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Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: April 9, 2012

From: Mara Perry, AICP
Senior Planner

Location: Chesterfield Blue Valley, Proposed Lot 10

Applicant: The Clayton Engineering Company, Inc. and The Collaborative, Inc.

Description: **Chesterfield Blue Valley, Proposed Lot 10 (Premium Outlets)**: A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 50.72 acre tract of land zoned "PC" Planned Commercial District in the northeast corner of the development located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

PROPOSAL SUMMARY

The Clayton Engineering Company and The Collaborative, Inc., on behalf of Simon Property Group and the Woodmont Company, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Planning Commission review. The request is for eight (8) retail buildings totaling 390,098 square feet, located on Proposed Lot 10 of the Chesterfield Blue Valley subdivision. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2612. The exterior building materials will be comprised of brick and stone veneer, EIFS, smooth face architectural metal, exposed steel structure, painted concrete wall with sand texture finish, metal trellis and glass. The roof is proposed to be primarily a flat membrane roof system with parapet walls.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The areas located north of the Chesterfield Monarch Levee also included a "FP" Flood Plain Overlay in addition to the "NU" Non-Urban District zoning classification. The 55.8 acre, western portion of the Chesterfield Blue Valley development south of the levee was zoned "PC" Planned Commercial District in February of 2006 by the City of Chesterfield.

In January 2008, the 75.063 acre eastern portion of this development, also south of the levee, was zoned "PC" Planned Commercial District. The City of Chesterfield approved the consolidation of both the "PC" Planned Commercial Districts into one district in February of

2008. At that point, Chesterfield Blue Valley became one (1) "PC" Planned Commercial District, governed by City of Chesterfield Ordinance 2443.

In 2010, an additional six (6) acre piece of land was requested to be added to the current development ordinance for the site. Ordinance 2443 was repealed and replaced with Ordinance 2612 for the entire 137.6 acres.

A Site Development Concept Plan for the roadways only was approved by the City Council in 2008. Additional amendments to that roadway plan were approved administratively in 2010. The 2nd Amended Site Development Concept Plan with all conceptual requirements and materials was approved by the Planning Commission on March 26, 2012. This development has Automatic Power of Review therefore final approval of all plans will be with City Council.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Levee/ Flood Plain/ Missouri River	N/A
South	Chesterfield Blue Valley	"PC" Planned Commercial
East	Interstate 64-Highway 40	N/A
West	Chesterfield Blue Valley	"PC" Planned Commercial



STAFF ANALYSIS

Zoning

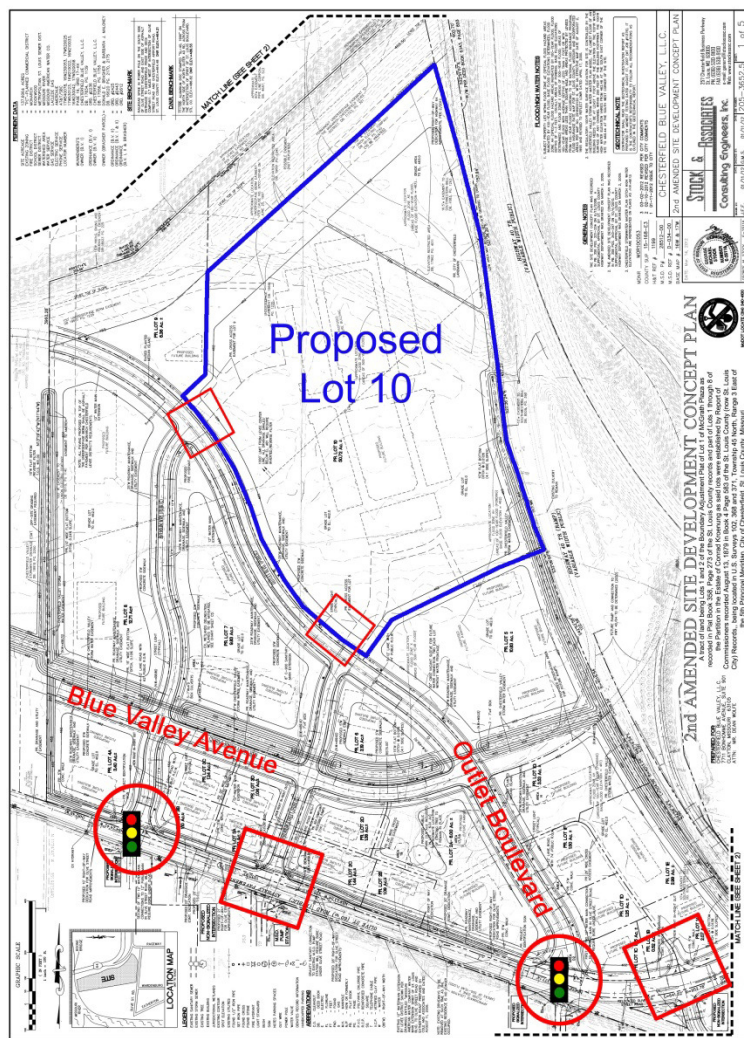
The subject site is zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2612. City of Chesterfield Ordinance 2612 allows for a total building floor area not to exceed 1,400,000 square feet for the entire Chesterfield Blue Valley

development. The plans for proposed Lot 10 are a total of 390,098 square feet in eight (8) retail buildings with internal pedestrian promenades and walkways.

The submittal was reviewed against and adheres to the requirements of City of Chesterfield Ordinance 2612 and all applicable Zoning Ordinance requirements.

Traffic/Access

A Traffic Impact Study for the Chesterfield Blue Valley development was provided in 2005 during the first rezoning of the initial 55.8 acres of the proposed development. In November 2007, an update was prepared for the original traffic study to address the property within the entire development as it stands today.



The circulation system into the development has been addressed through the Site Development Concept Plan. The overall development is accessed via four (4) proposed entrances from Olive Street Road. The main boulevard (labeled Outlet Boulevard) in the development, which is a proposed signalized intersection, runs northwest through the development between the lots with a proposed future connection to the land to the west.

The subject site is the first lot proposed to be built in the development. Two (2) entrances off the main boulevard provide access into this lot and no vehicular connection is allowed from Interstate 64-Highway 40. The lot is bordered by the levee to the north and Interstate 64-Highway 40 to the east.

In addition to the City review, St. Louis County Department of Highways and Traffic and the Missouri Department of Transportation have provided comments on this project. The location of the proposed future Right of Way to accommodate the reconstruction of the Boone Bridge is shown on the Plan. Due to the future bridge project, MoDOT will be heavily involved in any plans, permits or other reviews for this project. As bridge design gets completed, additional Right of Way may be required by MoDOT from the developer.

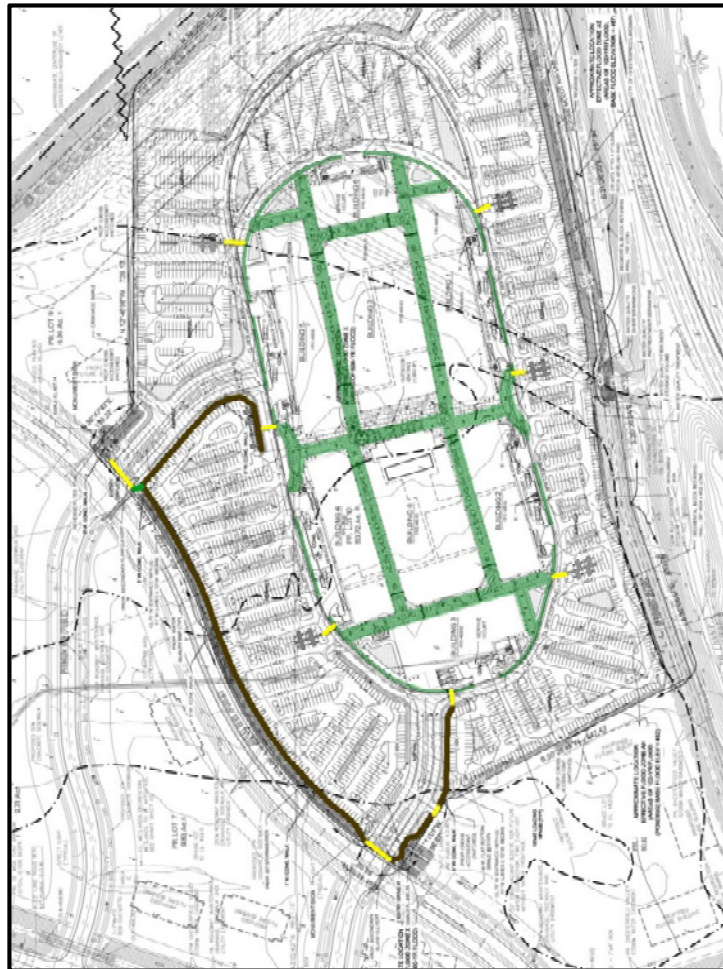
Parking

The site was reviewed under the Retail Center parking calculations for number of required parking spaces. The development is providing 2,035 parking spaces which include 48 ADA accessible spaces. The number of parking spaces provided meets the minimum requirements and does not exceed the maximum requirements for retail centers in the Off-Street Parking, Stacking, and Loading Regulations section of the City of Chesterfield Zoning Ordinance.

Pedestrian Circulation

Sidewalks, shown in brown, along the main boulevard and connecting the sidewalk along the boulevard back into the site are required to meet ADA standards as well as City of Chesterfield Code and provide connections to adjacent lots and developments.

Premium Outlets is proposed as a freestanding outdoor complex of buildings with open pedestrian streets and courtyards. A series of internal pedestrian streets, shown in light green, between the building footprints, are being provided along with an outdoor food pavilion area. Covered roof areas are provided along the internal pedestrian areas. Pedestrian connections are being made from the parking areas which surround the buildings and crosswalk connections, shown in yellow, are provided connecting accessible parking spaces in seven (7) parking areas around the development.



Open Space

City of Chesterfield Ordinance 2612 requires thirty (30) percent open space for the development. As presented, this development exceeds the minimum open space requirement with thirty-two (32) percent open space.

Landscaping

The proposed Landscape Plan was reviewed for adherence to the requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. Extensive tree and lower level plants are being provided throughout the site. The northern portion of the site is located within a Protective Underseepage Berm easement which does not allow the planting of anything other than grass in that area due to the penetration restrictions. Those restrictions do not allow any penetrations greater than eighteen (18) inches in depth.

Street Trees

Street trees are required based on length of street frontage and development type per the City of Chesterfield Code. A sight distance study was provided to determine whether any issues exist with the placement of the street trees in relation to the curvature of the roadway and the speed of traffic. Due to that study, a Modification to City of Chesterfield Tree Preservation and Landscape Requirements was approved changing the placement of the street trees along Outlet Boulevard. The spacing of the placement of the street trees has been modified to eliminate trees where sight distance was an issue. The required number of street trees is still being met through a smaller on center spacing of tree locations.

Parking Lot Landscaping

Landscaping within the parking lot meets and exceeds the landscape requirements by providing additional trees in the ends of the parking islands as well as along the spines of the water quality features. Bio-retention features are located throughout the parking lot and around the edges of the building entry locations. These features are required per the Metropolitan Sewer District's water quality requirements.

Landscape Buffer

During conceptual review a Modification to City of Chesterfield Tree Preservation and Landscape Requirements for the required thirty (30) foot landscape buffer along Interstate 64-Highway 40 was approved. The modification was approved based upon the Chesterfield Valley Master Stormwater Plan required conveyance ditch locations and the additional requirements to engineer the site to meet City Codes. Detailed landscape plans for each lot are required to be reviewed as the individual Site Development Section Plans are submitted.

The Landscape Plan for this development was reviewed by City Staff. The site has a required Master Plan stormwater conveyance ditch located along the Interstate 64-Highway 40 frontage and its high water level does not allow the planting of any landscape materials. Additional requirements to engineer the site to meet City Codes also reduce the available planting location. Due to the required site conditions, a reduced buffer width of ten (10) feet from the required thirty (30) foot buffer is shown along the Interstate 64-Highway 40 frontage with plantings outside the high water mark of the stormwater ditch locations. Additional parking lot island tree planting and landscape screening is shown providing a visual buffer on the site between the Interstate and the buildings.

Internal Landscaping

Landscaping is being provided internal to the development within the pedestrian boulevard areas and at the entry points into the boulevards. The planter beds within the pedestrian areas are interspersed with street furniture. Landscaping is also being used around the outside service areas of the site to soften the visual look of the brick screening walls and external facades.

The Landscape Plan meets all requirements of the City of Chesterfield Tree Preservation and Landscape Requirements. The City Arborist also reviewed the Landscape Plan and had no additional comments.

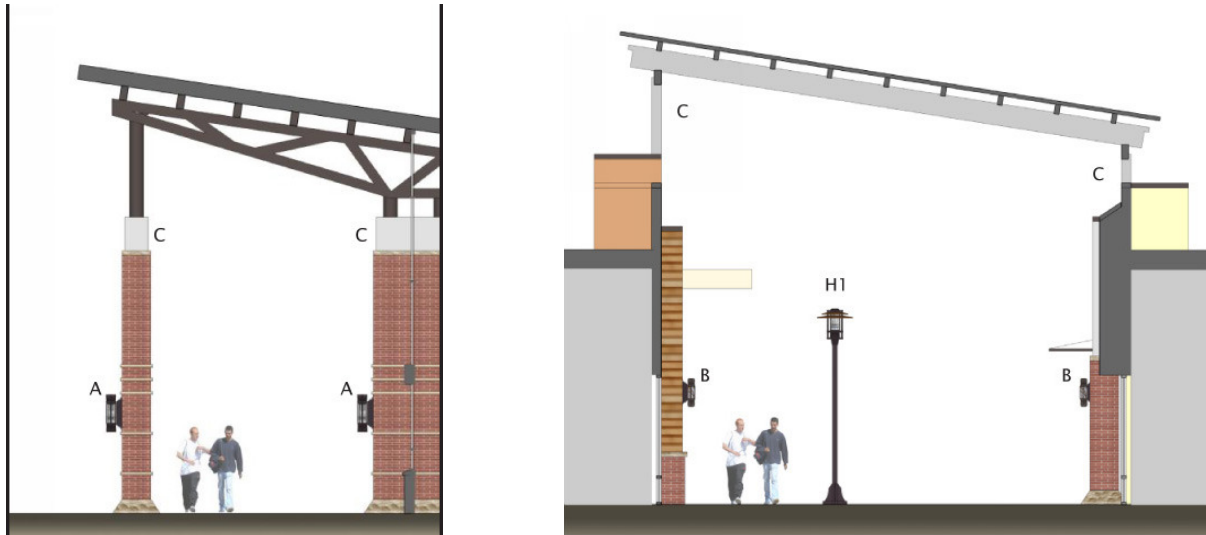
Lighting

The proposed lighting for the development includes numerous utilitarian and architectural lighting fixtures. City of Chesterfield Code allows for alternate lighting arrangements and lighting levels to be submitted and reviewed by the City. See the chart on the next page for the listing of all lighting fixtures for the site.

Lighting Fixtures				
	Fixture Reference	Name of Fixture	Proposed Location	Notes
	PKSA/PKSP	Parkway Square - Sconce	Building Elevations	Decorative lighting.
	WST	Decorative Wall-Mounted WST	Building Elevations – in Service Courts	Utilitarian in service courts above service locations and doors.
	ASF1	Aeris	Entrance locations	The lights will be directed onto the buildings and all light will be completely contained with “barn door” option and by the architecture itself to eliminate up-lighting.
	LGFV	Compact Fluorescent Downlights	Building Elevations	The lights will be located in soffit vending areas on the sides of the buildings.
	PKWM	Parkway Square – Medium Housing Scale	Internal pedestrian boulevard	Decorative pedestrian lighting with top shielding located between the building locations.
	PSWM-TU PSA-TU	Parkway Square – Medium Housing Scale	Building Elevations	Decorative lighting with top shielding.
	9100 Series	Hydrel In-Grade Luminaire	Public Art and fountain locations	The lights will direct light onto the art and around fountain locations within the pedestrian boulevards.
	730 LB	Prairie Lighted Bollard	Entry points to the Internal pedestrian boulevard	Decorative pedestrian lighting between the building locations.
	4421 Base or Yoke Mount	Hydrel Line Voltage Fountain Fixture	Inside water features	The lights will be located within the water of proposed fountains in the development.
	DSX 1 & DSX 2	D-Series Size 1 and D-Series Size 2 LED Area Luminaire	Parking lot	Fixtures are flat lens fully shielded.
	SPI	Echo Round 09	Building Elevations	The lights will direct light onto the underside of the roof and all light will be completely contained to eliminate up-lighting.
	EX-212	Exhibitor Series	Internal pedestrian boulevard	Decorative lighting – colors to be white and warm white.

The development proposes to utilize numerous architectural and utilitarian light fixtures to provide required lighting for safety purposes and to enhance the architectural design of the development. In addition to the building mounted lighting within the pedestrian boulevards, pedestrian scale street lighting fixtures, as well as lighted bollards, are proposed. These fixtures, in addition to providing necessary light, were chosen by the applicant to meet lighting needs as well as to complement the architecture and provide an inviting pedestrian experience.

In order to clarify the visual impact of these fixtures, architectural sections were provided to show how the fixtures will be utilized in enhancing pedestrian experience and the architecture of the buildings.



** Fixtures shown on the sections above are from the Chart on the previous page: A & B. PKSA/PKSP; C. SPI; H1. PKWM

The parking lot includes 77 fixtures mounted on 33 foot (including the fixture and concrete base) standards. The applicant advised Staff that the light levels proposed which were designed to meet the new revised Illuminating Engineering Society of Northern America (IES) 10th Edition Handbook for lighting.

As is the case with all lighting plans, Staff has reviewed the submitted lighting plans, including the above mentioned features, for consistency with all applicable codes. Staff has reviewed the submitted photometric plans for the development, including parking lot lighting, and has no issues with the plans as submitted and presented to the Planning Commission.

The lighting plan was presented, in conjunction with other required materials, to the City of Chesterfield Architectural Review Board (ARB) on March 8, 2012. No concerns or issues were raised by ARB with respect to the lighting.

Architectural Review Board

The exterior building materials will be comprised of brick and stone veneer, EIFS, smooth face architectural metal, exposed steel structure, painted concrete wall with sand texture finish, metal trellis and glass. The roof is primarily a flat membrane roof system with parapet walls.

The design of the primary building massing includes elements of varying height from 19-24 feet. The entry features and internal roof areas range from 30-40 feet in height. Walls surrounding the service courts are eight (8) feet in height. A pedestrian scale is provided through the use of

changes in material both horizontally and vertically. There is currently very little context built in this area other than industrial buildings on the south side of Olive Street Road.

The development is designed with the intent of providing internal pedestrian streets contained between multiple retail structures. The center of the development is generally open with a series of partially covered areas with combinations of roof, canopy and awning structures. The development has six (6) buildings which have a service court on one side. Two (2) other buildings are internal with retail tenant entrances on all four (4) sides. Landscaped courtyards and covered pavilions are included to enhance the pedestrian experience.

The project was reviewed by the Architectural Review Board on March 8, 2012. During the meeting, the Board generated comments/recommendations for the petitioner to consider and address accordingly. A motion was passed to forward the project to Planning Commission with a recommendation for approval by a vote of 5-0.

The following recommendations were made by the Architectural Review Board:

1. Consider providing additional tree coverage in the promenades.

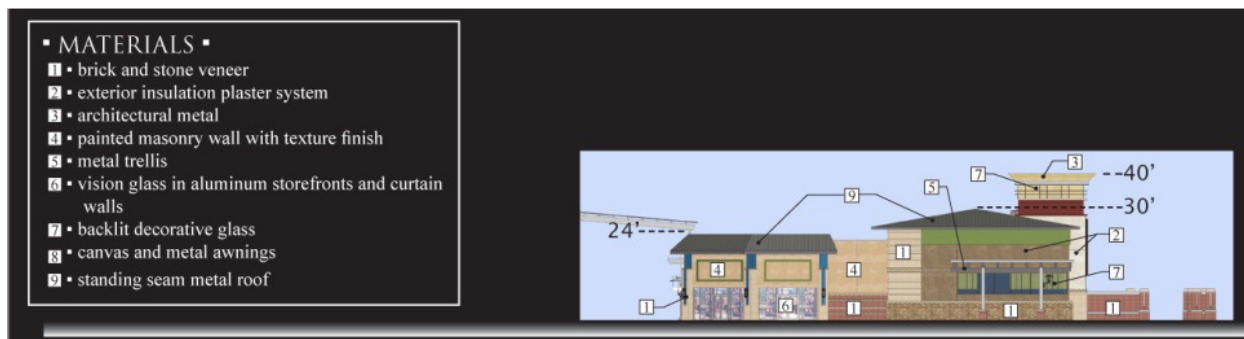
The applicant has submitted a letter stating that they will add additional trees to the areas east and west of the Food Court area. Additionally tree locations have been identified in the main east and west pedestrian entry areas. The trees are proposed as three (3) different ornamental tree types. The plan does not need to be amended to show these locations as they are internal to the site. They will be required to be planted within the identified planter locations in the pedestrian boulevards.

2. The petitioner is to review and possibly refine the relationship between the accessible crosswalks and the main entrances at the northwest and northeast entries.

The petitioner has chosen not to move the accessible crosswalk locations at these entries. A second, future phase of the development is planned in this area for additional structures. The applicant does not want to inhibit the future development locations. Staff has reviewed the plan as submitted and these locations do meet the ADA requirements.

3. Provide appropriate materials and articulation in areas that will not eventually be covered by signage.

In addition, this was a request of the Planning and Development Services Director as the sign package had not yet been submitted for the development. New elevations have been provided which identify all proposed materials on the elevations as a signage package has not yet been submitted. An example of the materials list and keyed elevation is shown below.



4. Consider adding additional architectural building materials such as spandrel glass, transparent elements or display windows on outward facing facades at the entry points to enhance the entry ways.

Additional locations for these architectural elements have been added to the elevations on the main East and West entries as shown on the elevations for Buildings #1, 2, 4 & 5. The elements are shown on the south and east elevations of Building #1; the north and east elevations of Building #2; the north and west elevations of Building #4 and the south and west elevations of Building #5.

Signage

City of Chesterfield Ordinance 2612 allows for the option of a sign package to be submitted for the development. Due to the intensity of the development, the Planning and Development Services Director had requested a sign package be submitted for this lot of the development. The applicants have indicated that they do intend to submit a sign package at a later date. The sign package will be reviewed by the Planning Commission after Staff review.

Even with the sign package requirement, monument sign locations are required to be identified on the Site Development Section Plan. Two (2) monument signs are allowed per City Code for lots which have roadway frontage exceeding seven hundred and fifty (750) feet in length and that are over twenty (20) acres in size. The plan shows proposed sign locations at the two (2) entrances to the development off the boulevard and one along the frontage of Interstate 64-Highway 40.

During the rezoning of the site, a City of Chesterfield “landmark designating entrance” was required by ordinance as a part of the Chesterfield Blue Valley development. The location of the landmark sign is identified on the section plan near the City limit adjacent to the exit ramp off Interstate 64-Highway 40. ***At this time, only the location is being approved for all signs shown on the Site Development Section Plan. Details of the size, color, and design of the sign will be provided at a later date.***

DEPARTMENTAL INPUT

Staff has reviewed the project as presented and has found the application to be in conformance with City of Chesterfield Ordinance 2612, and all other applicable Zoning Ordinance requirements. Staff recommends approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for Chesterfield Blue Valley, Proposed Lot 10 (Premium Outlets).

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for Chesterfield Blue Valley, Proposed Lot 10 (Premium Outlets).”
- 2) “I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for Chesterfield Blue Valley, Proposed Lot 10 (Premium Outlets), with the following conditions...” (Conditions may be added, eliminated, altered or modified)

Chesterfield Blue Valley, Proposed Lot 10 (Premium Outlets)
Planning Commission Staff Report 4/9/12

Cc: City Administrator
City Attorney
Department of Planning, Public Works, and Parks

Attachments: Site Development Section Plan
Landscape Plan
Lighting Plan
Lighting Cut Sheets
Architectural Elevations
Architect's Statement of Design

ST. LOUIS PREMIUM OUTLETS

CITY OF CHESTERFIELD, MISSOURI

ZONED: PC PLANNED COMMERCIAL DISTRICT

ORDINANCE NO. 2612

GENERAL NOTES:

- All utilities shown have been located from available records. Their location should be considered approximate. The contractor shall notify all utility companies, prior to construction, to have existing utilities field verified.
- All proposed improvements shall be constructed to City of Chesterfield, Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers, and MSD Standards.
- No grade shall exceed 3:1 slope.
- All dimensions shown are to face of curb unless otherwise specified.
- All grading and storm water collection shall be per MSD, MODOT, the City of Chesterfield, the Monarch Chesterfield Levee District, and the U.S. Army Corps of Engineers.
- Storm water shall be discharged at adequate natural discharge points. Site drainage is to Master Drainage Channels via sewers.
- No step allowed at accessible entrance doors.
- All utilities will be installed underground.
- Approval of sign locations does not constitute sign approval.
- The location and height of any light standards on site shall be as approved by the Planning Commission on the Site Development Plan and shall be in conformance with the City of Chesterfield regulations.
- All trash enclosures are placed in service areas with screen walls blocking their view.
- The developer shall be required to provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- The streets surrounding this development and any street used for construction access thereto shall be cleaned prior to the end of each work day.
- Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the Owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil.
- The final location of bifiltration shall be subject to change following final design and review by MSD and subject to MSD regulations at the time of review.
- Storm water and roadway improvement contributions shall be paid prior to building permit issuance. An approved Site Development Section Plan will need to be submitted for assessment of those contributions.
- All required road improvements within St. Louis County right of way for the Blue Valley development shall be in place prior to occupancy permit issuance for the St. Louis Premium Outlets.

Setbacks per Ordinance 2612

- Buildings or structures other than freestanding project identification signs, light standards or flag poles:**
- 100 feet from the northern boundary line of the "PC" District N34'00'30"E.
 - 30 feet from the eastern boundary line of the "PC" District.
 - 20 feet from any interior road.
 - Structures which are 6 stories in height shall be no closer than 150 feet from the paved portion of I-64.
- Parking Setbacks:**
- 10 feet from the principal internal street (Outlet Boulevard).
 - 20 feet from the eastern boundary of the "PC" District (I-64).
 - 20 feet from the northern boundary line of the "PC" District N34'00'30"E.
 - 10 feet from internal lot lines.
 - 0 feet for shared driveways.

Site Development Data:

Overall Site Area = 50.72 Acres
 Zoning: PC - Planned Commercial
 Proposed Use: Retail
 Total proposed building footprint area = 390,098 sf
 F.A.R. = 0.18
 Open Space Calculation (30% Min.):
 Total Building Area 50.72 acres (2,209,363 sf) 100%
 Total Building Area 390,098 sf 19%
 Gallery Roof Area - No Walls 34,304 sf 1%
 Total Paved Parking Area 914,324 sf 41%
 Total Hardscape Area with Mega Pad 169,121 sf 8%
 Total Open Space 704,365 sf 32%
 Maximum Building Height per Ordinance 2612: 4 stories or 65 feet.
 Building Height proposed: 65 feet.
 Tree Preservation Plan: There are no existing trees on the site, so no separate tree preservation plan will be provided.
 Site access is via a new 5 lane subdivision road (Outlet Boulevard) which connects to an improved Olive Street Road.

SITE IS SERVED BY:

CHESTERFIELD MONARCH FIRE PROTECTION DISTRICT
 155 LONG ROAD
 CHESTERFIELD, MO. 63005

ROCKWOOD R-6 SCHOOL DISTRICT
 111 EAST NORTH STREET
 EUREKA, MO. 63025

AMEREN UE
 1901 CHOUTEAU
 P.O. BOX 66149 MAIL CODE 200
 ST. LOUIS, MO. 63166-6149

SBC
 14780 MANCHESTER ROAD
 BALLWIN, MO. 63011

LACLEDE GAS
 720 OLIVE ST., ROOM 1408
 ST. LOUIS, MO. 63101
 KELI KRAMER (314) 342-0678

CHESTERFIELD MONARCH LEVEE DISTRICT
 14780 MANCHESTER ROAD
 ENGINEERS, INC.
 1856 CRAIG PARK COURT
 ST. LOUIS, MO. 63146
 (314) 878-8800

FLOOD / HIGH WATER NOTES:

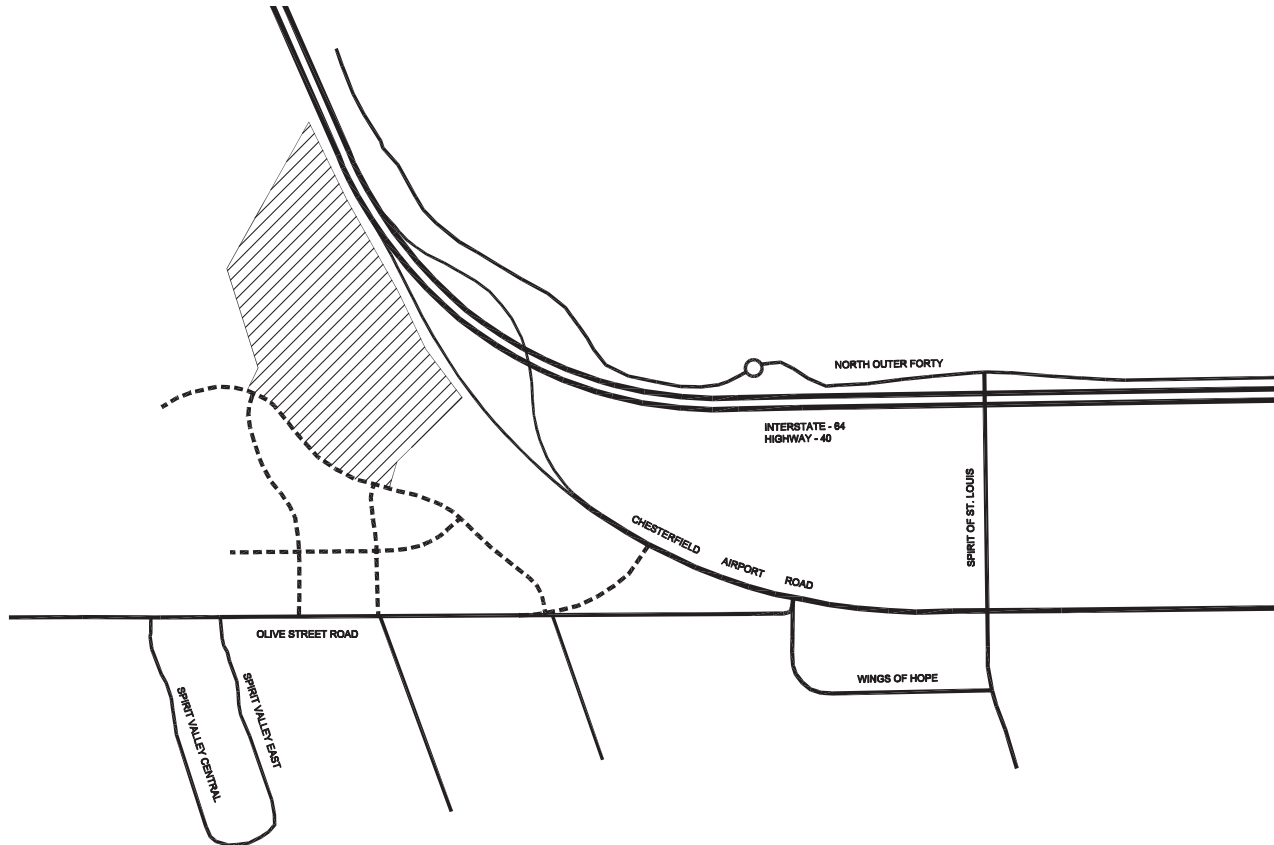
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONES AE (SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED), ZONE AH (SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD, FLOOD DEPTHS OF 1 - 3 FEET, USUALLY AREAS OF PONDING, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE X (AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120H, WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOWR, DATED APRIL 17, 2000.
- THE REGULATORY 100-YEAR WATER SURFACE ELEVATION FOR THE SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100-YEAR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100-YEAR HIGH WATER ELEVATION VARIES FROM 462.48 AT THE SOUTH EAST CORNER OF THE SITE TO 460.44 AT THE SOUTH WEST CORNER OF THE SITE.

ST. LOUIS PREMIUM OUTLETS BUILDING DATA:

GROSS FLOOR AREA (GFA)
 BUILDING 1 GFA = 49,213 SF
 BUILDING 2 GFA = 37,698 SF
 BUILDING 3 GFA = 35,241 SF
 BUILDING 4 GFA = 40,411 SF
 BUILDING 5 GFA = 53,141 SF
 BUILDING 6 GFA = 19,598 SF
 BUILDING 7 GFA = 78,844 SF
 BUILDING 8 GFA = 74,851 SF
TOTAL BLDG GFA = 390,098 SF

PARKING CALCULATIONS:

PHASE 1:
 BUILDING GFA (includes 11,800 SF restaurant) = 390,098 SF
 OUTDOOR RESTAURANT SEATING AREA = 1,000 SF
 TOTAL BUILDING GFA = 391,098 SF
 Percentage of restaurant use 12,800/391,098 3.3 %
 TOTAL PARKING STALLS REQ. BY CITY
 4.5 SPACES PER 1,000 SF GFA = 1,760 SPACES
TOTAL PARKING PROVIDED:
 REGULAR SPACES (9x19') = 1,987 SPACES
 ADA SPACES:
 20, PLUS 1 FOR EACH 100 OVER 1,000
 OR 31 SPACES REQUIRED
ADA SPACES (8'x19' MIN.) PROVIDED = 48 SPACES
 TOTAL PROVIDED = 2,035 SPACES
LOADING CALCULATIONS:
 10'x40' LOADING SPACES REQUIRED: 7 SPACES
 LOADING SPACES PROVIDED: 12 SPACES



SOILS ENGINEER NOTES

Terracon Consultants, Inc and the undersigned engineer have not prepared any part of these plans. The seal of the undersigned professional engineer is a professional opinion to indicate that the undersigned has reviewed Sheet 2, relative to very limited geotechnical considerations only, through the date given below and that preliminary improvements as shown on these sheets are generally compatible with the typical surface soil conditions noted in the Soil Survey of St. Louis County (published by USDA) near the subject site. It should be noted that a geotechnical study for the site is currently being performed and Sheet 2 will need to be updated when the geotechnical report is available. Conditions may vary from those encountered in the explorations or can change due to construction activities or weather conditions. Therefore, Terracon Consultants, Inc must be involved during the construction phase of this project to observe that subsurface conditions are as anticipated from the exploration data and that recommendations relative to construction are implemented. Construction means and methods shall be left to the contractor.

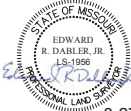
TERRACON CONSULTANTS, INC.

Nilesh R. Lal
 MO PE-2010005589

3-27-12

THE CLAYTON ENGINEERING COMPANY

Edward R. Dabier, Jr.
 MO LS-1956



3-27-12

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

PROPERTY DESCRIPTION

A tract of land in part of Lot 1 of the BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF MCGRATH PLAZA, per the plat thereof recorded in Plat Book 358, Page 273 of the St. Louis County records and part of Lots 1 through 8 of the Partition of the Estate of Conrad Kroening as said lots were established by Report of Commissioners recorded August 13, 1879 in Book 4, Page 583 of the St. Louis County (now St. Louis City) records, being located in Township 45 North, Range 3 East, St. Louis County, Missouri and being described as follows:

Commencing at the easternmost corner of said Lot 1, being a point in the west line of Highway 40 TR; thence along the west line of said Highway 40 TR, northwestwardly along the arc of a curve to the right having a radius of 4,006.54 feet, an arc distance of 604.91 feet to a point, South 42° 58' 34" West, 5.00 feet to a point, northwestwardly along the arc of a curve to the right having a radius of 4,011.54 feet, an arc distance of 304.56 feet to a point, South 47° 19' 34" West, 5.00 feet to a point, northwestwardly along the arc of a curve to the right having a radius of 4,016.54 feet, an arc distance of 508.24 feet to a point, North 42° 52' 58" West, 102.58 feet to a point, and North 32° 09' 57" West, 287.20 feet to the point of beginning of the herein described tract of land; thence leaving the west line of said Highway 40 TR, South 50° 28' 46" West, 647.43 feet to a point; thence South 21° 11' 01" West, 196.83 feet to a point; thence North 68° 48' 59" West, 86.92 feet to a point of tangency; thence along the arc of a curve to the right having a radius of 973.00 feet, an arc distance of 656.12 feet to a point of reverse curve; thence along the arc of a curve to the left having a radius of 1,012.00 feet, an arc distance of 512.65 feet to a point; thence North 30° 47' 43" East, 139.32 feet to a point; thence North 12° 48' 08" West, 739.13 feet to a point on the north line of the area rezoned as PC - Planned Commercial District per City of Chesterfield Ordinance 2612; thence along the north line of said rezoned area, North 34° 06' 07" East, 502.05 feet to a point, North 34° 20' 48" East, 2.86 feet to a point, North 34° 07' 57" East, 111.64 feet to a point, North 33° 47' 33" East, 56.93 feet to a point, North 34° 00' 30" East, 462.42 feet to a point, and North 35° 05' 58" East, 80.82 feet to a point on the west line of said Highway 40 TR; thence along the west line of said Highway 40 TR, South 24° 20' 55" East, 10.34 feet to a point, South 22° 51' 07" East, 602.70 feet to a point, South 21° 36' 20" East, 757.94 feet to a point, South 20° 36' 24" East, 457.22 feet to a point, and South 32° 06' 57" East, 430.76 feet to the point of beginning and containing 50.72 acres.

The Woodmont Company and Simon Property Group, Inc., owners under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of chapter _____ of the City of Chesterfield Ordinance No. _____ do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

The Woodmont Company Simon Property Group, Inc.

State of Missouri)
) ss.

County of St. Louis)
 On this _____ day of _____, 2012, before me personally appeared _____

_____ to me known, who, being by me duly sworn in, did say that any (she is _____) of The Woodmont Company, and that the seal affixed to the foregoing instruments is the seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.
 my commission expires: _____

notary public

This Site Development Section Plan was approved by the city of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2012, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance number 200, as attested to by the Planning and Development Services Director.

Amee E. Nassif, AICP, Planning and Development Services Director

Judith Naggar, City Clerk

SITE DEVELOPMENT PLAN SHEET INDEX :

- Cover Sheet
- Site Plan
- Landscape Plan
- Lighting Plan



the clayton engineering company, inc.
 ENGINEERS - SURVEYORS - PLANNERS
 1100 Oak Grove
 St. Louis, Missouri 63104
 E. Clay, Thomas F. Post, Per Order of Engineering Code #716-00074

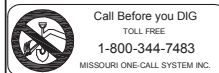
NO.	DATE	REVISIONS
1	10/03/2012	DATE SUBMITTED TO CITY COMMENTS
2	03/07/2012	DATE PREPARED FOR CITY COMMENTS
3	3/19/2012	DATE MODIFIED COMMENTS
4	3/22/2012	DATE SUBMITTED TO CITY COMMENTS
5	3/27/2012	DATE SUBMITTED TO CITY COMMENTS

Simon Property Group, Inc.
 105 Eisenhower Parkway
 Roseland, NJ 07068

The Woodmont Company
 2100 West 7th Street
 Fort Worth, TX 76107

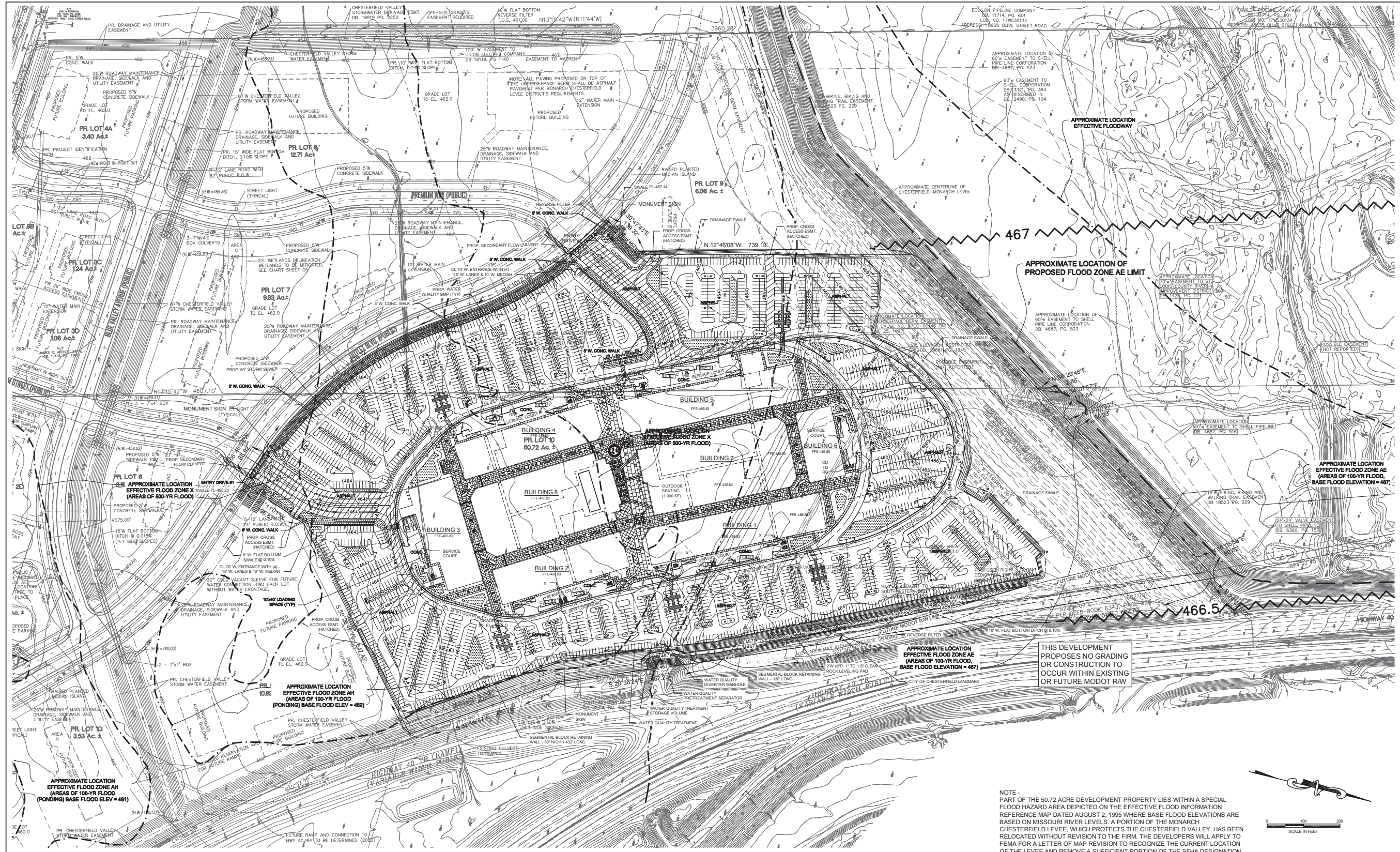
COVER SHEET ST. LOUIS PREMIUM OUTLETS

Designed: GMS
 Drawn: GMS
 Checked: GMS
 Date: 3/27/2012
 Project Number: 11141
 Sheet Number: 1 of 4



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

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

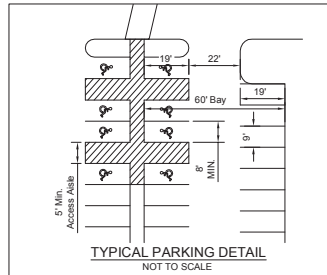


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Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

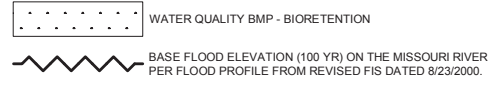
The signed and sealed original of this drawing is on file at the office of the Dayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.



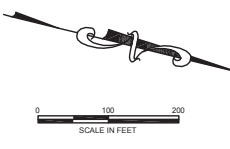
GENERAL PARKING NOTES:
1. ADA parking spaces shall be a min. of 8'x19' with a 5' min. adjacent access aisle.
2. ADA van accessible spaces shall be at least 8'x19' with a 9' min. adjacent access aisle or 11'x19' with a 5' min. adjacent access aisle. Total width of parking space & access aisle shall be 16' min.
3. Spaces may share access aisles.
4. Dimensions are face of curb where applicable.

SERVICE COURT LEGEND:

- C Typical Cardboard Compactor
- T Typical Trash Compactor
- W Wet Compactor w/Drainlines for Liquids
- TD Trash Dumpster (7 Cu.yd.)
- CD Cardboard Dumpster (7 Cu.yd.)
- X Transformer
- S Switch
- RB Recycling Bin



NOTE -
PART OF THE 50.72 ACRE DEVELOPMENT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA DEPICTED ON THE EFFECTIVE FLOOD INFORMATION REFERENCE MAP DATED AUGUST 2, 1995 WHERE BASE FLOOD ELEVATIONS ARE BASED ON MISSOURI RIVER LEVELS. A PORTION OF THE MONARCH CHESTERFIELD LEVEE, WHICH PROTECTS THE CHESTERFIELD VALLEY, HAS BEEN RELOCATED WITHOUT REVISION TO THE FIRM. THE DEVELOPERS WILL APPLY TO FEMA FOR A LETTER OF MAP REVISION TO RECOGNIZE THE CURRENT LOCATION OF THE LEVEE AND REMOVE A SUFFICIENT PORTION OF THE SFHA DESIGNATION SO THAT ALL OF THE PROPOSED STRUCTURES ARE OUT OF THE FLOOD PLAIN. IN ADDITION, FOLLOWING GRADING OF THE SITE, THE DEVELOPERS WILL APPLY TO FEMA FOR A LETTER OF MAP REVISION TO RECOGNIZE THE FILLING OF A PORTION OF THE PROPERTY TO REMOVE THE SFHA DESIGNATION DUE TO INTERIOR PONDING SO THAT ALL OF THE PROPOSED STRUCTURES ARE OUT OF THE FLOOD PLAIN. A LETTER OF MAP REVISION FOR THE LEVEE REALIGNMENT WILL BE REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL OR BUILDING PERMIT FOR ANY STRUCTURES IN THE AFFECTED FLOOD PLAIN AREA.



PREMIUM OUTLETS
SIMON
WOODMONT OUTLETS

the clayton engineering company, inc.
ENGINEERS - SURVEYORS - PLANNERS
105 Eisenhower Parkway
Roseland, NJ 07068
Tel: 908.342.8800
Fax: 908.342.8801
www.claytoneng.com

REVISIONS

NO.	DATE	DESCRIPTION
1	3/20/12	CADD SETUP - CITY COMMENTS
2	3/20/12	ENR ARCHIVE - LARSEN COUNTY WORK
3	3/20/12	CADD MODIFY COMMENTS
4	3/20/12	CADD SETUP - CITY COMMENTS
5	3/20/12	CADD SETUP - CITY COMMENTS

The Woodmont Company
Simon Property Group, Inc.
105 Eisenhower Parkway
Roseland, NJ 07068
Fort Worth, TX 76107

SITE DEVELOPMENT PLAN
ST. LOUIS PREMIUM OUTLETS

Designed by GMS
Drawn by GMS
Checked by GMS
Date 3/27/2012
Project Number 11141
Sheet Number 2 of 4

PROPOSED LOT
9.83 Ac±

NOTE:
SITE LINE PREVENTS
STREET TREES

VEHICULAR
CROSS ACCESS

VEHICULAR
CROSS ACCESS

VEHICULAR
CROSS ACCESS

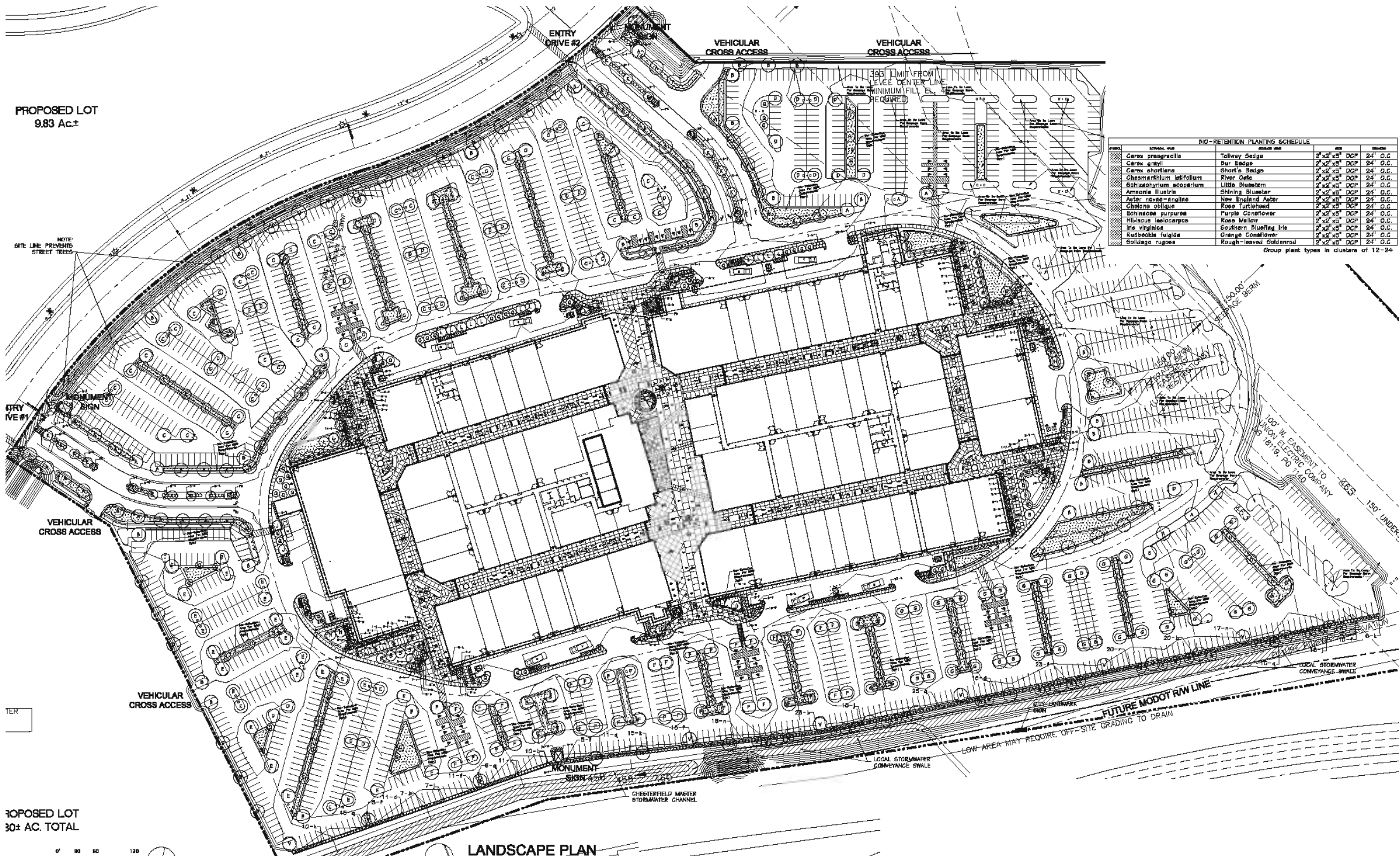
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PROPOSED LOT
30± AC. TOTAL



GENERAL NOTES:

- 1) Open space required: 30% of total site (15.20 acres)
Open Space provided: 15.57 acres
- 2) All street trees will be located at least 3' from proposed curb.
- 3) All street trees will be located at least 10' from all storm sewer structures.
- 4) All turf areas will be seeded.
- 5) An in-ground irrigation system will be provided. Bioretention and naturalized planting areas shall be established and maintained with alternative watering methods.



LANDSCAPE PLAN
SCALE 1" = 80'

PLANT	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY	REMARKS
Carex praeacutis	Tallway Sedge	Carex praeacutis	2' x 3'	24	O.G.
Carex stricta	Bar Sedge	Carex stricta	2' x 3'	24	O.G.
Carex stricta	Short's Sedge	Carex stricta	2' x 3'	24	O.G.
Chaenactis leucostachya	River Cane	Chaenactis leucostachya	2' x 3'	24	O.G.
Chamaecrista nictitans	Little Bluestem	Chamaecrista nictitans	2' x 3'	24	O.G.
Amorpha canescens	Shining Bluestem	Amorpha canescens	2' x 3'	24	O.G.
Aster novae-angliae	New England Aster	Aster novae-angliae	2' x 3'	24	O.G.
Chelone obliqua	Rose Turtlehead	Chelone obliqua	2' x 3'	24	O.G.
Scilla maritima	Purple Coneflower	Scilla maritima	2' x 3'	24	O.G.
Hibiscus laevis	Rose Mallow	Hibiscus laevis	2' x 3'	24	O.G.
Iris virginica	Southern Blueflag Iris	Iris virginica	2' x 3'	24	O.G.
Rudbeckia hirta	Orange Coneflower	Rudbeckia hirta	2' x 3'	24	O.G.
Solidago rugosa	Rough-leaved Goldenrod	Solidago rugosa	2' x 3'	24	O.G.

Group plant types in clusters of 12-24

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS
a	18	Barbarea thunbergii 'Royal Burgundy'	Royal Burgundy Barbary	18-24"	
b	80	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	18-24"	
c	79	Calamagrostis scutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 Gal.	
d	63	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood	2-3'	
e	50	Euonymus alatus 'Compacta'	Dwarf Burning Bush	2-3'	
f	88	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2-3'	
g	40	Spiraea x bumalda 'Anthony Waterer'	A.W. Spiraea	18-24"	
h	85	Sporobolus heterolepis	Prairie Dropseed Grass	3 Gal.	
i	66	Syringa patula 'Miss Kim'	Miss Kim Lilac	18-24"	
k	84	Viburnum x burkwoodii	Burkwood Viburnum	2-3'	
m	22	Hydrangea macrophylla 'Red Sensation'	Forever Red Hydrangea	18-24"	
n	52	Cornus sericea 'Cardinal'	Red Twig Dogwood	2-3'	
o	25	Chaenomeles speciosa 'Texas Scarlet'	Texas Scarlet Quince	18-24"	
q	62	Taxus x media 'Densiformis'	Densiformis Yew	18-24"	
r	100	Rosa x 'Radrazz'	Knockout Rose	18-24"	
e	45	Spiraea japonica 'Lemon Princess'	Lemon Princess Spiraea	18-24"	
t	27	Rhus aromatica 'Grolow'	Gro-Low Sumac	18-24"	
u	26	Rosa virginica 'Sprich'	Little Henry Virginia Sweetapple	2-3'	
v	31	Pennisetum alopecuroides 'Mouduy'	Mouduy Fountain Grass	3 Gal.	
w	13	Festuca glauca 'Elijah's Blue'	Elijah's Blue Fescue	3 Gal.	
x	14	Rhododendron x 'Hot Shot'	Hot Shot Azalea	18-24"	
PE		Perennials	Daylily, Black Eyed Susan, Coreopsis, Hosta, Lilipae	3 qt.	

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	MATURE HEIGHT	GROWTH RATE
A	53	Acer rubrum 'Armstrong'	Armstrong Maple	2.5'	Deciduous	35'-45'	Fast
B	50	Zelkova serrata	Japanese Zelkova	2.5'	Deciduous	45'+	Fast
C	57	Acer x freemanii 'Jefferson'	Autumn Blaze Maple	2.5'	Deciduous	45'+	Fast
D	35	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	2.5'	Deciduous	45'+	Fast
E	30	Prunus serotina 'Columnaris'	Columnar Sargent Cherry	2.5'	Ornamental	30'-40'	Medium
F	40	Oxydendrum arboreum	Bourwood	2.5'	Deciduous	20'-30'	Slow/Med.
G	40	Carpinus betulus	European Hornbeam	2.5'	Deciduous	35'-40'	Slow/Med.
H	44	Carpinus caroliniana	American Hornbeam	2.5'	Ornamental	20'-35'	Medium
J	8	Carole canadensis	Redbud	2.5'	Ornamental	25'-30'	Fast
K	16	Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2.5'	Ornamental	15'-25'	Medium
L	45	Amelanchier arborea	Serviceberry	2.5'	Ornamental	25'-30'	Slow
M	4	Tilia cordata	Littleleaf Linden	2.5'	Deciduous	45'+	Medium
N	10	Quercus coccinea	Scarlet Oak	2.5'	Deciduous	45'+	Medium
P	5	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam	2.5'	Ornamental	35'-40'	Slow/Med.
Q	59	Pinus strobus	Eastern White Pine	8'	Evergreen	35'-40'	Fast
R	67	Platycladus orientalis	Oriental Arborvitae	8'	Evergreen	30'-40'	Slow
S	22	Prunus serrulata 'Kwanzen'	Kwanzen Cherry	2.5'	Ornamental	20'-25'	Medium
T	34	Syringa meyeri 'Palibin'	Dwarf Lilac Tree	2.5'	Ornamental	5'-6'	Medium
U	19	Malus x 'Spring Snow'	Spring Snow Crab	2.5'	Ornamental	20'-30'	Medium
V	20	Quercus bicolor	Swamp White Oak	2.5'	Deciduous	45'+	Medium
W	14	Prunus serotina 'Thundercloud'	Purple Leaf Plum	2.5'	Ornamental	20'-30'	Medium
X	12	Crategeus phenoxylum	Washington Hawthorn	2.5'	Ornamental	20'-30'	Medium

200 Madison Ave
Tulsa, OK 74104
419.242.7465 fax
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www.collaborativeinc.com
info@collaborativeinc.com



ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNERS
DESIGNERS
CONTRACT FURNISHINGS



Plan prepared by:
Annette P. Anderson
Landscape Architect
No. 10000 N. 100th St., Suite 100
Overland Park, KS 66214
913.666.1100

PREMIUM
OUTLETS
SIMON

WOODMONT
OUTLETS

PROJECT TITLE
ST. LOUIS
PREMIUM
OUTLETS
Chesterfield, MO

CLASS	REVISION	DATE
CLASS 01	REVISION	DATE
CLASS 02	REVISION	DATE
CLASS 03	REVISION	DATE

CHECKED JAS
APPROVED BAR

SHEET TITLE
SECTION
LANDSCAPE
PLAN

SHEET NO.
L-1