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

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## **Planning Commission Staff Report**

**Project Type:** Site Development Section Plan

**Meeting Date:** June 11, 2012

**From:** Shawn Seymour, Senior Planner

**Location:** South side of Chesterfield Airport Road immediately west of its intersection with Spirit Drive.

**Description:** **Spirit Trade Center, Lots 2 & 3 (MoHELA) ASDSP II:**  
An amended site development section plan, landscape plan and lighting plan for a 14.3 acre tract of land zoned "M3" Planned Industrial District located on the south side of Chesterfield Airport Road immediately west of its intersection of Spirit Drive (17V330276 & 17V330265).

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### **PROPOSAL SUMMARY**

CEDC on behalf of MoHELA, have requested an amendment to a site development section plan (SDSP), including a landscape plan and lighting plan. The request would permit the expansion of the existing parking area, including the addition of all required landscaping and lighting. Specifically, the request would permit an additional 222 parking stalls.

### **LAND USE AND ZONING HISTORY OF THE SUBJECT SITE**

St. Louis County zoned the subject site "NU" Non-Urban District in 1965. The property was zoning "M3" Planned Industrial District through the passing of St. Louis County Ordinance 13,935 prior to the incorporation

of the City of Chesterfield. In 1992, the City of Chesterfield amended said St. Louis County Ordinance with the approval of Ordinance 656 to modify right-of-way requirements for the development.

In 2000, the City of Chesterfield approved a SDSP for the purpose of the construction of a four (4) story, 72,800 sf. office building. In 2005, the City of Chesterfield approved an amendment to the SDSP to permit the addition of ninety-three (93) parking stalls on the site. Further, in February of 2012, the City of Chesterfield approved a temporary unpaved parking area to accommodate approximately fifty (50) additional vehicles.

The site currently functions as a typical office land use. The site is surrounded by like land uses of the same or similar zoning. The applicants further wish to amend their SDSP to add additional parking. No addition to the existing office building is proposed.

**Land Use and Zoning of Surrounding Properties**

Direction	Land Use	Zoning
North	Office Warehouse	“PI” Planned Industrial District
South	Office	“M3” Planned Industrial District
East	Office Warehouse	“M3” Planned Industrial District
West	Office	“M3” Planned Industrial District



## **STAFF ANALYSIS**

### **Zoning**

The subject site is currently zoned “M3” Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 656. The submittal was reviewed against the requirements of Ordinance 656 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

A 72,800 sf. office building is currently situated on the site. Per City of Chesterfield parking requirements, general office is parked at a minimum of 3.5 stalls per 1,000 sf. of floor area. This would require at a minimum, 255 parking stalls. The site was originally built with a total of 235 parking stalls. Please note, at that time the parking requirement for general office was 3.3 stalls per 1,000 sf. of floor area, which would require at a minimum, 240 parking stalls. In 2005, an approved amendment to the SDSP granted an additional ninety-three (93) parking stalls, bringing the total to 328 stalls. Additionally, in February of 2012, the City approved a temporary unpaved parking area to be removed once a permanent parking addition was approved and constructed.

With the present request, the applicant wishes to construct an additional 222 parking stalls, which would bring the total number of onsite stalls to 550. As stated above, this request would effectively remove the temporary unpaved parking area currently located on the site.

Staff has reviewed the request and has made a number of site visits. Although this request may appear to over park the site, several site visits have provided evidence to confirm the need for the additional parking. See below photographs.

Main Parking Lot



### Auxiliary Parking Lot



Staff has observed that both the main and auxiliary parking lots are filled to capacity during normal working hours. Staff has suggested and discussed with the applicants the possibility of parking alternatives that could alleviate the immediate parking needs but would require a future request in order to construct all 222 additional parking stalls. See attached for a letter from the Facilities Manager at the MoHELA property that outlines their need for additional parking on this property. The applicants wish to obtain approval for and construct all 222 parking stalls and do not see the need to defer any number of the requested parking to a later date.

Generally, when sites are heavily parked openspace and areas of pervious surfaces decrease greatly. Spatially, parking areas, an impervious surface, utilize more ground floor area of a site than would a typical office structure. With the increased number of parking stalls on this site, it could be possible for site to appear to be entirely paved with little to no open space. Staff has reviewed the open space for this site and with the additional 222 parking stalls, open space remains above 50%. Roughly 7.5 acres remain as open space on the site.

Please note, the original SDSP included a phase II; that includes the construction of a 100,000 sf. office building. Although this building has been removed from the proposed amended SDSP, there is significant area located at the south of the site to accommodate this structure. If this structure were to be built, the site would require a total of 605 parking stalls or an additional fifty-five (55) stalls from what is currently proposed.

### **Traffic Access and Circulation**

Access to the site is granted by one (1) point along Spirit Drive, a right-of-way maintained by the City. The plan proposes an additional access

point to the south onto Edison Avenue. Edison Avenue is owned and maintained by St. Louis County and they have provided their approval for this additional access point. Further, this access point would also serve the phase II construction of the additional office building.

### **Landscaping**

The application proposes additional landscaping as required by the City of Chesterfield Landscape and Tree Preservation Ordinance. The landscape plan proposes an additional thirty-five trees, of which seven (7) will be evergreen. The additional trees are to be located in the parking islands and along the western boundary of the site. The City's Arborist has reviewed the landscape plan and agrees that it meets all applicable City standards.

### **Lighting**

The applicant has proposed to provide additional lighting as required for parking lots by the City Lighting Ordinance. An additional eighteen (18) lighting fixtures and all are fully shielded cut off style. Staff has reviewed the proposed lighting plan and it meets all applicable City standards.

### **DEPARTMENT INPUT**

Staff has reviewed the Amended Site Development Section Plan, Landscape Plan and Lighting Plan and has found the application to be in conformance with the site specific ordinance. Staff recommends approval of the proposal as presented.

### **MOTION**

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

- 1) "I move to approve (or deny) the Amended Site Development Section Plan, Landscape Plan and Lighting Plan for Lot 2 & 3 of Spirit Trade Center.
- 2) "I move to approve the Amended Site Development Section Plan, Landscape Plan and Lighting Plan for Lot 2 & 3 of Spirit Trade Center with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning, Public Works, and Parks  
Aimee Nassif, Planning and Development Services Director

Planning Commission  
June 11, 2012

Attachments:      Amended Site Development Section Plan  
                            Landscape Plan  
                            Lighting Plan  
                            Applicant Letter



## MOHELA Parking Lot Expansion

### Statement of Need

June 5, 2012

MOHELA requests the approval from the City of Chesterfield to build an additional parking lot at the 633 Spirit Drive, Chesterfield MO for the following reasons:

1. To accommodate 50 employees currently parking in a temporary gravel lot
2. To accommodate an additional 50 near term hires
3. To increase the number of spaces available to employees with disabilities
4. To increase the number of spaces available to employees who are new or expecting mothers
5. To increase the number of spaces available for MOHELA visitors
6. To increase parking to accommodate electric car charging stations which will be open to the public

MOHELA would like to thank the City of Chesterfield for considering our request. Please feel free to contact me if you have any questions.

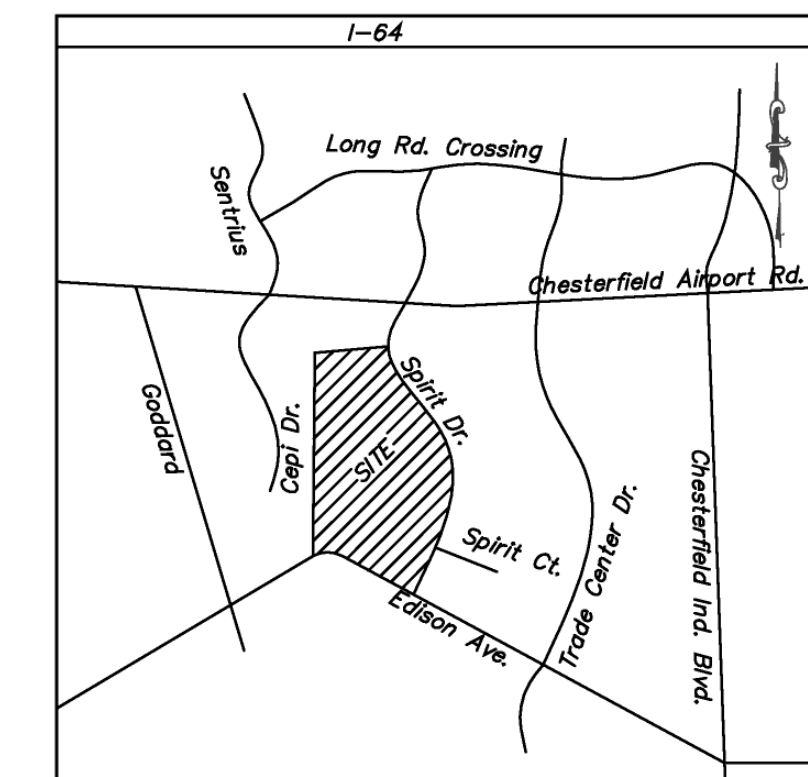
Sincerely,

Greg Diamond  
MOHELA Facilities Manager  
636-532-0600 x 3315

# SECOND AMENDED SITE DEVELOPMENT SECTION PLAN

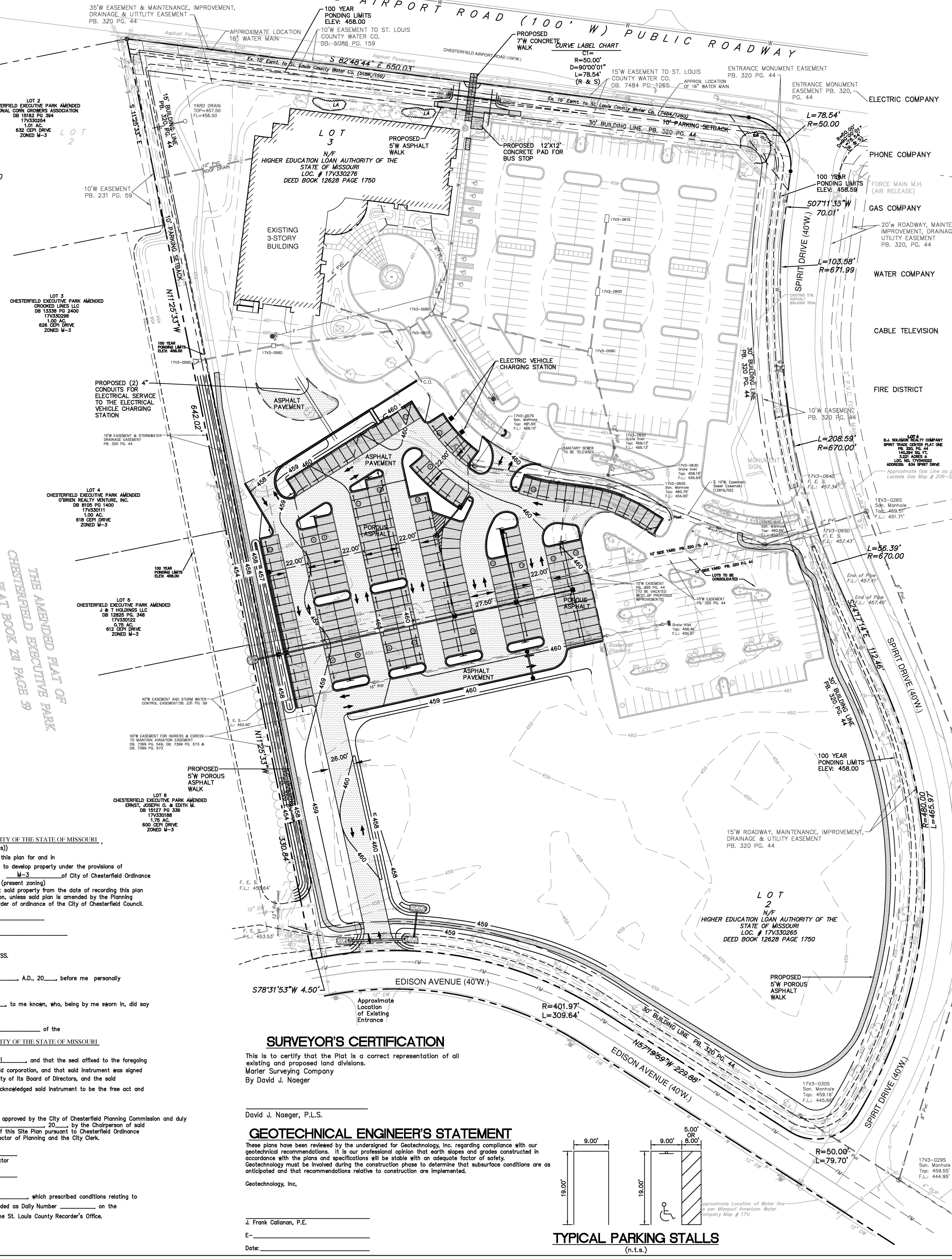
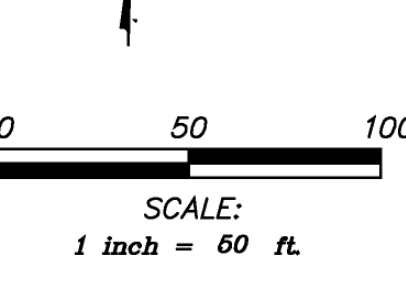
## LOTS 2 & 3 OF SPIRIT TRADE CENTER PLAT 1

AS RECORDED IN PLAT BOOK 320, PAGE 44 LOCATED IN U.S. SURVEYS 419 & 1010, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI



LOCATION MAP NOT TO SCALE

LEGEND	SYMBOLS	SYMBOLS
EXISTING CONTOURS	--- 433 ---	WV WATER VALVE
PROPOSED CONTOURS	--- 433 ---	WMH WATER MANHOLE
EXISTING STORM SEWER	--- 12" ---	TMH TELEPHONE MANHOLE
PROPOSED STORM SEWER	--- 12" ---	BS BRUSH & SHRUB LINE
EXISTING SANITARY SEWER	--- 12" ---	TREE & SIZE
PROPOSED SANITARY SEWER	--- 12" ---	BUSH & SIZE
RIGHT-OF-WAY	---	BOLLARD
EASEMENT	---	SIGN
CENTERLINE	---	ELECTRIC YARD LIGHT
EXISTING TREE	--- 433.28 ---	BORING LOCATION
EXISTING SPOT ELEVATION	433.28	MWB MAIL BOX
PROPOSED SPOT ELEVATION	433.28	EBB ELECTRIC BOX
SWALE/DRAINAGE PATH	---	PP POWER POLE
TO BE REMOVED	T.B.R.	PP-> POWER POLE & GUY
TO BE REMOVED & RELOCATED	T.B.R. & R.	COO CLEAN OUT
TO BE USED IN PLACE	U.I.P.	GOV GAS VALVE
TO BE ADJUSTED	T.B.A.	GM GAS METER
BACK OF CURB	B.C.	GD GAS DRIP
FACE OF CURB	F.C.	
WATER MAIN	W	
GAS MAIN	G	
UNDERGROUND TELEPHONE	T	
OVERHEAD WIRE	O.H.	
UNDERGROUND ELECTRIC	E	
FIRE HYDRANT	H	
POWER POLE	PP	
WATER VALVE	WV	



### UTILITIES

UTILITY	DETAILS
ELECTRIC COMPANY	AMERENUE - ELLISVILLE DISTRICT 280 OLD STATE ROAD ELLISVILLE, MO 63021 PH. (314) 992-8922 CONTACT: ENGINEERING
PHONE COMPANY	AT & T 14780 MANCHESTER ROAD BALLWIN, MO 63011 PH. (636) 256-1537 CONTACT: ENGINEERING
GAS COMPANY	LACLEDE GAS COMPANY 720 OLIVE STREET ROOM 1408 ST. LOUIS, MO 63101 PH. (314) 342-0886 CONTACT: ENGINEERING
WATER COMPANY	MISSOURI AMERICAN WATER COMPANY 1050 RESEARCH BLVD. ST. LOUIS, MO 63132 PH. (314) 998-2464 CONTACT: ROGER TIMMERMEIER
CABLE TELEVISION	CHARTER COMMUNICATIONS 941 CHARTER COMMONS TOWN & COUNTRY, MO 63017 PH. (636) 220-2174 ATTN: MR. LARRY SAAFIR
FIRE DISTRICT	MONARCH FIRE PROTECTION DISTRICT 13725 OLIVE BLVD. CHESTERFIELD, MO 63017 PH. (314) 514-0900 ATTN: FIRE MARSHAL ROGER N. HERIN

### PROPERTY DATA

OWNER	ADDRESS	CONTACT
HIGHER EDUCATION LOAN AUTHORITY OF THE STATE OF MISSOURI	633 & 617 SPIRIT DRIVE	17V330276 (633 SPIRIT DR.)
MONARCH FIRE PROTECTION DISTRICT	7.62 AC ±	6.69 AC ±
PLANNED INDUSTRIAL DISTRICT	M-3	M-3
AMENDING ORD. 13,935	14.31 AC ±	14.31 AC ±
ROCKWOOD	7.62 AC ±	7.62 AC ±
ST. LOUIS SEWER DISTRICT	M-3	M-3
MISSOURI RIVER	2318902120	2318902120
AMERENUE	17V330276	17V330276
LACLEDE GAS COMPANY	17V330276	17V330276
MISSOURI AMERICAN WATER COMPANY	17V330276	17V330276

### GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO. THE CITY OF CHESTERFIELD CODE.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL DEVICES STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBER, ORGANIC MATERIALS AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD STANDARDS.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% (VERTICAL) OR GREATER THAN 1% (HORIZONTAL) MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS  
PARKING REQUIRED  
GENERAL OFFICE  
3.5 PER 1,000 OF G.F.A.  
EXISTING BUILDING  
3.5 \* 80,000/1,000 = 280 SPACES  
PARKING PROVIDED  
TOTAL = 550 STALLS (INCLUDES 12 ADA STALLS)
- SETBACKS  
BUILDING SETBACKS  
NORTH = 30'  
EAST = 30'  
WEST = 10'  
SOUTH = 30'  
PARKING SETBACKS  
NORTH = 10'  
EAST = 0'  
WEST = 10'  
SOUTH = 10'
- DENSITY CALCULATIONS  
OpenSpace: 327,499 s.f. X 100 = 52.6%  
623,140 s.f. total site
- By graphic plotting only, this property lies within shaded zone X (Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) and Flood Zone AH (flood depths of 1 to 3 feet (usually areas of ponding) base flood elevation determined (Elevation 458) according to the flood insurance rate map panel number 2318902120 H which bears an effective date of August 2, 1995 and revised to reflect LMR dated April 17, 2000.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE CITY OF CHESTERFIELD ORDINANCE 2228.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF TOP EQUIPMENT SHALL BE SCREENED.
- ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, MISSOURI, AND CITY OF CHESTERFIELD STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SIDEWALKS ARE NOT ADEQUATE DISCHARGE POINTS.

### NOTE

CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR THE RESULTS PROVIDED BY OTHERS TO IMPLEMENT THE PROJECTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION METHODS AND ASSOCIATED MONETARY CHARGES ARE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

NOTE TO CONTRACTOR:  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR:  
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASSESS AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES; WORKING UNDERGROUND FACILITIES; STRUCTURES, AND UTILITIES. INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

### ChargePoint Networked Charging Stations

**CT2000 AND CT2100 FAMILIES**

The CT2000 and CT2100 families of ChargePoint Networked Charging Stations, manufactured by Coulomb Technologies, are the most advanced, feature-rich networked charging stations available in the North American market. Combined with the ChargePoint Network Operating System (CNOS), the ChargePoint Networked Charging Stations complete a smart charging infrastructure for plug-in electric vehicles called the ChargePoint Network.

ChargePoint Networked Charging Stations perform bi-directional energy metering via an embedded utility grade electronic meter. The ability to precisely measure and report electricity use enables a sustainable, flexible business model that meets the needs of drivers, corporations, fleet operators, utility companies and municipalities. This revenue generating business model includes flexible driver payment methods like "free" charging, pay-per-use, by subscription, and by kWh (where allowed).

**Networked Charging Stations**  
In the ChargePoint Network, each local group of charging stations automatically forms a robust self-healing Radio Frequency (RF) mesh network managed by a single gateway charging station - a version of the networked charging stations incorporating an embedded CDMA or GSM cellular module. Coulomb offers two families of Level II charging stations:  
• CT2000 family: Networked Level II (208V/240V @ 32A) charging via the SAE J1772™ connector standard.  
• CT2100 family: Supports simultaneous Level II (208V/240V @ 32A) charging via the SAE J1772™ connector standard and Level I (120V @ 16A) charging via a standard NEMA 5-20P outlet.  
Up to 127 charging stations can communicate to and be managed by a single gateway charging station, which in turn, uses the local cellular network to communicate with the CNOS.

**ChargePoint Network Operating System**  
Based on an open, highly secure, standards-based platform the CNOS is architected to provide the following functionality for millions of networked charging stations:  
• Communication with networked charging stations to provide access control, monitoring, management, and remote upgrades of individual stations.  
• Runs on secure third party hosted servers.  
• Supports multiple Web-based applications that provide a rich set of features and functions for drivers, municipalities, corporations, installers, fleet operators and utility companies.  
• Built on a scalable, industry standard platform: Linux, Apache, MySQL, PHP (LAMP).

**Open Access to all Drivers**  
By virtue of being networked, ChargePoint Networked Charging Stations can be configured to be open to all drivers of electric vehicles without the need for a "subscription", or a relationship with a local utility, or an owner of that charging station. Drivers can access a ChargePoint Networked Charging Station by:  
• Paying for a single charging session by placing a toll free call to the 24/7 telephone number.  
• Becoming a member of the ChargePoint Network by choosing a monthly subscription plan to fit their lifestyle.  
• Paying via a smart (RFID) credit/debit card (future).  
• Paying via standard credit or debit cards at Remote Payment Stations (RPS) (future).  
Because the architecture is open, members of other charging systems will be able to use their smart cards at any ChargePoint Networked Charging Station, just as they can roam between cell phone networks.

**Networking Capabilities and Benefits**  
ChargePoint Networked Charging Stations provide many advantages over non-networked charging stations:  
• Open charging infrastructure to all drivers, without requiring subscriptions.  
• Create a revenue stream to pay for electricity, capital equipment and maintenance.  
• Allow drivers to find unoccupied charging stations via Web-enabled cell phones.  
• Notify drivers by SMS text or email when charging is complete.  
• Authenticate access to eliminate energy theft.  
• Authorize energizing to improve safety.  
• Enable remote monitoring and diagnostics for superior quality of service.  
• Integrate with the Smart Grid for utility load management with future V2G capabilities.  
• Enable fleet vehicle management.

**Coulomb Technologies**  
Coulomb Technologies, Inc.  
1692 Dell Ave.  
Campbell, CA 95008-6901 USA  
US toll free: +1 877-370-3802  
www.coulombtech.com  
www.mychargepoint.net

### ELECTRIC VEHICLE CHARGING STATION

(SHOWN FOR REFERENCE ONLY)

### LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOTS 2 AND 3 OF SPIRIT TRADE CENTER PLAT ONE AS RECORDED IN PLAT BOOK 320, PAGE 44 LOCATED IN U.S. SURVEYS 419 & 1010, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

**BENCHMARK**  
St. Louis County Benchmark 11-108 - Elev. 486.82' - "Standard Aluminum Disk" stamped SL-40 1990 Disk is set along the north side of the North Oak Road of Highway 64 and the extended centerline of the Spirit of St. Louis Boulevard, Approximately 0.3 mile North of Chesterfield Airport Road.

**SITE BENCHMARK**  
Elev. 461.48' - "0" in open on fire hydrant as shown on survey.

**PREPARED FOR:**  
MOHELA  
633 Spirit Drive  
Chesterfield, Missouri 63005  
phone: (636) 532-0600; fax: (866) 222-7060  
Mr. Greg Diamond

**PREPARED BY:**  
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

HIGHER EDUCATION LOAN AUTHORITY OF THE STATE OF MISSOURI  
(Name of Owner(s))  
the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, (applicable subsection) (present zoning) of the City of Chesterfield Ordinance #624, do hereby agree and declare that solid 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 ordinance of the City of Chesterfield Council.

(Signature):  
(Name Typed):  
Manager  
State of Missouri  
County of St. Louis

On this day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known, who, being by me sworn in, did say that he/she is the \_\_\_\_\_ of the \_\_\_\_\_ (Name of Corporation) a corporation in the State of Missouri, and that he/she offered to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Chairman of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as amended by the Director of Planning and the City Clerk.

Planning and Development Services Director  
City Clerk  
Ordinance \_\_\_\_\_ dated \_\_\_\_\_, which prescribed conditions relating to approved \_\_\_\_\_ is recorded on Daily Number \_\_\_\_\_ on the day of \_\_\_\_\_, 20\_\_\_\_, in the St. Louis County Recorder's Office.

### SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions.  
Myself, Surveying Company  
By David J. Naeger  
David J. Naeger, P.L.S.

### GEOTECHNICAL ENGINEER'S STATEMENT

These plans have been reviewed by the undersigned for Geotechnology, Inc. regarding compliance with our geotechnical recommendations. It is our professional opinion that earth slopes and grades constructed in accordance with the plans and specifications will be stable with an adequate factor of safety. Geotechnology will be involved during the construction phase to determine that subsurface conditions are as anticipated and that recommendations relative to construction are implemented.

Geotechnology, Inc.  
J. Frank Callanan, P.E.  
E-\_\_\_\_\_  
Date: \_\_\_\_\_

### TYPICAL PARKING STALLS

(n.t.s.)

BRANDON A. HARP, P.E. - E-28650

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
Phone: 314.729.1404  
Fax: 314.729.1404  
www.cedc.net

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Second Amended Site Development Section Plan  
**MOHELA**  
633 Spirit Drive  
Chesterfield, Missouri 63005

No.	Description	Date
City Submittal		03/05/12
Per City		04/16/12
		05/18/12
		05/24/12

Proj. # 1150

Site Development Section Plan

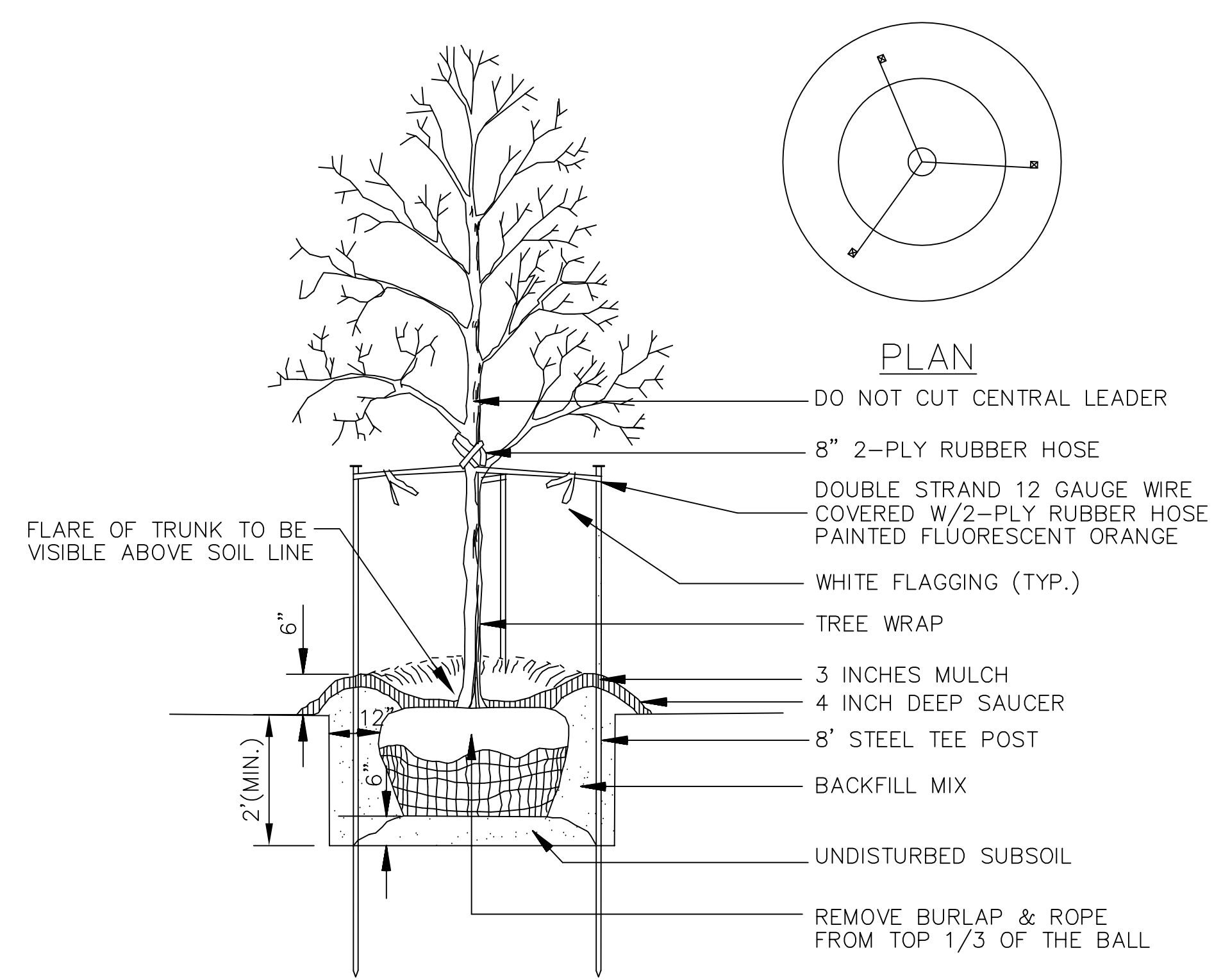
**SD1**

of 1

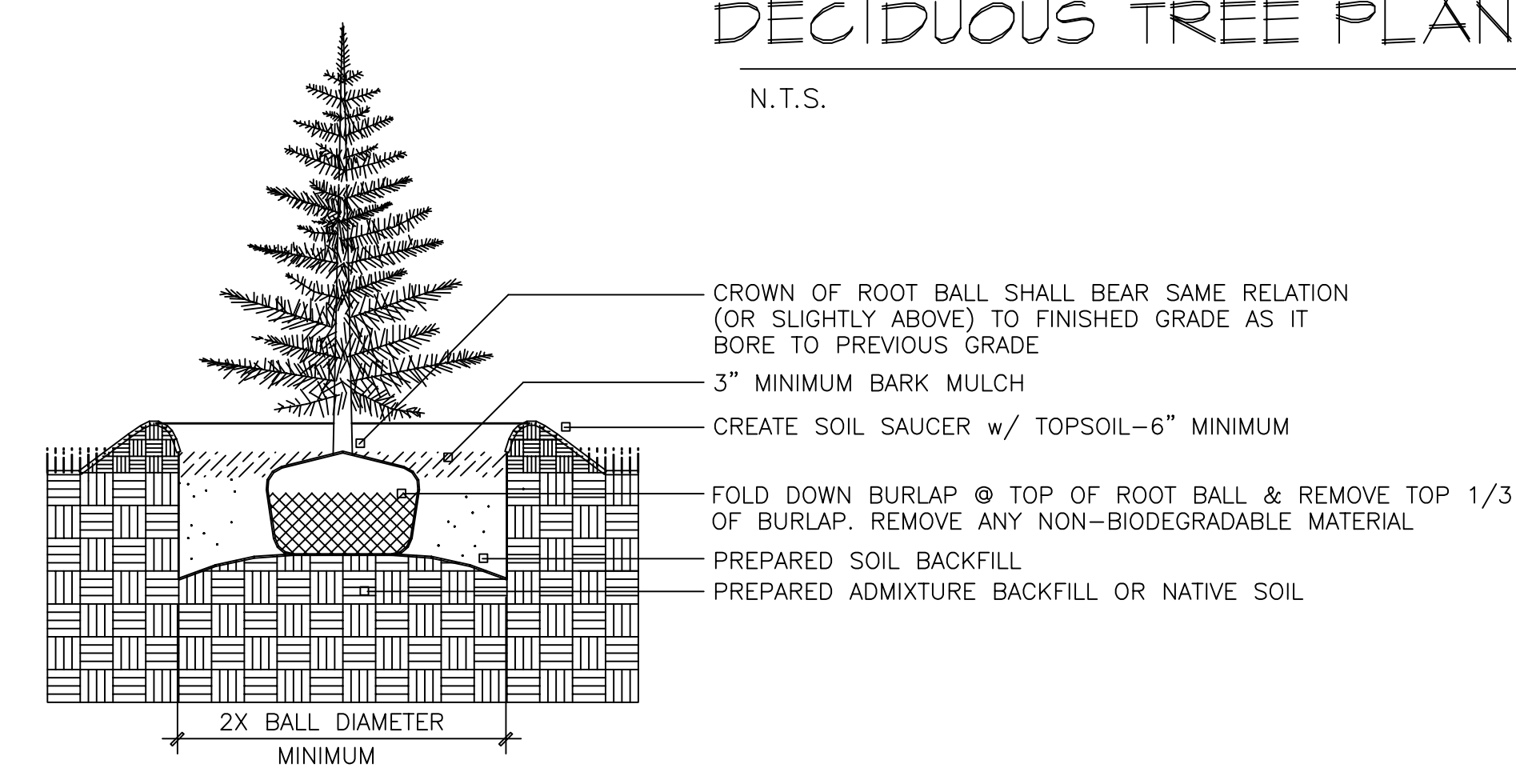


REVISIONS	BY
4/17/2	RMM

PLANT SCHEDULE					
TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
ABM	4	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	2.5'Cal	
GL	5	Greenspire Littleleaf Linden	Tilia cordata 'Greenspire'	2.5'Cal	
RO	4	Red Oak	Quercus rubra	2.5'Cal	
OSRM	1	October Glory Maple	Acer rubrum 'October Glory'	2.5'Cal	
SHL	4	Skyline Locust	Gleditsia triacanthos 'Skyline'	2.5'Cal	
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BHS	3	Black Hills Spruce	Picea glauca densata	6'-T'	
CBS	4	Colorado Blue Spruce	Picea pungens 'Glauca'	6'-T'	
FLOWERING TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
RB	6	Redbud	Cercis canadensis	2.5'Cal.	
RHS	4	Robin Hill Serviceberry	Amelanchier X grandiflora 'Robin Hill'	2.5'Cal.	



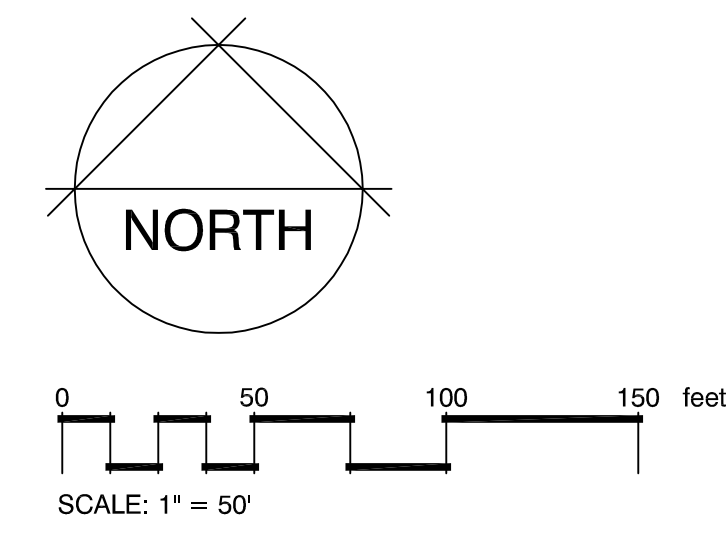
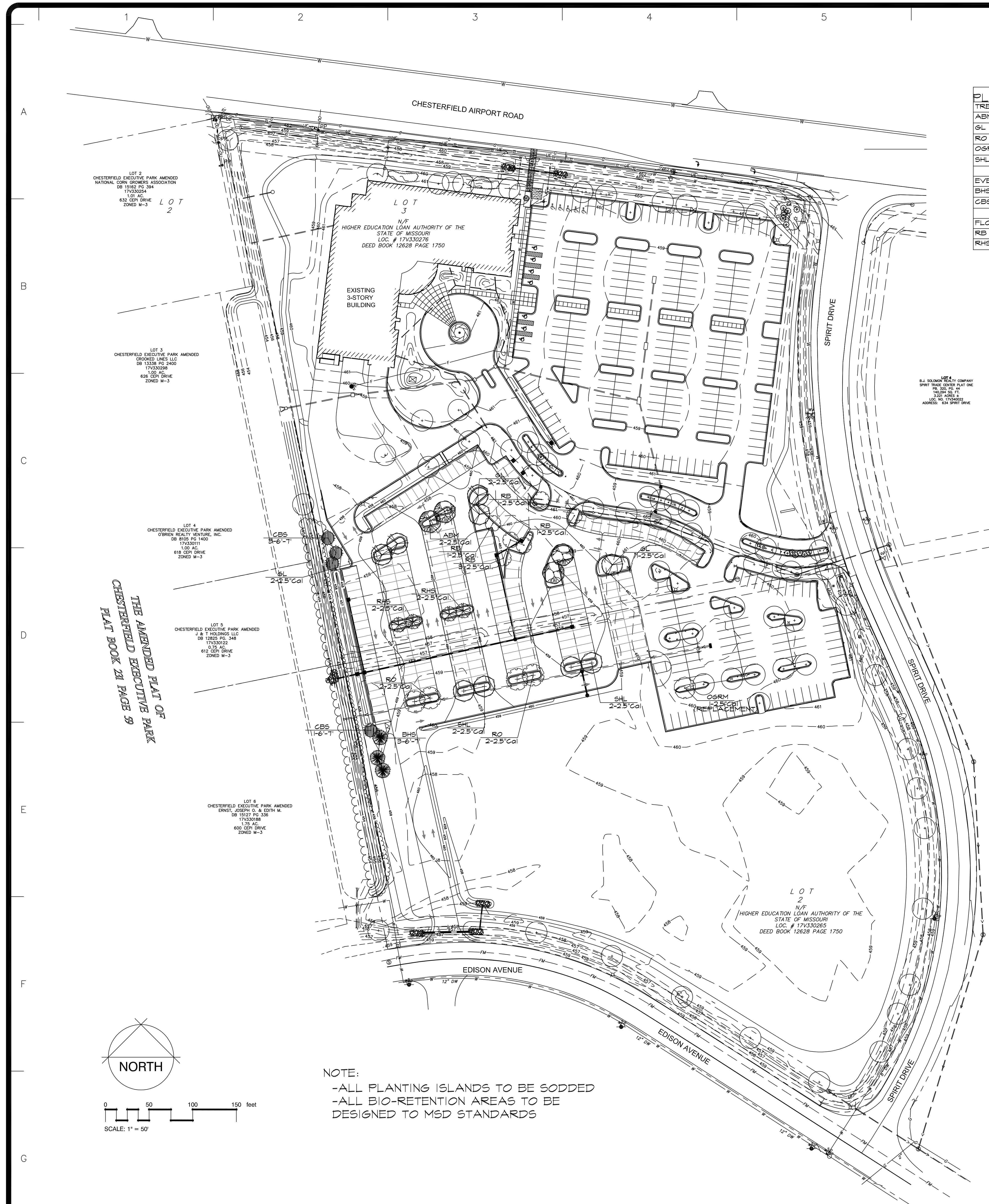
NOTE: USE SHREDDED BARK MULCH ONLY  
**DECIDUOUS TREE PLANTING**  
 N.T.S.



**EVERGREEN TREE PLANTING**  
 N.T.S.

⊙ EXISTING TREE TO REMAIN & BE PROTECTED

- LANDSCAPE REQUIREMENTS:**
- NO PARKING SPACE FURTHER THAN 50' FROM A TREE
  - MINIMUM OF 20% FROM EACH OF THREE CATEGORIES: Deciduous / Ornamental / Evergreen
  - PROVIDED: 51% Deciduous, 24% Ornamental and 20% Evergreen
  - MAXIMUM OF 20% OF ONE SPECIES ALLOWED
  - PROVIDED: All species individually comprise less than 20% of all trees
  - MINIMUM OF 30% SPECIES SHALL BE SLOW/MEDIUM VARIETIES
  - PROVIDED: 46% of all trees provided are slow/medium growth rate
  - LIST EVERGREEN/DECIDUOUS AND MATURE SIZE IN SCHEDULE



NOTE:  
 -ALL PLANTING ISLANDS TO BE SODDED  
 -ALL BIO-RETENTION AREAS TO BE DESIGNED TO MSD STANDARDS

**landscape TECHNOLOGIES**

67 Jackson Creek Drive  
 St. Charles, Missouri 63304  
 MO Landscape Architectural Corporation #2009009192

636) 426-1250  
 636) 426-4553  
 Fax: (636) 426-4553

RANDALL W. MARDIS  
 MISSOURI LANDSCAPE ARCHITECT #000018  
 MISSOURI LANDSCAPE ARCHITECT #019  
 DATE: 4/17/2

PLANTING PLAN FOR THE PROPOSED  
**MOHELA**  
 633 SPIRIT DRIVE  
 CHESTERFIELD, MISSOURI 63305

DRAWN  
 R. MARDIS

CHECKED  
 RMM

DATE  
 2/28/12

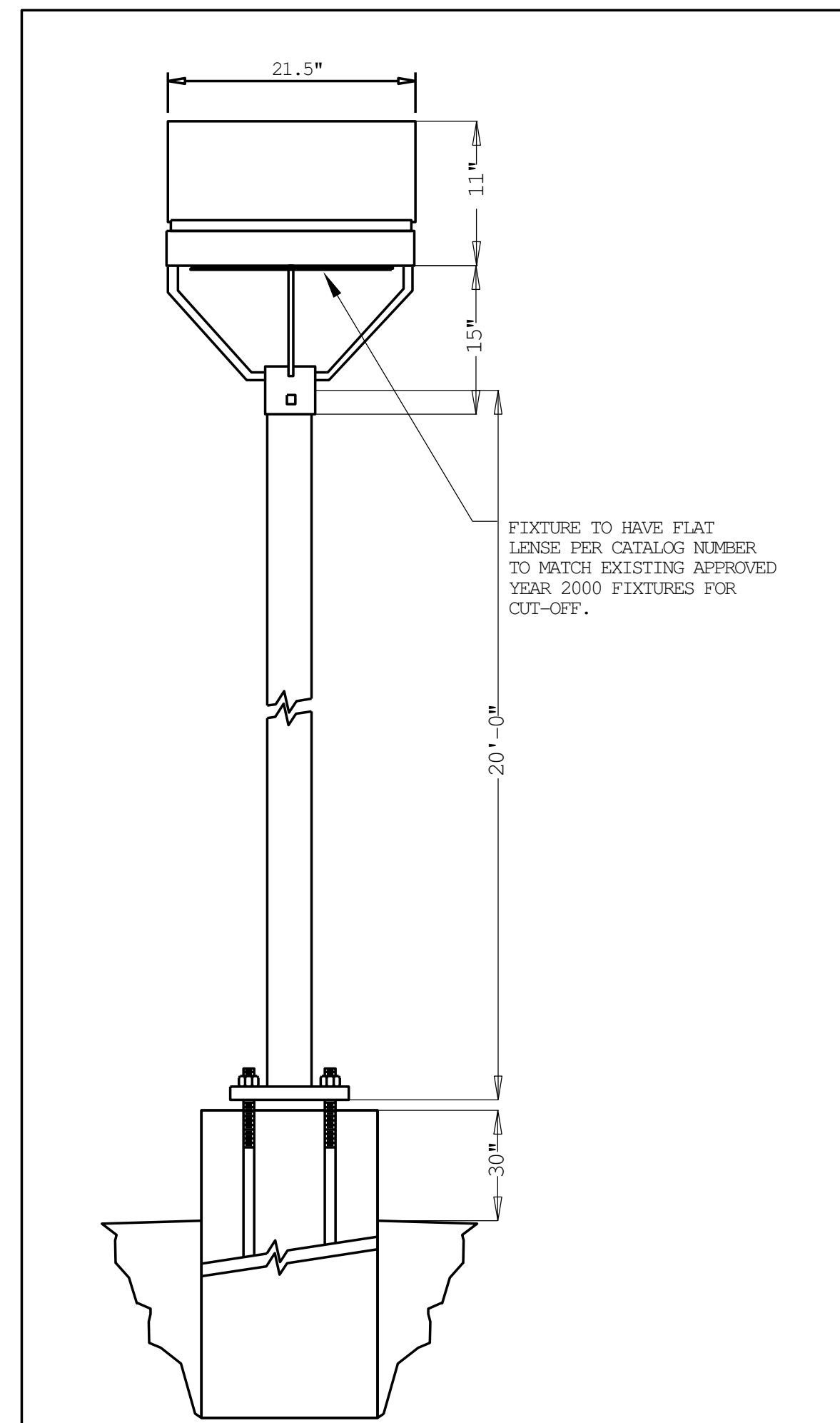
SCALE  
 1"=50'-0"

JOB No  
 2012-118

SHEET

**L-1**

OF ONE SHEET



FIXTURE TYPE AA  
NO SCALE

FIXTURE TO HAVE FLAT LENS PER CATALOG NUMBER TO MATCH EXISTING APPROVED YEAR 2000 FIXTURES FOR CUT-OFF.

FIXTURES MOUNTED AT 20' INCLUDING BASE  
LIGHT LEVEL CALCULATED ON GROUND

Calculation Summary		Units	Avg	Max	Min	Avg/Min	Max/Min
Label	CalcType						
SITE	Illuminance	Fc	2.63	8.0	0.5	5.26	16.00

Luminaire Schedule		Label	Arrangement	Total Lamp Lumens	L.F.	Description
10	F1		SINGLE	34000	1.000	OSM-SM2-320-ME-MT-AS-FG
2	F2		SINGLE	20000	1.000	OSM-SM2-320-ME-MT-AS-FG
6	EX		SINGLE	44000	1.000	OSM-SM2-400-ME-MT-AS-FG

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 AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

AA: MOUNT 600M 120M ON POLE START (MOUNTING CL/SIGNALS) 120MM TYPE V FLAT LENS 20' POLE PARKING LOT

Minimum Initial Level at any point on the parking area.	0.5
Average Initial Level	1.0
Maximum Initial Level 5 feet from the base of a light standard.	8.0

From Table 3 of Chesterfield Ordinance 228 for Commercial Parking Lots

NOTE: IT HAS BEEN DETERMINED THAT FOR TABLE 3 OF ORDINANCE 228 THAT THE AVERAGE INITIAL LEVEL OF 1.0FC IS A MINIMUM LEVEL REQUIRED.

SITE LIGHTING POINT BY POINT PLAN  
SCALE: 1"=30'-0"

NO.	REVISION	BY	DATE
1	REVISED SITE PLAN AND POINT BY POINT	KWC	05/24/12
2	REVISED SITE PLAN AND POINT BY POINT	KWC	04/20/12

**Sachs Electric**  
EMPLOYEE OWNED  
197 JAMES WALKER ROAD  
FERRIS, MO 63503

**MoHELA**  
SITE LIGHTING POINT BY POINT  
633 SPIRIT DRIVE  
CHESTERFIELD, MO.

DRAWN BY:  
KWC

APPROVED BY:  
KWC

DATE:  
03/01/12

SCALE:  
NOTED

FILE NAME:

ENGINEER

SHEET NO.  
**PXP-3**

JOB NO.