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March 19, 2008

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

The Planning Commission agenda for **March 24**, **2008** will include the following item for your consideration:

<u>Spirit Trade Center Lot 25 (Experitec):</u> An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for a 5 acre lot of land zoned "M-3" Planned Industrial District, located at 504 Trade Center Boulevard.

Planning Commission:

Stock and Associates Consulting Engineers has submitted on behalf of 504 Spirit Building LLC, an Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Lighting Plan for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

BACKGROUND

- 1. Development of the tract was originally authorized by St. Louis County Ordinance Number 13.935 for an "M-3" Planned Industrial District in 1988.
- 2. It was subsequently amended by City of Chesterfield Ordinance Number 656 in 1992.

SUBMITTAL INFORMATION

- 1. The request is for a 13,291 sf. addition to an existing office/warehouse facility.
- 2. The exterior building materials will be comprised of tilt up concrete panels, sheet metal, steel and glass. The roof is proposed to be a four ply built-up roof.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on March 13, 2008. The ARB voted unanimously that the project should be forwarded for approval of the Site

Development Section Plan, Landscape Plan, and Architectural Elevations to the Planning Commission.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Amended Site Development Section Plan.

Respectfully submitted,

Chal Cago

Respectfully submitted,

Charlie Campo Project Planner Mara M. Perry, AICP Senior Planner of Plan Review

Cc: City Administrator City Attorney

Department of Public Works

Attachments: Amended Site Development Section Plan

Landscape Plan

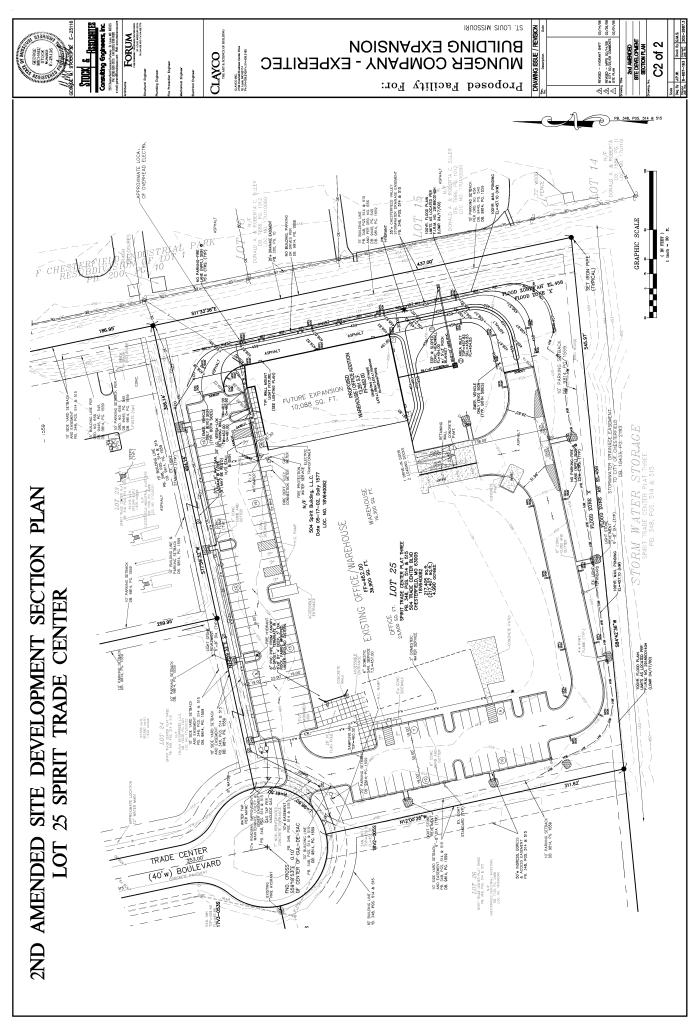
Architectural Elevations

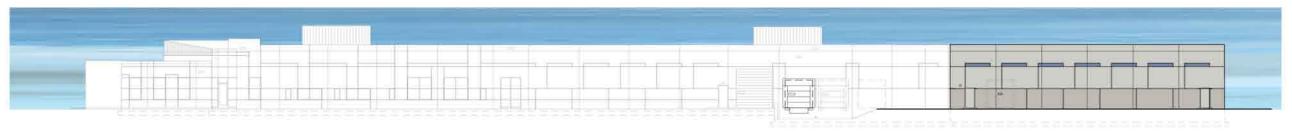
Lighting Plan

STUCK & ASSURITES CONSULTING GROTHERS TO Description Property, Stuck 18 (1978) TO Description Property Stuck 18 (1978) TO ST. LOUIS MISSOURI DRAWING ISSUE / REVISION FORUM REVISIO – HYDRANT SHITT OF REVISION – HYDRANT SHITT OF REVISION – MINDO 02/14/08 OMMENTS OF SHIPP OZ. Cl of 2 BULDING EXPANSION EXPERITEC 2nd AMBNDED SITE DEVELOPMENT SECTION PLAN CLAYOO INC. 2192 Inserbalt Business Certair Dres St. Louis, MO 63114 Ph 314.429.5103 Pt 314.429.3185 CLAYCO Proposed Facility 444 ELEV.=461.06 "RALEADA SPRE" IN TELEPHONE POLE 75" SOUTH OF CHESTERFIELD ARPORT ROAD AND BETWEEN SPRIT DIRACE, AND TRADE CENTER DRIVE. M.S.D. BENCHMARK #II-59 ELEV.=461.50 "TU" ON BACK OF ROLLED CHRB. 107" SOUTH OF CL. OC CHESTERRELD.—AMPRORT ROAD AND 13" WEST OF CL OF GODDARD ANENUE. 15 yr - 20 min. Flow (cb) 0.00 0.00 0.00 1.48 1.48 0.57 0.07 1.48 THIS IS TO CERTIFY THAT STOCK & ASSOCIATES CONSULTING DIGNEEDS. WICK ANS THEREADED THIS TO RELIGIONAL STORING HAZIN RIGH RECORD STRING HAZING HICK AND DES NOT REPRESENT A PROPERTY SOURIORY SURVEY. THIS ZOM AND DES IN OTREMESTOR HAZING A FORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. 5.25 SITE BENCHMARK Secretaria del production del produc , who being by me ornation was agreed on behalf of and limited floolity company, and that and company and that and company company to be the free act and deed of sold limited liability company. IN WITNESS WHEREOF, I have signed and sealed the forego, the day and year first above written. 0.839 0.000 0.854 0.854 Notary Public Roofs not piped Roofs piped MORPHONE ALTERS STRUCTURES ON UTILIS AND EAST POTED TO MANAGE THE ALTER STOCK AND ASSOCIATES CONSULTING ENGINEERS ..S. No. 222-D By: DANIEL EHLMANN, MISSOURI L.S. NO. 2215 By City Clerk Ordinance No. 656 dated march 2nd, 1992 SURVEYOR'S CERTIFICATION By Planning and Development Services Directo STATE OF MISSOUR! SS. On this doy of sworn, did say he is the PostDev - Grass PostDev - Pvrnt PostDev - Roofs PostDev - Roofs 2ND AMENDED SITE DEVELOPMENT SECTION PLAN HANDICAP PARKING SIGN (n.t.s.) 2 IB. STEE, CHANNEL SON POST NOTE: PROVIDE ONE SIGN ALONG TO 20* LANE, BOTH ENDS. TO 20* LANE, BOTH ENDS. VEHICLES ONLY (EVO) SIGN (n.ts.) IM RY MATE NOTE: PER ACCESSIBLE SPACE. 2 LB. STEEL CHANNE SIGN POST (\$30 to \$300 FME) UTILITY NOTE A TRACT OF LAND BEING LOT 25 OF SPIRIT TRADE CENTER PLAT THREE AS RECORDED IN PLAT BOOK 348, PAGES 514 AND 515 LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI 25 SPIRIT TRADE CENTER EMERGENCY TYPICAL PARKING STALLS 2 IB. STEEL CHANNEL SOAN POST CHE SOAN ON EACH SIDE TO STORM TO BE SOAN ON EACH SIDE TO STORM TO BE SOAN ON EACH SIDE TO STORM TO ** USE MONARCH FPD APPROVED SIGNS SIGN SHOWN FOR REFERENCE ONLY. IND. BLVD. NO PARKING - FIRE LANE (NPFL) SIGN (ref. only) (a.ts.) **LOCATION MAP** WUNNENBERG GRID II-18, PG. 20 رکیہ STEV HANDICAP SIGN PAINT GRAPHIC ON PAVING HD.C.P. STALLS EADS LOT 8" TYPE 1 AGGREGATE ASPHALT PAVEMENT DETAIL EMERGENCY VEHICLE LANE (n.t.s.) PLAN SECTION B-B HANDICAP RAMP DETAIL PAVEMENT SECTION TO BE VERIFIED WITH GEOTECHNICAL ENGINEER PREST COURSE ASPHALT REQUIRED DURING CONSTRUCTION PHASE PER MONARCH FPD. ON-STE LGHT STANDARDS SHALL NOT EXCEED 16 FEET IN HEIGHT. ON ADJACENT PROPERIES. UH-STE LIGHTS SHALL BE POSITIONED NOT TO CAST DIRECTLY ON ADJACENT PROPERIES. LIGHTING PLAN SHALL BE SUBMITTED UNDER SEPARATE COVER. BROWNER OF ALL STATES AND LICENTAL STATES AND OWNER 504 SPIRIT BULDING, L.L.C. 504 TROBC CENTER BLVD CHESTERFIELD, MO 63005 c/o. LAURENCE TETJEN PH: (636) 681–1500 FAX: (636) 681–1500 TETROMRE - TOUND - EE AONEED, ALL DERGY AND TELPHONE DISTRIBUTION LINES SHALL EE INSTALLED TO THE ADMINISTRATION OF DISTRIBUTION THE STANLED TO THE ADMINISTRATION OF THE ADMINISTRATION OF THE ADMINISTRATION OF A STANLED TO THE ADMINISTRATION OF A STANLED THE PROCESS. LEGAL DESCRIPTION Let 25 a subdivision in the Let 25 of Spril Trade Center Plot Three, a subdivision in the County of St. Louis, Missouri, according to the plot thereof recorded in Plot Book 348 Page 514 of the St. Louis County Records. LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCE(S) AND GUIDELINE(S). CONSULTING DISPUTED AND ADDRESS THAT STOCK & ASSOCIATES CONSULTING DISPUTED AND ADDRESS THAT STOCK & ASSOCIATES AND ADDRESS THAT STOCK AND ADDRESS THAT ADDR Assembled, LLC. A PARAMA ENCURED, 6478 S.F. (EVP.) OTHE, GPTCE, 20,000 S.F. (100 S.) OTHE, 20,007 S.F. (100 S.F.) WARRIOUZE, 10,115 S.F. (100 S.F.) OTHER DEPARTMENT OF THE S.F. (100 S.F.) OTHER DEPARTMENT OF THE S.F. (100 S.F.) WARRIOUZE DAVISION FOR DEPARTMENT OF THE S.F. (100 S.F. | Manual Parkers | Manu I. RADE CENTER BOULEVARD ERFIELD, MO 63005 STANDARD 9'x19' = 103 SPACES HANDICAP = 5 SPACES TOTAL = 108 SPACES LOADING (CFFICE) = 2 SPACES (10.25) LOADING (WARFICUSE) = 2 SPACES (10.40) PERTINENT DATA UM STUDIO 9 INNERBELT BUSINESS CENTER DRIVE LOUIS, MO 63114 (314) 429-1010 : (314) 429-7770

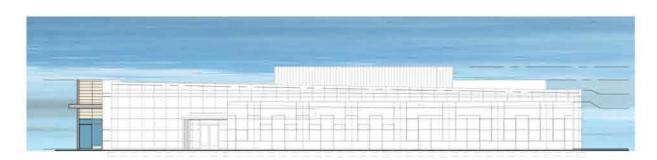
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FORUM STUDIO 2199 INNERBELT E ST. LOUIS, MO 63 PH: (314) 429—10 FAX: (314) 429—10

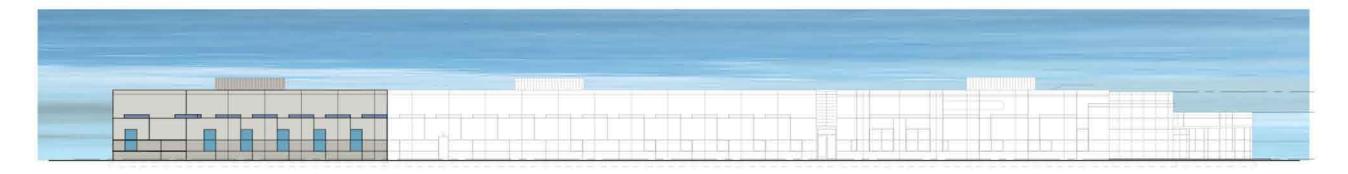




SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

3-15-2008









