



**II. B.**

---

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

---

April 10, 2009

Architectural Review Board  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

**Re: Spirit of St. Louis Corporate Center, Lots B1 & B2:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architects Statement of Design for a 16.244 acre tract of land zoned "PC" Planned Commercial located south of Interstate 64/Highway 40 at the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.

Dear Board Members:

ACI Boland has submitted, on behalf of Duke Realty Corporation, a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architects Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

**Submittal Information**

The request is for two new 120,000 square foot and 140,000 square foot buildings for office use. The exterior building materials will be comprised of painted architectural concrete tilt panels with reflective insulated glass in an aluminum storefront punched window system. The roof is proposed to be comprised of fully adhered EPDM Roofing. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Architectural Review Board Guidelines.

**Departmental Input**

The submittal was reviewed for compliance with the City of Chesterfield's Architectural Review Board Guidelines, City of Chesterfield Ordinance 2342, the City of Chesterfield Tree Preservation and Landscape Requirements and the City of Chesterfield Lighting Ordinance. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Preservation and Landscape Requirements. Site Lighting is being addressed through site plan review for adherence to the Lighting Ordinance.

**Actions Requested**

The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP  
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

**ARCHITECTURAL REVIEW BOARD  
Guidelines Review Checklist**

**Project Name: Spirit of St. Louis Corporate Center, Lot B1 & B2  
Date of Review: 4/10/2009**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>Applicability and Compliance</b>			
<b>General Requirements for Site Design</b>			
A. Site Relationships	X		
B. Circulation System and Access			Site Plan review is addressing the access to the site based on the Access Management Standards.
C. Topography	X		
D. Retaining Walls	N/A		
<b>General Requirements for Building Design</b>			
A. Scale	X		
B. Design	X		Mechanical screening is addressed in ARB packet under Landscape Design & Screening
C. Materials and Color	X		
D. Landscape Design and Screening			Site Plan review is addressing landscape issues with the tree manual.
E. Signage	N/A		Signage is not being reviewed at this time. A sign package is required to be submitted to Planning Commission for approval.
F. Lighting	N/A		Building Lighting is not being proposed.
<b>Use Type:</b>			
Access	X		
Exterior Elements	X		
Landscaping and Screening	N/A		
Scale	X		
Site Design	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines.

Form revised: February 2009





RICE ASSOCIATES

207070.02 - 04.01.2009



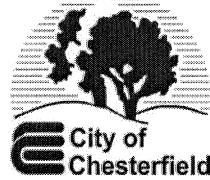
# Spirit of Saint Louis Corporate Center

Chesterfield, Missouri

**ACI BOLAND**  
ARCHITECTS PLANNERS INTERIOR DESIGNERS

11477 Old Cabin Rd St. Louis, MO 63141 314.991.9993 314.991.8878 fax	11229 Nall, Suite 140 Leewood, KS 66211 913.338.2300 913.338.2003 fax	1421 E. 104th Street Kansas City, MO 64131 816.763.9600 816.763.9757 fax
---	--	---





**ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist**

*Date of First Comment Letter Received from the City of Chesterfield* April 1, 2009

**Project Title:** Spirit of St. Louis Corporate Center - Lots B1 & B2 **Location:** 712 & 722 Commerce Drive

**Developer:** Duke Realty Corporation **Architect:** ACI/Boland, Inc. **Engineer:** Stock & Associates

**PROJECT STATISTICS:**

**Size of site (in acres):** 16.244 +/- **Total Square Footage:** 260,000 **Building Height:** 71'-0"+/-

**Proposed Usage:** Two, Four Story Office Buildings (120,000 SF & 140,000 SF)

**Exterior Building Materials:** Painted Architectural Concrete Tilt Panels and Aluminum Storefront

**Roof Material & Design:** Fully-Adhered EPDM Roofing

**Screening Material & Design:** Prefinished Metals Panels

**Description of art or architecturally significant features (if any):** \_\_\_\_\_

**ADDITIONAL PROJECT INFORMATION:**

**Checklist:** Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- N/A  Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Guidelines has been addressed and the intent of the project.
- Landscape Plan.
- N/A  Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- N/A  Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

**Spirit of St. Louis Corporate Center  
Statement of Design Intent  
April 1, 2009**

This proposed project is for two office buildings; one 4-story, 140,000 SF and one 4-story, 120,000 SF. The project is located at the southeast corner of Highway 64 and Spirit of St. Louis Drive.

**1. General Requirements for Site Design**

**A. Site Relationship**

- 1) The two buildings will be built next to each other with a plaza between them to allow for safe pedestrian flow between buildings.

**B. Circulation System and Access**

- 1) Pedestrian Circulation: There will be vehicular parking at both entrances of the building to minimize crossing the traffic flow of the general parking area.
- 2) Vehicular Circulation: Vehicles will access the parking area from the main entrance located at the south end of the development from Spirit Commerce Drive. The accessible parking spaces will be located directly in front of the buildings to allow easy access without needing to cross any drive lanes.
- 3) Parking: The parking area will be located at both the front and rear entrances of the buildings. A landscape area will be provided between the parking area and the building.
- 4) Pedestrian Orientation: The pedestrians will be able to access the building from either the north or south entrance freely without obstruction of viewing.

**C. Topography**

- 1) The site is currently flat in topography and is anticipated to remain.

**D. Retaining Walls**

- 1) This project will not be utilizing any retaining walls at this time. If they are introduced the project the guidelines set forth by The City of Chesterfield.

**E. General Requirements for Building Design**

- 1) Scale:
  - a. Building Scale: The elevations of the building are designed to be proportioned with each other to create a sense of scale from highway 64 on the north side of the development and is carried around the entire building.

**F. Design**

- 1) The building will be a four story painted architectural concrete tilt-up building with aluminum and glass punched windows. The building will also be “book-ended” with full height curtainwall glazing to provide a visual interest. All four facades are designed to either compliment or mirror the one another to create a uniform development.

**G. Materials and Colors**

- 1) The exterior of the building will be predominately painted architectural concrete tilt-up panels with reflective insulated glass in aluminum storefront punched window system. The exterior will be painted a light buff color with a medium beige color as accents along the façade and at the base of the wall to give the project a more human scale. The project will utilize two colors of insulated glass, a medium gray on the main field and a blue as an accent at the entries and at the accent curtainwalls at the ends of the building. Please refer to the exterior elevations and rendering to be submitted at the Architectural Review Board meeting.

**H. Landscape Design and Screening**

- 1) The site has been carefully landscaped with trees and other shrubs/plantings to compliment the scale and reduce the impact of the parking lot and building to Highway 64 to the north. A simple palette of plantings has been selected to provide an attractive range of color, size and contrast. Please refer to the submitted landscape plan for more information. A pre-finished architectural metal panel roof screen will be located in the center of the roof to screen all roof top equipment. The trash dumpster will be screened from view by a three-sided concrete tilt-up wall to match the building with swinging wood sight-proof gates.

**I. Signage**

- 1) This is not in for review at this time.

**J. Lighting:**

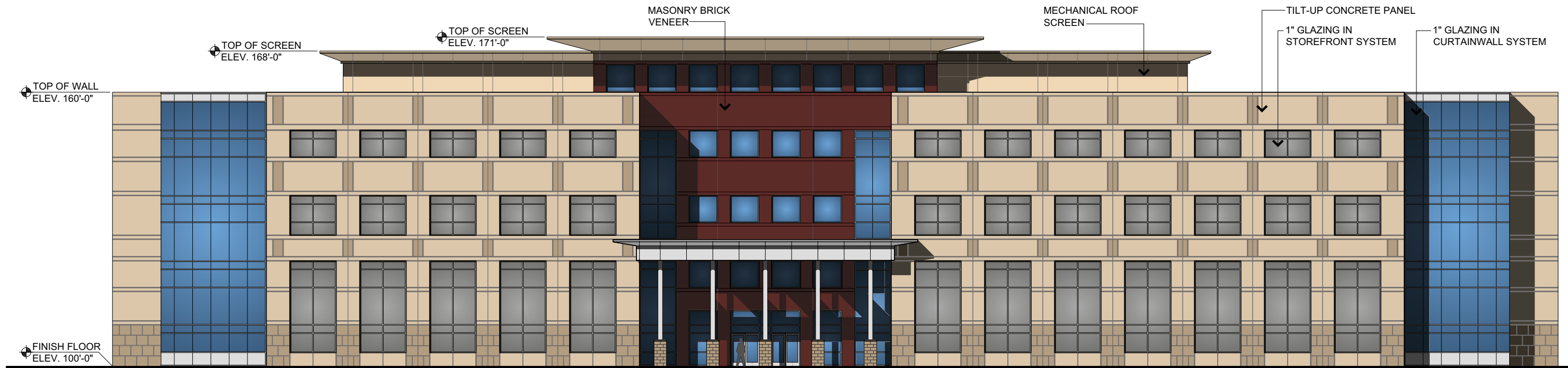
- 1) The site lighting will be oriented toward the building and parking areas to avoid affecting adjacent properties.

**K. Specific Requirements for the Chesterfield Valley**

- 1) Facades: The two sides façades will be designed with similar detailing as the rear and front façade, which faces Spirit Commerce Drive.

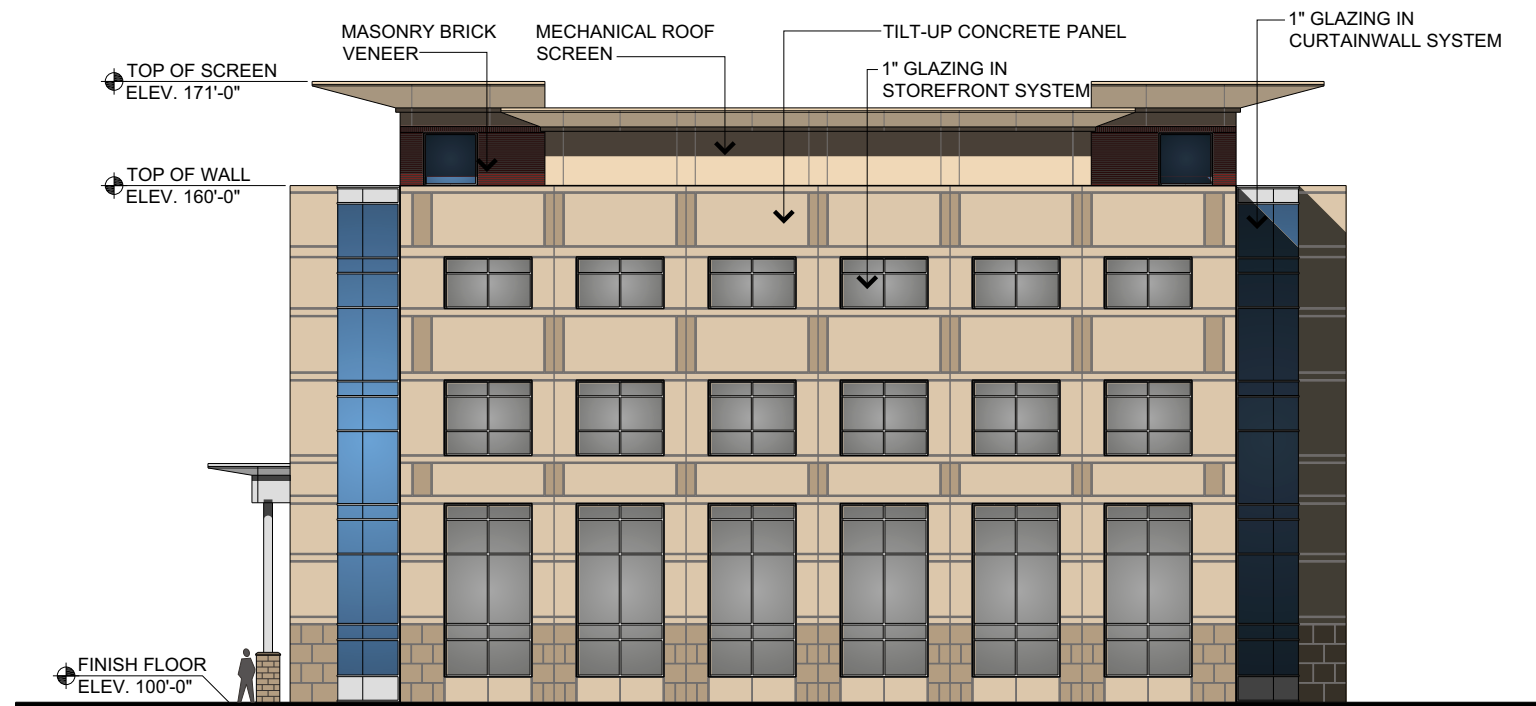


- 2) Pedestrian Circulation: There will vehicular parking at the both entrances of the building to minimize crossing the traffic flow of the general parking area.
- 3) Storage: This project will not have any outdoor storage
- 4) Utilities: All utilities will be installed underground. Landscaping will be used to screen any exterior electrical transformers or gas meters.
- 5) Parking: The parking area will be located at both the front and rear entrances of the buildings. A landscape area will be provided between the parking area and the building. The loading areas will be screened with adequate vegetation and plantings.



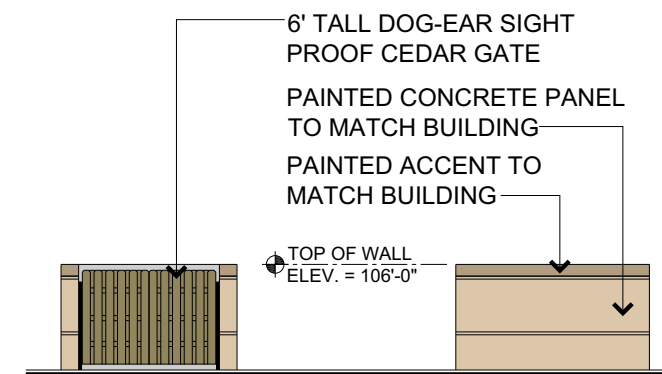
**NORTH & SOUTH ELEVATION**  
**712 SPIRIT COMMERCE DRIVE**

SCALE: 1/8" = 1'-0"



**EAST & WEST ELEVATION**  
**712 SPIRIT COMMERCE DRIVE**

SCALE: 1/8" = 1'-0"



**TRASH ENCLOSURE**

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

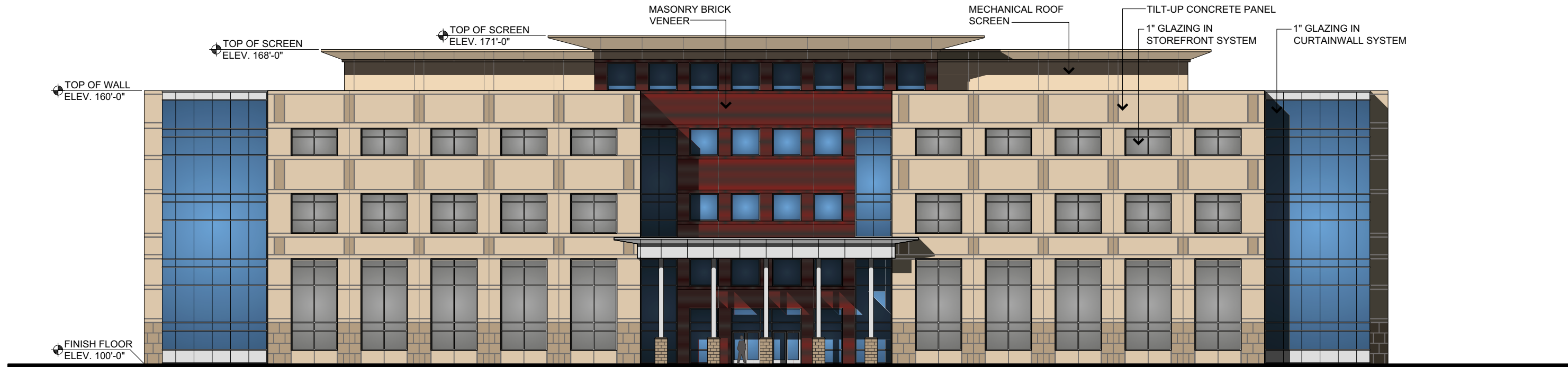
207070.02 - 04.01.2009



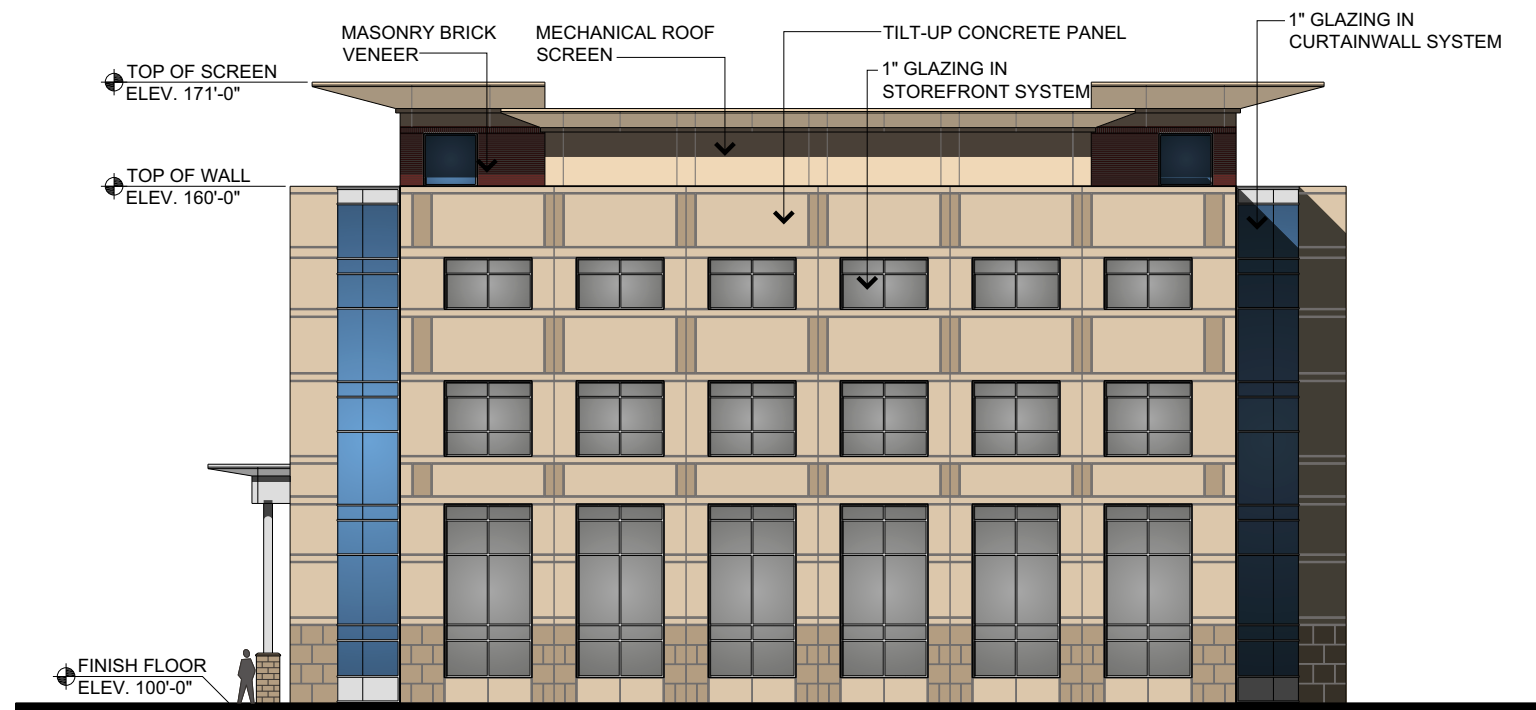
**Spirit of Saint Louis Corporate Center**  
 Chesterfield, Missouri



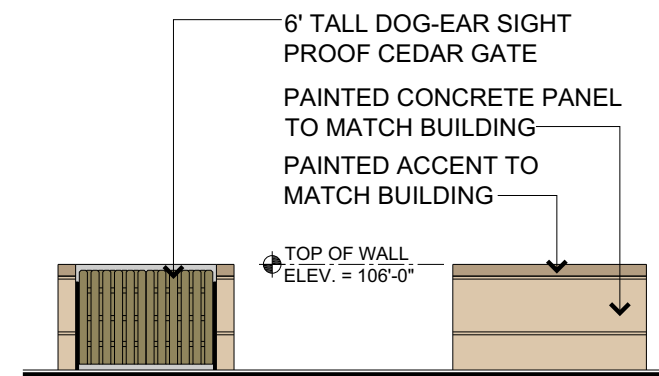
11477 Old Cabin Rd. St. Louis, MO 63141 314.991.9993 314.991.8878 fax  
 11229 Nall, Suite 140 Leawood, KS 66211 913.338.2300 913.338.2003 fax  
 1421 E. 104th Street Kansas City, MO 64131 816.763.9600 816.763.9757 fax



**NORTH & SOUTH ELEVATION**  
**722 SPIRIT COMMERCE DRIVE**  
 SCALE: 1/8" = 1'-0"



**EAST & WEST ELEVATION**  
**722 SPIRIT COMMERCE DRIVE**  
 SCALE: 1/8" = 1'-0"



**TRASH ENCLOSURE**  
 SCALE: 1/4" = 1'-0"

207070.02 - 04.01.2009





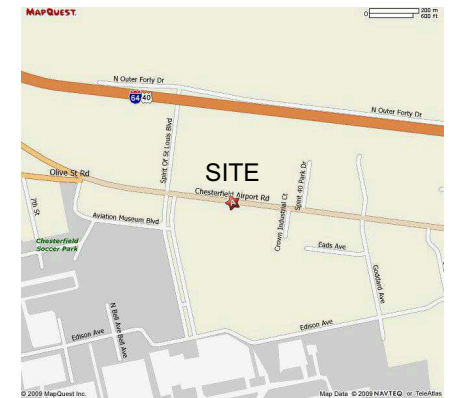
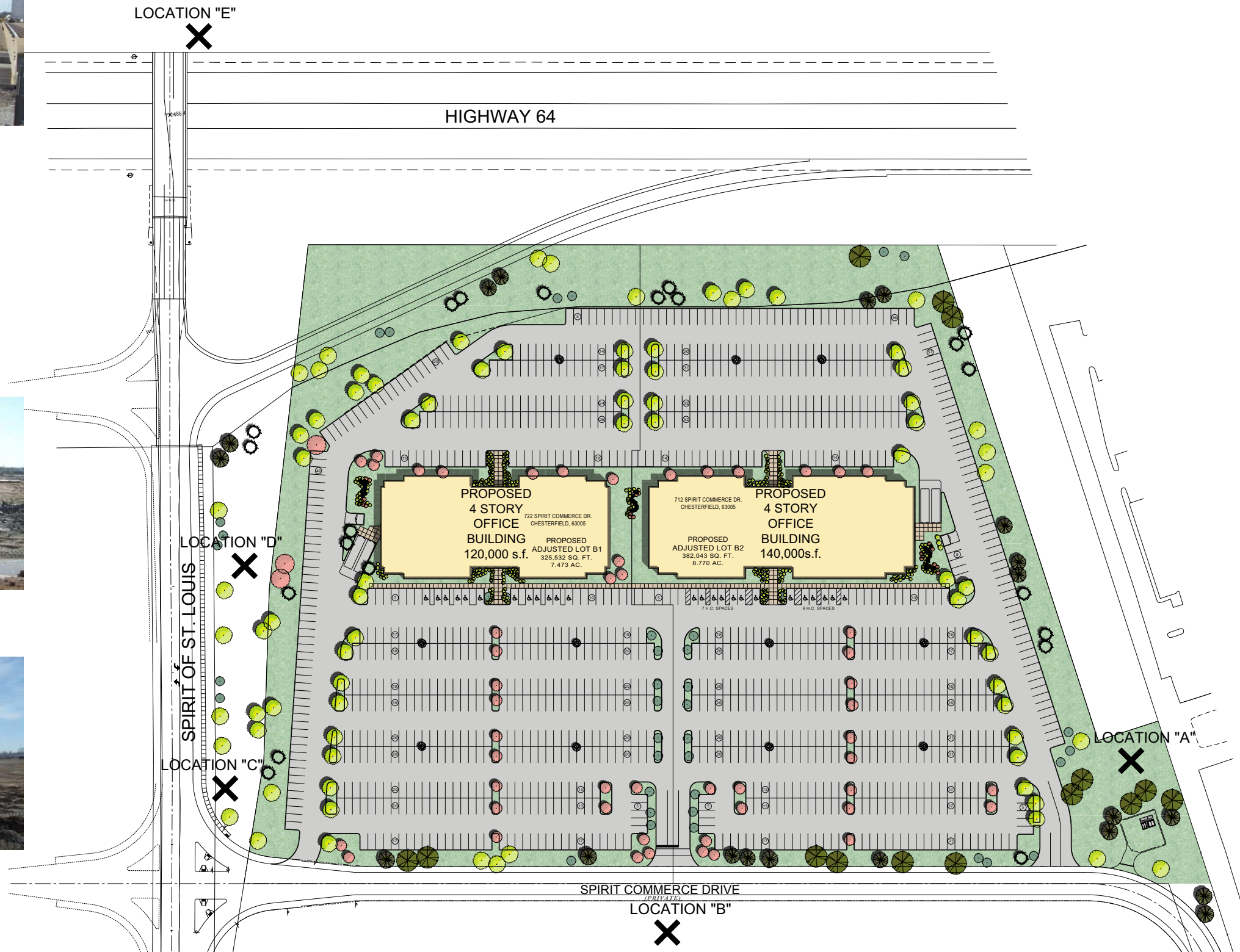
VIEW FROM LOCATION "E"  
LOOKING SOUTHEAST



VIEW FROM LOCATION "D"  
LOOKING EAST



VIEW FROM LOCATION "C"  
LOOKING NORTHEAST



LOCATION MAP



VIEW FROM LOCATION "A"  
LOOKING NORTHWEST



VIEW FROM LOCATION "B"  
LOOKING NORTH



### CONCEPT SITE PLAN

SCALE: 1"=50'-0"

207070.02 - 04.01.2009



# Spirit of Saint Louis Corporate Center

Chesterfield, Missouri



11477 Old Cabin Rd. St. Louis, MO 63141 314.991.9993 314.991.8878 fax	11229 Nall, Suite 140 Leawood, KS 66211 913.338.2300 913.338.2003 fax	1421 E. 104th Street Kansas City, MO 64131 816.763.9600 816.763.9757 fax
--	--	---





# LANDSCAPE GUIDELINE SPECS:

## GENERAL:

- 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.
- 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 area to be planted in the same relationship to grade as was grown in nursery conditions. 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.
- 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.
- 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 the landscape architect. Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

## INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

## MULCH:

- 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, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Myrafl fabric shall be used beneath all gravel mulch beds. Edge all beds with spade-cut edge unless otherwise noted.

## MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

## TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.

- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

## MISC. MATERIAL:

- Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

## TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (12# per acre). 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.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

## WARRANTY:

- 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.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

# PLANT SCHEDULE

TREES	QTY	BOTANICAL/COMMON	SIZE
DNM	4	Acer platanoides 'Deborah' / Deborah Norway Maple	2 1/2" Cal
OGRM	6	Acer rubrum 'October Glory' / October Glory Maple	2 1/2" Cal
HACK	12	Celtis occidentalis / Common Hackberry	2 1/2" Cal
SHL	24	Quercus triacanthos 'Skyline' / 'Skyline' Locust	2 1/2" Cal
SAW	10	Quercus acutissima / Sawtooth Oak	2 1/2" Cal
RNO	9	Quercus bicolor / Swamp White Oak	2 1/2" Cal
SGO	3	Quercus rubra / Red Oak	2 1/2" Cal
GL	35	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2 1/2" Cal
PE	4	Ulmus 'Pioneer' / Pioneer Elm	2 1/2" Cal

EVERGREEN TREES	QTY	BOTANICAL/COMMON	SIZE
BJ	4	Juniperus virginiana 'Burkii' / Burkii Juniper	6"-7"
BHS	4	Picea glauca densata / Black Hills Spruce	6"-7"
CBS	8	Picea pungens 'Glauca' / Colorado Blue Spruce	6"-7"
JRP	18	Pinus densiflora / Japanese Red Pine	6"-7"
WP	8	Pinus strobus / White Pine	6"-7"

FLOWERING TREES	QTY	BOTANICAL/COMMON	SIZE
RHS	13	Amelanchier X grandiflora 'Robin Hill' / Robin Hill Serviceberry	2 1/2" Cal
RB	11	Cercis canadensis / Redbud	2 1/2" Cal
FPD	7	Cornus florida rubra / Pink Flowering Dogwood	2 1/2" Cal
TCH	4	Crataegus crusgalli var. 'Inermis' / Thornless Cockspur Hawthorn	2 1/2" Cal
SWAG	6	Magnolia X soulangiana / Saucer Magnolia	2 1/2" Cal
SWMAS	4	Magnolia virginiana / Sweet Bay	2 1/2" Cal
KC	4	Prunus serrulata 'Kwanzan' / Kwanzan Cherry	2 1/2" Cal
CP	40	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2 1/2" Cal

SHRUBS	QTY	BOTANICAL/COMMON	SIZE
CPB	10	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal
WGB	22	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	5 gal
GLE	18	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	5 gal
RTD	10	Cornus sericea 'Cardinal' / Bailey's Red-wing Dogwood	5 gal
RCOT	9	Cotoneaster horizontalis / Rock Cotoneaster	5 gal
RHBB	3	Eumyrsus alatus 'Rudy Haag' / Rudy Haag Burning Bush	5 gal
FOTH	6	Fothergilla gardenii / Dwarf Fothergilla	5 gal
NBH	6	Hydrangea macrophylla 'Nikko Blue' / Nikko Blue Hydrangea	5 gal
TARD	6	Hydrangea paniculata 'Tardiva' / Tardiva Hydrangea	5 gal
INK	24	Ilex glabra 'Compacta' / Compact Inkberry	5 gal
BH	16	Ilex meserveae 'Blue Princess/Prince' TM / Blue Holly	5 gal
CH	20	Ilex meserveae 'China Boy/Girl' TM / China Boy/Girl Holly	5 gal
WH	12	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	5 gal
IT	11	Itea virginica 'Henry's Garnet' / Henry's Garnet Itea	5 gal
BRJ	5	Juniperus sabin 'Broadmoor' / Broadmoor Juniper	5 gal
RFCM	4	Lagerstroemia indica 'Red Filligree' / Red Filligree Grape Myrtle	5 gal
RSTAR	5	Magnolia stellata 'Royal Star' / Royal Star Magnolia	24"-30"
BAY	12	Myrica pensylvanica / Northern Bayberry	24"-30"
DHB	6	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 gal
NINE	5	Physocarpus opulifolius 'Diabolo' TM / Diabolo Purple Ninebark	5 gal
SFS	12	Spiraea bumalda 'Gold Flame' / Gold Flame Spirea	5 gal
LPS	16	Spiraea japonica 'Little Princess' / Little Princess Spirea	5 gal
DKL	2	Syringa mayeri 'Patina' / Dwarf Korean Lilac	5 gal
DY	33	Toxus media 'Densiformis' / Dense Yew	18"-24"
DVIB	3	Viburnum plicatum tomentosum 'Mariesii' / Mariesii Double File Viburnum	5 gal

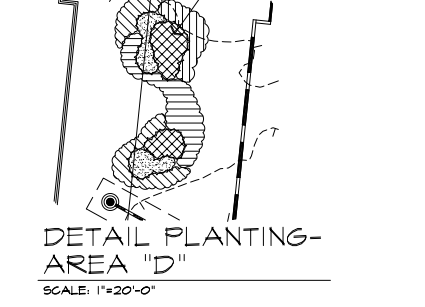
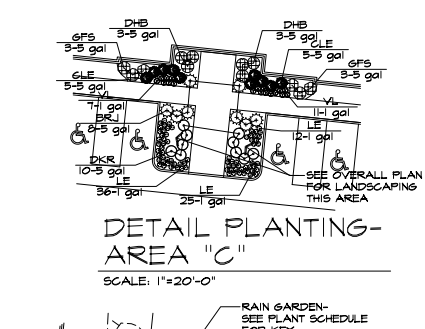
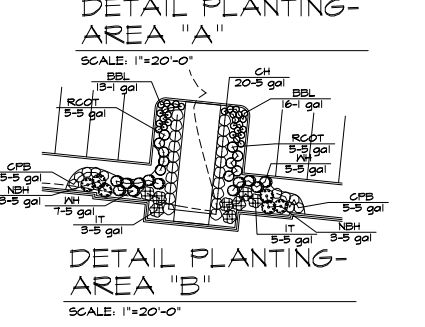
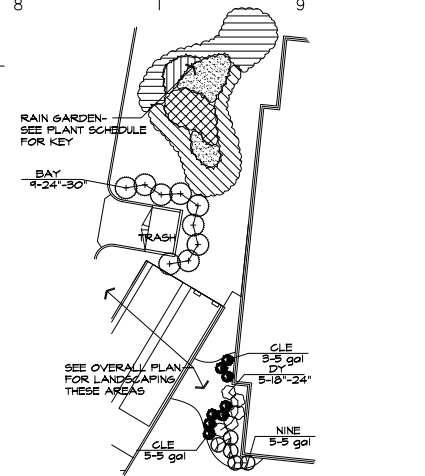
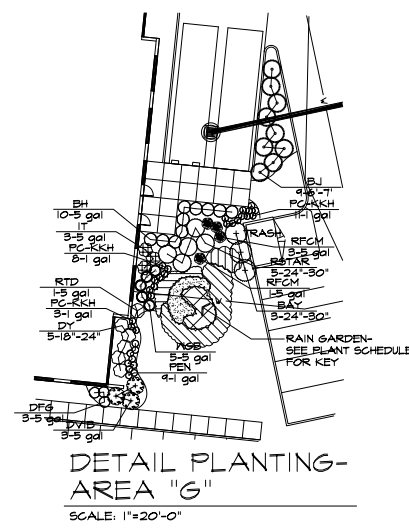
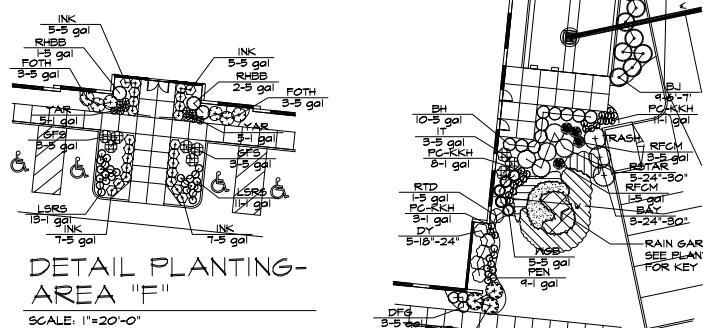
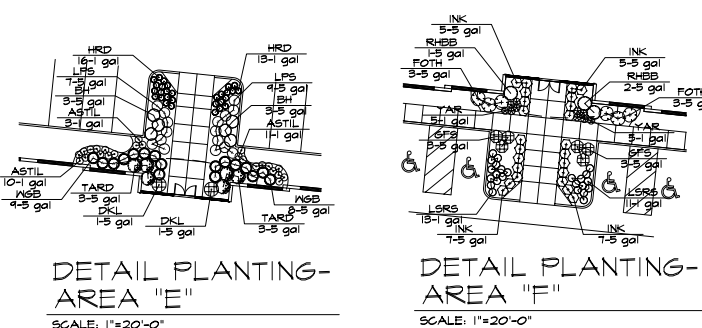
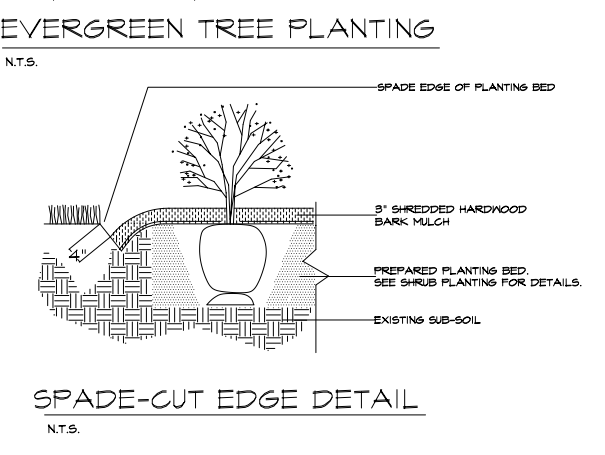
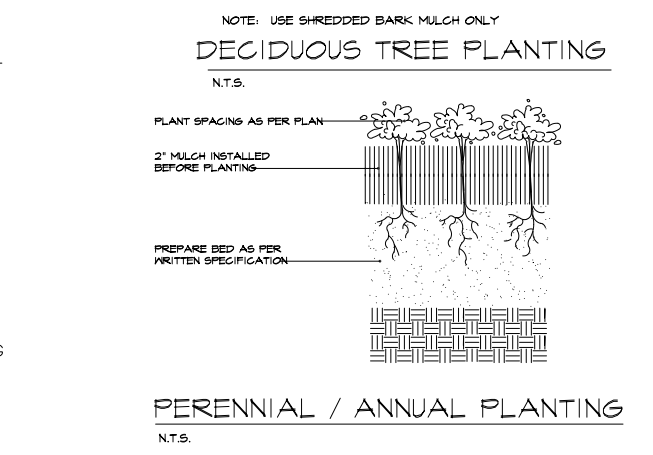
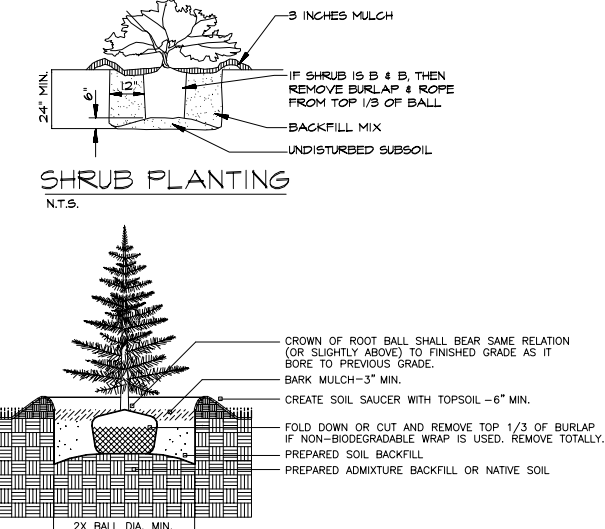
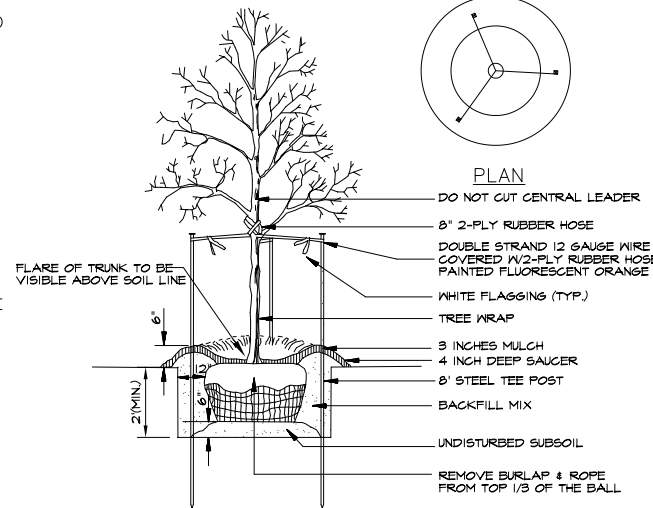
ANNUALS/PERENNIALS	QTY	BOTANICAL/COMMON	SIZE
YAR	10	Achillea filipendulina 'Coronation Gold' / Yarrow	1 gal
ASTIL	24	Astilbe arendsi 'Deutschland' / Astilbe	1 gal
PC-KKH	22	Echinacea purpurea 'Kim's Knee High' TM / Purple Coneflower	1 gal
HRD	24	Hemerocallis hybrida 'Happy Returns' / Happy Returns Daylily	1 gal
BBL	24	Liriope muscari 'Big Blue' / Big Blue Liriope	1 gal
YL	18	Liriope muscari 'Variegata' / Variegated Lily Turf	1 gal
FEN	4	Penstemon digitalis 'Huskers Red' / Husker Red Penstemon	1 gal
LSRS	8	Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 gal
LE	73	Stachys byzantina 'Silver Carpet' / Lamb's Ears	1 gal

GRASSES	QTY	BOTANICAL/COMMON	SIZE
MG	32	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal
DFG	3	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	5 gal

ROSES	QTY	BOTANICAL/COMMON	SIZE
DKR	10	Rosa hybrida 'Double Knockout' / Double Knockout Rose	5 gal
PKR	15	Rosa hybrida 'Pink Knockout' / Pink Knockout Rose	5 gal

## RAIN GARDEN

QTY	BOTANICAL/COMMON	SIZE
3074	Amsonia hubrichtii / Arkansas Blue-star	4" pot @ 12" oc
1151	Asclepias incarnata 'Cinderella' / Swamp Milkweed	1 gal @ 12" oc
1833	Cephalanthus occidentalis / Buttonbush	1 gal @ 12" oc
1482	Chelone lyonii 'Hot Lips' / Pink Turtlehead	4" pot @ 12" oc
3586	Rudbeckia fulgida / Coneflower	1 gal @ 12" oc



REVISIONS	BY
APRIL 7, 2004	RVM

landscape TECHNOLOGIES LLC

67 Jacobs Creek Drive  
St. Charles, Missouri 63304

(636) 425-2500  
(636) 425-4593

PLANTING PLAN FOR THE PROPOSED  
**Spirit Of St. Louis Corporate Center**  
712722 SPIRIT COMMERCE DRIVE CHESTERFIELD, MISSOURI

DRAWN  
R. MARDIS  
CHECKED  
RMM/LS

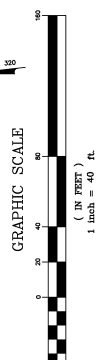
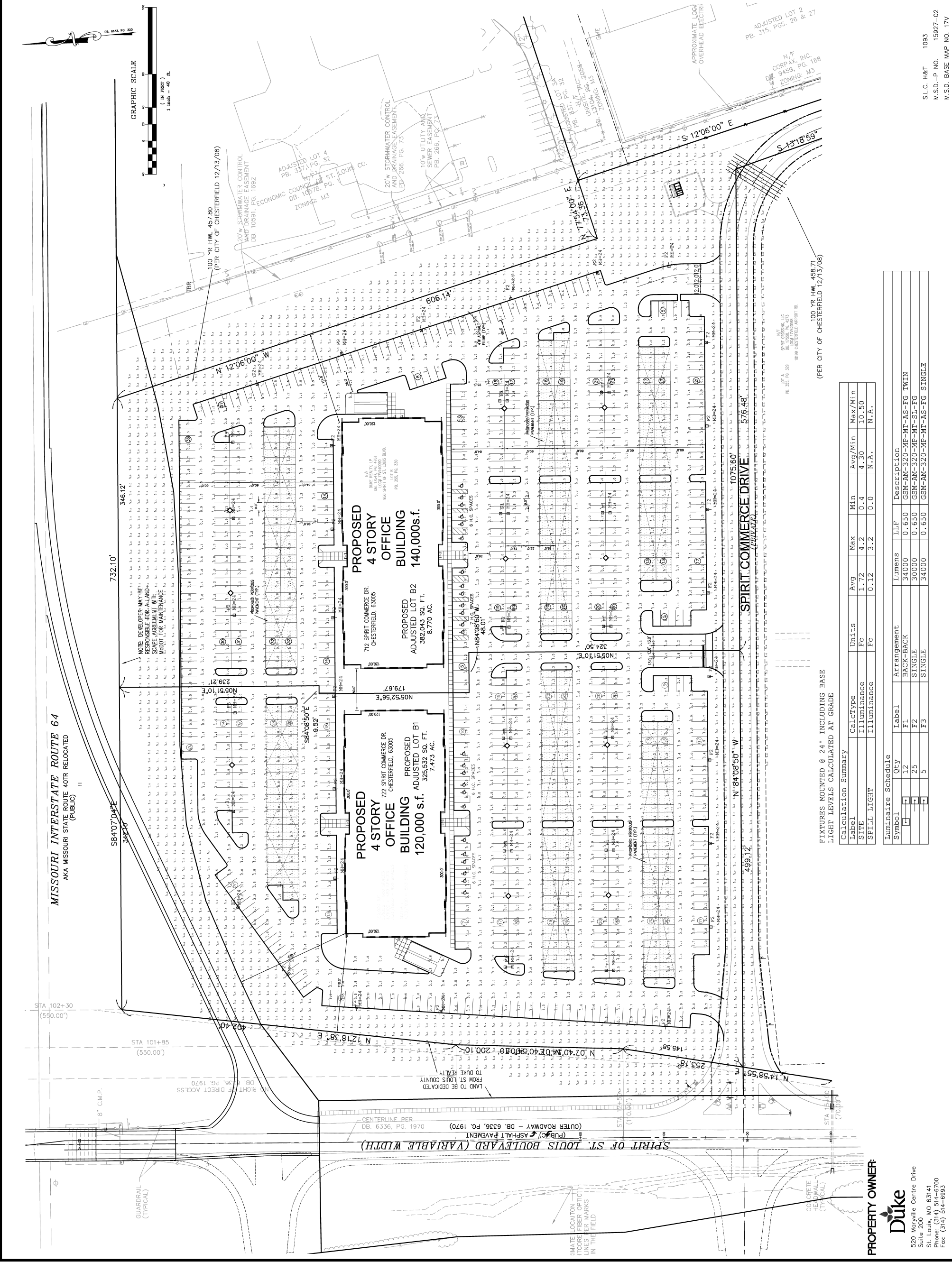
DATE  
MARCH 2, 2004

SCALE  
1"=20'-0"

JOB No  
2004-107

SHEET  
**L-2**  
OF TWO SHEETS





FIXTURES MOUNTED @ 24" INCLUDING BASE  
 LIGHT LEVELS CALCULATED AT GRADE

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.72	4.2	0.4	4.30	10.50
SPILL LIGHT	Illuminance	Fc	0.12	3.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LIIF	Description
□	12	F1	BACK-BACK	0.650	GSM-AM-320-NP-MT-AS-FG TWIN
□	25	F2	SINGLE	0.650	GSM-AM-320-NP-MT-AS-FG
□	5	F3	SINGLE	0.650	GSM-AM-320-NP-MT-AS-FG SINGLE











**STUDIOS & ASSOCIATES**  
**Consulting Engineers, Inc.**  
 277 Chesterfield Executive Parkway  
 St. Louis, MO 63117  
 Phone: (314) 374-5300  
 Fax: (314) 374-5300  
 Website: www.studios.com

Revisions:

Date	03/02/09
Drawn By	J.F.F.
Checked By	G.M.S.

**Spirit of St. Louis Corporate Center**  
 18199 CHESTERFIELD AIRPORT ROAD  
 CHESTERFIELD, MISSOURI 63017  
**SITE DEVELOPMENT SECTION PLAN**



Overlaid By: GEORGE M. STOCK  
 Date: 03/02/09  
 Drawing Number: 207-4217  
 4 of 4 Sheets  
 Date Job Number: 15927-02  
 A/E Job Number: M.S.D.-P NO.  
 M.S.D. BASE MAP NO. 17V

- applications, must be received by the City of Chesterfield Department of Planning.
- B. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, Missouri Department of Inspection, St. Louis County Department of Highway and Traffic, the Missouri State Department of Transportation, St. Louis County Department of Highway and Traffic, the Missouri State Department of Public Works, and the Missouri State Department of Transportation must be received by the St. Louis County Department of Public Works.
- IX. ENFORCEMENT**
- A. The City of Chesterfield, Missouri, will enforce the conditions of this Site Development Section Plan as approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be cause for the City of Chesterfield to suspend or withhold approval of permits by the City of Chesterfield and the Missouri State Department of Public Works, Missouri State Department of Transportation, St. Louis County Department of Highway and Traffic, and the Missouri State Department of Public Works.
- C. Non-compliance with the specific requirements and conditions set forth in this ordinance shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.
- IV. GENERAL CRITERIA**
- A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS**
- The Site Development Concept Plan shall include, but not be limited to, the following:
- All information required on a sketch plan as required in the City of Chesterfield Code.
  - Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
  - Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
- B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS**
- The Site Development Section Plan shall adhere to the above criteria and to the following:
- All information required on a sketch plan as required in the City of Chesterfield Code.
  - Include a landscape plan in accordance with the City of Chesterfield Code.
  - Include a lighting plan in accordance with the City of Chesterfield Code.
  - Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highway and Traffic, the Missouri State Department of Transportation, St. Louis County Department of Highway and Traffic, and the Missouri State Department of Public Works.

**V. CHESTERFIELD VALLEY TRUST FUND**

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

The developer shall be required to contribute to the Chesterfield Valley Trust Fund.

**Soil**

The roadway improvement condition is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and construction of roadway improvements. The amount of the developer's contribution to this fund shall be computed based on the following:

Type of Development	Required Contribution
Commercial	\$2.07/sq.ft. of building space
Office	\$1.44/sq.ft. of building space
Industrial	\$4.98/sq.ft. of building space

If the types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

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

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of a Special Use Permit (SUP) by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasury, Saint Louis County".

**Water/Main**

The primary water fee contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$54.08 per acre for the primary water fee contribution and \$10.00 per acre for the secondary water fee contribution. The cost of construction of the primary water line serving the Chesterfield Valley area.

The primary water fee contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasury, Saint Louis County".

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly owned by St. Louis County Department of Highways and Traffic and the Missouri State Department of Public Works. The stormwater contribution to the Trust Fund shall be computed based on \$2,077.15 per acre for the total area as approved on the Site Development Plan. The stormwater contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of a Special Use Permit (SUP) by St. Louis County Highways and Traffic. Funds shall be payable to the "Treasury, Saint Louis County".

**Sewer/Street**

The sanitary sewer contribution is collected as the Caudé Creek Impact Fee.

The sanitary sewer contribution with Chesterfield Valley area shall be deposited with USD as required by the District.

The amount of these required contributions for the roadway, storm water and primary water fee improvements, if not submitted by January 1, 2008 shall be computed based on the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

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

**VI. RECORDING**

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. The recording shall be a condition of approval of said plan and require re-approval of a plan by the Planning Commission.

**VII. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE**

Prior to any Special Use Permit being issued by St. Louis County Department of Highways and Traffic, a special cash escrow, or a special escrow supported by an Irrevocable Letter of Credit, must be established with this Department to guarantee completion of the required roadway improvements.

**VIII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS**

A. Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as