



VII. D.

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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:

Spirit Trade Center Lot 25 (Experitec): 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

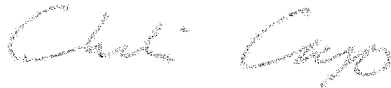
This project was reviewed by the Architectural Review Board on March 13, 2008. The ARB voted unanimously that the project should be forwarded for approval of the Site

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,



Charlie Campo
Project Planner

Respectfully submitted,

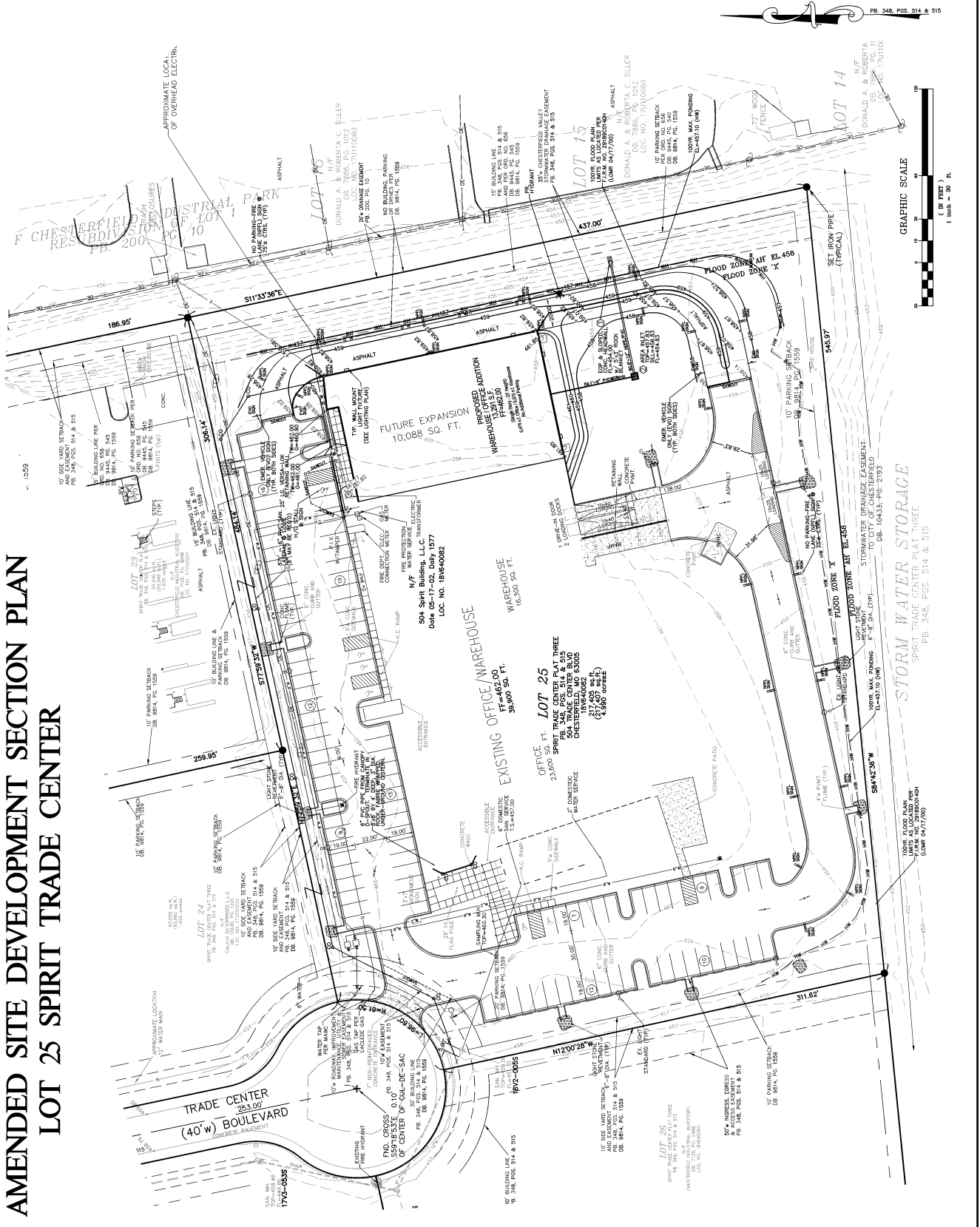


Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

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

2ND AMENDED SITE DEVELOPMENT SECTION PLAN LOT 25 SPIRIT TRADE CENTER



Proposed Facility For:
MUNGER COMPANY - EXPERITEC
BUILDING EXPANSION

ST. LOUIS, MISSOURI

CLAYCO
THE ARTS & SCIENCES BUILDING
CLAYCO INC.
2000 W. WASHINGTON ST.
ST. LOUIS, MO 63103
PH: (314) 436-4400

STRICK & HENNINGSEN
Consulting Engineers, Inc.
1000 MARKET STREET
ST. LOUIS, MO 63102
PH: (314) 436-4400
E-25115

FORUM
Structural Engineer
Professional Engineer
1000 MARKET STREET
ST. LOUIS, MO 63102
PH: (314) 436-4400
E-25115

DRAWING ISSUE / REVISION

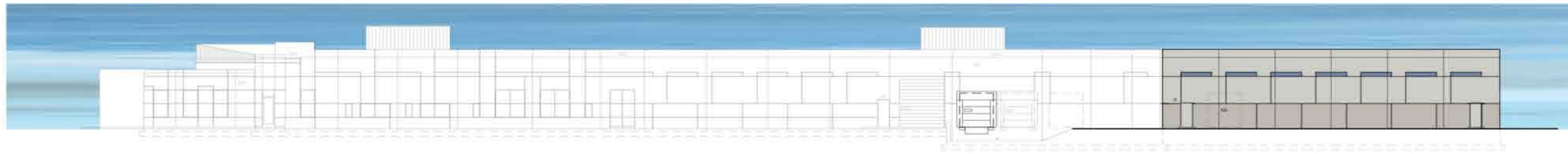
NO.	DESCRIPTION	DATE

2ND AMENDED SITE DEVELOPMENT SECTION PLAN

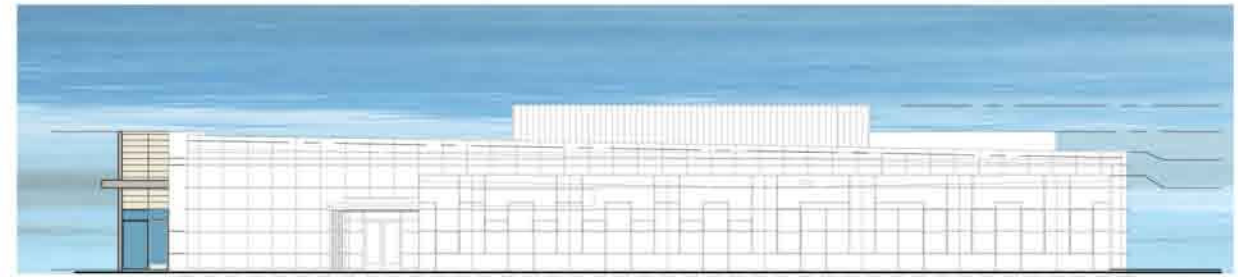
C2 of 2

REVISIONS:
 A - HUBBARD SHIFF (10/11/09)
 B - HUBBARD SHIFF (10/20/09)
 C - HUBBARD SHIFF (10/20/09)
 D - HUBBARD SHIFF (10/20/09)
 E - HUBBARD SHIFF (10/20/09)

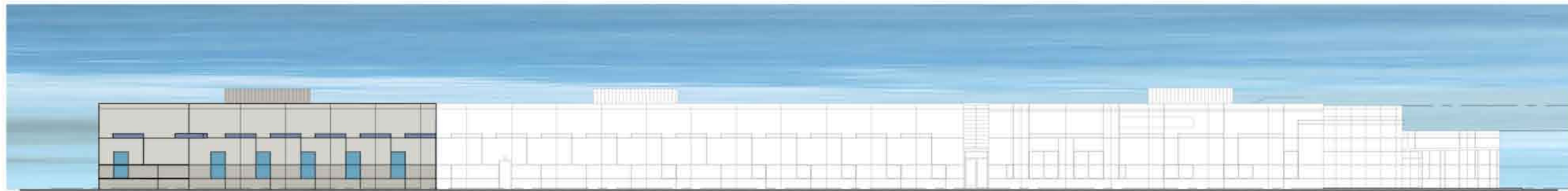
DATE: 10/11/09
 DRAWN BY: JAW
 CHECKED BY: JAW
 TITLE: 2ND AMENDED SITE DEVELOPMENT SECTION PLAN



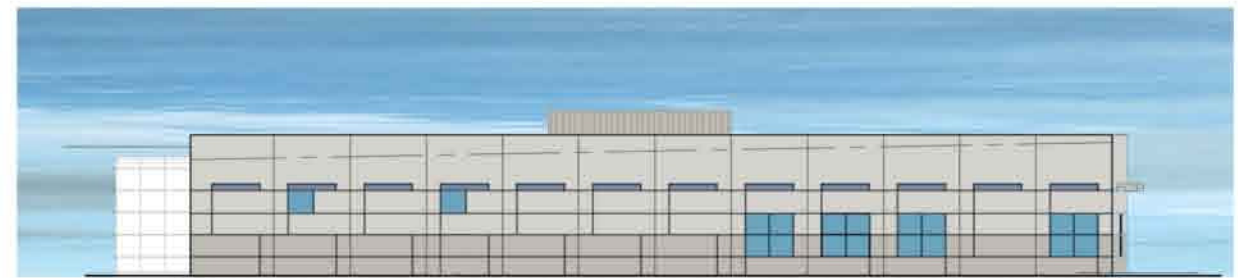
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

3-15-2008



Consultants:

Expertec
Chesterfield, Missouri

Stock & Associates

Revisions:	Date	Description	No.

Drawn: BD
Checked: RS



Sheet: Landscape Plan
Plan: LP-1
Date: 2/4/2006
Job #: 613.012

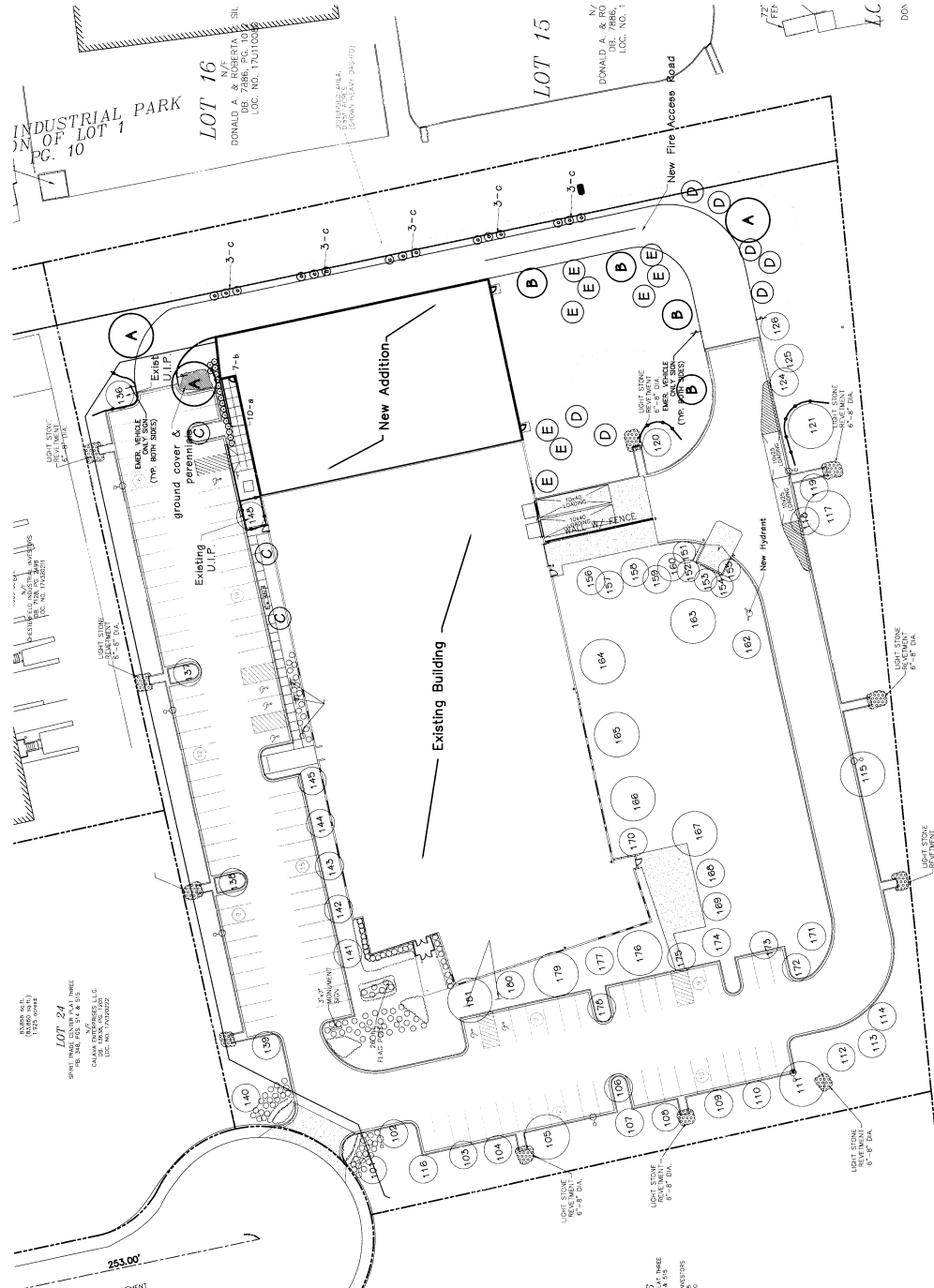
Tree List - Tree ID	Species	Size	Condition	Area-S.F.	Advt. Comments
101	Maple	2"	OK	30	
102	Silverleaf	2"	OK	15	
103	Holly	6"	OK	15	
104	Holly	6"	OK	15	
105	Red Maple	2"	OK	30	
106	Crabapple	2"	OK	30	
107	Holly	6"	OK	30	
108	Spruce	6"	OK	30	
109	Spruce	6"	OK	30	
110	Crabapple	2"	OK	30	
111	Oak	2"	OK	30	
112	Oak	2"	OK	30	
113	Silverleaf	2"	OK	15	
114	Silverleaf	2"	OK	15	
115	Crabapple	2"	OK	30	
116	Crabapple	2"	OK	30	
117	Maple	2"	OK	30	
118	Spruce	6"	OK	30	
119	Spruce	6"	OK	30	
120	Red Maple	2"	OK	30	
121	Red Maple	2"	OK	30	
122	White Pine	6"	OK	30	
123	White Pine	6"	OK	30	
124	White Pine	6"	OK	30	
125	White Pine	6"	OK	30	
126	White Pine	6"	OK	30	
127	White Pine	6"	OK	30	
128	White Pine	6"	OK	30	
129	White Pine	6"	OK	30	
130	Crabapple	2"	OK	30	
131	Crabapple	2"	OK	30	
132	Crabapple	2"	OK	30	
133	Crabapple	2"	OK	30	
134	Crabapple	2"	OK	30	
135	Crabapple	2"	OK	30	
136	Crabapple	2"	OK	30	
137	Crabapple	2"	OK	30	
138	Crabapple	2"	OK	30	
139	Crabapple	2"	OK	30	
140	Maple	2"	OK	30	
141	Maple	2"	OK	30	
142	Maple	2"	OK	30	
143	Maple	2"	OK	30	
144	Maple	2"	OK	30	
145	Red Bud	2"	OK	30	
146	Red Bud	2"	OK	30	
147	Red Bud	2"	OK	30	
148	Red Bud	2"	OK	30	
149	Red Bud	2"	OK	30	
150	Red Bud	2"	OK	30	
151	Arbutus	6"	OK	15	
152	Arbutus	6"	OK	15	
153	Arbutus	6"	OK	15	
154	Arbutus	6"	OK	15	
155	Arbutus	6"	OK	15	
156	Arbutus	6"	OK	15	
157	Arbutus	6"	OK	15	
158	Arbutus	6"	OK	15	
159	Arbutus	6"	OK	15	
160	Arbutus	6"	OK	15	
161	Arbutus	6"	OK	15	
162	Arbutus	6"	OK	15	
163	Arbutus	6"	OK	15	
164	Arbutus	6"	OK	15	
165	Arbutus	6"	OK	15	
166	Arbutus	6"	OK	15	
167	Arbutus	6"	OK	15	
168	Arbutus	6"	OK	15	
169	Arbutus	6"	OK	15	
170	Arbutus	6"	OK	15	
171	Arbutus	6"	OK	15	
172	Arbutus	6"	OK	15	
173	Arbutus	6"	OK	15	
174	Arbutus	6"	OK	15	
175	Arbutus	6"	OK	15	
176	Arbutus	6"	OK	15	
177	Arbutus	6"	OK	15	
178	Arbutus	6"	OK	15	
179	Arbutus	6"	OK	15	
180	Arbutus	6"	OK	15	
181	Arbutus	6"	OK	15	

Tree Preservation Plan
February 4, 2006

No Monarch, state champion or rare trees are found on this site.

Jerald A. Saundere
Landscape Architect
Missouri Registration #LA-007

Total Individual Trees: (79) (3)
Trees To Be Preserved: (67)
= 046 Ac. (5215 sq. ft.)
= 006 Ac. (6500 sq. ft.)
= 036 Ac. (1665 sq. ft.)



Storm Water Storage
Credit Trade Center Di At Three

Landscape Plan / Tree Preservation Plan
SCALE 1" = 30'

Plant	Quantity	Species Name	Common Name	Form	Size	Notes
A	3	Zelkova	Green Vase Zelkova	Fast. (Large)	2'-5"	
B	4	Acer rubrum	Armstrong Red Maple	Fast. (Large)	4'-5"	
C	3	Crataegus	Red Thorned White Pine	Fast. (Medium)	2'-5"	
D	6	Pinus strobus	White Pine	Fast. (Large)	4'-5"	
E	10	Spiraea x bumalda	Anthony Waterer	Fast. (Small)	15'-24"	
F	7	Ilex glabra	Intertory	Fast. (Small)	15'-24"	
G	15	Thuja Green Giant	Green Giant Arborvitae	Fast. (Small)	4' Ht.	

Open Space = 101,393 sq. ft. (46.6%)
= Tree Protection fence
Existing in-ground automatic irrigation system to be modified for new landscaping.

