



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

April 10, 2009

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

Re: <u>Spirit of St. Louis Corporate Center, Lots B1 & B2:</u> 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.

<u>Actions Requested</u> The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully submitted,

hand Paug

Mara M. Perry, AICP Senior Planner

Attachments

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

## **ARCHITECTURAL REVIEW BOARD Guidelines Review Checklist**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
Applicability and Compliance			
General Requirements for Site Design			
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		
General Requirements for Building Design			
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.
Lies Tames			
Use Type: Access	X		
Access	X		
Exterior Elements	X		
Landscaping and Screening	N/A		
Scale	X		
Site Design	X		

Notes:

Form revised: February 2009

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





# Spirit of Saint Louis Corporate Center Chesterfield, Missouri

207070.02 - 04.01.2009



St. Louis, MO 63141 314.991.9993 314.991.8878 fax

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





#### 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:

Checklis	st: Items to be provided in an 11" x 17" format
<b>v</b>	Color, Site Plan with contours, site location map, and identification of adjacent uses.
V	Color elevations for all building faces.
~	Color rendering or model reflecting proposed topography.
V	Photos reflecting all views of adjacent uses and sites.
V	Details of screening, retaining walls, etc.
!∕ <b>₄</b> [_]	Section plans highlighting any building off-sets, etc. (as applicable)
<b>v</b>	Architect's Statement of Design which clearly identifies how each section in the Guidelines has been addressed and the intent of the project.
<b>v</b>	Landscape Plan.
I∕A ⊡	Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
4	Large exterior material samples. (to be brought to the ARB meeting)
ĶA ⊟	Any other exhibits which would aid understanding of the design proposal. (as applicable)
4	Pdf files of each document required.
	690 Chesterfield Parkway West, Chesterfield, MO 63017-0760

Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us



#### 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. <u>General Requirements for Site Design</u>

#### 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.
- 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.

11229 Nall, Suite 140 Leawood, Kansas 66211 T. 913.338.2300 F. 913.338.2003 April 1, 2009 Spirit of St. Louis Corporate Center Statement of Design Intent Page 2

### F. Design

 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 an other 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 tiltup 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:

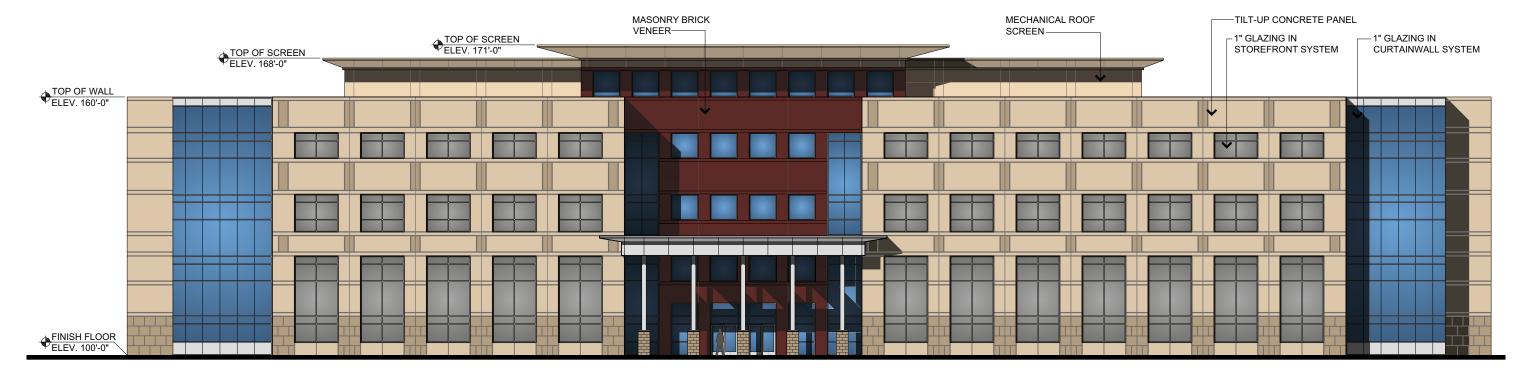
1) The site lighting will be oriented toward the building and parking areas to avoid affecting adjacent properties.

### 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.

April 1, 2009 Spirit of St. Louis Corporate Center Statement of Design Intent Page 3

- 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.



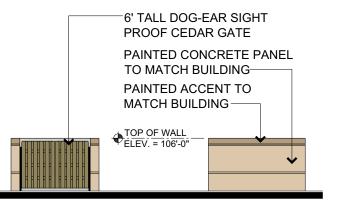
NORTH & SOUTH ELEVATION 712 SPIRIT COMMERCE DRIVE SCALE: 1/8" = 1'-0"







Spirit of Saint Louis Corporate Center Chesterfield, Missouri



# TRASH ENCLOSURE

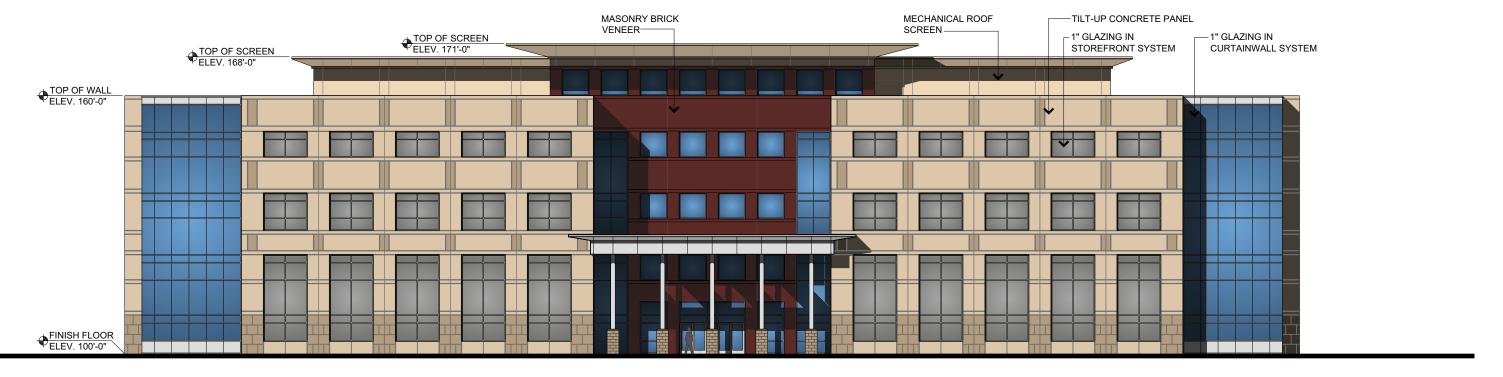
SCALE: 1/4" = 1'-0"

207070.02 - 04.01.2009

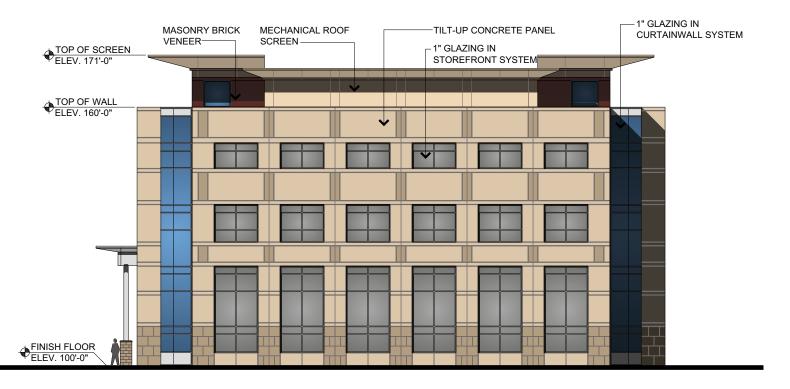


11477 Olde Cabin Rd. St. Louis, MO 63141 314.991.9993 314.991.8878 fax 11229 Nall, Suite 140 Leawood, KS 66211 913 338 2300 913 338 2003 fax

1421 E. 104th Street Kansas City, MO 64131 816.763.9600 816.763.9757 fax



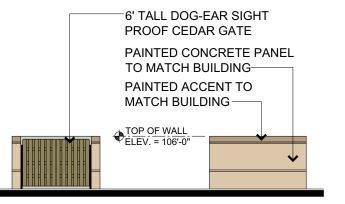
NORTH & SOUTH ELEVATION 722 SPIRIT COMMERCE DRIVE SCALE: 1/8" = 1'-0"







Spirit of Saint Louis Corporate Center Chesterfield, Missouri



# TRASH ENCLOSURE

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

207070.02 - 04.01.2009



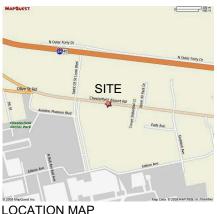
11477 Olde Cabin Rd. St. Louis, MO 63141 314.991.9993 314.991.8878 fax 11229 Nall, Suite 140 Leawood, KS 66211 913 338 2300 913 338 2003 fax

1421 E. 104th Street Kansas City, MO 64131 816.763.9600 816.763.9757 fax





Spirit of Saint Louis Corporate Center Chesterfield, Missouri



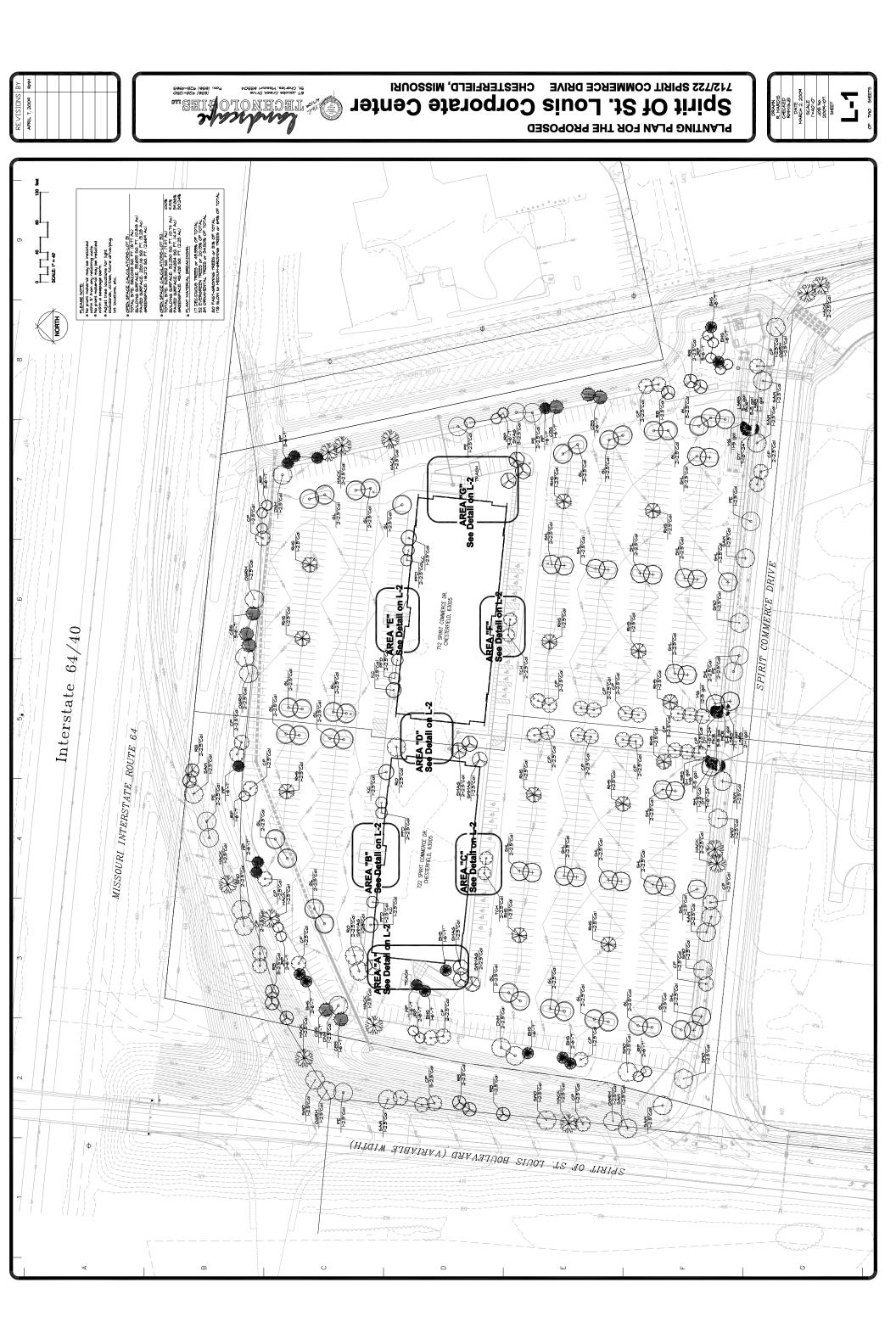




St. Louis, MO 63141 314.991.9993 314.991.8878 fax

ood, KS 66211

Kansas City, MO 64131 816.763.9600 816.763.9757 fax



#### LANDSCAPE GUIDELINE SPECS:

2

#### GENERAL

- 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.
   Inderground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be landscape contractor's responsibility to determine or verify the pasternic of and exact location of prode as may ere to be planted in the same relationship to grade as more to be planted in the same relationship to grade as more the ground and grade smooth immediately before planting of plants. Plant groundcover to within 12' of trunk of trees or shows. Planted within the area.
   It shall be the landscape contractor's responsibility to whose to be done.

- planting or plants. Hint is groundcover to within 12 or trunk of trees of sinubal planted within the area.
  5) It shall be the landscape contractor's responsibility to:

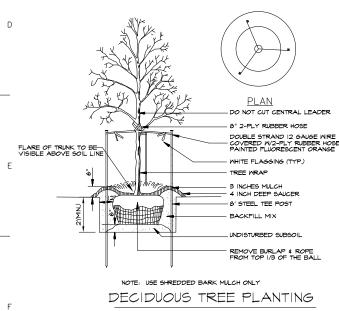
  A) Verily all existing and proposed features shown on the drawings prior to commencement of work.
  B) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect limmediately for a decision.
  C) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
  c) Is the landscape contractor's responsibility to verify all quantities and conditions prior to installation of this plan. No substitutions of types or size of plant materials of this plan. No substitutions of types or size of plant materials will be achieved with the landscape architect or bis and the landscape architect.
  7) Provide single-stem trees unless otherwise noted in plant achedule.
  A) I verify all materials hall comply with the recommendations and requirem

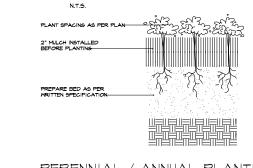
- Provide single-stem trees unless otherwise noted in plant schedule.
   All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stack".
   It shall be the contractor's responsibility to provide for inspection of the plant material by the Londscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the londscape contractor's expense.
   All blds are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to asjning 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 weads, moid, deleterious materials, etc.
   No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Wyraft fabric shall be placed beneath all gravel mulch beds.
   Edge all beds with spade-cut edge unless otherwise noted.



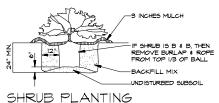


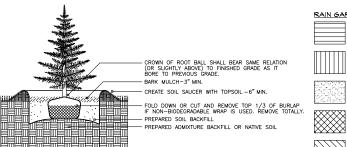
PERENNIAL / ANNUAL PLANTING

#### MAINTENANCE:

- Londscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, peremials and annuals for a period of 12 months atter 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:
- Topsoli.
   Topsoli mix for all proposed landscape plantings shall be five (5) ports well-drained screened arganic topsoli to ane (1) part Conadian sphagnum peat mess as per planting details. Roto-till topsoli mix to a depth of 6' minimum and grade smooth.
   Provide a soil analysis, as requested, made by an independent soil-testing agency outling the & of arganic matter, norganic matter, deletarious material, pH and mineral content.
   Any foreign topsoli used shall be free of roots, stumps, weeds, brush, stones (larger than 1'), litter or any other extraneous or toxic material.

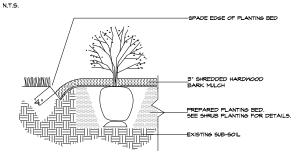
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- MISC. MATERIAL:
- Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
   Tree wrap tape shall be 4<sup>th</sup> minimum, designed to prevent borer damage and kinter freezing. Additionally, only 3-ply tying material shall be used.
- TURF
- All disturbed lawn areas to be seeded with a mixture of Turf-Type feacue (300<sup>4</sup> per acre) and bilegrass (16<sup>4</sup> per acre). Lawn areas shall be inconditionally 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.
- 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, inregular pieces or torm pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded. All isod shall be placed a maximum of 24 hours after harvesting. Recondition existing lano mareas damaged by Contractor's operations including equipment/material storage and movement of vehicles. 2.)
- з.)
- 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.
- 100% of the installed price.
  2.) 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.
  3.) 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.
- narranty.
- A. Law establishment period will be in effect once the lawn has been moved three times. Plant establishment period shall commence on the date of acceptance and IOOK completion.





#### EVERGREEN TREE PLANTING

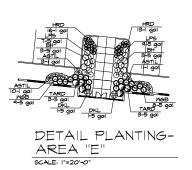
2X BALL DIA. MIN.

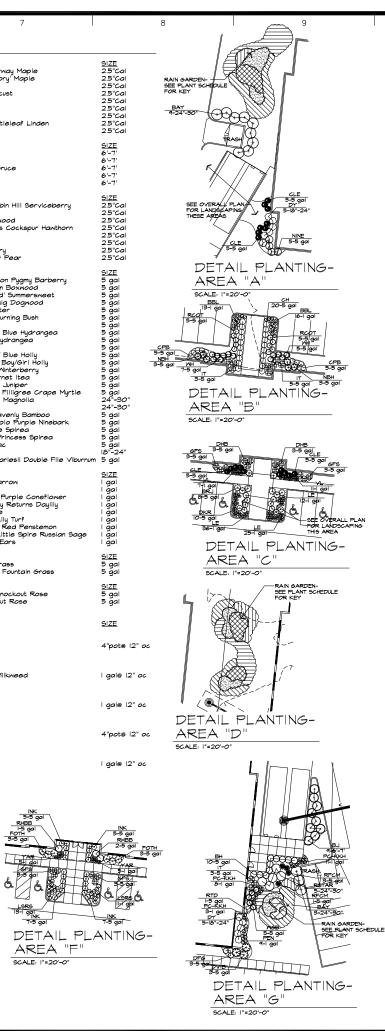


SPADE-CUT EDGE DETAIL N.T.S

TREES	<u>aty</u>	BOTANICAL/COMMON	SIZE
DNM	4	Acer platanoides 'Deborah' / Deborah Norway Maple	2.5"
OGRM	6	Acer platanoides 'Deborah' / Deborah Norway Maple Acer rubrum 'October Glory' / 'October Glory' Maple	2.5"
HACK	12	Celtis occidentalis / Common Hackberry	2.5"
SHL	29	Gleditsia triacanthos 'Skyline' / 'Skyline' Locust	2.5"
SAM SMO	10 9	Quercus acutissima / Sawtooth Oak	2.5" 2.5"
RO	3	Quercus bicolor / Swamp White Oak Quercus rubra / Red Oak	2.5 0
GL	35	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.5
PE	9	Ulmus 'Pioneer' / Pioneer Elm	2.5"
<u>Evergreen trees</u> Bj	<u>QTY</u> 9	<u>BOTANICAL/COMMON</u> Juniperus virginiana 'Burkii' / Burki Juniper	<u>SIZE</u> 6'-7
BHS	9	Picea alauca 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
MP	8	Pinus strobus / White Pine	6'-7
EL OWERING TREES	~~~	ROTANICAL (COMMON	GIZE
FLOWERING TREES RHS	<u>QTY</u> 13	<u>BOTANICAL/COMMON</u> Amelanchier X grandiflora 'Robin Hill'' / Robin Hill Serviceberry	<u>SIZE</u> 2.5"
RB	1	Cercis canadensis / Redbud	2.5"
PFD	÷	Cornus florida rubra / Pink Flowering Dogwood	2.5"
тсн	4	Crataegus crusgalli var. inermis / Thornless Cockspur Hawthorn	2.5"
SMAG	6	Magnolia X soulangiana / Saucer Magnolia	2.5"
SWMAG	4	Magnolia virginiana / Sweet Bay	2.5"
KC	4	Prunus serrulata 'Kwanzan' / Kwanzan Cherry	2.5"
CP	40	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2.5"
	00		C 175
SHRUBS	<u>aty</u>	BOTANICAL/COMMON	SIZE
CPB	0	Berberis thunbergii Crimson Pygmy / Crimson Pygmy Barberry	5 90
MGB CLE	22 18	Berberis Hunbergli Crimson Pygmy! / Crimson Pygmy Barberry Buxus microphylia Winter Gem / Minter Gem Boxwood Clethra alnifolia Hummingbird! / Hummingbird: Summersweet	5 90
RTD		Cornus sericea 'Cardinal' / Bailey's Red-twig Dogwood	5 ga
RCOT	0	Cotoneaster horizontalis / Rock Cotoneaster	
RHBB	з	Euconomic alatic 'Rudu Haga' / Rudu Haga Bushing Bush	5 90
FOTH	6	Evonymus alatus Rudy Haag' / Rudy Haag Burning Bush Fothergilla gardenii / Dwarf Fothergilla Hydrangea macrophylla Nikko Blue / Nikko Blue Hydrangea	5 ga 5 ga
NBH	6	Hudrangea macrophulla 'Nikko Blue' / Nikko Blue Hudrangea	5 gc
TARD	6		5 gc
INK	24	llex alabra 'Compacta' / Compact Inkberry	5 gc
BH	6	llex meservege 'Blue Princess/Prince' TM / Blue Hollu	5 90
СН	20	llex meservege 'China Bou/Girl' TM / China Bou/Girl Hollu	5 gc
MH	12	Ilex glabra Compacta' / Compact Inkberry Ilex meservace Blue Princess/Prince' TM / Blue Holly Ilex meservace China Bay/Girl TM / China Bay/Girl Holly Ilex verticillata Red Sprite' / Red Sprite Winterberry Ilex verticiliata Red Sprite' / Red Sprite Winterberry	5 gc
IT .	ii ii	Itea virginica 'Henry's Garnet' / Henry's Garnet Itea	5 ga
BRJ	8	luningering sching 'Broadmoor' / Broadmoor, Juninger	5 ga
RECM	4	Singleries submit Erodening in Brown and Filigree Crape Myrtle Lagerstroemia Indica Red Filigree / Red Filigree Crape Myrtle Magnolia stellata Royal Star / Royal Star Magnolia Myrica pensylvancia / Northern Bayberry	5 00
RSTAR	5	Maanolia stellata 'Roual Star' / Roual Star Maanolia	5 ga 24"-
BAY	12	Murica pensulvancia / Northern Bauberry	24"-
DHB	6	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	5 ga
NINE	5	Physocarpus opulifolius 'Diabolo' TM / Diabolo Purple Ninebark	5 qa
GFS	12	Spiraea bumalda 'Gold Flame' / Gold Flame Spirea	5 ga
LPS	16	Spiraea japonica 'Little Princess' / Little Princess Spirea	5 ac
DKL	2	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5 ga 18"-3
DY	33	Taxus media 'Densiformis' / Dense Yew	18"-1
DVIB	з	Viburnum plicatum tomentosum 'Mariesii' / Mariesii Double File Viburnum	5 ga
ANNUALS/PERENNIALS	OTY	BOTANICAL/COMMON	SIZE
YAR	0	Achillea filipendulina 'Coronation Gold' / Yarrow	l ga
ASTIL	24	Astilbe arendsii 'Deutschland' / Astilbe	i ga
PC-KKH	22	Echinacea purpurea 'Kim's Knee Hiah' TM / Purple Coneflower	1 ga
HRD	29	Echinacea purpurea 'Kim's Kree High 'TM / Purple Conetlover Hemerocallis hybrid 'Happy Returns' / Happy Returns Daylliy Lirlope muscar' Big Blue' / Big Blue Lirlope	l ga
BBL	29	Liriope muscari 'Big Blue' / Big Blue Liriope	l ĝa
VL	18	Liriope muscari 'Variegata' / Variegated Lily Turt	1 ga
PEN	9	Penstemon digitalis 'Huskers Red' / Husker Red Penstemon	1 ga
LSRS	81	Penstemon digitalis 'Huskers Red' / Husker Red Penstemon Perovskia atriplicifolia 'Little Spire' TM / Little Spire Russian Sage	1 ga
LE	73	Stachys byzantina 'Silver Carpet' / Lamb's Ears	1 ĝa
GRASSES	<u>aty</u>	BOTANICAL/COMMON	SIZE
MG	32	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 ga
DEG	3	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	5 gc
210	-		- 90
ROSES	<u>aty</u>	BOTANICAL/COMMON	SIZE
DKR	0	Rosa hybrids 'Double Knockout' / Double Knockout Rose	5 qa
PKR	15	Rosa hýbrids 'Pink Knockout' / Pink Knockout Rose	5 ĝo
RAIN GARDEN	QTY	BOTANICAL/COMMON	SIZE
	2	Associate Indextability ( Astronom Phys. 1	<i>a</i>
	3,0 14	Amsonia hubrichtii / Arkansas Blue-star	4"pc
	1.151	Asclepias incarnata 'Cinderella' / Swamp Milkweed	1 00

3,074	Amsonia hubrichtii / Arkansas Blue-star	4"pot@ 12" 00
1,151	Asclepias incarnata 'Cinderella' / Swamp Milkweed	gal@  2" oc
1,833	Cephalanthus occidentalis / Buttonbush	gal@  2" oc
1,982	Chelone Iyonii 'Hot Lips' / Pink Turtlehead	4"pot@ 12" 00
3,586	Rudbeckia fulgida / Coneflower	gale  2" oc



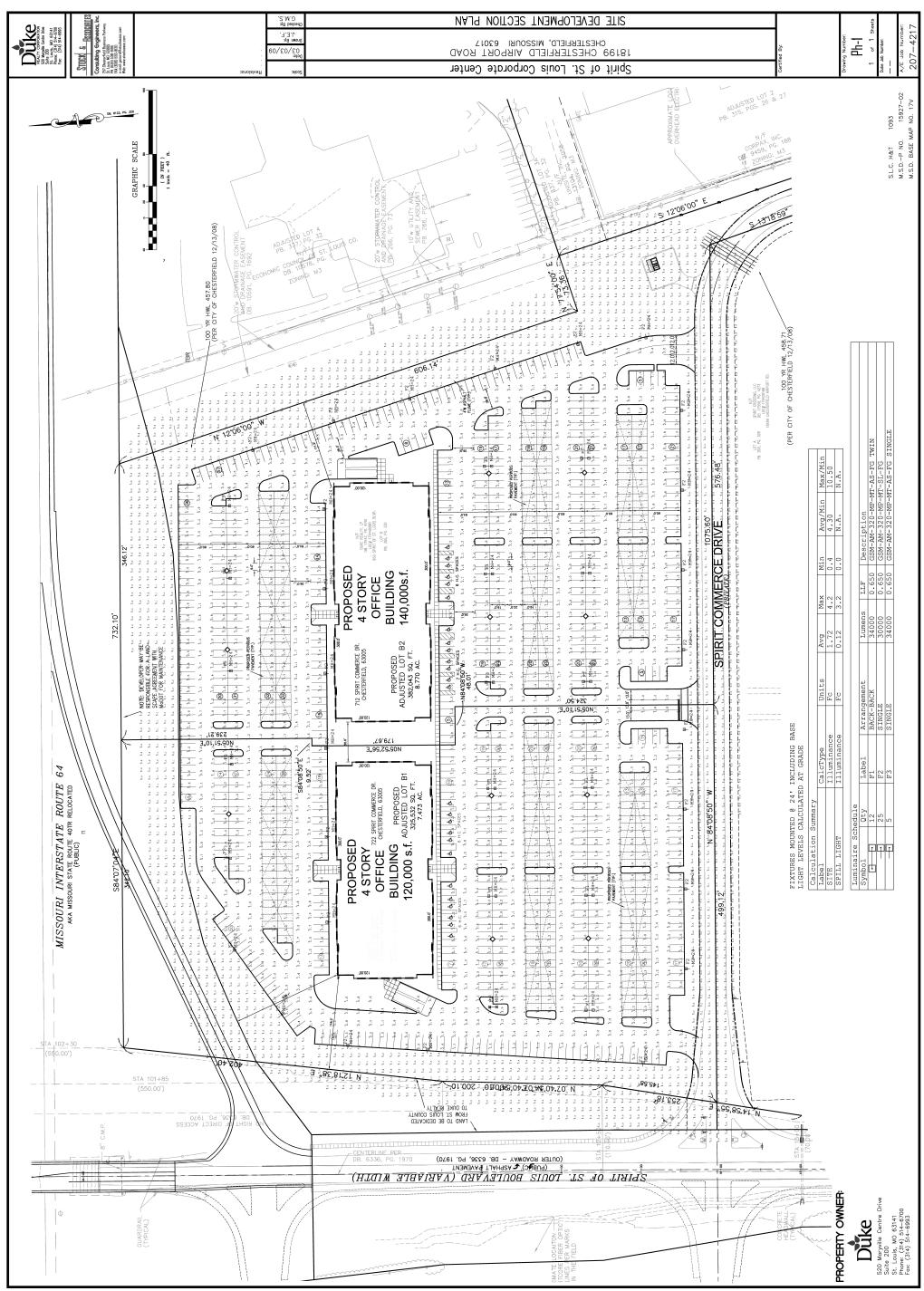


PLANT SCHEDULE

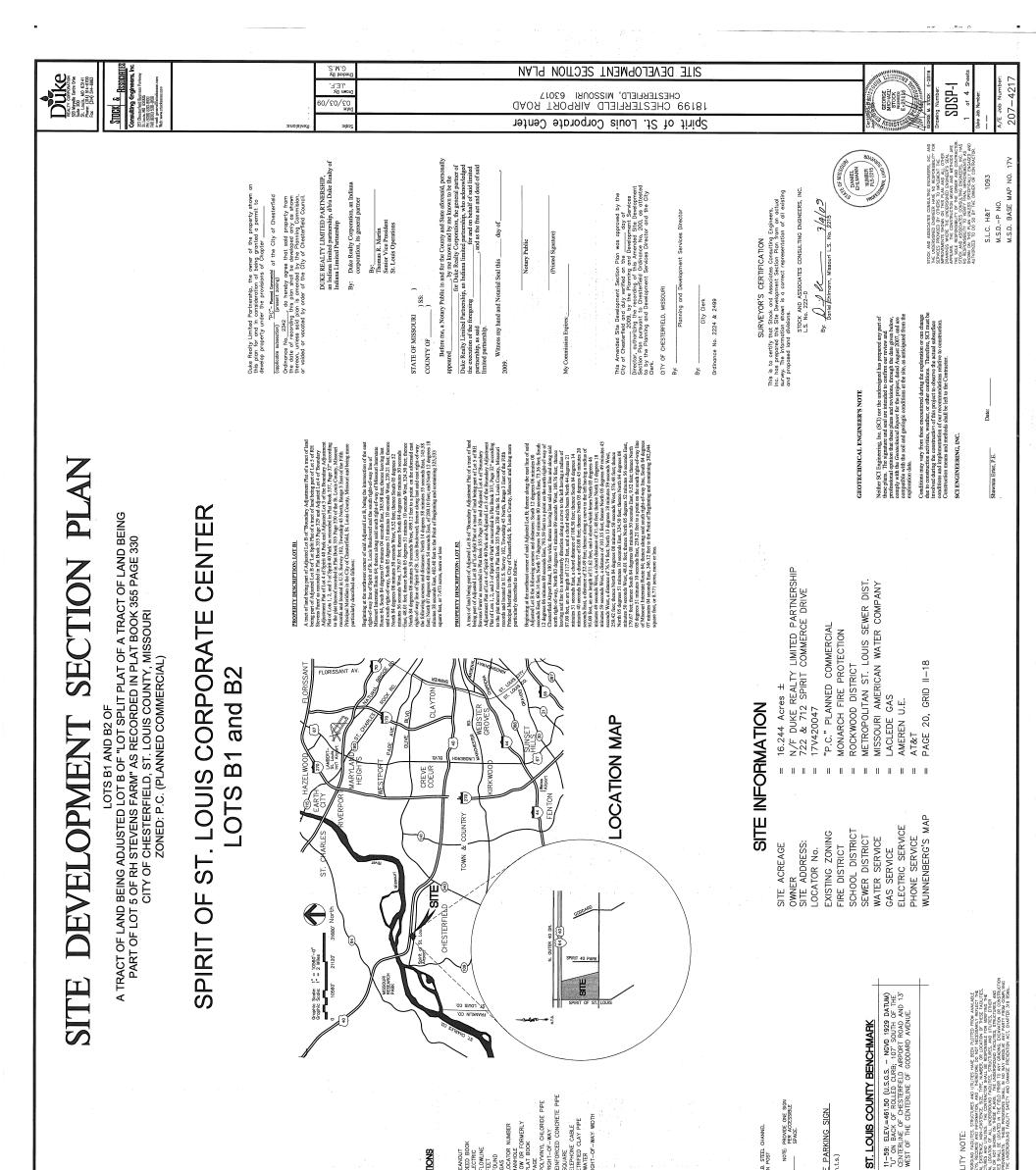
6

5.



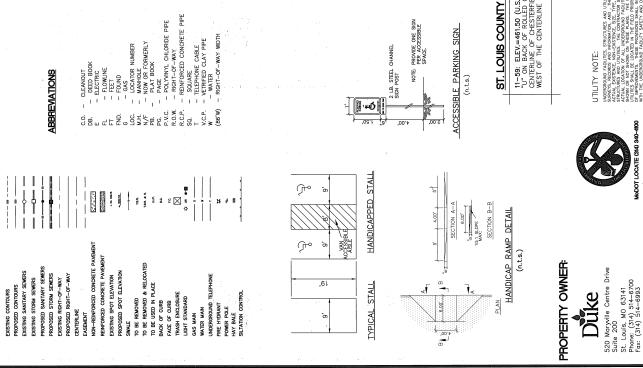


which there are a the contraction of the contractio

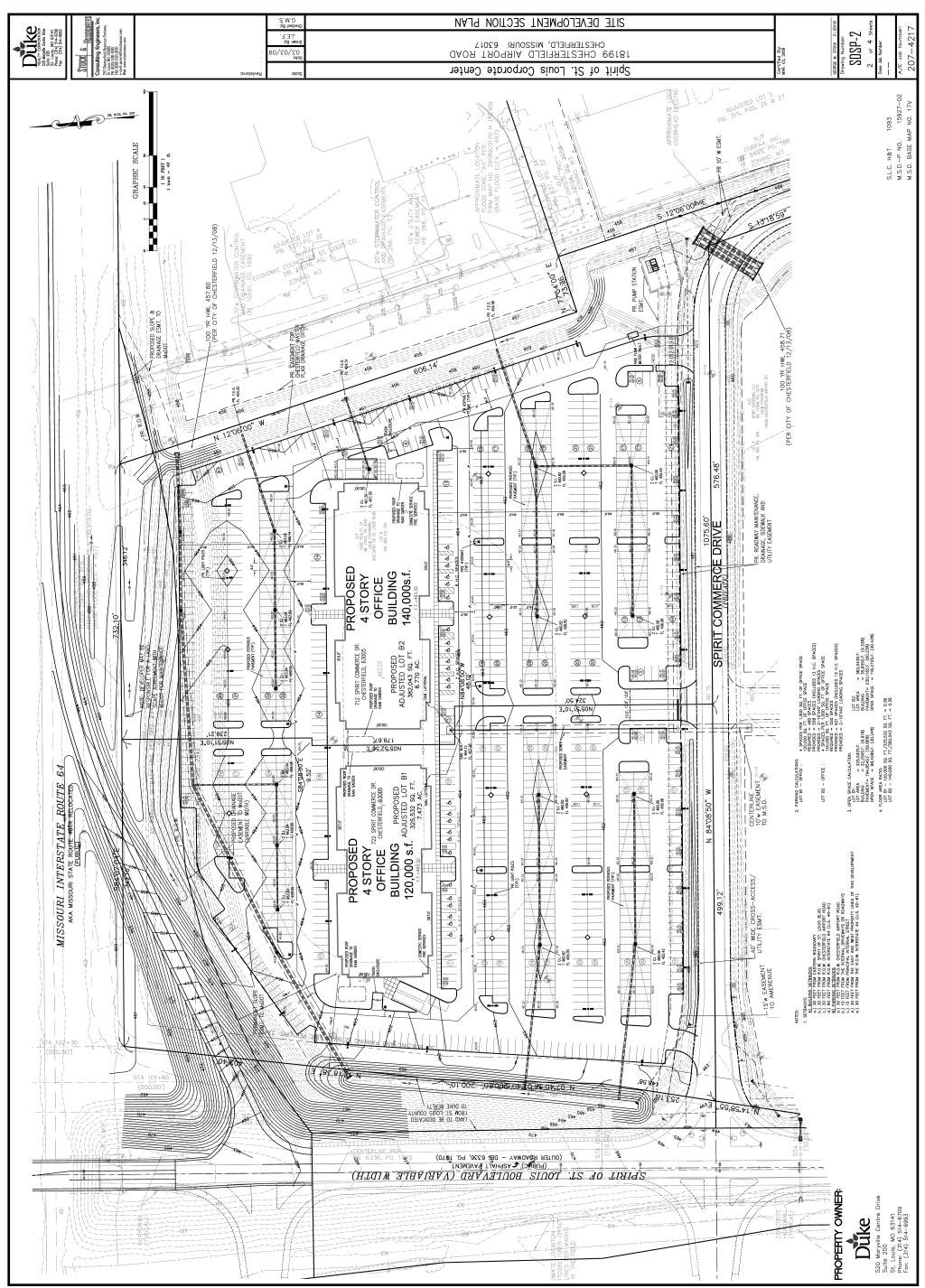


**GENERAL NOTES** 

# LEGEND



nartoeih.ritgeeol :YB 03110.19



Porcamon entre Drive 514-6700 514-6993	STUCK & ASSOCIATES Consulting Evolutions: Inc.	ness Parkway ussoc.com com							G.M.S Checked By Checked By							PLAN					ILE DE	S						Section 1		per:	
REALTY CORPORATION 200 Worwile Carter Drive Suite 200 St. Louds, MO 63141 Phone. (314) 514–6930 For: (314) 514–6930	STOCK &	257 Christerfield Basiness Parkway R. (1928) 250-8100 F.M. (1928) 550-8100 F.M. (1938) 550-8120 e-mail: general/Batechasson.com Web: www.stockesson.com							Date: 03/03							АОЯ	1909 1909 1909	IAIA (	SFIELC		13 661			-				R. 03,2009		awing Numl	Duke Job Numbe
	0-119	1922 1945 1945 1945 1945 1945 1945 1945 1945					:snoisive	в	Scale:							10100	) 610		J sin	10 1 +2	rit of 3	in2					-	03 <sup></sup> 60	an a	5	8
	<ol> <li>STORMWATER</li> <li>The site shall provide for the poslive drainage of shorm water and it shall be discharged at an adequate natural discharge point or an adequate pipel system.</li> </ol>	<ol> <li>Detention/referition and other storm water quarity and quality management measures are to be provided in each watershot are required by the CRy of Chesterheld. The storm water quarity management reliance related to those and chemne protection, statil be operational provide of any driveways or parking areas in</li> </ol>	Increasenting advectment or its status or building permise exceeding starty (20%) of approved dvelling units in each plat, watershed or phase of residential dvelopments. The location and types of stam water management facilities shall be identified on the Site Development Plan.	<ol> <li>The Chesterfield Valley Master Storm Water Plan Indicates a 30' flat bottom didh with 37' table stopes shall be constructed along the west and month property. In use of this state. One crossing that didh</li> </ol>	dameter instruction by the instantion of s - s - minimum dameter instruction by the instantion of s - s - minimum instruction of the instantion of the instantion of the instantion instantion of the instantion of the instantion of the instantion in the sets, and any constraint of the downscherun dight, necessantion to the sets, and any constraint of the downscherun dight, necessantion to the sets, and any constraint of the downscherun dight, necessantion to the sets, and any constraint of the downscherun dight, necessantion to the sets, and any constraint of the downscherun dight, necessantion to the sets, and any constraint of the downscherun dight, necessantion to the sets, and any constraint of the downscherun dight, necessantion to the sets, and any constraint of the downscherun dight, necessantion to the sets, and any constraint of the downscherun dight, necessantion to the set of the	use sease, and any pandang una vonstream unuur reseased y un provide positive datainage. The daveloper shall coordinate construction of the required storm water improvements with the owners of the properties affected by construction of the required improvements.	4. The development may elect to propose elleratie geometry, size and provide type of standard interventish that days independent controlleration for the maniful interventishe fundamental contractoristic controlleration.	said to be alreading when are determined by the Director of Public solution and an environment of the same hydrautic function. correlative, and section-web powelfing without adversaries directing any of the followings water surfaces profiles at any location cutalle	the development, future capital expenditures, maintenance obligations, equipment mesks; requertory or maintenance, and probability of mailtonation. The City will constate, but is not obligate to accept, the developer's attenate plans. If the Director	er or nour works externings tark the reveloper's projects may be or reveloper and the second second second second second second Marketing Plan improvements, Archated to characteria variant Variant Plan improvements, Archated to characteria equivalences will be preformed to make a final determination of fundational equivalences will be	The unterpoor will consider the developer's proposal, out is not obligated to have the hydrautic analysis performed if any out the other criteria regarding functional equivelence will not be met. The hydraulic ording substances regarding functional equivelences may be neediomed for a consultant relationari for the CV of Chesterfields:	The developer shall be responsible for all costs related to consideration of an alternatic proposal, which shall include any costs related to work performed by the consultant.	<ol> <li>Provide additional characteristic values, the more more allong the west and more properly lines, are required by the Department of public works, to accommodate the historiestimided Values Storm Water Plan charantel in that areas, and depart the charantel on the characteristic store and characteristic store and characteristic store without plan characteristic store and depart the characteristic store store and store store and store the characteristic store store store store store store store store store store store store store store store store s</li></ol>	<ul> <li>the Sile Development Plan and Improvement plans. Maintenance of the required channel shall be the responsibility of the property over the property of the property of the property.</li> </ul>	<ul> <li>shall be appreciational prior to the pairing of an elements or participants.</li> <li>b. SANTARY SERVER</li> </ul>		water rein for christeriation valuey. 2. Treatment may be required for water quality in eccordance with MSD equilations dealer ferourey.2006.	<ol> <li>Stommeller shall be controlled as required by the Chesterfield Value Avater Facility Plant, G. GEOTERHNICAL EEPORT.</li> </ol>	<ol> <li>Prior to Site Development Section Plan approval, provide a geotechnical report, prepared by a registered professional engineer lifensed to pradice in the State of Inte State of Intervity, as a tutated by Desatiment of Public Works. The report shall write the subsidiing</li> </ol>	of grading and proposed improvements with soil and geologic conclusions and address the existence of any pointerial stimktors, profis, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and seed by the propolaticial representing the report, shall be healeded on all	Sile Development Plans and improvement Plans. 1. All utilities will be installed underground. The development of this	previous will concritentiate the installation of all utilities in conjunction with the construction of any ceativity on settic.	chambes occared on this site shall champel to the line and grade - downstream champels shall be grad positive drainage.	<ol> <li>This project will be subject to the Caulk's Creek Surcharge of \$2,750 per acre.</li> <li>TIME PERIOD POR SUBMITTAC OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS.</li> </ol>	A. The developer shall submit a concept plan within 16 months of City Council approval of the change of zoning.		C. Failure to compty with these submittal requirements will result in the expiration of the change of zoning and will require a new public heading. D. Said Plan shall be submitted in accordance with the combined	requirements for Site Development Section and Concept Pans. The submission of Amended Site Development Pans by sections of this project to the Planning Commission shall be permitted if this option is utilized.	E. Where due cause is shown by the developer, this time interval for plan submitted may be available through appeal to and approval by the Planning Commission.COMMENCEMENT OF CONSTRUCTION	A Substantial construction shall commence within two (2) years of approval of the start everyophrane competition and everyopment plane, unless onlywes authorized by ordinators. Substantial construction means that grading for conservery levelses you must be proven plane to or phese of construction and commonsment of installation of sandary storm severa.	
<ol> <li>ACCESSIACCESS MANAGEMENT</li> <li>ACCESSIACCESS MANAGEMENT</li> <li>Access to Chesterfield Alport Road shell be imhed to a maximum of two US the approxed shead and control account where a control account we are accounted as when the control account of the accounted and an accounted account of the accounted account of the accounted account of the accounted account of the accounted ac</li></ol>	east Imit	4. Access to SPIT of S. Luba bouldware ratio as minute (N or (1) emerging the series approach ratio constructed IO SI. Louis Courty. The approach shall be boarded states. Louis Courty. The approach shall be boarded support results under the proposition of the series and the proposition theory technical ratio. The series are the proposition the series and the proposition the series and the proposition theory technical ratio.	<ol> <li>Provide cross access easements as needed to provide subdivision to the cast access to the eastermost pro of Chesterfield Attion Road.</li> </ol>	L PUBLICIPRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION 1. Provide in mossasary right-d-way and essemants for the construction of the provised functions dual occass many from Solit	of SL tools Boulevard as required by the Department of Public Of SL Louis Soulevard as required by the Department of Public Works, the SL Louis County Department of Highways and Traffic, and/or the Missouri Department of Transportation.	<ol> <li>All streets within this development shall be private and remain private foremer. Private streampage, in conformances with Section 1005.190 of the Studivision Ordinances, shall be posted within 30 days of the placement of the adjacent street pervention. Private</li> </ol>		. •	<ol> <li>Provide required right of waylagreements and construct traffic signals and related intersection improvements on Cheatenfield Atroot Roads the proposed assetum private strets and at a point of St. in the Rouleand in Thermonements involved with a pare full finded in St. in the Rouleand in Thermonements involved with a pare full finded in St. in the Rouleand in Thermonements involved with a pare for the relation of t</li></ol>	termonal of the state inforce the efficiency areas to the matter of prometic improvement is splitt of St. Lode Boulevent south of chasterfield Airport Reach.	<ol> <li>All road improvements and the interstate 64 access ramp from Split of St. Louis Boulevard shall be constructed prior to the Issuance of 60% of the building permits in the development or as directed by the Clyy of Chesistrefield.</li> </ol>	<ol> <li>Frovide a five (3) foot wide sidewalk, conforming to ADA stratistical subort the Chreatened Altronic Reat and Splitt of St. Loude Studieward fornaters of the site and about both sides of all</li> </ol>	Interior roadways. The sidewalks shall cornect to any sciewalks constructed with the adjecent development to the east. The sidewalks shall be privitely maintained; therefore, no public essements shall be required.	If, at the time of construction on the adjacent lot, there is not a subservely on the Sprift of St. Louis Boulevard bridge over Interstate St. a speaker cash seconv what be provided in teur of constructing the subversit short the Sprift of St. Louis Boulevard fordators.			Buildings and must be reviewed and approved by MoDOT. Any Buildings and must be reviewed and approved by MoDOT. Any improvements within MoDOT's right-of-way will require permit. The artitrates generates and relatings design shall be in accordance with the NoDOT standards.		10. All drainage detartion storage facilities shall be placed outside of the standard governmental agency planning and setbacks, or 15 fast from the new or existing right-of-way line, which ever is greater.	<ol> <li>The developer shall be negonable for providing all necessary right- dversy resements. Theraports Stope Construction Lises, etc., as may be required for construction of the 1-64 Eastound on-ramp from Shirth of SL, Louis Backerd, All on-site improvements shall be convention with convent.</li> </ol>	12. Improve Createring Almont Read to one half of one hundred foot (100) Tight-of-wegt and a sky bold (100) pavement with tan bod (10) fail degins houdders and exterior with tan bod (10) fail degins houdders and exterior born provide where bod (12) welle by two hundred bod (200) Dang tight turn insise at the two (22) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two (12) welle by two hundred bod (200) Dang tight turn insise at the two hundred bod (200) Dang tight turn insise at two hundred bod (200) Dang tight turn insise at two hundred bod (200) Dang tight turn insise at two hundred bod (200) Dang tight turn insise at two hundred bod (200) Dang tight turn insise at two hundred bod (200) Dang tight turn insise at two hundred bod (200) Dang tight turn insise at two hundred bod (200) Dang tight turn insise at two hundred bod (200) Dang tight turn insise at two hundred bod (200) Dang tinsise at two	access orthoways summights set as well as at the mitrescape of Splitt of SL Louis Boulevard and including all storm dahage fabilities as directed by the SL. Louis County Department of Highways and Traffic.	13. The developer shall submit a traffic study, addressing the traffic generated by the proposed development, to the Department of Highmaps and Traffic for review and approval. The developer's traffic engineer has been meeting with propresentatives of the	=	per shall make all improvements recommended in the by submitted by Crawford, Bunte, Brammeler dated 2007.	· ·	Informal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the	proposed development fills within the parameters of the City's traffic model. Should the density he other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chestenfield.	<ol> <li>If requires signt distance cannot be provided at the access backness, acuisition of right-dravery, reconstruction of perversa- including correction to the vertical adjunction of the perversa improvements may be required to provide adequate signt distance agreeded by the SL Louds County Department of Highinerys and agreeded by the SL Louds County Department of Highinerys and III.</li> </ol>	a development is d approved by the der than 24 hours	
This development shall have a maximum F.A.R. of .55. c. Building Height shall be as follows: i The nonharmore the shall have a maximum	<ol> <li>The nontenencies loss stanl have a maximum building height of three (5) stocks.</li> <li>I. And other loss stall have a maximum building height of three (3) storks.</li> <li>II. Any retail development on any lot shall not exceed the construction of the stock storement on any lot shall not exceed</li> </ol>	wo (x) surves in the game SETBACKS 1. STRUCTURE SETBACKS 0. building on sturbure, once them: a freestanding project buomization on sturbure, once representations, and		<ol> <li>Thirty (30) teet from the right-of-way of Spint of SL Louis Bouleward.</li> <li>Thirty (30) feet from the right-of-way of Chesterfield Airport Road.</li> <li>Minerv (90) feet from the right-of-way of 1-8AULS. 40-51.</li> </ol>	<ol> <li>PARKING SETBACKS</li> <li>Parking stall or loading space will be located within the</li> <li>a. No parking stall or loading space will be located within the</li> </ol>	following setbacks: L Thirty (30) feet from the right-of-way of Chesterfield Airport Road.	ú	Thirty (30) feet from the east and west property lines of this development.	<ul> <li>v. Thinty (30) feet from the right-of-way of F64/U.S. 40- 61.</li> <li>b. No internet driveway, or readway, except boths of ingress</li> </ul>	and egress, will be located within the following settaeks: i. Thirty (30) feet from the right-of-way of Chesterfield Alroori Road.	<ol> <li>Thirty (30) feet from the east and west property lines of this development.</li> </ol>	III. Thirty (30) fact from the right-of-way of 1-64/U.S. 40- 61. ARKING AND LOADING REQUIREMENTS		<ol> <li>Construction Parking</li> <li>The streads surrounding this development and any stread used for construction access threads had be desined throunding had wr. The development shall keen thread had been throught the daw. The development shall keen thread had been throught the daw. The development shall keen thread had been throught the daw. The development shall keen thread had been through the daw. The development shall keen thread had been through the daw. The development shall keen thread had been through the daw. The development shall keen thread had been through the daw. The development shall keen thread had been thread had been thread had been thread had been thread had been thread had been thread had been thread had been thread had been thread had been thread had been thread had been thad been thread had been thread had been thad been thread had</li></ol>	of mud and debris at all times. b. Provide adequate of fasteet stabilized parking area(s) for construction employees and a washdown station for	construction values are narring and eaving the sile in order to eliminate the condition whereby much from construction and employee values is tracked onto the pevennent causing hazardous pradvay and driving conditions.	<ol> <li>No construction related parking shall be permitted within the Chesterfield Alrport Road or Splift of St. Louis Boulevard hights-of-way.</li> </ol>	<ol> <li>Parking lots shall not be used as streets.</li> <li>No parking shall be permitted on any readway in or adjacent to the development. The parking restriction and requirement for signage</li> </ol>	shall be inclusted on the Site Development Plan and Improvement plans. Signage shall be posted within 30 days of the placement of street pavement.	LANDSCAPE AND TREE REQUIREMENTS 1. The developer shall adhere to the Tree Manual of the City of Obsended Code.	<ul> <li>H. SIGN REQUIREMENTS</li> <li>H. Sign package submitted materials shall be required for this development. All sign package shall be verived and approved by the City of Chasterfield Planning Commission.</li> </ul>	<ol> <li>Ornamental Entrance Monument construction, if proposed, shall be reviewed by the CDP of Cheatendia, and/or the SL Louis County Department of Highways and Tarlin, for sight distance considerations prior to installation or construction.</li> </ol>	LIGHT REQUIREMENTS 1. Provide a lighting plan and cut sheet in accordance with the City of Chesterliel Code.	ARCHITECTURAL 1. The developer shall submit anotherural elevations, including but not inferiated in reviewed anotherura and humations metadalose	Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.	c) change in materials to entralezza the facada elements. The planes of the acterior wells may be varied in height, depth or clined, and theready for a facadas shall be designed with sufficient outling and relations and landscaping to avoid a monotonous or constronentica activitient of the second second and activitient overcover activitient activitient of the second second second second overcovercine activitient of the second sec	oreprovering apprearation. 3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Parania Oromatision on the Site Development Plan. All evidenci trash areas will be enclosed	with a six (6) foot high sight-proof enclosure complimented by declused landscraphing opported by the Patiman Commission on the Site Development Plan. The material will be as approved by Development Development	reau. . Mechanical equipment will be adequately iscrement by rooting or other material as approved by the Planning Commission.		

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein. ATTACHMENT A

SPECIFIC CRITERIA

<u> -</u>:

Information to be shown on the Sta Development Concept Plan shall adhee to contitions specified under General Criteria-Concept Plan. Ste Development Plans and Stis Development Section Plans shall adhere to specific design rothera.

¥

PERMITTED USES щ

The following uses shall be allowed in this "PC" Planned Comme District on only those lots within six hundred (600) feet of Cheste Airport Road:

I hospitals, veterinary clinics, and kennels. riums, churches, clubs, lodges, meeting as, reading rooms, theaters, or any other olic assembly.

Are assent beauty partors. Any active stations. Any dorf and beauty partors. Any dorf and pick-up stations. The and postal stations. Inter and postal stations. Inter any postal stations. Including swimming polosi, termis courts stums, and indoor theaters, including di stums.

Theaters. Teaturantic, fast food. Restaurantic, fast food. Sevice fastlikes, audior, or work areas for antic satespresons, artisks, candy mekers, card) perso desamatical sultors, musical statistisk, dione beach thin processers, shang lateshans, dione beach thin processers, shang lateshans, dione beach thin processers, shang lateshans, dione and hat hops, s eotomic share and the provided and but hops, s eotomic share and the provided and but hops, s eotomic share and the provided and but hops, s eotomic share and the provided and but hops, s eotomic share and the provided and but hops, s eotomic share and the provided and but hops and these uses and the provided and but hops and these uses and the provided and but hops and these uses and the provided and but hops and the provided and but homs and the provide

ad with to the

to on the premises. ventr shops and stands, not including any ogical displays, or permanent open storage and lay of manufacturing goods.

Not more than two (2) of the following uses shall be perm within six hundred (600) feet of Chesterfield Airport Road

Filling stations, including emergency toxing and spatie services may be predication and combine toxic, or other workide may be predicated and another the poper on other workide may be predicated and services in the provide static services and the other workide may be predicated and workight compared and another the provided that and another the provide static services the workight compared and another the predicate for any workight compared and another the predicate for any workight compared to the predicate for any workight compared and another the predicate for any workight compared and another the predicate for the workight compared for the open one workight compared for the open of the predicated in the open of the predicated of the open of the predicated of

The following uses shall be allowed in this "PC" Plarined Com District:

2

Associated work and storage areas required by business, firm, or service to carry on busines

contemployees and guests only. e centers, nursery schools, and day nurs and universities. Institutions.

are screening these facilities shall be su aritment of Planning for review. No nstaliation permit shall be issued uni e been approved by the Departn All plans fo to the Dep permit or li

MANOR HAL

ALTEST: Matta & Ule Many CITY CLERK

associated trainess are increased yourcus analysis of said validities. professional, or teahnisal training, but not including outdoor areas for diving or heavy contractitizating outdoor areas for diving or heavy socias, stopp, markets, service facilities, and automatic producting facilities reavice facilities, and automatic producting facilities and automatic producting facilities and outdoor areas of any bind, hudding indoor sale of moor validies, are being premises.

The following Anciliary Uses shall be permitted on all lot ŝ

Automatic vending facilities for:
I. toe and solid carbon dioxide (dry los);
II. Beverages;
III. Confections.

FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTUR! Requirements

Ċ,

0://RAM4200/2014/24/2017 mg211- 6002, 2009, Mor 02, 2004/00 - 0:10101 2/0406064/002, 2009 - 1:12217-2024/06104

1. BUILDING REQUIREMENTS

Openspace: A minimum of (30%) openspace is required this development. œ

ف

Floor Area Rattor F.A.R. Is the gross floor area of it buildings on a lot divided by the bolk lot area. This equa to a second or the second and y discuble on y discuble floates of Planning Commission may request two (2) adduations of a lot claudiant in three areas solve grade and another thi includes building area below grade.

BILL NO. 2526

ORDINANCE NO. 2342

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY O CHEETERLEID BY CHANNING THE ZONING OF A "MA" PLANNE INDUSTRIAL DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR DISTRICT TO A "PC" PLANNED COMMERCIAL DISTRICT FOR 22.4045E TRACT OF LAND LOCATED NORTH OF CHESTERFIELD AND CADA, EAST OF SPIRIT OF ST. LOUIS BOLLEVARD IP. 24-2047 GAD, EAST OF SPIRIT OF ST. LOUIS BOLLEVARD IP. 24-2047 LOUIS COPORTE CANTER (18199 and 18298 CHESTERFIEL DISTRICT LOUIS COPORTE CANTER (18199 and 18298 CHESTERFIEL)

WHEREAS, the petitioner, George Stock, has requested a change in zoning from a 'M2' Planned industrial District to a 'PC' Planned Commercial District for a from a direct of lead located month of Chesterfield Aliport Road and East of Splitt of SL Louis Boulevard; and

WHEREAS, the Planning Commission, having considered said request, recommended approval of the rezoning request; and,

WHEREAS, the City Council, having considered said request, voted to approve the charge of zoning with an amendment to the road improvements and permitted uses.

Now Therefore be it ordained by the city council of the city of chesterfield, st. Louis county, missouri, as follows:

Section 1. The City of Chestenfield Zoning Ordinance and the Official Zoning District Maps, which are part threads, an elvedy amaned by satisbilling a TeC Planned Commental District for a 222 area tract of and located north of Chesteniand Airport Road and East of Goddard Road and described as follows:

A tract of land in U.S. Survey 193 and being part of Lors 1 and 2 of Subcilvision of Rectard IX. Survey 193 and being part of Lors 1 and 2 of Subcilvision of Meridian. City of Chreatenied, SL. Louis County, Missouri, baing the same property described in a clead to Pornitp and Muk Rotrakam as recorded in Deed Book 7406, Page 170 of the SL. Louis County, Missouri, Recorded in Deed Book 7406, patienting described as follows:

A tract of land being a part of Lot 5 of the subdivision of R.H. Stevens Farm according to the plathenero croaded in Plat Box 7 at Fage 30 (the toty) (formedy of the County) of SL. Louis, and plathy II. U.S. Survey 102. Towareb) 45 Moht, Range East as doeshed in Deales 1SL Louis County, as recorded in Deed Box 633 at Page 523 and Deale Box 6234 at Page 558 and accepting there from that hart conveyed to the Stable Highword Commission as pare a Dead recorded in Dead Box 8336 at Page 1970; being in the Clyor of Chestanfield, St. Louis County, Missouri and ballog more particularly described as follows:

Beginning at the common Southwest corner of a Boundary Adjustment Part of Luck Beginning at the common Southwest corner of a Boundary Adjustment Part of Luck part Dehog Me Southseast corner of a tract of time at described in a Deed to St. Louis Contract Rest Contract as recorder in Part Bock 20: 20 and said of the Deed To St. Louis Neurbery, Rept of Way line of Chestenfold Apport (100 feet wide) Read; thenos Neurbery Rept of Way line of Chestenfold Apport (100 feet wide) Read; thenos Neurbery Rept of Way line of Chestenfold Apport (100 feet wide) Read; thenos Neurbery Rept of Way line of Chestenfold Apport (100 feet wide) Read; thenos Neurbery Rept of Way line of Chestenfold Apport (100 feet wide) Read; thenos Neurbery Rept of Way line of Chestenfold Apport (100 feet wide) Read; thenos Neurbery Rept of Way line of Chestenfold Apport (100 feet wide) Read; thenos Neurbers and Neurber Stagenes King minister Stagenes (100 feet wide) Read; thenos thenos adout the Resten PERI of Way line of Stafet Chestenfold Apport theore adout the Resten PERI of Way line of Stafet Chestenfold Apport theore adout the Resten PERI of Way line of Stafet Chestenfold Apport theore adout the Resten PERI of UK stafet Stafet Chestenfold Apport theore adout the Resten PERI of UK stafet Stafet Chesten Chesten Stafet Stafet Stafet Stafet Stafet Stafet Stafet Stafet Stafet theore adout the Resten Stafet Stafet Stafet Stafet Stafet Stafet degrees 15 minutes Stafet Staf

Section 2. The preliminary approval, pursuant to the City of Chrestenfield Zoning Ordinary is greated, which can ordinarize the and rupe applications and the specific conditions as recommended by the planning Commission in its ecommendations to the vicity Council, which are set out in the Attachmant 'A', which is alteriard invation and, made a part of,

Section 3. The City Council, pursuant to the prefition filed by George Stock, in P.Z. 06-2007, requesting the anordmont ended for inits to commission that read-to the necommendations of the City of Chesterfield Eliming Commission that the ended and the truth of City of Chesterfield Eliming Commission on the 20<sup>th</sup> of February. 2007, does hearly adort this outflamore, pursuant to the power amount of Missoni authorizing the City of Chanton of the State of Missoni authorizing the City Council to exercise legisletive power particular to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summors for volations as set out in Section 1003.410 of the Zoning Ordinance of the CBy of Chesterfield.

, 2007.

Passed and approved this 192 day of United

Section 5. This ordinance shall be in full force and effect from and after the passage and approval

	SITE DEVELOPMENT SECTION PLAN	-25116	Sheets ver: 1
	00000000000000000000000000000000000000	4.BP	of 4 S Number: Iob Numb
Visions:		Prowing	Duke Jot     4     4
			S.L.C. H&T 1093 M.S.DP NO. 15927-02
<ul> <li>applicable, must be resolved by the City of Cheatenfield Department of Planub.</li> <li>Brow the summer of foundation or building permits, all approvals from the planup.</li> <li>Brow to department of Highmays and Tarasportation, St. Louis County Department of Department of Highmays and Tarasportation. St. Louis county Department of Highmays and Tarasportation. St. Louis power Distributions in the received by the St. Louis County Department of Department of the American Part of Tarasportation. St. Louis power Distributions and the Tarasportation St. Louis public Works.</li> <li>K. K. K</li></ul>			

<ul> <li>N. GENERAL CATTERIA</li> <li>A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS</li> <li>A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS</li> <li>A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS</li> <li>The Site Development Concept Plan shall include, but not be imited to the folloy of the following:</li> <li>A. A information required on a sketch plan as required in the City of Chrosteffed Code.</li> <li>B. Include a ground plan in accordance with the City of Chrosteffed and action proposed landscapie glang arterial collection proposed landscapie glang arterial collection proposed landscapie glang arterial collection proposed landscapies (Chrosteffed Code.</li> <li>B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS</li> <li>Code a alriformation required on a statch plan as arow ordinatia on the City of Chreateffel to the selection of the submot of the solution of the submot of t</li></ul>	eleptometri proposed affect Louis County Department of Improvements required in thruction that remains, ired by the development, ired by the development inter (inter contribution is b area. A contribution is based on group out contribution is and MSD. The development is fail the development is and inter contribution is based on doing county of the development and and MSD.	The scalitary searce contribution is collected as the Caulta Creek Impact Fee. The samplary searce mortholion with Chesterfield Valley area shall be depositive with MSD as equired by the Distance. The amount of these manuary is a solution of the same and the search of the same and on the first day of January in and successful the adjusted on that date and on the first day of January in and successful the adjusted on that date and on the first day of January in and successful the adjusted on that date and on the first day of January in and the successful the adjusted on that date and on the first day of January in and the successful the statement in according to the first day of January in and the successful the test and contributions shall be deposited with St. Louis County in the form of the approved far path with the recorded with the St. Louis County in the form of the approved of approval of approval of approval of adjustion with a second state of the second of a spectra day for a second state for the any special use a path of the second with St. Louis County in the form of the approved of a path by the Planning Commission. Vit. <b>VEENECATION PRIOR TO SPECIAL USE PERMITISSIANCE</b> Phort is any Special Use Parentical and by St. Louis County Begartment failways and Tiffic. The second activity of approval and intervection Letter of Credit, must be estatisfied with the Department faurantee completion of the required readwy improvements. Vit. <b>VEENECATION PRIOR TO SPECIAL USE PERMITISSIANCE</b>
--	--	---

what Acres (NB 0311019 mq85:1 - 6005 , 20 voli :0311019 executivo-+ :IU0YAJ galaseonell\_9526-Y154/no/f collos6/hkb/Y154Y05/0554WARD/10 :1119 DMMARD

~ •

4