



VII.A.

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

Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: March 14, 2016

From: Jessica Henry, AICP
Project Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: Southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road

Applicant: CEDC, Inc., on the behalf of First & Main, LLC.

Description: **Spirit Energy, LLC (Starbucks):** A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 0.31 acre tract of land zoned "PC" Planned Commercial District located in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road

PROPOSAL SUMMARY

The request is for a single story, 622 square foot fast food restaurant building located on a 0.31 acre tract in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road. The proposed restaurant will offer drive-thru and walk-up service only; no indoor seating for customers is proposed. A 200 square foot patio is located adjacent to the walk-up order window on the western end of the building. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2592. The exterior building materials will be comprised of Nichiha faux stone and wood fiber cement board siding panels, glass windows with black anodized window frames, and aluminum metal canopies with a flat TPO or EPDM roofing system.

HISTORY OF SUBJECT SITE

In January 1966, St. Louis County issued Conditional Use Permit #17 for a filling station with service bays. In March 1984, St. Louis County amended Conditional Use Permit #17 to allow twenty-four (24) hour a day operations on this site.

In 2006 Spirit Energy, LLC submitted a request for a change in zoning from the “C-2” Shopping District to the “PC” Planned Commercial District. The Planning Commission’s motion to approve failed by a vote of 2-5 and the City Council approved the Petitioner’s request to withdraw the petition without prejudice. Subsequently, in May 2007 the Petitioner submitted a new change of zoning petition which was also withdrawn after a motion to approve by the Planning Commission failed by a vote of 3-5. In 2008, a Site Development Plan to develop under the terms and conditions of Conditional Use Permit #17 was submitted; however, this plan was later withdrawn in order to proceed with the change of zoning petition. On January 20, 2010, the City of Chesterfield approved Ordinance 2592, which changed the zoning of the subject site from a “C-2” Shopping District to a “PC” Planned Commercial District.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Forum Shopping Center	“C-2” Shopping District
South	Four Seasons Plaza Lot 1	“C-2” Shopping District
East	Jiffy Lube	“C-2” Shopping District w/CUP
West	Four Seasons Plaza West	“C-2” Shopping District



Figure 1—Spirit Energy Development

Comprehensive Plan Analysis

The subject site is located within the Community Retail designation, as shown in the graphic below. In addition to the compliance of uses within the Community Retail land use designation, a proposed development should be in general compliance with the Commercial Development Policies detailed in the Comprehensive Plan. The following relevant policy is contained within the Comprehensive Plan:

- **3.1.1 Quality of Design** – Overall design standards should be provided for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design,

pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

- *This policy is met by this proposed development and information pertaining to several of these items is contained throughout this report.*



Figure 2—Comprehensive Land Use Plan

STAFF ANALYSIS

Zoning

The subject site is zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2592. This ordinance allows for a minimum of 17.47% open space due to the atypically small lot size that restricts the development options for this lot.

Access and Site Circulation

The site is currently accessed via entrances from Olive Boulevard and Woods Mill Road and these existing right-in/right-out access points will remain. Each of the curb cuts is located to provide maximum distance from the intersection of Olive Boulevard and Woods Mill Road.

The counter-clockwise internal site circulation pattern is dictated by the small site size and drive-thru use. A vehicular drive-thru lane surrounds the building, with striped pedestrian crossing connecting the sidewalk on Woods Mill Road to the sidewalk surrounding the building and leading to the patio area. A larger circulation lane allows vehicles to bypass or exit the drive-thru lane in order to leave the site. A sidewalk is also proposed along the Olive Boulevard frontage.

Cross access between the subject site and surrounding Four Seasons Plaza development is not currently available. This was a significant topic of discussion and was fully vetted through during the zoning process for P.Z. 04-2009; however, the subject site is not in partnership with the adjacent property owners and therefore cross access was not mandated via the resulting Ordinance 2592. As a result, there is no means for enlarging the subject site or modifying the location of the proposed ingress or egress points which are in compliance with Ordinance 2592.



Figure 3—Color Site Development Plan illustrating site circulation pattern

Parking

The parking ratio specified by the UDC for the Starbucks use, fast food restaurant, utilizes square footage and results in 10 required spaces for this development. However, the ratio is intended to provide both employee and customer parking. As the proposed Starbucks is a drive-thru location with a walk-up order window, there is no public access to the building interior. The 200 square foot patio is available for use by walk-up customers who either utilize the available parking spaces or arrive to the site via a different transportation mode. Therefore, as required per the City Code and after approval of a parking reduction request by the Planning and Development Services Director, the number of parking spaces provided for this development is eight. The eight parking spaces will provide adequate parking for the maximum number of employees on the peak shift with additional spaces available for guests who wish to park.

The Unified Development Code requires that restaurants with drive-thru facilities provide eight stacking spaces for each service lane. As shown on the Site Development Plan, eleven stacking spaces are provided. As part of the site circulation and stacking review for this site, an analysis which included information regarding the drive-thru operations for other regional Starbucks locations was submitted. The analysis found a peak queuing of 11 vehicles was experienced during the peak demand period between 7:00 and 8:00 a.m. on a weekday for these other locations. Additionally, the analysis found that an additional two vehicles could be accommodated along the west side of the building without negatively impacting on-site circulation or parking, resulting in available storage of 13 vehicles.

Landscaping

A ten foot landscape buffer inclusive of the sidewalk is required for this development. The small site would be rendered nearly undevelopable without relief from the typical buffer requirement. In spite

of the site limitations, the site is heavily landscaped with ornate planting beds along the entire frontage, as shown in the Landscape Plan excerpt below. The buffer modification was originally granted in 2008 and has been carried forward to the current proposal.

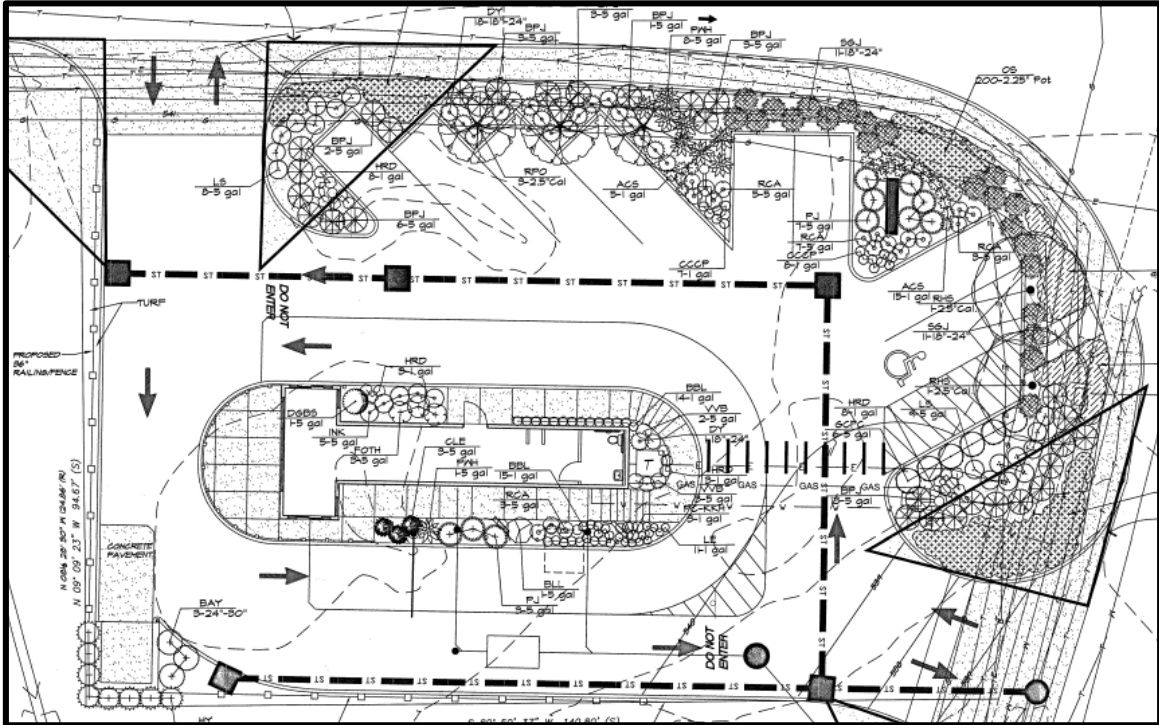


Figure 4—Landscape Plan Excerpt

Ordinance 2592 includes the requirement that “extremely long façades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.” The image below shows the landscape beds that are proposed in the immediate vicinity of three of the four building façades.



Figure 5—Landscape Detail

Lighting

Two types of light fixtures are proposed for this development: pole-mounted parking lights and wall-mounted sconces. These fixtures are utilitarian in nature and are fully-shielded, full cut-off fixtures as required by the Unified Development Code.

Architectural Elevations

Ordinance 2592 includes the following specific requirement related to building design on this site:

“Building facades should be articulated by using color, arrangement or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in heights, depth, or direction. Extremely long façades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.”

In order to address this requirement, the building has a contemporary design that extends across all four façades. The building uses alternating height, materials, colors, and articulation to add visual interest. Rooftop mechanical equipment will be screened by the parapet walls and will not be visible from the adjacent rights-of-way.

The primary material utilized is Nichiha fiber cement board siding panels. Two different types of the Nichiha material are proposed—faux stone and faux wood. The faux wood panels will be in two different colors, providing a varied color palette that is contemporary and complementary to the surrounding development, which includes a broad range of materials, design, and architectural elements. The glass windows with anodized black frames and matching black metal canopies complete the modern design.

The dumpster enclosure is comprised of form lined concrete panel walls that will be painted to match the faux stone wainscot on the building. A gate constructed of composite siding will also match the building color. Regarding the dumpster enclosure, Ordinance 2592 includes the following specific requirement:

- *Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complemented by adequate landscaping approved by the City of Chesterfield on the Site Development Plan.*

Accordingly, a detail of all four dumpster elevations is included in the review packet and landscaping is proposed along three sides of the dumpster, as shown on the landscape plan.

The project was reviewed by the Architectural Review Board (ARB) on December 10th, 2015. **A motion to forward the submittal to the Planning Commission with a recommendation for approval with the conditions listed below was passed by a vote of 4-0.**

1. Staff to verify that the proposed order canopy design and materials are compatible with the building and meet all City requirements.
2. Review the railing design and other pedestrian control measures to ensure pedestrian safety.

In response to the ARB's recommendations, the Applicant has provided information regarding the order canopy for the Planning Commission packet. The order canopy is to be constructed of steel that is painted black in color, which is consistent with the black metal railing and black metal awnings utilized on the building.

Additionally, Staff has reviewed the railing design and pedestrian access within the site and found that adequate pedestrian safeguards are in place.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting 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 proposed development of Spirit Energy, LLC. (Starbucks).

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

Attachments: Architect's Statement of Design
Architectural Rendering
Architectural Elevations
Drive-thru Order Canopy Exhibit
Site Development Plan
Landscape Plan
Lighting Plan
Light Fixture Cut Sheets

CC: Aimee Nassif, Planning and Development Services Director



The following is in response to the ARB guidelines for General Requirements for Site Design and General Requirements for Building Design. The following responses correspond to the sections in 1003.77 Architectural Review, items 10 and 11;

10. General Requirements for Site Design:

- a. *Site Relationships:* Our proposed Starbucks site provides a modern accent building to the surrounding development and the site is connected to the public sidewalks along both Olive Blvd and Woods Mill Road via a crosswalk on the East side of the building.
- b. *Circulation System and Access:* The site will have vehicular access via a right-in/right-out curb cut onto Olive Blvd and a right-in/right-out curb cut onto Woods Mill road. Pedestrian access will be provided as previously indicated via a cross walk to public sidewalks along both Olive Blvd and Woods Mill road. An outdoor seating area for walk-up traffic is provided on the West side of the building visible from Olive Blvd traffic. The parking on the site will mostly be for employee parking, with some parking for people electing to use the outdoor seating area. This parking is screened with landscaping along both Olive Blvd and Woods Mill Road.
- c. *Topography:* Both the proposed curb cuts on Olive Blvd and Woods Mill Road are the existing curb cuts. The use of these curb cuts will keep our site tied to the current topography of the site with very minimal adjustment as need for proper drainage of storm water. There is limited space available for berming so small bushes and shrubs are being utilized to screen the parking surfaces were possible.
- d. *Retaining Walls:* There are no proposed retaining walls on this site.

11. General Requirements for Building Design:

- a. *Scale:* The scale of the building is such that it will be an accent to the retail development behind the outlot. The close proximity to the streets will increase the visibility of the building elevations such that height of the building should be less than the development set off the street. Additionally the footprint of this building is very small and needs a smaller scale elevation for good proportions. The shorter elevations create a more pleasant pedestrian scale to the building inviting walk up traffic. The design elements are designed proportionally to the size of the building to add interest to the building.
- b. *Design:* TR,i Architects has carried a consistent design theme and palette around all four sides of the building due to its freestanding outlot nature it will be highly visible on all four sides. We have broken up the elevations with different architectural elements to make each façade interesting regardless of the small scale of the building. The rooftop unit will be screen with parapet walls and will not be visible.

- c. *Materials and Colors:* The materials being used on this building are primarily durable Nichiha fiber cement board siding panels. There are three different siding panels being use, one being a faux sandstone appearance and the other two being faux wood siding in two different colors. The remaining materials on the building will be glass storefronts and metal awnings creating a sleek modern building to accent the development behind it providing a fresh look.

- d. *Landscape Design and Screening:* The landscaping provided will complement the landscaping of the existing development. There will be landscaping provided at the base of the building to assist in breaking up the façade. Additionally there will be a small ornamental faux wrought iron fence along the South and West property lines to provide a separation of the outlot.

- e. *Signage:* It is understood that all signage will be reviewed through a separate process. Any signage shown on the illustrations are only to give the ARB committee an idea of how the building may look once the signage is introduced. Obviously signage plays the part in the appearance of a building and TR,i Architects feels it is good to examine the building design both with signage and without.

- f. *Lighting:* It is understood the site lighting will need to comply with the City of Chesterfield's code and that will be approved as a separate process. We have included a preliminary site lighting photometric and cut sheets of the proposed fixtures for your Architectural review.

Thank you for your review of our proposed Starbucks development. TR,i Architects looks forward to your feedback and hopefully a positive review and recommendation to the Planning Commission.

Respectfully,

TR,i Architects



TRi
Architects of the Possible
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PERSPECTIVE VIEW LOOKING SOUTHEAST AT OLIVE BLVD.

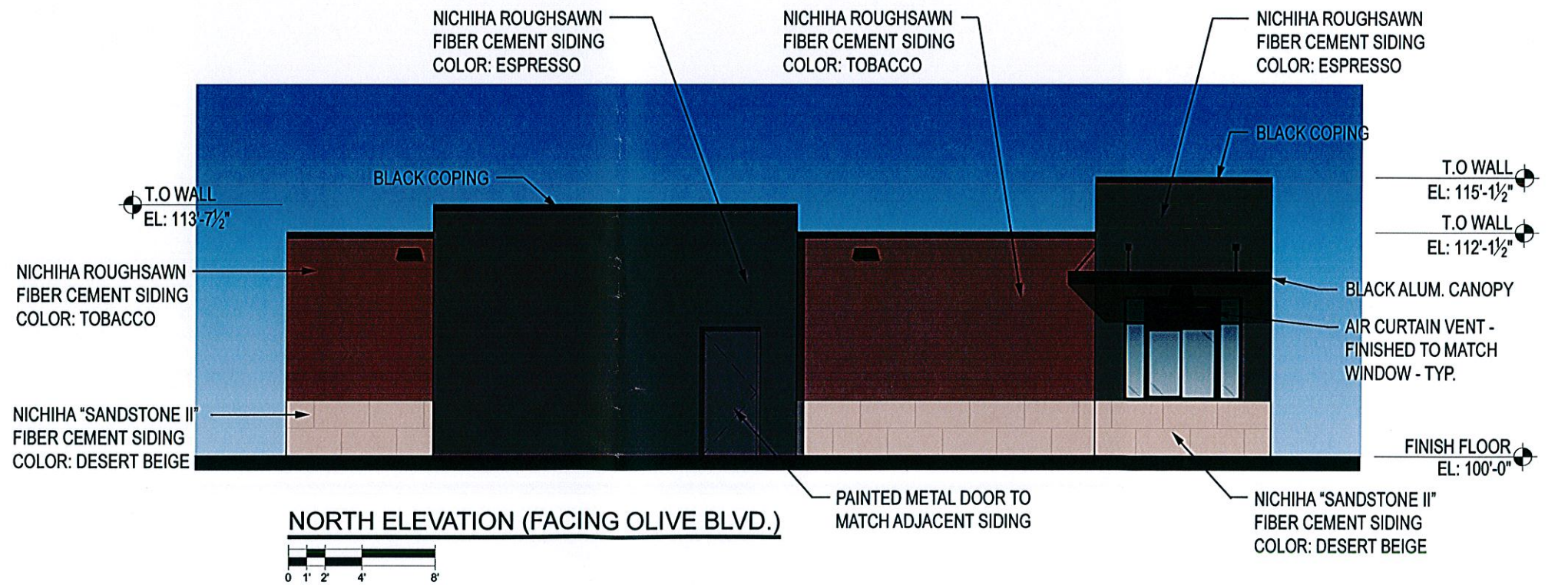
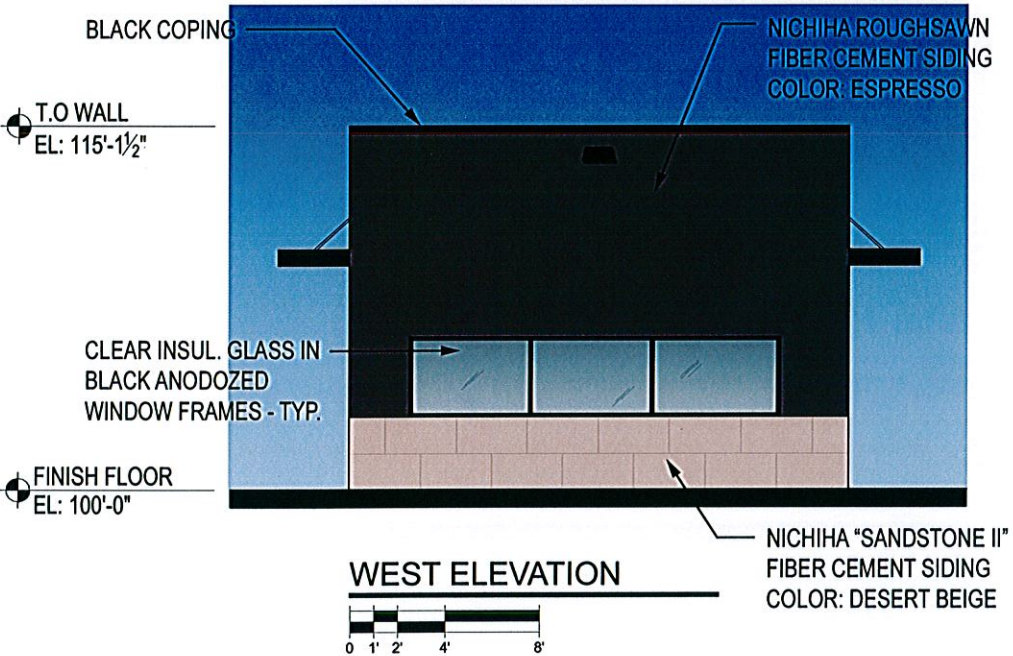
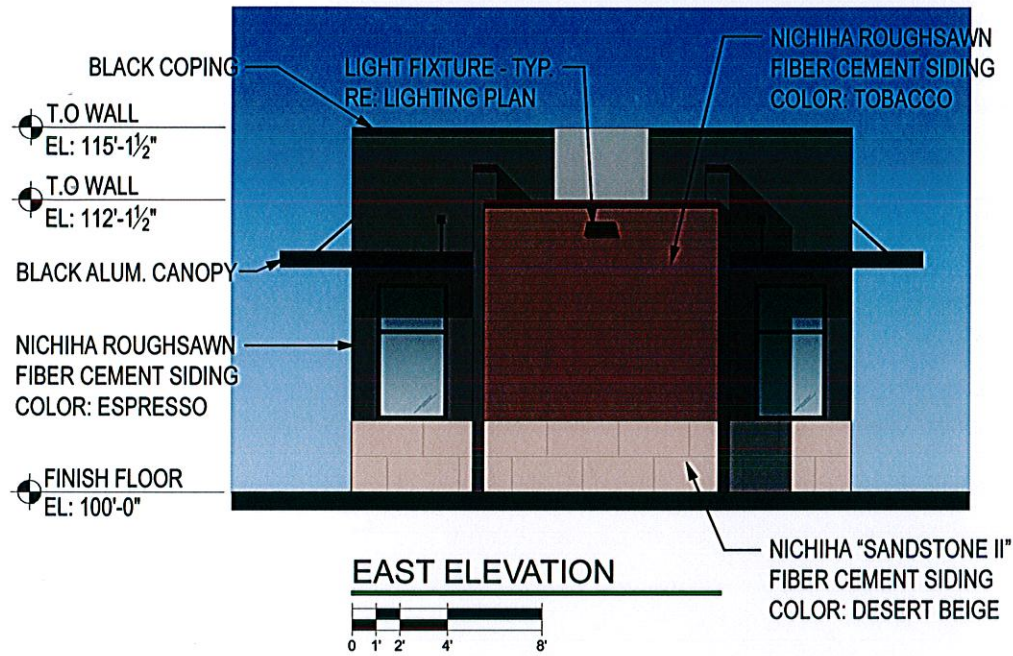
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STARBUCKS DRIVE-THRU - OLIVE BLVD.

CHESTERFIELD,
15-131

MISSOURI
11-24-15

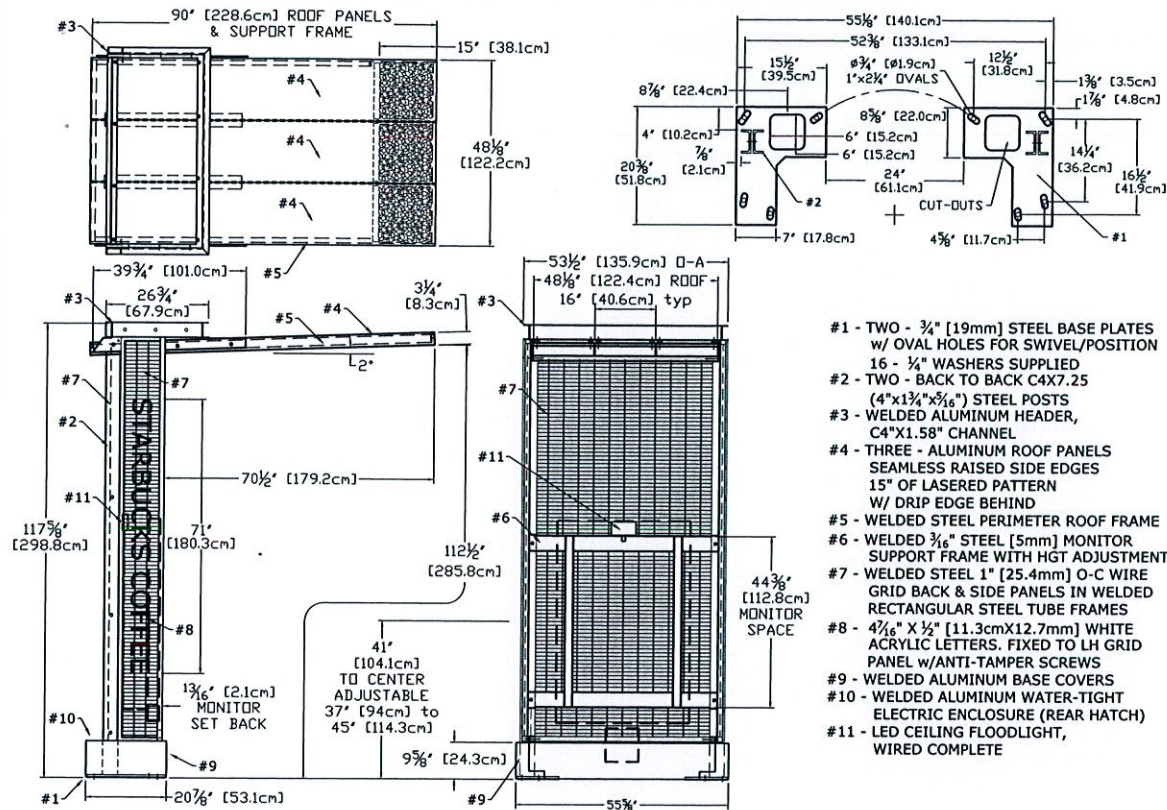
First & Main
PROPERTIES



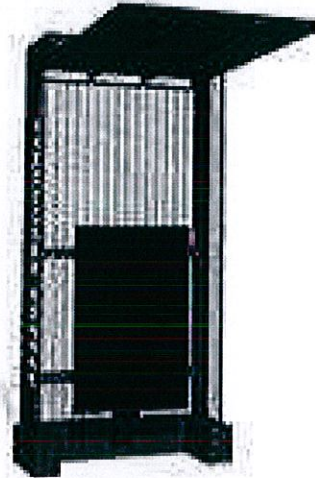
ORDER SCREEN

C

DT ORDER POINT CANOPY FREESTANDING



- #1 - TWO - 3/4" [19mm] STEEL BASE PLATES w/ OVAL HOLES FOR SWIVEL/POSITION 16 - 1/2" WASHERS SUPPLIED
- #2 - TWO - BACK TO BACK C4X7.25 (4"x1 1/4"x3/16") STEEL POSTS
- #3 - WELDED ALUMINUM HEADER, C4"x1.58" CHANNEL
- #4 - THREE - ALUMINUM ROOF PANELS SEAMLESS RAISED SIDE EDGES 15" OF LASERED PATTERN W/ DRIP EDGE BEHIND
- #5 - WELDED STEEL PERIMETER ROOF FRAME
- #6 - WELDED 3/16" STEEL [5mm] MONITOR SUPPORT FRAME WITH HGT ADJUSTMENT
- #7 - WELDED STEEL 1" [25.4mm] O-C WIRE GRID BACK & SIDE PANELS IN WELDED RECTANGULAR STEEL TUBE FRAMES
- #8 - 4 1/4" X 1/2" [11.3cmX12.7mm] WHITE ACRYLIC LETTERS. FIXED TO LH GRID PANEL w/ANTI-TAMPER SCREWS
- #9 - WELDED ALUMINUM BASE COVERS
- #10 - WELDED ALUMINUM WATER-TIGHT ELECTRIC ENCLOSURE (REAR HATCH)
- #11 - LED CEILING FLOODLIGHT, WIRED COMPLETE



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QID 15-27142

JOB NAME

Starbucks

LOCATION

Chesterfield, MO

CUSTOMER CONTACT

SALESMAN / PM

Tracie Gesel

DESIGNER

Jesse Black

DWG. DATE

12-30-15

REV. DATE / REVISION

SCALE

As Noted

FILE

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

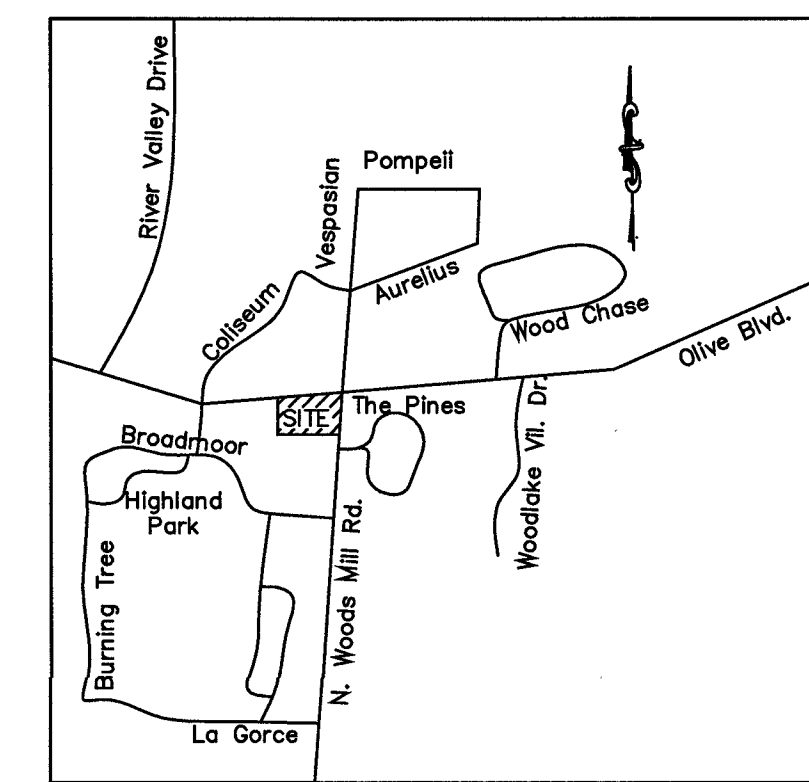
SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



SITE DEVELOPMENT PLAN

PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE
IN U. S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST.
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

PROPERTY DATA

OWNER = EQUILON ENTERPRISES LLC
ADDRESS = 13506 OLIVE BOULEVARD
LOCATOR NO. = 160230002
ACREAGE = 0.31 Ac.
EXISTING ZONING = PC - PLANNED COMMERCIAL (ORD. 2592)
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = ROCKWOOD
SEWER DISTRICT = METRO, ST. LOUIS SEWER DISTRICT
WATER SHED = MISSOURI RIVER
FEMA MAP = 2918C0186K
ELECTRIC COMPANY = AMERENUE
GAS COMPANY = LACLEDE GAS COMPANY
PHONE COMPANY = ATT
WATER COMPANY = MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBER, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER U.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% UNLESS THE SLOPE IS GREATER THAN 1% WHICH MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "ADAAG" WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS
PARKING REQUIRED:
RESTAURANT/FAST FOOD
15 PER 100 OF S.F.L.
500 S.F. (INTERIOR WALL) * 15 = 7 SPACES
200 S.F. (PATIO) * 15 = 3 SPACES
PARKING REQUIRED PER CITY CODE = 10 SPACES
PARKING PROVIDED = 8 SPACES (INCLUDES 1 ADA STALL)
20% PARKING REDUCTION GRANTED
- SETBACKS PER ZONING
BUILDING NORTH = 40' EAST = 0' WEST = 30' SOUTH = 20'
PARKING NORTH = 0' EAST = 0' WEST = 0' SOUTH = 0'
- DENSITY CALCULATIONS
OpenSpace: 2,850 s.f. x 100 = 22%
13,503 s.f. total site
Building Coverage: 622 s.f. x 100 = 4.6%
13,503 s.f. total site
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 2918C0170K AND 2918C0186K AND COMMUNITY NUMBER 290886 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND
- ROOF TOP EQUIPMENT SHALL BE SCREENED

NOTE:
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

MISSOURI ONE CALL TICKET NUMBER 102782601
The utilities contacted by Missouri One Call were ATT Transmission, Ameren Missouri Electric, ATT Distribution, Charter Communications, Charter Communications, MODOT St. Louis District, Enbridge Energy, Laclede Gas Company, CLCN-Centurylink, Edward Jones, Missouri American Water Company, MLC, X Communications, St. Louis Metropolitan Sewer District.

BENCHMARKS
St. Louis County Benchmark 13-133, NGVD29 Elev. = 595.58' - Cut triangle near southeast end of 4" x 4" overhead at South end of Spodee Road bridge over the New I-64. The southeast end of the headwall and the benchmark are approximately flush with and at the east edge of a sidewalk along the east side of the bridge. Benchmark is roughly 1' north of the South end of headwall and 2' South of the junction of a decorative steel fence along the East side of the bridge with a chain link fence running to the Southeast.

SITE BENCHMARK
Elev. 537.58' - "O" in open on fire hydrant as shown on this survey.

NOTE TO CONTRACTOR
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS, INSPECTIONS AND ASSOCIATED MONETARY CHARGES, AND/OR SPECIAL BACKFILL REQUIREMENTS, SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

LEGEND	SYMBOLS	ABBREVIATIONS
EXISTING CONTOURS	433	NORTH
PROPOSED CONTOURS	433	SOUTH
EXISTING STORM SEWER	TMH	EAST
PROPOSED STORM SEWER	TMH	WEST
EXISTING SANITARY SEWER	DB	CONC
PROPOSED SANITARY SEWER	DB	ASPH
RIGHT-OF-WAY	96"	PB
EASEMENT	36"	DB
CENTERLINE	96"	PL
EXISTING TREE	12"	SB
EXISTING SPOT ELEVATION	433.28	AC
SWALE/DRAINAGE PATH	T.B.R.	FL
TO BE REMOVED	T.B.R. & R.	ST
TO BE REMOVED & RELOCATED	U.L.P.	STM
TO BE USED IN PLACE	T.B.A.	SA
TO BE ADJUSTED	B.C.	SA
BACK OF CURB	F.C.	SA
FACE OF CURB	F.C.	SA

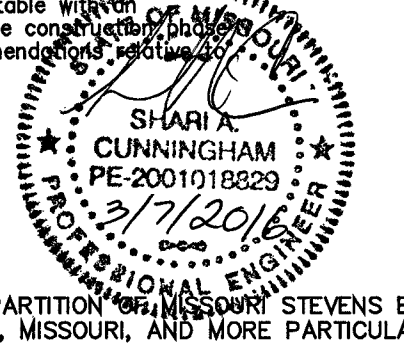
SURVEYOR'S CERTIFICATION

This is to certify that this Plan is a correct representation of all existing and proposed land divisions.
Marler Surveying Company, Inc.
MISSOURI CRRP NO. LS. 347-D
Michael S. Blansit MO P.L.S. 2364



GEOTECHNICAL ENGINEER'S STATEMENT

This plan has been reviewed by the undersigned for compliance with our geotechnical recommendations. It is our professional opinion that earth slopes and foundations constructed in accordance with the plans and specifications will be stable under the anticipated factor of safety. Geotey must be involved during the construction of any earth retaining structure to determine that subsurface conditions are as anticipated and that recommendations are implemented.



A TRACT OF LAND IN PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE WEST LINE OF WOODS MILL ROAD, 60 FEET WIDE, WITH THE SOUTH LINE OF OLIVE STREET ROAD, 80 FEET WIDE; THENCE ALONG THE WEST LINE OF WOODS MILL ROAD, SOUTH 7 DEGREES 41 MINUTES 30 SECONDS WEST, A DISTANCE OF 130 FEET TO A POINT; THENCE SOUTH 81 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 140.80 FEET TO A POINT; THENCE NORTH 8 DEGREES 28 MINUTES 30 SECONDS WEST, A DISTANCE OF 12.86 FEET TO A POINT ON THE SOUTH LINE OF OLIVE STREET ROAD; THENCE NORTH 81 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 177 FEET ALONG SAID SOUTH LINE OF OLIVE STREET ROAD TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONTAINED THEREIN FOR ALL RIGHT TITLE AND INTEREST IN ALL OIL, GAS, AND OTHER MINERALS RESERVED BY SHELL OIL COMPANY BY THE LIMITED WARRANTY DEED RECORDED IN BOOK 11717 PAGE 1152, 0.31 ACRES.

THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03. (APPLICABLE SUBSECTION) (PRESENT ZONING) OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, 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 CITY OF CHESTERFIELD, 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 _____ TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE/SHE IS THE _____ (TITLE) OF _____ (NAME OF LLC) A LIMITED LIABILITY COMPANY IN THE STATE OF _____ AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID _____ (MANAGER) ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE, SHE OR THEY EXECUTED THE SAME AS HIS, HER, OR THEIR FREE ACT AND DEED. 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 DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

AMERENUE - ELLISVILLE DISTRICT
280 OLD STATE ROAD
ELLISVILLE, MO 63021
PH. (314) 992-8922
CONTACT: ENGINEERING

AT & T
14780 MANCHESTER ROAD
BALLWIN, MO 63011
PH. (636) 256-1637
CONTACT: ENGINEERING

LACLEDE GAS COMPANY
720 OLIVE STREET
ROOM 1408
ST. LOUIS, MO 63101
PH. (314) 342-0886
CONTACT: ENGINEERING

MISSOURI AMERICAN WATER COMPANY
1050 RESEARCH BLVD.
ST. LOUIS, MO 63132
PH. (314) 996-2464
CONTACT: ROGER TIMMERMEIER

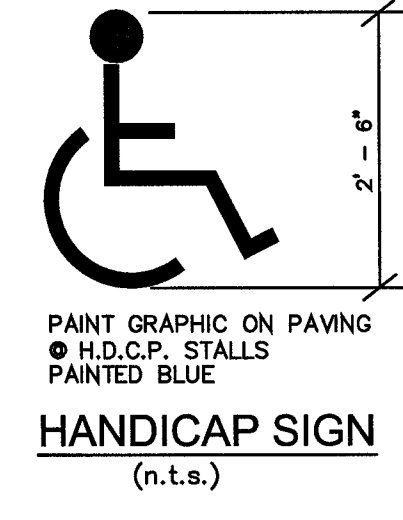
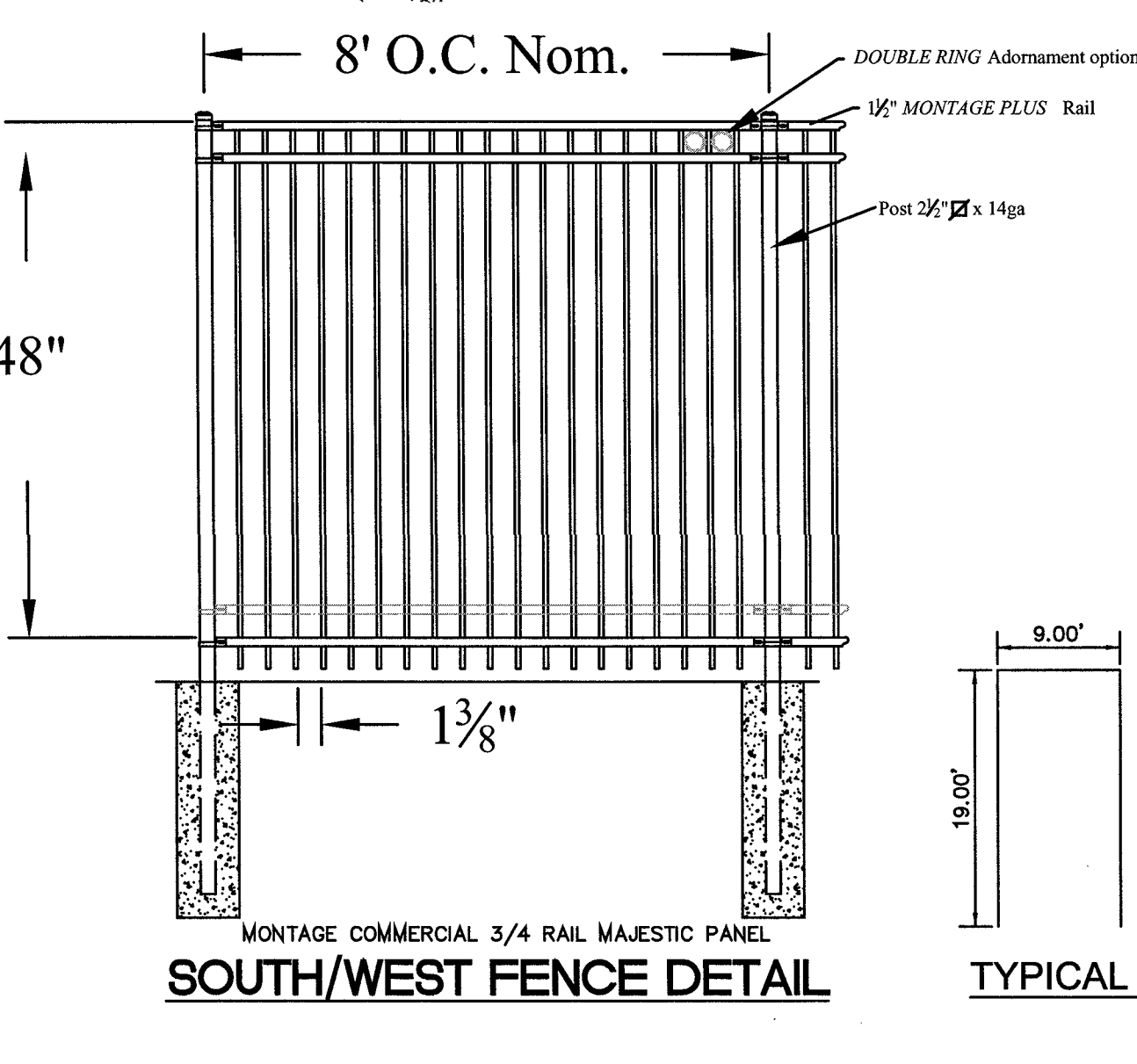
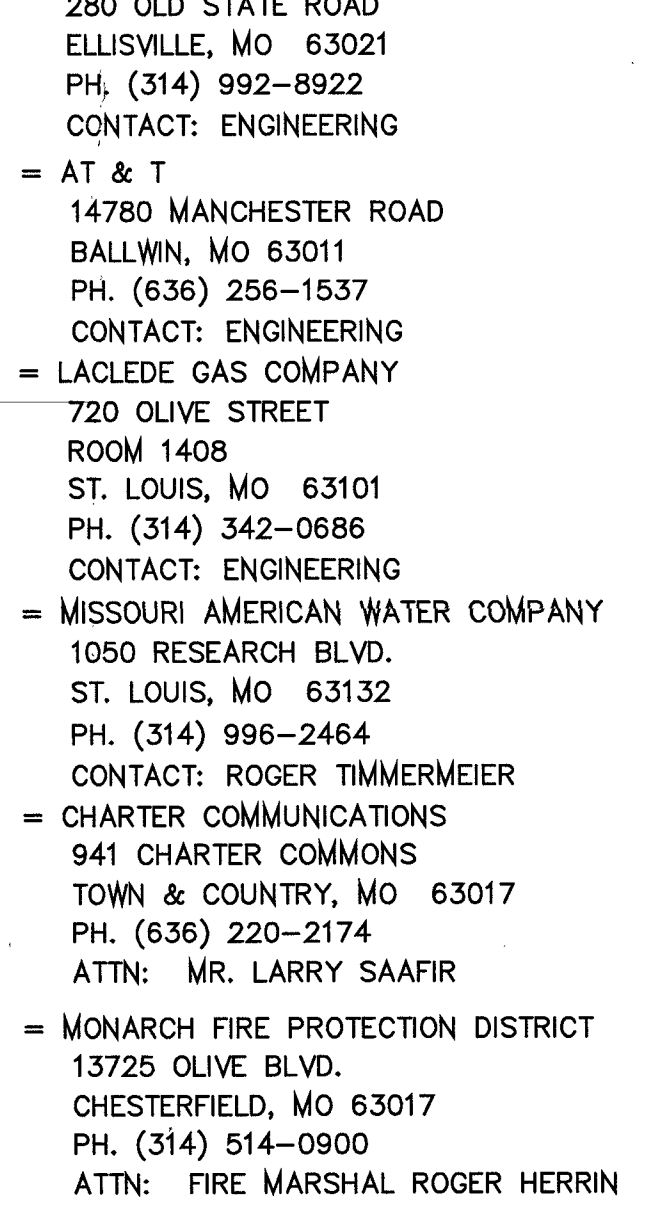
CHARTER COMMUNICATIONS
941 CHARTER COMMONS
TOWN & COUNTRY, MO 63017
PH. (636) 220-2174
ATTN: MR. LARRY SAAFIR

MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
PH. (314) 514-0900
ATTN: FIRE MARSHAL ROGER HERRIN

Prepared For:
2350 Grand Boulevard Partners, LLC
c/o Mr. Richard Robinson
Grand & Sidney, LLC
3405 Hawthorne Boulevard
St. Louis, MO 63104
314-504-2664

Prepared By:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

UTILITIES
ELECTRIC COMPANY
PHONE COMPANY
GAS COMPANY
WATER COMPANY
CABLE TELEVISION
FIRE DISTRICT



NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AGREED TO DO SO BY THE OWNER OR CONTRACTOR.
UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NUMBER, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY AFFECT ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.
NOTE TO CONTRACTOR
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS, INSPECTIONS AND ASSOCIATED MONETARY CHARGES, AND/OR SPECIAL BACKFILL REQUIREMENTS, SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.
THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

BRANDON A. HARR, P.E. E-28550
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

Site Development Plan
Starbucks Coffee
13506 Olive Boulevard
Chesterfield, Missouri 63017

MAR 7 - 2016

No.	Description	Date
1	City Submittal	11-02-15
2	Per City	11-20-15
3	Per City	12-11-15
4	Per City	01-14-16
5	Per City	02-16-16

Site Development Plan

C1

REVISIONS	BY
NOV. 20, 2015	RAM
DEC. 10, 2015	RAM

landscape TECHNOLOGIES

67 Jacobs Creek Drive
Chesterfield, MO 63004
(636) 432-1250
Fax: (636) 432-1254
MO Landscape Architectural Corporation 6300202012

REGISTERED ARCHITECT #000011
REGISTERED LANDSCAPE ARCHITECT #000011
DATE 12/10/15

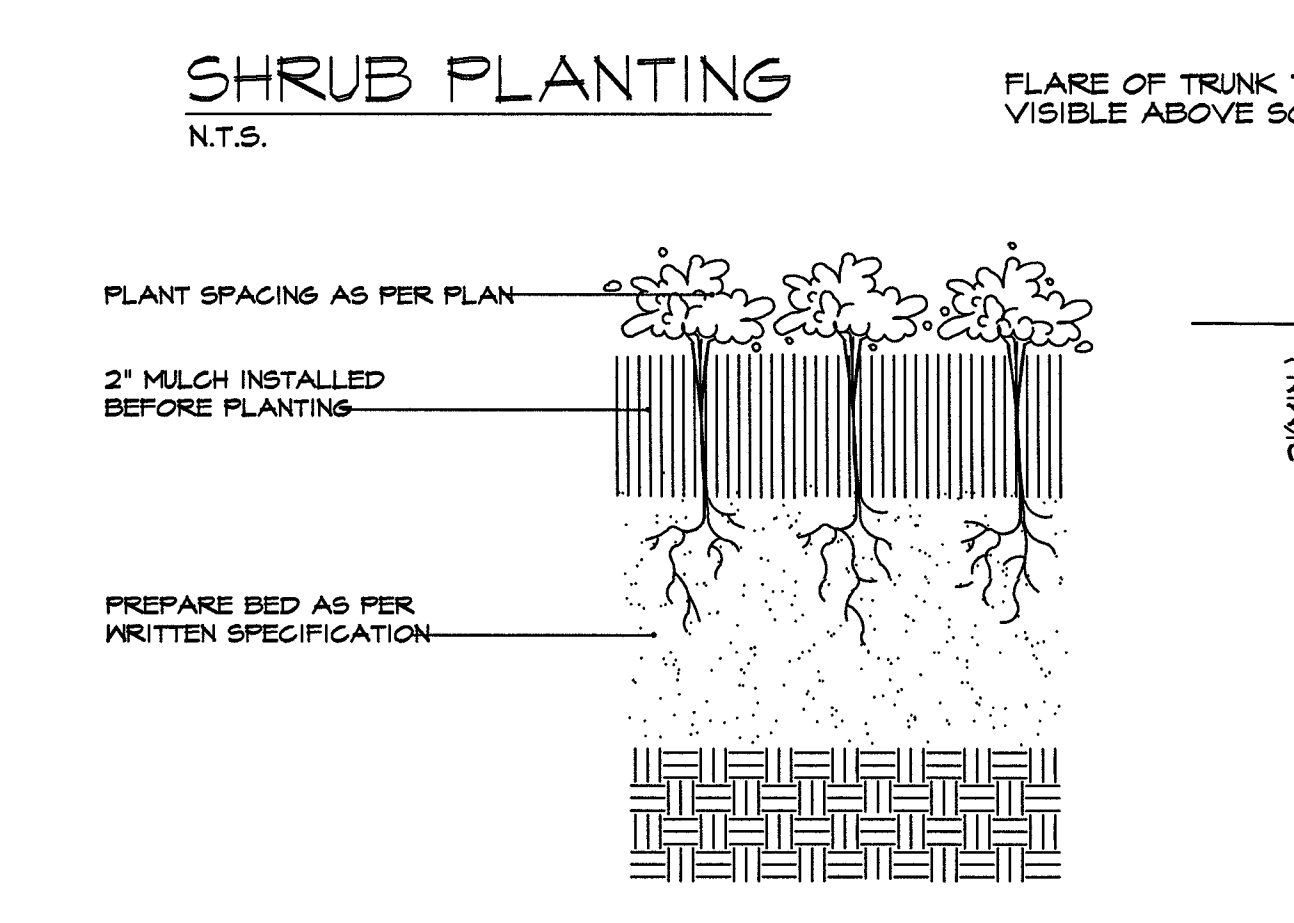
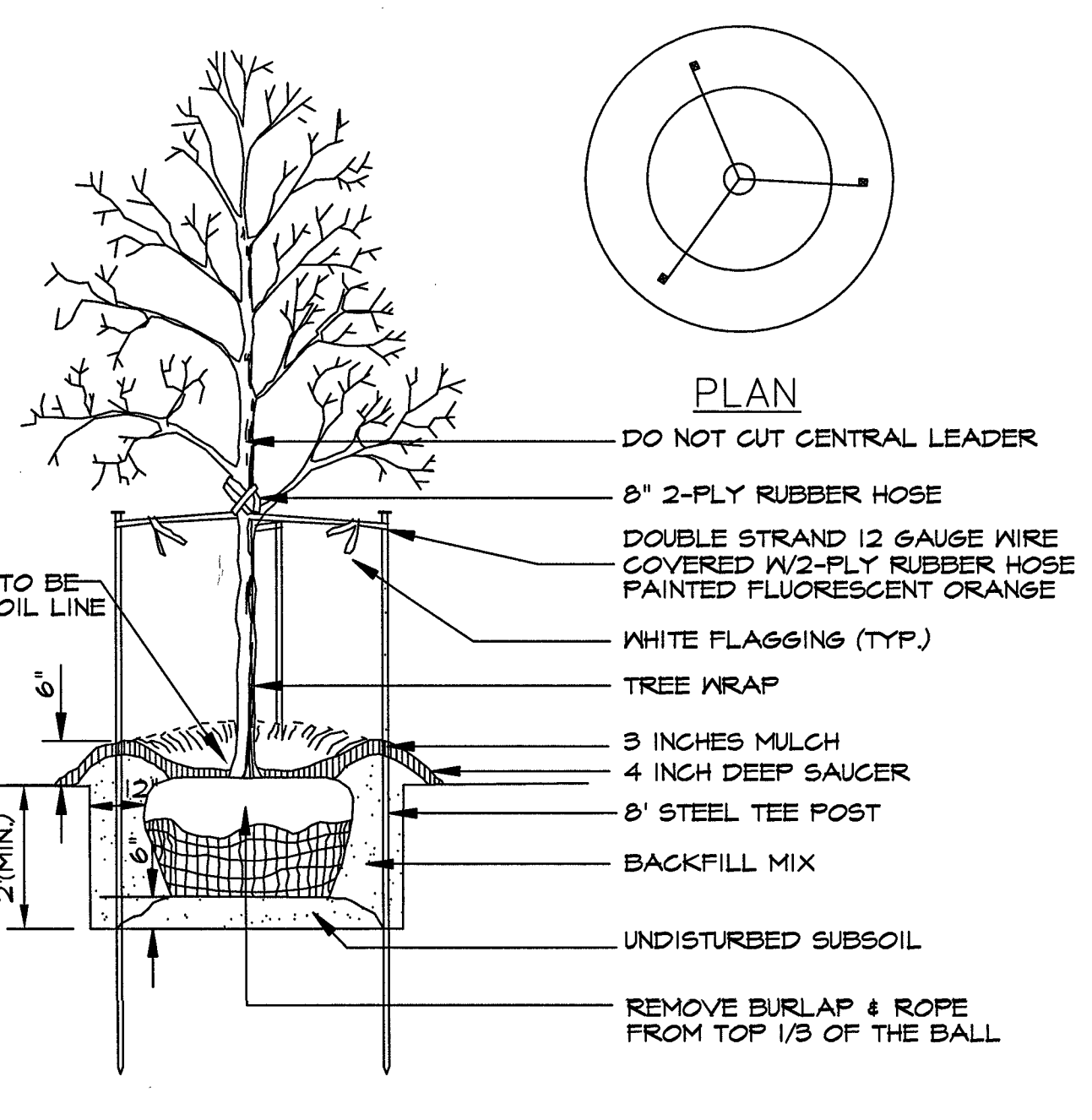
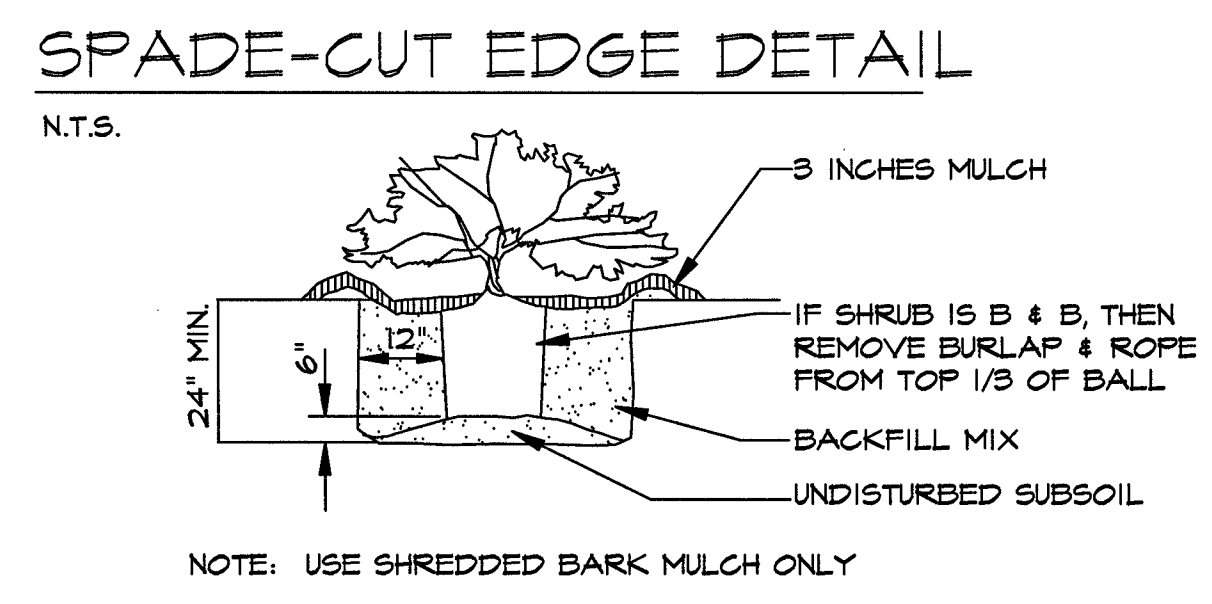
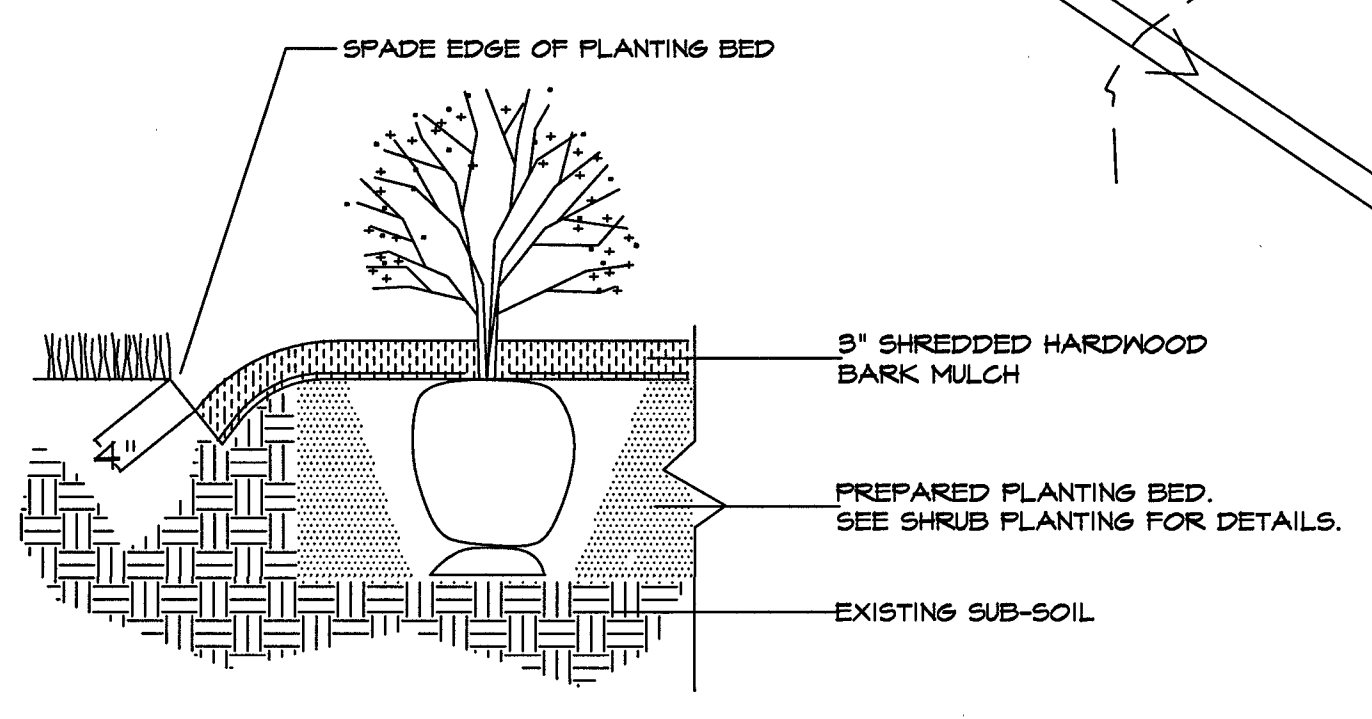
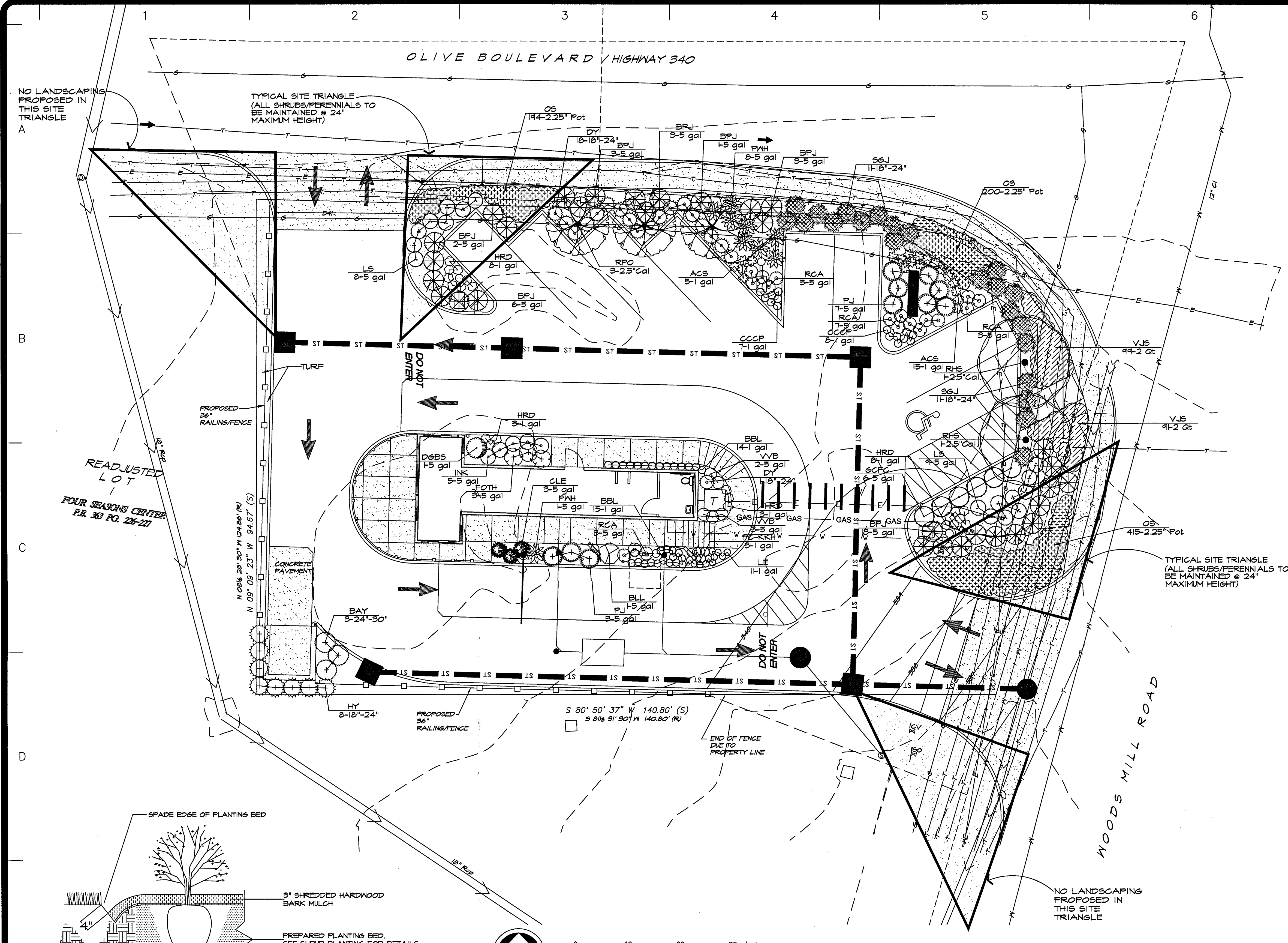
PLANTING PLAN FOR THE PROPOSED
Starbucks
 OLIVE BLVD. @ WOODS MILL RD. CHESTERFIELD, MO

DRAWN
R. HARDS
CHECKED
RAM
DATE
OCT. 24, 2015
SCALE
1/8"=1'-0"
JOB NO.
2015-112
SHEET
L-1
OF ONE SHEET

NOTES:

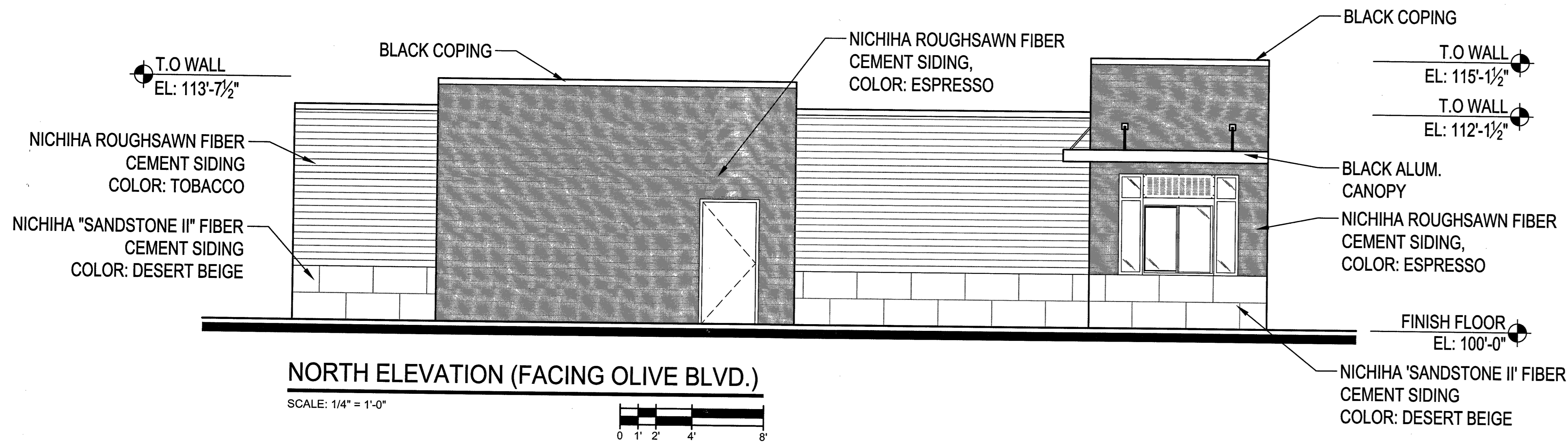
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work 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 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 (50% 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 (See City of Chesterfield UDC code):
 - 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 in-ground 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.

STREET TREES: 1 per 50 LF FRONTAGE
227.19 LF FRONTAGE REQUIRING FIVE (5) TREES @ 2.5" CALIPER



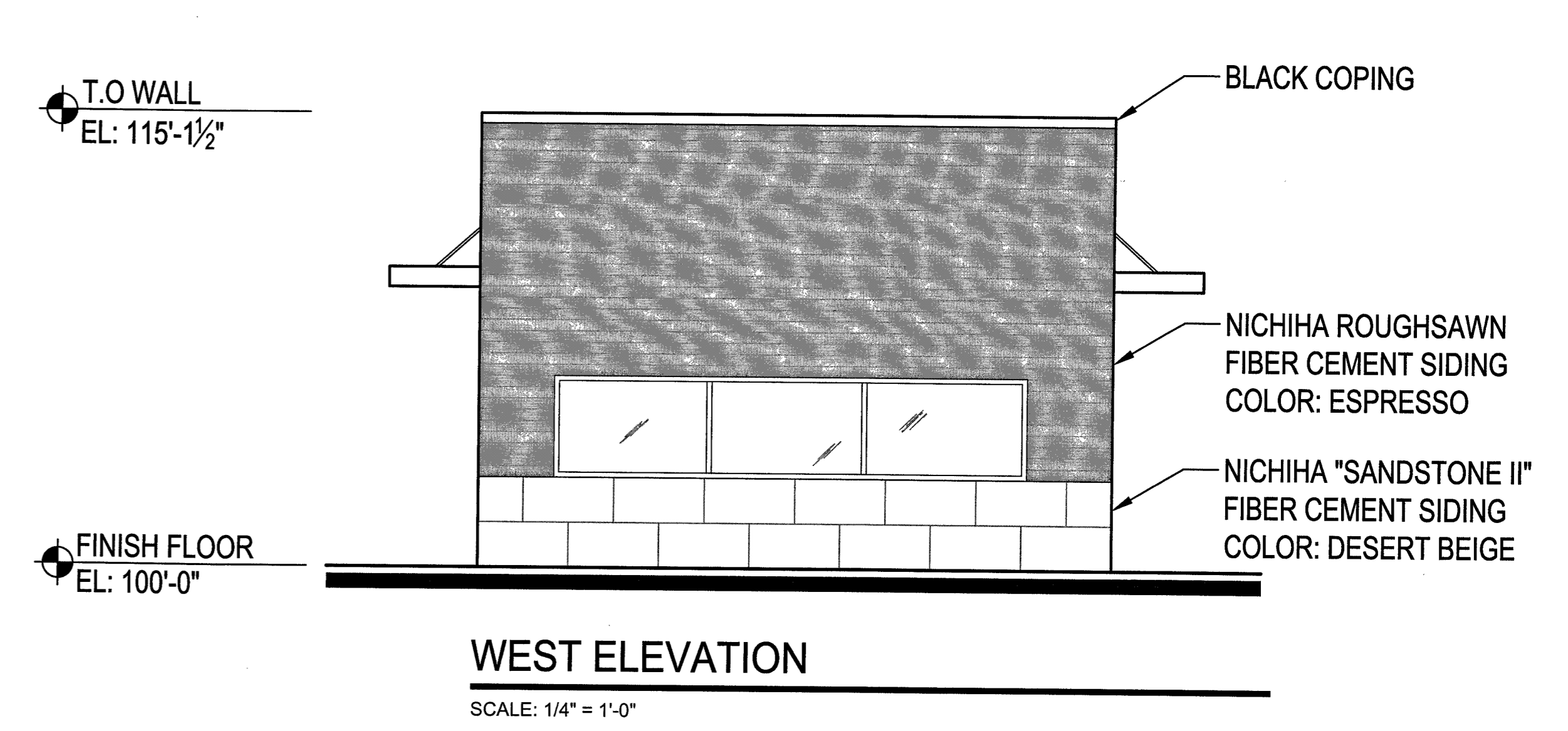
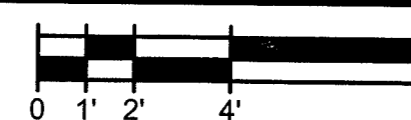
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RPO	3	Regal Prince Oak / <i>Quercus warei</i> 'Long' TM	2.5" Cal
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RHS	2	Robin Hill Serviceberry / <i>Amelanchier X grandiflora</i> 'Robin Hill'	2.5" Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BLL	1	Blooming Lilac / <i>Syringa x 'Penda'</i>	5 gal
BPJ	31	Blue Pacific Juniper / <i>Juniperus conferta</i> 'Blue Pacific'	5 gal
INK	5	Dense Inkberry / <i>Ilex glabra</i> 'Dense'	5 gal
DY	14	Dense Yew / <i>Taxus media</i> 'Densiformis'	18"-24"
FOTH	3	Dwarf Fothergilla / <i>Fothergilla gardenii</i>	5 gal
DGBS	1	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globosa'	5 gal
GCFC	6	Golden Charm False Cypress / <i>Chamaecyparis pisifera filifera</i> 'Golden Charm'	5 gal
HY	8	Hicks Yew / <i>Taxus media</i> 'Hicksii'	18"-24"
LS	17	Limemound Spirea / <i>Spiraea bumalda</i> 'Limemound' TM	5 gal
BAY	13	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"
PNH	4	Pinky Winky Hydrangea / <i>Hydrangea paniculata</i> 'Pinky Winky'	5 gal
PJ	10	Procumbens Juniper / <i>Juniperus procumbens</i> 'Nana'	5 gal
RCA	18	Rose Creek Abella / <i>Abella x grandiflora</i> 'Rose Creek'	5 gal
SGJ	22	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	18"-24"
VVB	5	Vardar Valley Boxwood / <i>Buxus sempervirens</i> 'Vardar Valley'	5 gal
CLE	3	'Hummingbird' Summersweet / <i>Clethra alnifolia</i> 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACS	20	Autumn Charm Sedum / <i>Sedum x 'Autumn Charm'</i>	1 gal
BBL	24	Big Blue Liriope / <i>Liriope muscari</i> 'Big Blue'	1 gal
CCCP	15	Cotton Candy Creeping Phlox / <i>Phlox subulata</i> 'Cotton Candy'	1 gal
HRD	22	Happy Returns Daylily / <i>Hemerocallis hybrid</i> 'Happy Returns'	1 gal
LE	11	Lamb's Ears / <i>Stachys byzantina</i> 'Silver Carpet'	1 gal
PC-KKH	3	Purple Coneflower / <i>Echinacea purpurea</i> 'Kim's Knee High' TM	1 gal
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	804	Orange Stonecrop / <i>Sedum kamaeschaticum</i>	2.25" Pot
	190	Variegated Japanese Sedge / <i>Carex morrowii</i> 'Aurea-variegata'	2 qt



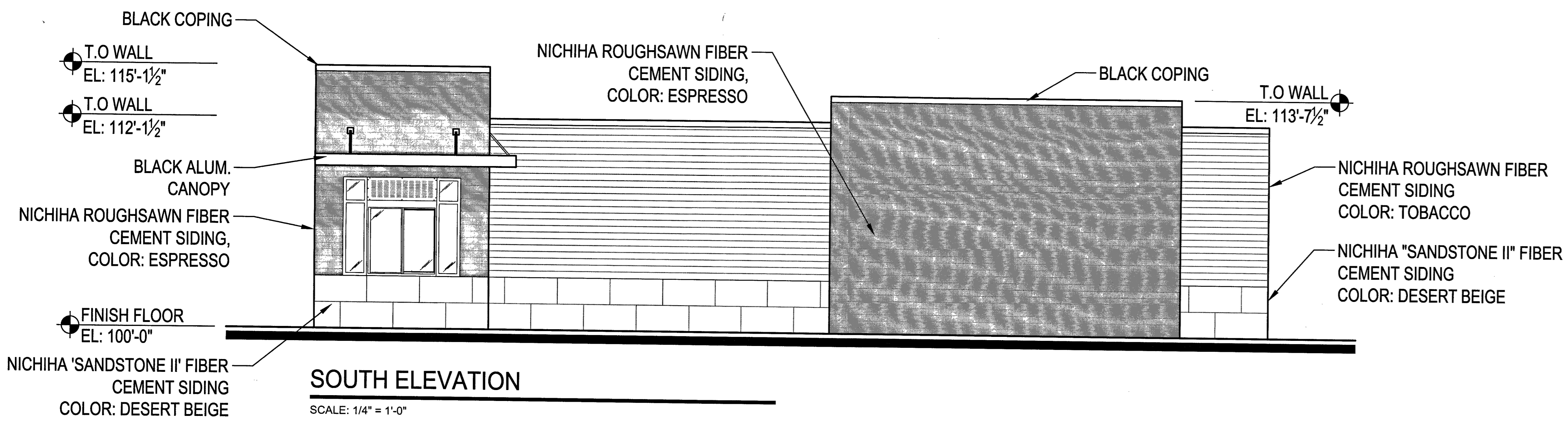
NORTH ELEVATION (FACING OLIVE BLVD.)

SCALE: 1/4" = 1'-0"



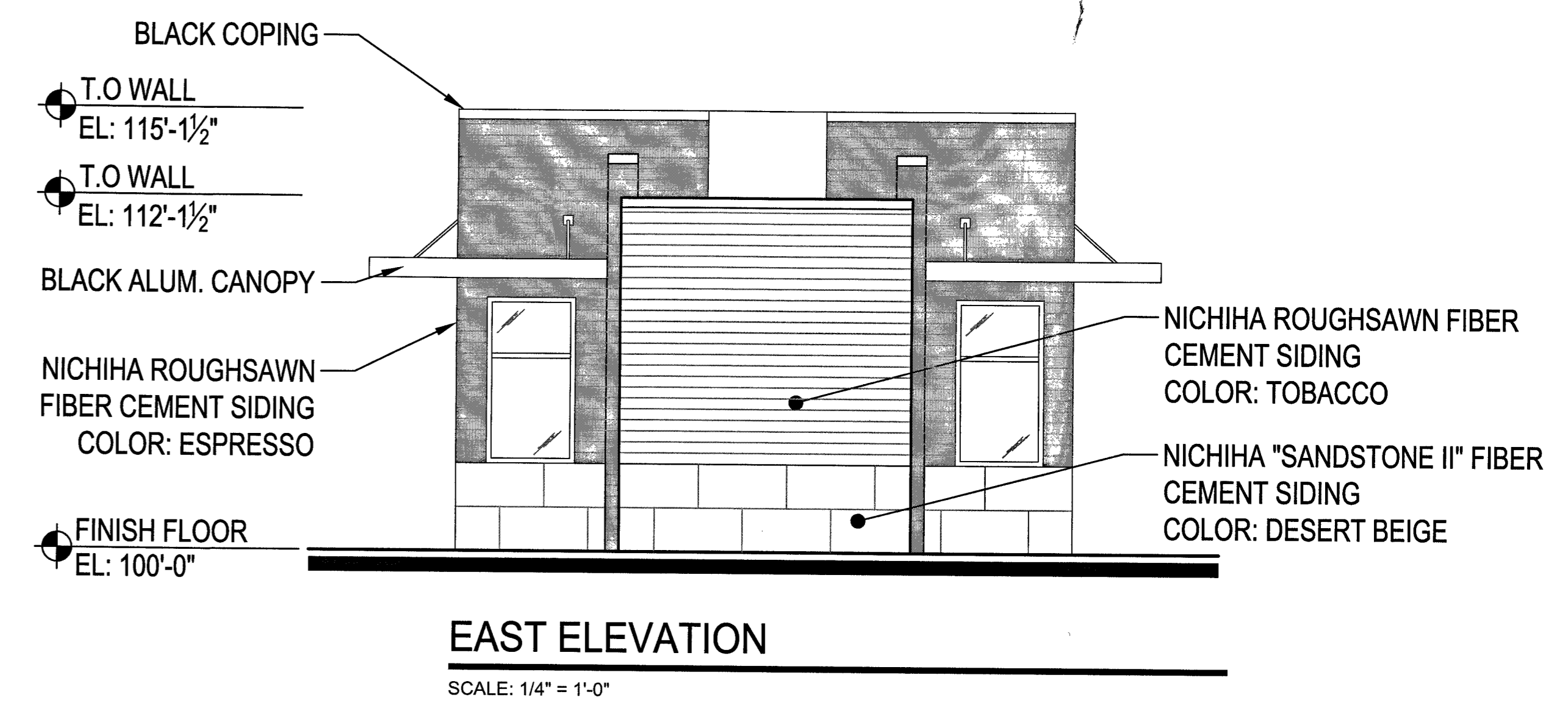
WEST ELEVATION

SCALE: 1/4" = 1'-0"



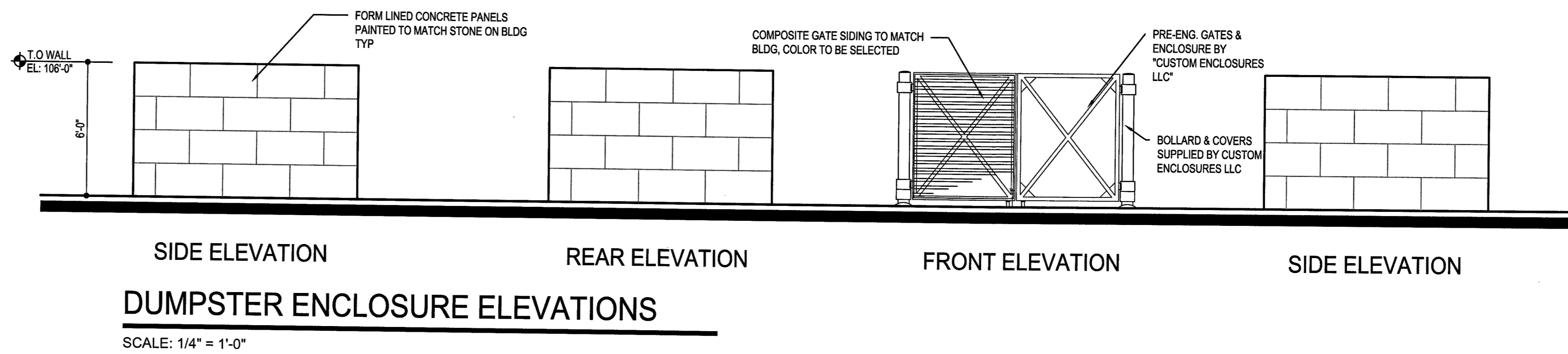
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



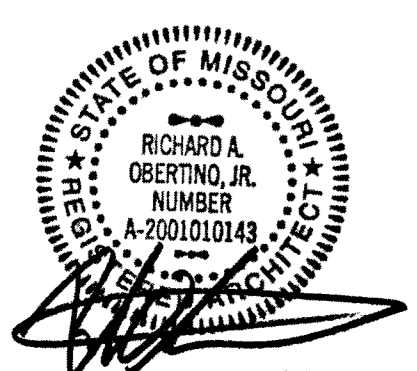
EAST ELEVATION

SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"

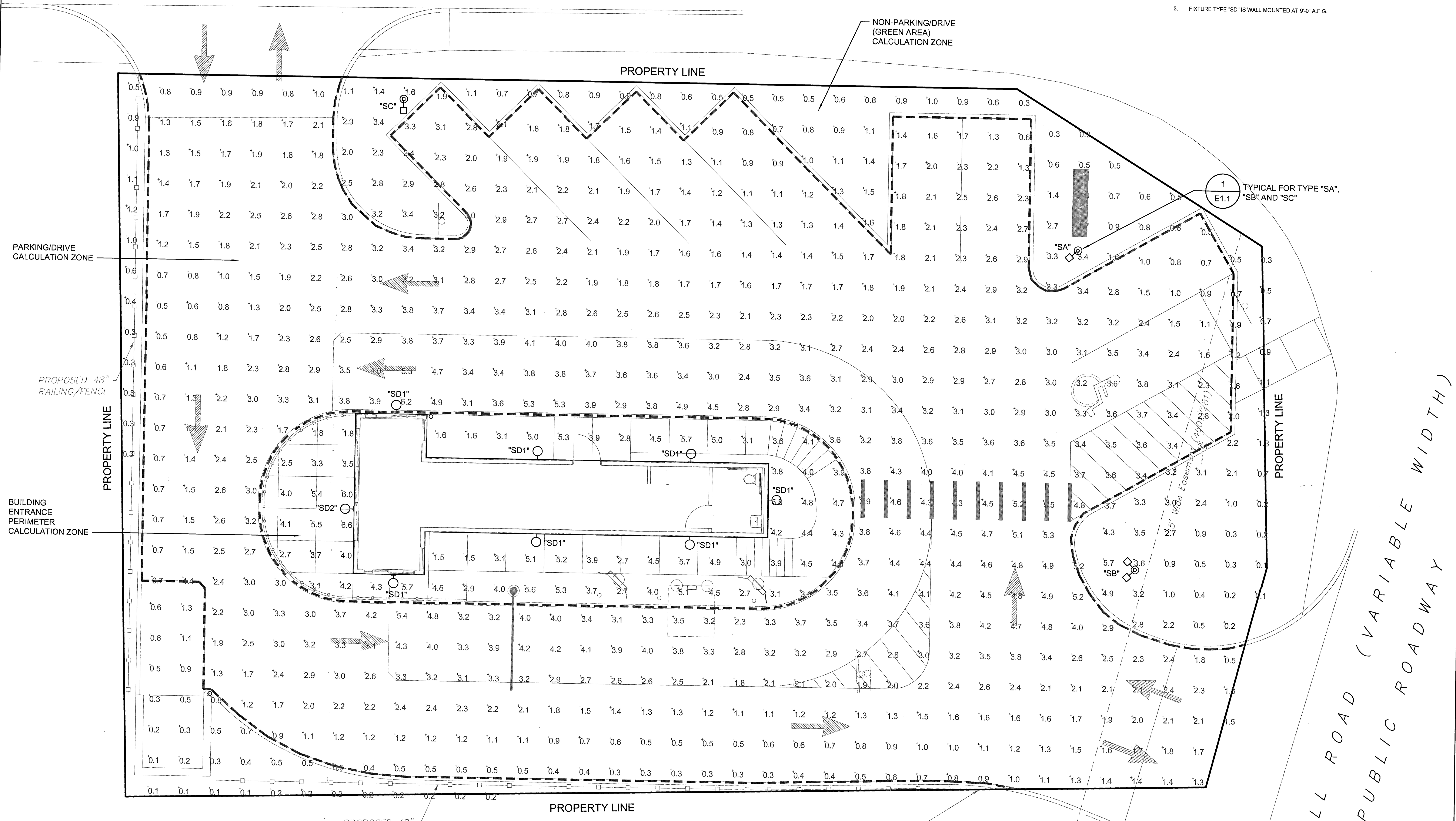


11.02.15

OLIVE BOULEVARD (VARIABLE WIDTH)
 HIGHWAY 340
 PUBLIC ROADWAY

GENERAL NOTES - PHOTOMETRICS

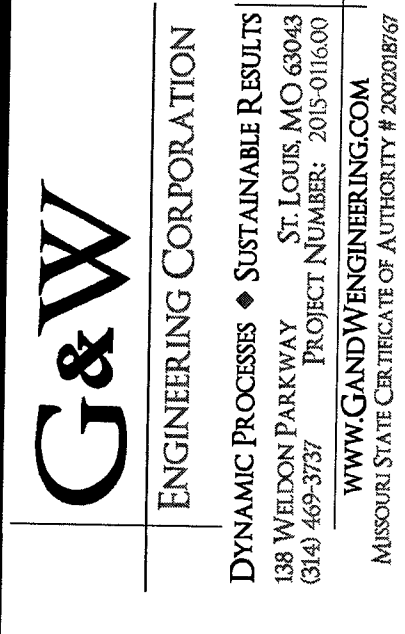
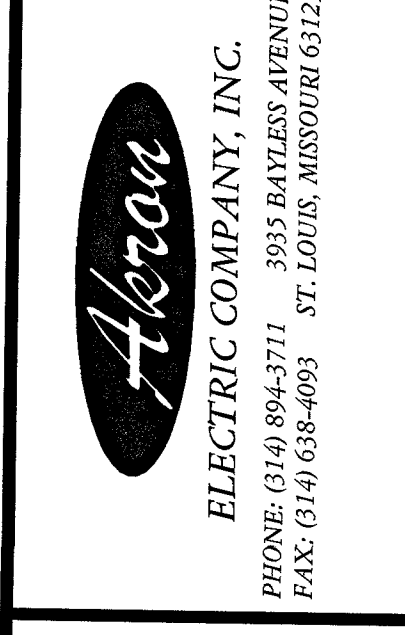
- DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE; FIELD VERIFY CONSTRUCTION CONDITIONS AND COORDINATE ALL REQUIREMENTS.
- FIXTURE TYPES "SA", "SB" AND "SC" ARE MOUNTED ON 15'-0" STRAIGHT SQUARE STEEL POLE AND 6" CONCRETE POLE BASE. TOTAL MOUNTING HEIGHT IS 15'-6" A.F.G.
- FIXTURE TYPE "SD" IS WALL MOUNTED AT 9'-0" A.F.G.



EXISTING LIGHTING POLES FROM ADJACENT PROPERTIES WERE NOT INCLUDED IN THIS CALCULATION.

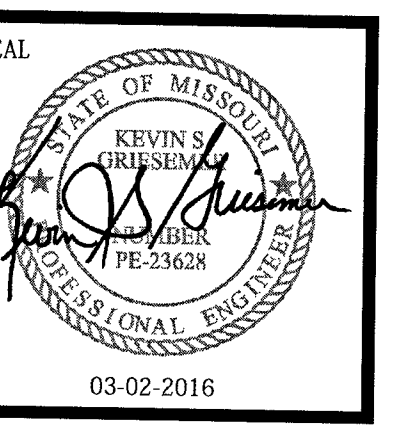
END OF FENCE DUE TO PROPERTY LINE & DRIVE ENTRANCE

N
SITE PLAN - PHOTOMETRICS
 SCALE: 3/16" = 1'-0"



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STARBUCKS CORFEE
 13506 OLIVE BOULEVARD
 CHESTERFIELD, MO 63017



REVISIONS	
JOB NO:	2015-0116.00
DRAWN BY:	GTC
CHECKED BY:	K.S.C.
DATE:	03-02-2016
SHEET NO.	

