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Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: April 13, 2009

From: Kristian Corbin
Project Planner

Location: Edison Crossing, Lot B (172 Long Road)

Applicant: Holthaus Realty and Development

Description: **Edison Crossing (Lot B):** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for an 11.381 acre tract of land zoned “PC” Planned Commercial District located at 172 Long Road, at the southeast corner of Edison Avenue and Long Road.

PROPOSAL SUMMARY

Holthaus Realty and Development has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The proposal is located at 172 Long Road on an 11.381 acre tract of land that is current zoned “PC” Planned Commercial District. The proposal includes a one story 19,813 square foot retail building with a drive-thru lane along the rear of the building for potential restaurant use.

LAND USE AND ZONING HISTORY OF THE SITE

In March 29, 2008, this parcel was rezoned from “NU” Non-Urban to “PC” Planned Commercial District via City of Chesterfield Ordinance 2448. Two variances were approved by the Department of Planning and Public Works prior to the rezoning. A Drive Throat length variance was approved reducing the required length from 60 feet to 47 feet and, a Landscape Buffer variance was approved reducing the landscape buffer requirement from 30 feet to 15 feet for Long Road and Edison Avenue for the portion located north of the Stormwater and Utility Easement.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning	Subdivision Name
North	Vacant	"PC" Planned Commercial	Monarch Center
South	Vacant	"NU" Non- Urban	NA
East	Vacant	"FPNU" Flood Plain Non-Urban	Railroad Park
West	Retail	"PC" Planned Commercial	Towne Centre



STAFF ANALYSIS

- **Comprehensive Plan**

The site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan calls for this area to be mixed use (retail/office/warehouse). Areas designated as mixed use (retail/office/warehouse) are appropriate for office, office/warehouse, and retail development with a maximum height of 3 stories (45 feet above grade including mechanical). The proposed retail use and maximum building height of 36 feet on the site adheres to the Comprehensive Plan.
- **Zoning**

The subject site is currently zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2448. The submittal was reviewed against the requirements of the governing ordinance and all applicable Zoning Ordinance requirements. The site adheres to the applicable Zoning Ordinance requirements and the governing ordinance.

- **Traffic/Access and Circulation**

The proposal calls for a one-story 19,813 square foot retail structure with the potential of restaurant use. The development also proposes a drive-thru along the eastern side of the building. Access to the site is only allowed from Edison Avenue prohibiting any entry to the site from Long Road per City of Chesterfield Ordinance 2448. A Traffic Impact Study was generated by Crawford, Bunte and Brammeier Traffic and Transportation Engineers on January 4, 2008. Based on the study, the proposed development is expected to have minimal impact on the intersection of Long Road and Edison Avenue. The study recommended the access drive on Edison Avenue should contain both a separate westbound left-turn lane and a separate eastbound right-turn lane. The Site Development Section Plan proposed both the westbound left-turn lane and eastbound right-turn lane as recommended.

- **Open Space**

The proposed Site Development Section Plan has an open space of 83.9% which exceeds the minimum required open space of 40% per City of Chesterfield Zoning Ordinance. The open space provided on the site includes the stormwater easement at the southern portion of the site, parking islands, and landscape buffers on the roadways.

- **Landscaping and Tree Preservation**

There are currently no trees existing on this site, therefore a tree preservation plan and tree stand delineation were not required. A Landscape Plan has been submitted and meets all the requirements of the City of Chesterfield Landscape and Tree Preservation Requirements. As this development is planting over fifty (50) trees, a mix of tree types and species were utilized in the proposal. A 15 foot landscape buffer is required along Edison Avenue and for Long Road 125 feet south of the northern property line. The remaining 485 feet of the site that has frontage along Long Road is required to have a 30 foot landscape buffer. All trees shown on the landscape plan are included on the City's recommended tree list. The City's Arborist reviewed the landscape plan and had no additional comments.

- **Lighting**

The lighting plan depicts the building lighting and parking lot lighting for this site. The light standards are 16 feet in height and adhere to the City of Chesterfield Light Ordinance requirements.

- **Parking**

The proposed use on this site is retail with the potential of restaurant in the future. The parking requirements for retail in this district is five (5) spaces per 1000 square feet of gross floor area. The parking requirement for a restaurant is one (1) space for every two (2) seats, and one (1) space for every three (3) employees on a maximum shift. The current proposal is strictly retail use with 19,160 of gross floor area. Therefore, a minimum of 96 spaces are required for this site and the applicant has provided 96 spaces. In the event that more parking is required to fulfill future use based parking requirements, there are 23 additional parking

spaces that can be constructed on the site as needed providing a potential maximum of 119 total spaces. Those spaces are identified on the Site Development Section Plan adjacent to the rear access drive and proposed drive-thru. Parking requirements will be reviewed as individual tenants apply for zoning approval and permits.

- **Monarch Chesterfield Levee Trail – Phase II**

The site is adjacent to the Monarch Chesterfield Levee Trail-Phase II, a bicycle/pedestrian pathway from 176 Long Road to Chesterfield Commons. The trail is nearing the final stages of construction and is estimated to be completed in next few months weather permitting. The Site Development Section Plan for Lot B proposes a connection point to the trail via the eastern most parking area with a bicycle path sidewalk. The eastern most parking area will serve the Edison Crossing Development and the Monarch Chesterfield Levee Trail-Phase II project.

- **Signage**

City of Chesterfield Ordinance 2448 requires a Sign Package for the development that shall be reviewed and approved by the City of Chesterfield Planning Commission. A Sign Package has not been submitted for approval at this time and will be before Planning Commission at a later date. A monument sign is depicted on the Site Development Section Plan for approval of its location on the site. Staff has reviewed the proposed location and there are no site distance issues.

ARCHITECTURAL REVIEW

This project was reviewed by the Architectural Review Board on December 11, 2008 and on January 15, 2009. During the December 11, 2008 meeting, the petitioner introduced changes to the rear of the building and connections to the proposed Trailhead. The changes included an additional glass garage door as well as a drive through window at the rear of the building. It was noted that these changes had not been submitted to staff for review prior to the meeting and the information was not shown in the Architectural Review Board Packets. At the December 11, 2008 meeting, the board asked that staff review two items and a motion was made. The issues and recommendations are as follows:

Staff's Review:

1. Staff is to address issues with pedestrian and vehicular conflicts associated with the trailhead interface in terms of the services in the rear of the building, the potential drive through location and overhead access to the bicycle shop.
2. Staff is to address the landscape issues of the mix of evergreen and deciduous trees for the buffer screening and screening parking views from Edison with shrubs.

The Architectural Review Board made a motion to forward the project for approval with the following recommendation:

1. Rear elevation to be given additional study regarding materials or colors as it is a public face to the building.

The motion was approved with a vote of 4-0.

On January 15, 2009, the proposal was reviewed for a second time by the Architectural Review Board due to the previous changes that staff had not received. The Board asked that staff review three items and a motion was made. The issues and recommendations are as follows:

1. Staff is to review the species of the planting along the front.
2. Staff is to continue its review of the pedestrian and vehicular conflicts associated with the trailhead interface.
3. Staff is to continue its review of the landscape issues pertaining to the mix of evergreen and deciduous trees for the buffer screening and screening parking views from Edison with shrubs.

The Architectural Review Board made a motion to forward the project for approval with the modifications to the rear elevations.

The motion was approved with a vote of 7-0.

The applicant amended the Site Development Section Plan and Landscape Plan to address the three items that staff was asked to review. Two additional species of shrubs were added to the frontage along Edison Avenue. The applicant proposes to evenly grade the stormwater easement to the east of the site removing the bicycle bridge and replacing it with a bicycle path sidewalk reconfiguring the development's interface with the trailhead. The applicant added shrubs and deciduous trees to the frontage along Edison Avenue and shifted the location of the proposed evergreens to screen the parking spaces that front Edison Avenue.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations and has found the application to be in conformance with the Comprehensive Plan, zoning, and site specific ordinance.

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 Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Edison Crossing, Lot B.

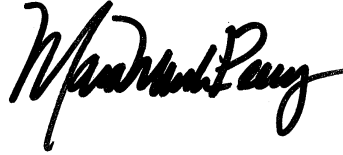
2. "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Edison Crossing, Lot B with the following conditions..."(Conditions may be added, eliminated, altered or modified)

Respectfully submitted,



Kristian Corbin
Project Planner

Respectfully submitted,



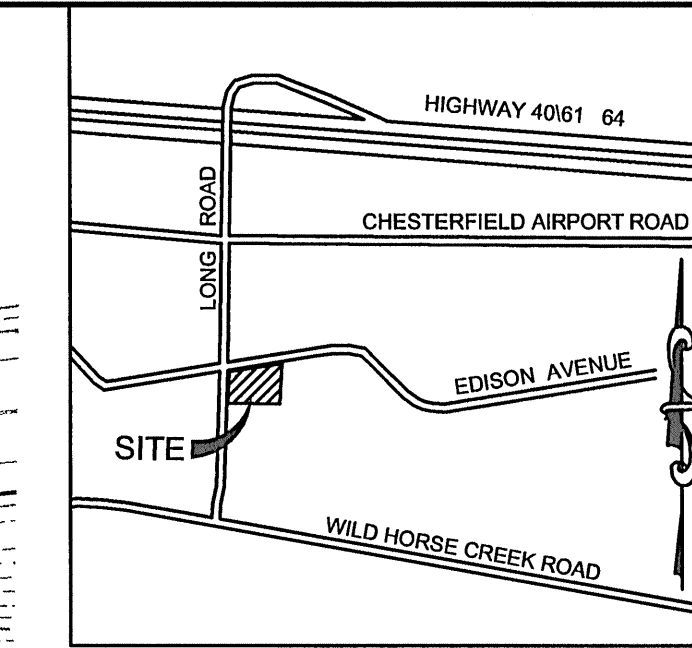
Mara Perry, AICP
Senior Planner

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

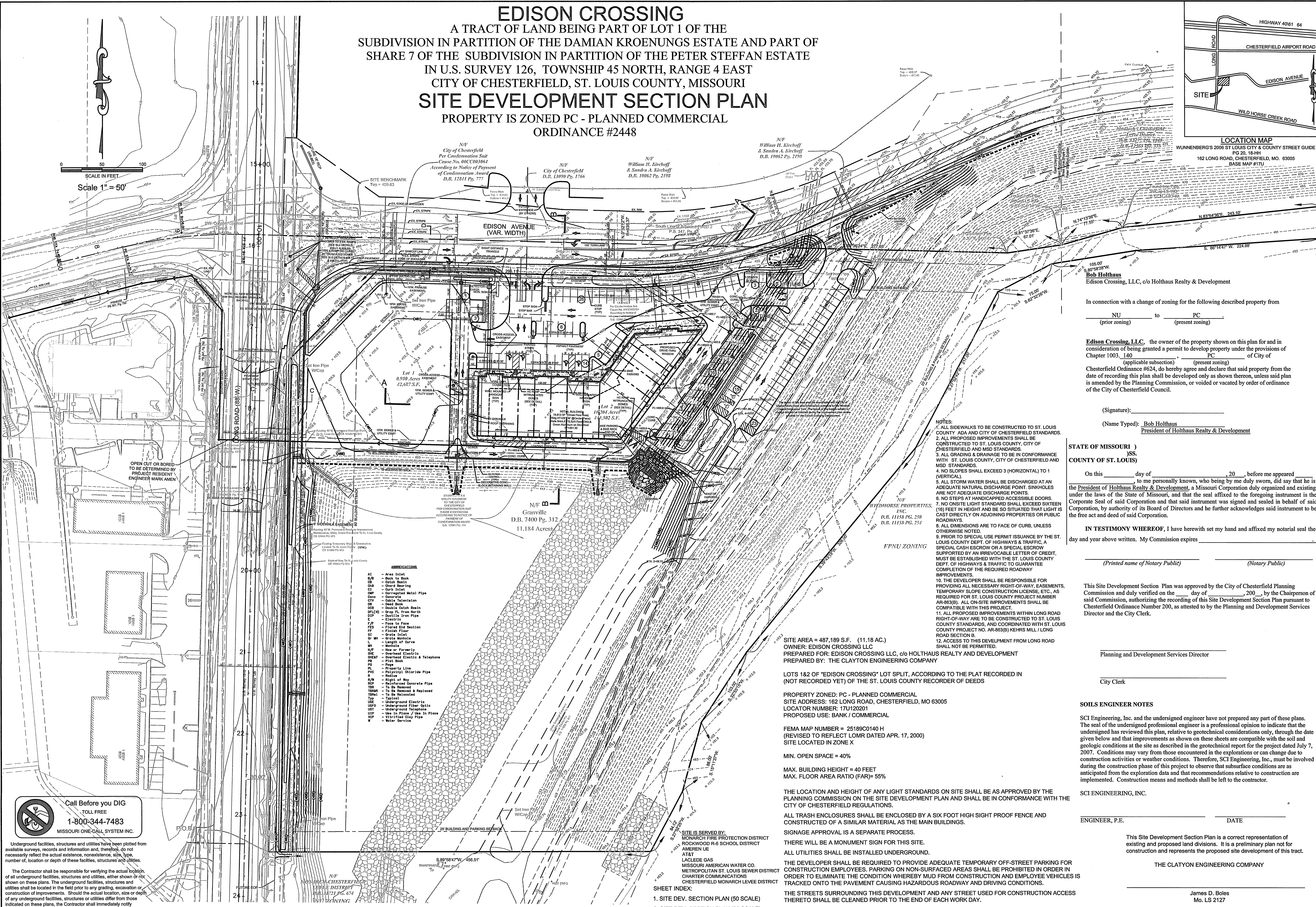
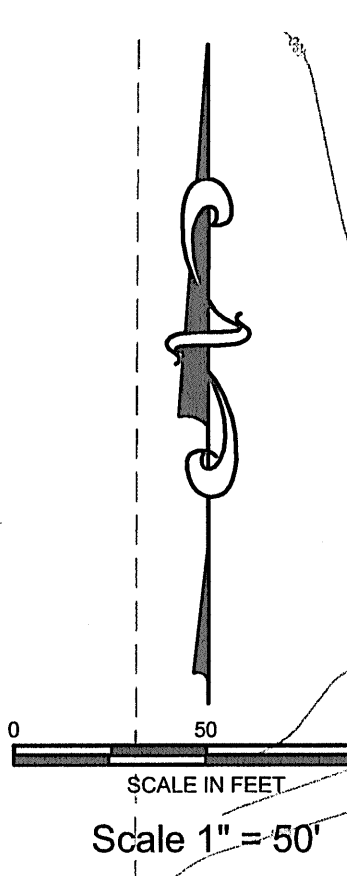
Attachments: Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations

EDISON CROSSING

A TRACT OF LAND BEING PART OF LOT 1 OF THE
SUBDIVISION IN PARTITION OF THE DAMIAN KROENUNGS ESTATE AND PART OF
SHARE 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE
IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
SITE DEVELOPMENT SECTION PLAN
PROPERTY IS ZONED PC - PLANNED COMMERCIAL
ORDINANCE #2448



the clayton engineering, inc.
 company, inc.
 ENGINEERS • SURVEYORS • PLANNERS
 1100 WESTLINE INDUSTRIAL DRIVE
 ST. LOUIS, MISSOURI 63146
 (314) 992-8888 FAX: (314) 992-9888
 claytoneng.com



In connection with a change of zoning for the following described property from
 _____ NU _____ to _____ PC _____
 (prior zoning) (present zoning)

Edison Crossing, LLC, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.140 _____ (present zoning) _____ of 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): **Bob Holthaus**
 Edison Crossing, LLC, c/o Holthaus Realty & Development
 President of Holthaus Realty & Development

STATE OF MISSOURI)
)
 COUNTY OF ST. LOUIS)

On this _____ day of _____, 20____, before me appeared _____, to me personally known, who being by me duly sworn, did say that he is the President of Holthaus Realty & Development, a Missouri Corporation duly organized and existing under the laws of the State of Missouri, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that said instrument was signed and sealed in behalf of said Corporation, by authority of its Board of Directors and he further acknowledges said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year above written. My Commission expires _____

_____ (Printed name of Notary Public) _____ (Notary Public)

This Site Development Section 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 Section 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

SOILS ENGINEER NOTES
 SCI Engineering, Inc. and the undersigned engineer have not prepared any part of these plans. The seal of the undersigned professional engineer is a professional opinion to indicate that the undersigned has reviewed this plan, relative to geotechnical considerations only, through the data given below and that improvements as shown on these sheets are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the project dated July 7, 2007. Conditions may vary from those encountered in the explorations or can change due to construction activities or weather conditions. Therefore, SCI Engineering, Inc., must be involved during the construction phase of this project to observe that subsurface conditions are as anticipated from the exploration data and that recommendations relative to construction are implemented. Construction means and methods shall be left to the contractor.

SCI ENGINEERING, INC.

_____ ENGINEER, P.E. _____ DATE _____

This Site Development Section Plan is a correct representation of existing and proposed land divisions. It is a preliminary plan not for construction and represents the proposed site development of this tract.

THE CLAYTON ENGINEERING COMPANY
 James D. Boles
 Mo. LS 2127

- NOTES:**
- ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA AND CITY OF CHESTERFIELD STANDARDS.
 - ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND MSD STANDARDS.
 - ALL GRADING & DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND MSD STANDARDS.
 - NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 - ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - NO STEPS AT HANDICAPPED ACCESSIBLE DOORS.
 - NO ON-SITE LIGHT STANDARD SHALL EXCEED SIXTEEN (16) FEET IN HEIGHT AND BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 - PRIOR TO SPECIAL USE PERMIT ISSUANCE BY THE ST. LOUIS COUNTY DEPT. OF HIGHWAYS & TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPT. OF HIGHWAYS & TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY RIGHT-OF-WAY, EASEMENTS, TEMPORARY SLOPE CONSTRUCTION LICENSE, ETC., AS REQUIRED FOR ST. LOUIS COUNTY PROJECT NUMBER AR-883(B). ALL ON-SITE IMPROVEMENTS SHALL BE COMPATIBLE WITH THIS PROJECT.
 - ALL PROPOSED IMPROVEMENTS WITHIN LONG ROAD RIGHT-OF-WAY ARE TO BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS, AND COORDINATED WITH ST. LOUIS COUNTY PROJECT NO. AR-883(B) KEHRS MILL / LONG ROAD SECTION B.
 - ACCESS TO THIS DEVELOPMENT FROM LONG ROAD SHALL NOT BE PERMITTED.

SITE AREA = 487,189 S.F. (11.18 AC.)
 OWNER: EDISON CROSSING LLC
 PREPARED FOR: EDISON CROSSING LLC, c/o HOLTHAUS REALTY AND DEVELOPMENT
 PREPARED BY: THE CLAYTON ENGINEERING COMPANY

LOTS 1&2 OF "EDISON CROSSING" LOT SPLIT, ACCORDING TO THE PLAT RECORDED IN (NOT RECORDED YET) OF THE ST. LOUIS COUNTY RECORDER OF DEEDS

PROPERTY ZONED: PC - PLANNED COMMERCIAL
 SITE ADDRESS: 162 LONG ROAD, CHESTERFIELD, MO 63005
 LOCATOR NUMBER: 17U120201
 PROPOSED USE: BANK / COMMERCIAL

FEMA MAP NUMBER = 25189C0140 H
 (REVISED TO REFLECT LOMR DATED APR. 17, 2000)
 SITE LOCATED IN ZONE X

MIN. OPEN SPACE = 40%
 MAX. BUILDING HEIGHT = 40 FEET
 MAX. FLOOR AREA RATIO (FAR) = 55%

THE LOCATION AND HEIGHT OF ANY LIGHT STANDARDS ON SITE SHALL BE AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN AND SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD REGULATIONS.

ALL TRASH ENCLOSURES SHALL BE ENCLOSED BY A SIX FOOT HIGH SIGHT PROOF FENCE AND CONSTRUCTED OF A SIMILAR MATERIAL AS THE MAIN BUILDINGS.

SIGNAGE APPROVAL IS A SEPARATE PROCESS. THERE WILL BE A MONUMENT SIGN FOR THIS SITE. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

THE DEVELOPER SHALL BE REQUIRED TO PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED PRIOR TO THE END OF EACH WORK DAY.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FUTURE EROSION OF THE SOIL.

ABBREVIATIONS

AT	- Area Inlet
B/B	- Back to Back
CB	- Catch Basin
CH	- Check Bearing
CI	- Corrugated Metal Pipe
CM	- Concrete
CTV	- Cable Television
DB	- Dead Book
DC	- Double Catch Basin
DF	- Drop It, From Here
DIP	- Ductile Iron Pipe
E	- Electric
F/F	- Face to Face
FES	- Flashed End Section
FF	- Finish Floor
GI	- Grate Inlet
GM	- Grate Manhole
L	- Length of Curve
MA	- Manhole
N/F	- New or Formerly
OE	- Overhead Electric
OEAT	- Overhead Electric & Telephone
PE	- Plat Book
PL	- Pipe
PL	- Property Line
PO	- Polyvinyl Chloride Pipe
PVC	- Right of Way
R	- Radius
RO	- Reinforced Concrete Pipe
TR	- To Be Removed
TR&R	- To Be Removed & Replaced
TR&R	- To Be Relocated
Typ	- Typical
UE	- Underground Electric
UGO	- Underground Gas
UTP	- Underground Telephone
W	- Wet in Place / Use in Place
WV	- Vitrified Clay Pipe
WS	- Water Service

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Underground facilities, structures and utilities have been plotted from available surveys, records and information and, therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, location or depth 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. Should the actual location, size or depth of any underground facilities, structures or utilities differ from those indicated on these plans, the Contractor shall immediately notify Clayton Engineering prior to proceeding with the installation of any proposed improvements in the area where the difference exists. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

- SHEET INDEX:**
1. SITE DEV. SECTION PLAN (50 SCALE)
 2. SITE DEV. SECTION PLAN (30 SCALE)
 3. LANDSCAPE PLAN & LIGHTING PLAN
 4. SITE SECTIONS

CLS H&T No. 253
 MSD BASE MAP 17U

REVISIONS

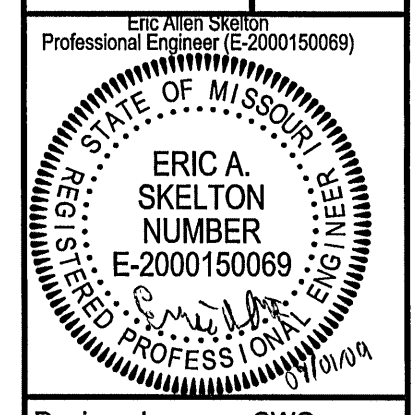
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1	10/03/08	EAS	City Comments
2	11/18/08	EAS	Plan Revisions
3	12/24/08	EAS	City Comments
4	03/03/09	EAS	City Comments / Plan Revision
5	03/17/09	EAS	City Comments
6	03/25/09	EAS	St. Louis County / Plan District comments

FILE: G:\07\00\07014\p\msd\SITE-DEV-PLAN.dwg
 PLOTTED: 4/10/09 02:18 BY: EAS

EDISON CROSSING LLC
 c/o Holthaus Realty & Development
 18102-A Chesterfield Airport Road
 Chesterfield, MO 63005-1117

SITE DEVELOPMENT SECTION PLAN
EDISON CROSSING

Prepared for:
 SCI Engineering, Inc. (Professional Seal No. 00150089)



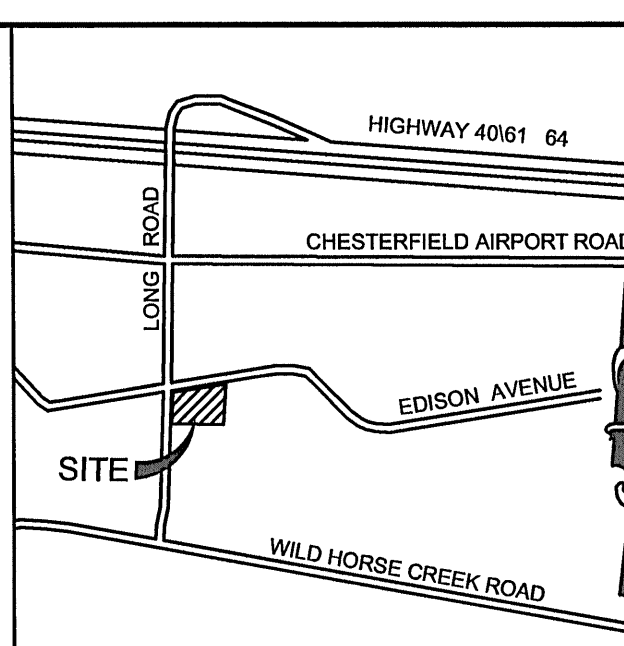
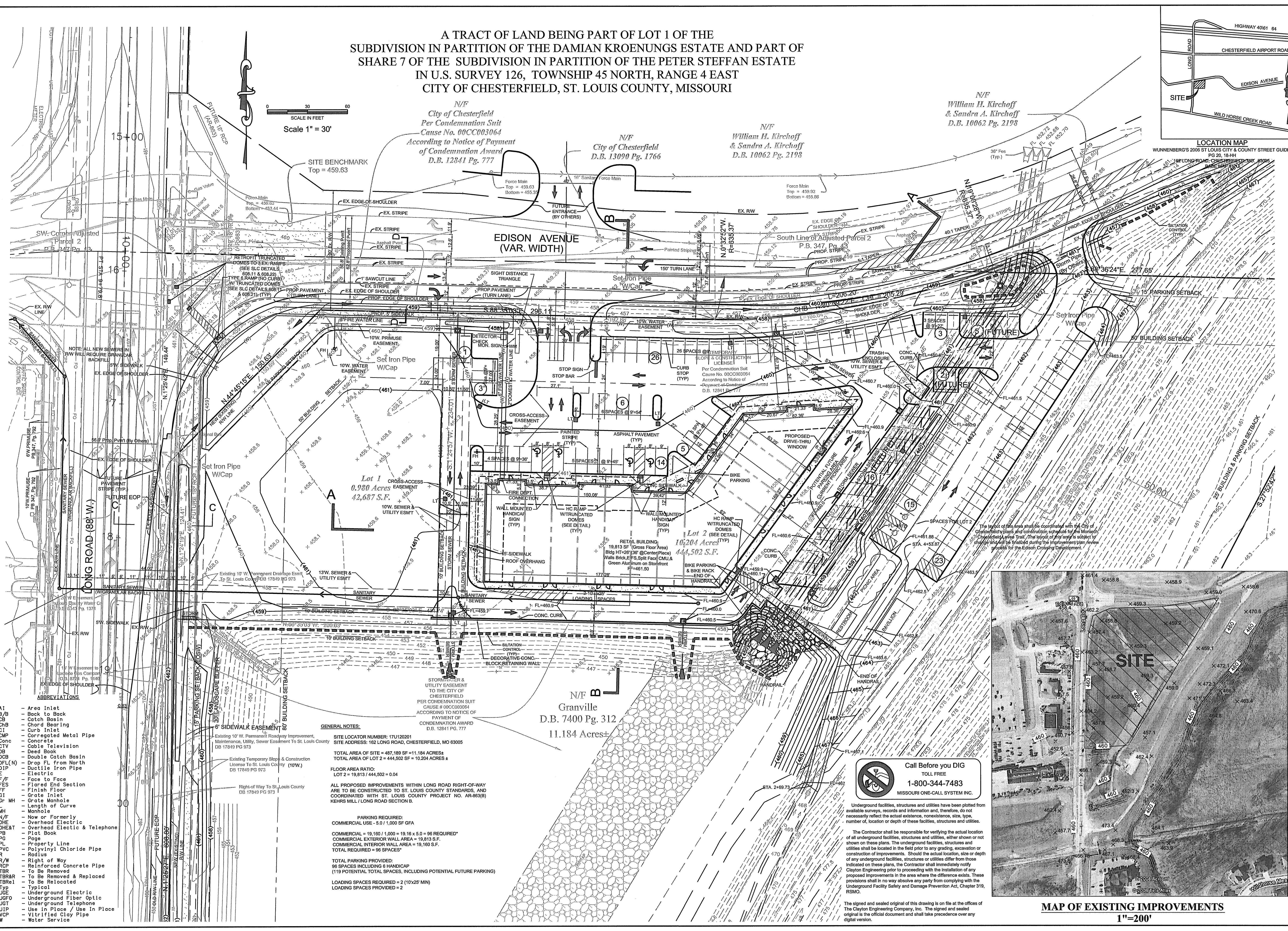
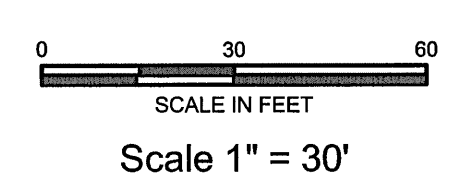
Designed: SWQ
 Drawn: SLH
 Checked: EAS
 Date: 08-11-08

Project Number: **07014**
 Sheet Number: **1** of **4**

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The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

A TRACT OF LAND BEING PART OF LOT 1 OF THE
 SUBDIVISION IN PARTITION OF THE DAMIAN KROENUNGS ESTATE AND PART OF
 SHARE 7 OF THE SUBDIVISION IN PARTITION OF THE PETER STEFFAN ESTATE
 IN U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



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 the clayton engineering company, inc.
 ENGINEERS - SURVEYORS - PLANNERS
 1110 S. MISSOURI
 ST. LOUIS, MISSOURI 63104
 (314) 662-8888 FAX: (314) 662-8888
 claytoneng.com

WUNNENBERG'S 2006 ST. LOUIS CITY & COUNTY STREET GUIDE
 PG. 20, 18-HH

NO.	DATE	REVISIONS
1	10/03/08	EAS City Comments
2	11/18/08	EAS Plan Revisions
3	12/24/08	EAS City Comments
4	03/03/09	EAS City Comments / Plan Revision
5	03/17/09	EAS City Comments
6	03/25/09	EAS St. Louis County / Fire District Comments

162 Long Road
 Chesterfield, MO 63005
 F.S. 1288, 3003
 PLOTTED: 3/25/09 03:33 BY: EAS

- ABBREVIATIONS**
- AI - Area Inlet
 - B/B - Back to Back
 - CB - Catch Basin
 - ChB - Chord Bearing
 - CI - Curb Inlet
 - CMF - Corrugated Metal Pipe
 - Conc - Concrete
 - CNTV - Cable Television
 - DB - Dead Book
 - DFB - Double Catch Basin
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 - GI - Grate Inlet
 - GMH - Grate Manhole
 - L - Length of Curve
 - MH - Manhole
 - N/F - Now or Formerly
 - OHE - Overhead Electric
 - OHE&T - Overhead Electric & Telephone
 - P/B - Pick Book
 - PC - Page
 - PL - Property Line
 - PVC - Polyvinyl Chloride Pipe
 - R - Radius
 - R/W - Right of Way
 - R/WP - Reinforced Concrete Pipe
 - TBR - To Be Removed
 - TBR&R - To Be Removed & Replaced
 - TBR&L - To Be Relocated
 - Typ - Typical
 - UE - Underground Electric
 - UGFO - Underground Fiber Optic
 - UGT - Underground Telephone
 - UIP - Use in Place / Use in Place
 - VOP - Vitrified Clay Pipe
 - W - Water Service

GENERAL NOTES:

SITE LOCATOR NUMBER: 17U120201
 SITE ADDRESS: 162 LONG ROAD, CHESTERFIELD, MO 63005

TOTAL AREA OF SITE = 487,189 SF = 11.184 ACRES ±
 TOTAL AREA OF LOT 2 = 444,502 SF = 10.204 ACRES ±

FLOOR AREA RATIO:
 LOT 2 = 19,813 / 444,502 = 0.04

ALL PROPOSED IMPROVEMENTS WITHIN LONG ROAD RIGHT-OF-WAY ARE TO BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS, AND COORDINATED WITH ST. LOUIS COUNTY PROJECT NO. AR-863(B) KEHRS MILL / LONG ROAD SECTION B.

PARKING REQUIRED:
 COMMERCIAL USE - 5.0 / 1,000 SF GFA

COMMERCIAL = 19,160 / 1,000 = 19.16 x 5.0 = 96 REQUIRED*
 COMMERCIAL EXTERIOR WALL AREA = 19,813 S.F.
 COMMERCIAL INTERIOR WALL AREA = 19,160 S.F.
 TOTAL REQUIRED = 96 SPACES*

TOTAL PARKING PROVIDED:
 96 SPACES INCLUDING 8 HANDICAP
 (119 POTENTIAL TOTAL SPACES, INCLUDING POTENTIAL FUTURE PARKING)

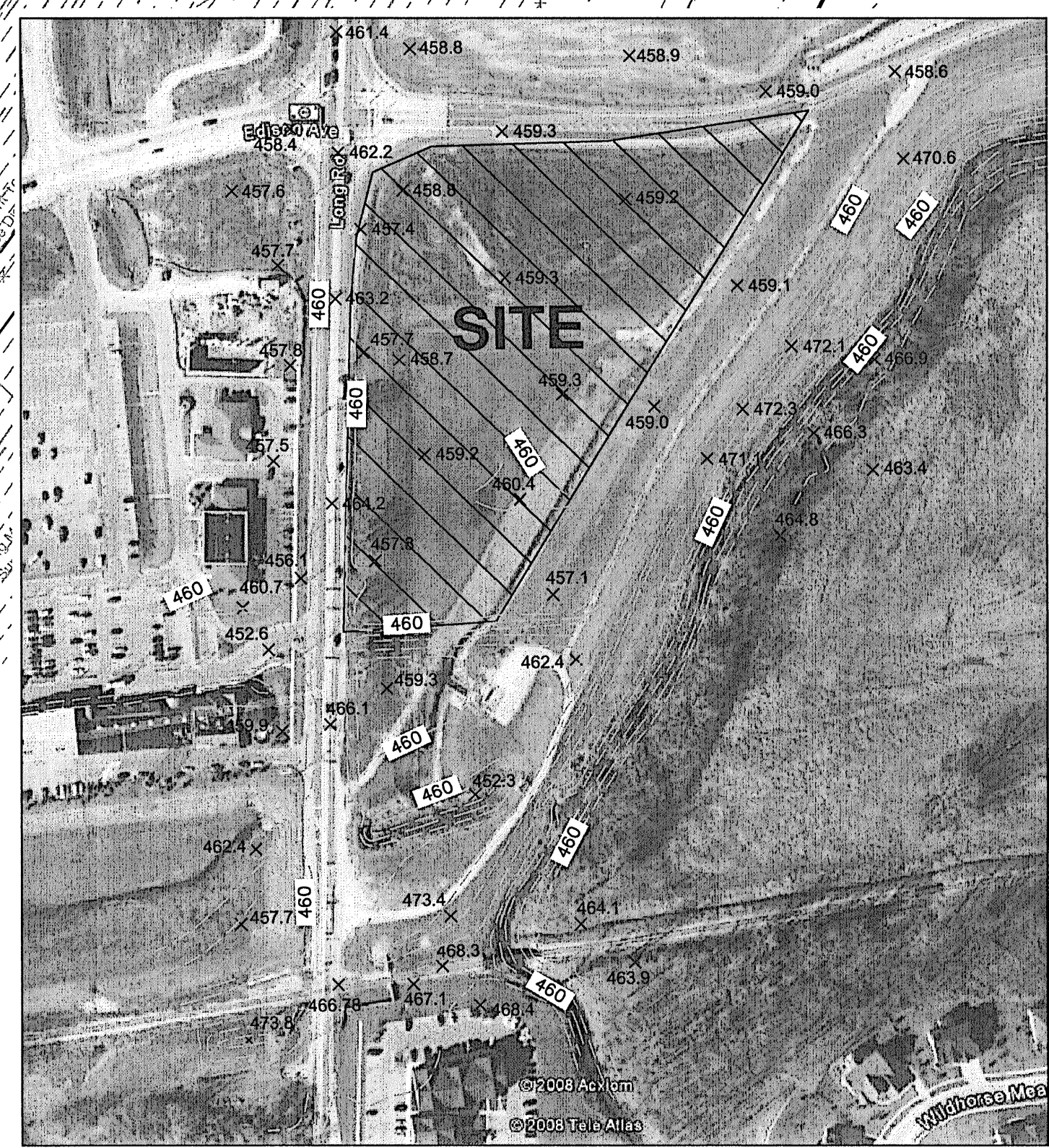
LOADING SPACES REQUIRED = 2 (10'x25' MIN)
 LOADING SPACES PROVIDED = 2

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Underground facilities, structures and utilities have been plotted from available surveys, records and information and, therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, location or depth of these facilities, structures and utilities.

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The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.



MAP OF EXISTING IMPROVEMENTS
 1"=200'

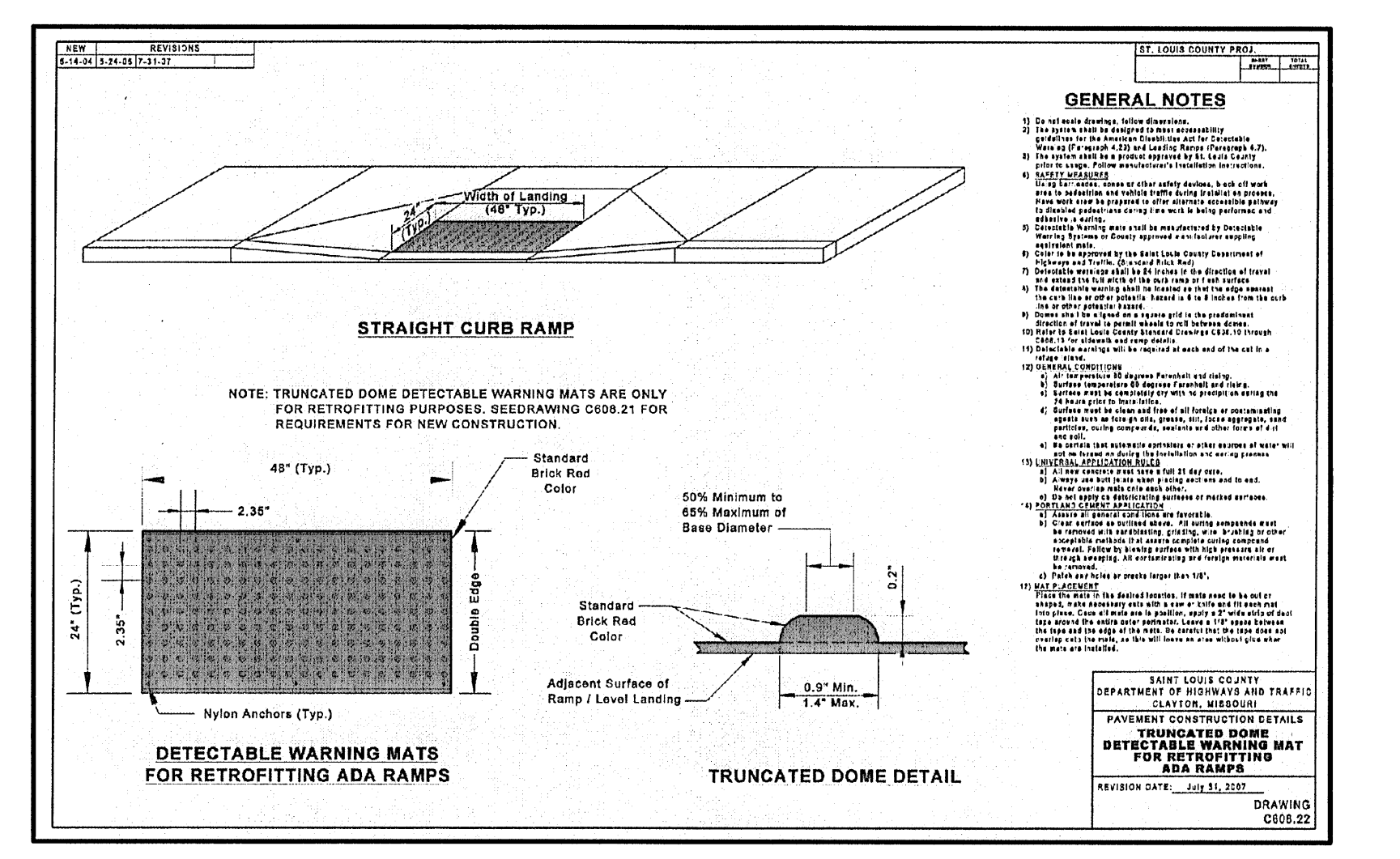
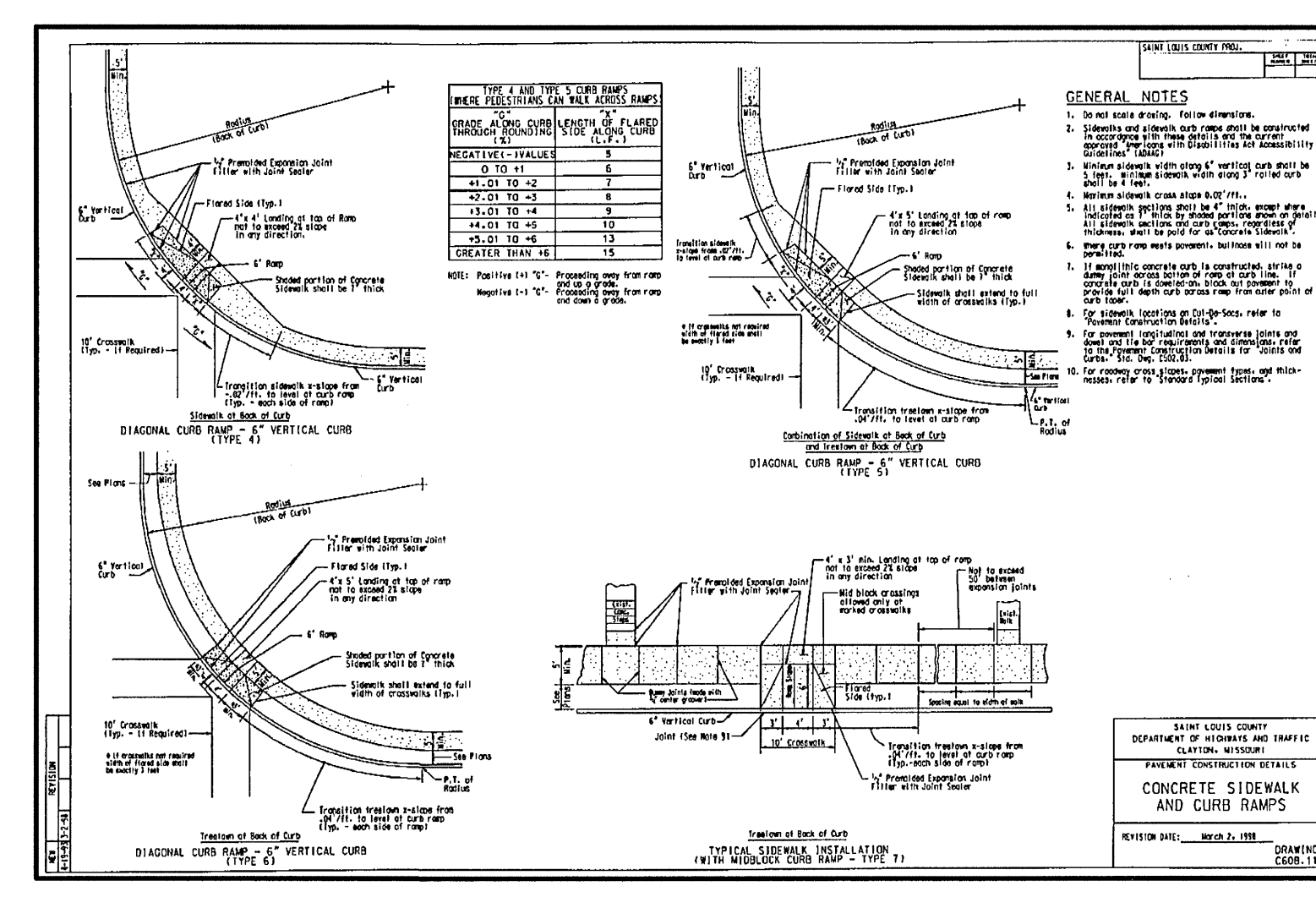
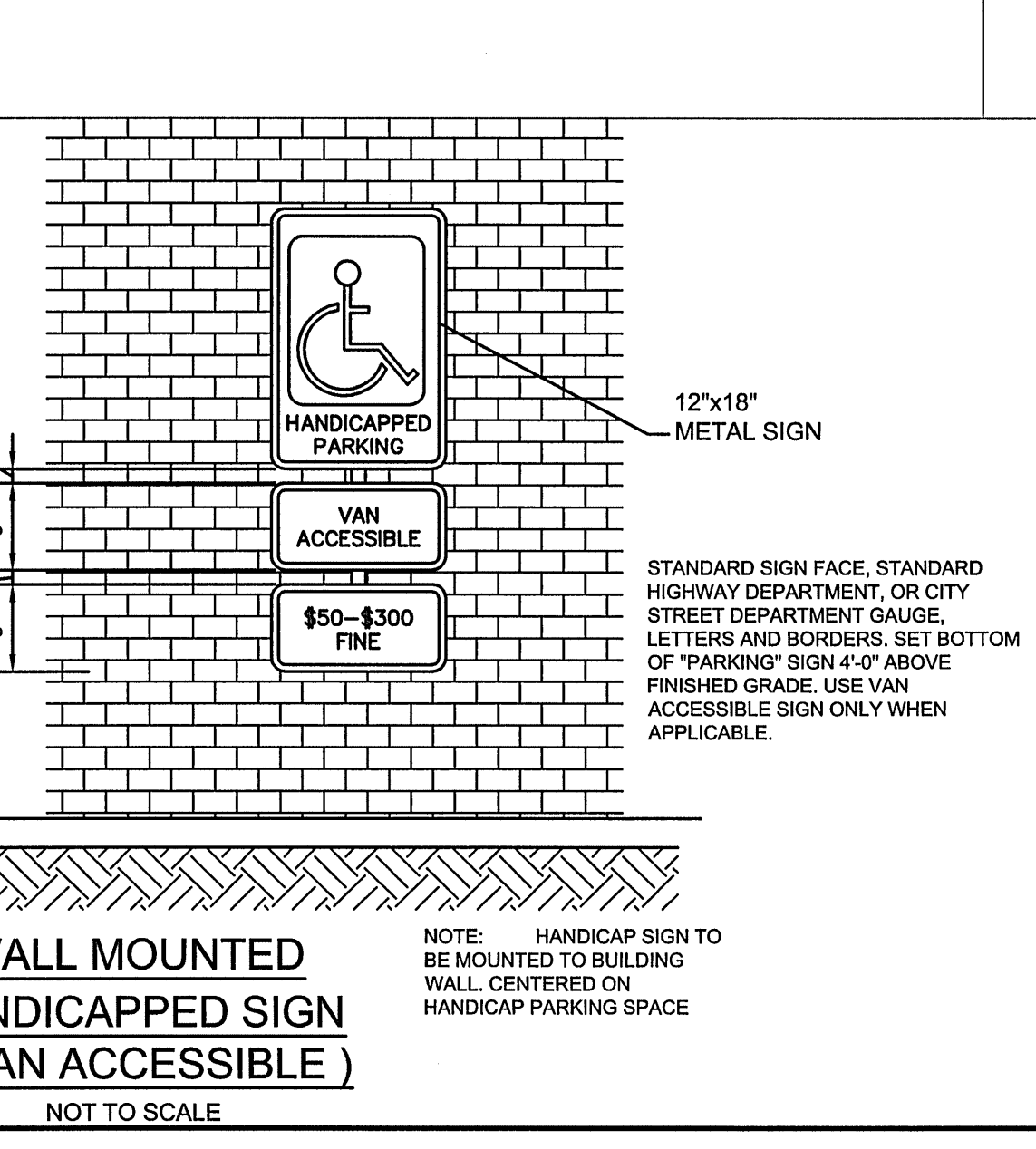
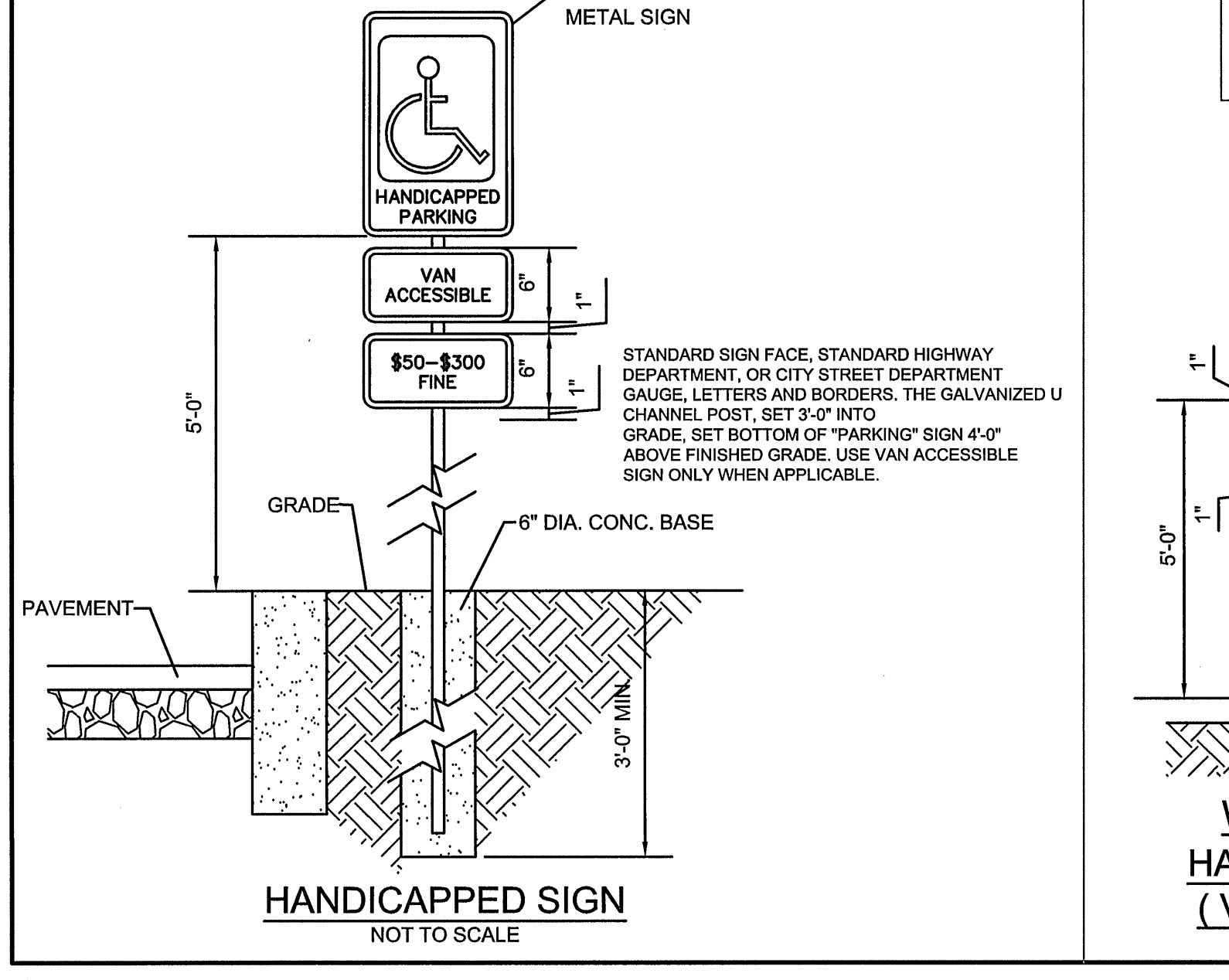
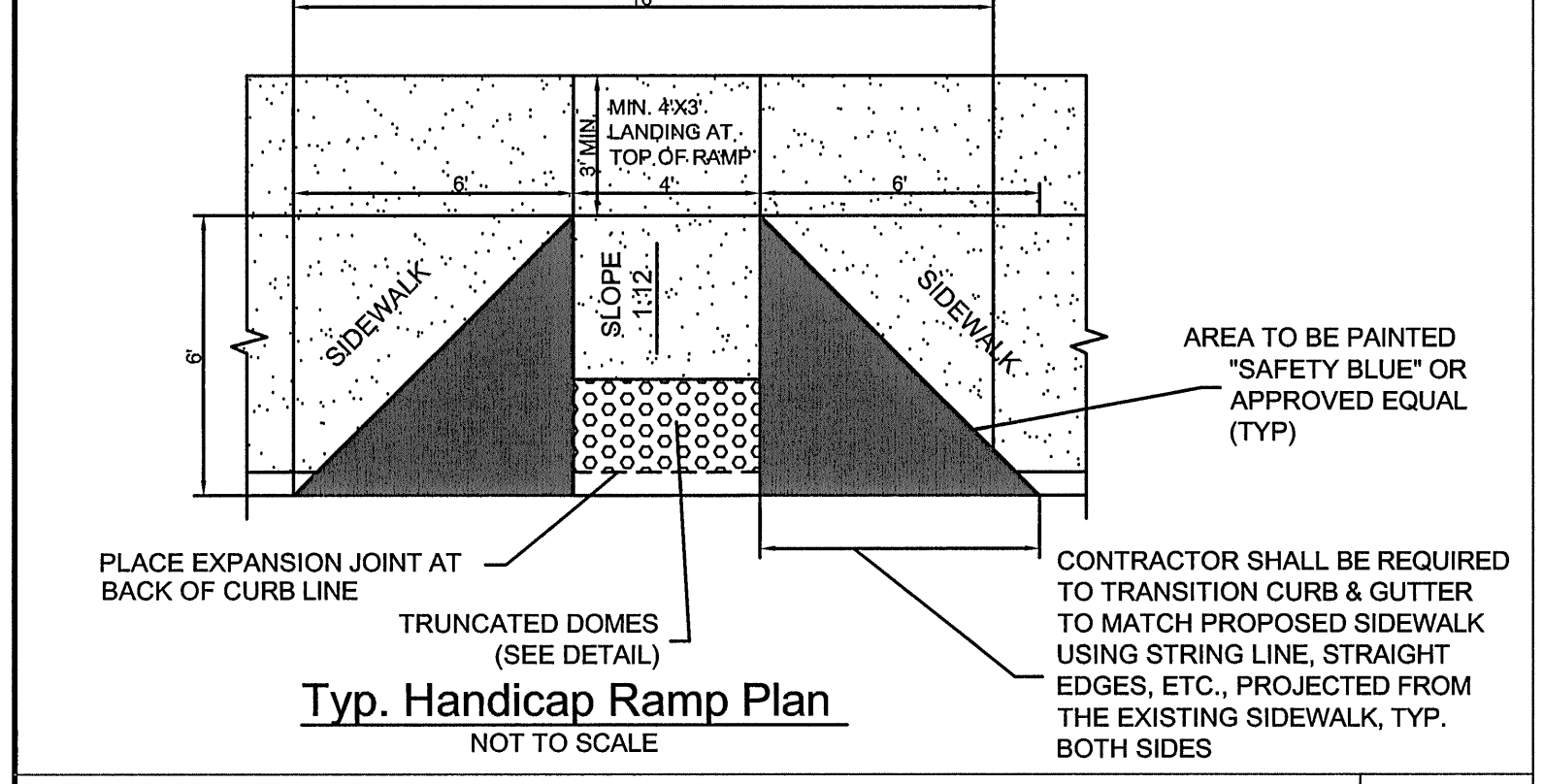
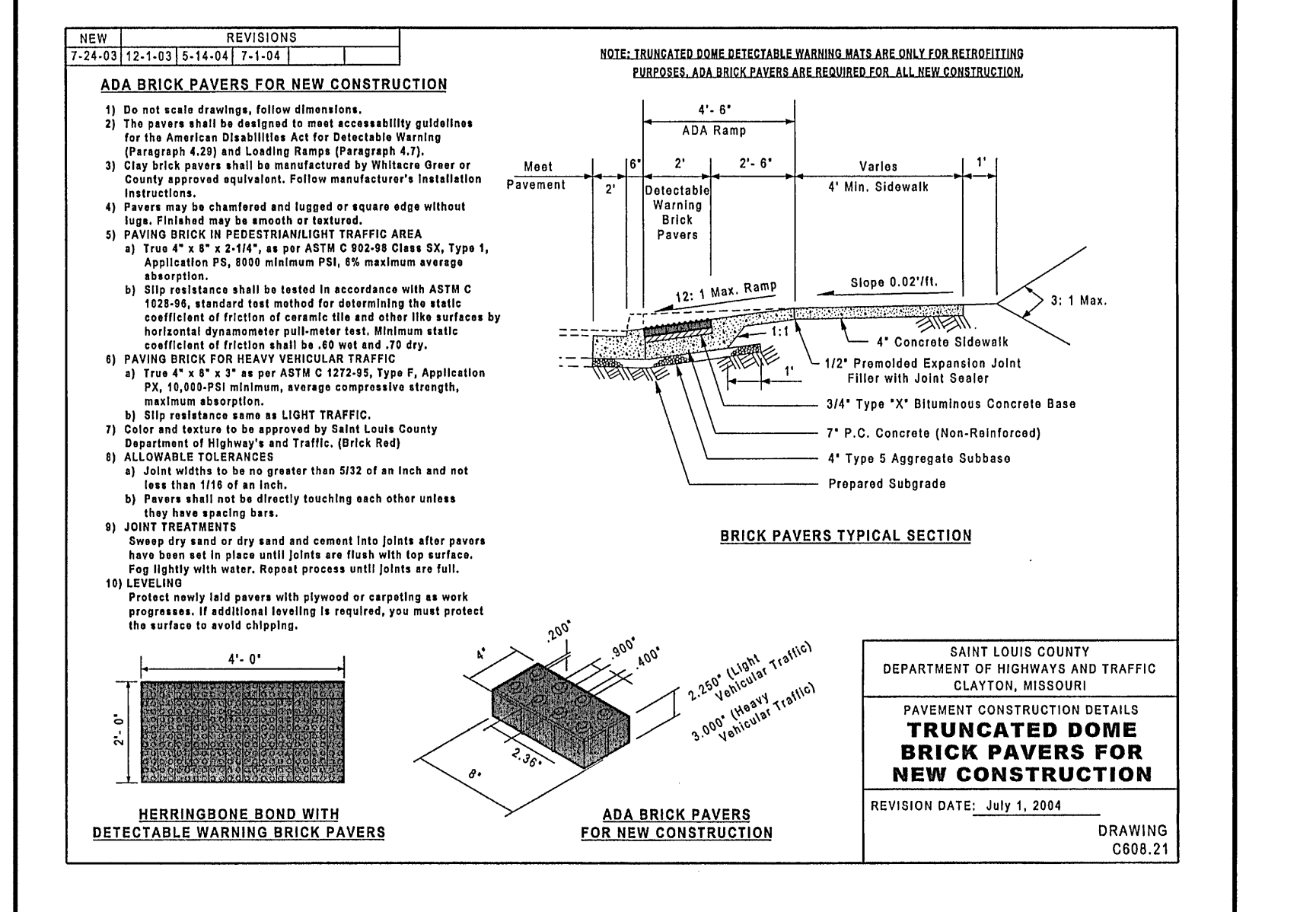
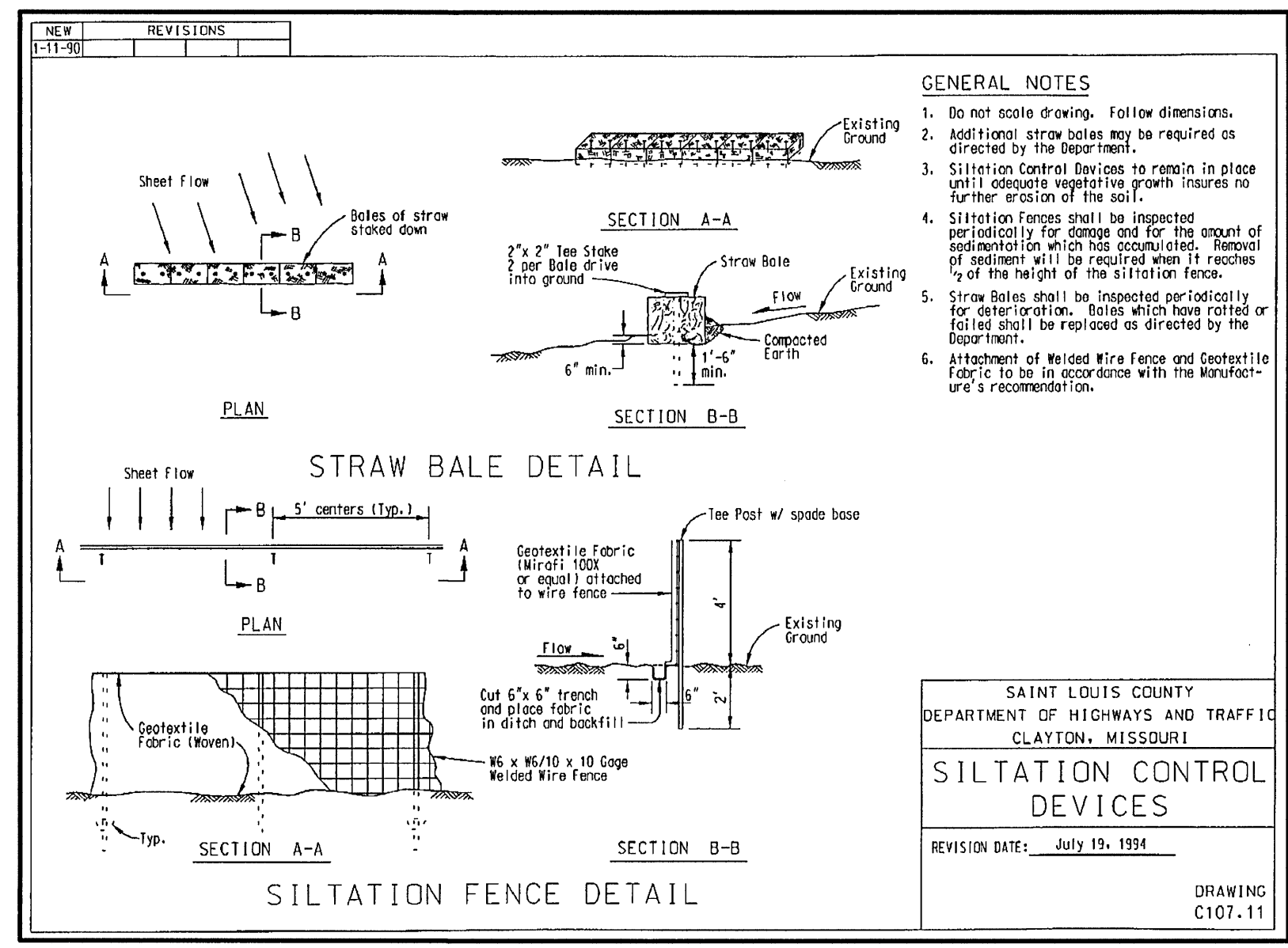
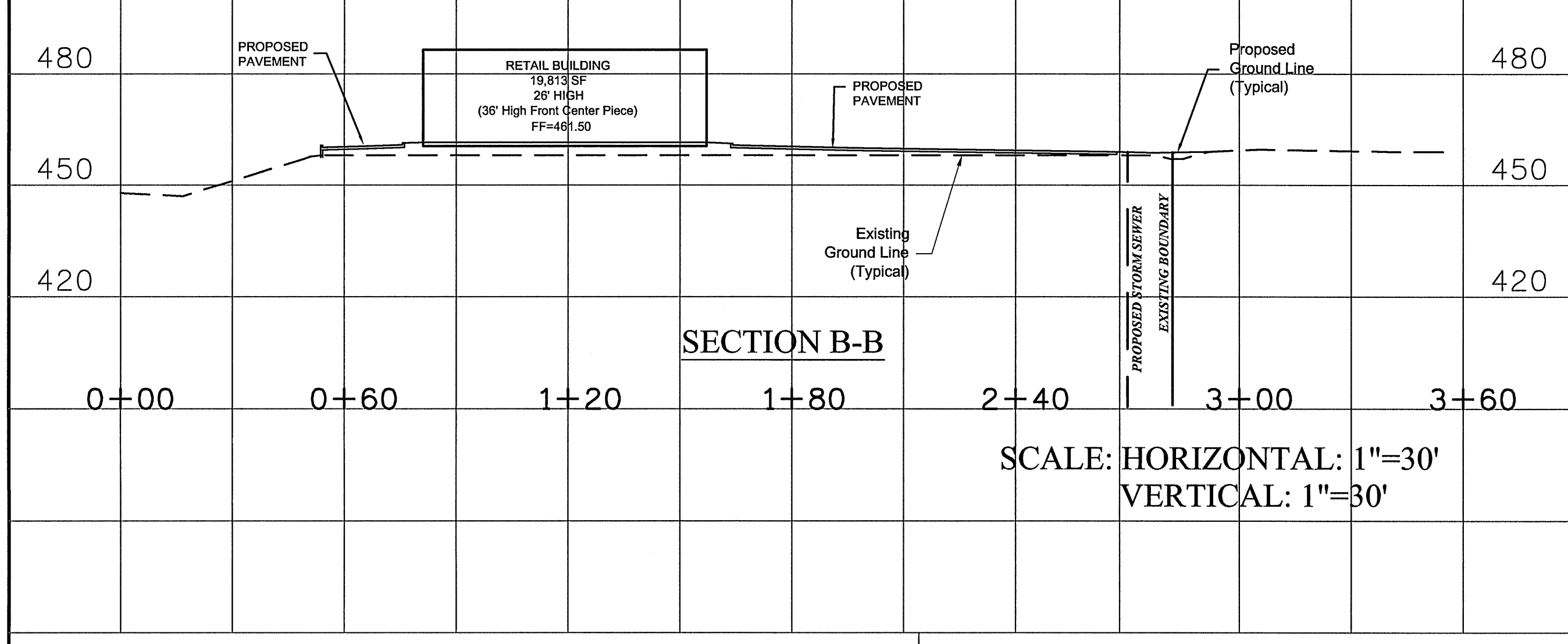
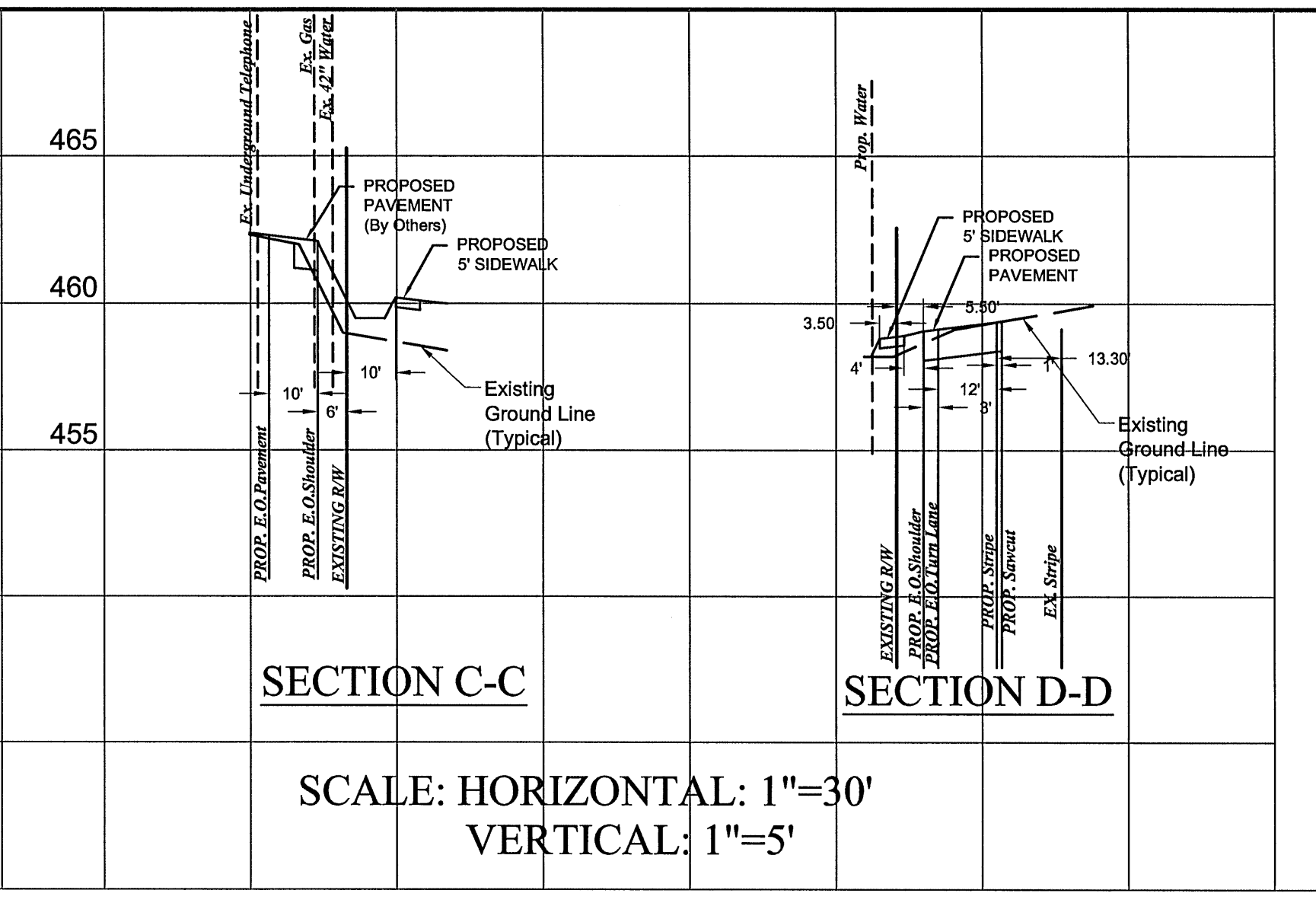
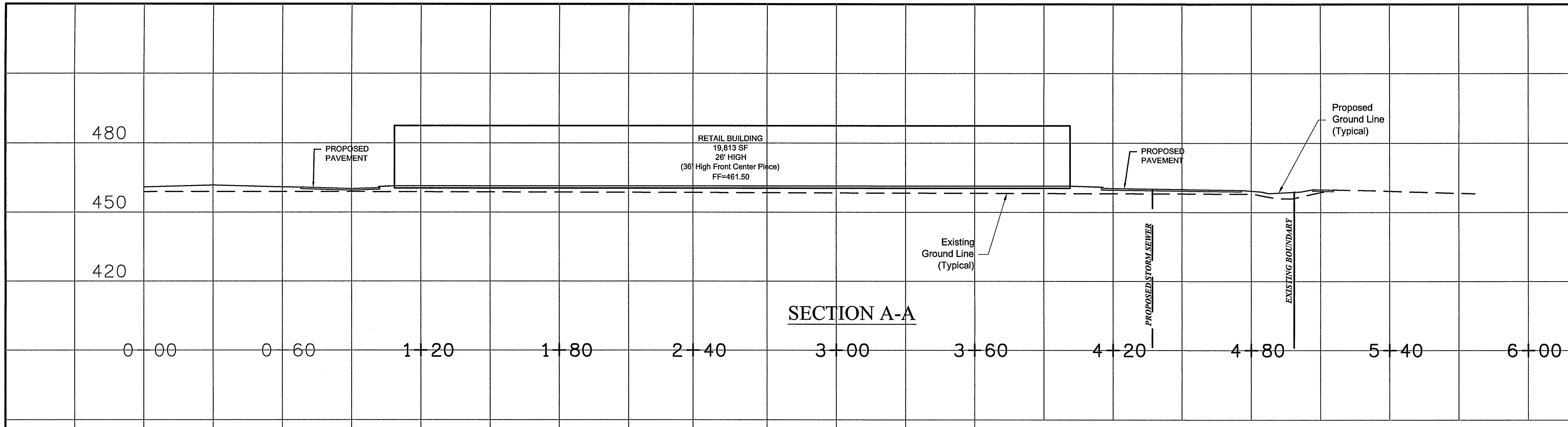
EDISON CROSSING LLC
 c/o Holthaus Realty & Development
 18102-A Chesterfield Airport Road
 Chesterfield, MO 63005-1117

EDISON CROSSING

Prepared for:
 Professional Engineer
 ERIC A. SKELTON
 NUMBER
 E-2000150069
 MISSOURI PROFESSIONAL ENGINEER

Designed: SWQ
 Drawn: SLH
 Checked: EAS
 Date: 08-11-08

Project Number
07014
 Sheet Number
 2 of 4



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MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures and utilities have been plotted from available surveys, records and information and, therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, of location or depth 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. Should the actual location, size or depth of any underground facilities, structures or utilities differ from those indicated on these plans, the Contractor shall immediately notify Clayton Engineering prior to proceeding with the installation of any proposed improvements in the area where the difference exists. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

the clayton engineering company, inc.
ENGINEERS • SURVEYORS • PLANNERS
1100 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63146
(314) 992-8888 Fax: (314) 992-8888
claytoneng.com

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c/o Holthaus Realty & Development
18102-A Chesterfield Airport Road
Chesterfield, MO 63005-1117

EDISON CROSSING
SITE DEVELOPMENT SECTION PLAN CROSS SECTIONS

Prepared for:
Eric Allen Skelton
Professional Engineer (E-2000150069)

ERIC A. SKELTON
NUMBER
E-2000150069
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
08/25/09

Designed: SWQ
Drawn: SLH
Checked: EAS
Date: 08-11-08
Project Number: 07014
Sheet Number: 4 of 4

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ISSUES AND REVISIONS:	
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Revision (6)	02-24-2009 MLK
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Revision (8)	03-26-2009 MLK

SYMMETRY
DESIGN &
INSTALLATION

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St. Louis, MO 63042
P: (314) 731-1112
F: (314) 731-1993

EDISON CROSSING 162 Long Road Chesterfield, MO 63005

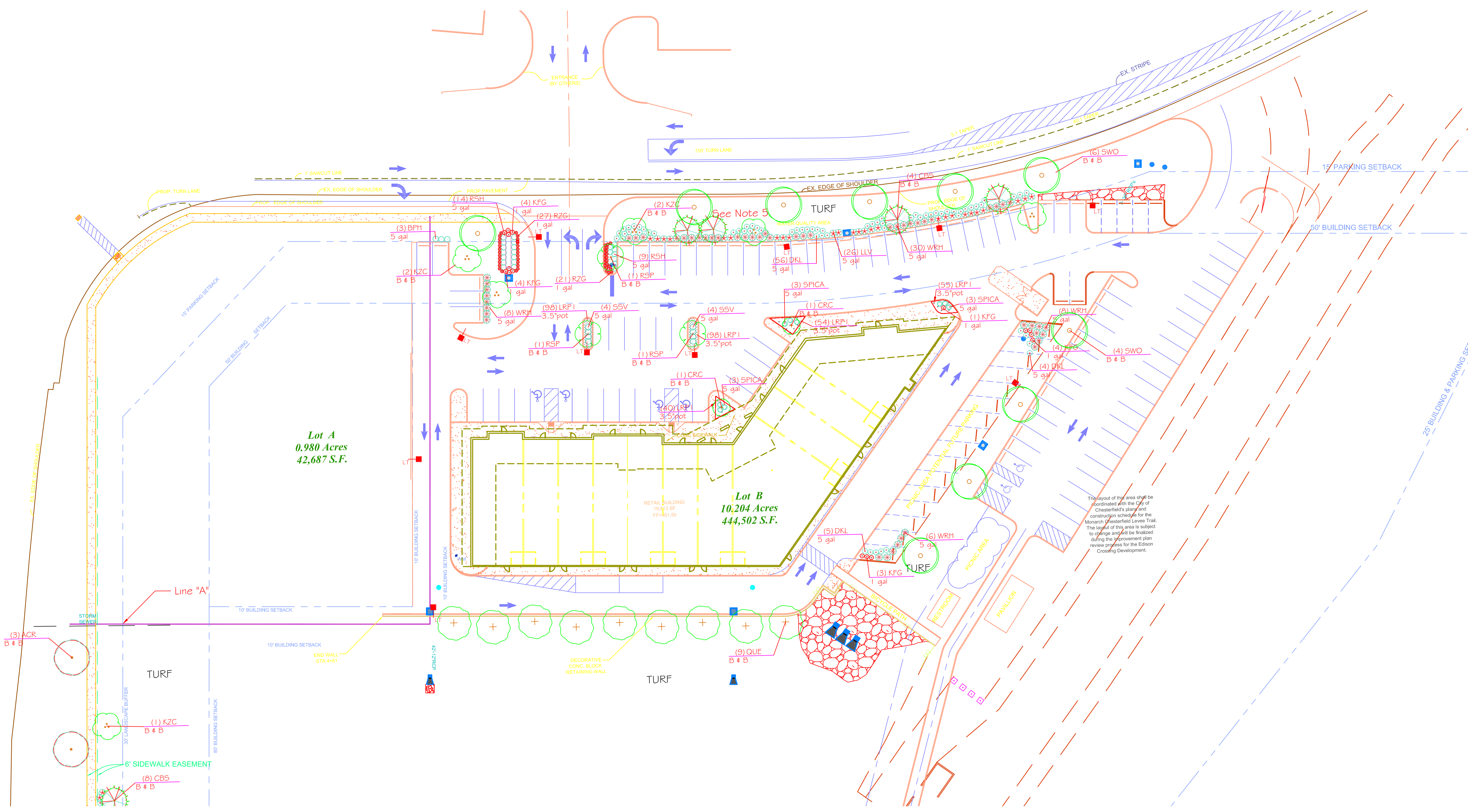
DEVELOPER:

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Chesterfield, MO 63005-1117
Office: 636-532-2171

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Scale: 1" = 30'
Date: 5-15-2008

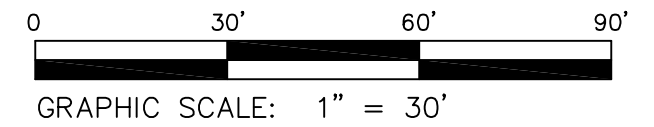
Designed by: BRAD FURFARO, RLA
Sheet: 3 OF 5



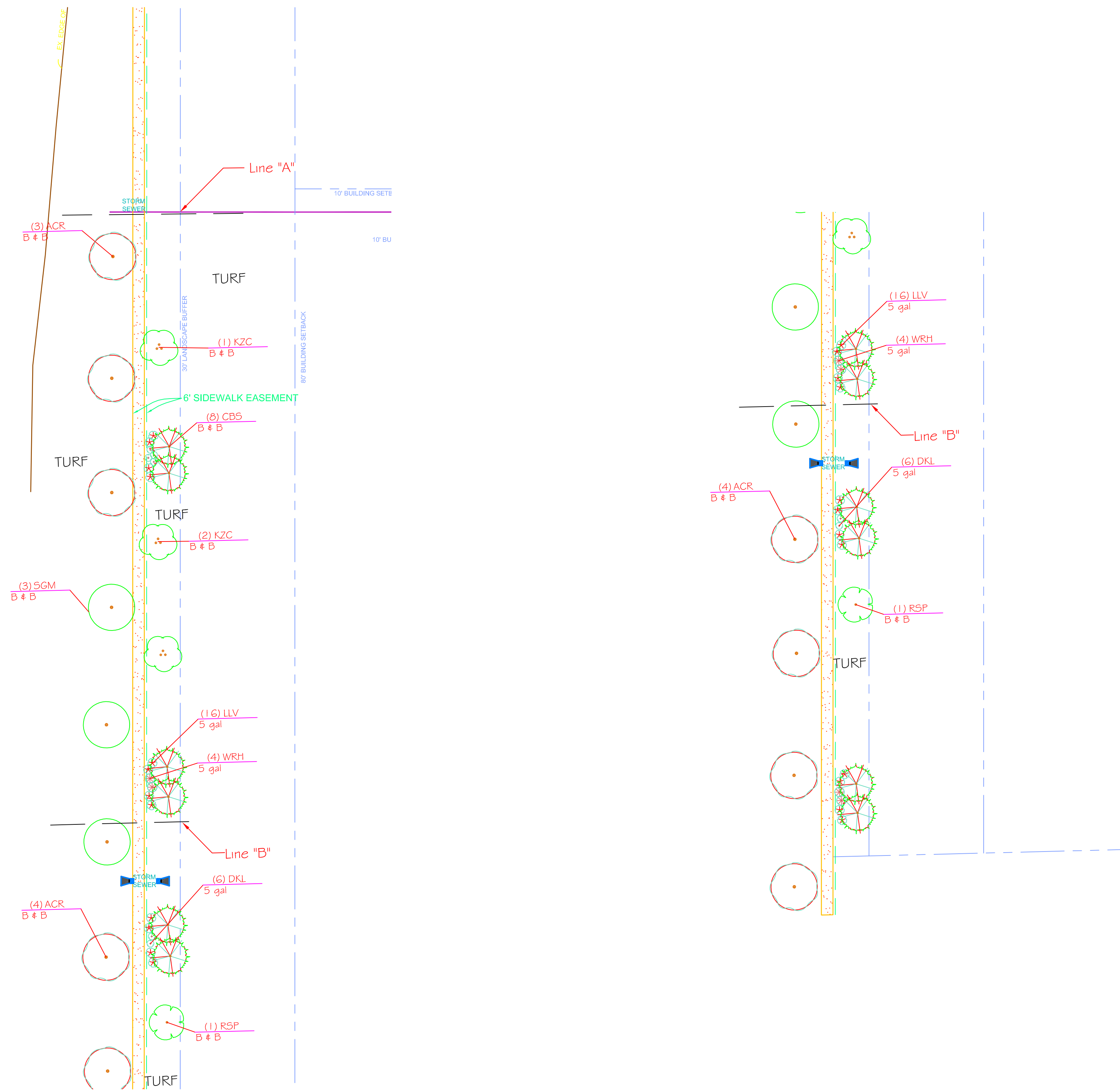
GREENSPACE TOTAL LOT AREA RATIO - LOT B:

AREA = 444,502 SF = 10.204 AC
 OPEN SPACE = 372,949 SF = 8.562 AC OR 83.9%
 BUILDING AREA = 19,813 SF = 0.455 AC OR 4.5%
 PAVEMENT AREA = 51,740 SF = 1.188 AC OR 11.6%

- NOTES:
1. Spade edge all landscape beds adjacent to lawn areas as specified.
 2. Fertilize all landscape beds with Bioplex® 4-in-1 Basic or approved equal.
 3. Amend native soil backfill with 3" leaf compost. Incorporate thoroughly into native soil.
 4. All landscaped areas to be irrigated.
 5. Water quality areas to be designed per MSD specifications on building plans.

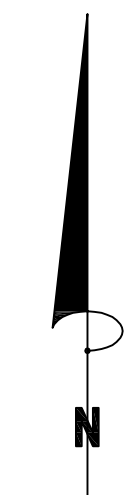
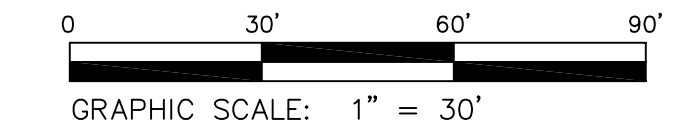


SECTION LANDSCAPE PLAN



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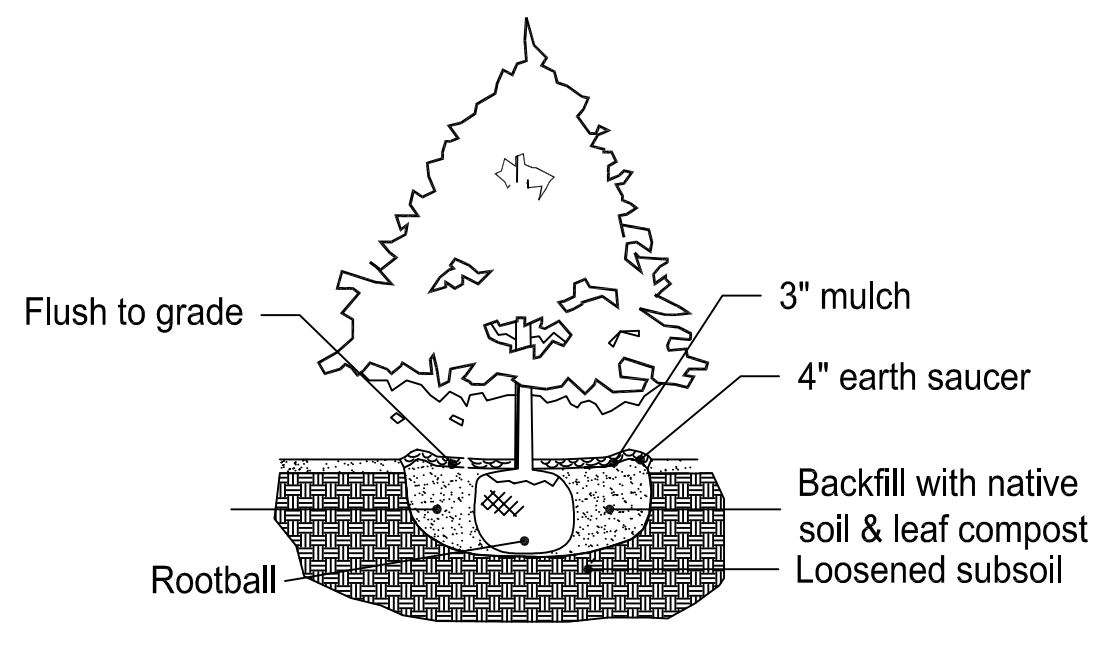
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Date: 5-15-2008	Sheet: 4 OF 5

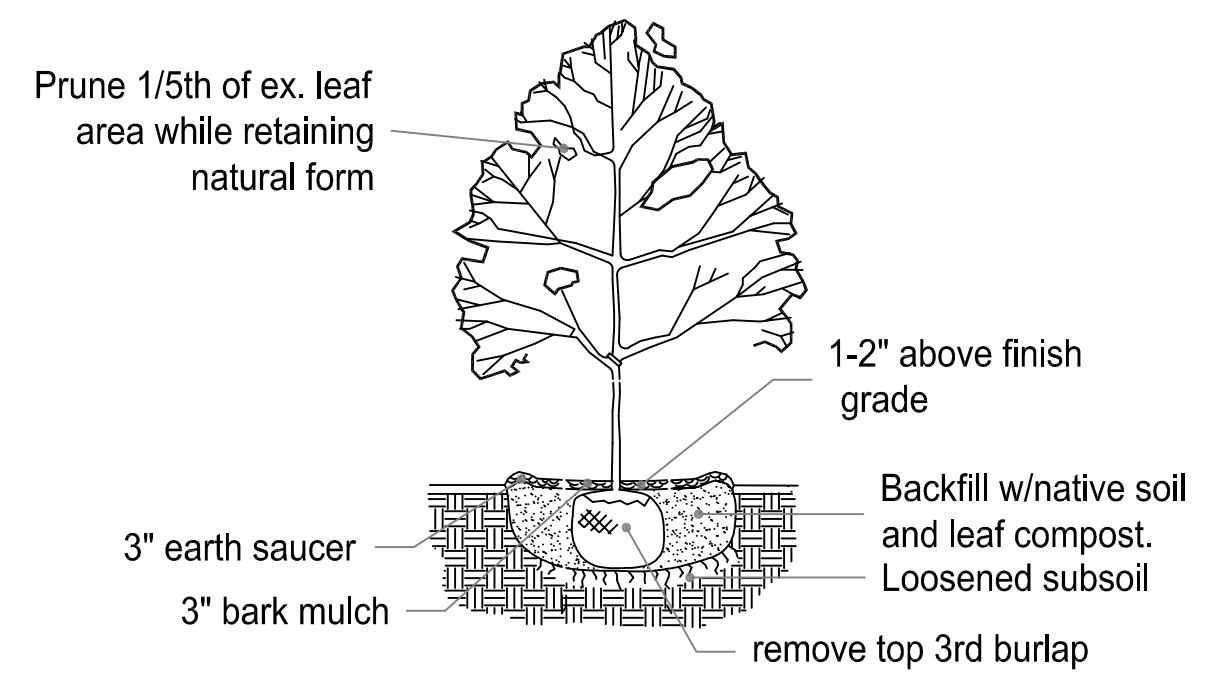
SECTION LANDSCAPE PLAN

PLANT SCHEDULE

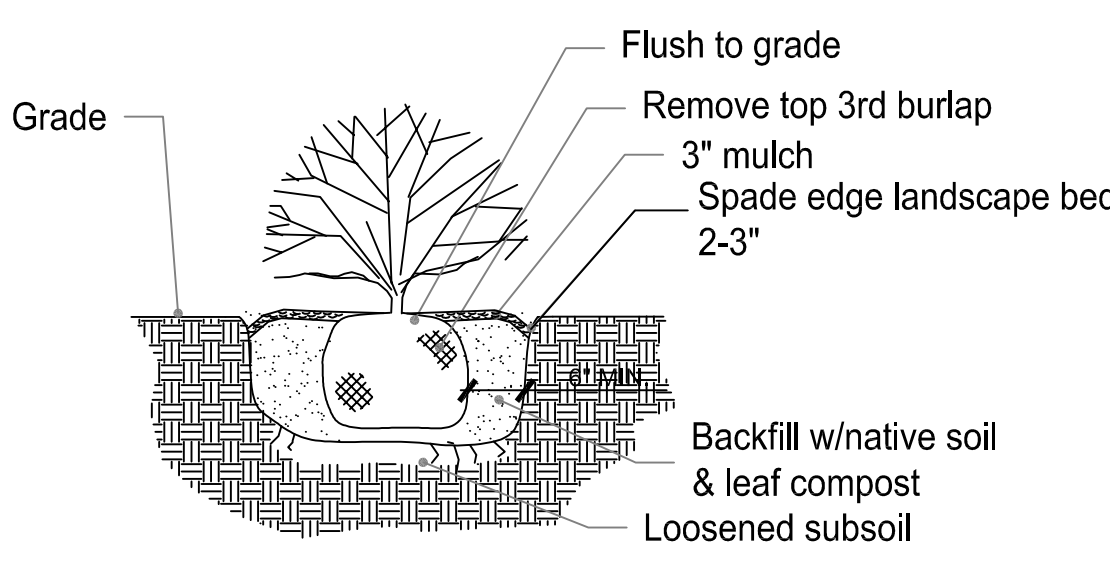
TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
	7	<i>Acer rubrum</i> Deciduous, Medium/Fast growth, Large size, Mature Height 45'	Red Maple	B # B	2.5*Cal	
	3	<i>Acer saccharum</i> Deciduous, Slow/medium growth, Large size, Mature Height 60'-75'	Sugar Maple	B # B	2.5*Cal	
	10	<i>Quercus bicolor</i> Deciduous, Medium growth/Large size, Mature Height 50'-60'	Swamp White Oak	B # B	2.5*Cal	
	9	<i>Quercus shumardii</i> Deciduous, Medium Growth/Large size, Mature Height 45'	Shumard Red Oak	B # B	2.5*Cal	
EVERGREEN TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
	12	<i>Picea pungens glauca</i> Evergreen, Mature Height 30-40', Medium growth rate	Colorado Blue Spruce	B # B		6'-7'
FLOWERING TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
	2	<i>Crataegus laevigata</i> 'Superba' Ornamental, Medium Growth/Small Size, Mature Height 15'-20', white/pink flowers	Crimson Cloud Hawthorn	B # B	2.5*Cal	
	8	<i>Prunus serrulata</i> 'Kwanzan' Ornamental, Medium growth/Medium size, Mature Height 30'-40', pink double flower	Flowering Cherry/Kwanzan Cherry	B # B	2.5*Cal	
	4	<i>Pyrus calleryana</i> 'Redspire' Ornamental, Medium growth, Medium size, Mature Height 30'-50', white flower	Redspire Callery Pear	B # B	2.5*Cal	
SHRUBS	QTY	BOTANICAL	COMMON	CONT		
	23	<i>Ilex verticillata</i> 'Red Sprite' Deciduous, Mature Height 3'-5'	Red Sprite Winterberry/Red Sprite Holly	5 gal		
	56	<i>Ilex verticillata</i> 'Winter Red' Deciduous, 9' mature height, bright red berry, slow growth rate	Winter Red Holly	5 gal		
	3	<i>Ilex x meservae</i> 'Blue Princess' TM Evergreen, Mature Height 8'-15'	Blue Princess/Prince Holly	5 gal		
	9	<i>Spiraea x bumalda</i> 'Magic Carpet' Deciduous, Mature Height 2'-4'	Magic Carpet Spirea	5 gal		
	71	<i>Syringa meyeri</i> 'Palbin' Deciduous, Mature Height 4'-8'	Dwarf Korean Lilac	5 gal		
	8	<i>Viburnum plicatum tomentosum</i> 'Summer Snowflake' Deciduous, Mature Height 4'-6'	Summer Snowflake Japanese Snowball	5 gal		
	42	<i>Viburnum rhytidophyllum</i> 'Alleghany' Semi-evergreen, 10-15' mature height, medium growth rate	Leatherleaf Viburnum	5 gal		
ANNUALS/PERENNIALS	QTY	BOTANICAL	COMMON	CONT		
	48	<i>Geranium x 'Rozanne'</i> TM Perennial, Height 20", Spread 24", Large violet blue flowers with white center	Hybrid Cranesbill	1 gal		
GRASSES	QTY	BOTANICAL	COMMON	CONT		
	16	<i>Calamagrostis acutiflora</i> 'Karl Foerster' Grass, Gold Flower Spike, Mature Height 5'	Karl Foerster Reed Grass	1 gal		
MEDIUM GROUND COVERS	QTY	BOTANICAL	COMMON	CONT		
	345	<i>Liriope spicata</i> Perennial, Purple Flower Spike	Creeping Lily Turf	3.5*pot@ 10" oc		



EVERGREEN TREE PLANTING

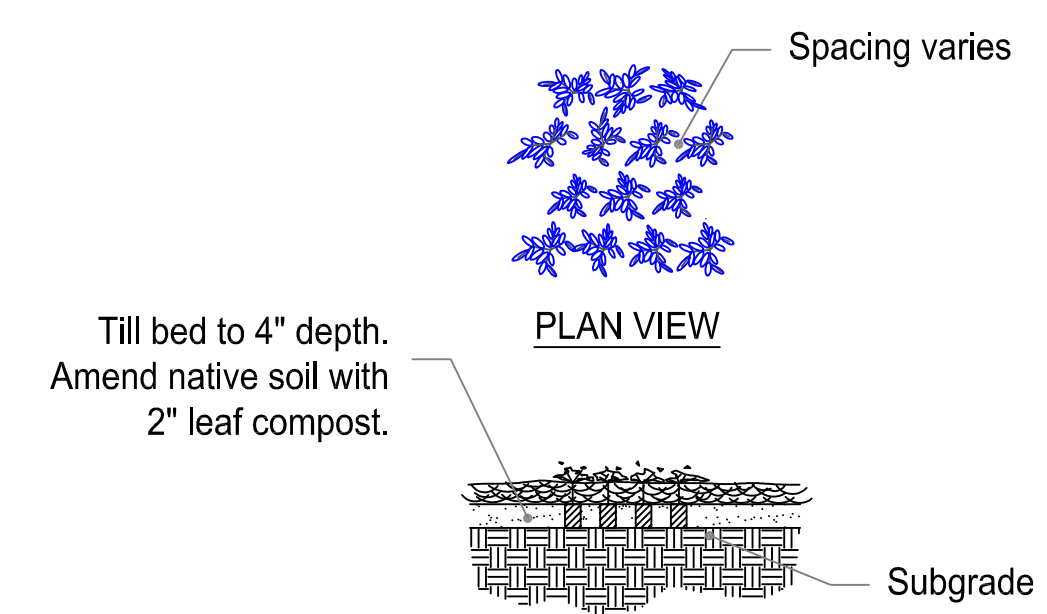


CANOPY TREE PLANTING



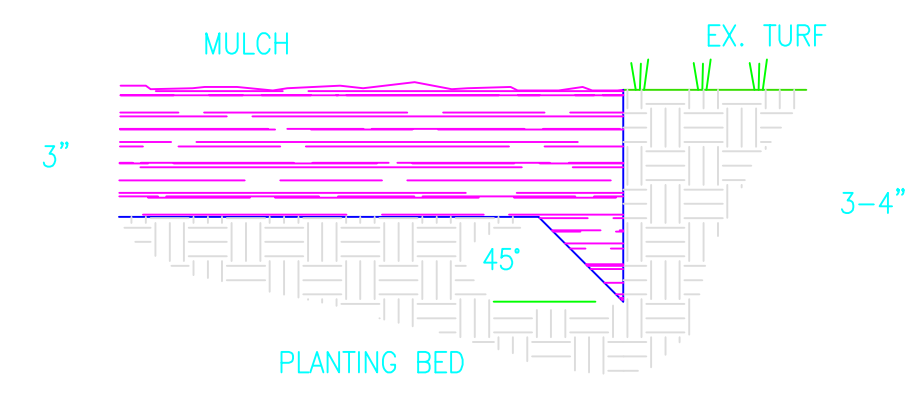
SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL PERENNIAL/ANNUAL PLANTING



SPADE EDGE DETAIL

ISSUES AND REVISIONS:

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DEVELOPER:

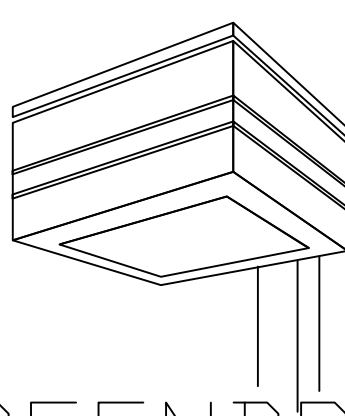
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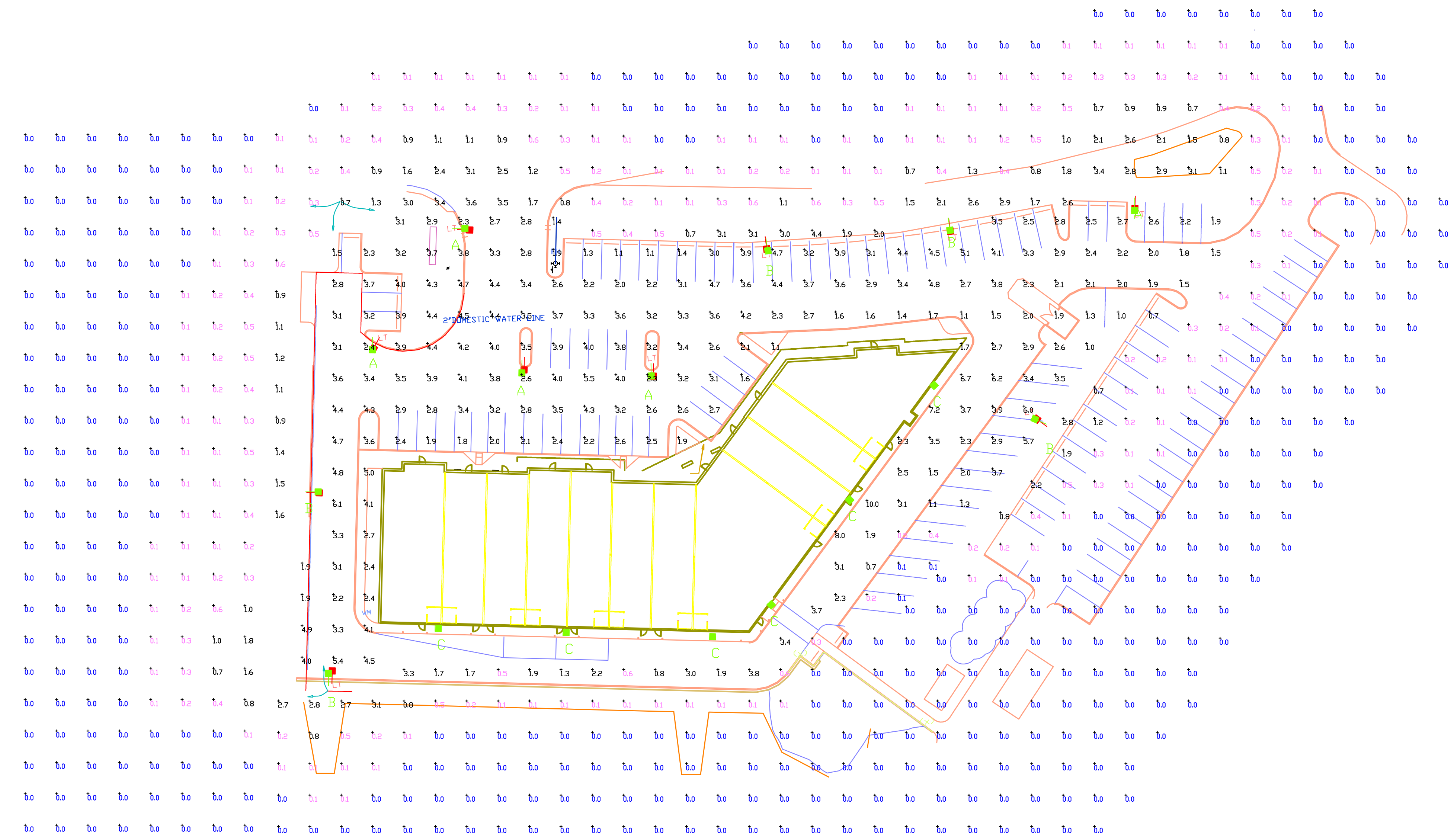
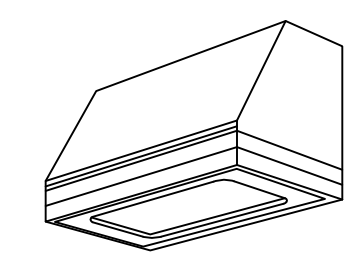
Scale: nts	Designed by: BRAD FURFARO, RLA
Date: 5-15-2008	Sheet: 5 OF 5

SECTION LANDSCAPE PLAN - DETAILS

GREENBRIAR
FLAT LENS
IESNA FULL CUTOFF



GREENBRIAR
WALL SCANCE
IESNA FULL CUTOFF



Maintained Footcandle levels:

Label	CatType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING SUMMARY	Illuminance	Fc	3.04	5.5	1.1	2.76	5.00

Symbol	Qty	Label	Arrangement	No. Lamps	Lumens	Total Lumens	LLF	Description	Watts
[Symbol A]	5	A	SINGLE	1	42600	42600	0.810	GFM 5 400 PSMV F 22" PDLE 3' BASE	454
[Symbol B]	5	B	SINGLE	1	42600	42600	0.810	GFM 3 400 PSMV F 22" PDLE 3' BASE	454
[Symbol C]	6	C	SINGLE	1	20000	20000	0.700	GBWM 3 250 PSMH F	288

Total Project Watts
Total Watts = 6268

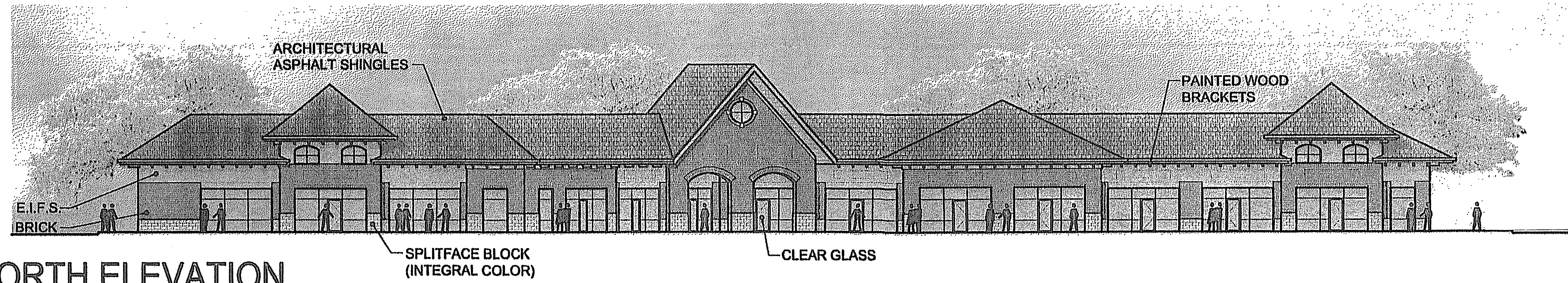
Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.



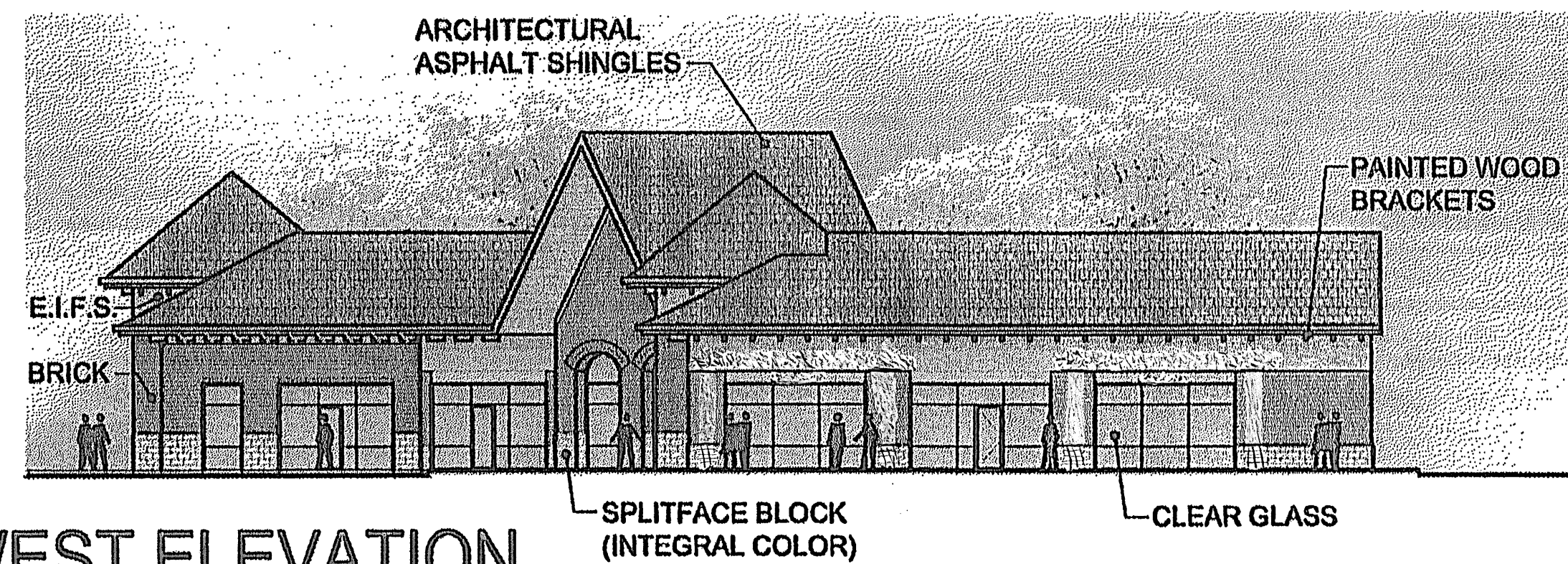
LIGHTING PROPOSAL FOR
EDISON CROSSING

CHESTERFIELD, MO
SCALE: 1"=20'
DATE: 9/16/09
BY: S.W.V.
SHEET 1 OF 1



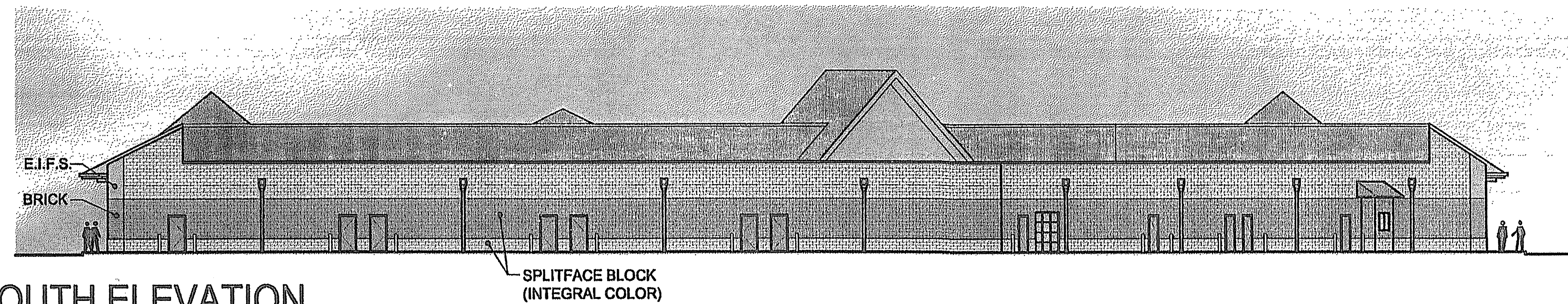
NORTH ELEVATION

SCALE: 1" = 30' 15"



WEST ELEVATION

SCALE: 1" = 30' 15"



SOUTH ELEVATION

SCALE: 1" = 30' 15"

EHR
ED HOLTHAUS REALTY, INC.

EDISON CROSSING
Chesterfield, Missouri

Revised March 26, 2009
December 12, 2008
gray