



VII. C.

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

Planning Commission Staff Report

Project Type: Site Development Section Plan

Meeting Date: May 8, 2017

From: Cassie Harashe, AICP
Project Planner

Location: West side of Boone’s Crossing on the north side of North Outer 40 Road

Applicant: Stock & Associates Consulting Engineers, Inc. on behalf of MCB Design, LLC.

Description: **Larry Enterprises – Lynch Hummer, Parcel 1 (McBride Design Center):** Site Development Section Plan, Lighting Plan, Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for a 3.1 acre lot of land zoned “PI” Planned Industrial District located on the west side of Boone’s Crossing on the north side of North Outer 40 Road.

PROPOSAL SUMMARY

Stock & Associates Consulting Engineers, Inc. on behalf of MCB Design, LLC., has submitted a Site Development Section Plan, Lighting Plan, Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for a proposed showroom building. It should be noted the Amended Site Development Concept Plan shows this as Phase I for this lot with a future office addition.

The request is for a 10,018 square foot showroom and design center building located on North Outer 40 Road, west of the Scott Retail Building. The subject site is zoned “PI” Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2055. The exterior building materials will be comprised of concrete tilt walls, brick and masonry veneer, glass and aluminum awnings.

HISTORY OF SUBJECT SITE

On October 3, 2001, the City of Chesterfield approved Ordinance 1790 which rezoned the property from “NU” Non-Urban District and “FPNU” Non-Urban Flood Plain District to “PI” Planned Industrial District.

Ordinance 1790 was repealed on January 21, 2004, when the City of Chesterfield approved Ordinance 2055 to allow for outdoor storage and a change to building setbacks.

On May 24, 2004, a Site Development Concept Plan for the development and Site Development Section Plan for Lot B were approved. The approved Site Development Concept Plan included four buildings located within the development. Amendments to the Concept Plan were approved in May 2007 and April 2014. The amendments generally modified lot configuration and building footprint. A 3rd amendment regarding lot sizes and building footprints will be presented May 8, 2017. Of the four planned buildings, the two easternmost have been constructed. The proposal for the McBride Design Center is in compliance with the Amended Concept Plan and is consistent with the development layout as well as the site density (10,018 square feet on Concept Plan, 10,018 square feet proposed for Phase I) and design (e.g. cross access).

LAND USE AND ZONING OF SURROUNDING PROPERTIES:

Direction	Zoning	Land Use
North	“FPNU” Flood Plain Non-Urban District	Chesterfield Monarch Levee Trail
South	“C-8” Planned Commercial District	Several Retail buildings south of Highway 40/Interstate 64
East	“PI” Planned Industrial District	Retail Stores in the Larry Enterprises-Lynch Hummer Development
West	“PI” Planned Industrial District	Commercial Development, Beyond Self Storage, under construction



Figure 1. Subject Site

STAFF ANALYSIS

Zoning Regulations

The subject site is zoned "PI" Planned Industrial District. The submittal was reviewed against the requirements of Ordinance 2055, the Lighting Ordinance, the Architectural Review Requirements and all other applicable sections of the City Code.

Traffic Access and Circulation

This site will have a single access point near the western property line from North Outer 40 Road. This entrance will serve the future building of this development to the west. A cross-access easement located along the southern perimeter of the site will allow for access between the existing buildings and any future development on Lot A. This cross-access easement also limits unnecessary curb cuts, and is consistent with access shown on the concept plan.

Green Space

City of Chesterfield Ordinance Number 2055 requires a minimum of 31% green space for the development. Since this is a phased development, Phase I will have a significantly higher greenspace percentage than the final development. The Site Development Section Plan shows 75.32% greenspace. The site, at final development, will have 31.0% green space. Green space is generally concentrated along the levee trail at the northern boundary of the site.

Landscaping

City of Chesterfield Ordinance 2055 specifically discusses and addresses the underseepage berm presence which impacts the ability of including landscaping in certain areas. Ordinance 2055 states the following:

"Since landscaping is not permitted in the underseepage berm area, landscape provisions for said area, including but not exclusive to landscaped parking islands and perimeter landscape requirements, will not be required to adhere to the Landscaping Guidelines adopted by the Planning Commission. In this event, landscaping plans shall be approved by the Planning Commission during the appropriate site development plan (Concept or Section) review. The landscaping plans will include additional landscaping provisions in the front portion of the building area which will buffer the lack of landscaping in the rear of the property. The landscaping plans will include additional landscaping that will not only be comprised of additional plantings but will also include landscape features which may include but not be limited to water features, brick planters and outdoor artwork."

In order to satisfy this requirement, the applicant has proposed extra trees in addition to the minimum required amount located along the southern property line. There are additional trees located along the eastern property line and behind the proposed Phase II building, which keep the first row of parking in the underseepage berm in compliance with the landscaping requirements of the UDC.

Overall, the site will contain thirty-eight (38) trees, including deciduous, evergreen, and ornamental varieties. Other landscape beds will contain a mix of shrubs and perennial plantings.

Parking and Outdoor Storage Areas

Parking for the site is provided to the south of the building and on the west side of the lot. The number of parking spaces provided meets the requirements of the Off-Street Parking, Stacking, and Loading Regulations section of the City of Chesterfield Unified Development Code. The proposed building does not include the parking spaces along the southern edge of the cross access drive, thus reducing the visual impact of the immediate parking of vehicles for the use. Parking for Phase II will be located along the western side of the building and to the north on the underseepage berm.

Architectural Elevations

The project was reviewed by the Architectural Review Board on April 13, 2017. The Board made a motion to forward the project to the Planning Commission with a recommendation for approval with the following recommendation:

1. Consider clarifying/revising the trash enclosure proposed for Phase I of the development that is situated along the northern paving limits. Utilize landscaping to screen and soften the dumpster enclosure.

The motion passed by a voice vote of 3-0. The applicant complied fully with the Architectural Review Board's recommendation by relocating the dumpster to the location shown on the Site Development Section Plan and added shrubs along the exterior.

Lighting

The proposed Lighting Plan for the McBride Design Center includes poles and wall mounted parking lot fixtures. All proposed fixtures for the site are shown in black. Parcel 1 fully complies with the Lighting Section of the Unified Development Code.

COMPREHENSIVE PLAN ANALYSIS

The analysis for how this development meets the City's Comprehensive Plan is discussed in the Amended Site Development Concept Plan, also before the Planning Commission.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Lighting Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design and has found the application to be in conformance with Ordinance 2055 and the UDC. Staff recommends approval of the Site Development Section Plan, Lighting Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for Larry Enterprises – Lynch Hummer, Parcel 1 (McBride Design Center).

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, Lighting Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for Larry Enterprises – Lynch Hummer, Parcel 1 (McBride Design Center)."
- 2) "I move to approve the Site Development Section Plan, Lighting Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for Larry Enterprises – Lynch Hummer, Parcel 1 (McBride Design Center), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Justin Wyse, Director of Planning and Development Services

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



March 15, 2017

Jessica Henry, AICP
Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

ACI BOLAND ARCHITECTS
17107 Chesterfield Airport Road, Suite 110
Chesterfield, Missouri 63005
T.314.991.9993

Re: McBride & Son Homes Design Center - Chesterfield, Missouri
ACI Boland Architects Project No. 217501

Dear Ms. Henry:

We are pleased to submit the following project to The City of Chesterfield Architectural Review Board for their consideration. We have included in this Statement of Design listed below regarding how we plan to address each of the pertinent design standards as part of the design submittal requirements.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

The building is situated on North Outer Forty Road west of Boone's Crossing. The building entrance will face North Outer Forty Road to the south. The entrance to this development will utilize the single curb-cut entrance on North Outer Forty Road. We are also planning to utilize the previously established cross-access agreement with the property to the east to allow the flow of traffic between developments.

Circulation System and Access

The building is situated in the middle of the site with drive access on three of the four sides to allow for free circulation and no "dead-end" drive lanes. The visitor parking is located on the south side of the site. The accessible parking spaces are located on the west side of the building allowing easy and safe access without needing to cross any drive lanes. The employee and other remaining parking is located along the west and south side of the building.

Topography

The existing site is relatively flat and vacant. A portion of the Monarch Levee is located at the northern end of the buildable site. The site has no substantial vegetation worth retaining currently.

Retaining Walls

We are currently not proposing the use or need of any site retaining walls in this project at this time.

March 15, 2017
Jessica Henry
City of Chesterfield
ACI Boland Architects Proposal No. 217501
Page 2

General Requirements for Building Design

Scale

This single story building is designed to complement the existing buildings to the east. Since this building is to be smaller in size the scale and proportions have also been reduced to fit better with the adjacent development.

Design

This building will be a single story residential design center development with brick veneer, masonry stone veneer elements and glass and aluminum windows. All four faces of the building will be coordinated in regards to the material and detailing.

Materials and Colors

The exterior design will be painted concrete tilt panels along with brick and stone veneer façade accents. The stone and brick will continue around the west and east sides of the building. We are also planning to use a prefinished metal canopy at the main entrance and the exterior sunshades above the windows on the three main elevations. The window openings will be insulated tinted glass in prefinished aluminum storefront.

Please refer to the exterior rendering and the larger material samples to be submitted at the Architectural Review board meeting.

Landscape Design and Screening

The site has been carefully landscaped with trees and other scrubs/plantings to compliment the scale and reduce the impact of the parking area and building to North Outer Forty Road. We have also considered the existing site to the east in our selections of plant material to create a consistent look of the other developments. The building will also include a landscaped area near the front doors to create an inviting plaza area for the patrons. We have also landscaped the Metropolitan Sewer District's required water quality sand bed filter on the south-side of the site to compliment the entire development and pleasing to the passing vehicular traffic. Unfortunately, the north side of our site is located inside the Monarch Levee under-seepage berm easement so we are unable to plant any landscaping within this area.

Please refer to the submitted Landscape Plan for more information.

The building's trash container will be screened from vision by the use of an integral enclosure to the building. The enclosure will be constructed to give the feel of a unified consistent appearance through the use of matching materials. The enclosure will have composite wood sight-proof swing gates that will face to the west, away from all of the major pedestrian and vehicle traffic to the south.

March 15, 2017
Jessica Henry
City of Chesterfield
ACI Boland Architects Proposal No. 217501
Page 3

Signage

We understand that signage review is not part of this process and is will be reviewed at a later date once the owner has selected signage for their building. Any signage submitted at that time will be designed to meet the City of Chesterfield Code.

Lighting

The site lighting has been carefully designed. See the submitted lighting plan and the referenced fixture cut-sheets for your reference.

Once again, we are please to be continuing our relationship with the City of Chesterfield through the development of your wonderful city. If should need any additional information or have questions, please feel free to call me.

Respectfully Submitted,

ACI Boland Architects



Kristopher T. Mehtens
Architect | LEED AP

Attachments:

City of Chesterfield – Architectural Review Board Project Statistics and Checklist



SOUTHWEST PERSPECTIVE VIEW



217501 - 03.15.2017

KEYSTONE
QUALITY DESIGN/BUILD CONSTRUCTION

MCBRIDE
& SON
HOMES
Chesterfield, Missouri

17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005
314.991.9993
aciboland.com





SOUTHEAST PERSPECTIVE VIEW



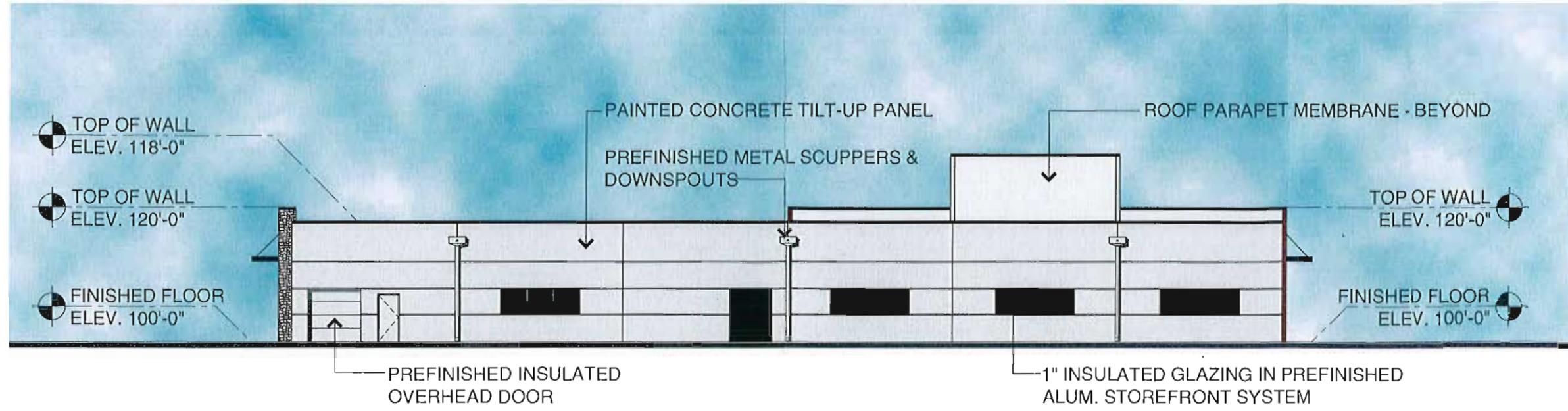
217501 - 03.15.2017

KEYSTONE
QUALITY DESIGN/BUILD CONSTRUCTION

MCBRIDE
& SON **HOMES**
Chesterfield, Missouri

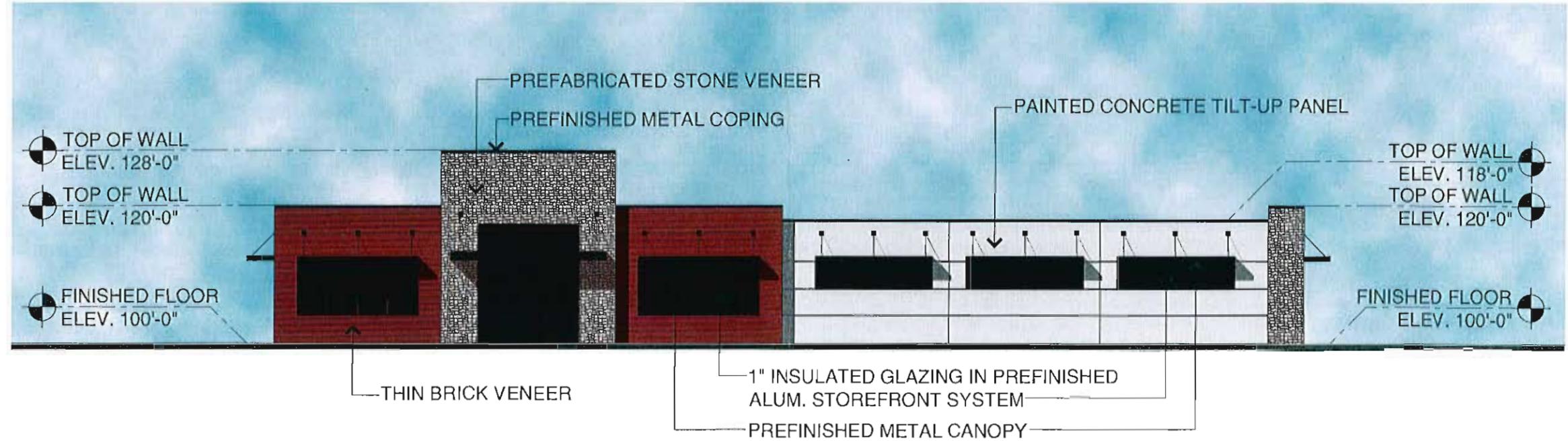
17107 Chesterfield Airport Road | Suite 110
Chesterfield, Missouri 63005
314.991.9993
aciboland.com





NORTH EXTERIOR ELEVATION

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

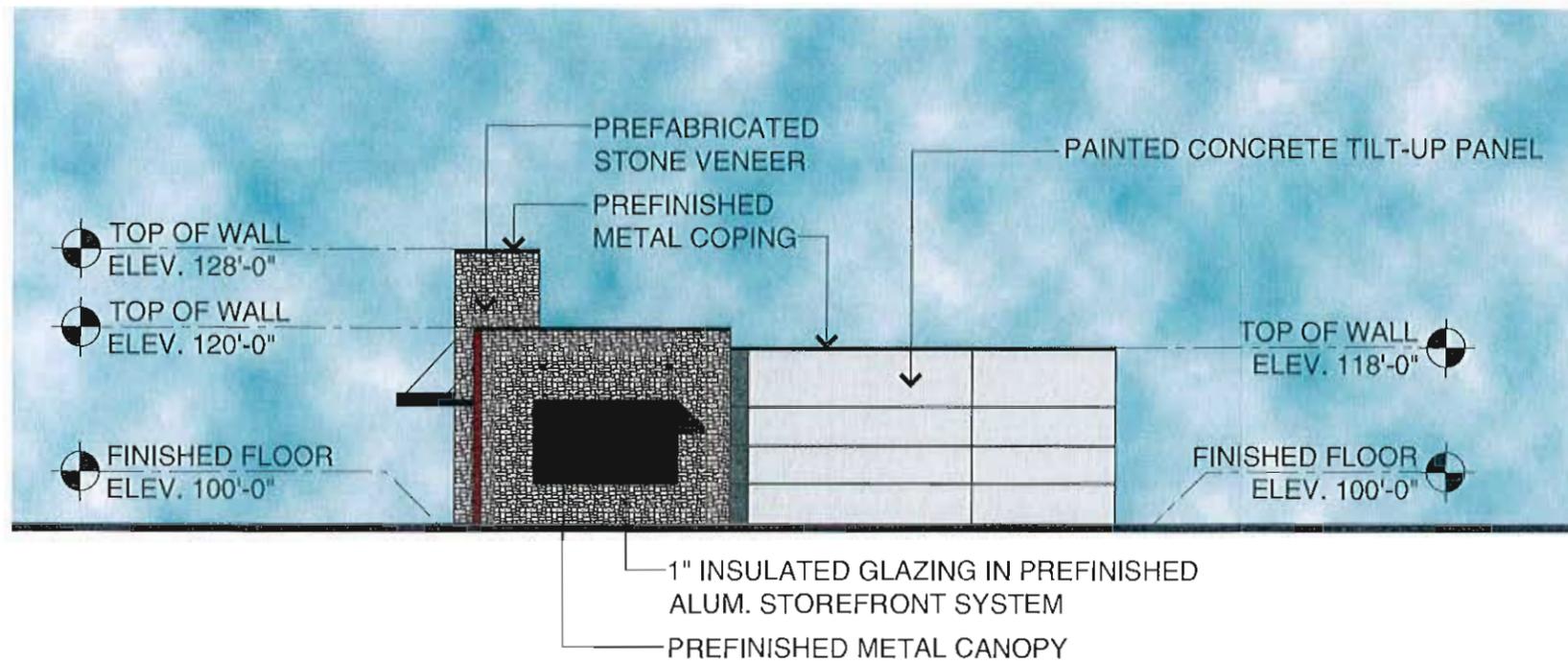


SOUTH EXTERIOR ELEVATION

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

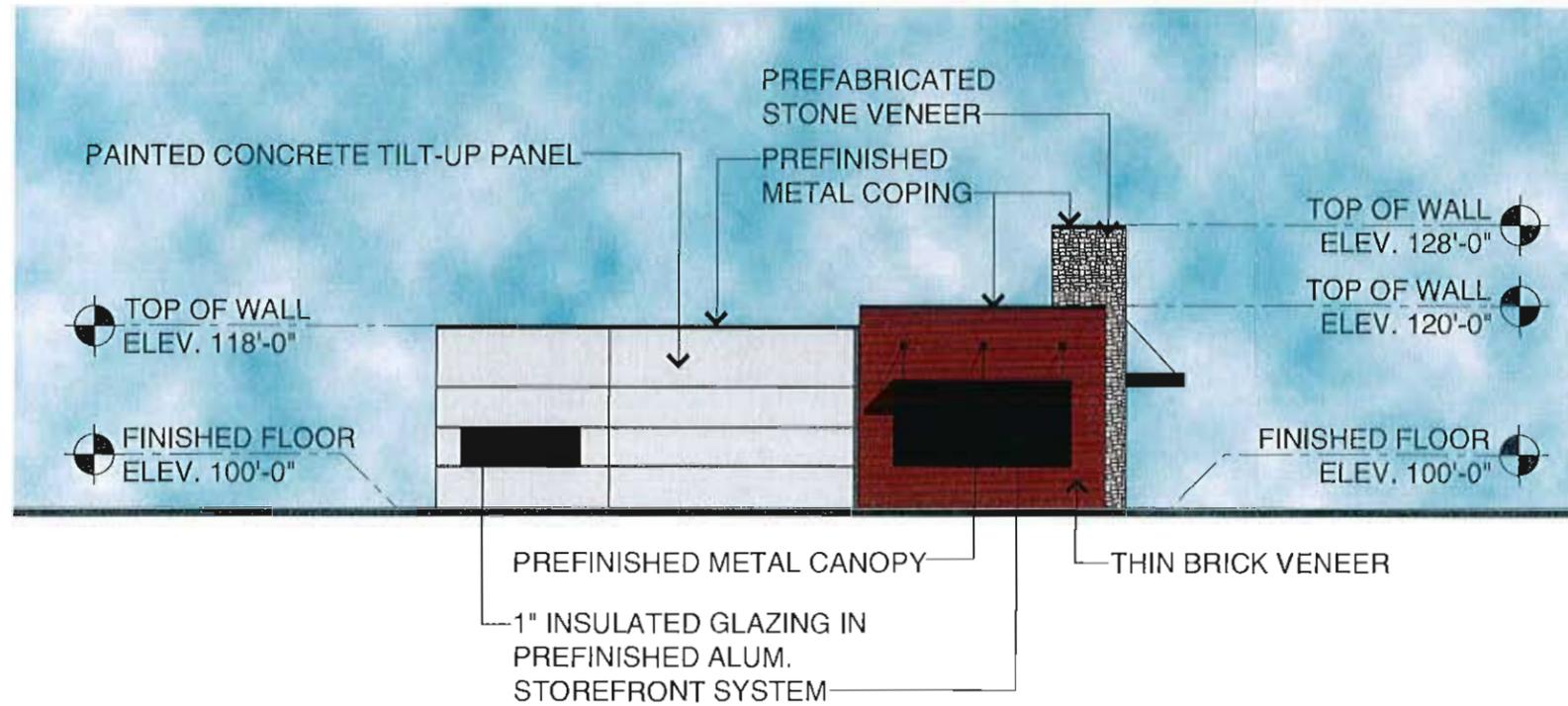


217501 - 03.15.2017



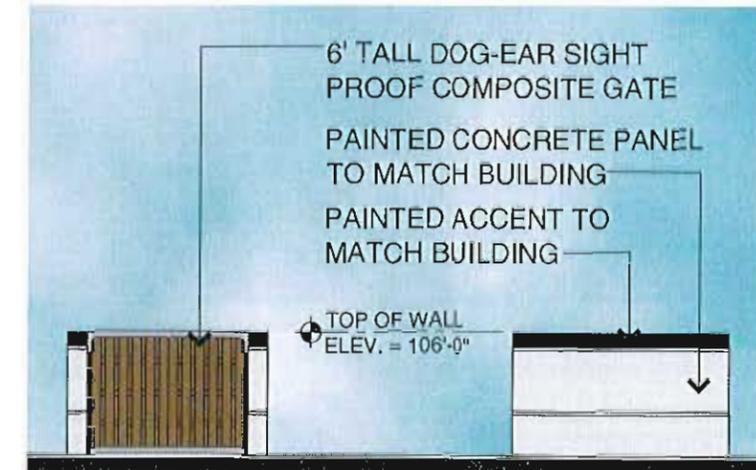
EAST EXTERIOR ELEVATION

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



WEST EXTERIOR ELEVATION

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

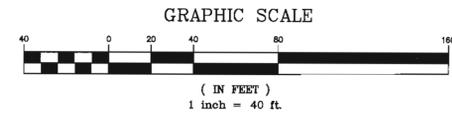


TRASH ENCLOSURE

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



217501 - 03.15.2017



SHEET INDEX

- SDSP-1 - SITE DEVELOPMENT SECTION PLAN
- SDSP-2 - PHOTOMETRIC PLAN
- L-1 - LANDSCAPE PLAN
- A01-A02 - ARCHITECTURE ELEVATIONS

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
2. NO GRADE SHALL EXCEED 3:1 SLOPE.
3. GRADING AND STORM WATER PER M.S.D., THE CITY OF CHESTERFIELD, MISSOURI, AND THE MONARCH LEVEE DISTRICT.
4. STORM WATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS.
5. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
6. WATER QUALITY FOR THE SITE WILL BE PROVIDED THROUGH A BIOTRENTMENT.
7. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

COUNTY NOTES:

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
6. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
7. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
8. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
9. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, SHALL BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

ABBREVIATIONS

- ATG - ADJUST TO GRADE
- B.C. - BACK OF CURB
- C.O. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- ELEV. - ELEVATION
- EX. - EXISTING
- F.C. - FACE OF CURB
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- H.W. - HIGH WATER
- LFB. - LOW FLOW BLOCKED
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- PB. - PLAT BOOK
- PG. - PAGE
- PR. - PROPOSED
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R/W. - RIGHT-OF-WAY
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- T.B.A. - TO BE ABANDONED
- T.B.R. - TO BE REMOVED
- T.B.R.&R. - TO BE REMOVED AND REPLACED
- TYP. - TYPICALLY
- U.I.P. - USE IN PLACE
- U.O.N. - UNLESS OTHERWISE NOTED
- V.C.P. - VITRIFIED CLAY PIPE
- W. - WATER
- (66'W) - RIGHT-OF-WAY WIDTH

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING
- PROPOSED CONTOUR
- PROPOSED SPOT
- PROPOSED STORM
- PROPOSED SANITARY

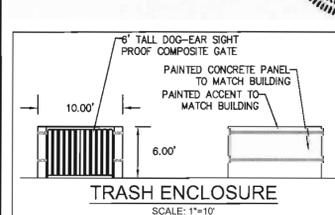
GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing, at the request of McBride & Son Homes, has performed a geotechnical exploration for the property of which the project proposed hereon is a part thereof. Our findings indicated that the earth related aspects are suitable for the development proposed hereon pursuant to the geotechnical recommendations and considerations set forth in our April 10, 2017 report, titled "GEOTECHNICAL EXPLORATION - MT Job No. 14337 - MCBRIDE SHOWROOM & CORPORATE OFFICE - CHESTERFIELD, MISSOURI".

Midwest Testing

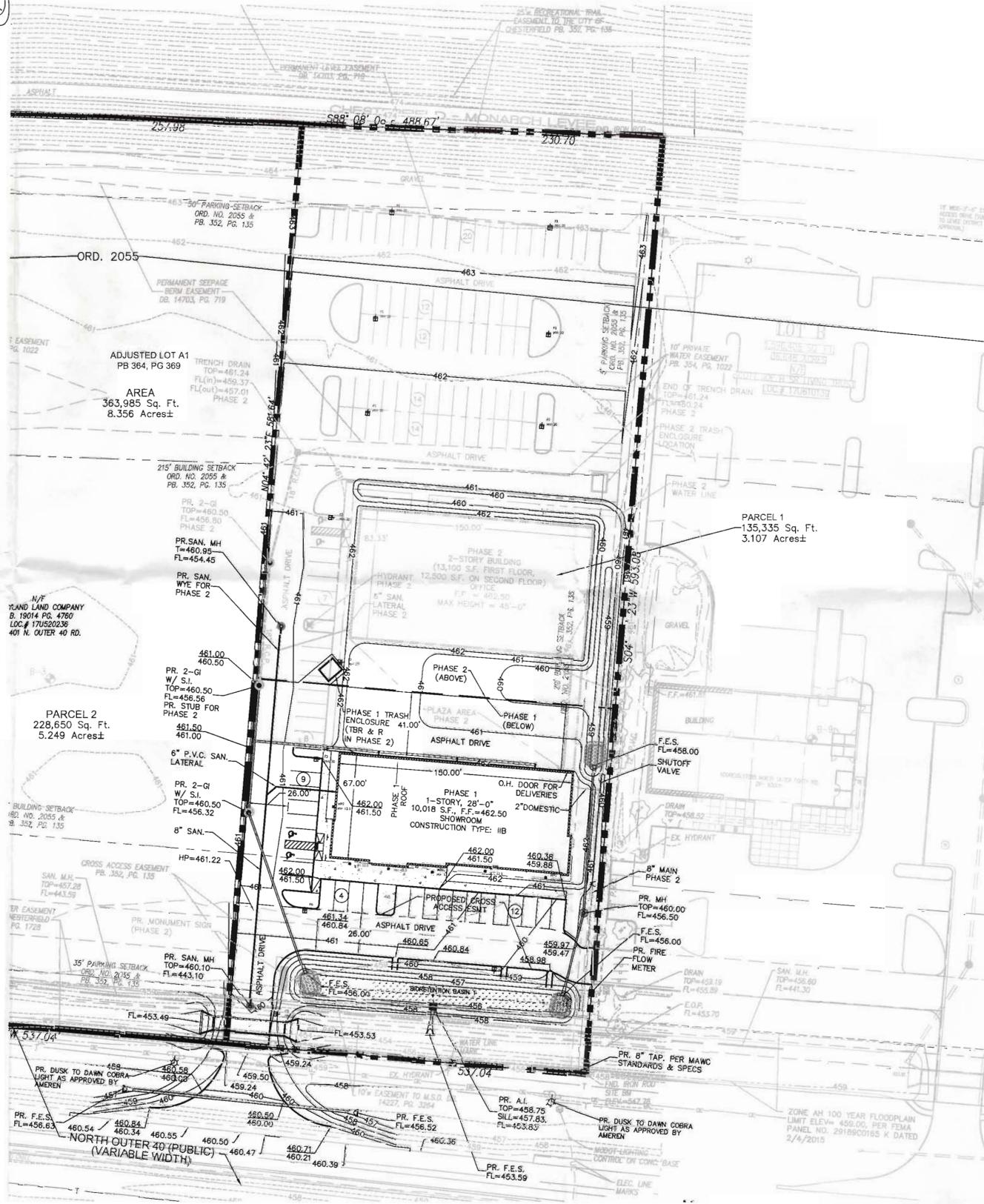
Richard D. Laughlin, P.E.

4/14/17



SITE DEVELOPMENT SECTION PLAN

ADJUSTED LOT A1 OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 2 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AND LOT A1 OF THE RESUBDIVISION OF LARRY ENTERPRISES AND LYNCH HUMMER, PB 364, PG 369, IN US SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



PREPARED FOR
MCBRIDE & SONS HOMES
 16091 SWINGLEY RIDGE ROAD,
 SUITE 300
 CHESTERFIELD, MO 63017

M.S.D. BENCHMARKS
 11-108 486.82 - "Standard Aluminum Disk" stamped SL-40 1990 Disk is set along the north side of the North Outer Road of Highway 64 and the extended centerline of the Spirit of Saint Louis Boulevard; Approximately 0.3 mile north of Chesterfield Airport Road.

PERTINENT DATA

- PARCEL 1:**
 OWNER: MCB DESIGN, LLC (UNDER CONTRACT)
 LOT 1 AREA: 3.107 Acres ±
 EXISTING ZONING: "PI" PLANNED INDUSTRIAL
 LOCATOR NO: 17U520236
- PARCEL 2:**
 OWNER: MARYLAND LAND COMPANY L.L.C.
 LOT 2 AREA: 5.249 Acres ±
 EXISTING ZONING: "PI" PLANNED INDUSTRIAL
 LOCATOR NO: 17U520236
- FIRE DISTRICT:** MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0165K, FEB 4, 2015
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: LACLEDE GAS COMPANY
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY



F.A.R. CALCULATION

PARCEL 1 BUILDING AREA LOT AREA
 35,000 S.F. 135,335 S.F.
 F.A.R. = 35,000 S.F. / 130,680 S.F. = 0.27

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVELS FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0165 K WITH AN EFFECTIVE MAP DATE OF 02/04/2015.

BUILDING AND PARKING SETBACKS (PER ORDINANCE 2055)

NORTH: 215' BUILDING AND 50' PARKING SETBACK
 EAST: 20' BUILDING AND 5' PARKING SETBACK
 SOUTH: 120' BUILDING AND 35' PARKING SETBACK
 WEST: 100' BUILDING AND 20' PARKING SETBACK

GREEN SPACE:

PHASE 1:
 TOTAL SITE: 135,335 S.F. (3.107 Ac.)
 PR. BUILDING: 10,018 S.F.
 PAVEMENT: 25,515 S.F.
 GREEN SPACE = 135,335 - 10,018 - 25,515 = 99,802 S.F.
 GREEN SPACE (%) = (99,802 / 135,335) x 100% = 73.82% > 31.0%

PHASE 2/FINAL DEVELOPMENT:
 TOTAL SITE: 135,335 S.F. (3.107 Ac.)
 PR. BUILDING: 23,118 S.F.
 PAVEMENT (DRIVE, SIDEWALK, PLAZA): 70,224 S.F.
 GREEN SPACE = 135,335 - 23,118 - 70,224 = 41,993 S.F.
 GREEN SPACE (%) = (41,993 / 135,335) x 100% = 31.0% = 31.0%

PARKING:

GENERAL OFFICE:
 MIN: 3.3/1000 GFA = (25,000 S.F.) * (3.3/1000) = 83 SPACES
 MAX: 4.5/1000 GFA = (25,000 S.F.) * (4.5/1000) = 113 SPACES

SHOWROOM (PER CITY OF CHESTERFIELD UDC INDUSTRIAL SALES, SERVICE, & STORAGE):
 MIN: 2.0/1000 GFA = (10,000 S.F.) * (2.0/1000) = 20 SPACES
 MAX: 2.5/1000 GFA = (10,000 S.F.) * (2.5/1000) = 25 SPACES

MIN REQUIRED: 83 + 20 = 103 SPACES
 MAX ALLOWED: 113 + 25 = 138 SPACES

PROVIDED ON SITE (PHASE 1): 25 SPACES (SHOWROOM CALCULATION ONLY)
 PROVIDED ON SITE (PHASE 2/FINAL DEVELOPMENT): 126 SPACES

MCB Design, LLC, the owner under contract of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03.04.F. (applicable subsection) "PI" - Planned Industrial of the City of Chesterfield Unified Development Code, 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 City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

MCB Design, LLC

by: _____

STATE OF MISSOURI }
 COUNTY OF ST. LOUIS } ss.

On this _____ day of _____, 2017, before me personally appeared _____, who being by me duly sworn, did say he is the _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield Planning and Development Services Division and duly verified on the _____ day of _____, 2017, by the Director of said Division, authorizing the recording of this Amended Site Development Concept Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

By: Justin Wyse, Director of Planning and Development Services

By: Vickie Hass, City Clerk

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Concept Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
 L.S. No. 222-D

Daniel Enlmann, Missouri L.S. No. 2215

PREPARED BY:

SITE DEVELOPMENT SECTION PLANS FOR:
MCB DESIGN, LLC SHOWROOM & CORPORATE OFFICE

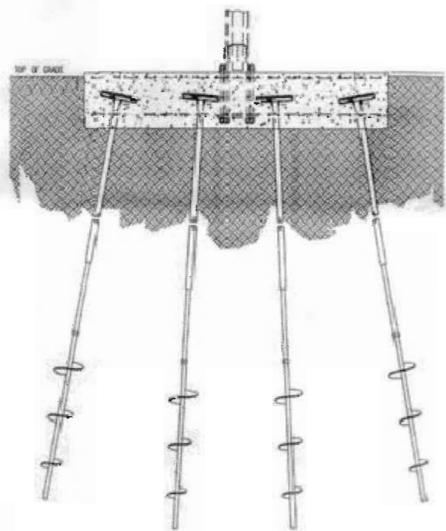
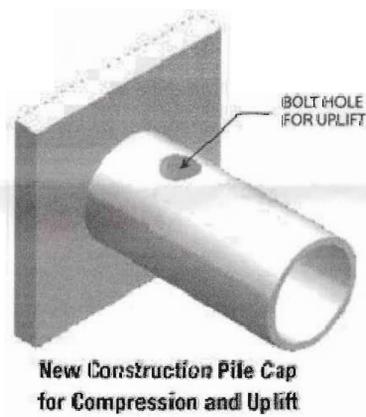
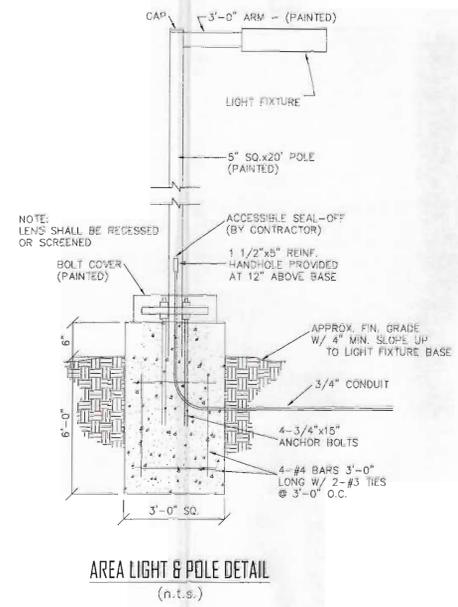
17401 N. OUTER 40 ROAD
 CITY OF CHESTERFIELD, MO



4/26/2017
 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:
 1. 2017-04-18 CITY
 2. 2017-04-24 CITY
 3. 2017-04-26 CITY

DRAWN BY: K.M.S.	CHECKED BY: G.M.S.
DATE: 3/6/2017	JOB NO: 217-6006
M.S.D. P #	BASE MAP # 17U5
S.L.C. HAT #	HAT S.U.P. #
M.D.N.R. #	
SHEET TITLE: SITE DEVELOPMENT SECTION PLAN	
SHEET NO: SDSP-1.0	

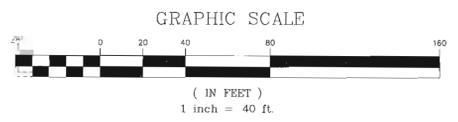
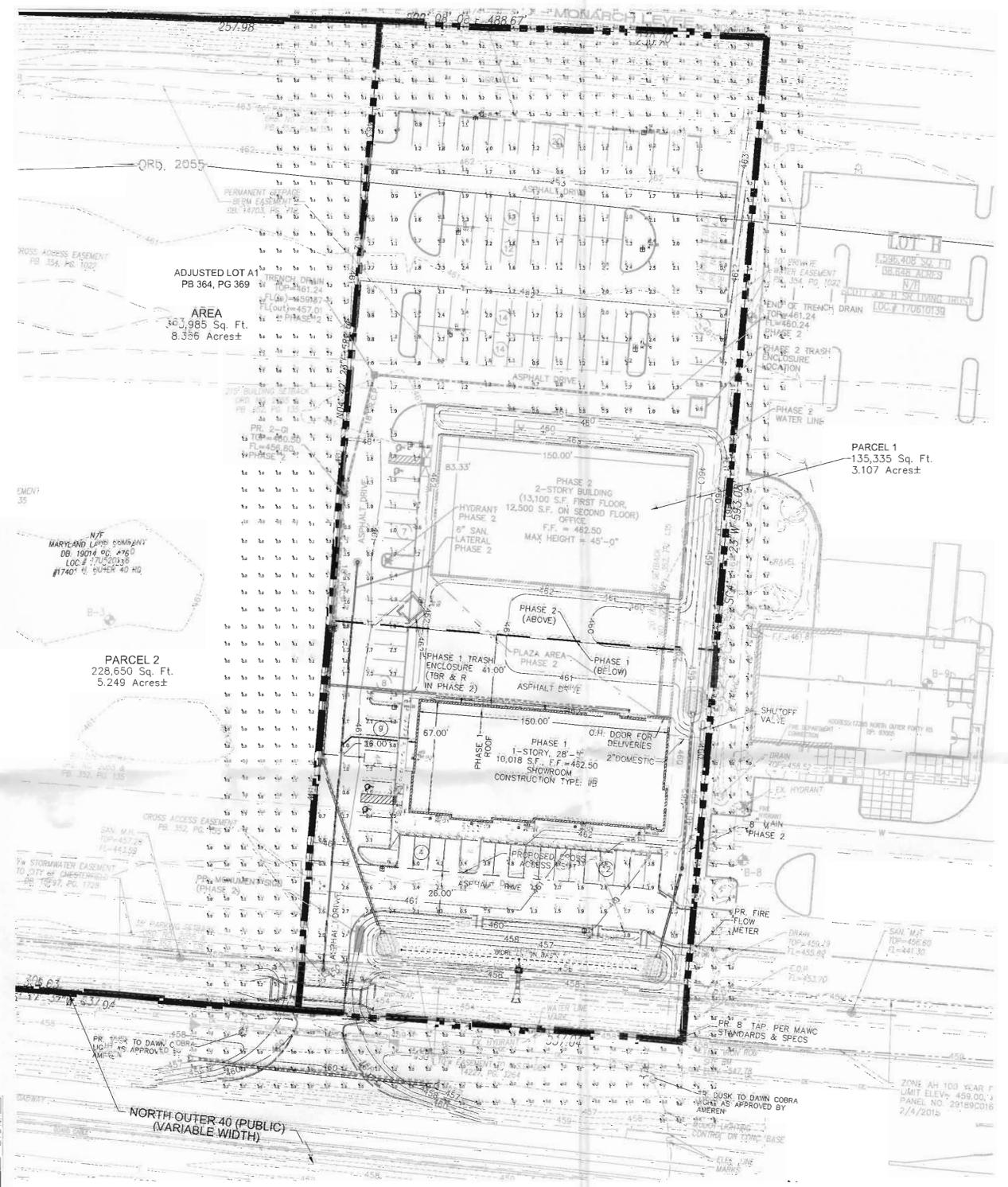


POLE FIXTURE MOUNTING HEIGHT INCLUDES 215' BASED
LIGHT LEVELS CALCULATED ON THE GROUND

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BLDG ENTRANCE	Illuminance	Fc	9.81	12.5	8.0	1.23	1.56
PARKING LOT	Illuminance	Fc	1.68	5.3	0.5	3.36	10.60
SIDWALK	Illuminance	Fc	5.45	9.4	1.6	3.41	5.88
SPILL LIGHT	Illuminance	Fc	0.08	1.3	0.0	N.A.	N.A.

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
[Symbol]	4	F1	SINGLE	113	452	1.000	GLEON-AF-02-LED-E1-5WQ
[Symbol]	3	F2	SINGLE	59	177	1.000	GLEON-AF-01-LED-E1-SL4-HSS
[Symbol]	2	F3	SINGLE	59	118	1.000	GLEON-AF-01-LED-E1-T3
[Symbol]	1	F4	SINGLE	44	44	1.000	GLEON-AF-01-LED-E1-SL2-800-HSS
[Symbol]	3	WP1	SINGLE	59	177	1.000	GWC-AF-01-LED-E1-T4FT
[Symbol]	1	F5	SINGLE	59	59	1.000	GLEON-AF-01-LED-E1-SLR
[Symbol]	1	F6	SINGLE	113	113	1.000	GLEON-AF-02-LED-E1-5NQ
[Symbol]	3	WP2	SINGLE	59	177	1.000	GWC-AF-01-LED-E1-SL3

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



257 Chesterfield Business Parkway
St. Louis, MO 63008 PH: (636) 530-9100 FAX: (636) 530-9100
e-mail: gstock@stockinc.com Web: www.stockinc.com

STOCK & ASSOCIATES
Consulting Engineers, Inc.

PREPARED BY:
SITE DEVELOPMENT SECTION PLANS FOR:
MCB DESIGN, LLC SHOWROOM & CORPORATE OFFICE
17401 N. OUTER 40 ROAD
CITY OF CHESTERFIELD, MO



REVISIONS:
1. 2017-04-18 CITY
2. 2017-02-24 CITY

DRAWN BY: Z.M.S. CHECKED BY: G.M.S.
DATE: 3/8/2017 JOB NO: 217-6006
M.S.D. P # BASE MAP #
S.I.C. # 17C
M.E.N. # 47 S.U.P. #

SHEET NO. 1
PHOTOMETRIC PLAN
SDSP-2.0

