



VII.C

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

April 23, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **April 28, 2008** will include the following item for your consideration:

RE: AT&T (13415 Olive Boulevard): Amended Site Development Section Plan, Amended Landscape Plan, and Amended Architectural Elevations for 0.57 acre tract of land located in a "C-8" Planned Commercial District north of Olive Boulevard, and east of Woods Mill Road.

Planning Commission:

Heideman & Associates, Inc. on behalf of AT&T have submitted an Amended Site Development Section Plan, Amended Landscape Plan, and Amended Architectural Elevations for your review. The Department of Planning & Public Works has reviewed this petition and submits the following report.

BACKGROUND

On July 13, 1989, St. Louis County approved Ordinance 14,543 a request for a change of zoning from an "R2" Residence District 15,000 sq. ft. and a "C8" Planned Commercial District to form a new "C8" Planned Commercial District for a 1.602 acre tract of land.

On March 21, 1991, St. Louis County approved Ordinance 15,430 a request to amend and repeal sections 1 and 3 of Ordinance 14,543 to increase the side yard setback along the east side of lot 2 from five (5) feet to ten (10) feet.

SUBMITTAL INFORMATION

1. The request is for a 2,534 sq. ft. addition, to an existing public utility building and to extend an existing screening wall on the southwest corner of the existing building.
2. The exterior building materials of both the addition and screen wall will be comprised of split face C.M.U. The roof of the addition is proposed to be a flat membrane.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with City of Chesterfield Ordinances. The Department of Planning & Public Works requests approval of the Amended Site Development Section Plan.

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

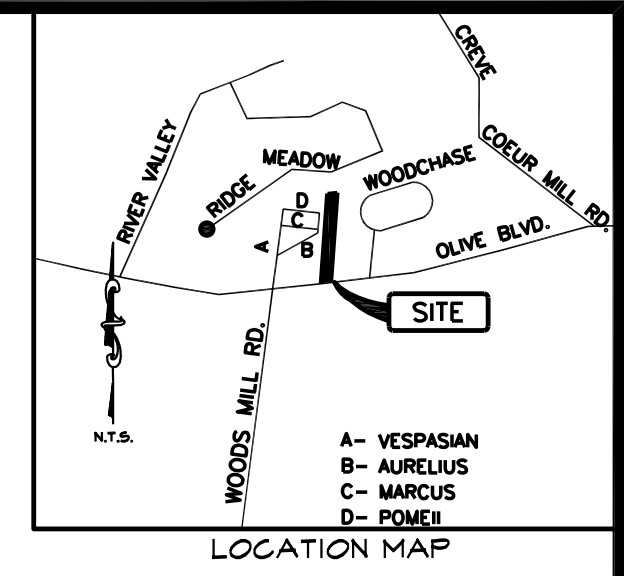
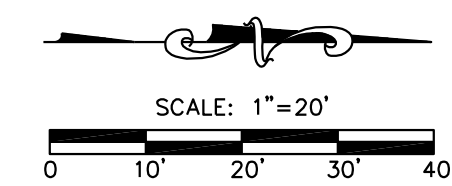
Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

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

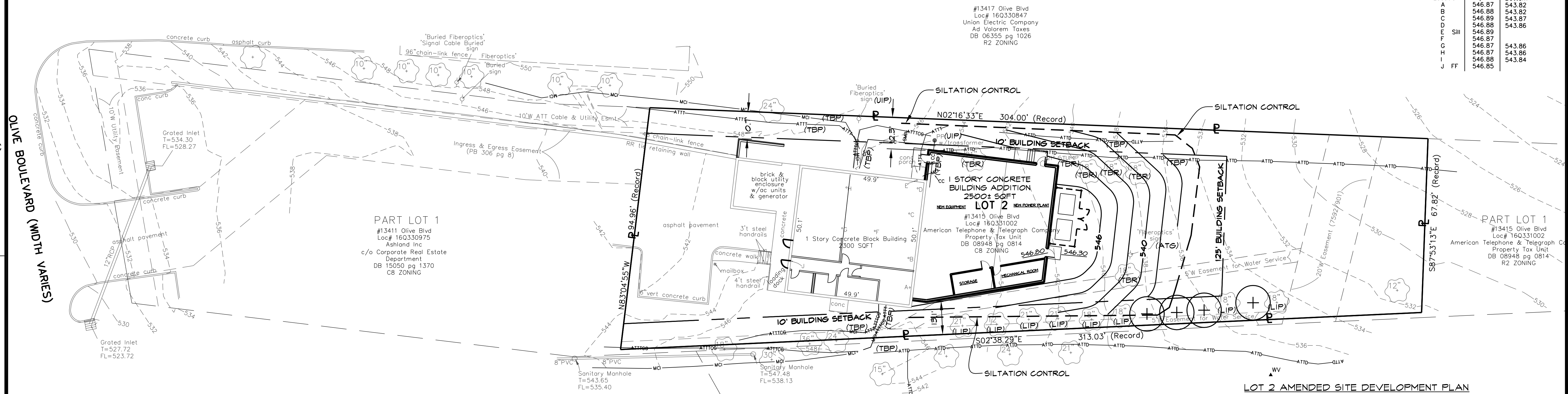
Attachments: Amended Site Development Section Plan
Amended Landscape Plan
Amended Architectural Elevations



St. Louis County Highways & Traffic
 Benchmark No. 8-8, "Standard Table"
 stamped 13 GEU 1974 set in southeast
 abutment of bridge #A-1618-R over Creve
 Coeur Creek along Olive Street Road; west of
 the southwest corner of Creve Coeur Road
 and Olive Street. Elevation - 474.84

NOTE: Underground facilities, structures, and
 utilities have been plotted from best
 available records, therefore the relationship
 between proposed work and existing facilities,
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 approximate, and it is the contractor's
 responsibility to determine their exact
 location and the existence of any not shown.

Location	Top	Bottom
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LOT 2 AMENDED SITE DEVELOPMENT PLAN

APPROVED SITE PLAN (PB 304 PG 48) AMENDED TO INCLUDE A 2500±
 SQFT BUILDING ADDITION AND GRADING.

BUILDING ADDITION AND SCREEN WALL ON NORTH SIDE OF BUILDING TO
 HOUSE NECESSARY TELECOM EQUIPMENT AND MECHANICAL EQUIPMENT AND
 EXPANSION OF SCREEN WALL ON SOUTH SIDE OF BUILDING TO HOUSE
 MECHANICAL EQUIPMENT.

3 EXISTING PARKING SPACES AND LOADING DOCK TO BE USED IN PLACE.

GREEN SPACE CALCULATIONS

TOTAL SITE AREA	- 0.57 AC
EXISTING IMPERVIOUS	- 5572.29 SQFT (0.13 AC)
PROPOSED TOTAL IMPERVIOUS	- 8012.29 SQFT (0.19 AC)
REMAINING GREEN SPACE	- 16893.04 SQFT (0.38 AC) = 66.7%

TOTAL FLOOR SPACE (INCLUDING EXISTING BUILDING)
 4800± SQFT (19.23% SITE COVERAGE)

GENERAL NOTES:

EXISTING BOUNDARY DATA WAS OBTAINED FROM RECORD. HEIDEMAN
 ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF THE
 INFORMATION CONTAINED WITHIN SAID EXISTING BOUNDARY DATA.

TOPOGRAPHIC SURVEY PERFORMED BY HEIDEMAN ASSOCIATED, INC.
 DATED FEBRUARY 13, 2008.

CONTRACTOR SHALL VERIFY EXISTING UTILITIES.

BUILDING ADDITION CONTAINS NO ADDITIONAL LAVATORY FACILITIES.

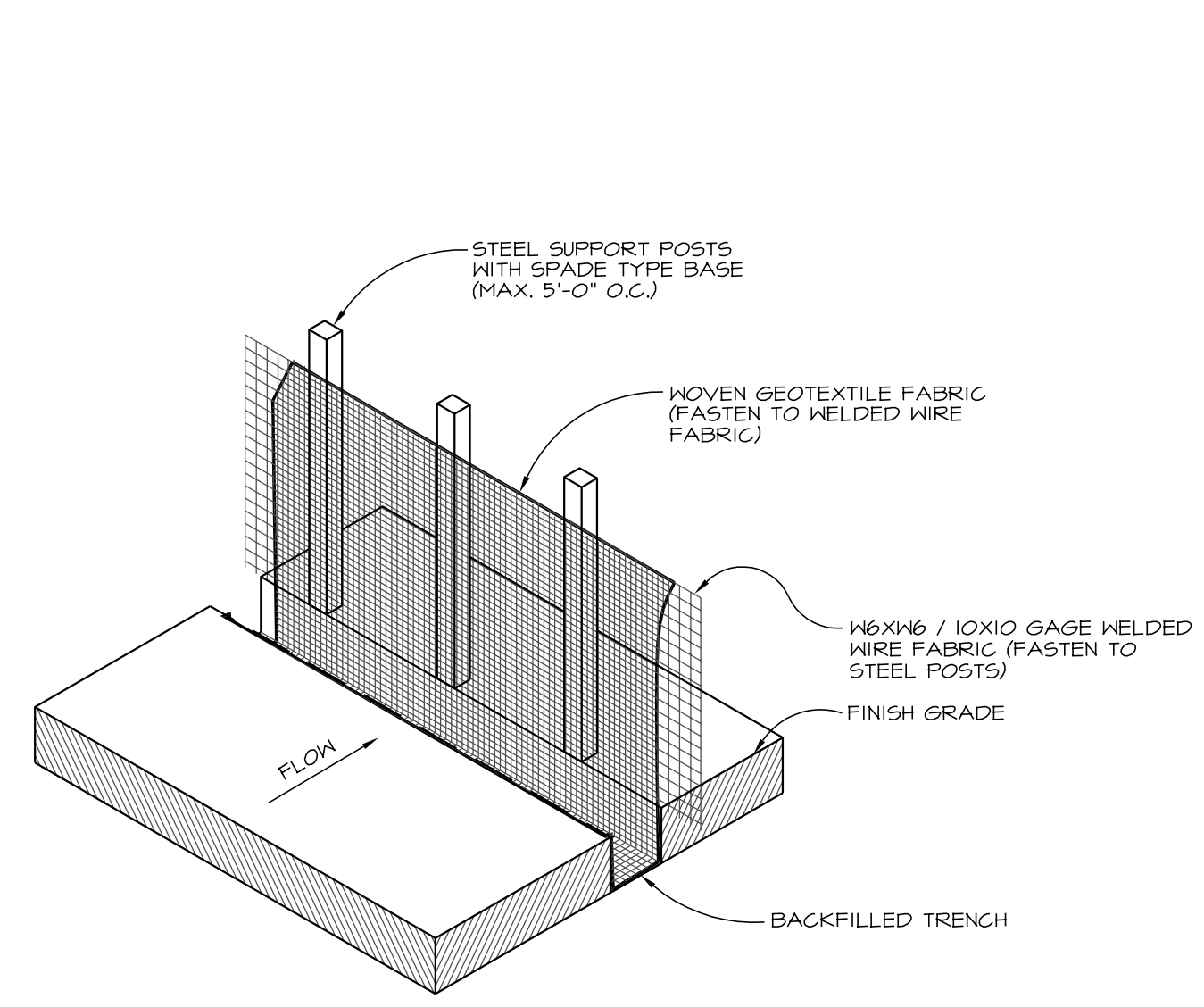
PREPARED FOR:
 AT&T
 1010 PINE
 21ST FLOOR
 ST. LOUIS, MISSOURI 63101

PREPARED BY:
 HEIDEMAN ASSOCIATES, INC.
 13545 BARRETT PARKWAY DR
 SUITE 200
 ST. LOUIS, MISSOURI 63021

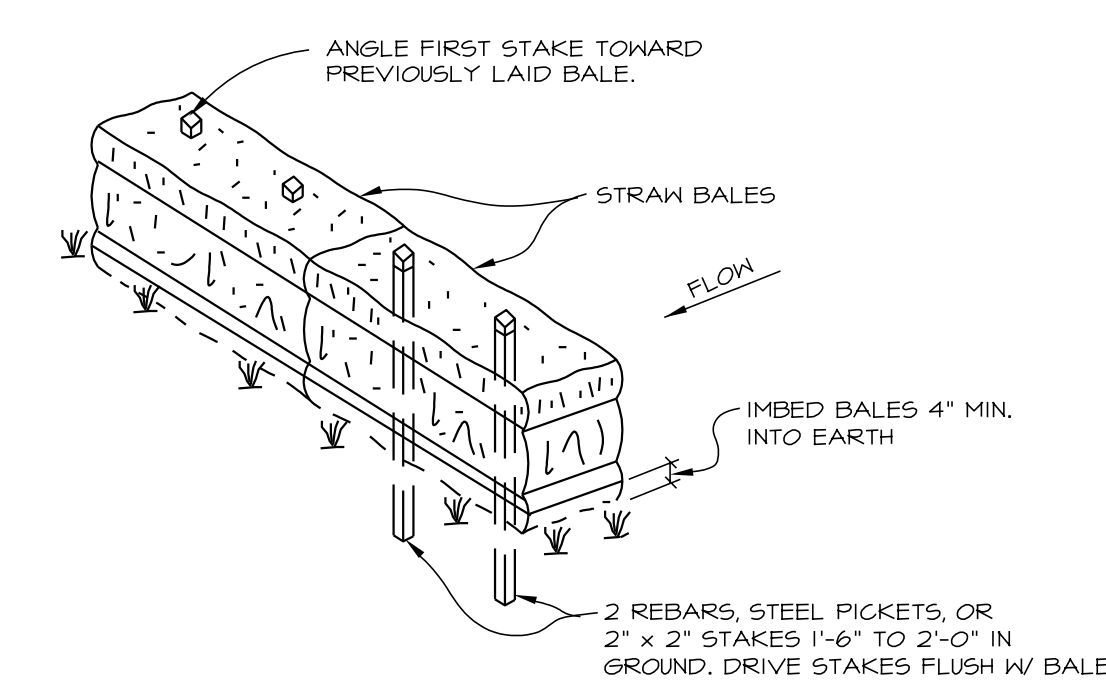
LEGEND		LEGEND	
EXISTING CONDITIONS		NEW IMPROVEMENTS	
CONTOUR	---ELEV---	CONTOUR	---ELEV---
SEWER	—●—	TO BE REMOVED	T.B.R.
GRATE INLET	■	TO BE PROTECTED	T.B.P.
AREA INLET	□	ADJUST TO GRADE	A.T.G.
ELECTRIC	—E—	USE IN PLACE	U.I.P.
BUSH	○	LEAVE IN PLACE	L.I.P.
TREE	⊕	NEW TREE	⊕

A TRACT OF LAND IN U.S. SURVEY 367, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
 ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF PROPERTY NOW OR FORMERLY CONVEYED TO WOODCHASE
 PLAZA ASSOCIATES BY DEED RECORDED IN BOOK 8211701 ST. LOUIS COUNTY RECORDS; SAID POINT ALSO
 BEING ON THE NORTHERN LINE OF OLIVE BOULEVARD, AS WIDENED BY DEED RECORDED IN BOOK 6852 PAGE
 1896 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT ALSO BEING ON A CURVE TO THE RIGHT; THENCE IN A
 WESTERLY DIRECTION ALONG THE SAID NORTHERLY LINE ON OLIVE BOULEVARD THE FOLLOWING COURSES AND
 DISTANCES: THENCE ALONG SAID CURVE TO THE RIGHT, WHICH HAS A RADIUS OF 21.88 FEET TO THE POINT OF
 TANGENCY, THENCE SOUTH 81 DEGREES 18 MINUTES 00 SECONDS WEST 72.17 FEET TO THE SOUTHWESTERLY
 CORNER OF PROPERTY NOW OR FORMERLY CONVEYED THE UNION ELECTRIC COMPANY BY DEED RECORDED IN
 BOOK 6955 PAGE 1026 OF THE ST. LOUIS COUNTY RECORDS; THENCE DEPARTING SAID NORTHERLY LINE OF
 OLIVE ALONG THE EASTERLY LINE OF SAID UNION ELECTRIC PROPERTY THE FOLLOWING COURSES AND
 DISTANCES: THENCE NORTH 07 DEGREES 31 MINUTES 00 SECONDS EAST 173.95 FEET, THENCE NORTH 02
 DEGREES 51 MINUTES 39 SECONDS EAST (N02 DEGREES 52 MINUTES EAST DEED) 350.00 FEET TO A POINT,
 THENCE DEPARTING LAST SAID EASTERLY LINE SOUTH 81 DEGREES 08 MINUTES 21 SECONDS EAST 69.72 FEET
 TO A POINT ON THE WESTERLY LINE OF WOODCHASE, A SUBDIVISION RECORDED IN BOOK 221 PAGE 41 OF THE
 ST. LOUIS COUNTY RECORDS; THENCE SOUTH 02 DEGREES 02 MINUTES 00 SECONDS EAST ALONG THE WESTERLY
 LINE OF THE ABOVE SAID WOODCHASE PLAZA ASSOCIATES PROPERTY 331.16 FEET; THENCE SOUTH 07 DEGREES
 31 MINUTES 00 SECONDS WEST ALONG SAID WESTERLY LINE OF WOODCHASE PLAZA ASSOCIATES PROPERTY
 173.81 FEET TO A POINT OF BEGINNING AND CONTAINING 45,344 SQUARE FEET OF 1.041 ACRES MORE OR LESS.

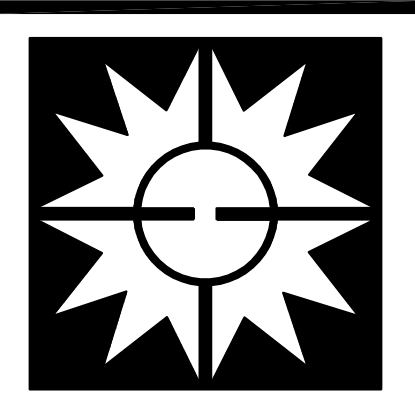


SILT FENCE DETAIL
 N.T.S.



- BALES SHALL BE AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN
 A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND
 PLACED SO THE ENDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES
 OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE
 SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE
 TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH
 WITH THE TOP OF BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR/REPLACEMENT SHALL BE
 MADE PROMPTLY IF NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS
 SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

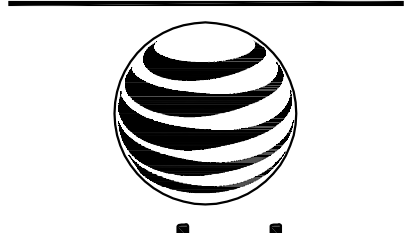
SILTATION CONTROL DEVICE
 N.T.S.



MWH ALLIANCE
 A Joint Venture LLC
 Architects
 Wedemeyer Cernik Corrubia, Inc.
 2731 Hickory Street
 St. Louis, MO 63104
 Phone: (314) 773-1110
 Fax: (314) 773-1344
 E-Mail: wccorrb.com
 WWW.WCCORRB.COM

PROJECT NUMBER
 08002

HEIDEMAN ASSOCIATES, INC.
 13545 Barrett Parkway Drive
 Suite 200
 St. Louis, Missouri 63021
 p 314.822.2217
 f 314.822.7858
 www.zakcompanies.com



1010 PINE, 21ST FLOOR
 ST. LOUIS, MISSOURI 63101

REVISIONS

DATE	BY	DESCRIPTION

SEAL

CREVE COEUR LEGACY T OFFICE BUILDING

13415 OLIVE BLVD.
 CHESTERFIELD, MO 63017

LOCATION CODE
 MOA070

PROJECT TITLE
 NEW BUILDING
 ADDITION

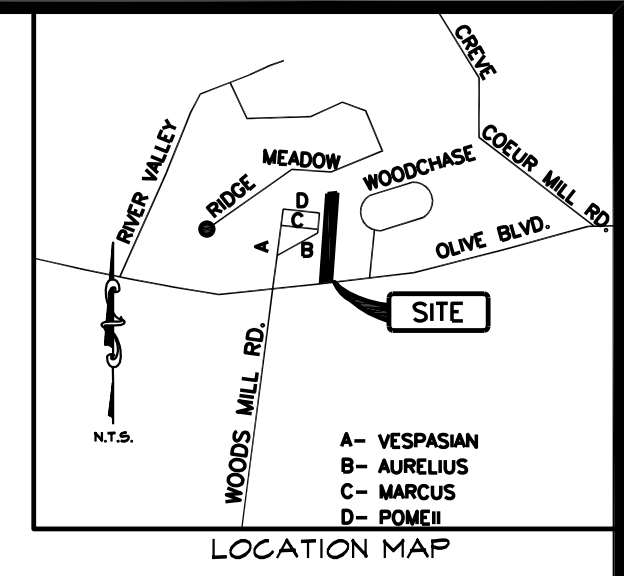
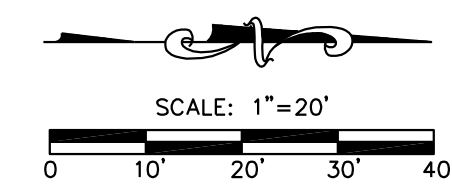
AUTHORIZATION CODE
 N/A

ENGAGEMENT NUMBER
 N/A

SHEET TITLE
 AMENDED SITE
 DEVELOPMENT
 PLAN

DATE
 APRIL 8, 2008

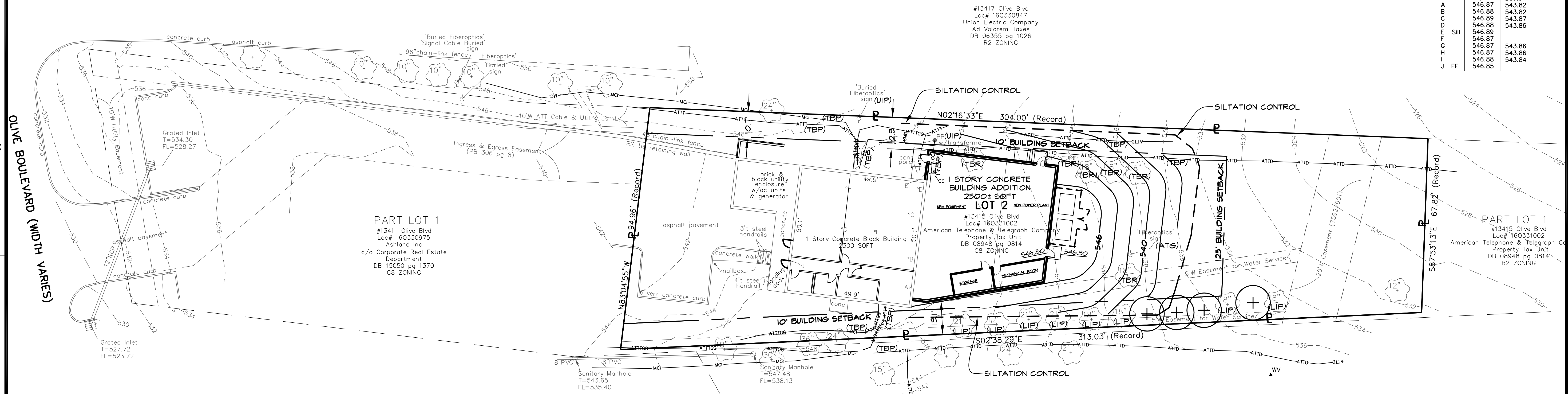
SHEET NUMBER
 C1



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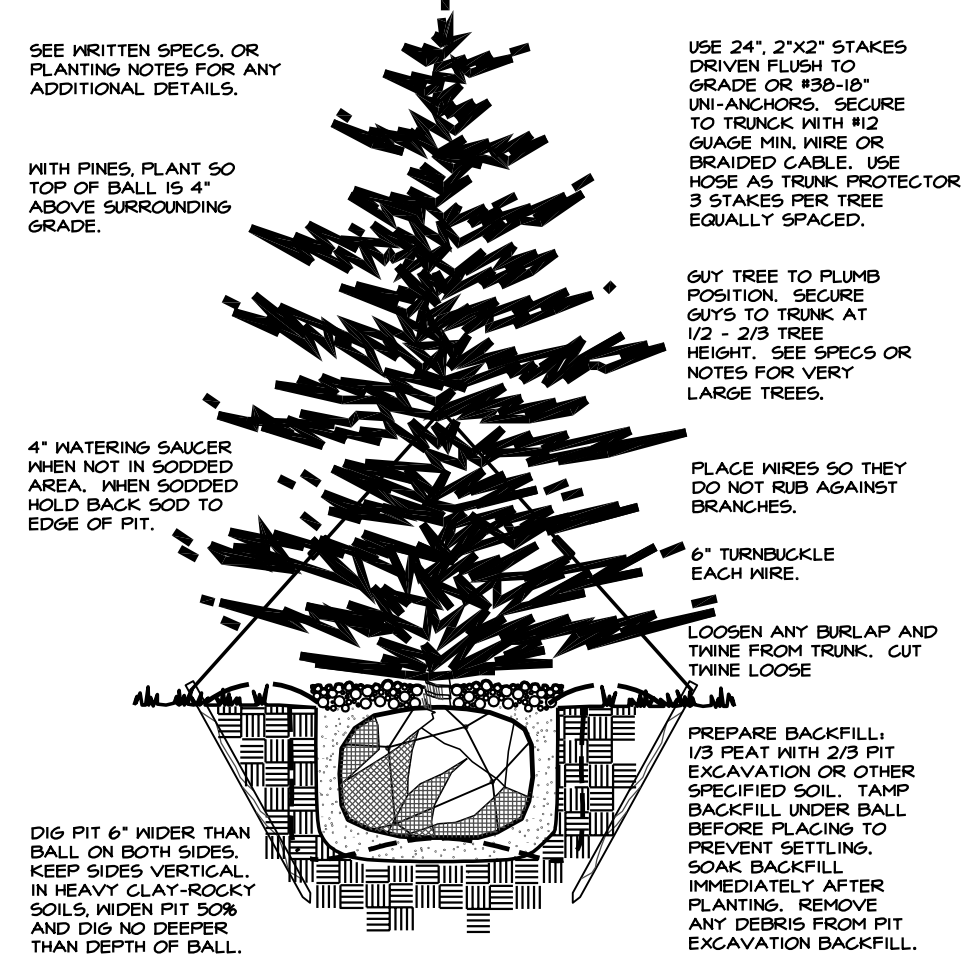
PART LOT 1
 #13411 Olive Blvd
 Loc# 160330975
 Ashland Inc
 c/o Corporate Real Estate
 Department
 DB 15050 pg 1370
 CB ZONING

#13417 Olive Blvd
 Loc# 160330847
 Union Electric Company
 Ad Valorem Taxes
 DB 06355 pg 1026
 R2 ZONING

PART LOT 1
 #13415 Olive Blvd
 Loc# 160331002
 American Telephone & Telegraph Co
 Property Tax Unit
 DB 08948 pg 0814
 R2 ZONING

#13339 Olive Blvd
 Loc# 160340820
 Woodchase Plaza LLC
 DB 16975 pg 1621
 CB ZONING

#1100 Woodchase Lane
 Loc# 160340293
 Woodchase Village LLC
 DB 17565 pg 0325
 R6 ZONING



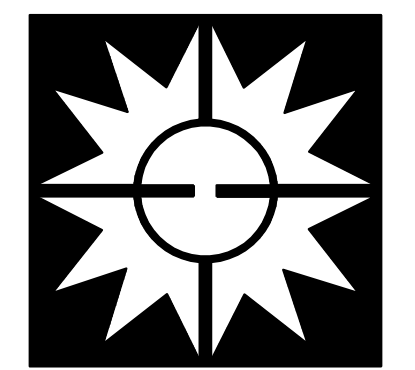
EVERGREEN TREE PLANTING
 NOT TO SCALE

PLANT SCHEDULE

KEY	QUANT.	BOT. NAME	COMMON NAME	SIZE
(+)	4	PINUS STROBUS	EASTERN WHITE PINE	10' HT

PREPARED FOR:
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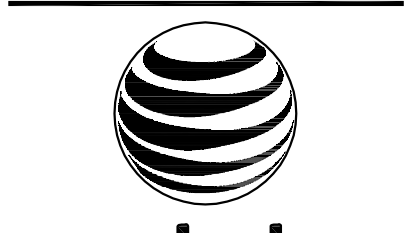
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AUTHORIZATION CODE
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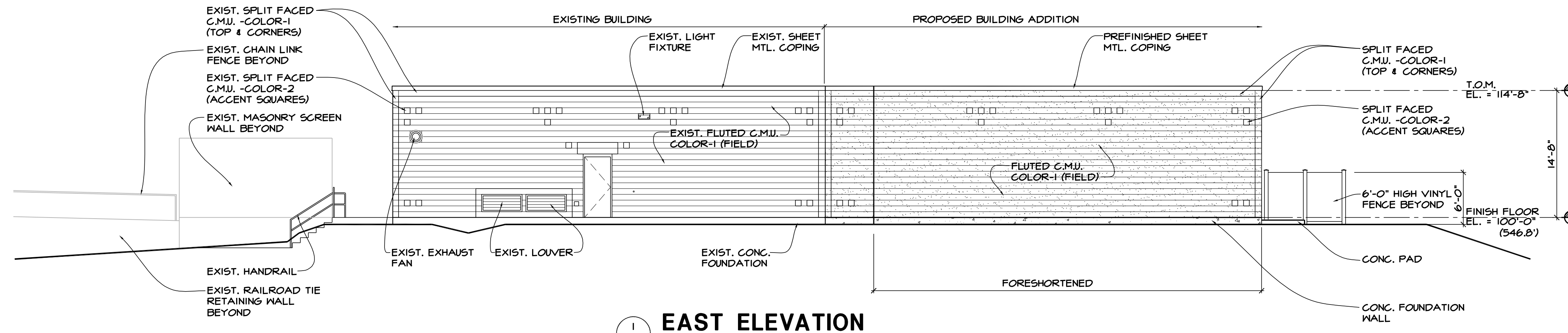
ENGAGEMENT NUMBER
 N/A

SHEET TITLE
**LANDSCAPE
 PLAN**

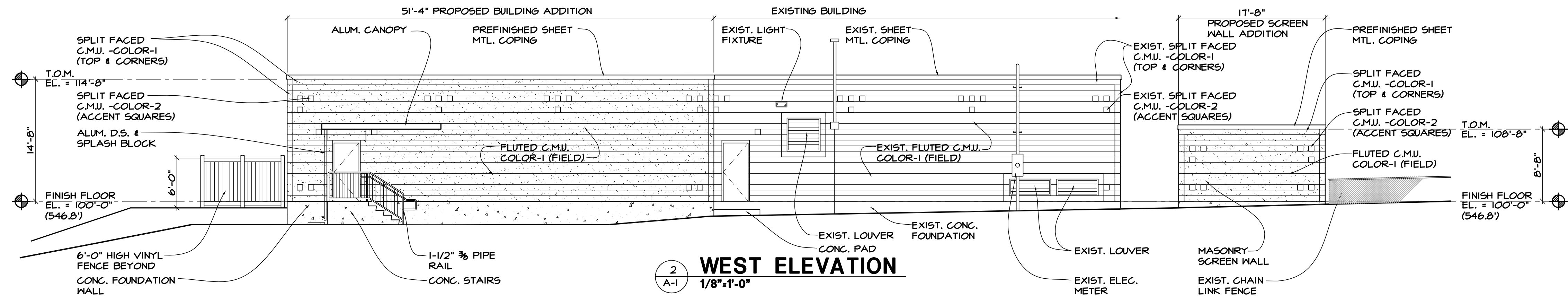
DATE
APRIL 8, 2008

SHEET NUMBER
L1

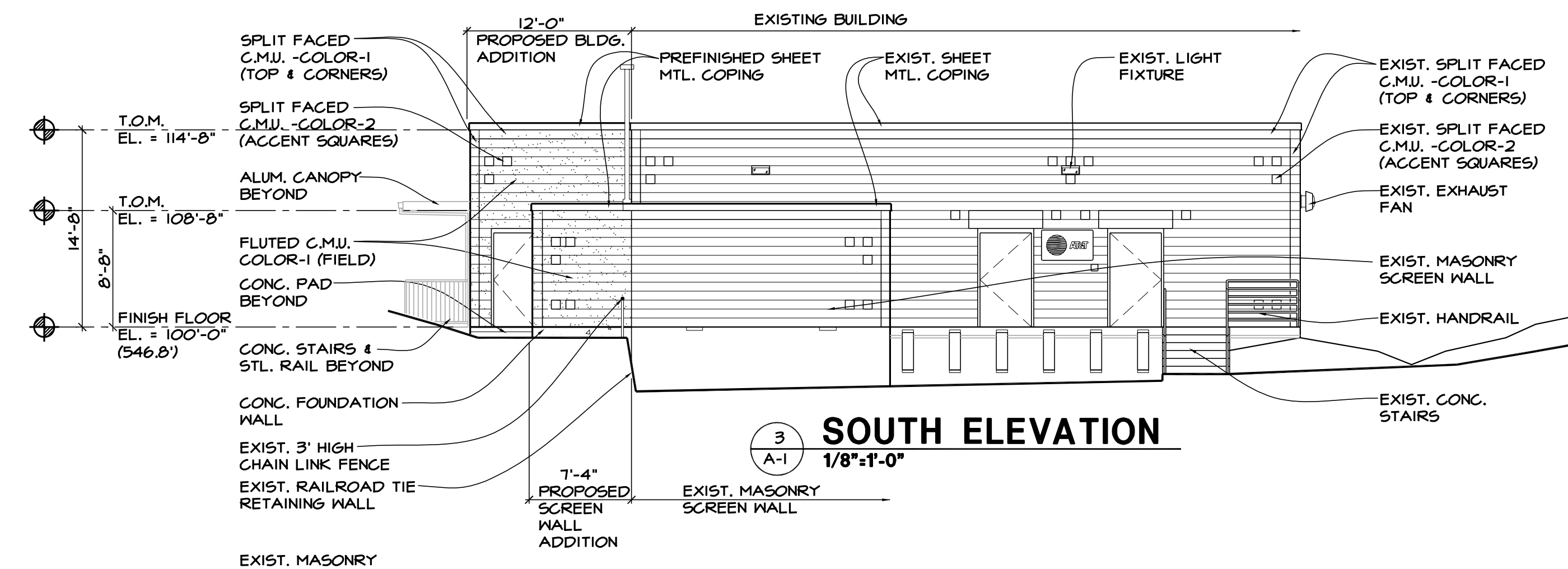
HAI# 08002



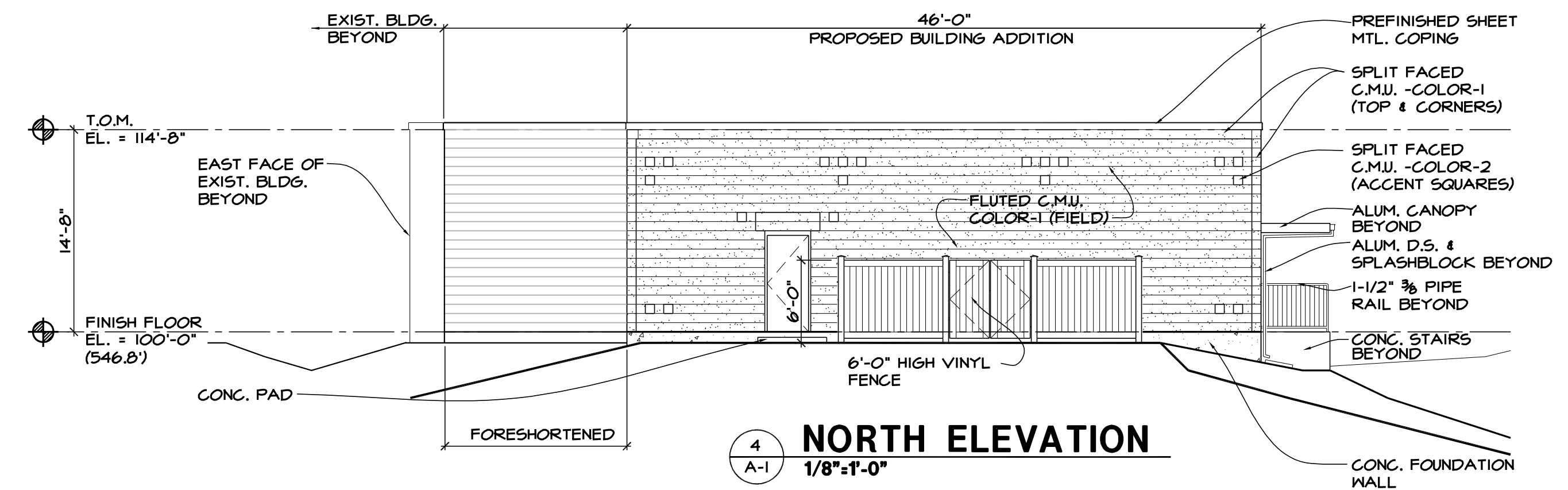
1 EAST ELEVATION
A-1 1/8"=1'-0"



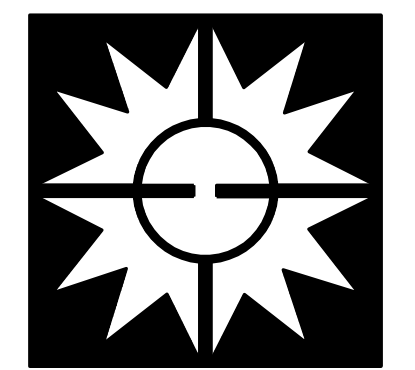
2 WEST ELEVATION
A-1 1/8"=1'-0"



3 SOUTH ELEVATION
A-1 1/8"=1'-0"



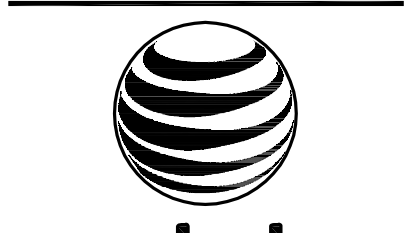
4 NORTH ELEVATION
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PROJECT NUMBER
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Consulting Engineer
HEIDEMAN ASSOCIATES, INC.
A ZAK Company
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www.zakcompanies.com



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ST. LOUIS, MISSOURI 63101

REVISIONS
DATE BY DESCRIPTION

SEAL

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LEGACY T
OFFICE
BUILDING**

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CHESTERFIELD, MO 63017

LOCATION CODE
MOA070

PROJECT TITLE
**NEW BUILDING
ADDITION**

AUTHORIZATION CODE
6533659

ENGAGEMENT NUMBER
C20892

SHEET TITLE
**ELEVATIONS -
PLANNING REVIEW**

DATE
APRIL 8 2008

SHEET NUMBER

A-1