12	Amur Maple	Multi-stem	Fair	120	No	
13	Amur Maple	Multi-stem	Fair	120	No	
14	Amur Maple	Multi-stem	Fair	120	No	
15	Amur Maple	Multi-stem	Fair	120	No	
16	Amur Maple	Multi-stem	Fair	120	No	
17	Amur Maple	Multi-stem	Fair	120	No	



16889 CHESTERFIELD AIRPORT ROAD

VOLZ Incorporated
 ENGINEERING - LAND PLANNING - LAND SURVEYING
 TRANSPORTATION - CONSTRUCTION MANAGEMENT
 10846 INDIAN HEAD IND. BLVD.
 ST. LOUIS, MISSOURI 63132
 314.428.6212 main
 314.890.1250 fax
 www.volzinc.com
 CHESTERFIELD COVENANT GROUP
 2860 MICHELLE DR.
 IRVINE, CA 92606
 PH 949-295-2096

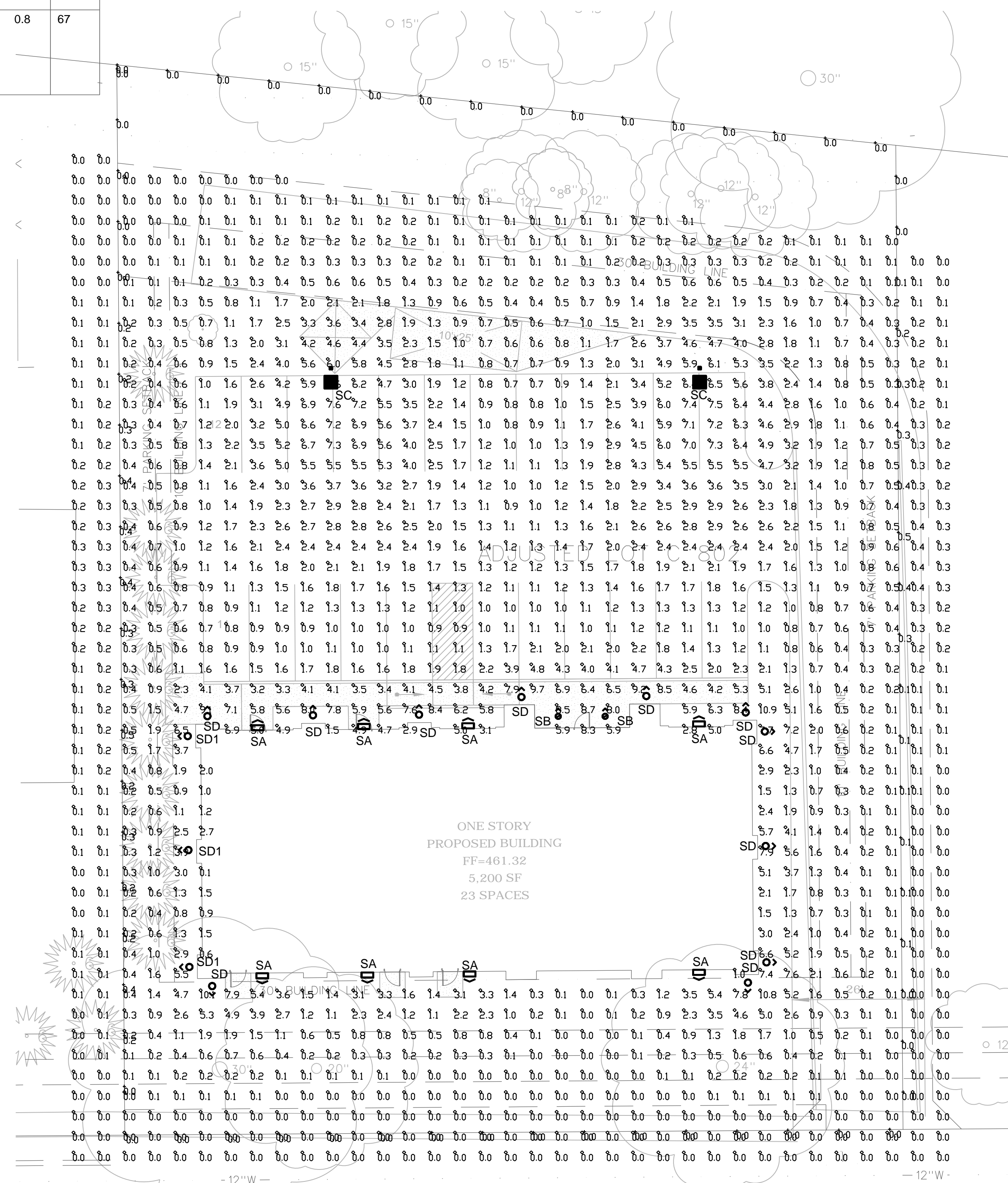
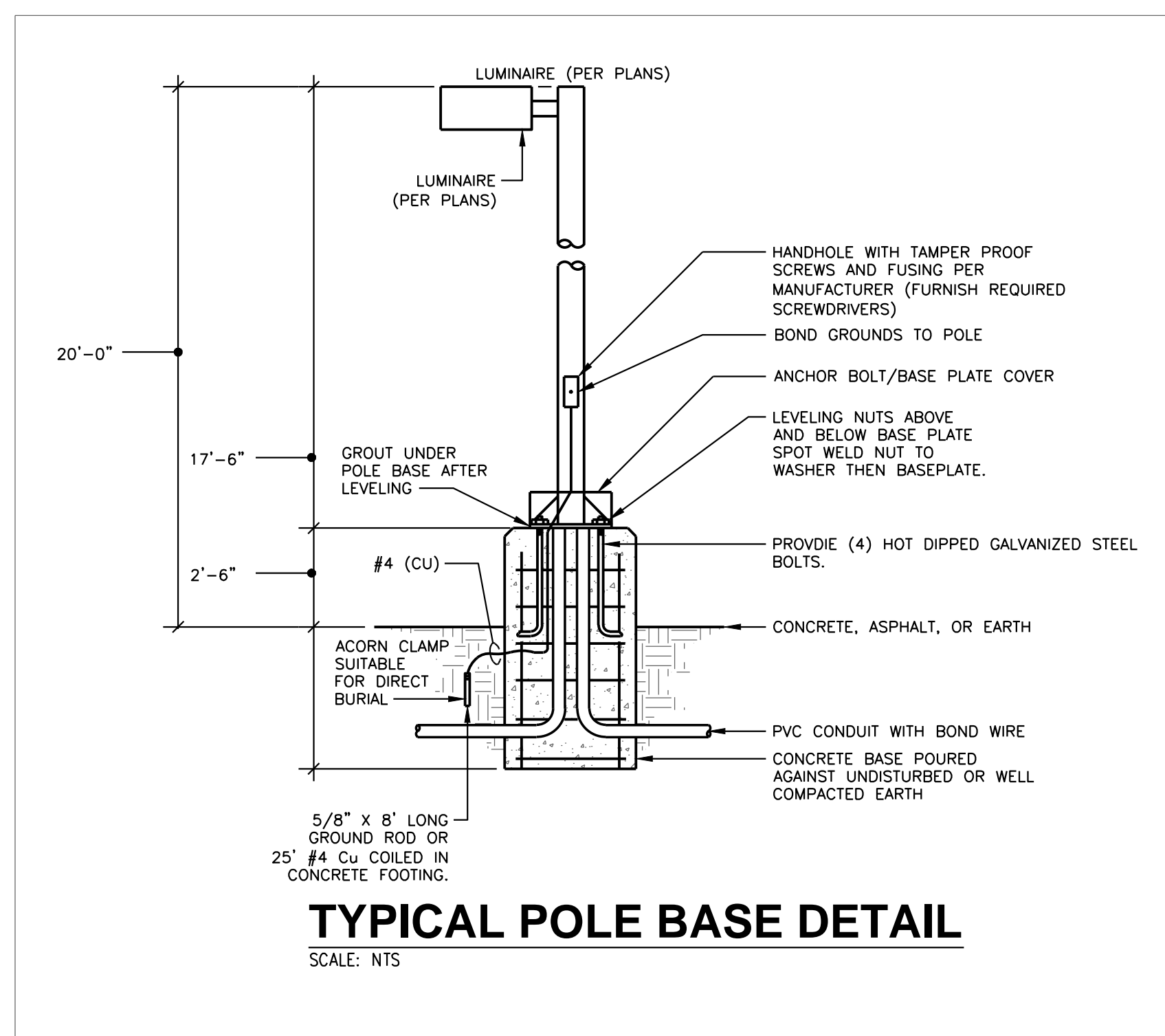
TREE PRESERVATION PLAN
 LOCATOR # 177230189
 BASE MAP # 177
 VOLZ JOB# 11276-1
 12-9-2013
 H:\CAD\12255-11289\11276\Planning\SDP\TPP.dgn

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	8	Lithonia Lighting	WST 2/26DTT MD	ARCHITECTURAL SCONCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	TWO 26-WATT TWIN TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	2	WST_2_26DTT_MD.ies	1800	0.8	56
	SB	2	Gotham Architectural Lighting	AF 2/26DTT 6AR	AF 6" APERTURE OPEN DOWNLIGHT 2/26DTT	TWO 26-WATT DOUBLE TWIN TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	2	AF_2_26DTT_6AR.ies	1825	0.8	62
	SC	2	Lithonia Lighting	KAD 250M R4 (PULSE START)	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE (1) 250 WATT CLEAR BT28 PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KAD_250M_R4 (PULSE_STA R).ies	22500	0.8	288
	SD	11	ARCHITECTURAL AREA LIGHTING	UCS-SKB-70MH-FCO-BLACK WITH FLAT GLASS LENS	UNIVERSE COLLECTION SMALL; ALUMINUM HOUSING AND COATED GLASS LENS STAINLESS STEEL HARDWARE, CAPTIVE FASTENERS ON RELAMP DOOR; SKIRTED BELL HOOD; FULL CUTOFF - W/ FLAT GLASS	ONE 70 WATT MEDIUM BASE CLEAR ED-17 MH LAMP LUMENS=5500	1	UCS-SKB-70MH-FCO.IES	5500	0.8	95
	SD1	3	ARCHITECTURAL AREA LIGHTING	UCS-SKB-50MH-FCO-BLACK WITH FLAT GLASS LENS	UNIVERSE COLLECTION SMALL; ALUMINUM HOUSING AND COATED GLASS LENS STAINLESS STEEL HARDWARE, CAPTIVE FASTENERS ON RELAMP DOOR; SKIRTED BELL HOOD; FULL CUTOFF - W/ FLAT GLASS	ONE 50 WATT MEDIUM BASE CLEAR ED-17 MH LAMP LUMENS=3400	1	UCS-SKB-70MH-FCO.IES	3400	0.8	67

TYPE	MOUNTING HEIGHT
SA	10.00
SB	14.00
SC	20.00
SD	10.00
SD1	10.00

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Property		1.4 fc	10.9 fc	0.0 fc	N/A	N/A	0.1:1
Property Line		0.1 fc	0.5 fc	0.0 fc	N/A	N/A	0.2:1



PHOTOMETRIC PLAN
SCALE: 1" = 15'-0"

AKRIBIS
ENGINEERING, L.L.C.
1850 N. CENTRAL AVENUE, STE. # 550, PHOENIX, ARIZONA 85004
P: (602) 393-0201 F: (602) 393-0202
DRAWN BY: SM CHECKED BY: SM JOB NUMBER: 13244

OFFICE 812

DRAWING ISSUANCE DATES
BID SET FOR CONSTRUCTION -
DATE: REVISIONS:

LePIQUE & ORNE ARCHITECTS, INC
ESTABLISHED 1916
701 N. FIFTH STREET
SAINT CHARLES, MO 63301
PHONE (636) 947-0099
FAX (636) 947-8700

MISSOURI STATE CERTIFICATE OF AUTH. # A-000508-D
DENNIS GRAY ORNE ARCHITECT MO# A-004559

SHELDON R. McINNELLY
NUMBER PE-2012025246
EXP. 12/31/14

PROJECT NAME: SHELL BUILDING W/DENTAL OFFICE TI
16889 Chesterfield Airport Road
Chesterfield, MO 63005

Covenant Group
17000 RED HILL AVE
IRVINE, CALIFORNIA 92614
714.508.3600 FAX 714.388.3951
WWW.PACIFICDENTALSERVICES.COM

PHOTOMETRIC PLAN

DRAWN BY: JKL
1st SUB DATE: XX
2nd SUB DATE: -
START DATE: XXX
PROJECT NO. CHE_MO/#812
SHEET NO. PH-1

UCS – Universe Small Housing Scale TYPE |

INSTALLATION & MOUNTING
 Pole mount: The fixture shall be welded to the arm assembly for both the wall and pole mounting models. The single fixture pole mounted arms PCVS and PSTS shall have an integral ballast compartment, and slip over a 3/75mm pole. The twin fixture pole mounted arms PCVT and PSTT shall have an integral ballast compartment, and slip over an open top, 4/100mm pole. The top 6/150mm of the pole top shall have a clear, unobstructed area for the ballast assembly.

Wall mount: The wall mounted ballast housing shall be welded together with the arm and fixture as a unitized assembly. A cast aluminum wall plate shall have the ballast assembly installed and prewired for easy installation. The fixture assembly shall slip over the wall plate and secure with three stainless steel set screws. The mounting system shall allow for horizontal adjustment to level the fixture independent of the mounting plate orientation.

Pendant mount SBE
 The ballast is factory assembled and wired to the mounting plate. A 7/518mm hole is provided for wiring access to the back plate. Seal the back plate to the wall surface with an appropriate silicone caulk. Three .375/10mm holes on 120° centers, on a 5/125mm circle are provided on the back plate for anchoring. Use appropriate stainless steel fasteners for anchoring.

FINISH
 Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605-2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION
 The fixture shall be listed with ETL and UL, for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 No. 250.

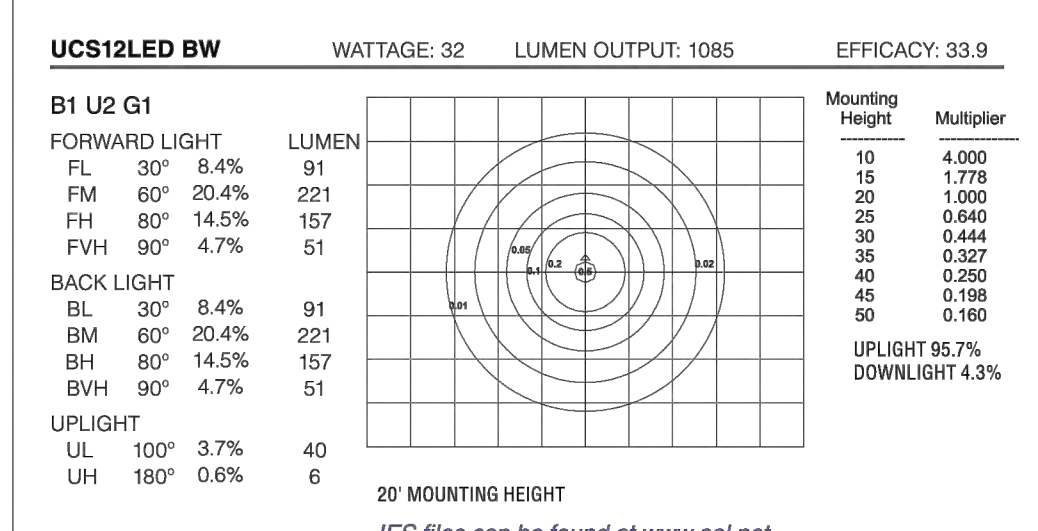
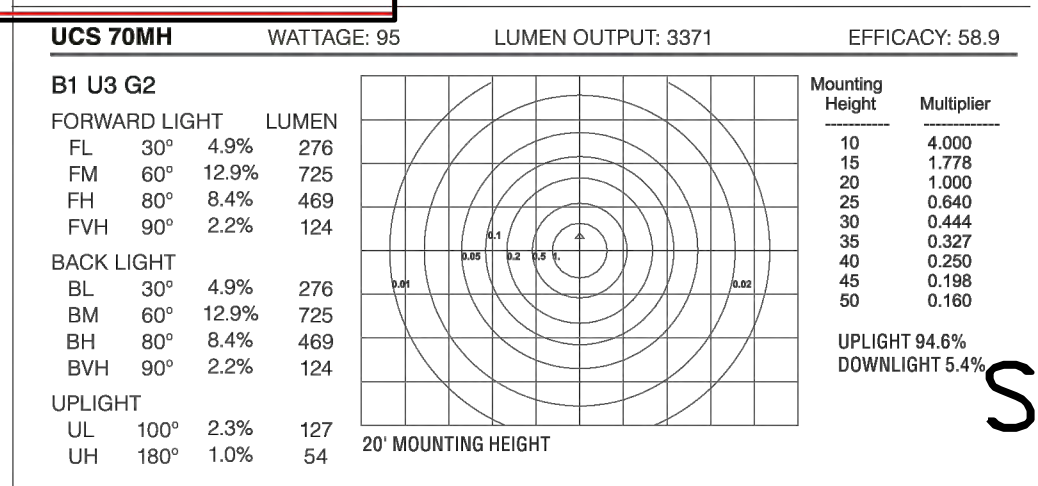
WARRANTY
 Universe LED, including housing, LEDs and electrical components, is warranted for five years, other fixtures are three years. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL, and does not cover any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.

AAL reserves the right to change product specifications without notice.

SD & SD1

DIMENSIONS

HOOD	NO LUMINOUS HOOD	NO LUMINOUS HOOD	SOLID RING (90° VERTICAL SLOTS)	LUMINOUS RING (VBL)	LUMINOUS RING (LUM)
ANG	ANG	ANG	ANG	ANG	ANG
DA: 15/380mm	HT: 12/75/325mm EPA: 0.39	HT: 12/75/325mm EPA: 0.31	HT: 13.5/240mm EPA: 0.32	HT: 12/75/325mm EPA: 0.31	HT: 13.5/240mm EPA: 0.29
BEL	HT: 12/75/325mm EPA: 0.39	HT: 12/75/325mm EPA: 0.34	HT: 13/330mm EPA: 0.34	HT: 12/75/325mm EPA: 0.34	HT: 13/330mm EPA: 0.33
FLR	HT: 12/75/325mm EPA: 0.28	HT: 12/75/325mm EPA: 0.30	HT: 13/330mm EPA: 0.31	HT: 12/75/325mm EPA: 0.30	HT: 13/330mm EPA: 0.28
STR	HT: 12/75/325mm EPA: 0.28	HT: 12/75/325mm EPA: 0.28	HT: 12/75/325mm EPA: 0.28	HT: 12/75/325mm EPA: 0.28	HT: 12/75/325mm EPA: 0.27
SKB	HT: 13/330mm EPA: 0.39	HT: 13/330mm EPA: 0.40	HT: 13/405mm EPA: 0.40	HT: 13/405mm EPA: 0.40	HT: 15/380mm EPA: 0.41



ARCHITECTURAL AREA LIGHTING
 16555 East Gale Ave. | City of Industry | CA 91745
 P: 626.969.5698 | F: 626.969.2695 | www.aal.net
 Copyright © 2012 | 1.06/16.12

UCS – Universe Small Housing Scale TYPE |

- LED technology
- Modular system offers five luminous choices and five hood options for customization to complement site design
- Full cutoff option available
- Pole, wall, or pendant mounting options
- Opal glass lens, IES Type 5 distribution for soft, general lighting
- Powder coat finish in 13 standard colors with a polymer primer sealer

- LUMINAIRE
- LUMINOUS HOOD
- LAMP/BALLAST
- COLOR
- OPTIONS
- OPTIONS (internal)
- MOUNTING

- 1. LUMINAIRE**
- UCS Universe small

- 2. LUMINOUS HOOD**
- NO LUMINOUS & HOOD
- ANGLED BELL FLARED STRAIGHT SKIRTED
- ANG BEL FLR STR SKB

- LUMINOUS & HOOD**
- 4 LUMINOUS SOLID VERTICAL LUMINOUS WINDOWS RINGS SLOTS RINGS
- WND-ANG SR-ANG VSL-ANG LUM-ANG
- WND-BEL SR-BEL VSL-BEL LUM-BEL
- WND-FLR SR-FLR VSL-FLR LUM-FLR
- WND-STR SR-STR VSL-STR LUM-STR
- WND-SKB SR-SKB VSL-SKB LUM-SKB

- 3. LAMP/BALLAST**
- LED (Warm white (3000K), Neutral white (4000K), Bright white (5000K), 32 watts, 120 thru 277 volt)
- 12LED-WW 12LED-NW 12LED-BW
- COMPACT FLUORESCENT (120 thru 277 volt ballast, -18°C min start temp. Specify wattage)
- CF (4 pin, 26, 32 or 42 watt lamp)

- METAL HALIDE**
- Medium base, 23-17 lamp, 120/208/240/277 volt ballast
- 50MH 70MH
- 9/24 base, 10/0 ceramic lamp
- 70MHTG (120/277/347 volt ballast)

- HIGH PRESSURE SODIUM**
- Medium base, ED-17 lamp
- 50HPS (120/277 volt ballast)
- 70HPS (120/208/240/277 volt ballast)

All ballasts and LED drivers are factory wired for 277 volts, unless specified. Lamps not included (except for LED options). For pole mounted fixtures, the ballast is located in the arm.

- 4. COLOR**
- | | |
|---|---|
| <input type="checkbox"/> AWLT (Aged White) | <input type="checkbox"/> CRT (Carbon) |
| <input type="checkbox"/> BLK (Black) | <input type="checkbox"/> MAL (Matte Aluminum) |
| <input type="checkbox"/> MYS (Matte Black) | <input type="checkbox"/> MDG (Medium Gray) |
| <input type="checkbox"/> DGN (Dark Green) | <input type="checkbox"/> ATG (Antique Green) |
| <input type="checkbox"/> DBZ (Dark Bronze) | <input type="checkbox"/> LGY (Light Gray) |
| <input type="checkbox"/> WRZ (Weathered Bronze) | <input type="checkbox"/> RAL/PREMIUM COLOR (Provide RAL) |
| <input type="checkbox"/> BRM (Metallic Bronze) | <input type="checkbox"/> CUSTOM COLOR (Provide color chip for matching) |
| <input type="checkbox"/> VBL (Verde Blue) | |

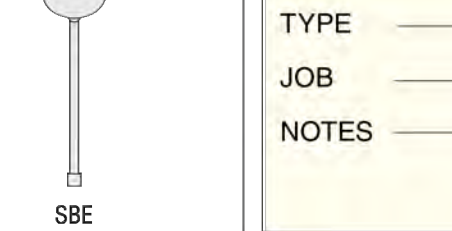
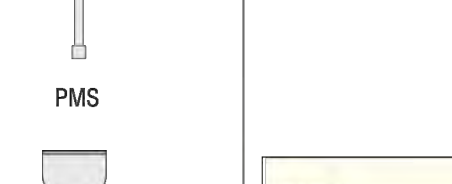
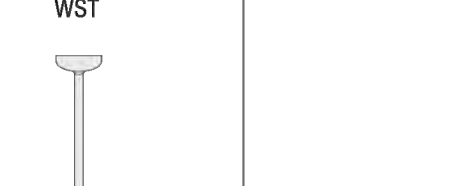
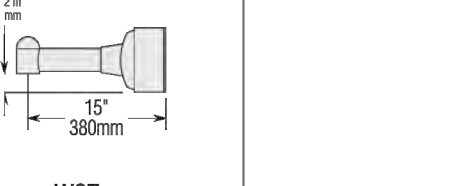
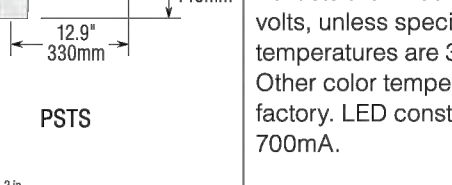
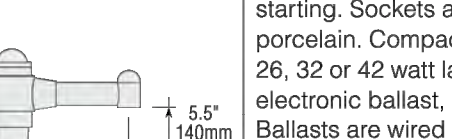
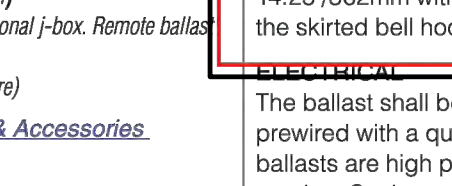
- 5. OPTIONS - HOOD**
- The natural copper and stainless steel hoods are unfinished to develop a patina over time. All hoods have the under side finished in high reflectance white.
- COP (Copper) STS (Stainless steel)

- 6. OPTIONS - INTERNAL**
- SLC (Internal sleeve to block light when luminaire is chosen)
- FCO (Full cutoff shield. Replaces luminous element)

- 7. MOUNTING – Must choose one**
- WALL MOUNT (Integral ballast. Uses the mounting plate with a provided ballast)
- WCV (Curved arm)
- WST (Straight arm)

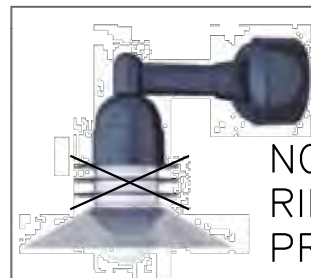
- POLE MOUNT**
- Single arm, fits over a 3/75mm pole
- PCVS (Curved arm)
- PSTS (Straight arm)
- Twin arm, fits over 4/100mm pole. (The top 6/150mm of the pole top shall have an open, clear unobstructed area for the ballast assembly)
- PCVT (Curved arm)
- PSTT (Straight arm)

- PENDANT MOUNT (48/1220mm stem)**
- PMS (Swivel fits over a standard octagonal j-box. Remote ballast required)
- SBE (Surface mounted ballast enclosure)
- Visit www.aal.net for Arms, Poles & Accessories. Specification Guide



TYPE	JOB	NOTES

SD & SD1



SPECIFICATIONS

HOUSING
 The fixture and ballast housing shall be one piece cast aluminum. The luminous rings shall be acrylic with an aluminum spacer and stainless steel ring.

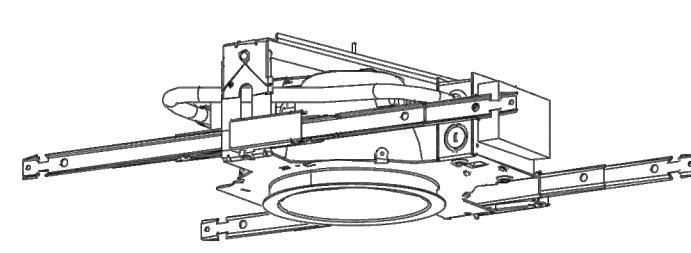
The lens shall be tempered, borosilicate opal glass. The lens shall be gasketed and screwed onto the housing for lamp access. The hoods shall be heavy gauge spun aluminum with hemmed edges for added rigidity.

All internal and external hardware shall be stainless steel.

FULL CUTOFF
 The full cutoff shield is used in place of the luminous element when the FCO option is chosen. It lowers the hood to cover the opal lens, providing IES full cutoff classification meaning there is zero light emitted at 90° horizontal or above. The O.A.H of the UCS fixture with the FCO option is 14.25/362mm with the ball hood, 14/356mm with the skirted ball hood, or 13.25/337mm for others.

The ballast shall be mounted to a cast plate, prewired with a quick disconnect plug. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium base, pulse rated porcelain. Compact fluorescent socket is for a 26, 32 or 42 watt lamp, 4 pin, GX24e-4, with an electronic ballast, -18°C starting temperature. Ballasts are wired at the factory for 277 volts, unless specified. Standard LED color temperatures are 3000K, 4000K and 5000K. Other color temperatures available. Please contact factory. LED constant current driver operates at 700mA.

See next page



Luminaire Type: SB
 Catalog Number: (autopopulated):

Gotham Architectural Downlighting
 Compact Fluorescent Downlights

6" AF
 Open Reflector

Horizontal Lamp
 Double Twin-Tube

- OPTICAL SYSTEM**
- Self-flanged, semi-specular, matte-diffuse, or specular reflector. Patented Bounding Ray™ Optical Principle design (U.S. Patent No. 5,800,050). Minimum flange matches reflector finish.
- MECHANICAL SYSTEM**
- 16-gauge galvanized steel construction; maximum 2-1/4" ceiling thickness.
 - Telescopic mounting base maximum of 32" and minimum of 15"; pre-installed, 4" vertical adjustment.
 - Toolless post-installation adjustments.
 - Junction box capacity: 8 (4 in., 4 out) 12AWG rated for 90°C.
- ELECTRICAL SYSTEM**
- Horizontally mounted, positive-latch, thermoplastic socket.
 - Class P, thermally protected, high-power-factor electronic ballast mounted to the junction box.
 - SIMPLY™ technology available.

- LISTING**
- Fixtures are UL Listed for thru-branch wiring, non-IC recessed mounting and damp locations. Listed and labeled to comply with Canadian standards.
- WARRANTY**
- 1-year limited warranty. Complete warranty terms located at www.aal.net

EXAMPLE: AF 2/180TT GAR MVOLT

Series	Wattage/Lamp	Aperture/Trim color	Finish	Lens type	Voltage	Ballast ¹
AF	1/180TT	6AR Clear	(blank)	(blank)	120	ED05 ²
	2/180TT	6PR Prismatic	Semi-specular	Clear glass lens	277	ED05 ²
	1/180TT	6WTR Wheat	LD Matte-diffuse	Clear acrylic lens	277	ED05 ²
	2/180TT	6BC ³ Black cone		Clear polycarbonate lens	347	AD02 ⁴
	1/180TT	6MB ³ Black baffle		Tempered prismatic lens	277	AD02 ⁴
	2/180TT	6WR ³ White painted		Prismatic polycarbonate lens	347	AD02 ⁴
	2/180TT	6WB ³ White baffle			347	SS ⁵

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE
 For building- and wall-mounted applications.

CONSTRUCTION
 Rugged, die-cast, single-piece aluminum housing. Die-cast doorframe has a 1/8" thick tempered glass lens. Doorframe is fully gasketed with one-piece solid silicone.

FINISH
 Standard finish is new textured dark bronze (DBBT) corrosion-resistant polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM
 Segmented reflectors for superior uniformity and control. Medium throw (MD) full cutoff distribution available.

ELECTRICAL SYSTEM
 Fluorescent ballast is Class P, electronic, high power factor, <10%THD, with starting temperature of 0°F (-18°C). Fluorescent socket is high temperature thermoplastic with an integral lamp retention clip.

INSTALLATION
 Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with each installation.

LISTING
 UL Listed (standard). CSA Certified (see Options). Suitable for wet locations (damp location listed in lens-up orientation). WLU option offers wet location listing in up orientation (see Options). IP65 Rated.

ORDERING INFORMATION

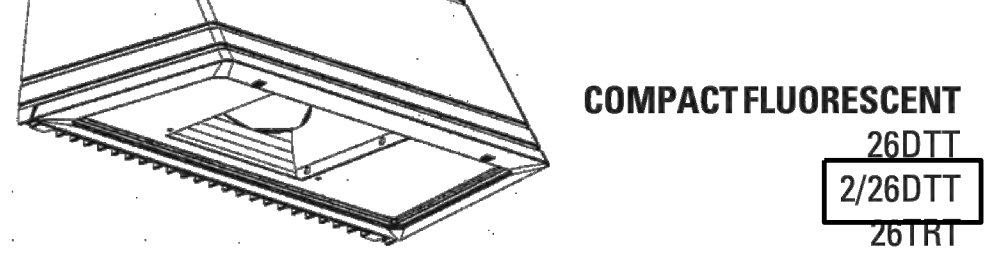
Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.

Series	Wattage/Source	Distribution	Voltage
WST	Compact Fluorescent	MD Medium throw	120
	26DTT		208 ¹
	2/26DTT		240 ¹
	2/26TRT		277
	2/26TRT		347
	32TRT		347
	2/32TRT		MVOLT ²
	42TRT		
	2/42TRT		

Catalog Number	Type
SA	Type

Decorative Wall-Mounted Lighting

WST



COMPACT FLUORESCENT

26DTT
 2/26DTT
 26TRT
 2/26TRT
 32TRT
 2/32TRT
 42TRT
 2/42TRT

Standard Dimensions

Length: 16.25 (41.2)
 Depth: 9.13 (23.2)
 Overall Height: 7.25 (18.4)
 Max. Weight: 30 lbs (13.6 kg)

All dimensions are inches (centimeters) unless otherwise specified.

Example: WST 42TRT MD 120 LPI DNAT

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE – Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION – Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant tempered, glass lens that is fully gasketed with one-piece tubular silicone. Finish: Standard finish is dark bronze (DBB) polyester powder finish, with other architectural colors available.

OPTICS – Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and R55 (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR4SC (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL – Ballast: High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NOM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150M. Mogul base socket for 175M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTINGS – UL Listed (standard), CSA Certified (see Options), UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

WARRANTY – 1-year limited warranty. Complete warranty terms located at www.aal.net

Note: Specifications subject to change without notice.

Catalog Number	Type
SC	Type



CONTOUR
 Soft Square Lighting

KAD

METAL HALIDE: 70-400W
 HIGH PRESSURE SODIUM: 70-400W
 20" TO 35" MOUNTING

EPA: 1.2 ft.²
 *Weight: 35.9 lbs (16.28 kg)
 Length: 17-1/2" (44.5)
 Width: 17-1/2" (44.5)
 Depth: 7-1/8" (18.1)
 All dimensions are inches (centimeters) unless otherwise specified.
 *Weight as configured in example below.

Example: KAD 400M R3 TB SCWA SPD04 LPI

Series	Wattage	High pressure sodium ¹	Ceramic metal halide	Standard reflectors	High performance reflectors ²	Voltage	Ballast	Mounting ³	Arm length
KAD	Metal halide	70M ¹ 250M ¹	70M ¹ 70S	R2 IES type II asymmetric ²	SR2 IES type II asymmetric ²	120	(blank) Magnetic ballast	Ships in fixture carton	04 4" arm
	100M ¹ 320M ¹	100M ¹ 100S	R3 IES type III asymmetric ²	SR3 IES type III asymmetric ²	240 ¹	208 ¹	CWI Contant wattage isolated ³	RPD Round pole	06 6" arm
	150M 350M ^{1,4}	150S	R4 IES type IV forward throw ²	SR4SC IES type IV forward throw	277	277	Pulse Start ⁵	WBD Wood or pole wall	09 9" arm
	175M ¹ 400M ^{1,4}	175S			347	347	SCWA Super CWA pulse-start ballast	WWD Wood or pole wall	12 12" arm
	200M ¹	200S			480 ¹	480 ¹		Ships separately ^{1,4}	
		400S			2305M ²	2305M ²		DAD12P Degree arm (pole)	
								DAD12WB Degree arm (wall)	
								WBA Decorative wall bracket ^{1,5}	
								KMA Mast arm external fitter	
								KTMB Twin mounting bar	

NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.

OFFICE
 812

DRAWING ISSUANCE DATES
 BID SET
 FOR CONSTRUCTION -
 DATE: REVISIONS:

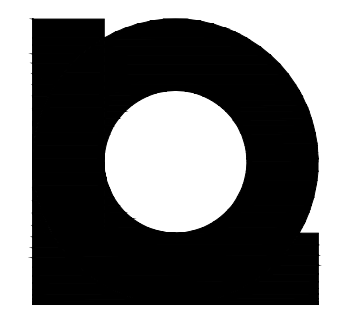


LePIQUE & ORNE
 ARCHITECTS, INC.
 ESTABLISHED 1916

701 N. FIFTH STREET
 SAINT CHARLES, MO 63301
 PHONE (636) 947-0099
 FAX (636) 947-8700

MISSOURI STATE
 CERTIFICATE OF

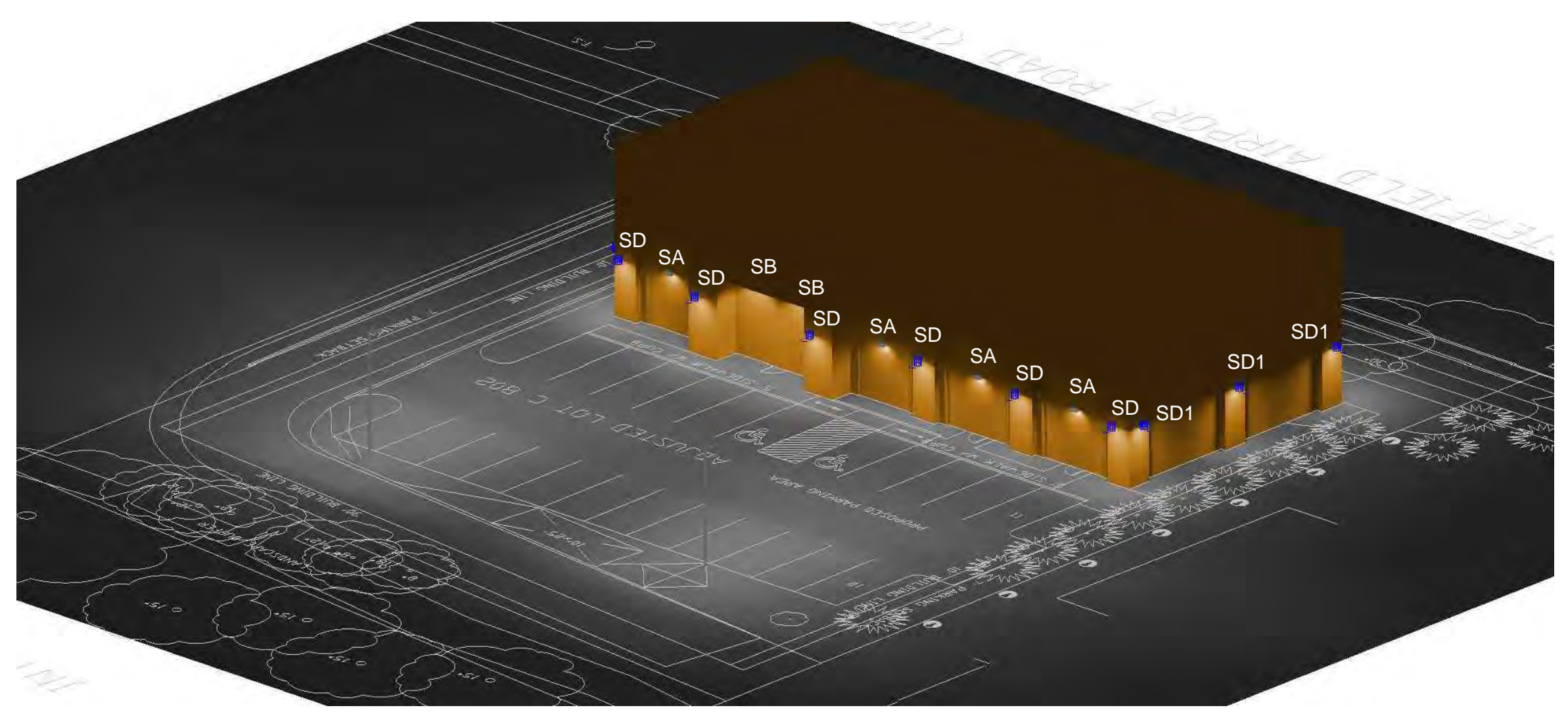
DRAWING ISSUANCE DATES	
BID SET	
FOR CONSTRUCTION -	
DATE:	REVISIONS:



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ARCHITECTS, INC
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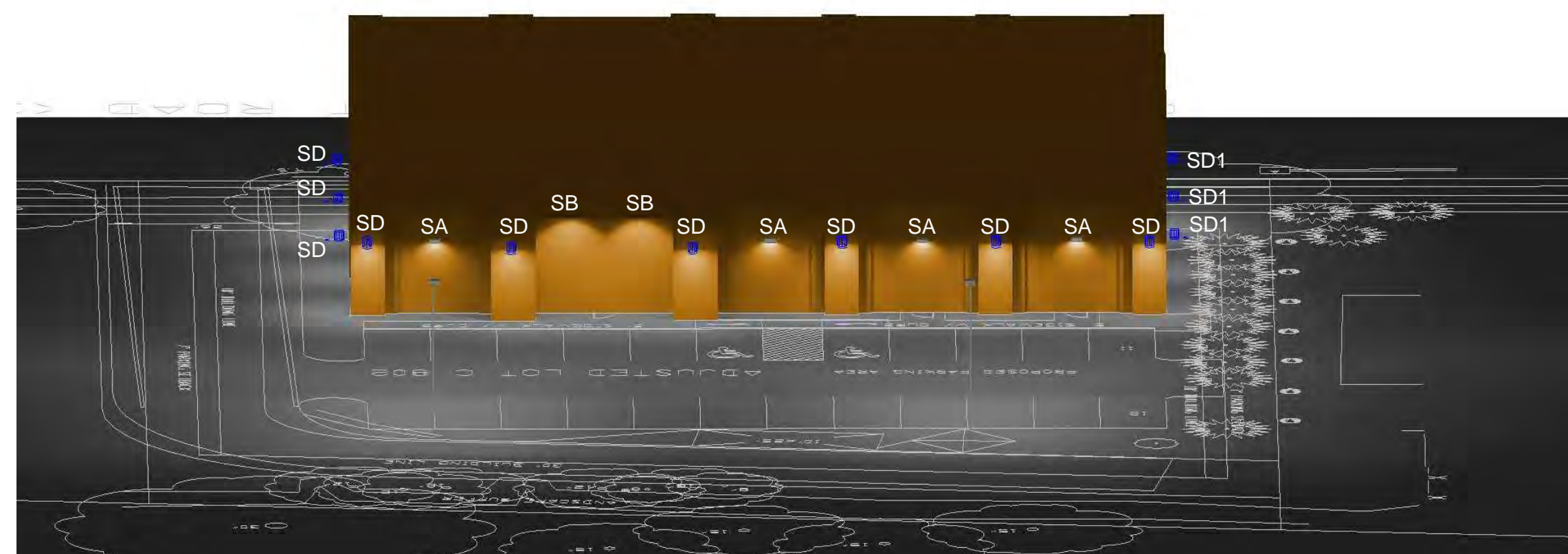
MISSOURI STATE
CERTIFICATE OF AUTH. #
A-000508-D

DENNIS GRAY ORNE
ARCHITECT
MO# A-004559



RENDERING - FRONT CORNER

NO SCALE



RENDERING - FRONT

NO SCALE

AKRIBIS
MECHANICAL • PLUMBING • ELECTRICAL
ENGINEERING, L.L.C.
1850 N. CENTRAL AVENUE, STE. # 550, PHOENIX, ARIZONA 85004
P: (602) 393-0201 F: (602) 393-0202
DRAWN BY: SM CHECKED BY: SM JOB NUMBER: 13244

PROJECT NAME:
**SHELL BUILDING
W/DENTAL OFFICE TI**
16889 Chesterfield Airport Road
Chesterfield, MO 63005

Covenant Group
17000 RED HILL AVE
IRVINE, CALIFORNIA 92614
714.508.3600 FAX 714.388.3951
WWW.PACIFICDENTALSERVICES.COM



SHEET TITLE
**LIGHTING
RENDERINGS**

DRAWN BY:	JKL
1st SUB DATE:	XX
2nd SUB DATE:	-
START DATE:	XXX

PROJECT NO. CHE_MO/#812
SHEET NO.
PH-3

REVISIONS	BY
8/26/13	RVM
9/4/13	RVM
9/27/13	RVM
10/16/13	RVM
10/28/13	RVM
1/16/14	RVM
2/4/14	RVM

SITE COVERAGE CALCULATIONS:		
BUILDING	5,200 S.F.	17 %
OPENSOURCE	13,434 S.F.	43 %
PROPOSED PAVEMENT	11,860 S.F.	38.5 %
EXIST. PAVEMENT	390 S.F.	1.5 %
TOTAL	30,884 S.F.	100.0 % (0.709 ACRES)

STREET TREES: 1 per 50 LF FRONTAGE
 ● 153.03 LF FRONTAGE @ CHESTERFIELD AIRPORT ROAD,
 REQUIRING FOUR (4) TREES @ 2.5" CALIPER -- 6 PROVIDED (3
 NEW, 3 EXIST.)
 ● 153.91 LF FRONTAGE @ I-64, REQUIRING FOUR (4) TREES @ 2.5"
 CALIPER -- 15 PROVIDED (8 NEW, 7 EXIST.)

NOTES:

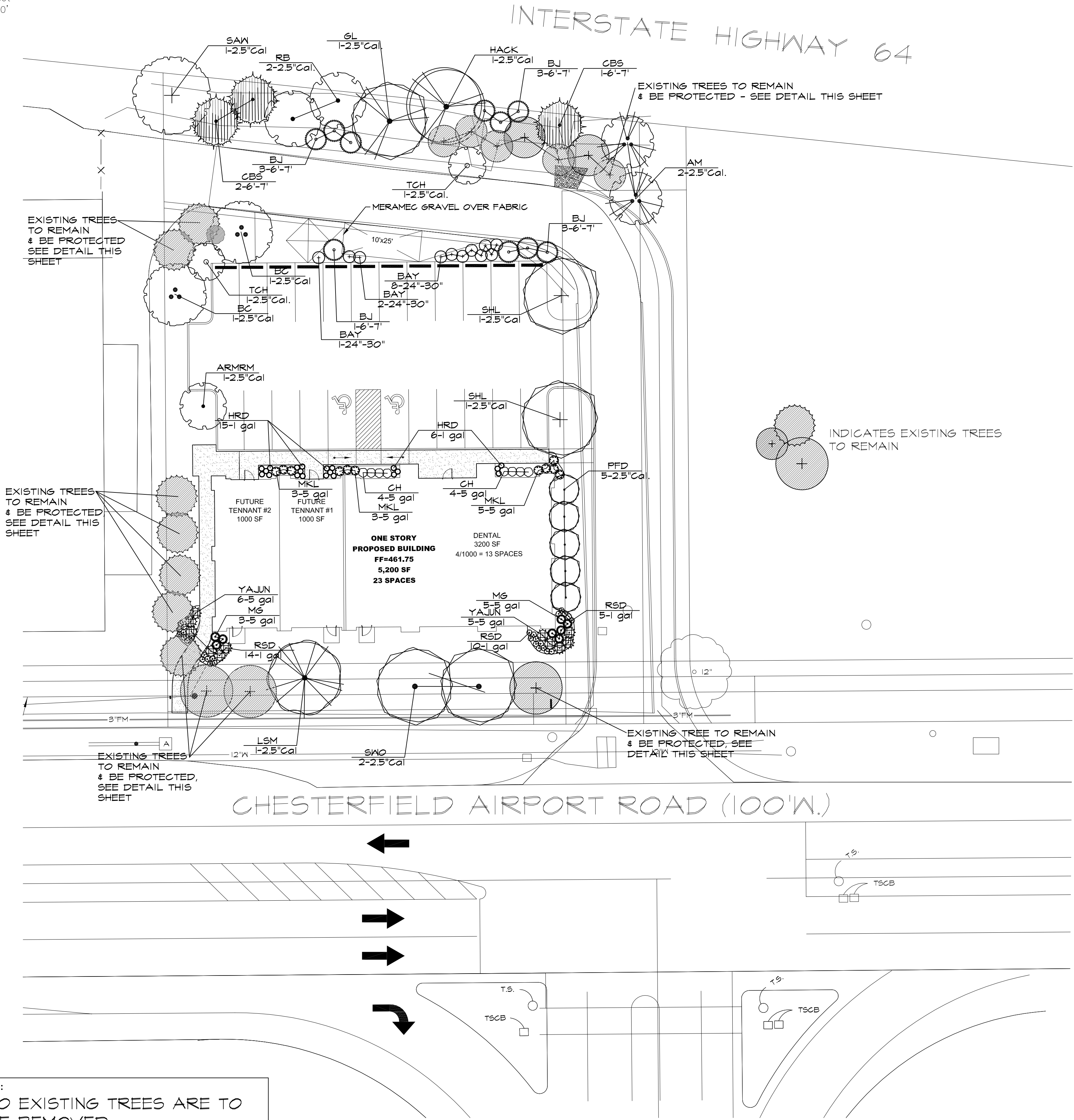
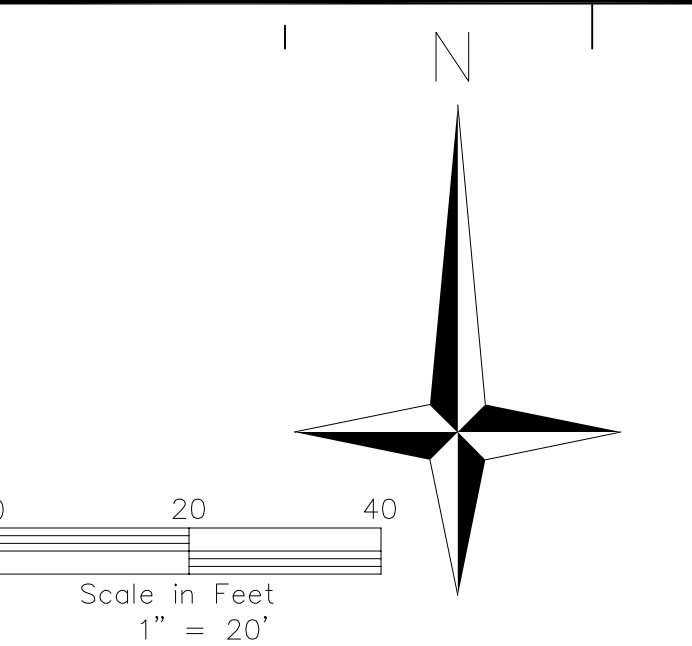
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work 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. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- 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-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (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 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior to commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover 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 (300# 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 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- The minimum setback is 30'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2512 of the City of Chesterfield Zoning Ordinance:
 - There shall be a minimum landscape width of nine (9) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without Inground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old; and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix).
- 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.

landscape TECHNOLOGIES
 64 J. P. O'Connell Dr., Suite 100
 St. Charles, Missouri 63304
 Tel: (636) 428-4888
 Fax: (636) 428-4889
 MO Landscape Architectural Corporation #200800912

MISSOURI REGISTERED LANDSCAPE ARCHITECT #000018
 RANDALL WARDIS
 LICENSE NUMBER 019
 DATE 12/1/14

**Planting Plan for the Proposed:
 16889 Chesterfield Airport Road
 Chesterfield, Missouri 63305**

DRAWN: R. WARDIS
 CHECKED: RVM/SJB
 DATE: 6/20/13
 SCALE: 1/4"=1'-0"
 JOB NO: 2013-130
 SHEET: L-1
 OF TWO SHEETS



NOTE:

- NO EXISTING TREES ARE TO BE REMOVED.
- SEE TREE PRESERVATION PLAN FOR SILT FENCE BARRIER WHICH DELINEATES PROTECTION ZONES.

REVISIONS	BY
8/26/13	RVM
9/4/13	RVM
9/27/13	RVM
10/16/13	RVM
10/28/13	RVM
1/16/14	RVM
2/4/14	RVM

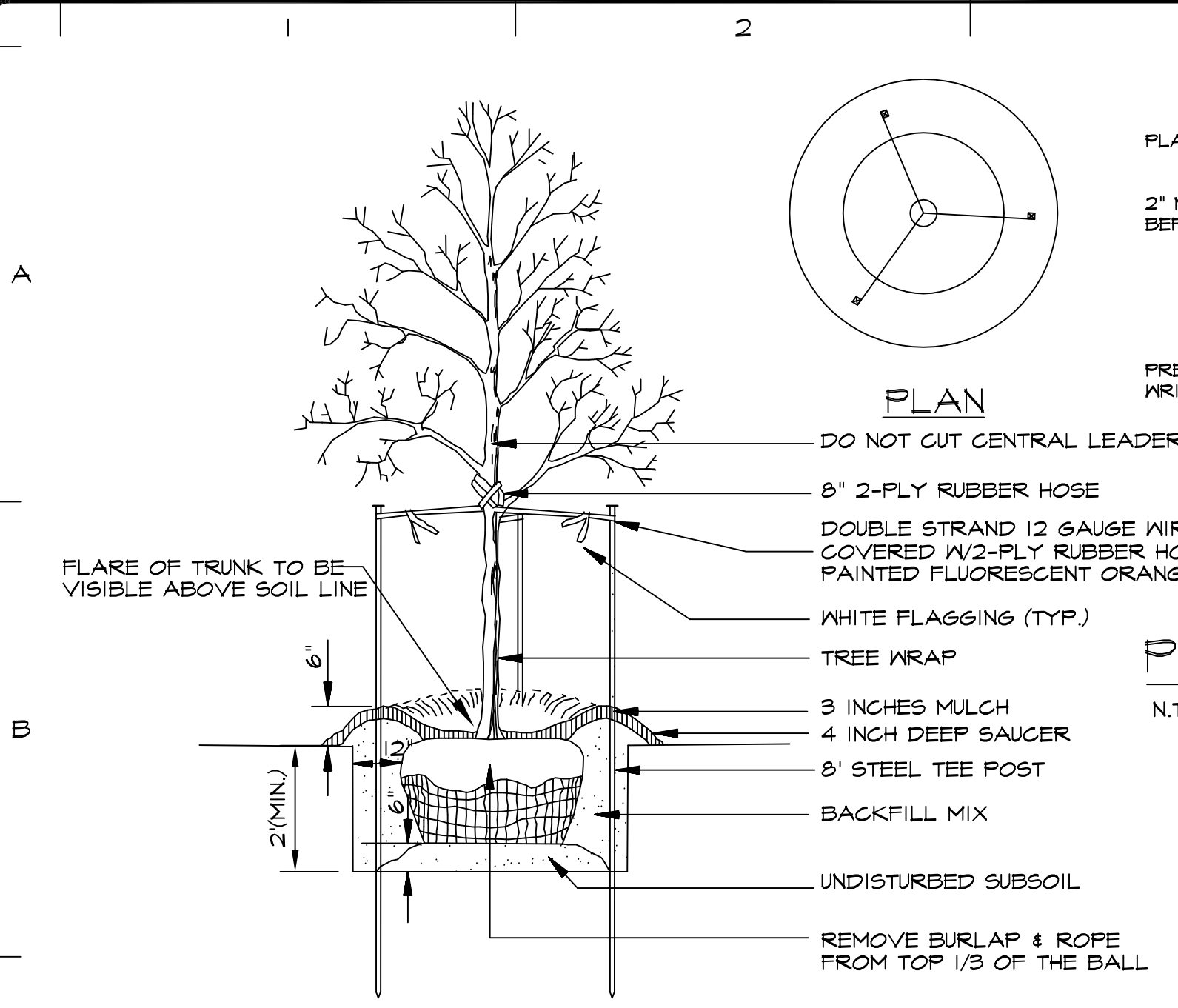
landscape
TECHNOLOGIES

6410 S. W. 11th St., Suite 100
Miami, FL 33149
Tel: (305) 426-4888
Fax: (305) 426-4889
Missouri Landscapes Architect #000018
MO Landscape Architectural Corporation #2008009192

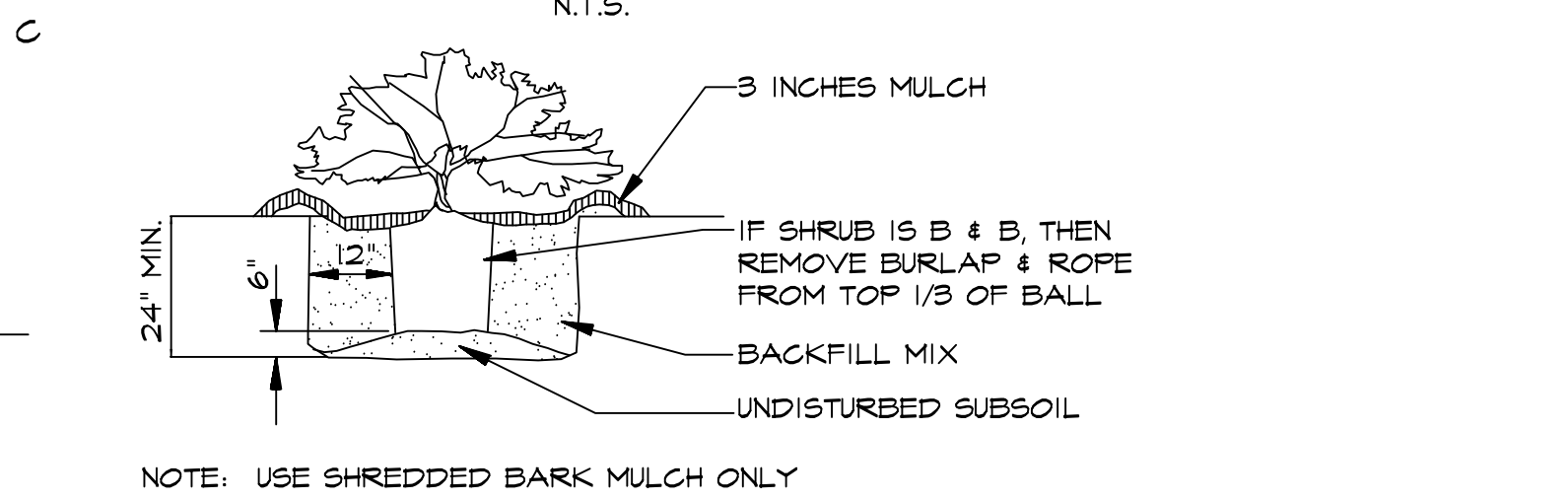
REGISTERED ARCHITECT
MISSOURI
NUMBER 019
DATE 12/31/14

Planting Plan for the Proposed:
16889 Chesterfield Airport Road
 C Chesterfield, Missouri 63005

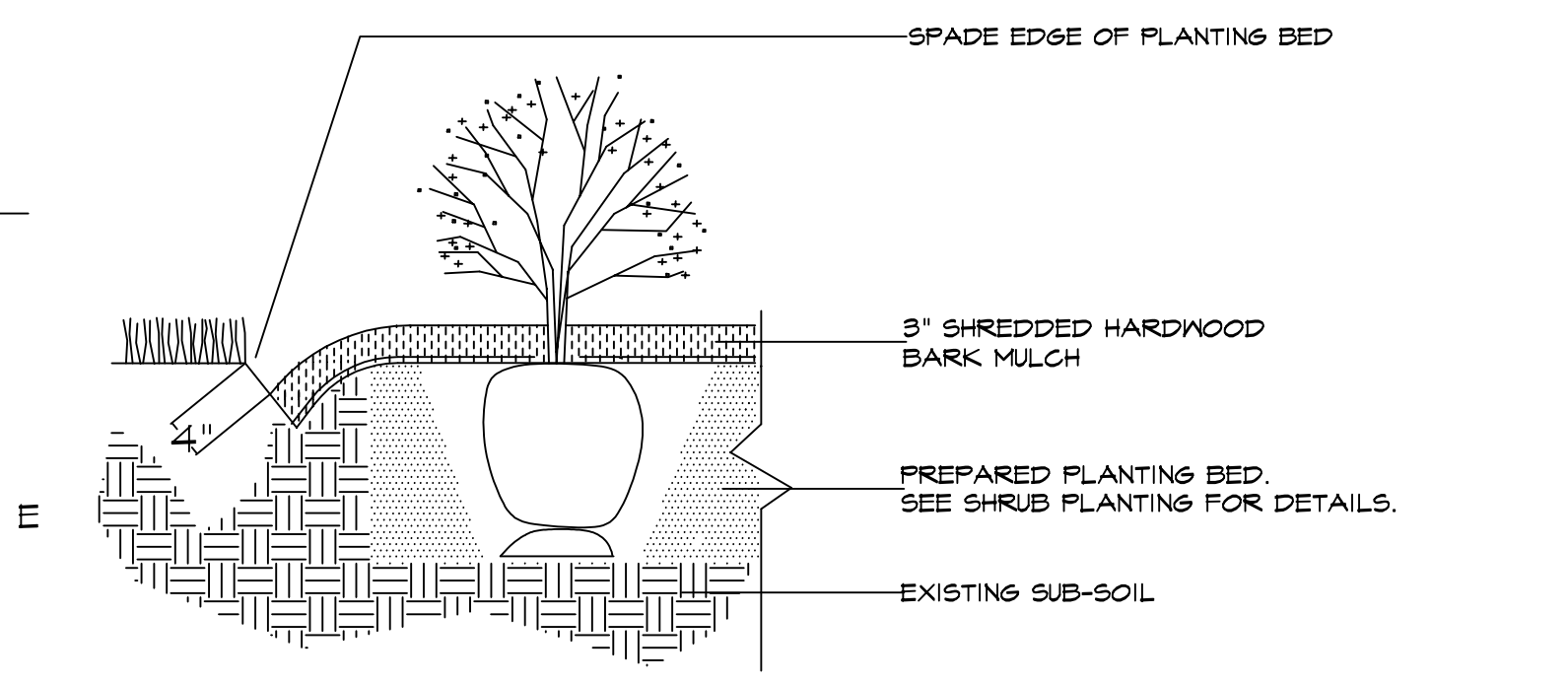
DRAWN
 R. WARDIS
 CHECKED
 RVM/GJB
 DATE
 6/20/13
 SCALE
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 JOB No
 2013-180
 SHEET
L-2
 OF TWO SHEETS



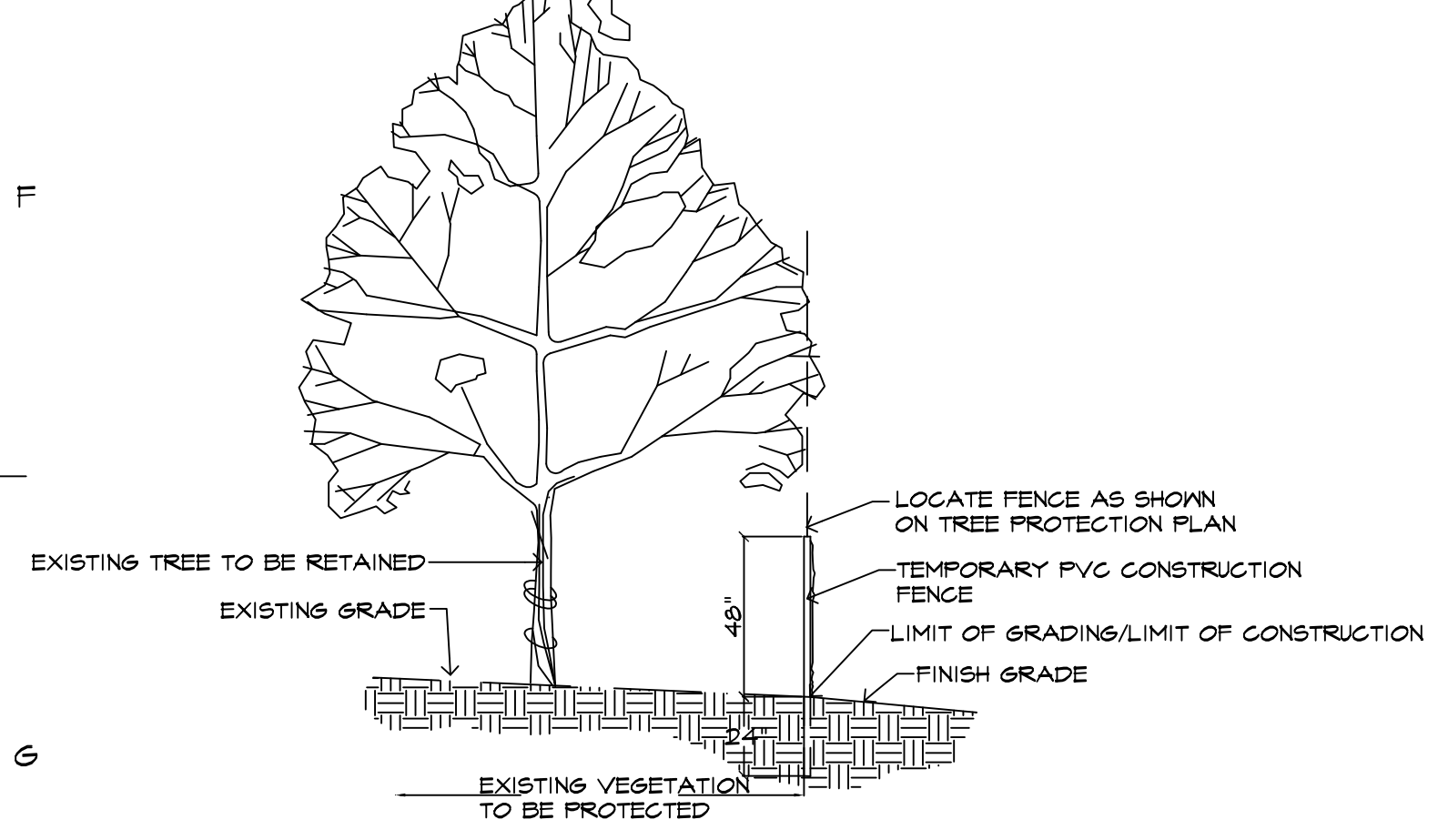
NOTE: USE SHREDDED BARK MULCH ONLY
DECIDUOUS TREE PLANTING
N.T.S.



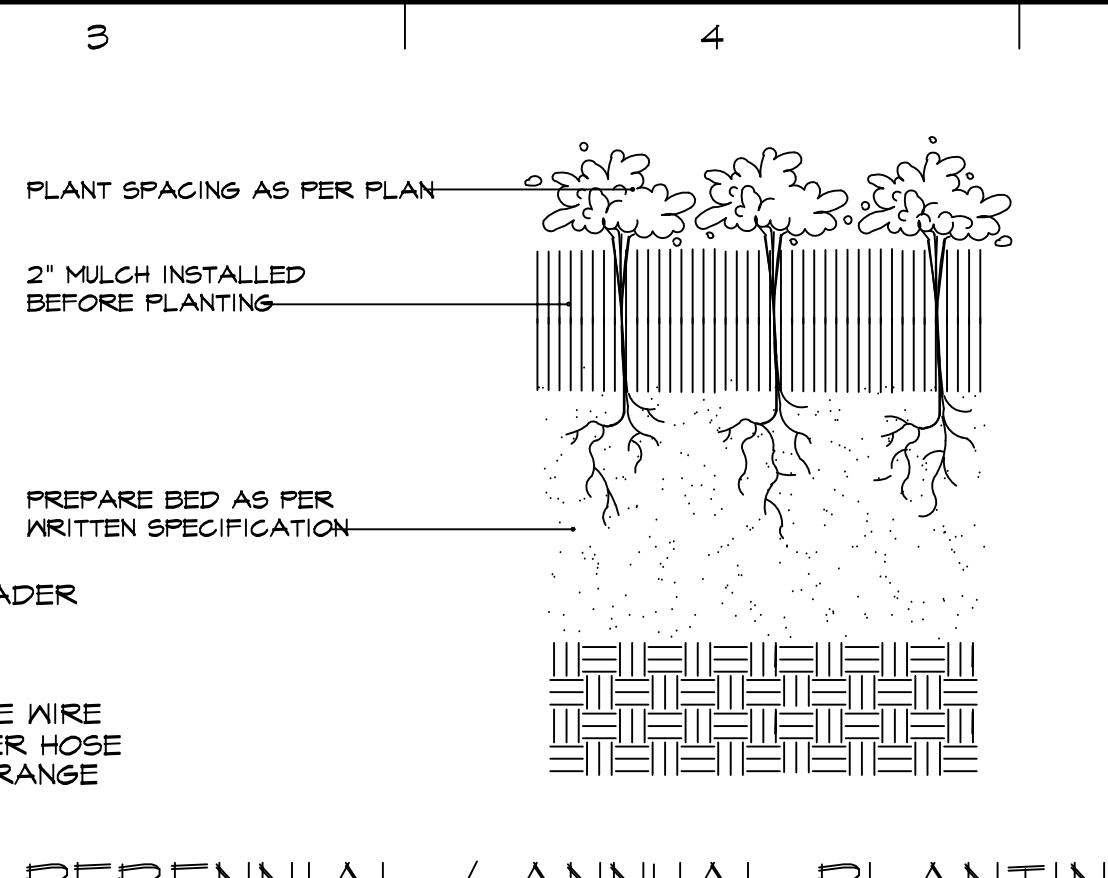
SHRUB PLANTING
N.T.S.



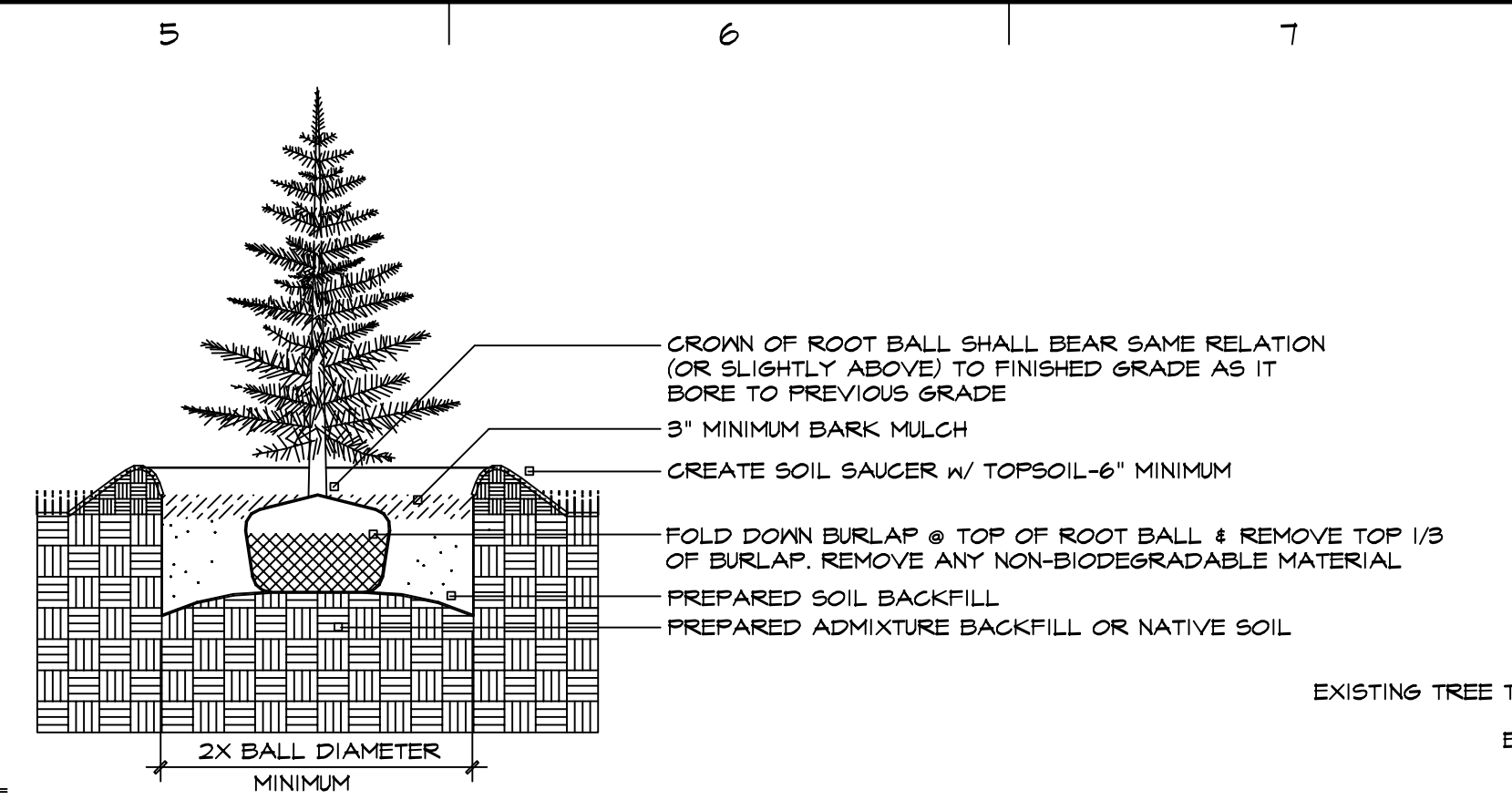
SPADE-CUT EDGE DETAIL
N.T.S.



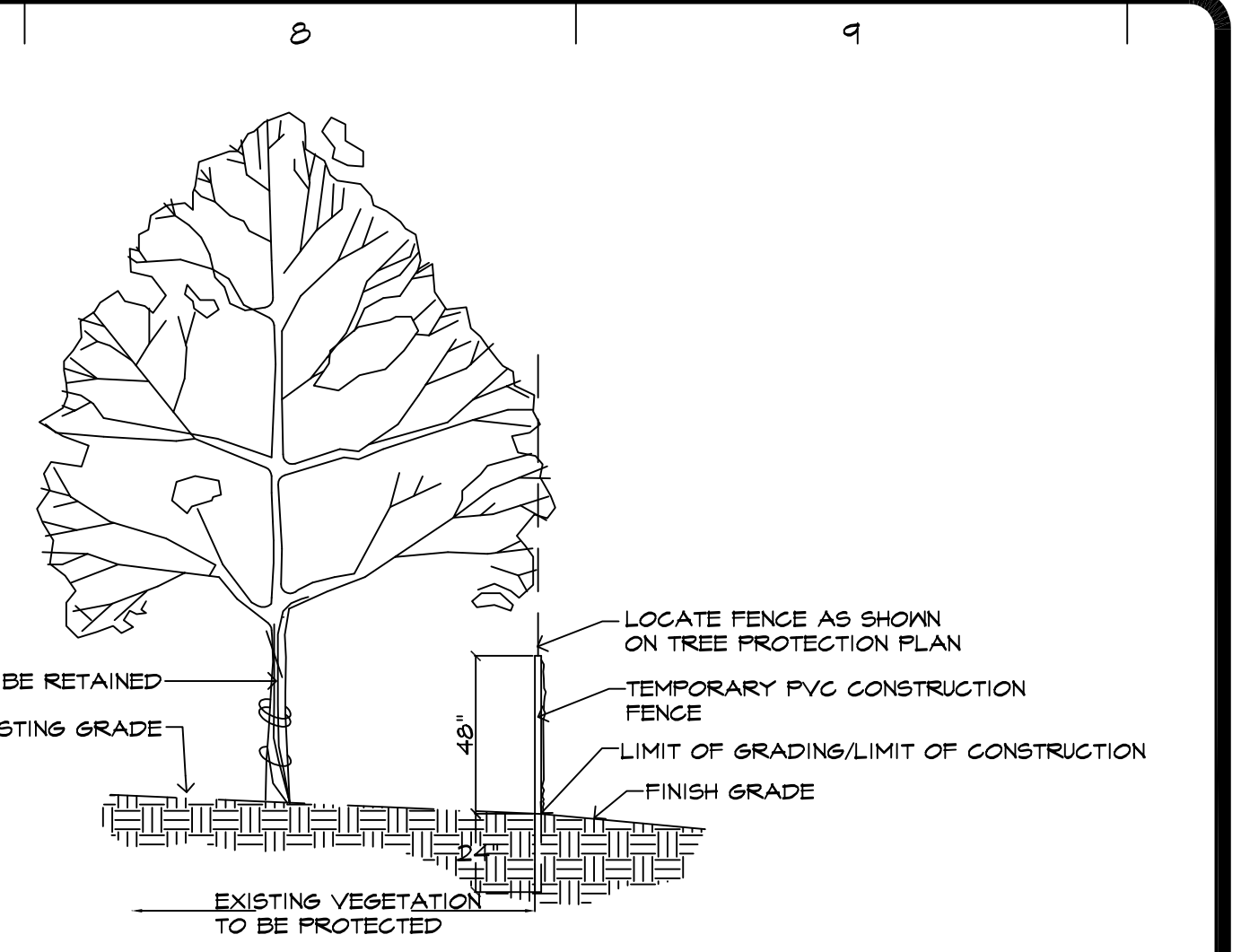
TREE PROTECTION DETAIL
N.T.S.



PERENNIAL / ANNUAL PLANTING
N.T.S.



EVERGREEN TREE PLANTING
N.T.S.



TREE PROTECTION DETAIL
N.T.S.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ARMRM	1	Armstrong Red Maple / <i>Acer rubrum</i> 'Armstrong'	2.5"Cal
BC	2	Bald Cypress / <i>Taxodium distichum</i>	2.5"Cal
HACK	1	Common Hackberry / <i>Celtis occidentalis</i>	2.5"Cal
GL	1	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2.5"Cal.
LSM	1	Legacy Sugar Maple / <i>Acer saccharum</i> 'Legacy'	2.5"Cal
SAW	1	Santooth Oak / <i>Quercus acutissima</i>	2.5"Cal
SNO	2	Swamp White Oak / <i>Quercus bicolor</i>	2.5"Cal
AM	2	'Flame' Amur Maple / <i>Acer ginnala</i> 'Flame'	2.5"Cal.
SHL	2	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	2.5"Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BJ	10	Burki Juniper / <i>Juniperus virginiana</i> 'Burkii'	6'-7'
CBS	3	Colorado Blue Spruce / <i>Picea pungens</i> 'Glauca'	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
PFD	5	Pink Flowering Dogwood / <i>Cornus florida rubra</i>	2.5"Cal.
RB	2	Redbud / <i>Cercis canadensis</i>	2.5"Cal.
TCH	2	Thornless Cockspur Hawthorn / <i>Crataegus crusgalli</i> var. <i>inermis</i>	2.5"Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
CH	8	China Boy/Girl Holly / <i>Ilex meserveae</i> 'China Boy/Girl' TM	5 gal
YAJUN	11	Compact Youngstown Andorra Juniper / <i>Juniperus horizontalis</i> 'Youngstown'	5 gal
MKL	11	Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'	5 gal
BAY	17	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
HRD	21	Happy Returns Daylily / <i>Hemerocallis</i> hybrid 'Happy Returns'	1 gal
RSD	29	Red Stella Daylily / <i>Hemerocallis</i> hybrid 'Red Stella'	1 gal
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
MG	8	Maiden Grass / <i>Miscanthus sinensis</i> 'Gracillimus'	5 gal