



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 Concept Plan

Meeting Date: June 12, 2017

From: Cecilia Hernandez, Project Planner

Location: North of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive.

Applicant: Caplaco Nineteen, Inc.

Description: **Kemp Automobile Museum SDCP:** A Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for a 5.1 acre tract of land zoned “PC” Planned Commercial District located north of Chesterfield Airport Road, east of its intersection with Chesterfield Commons Drive.

PROPOSAL SUMMARY

Caplaco Nineteen, Inc. has submitted a Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for Kemp Auto Museum at 16955 Chesterfield Airport Road. The request is for new phased redevelopment of 16955 Chesterfield Airport Road under City of Chesterfield Ordinance 2911. This plan shows two lots and establishes two phases of development. The Site Development Concept Plan has been submitted in conjunction with a Site Development Section Plan showing details of Phase 1 (Lot A). Information for the Site Development Section Plan will be presented in a separate report.

HISTORY OF SUBJECT SITE

On September 7, 2016, the City of Chesterfield approved Ordinance 2911 which rezoned the property from “PC/MAA” Planned Commercial District with a Museum and Arts Overlay District to a new “PC” Planned Commercial District. The table on the following page provides an overview of the property’s zoning history and use over time.

Year	Zoning Change from	Zoning Change to	Ord.	Land Use (User)
1974	“NU” Non-Urban District	“M3” Planned Industrial District (only 4.7 of 5.1 acres)	SLC 7014	Industrial (Sachs Electric Company)
2002	“M3” Planned Industrial District & remaining “NU” Non-Urban District	“PC” Planned Commercial District	#1902	Auto Museum (Kemp Auto Museum)
2004	“PC” Planned Commercial District	“MAA” Museum and Arts Overlay District designation	#2116	Auto Museum (Kemp Auto Museum)
2016	“PC/MAA” Planned Commercial District with Museum & Arts Overlay District	New “PC” Planned Commercial District	#2911	Auto Dealership (Potential Tesla Motors)

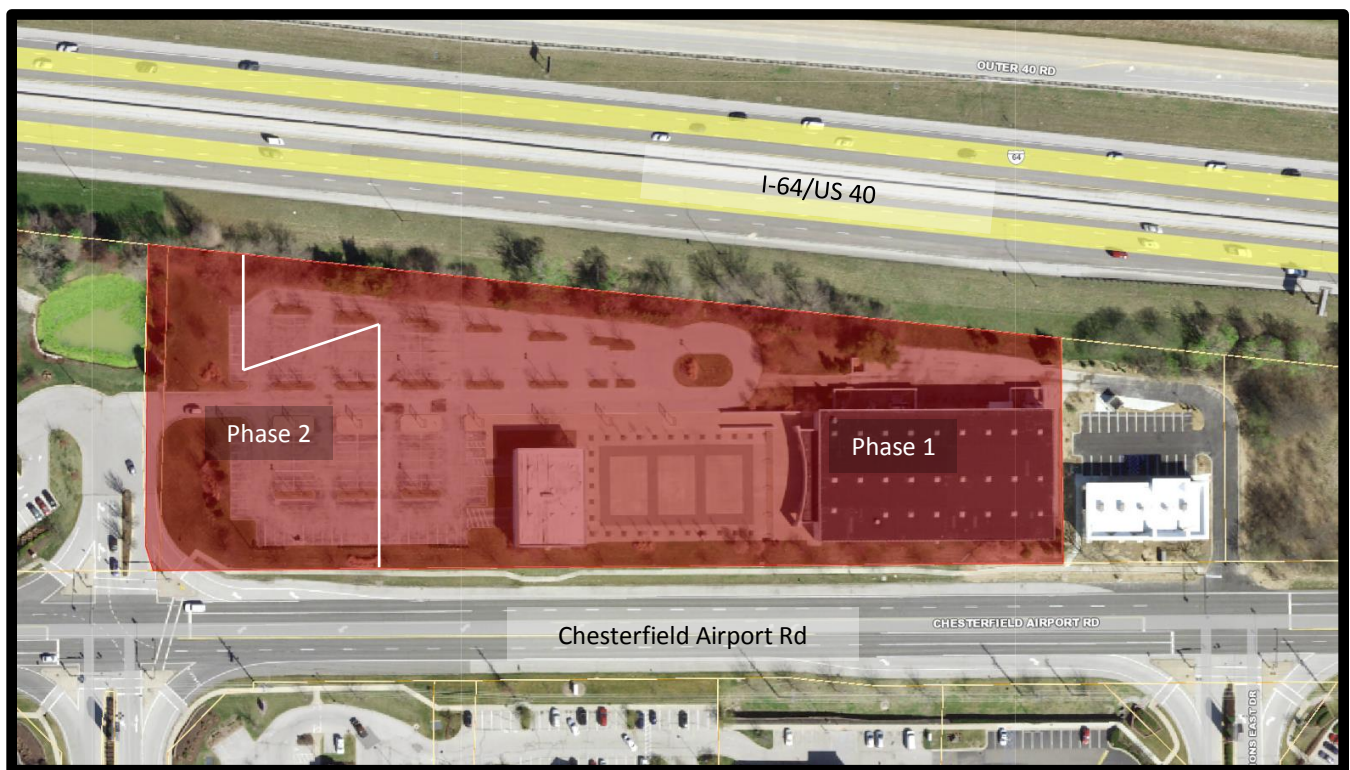


Figure 1: Aerial of Subject Site

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

COMPREHENSIVE PLAN ANALYSIS

The City of Chesterfield Comprehensive Land Use Map delineates the subject site within the “Mixed Commercial Use” land use designation.



Figure 2: Future Land Use Plan

STAFF ANALYSIS

Zoning

The subject site is zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2911. The Site Development Concept Plan substantially complies with the Preliminary Plan, shown below, which was submitted in conjunction with the zoning petition and incorporated into Ordinance 2911 as Attachment B.

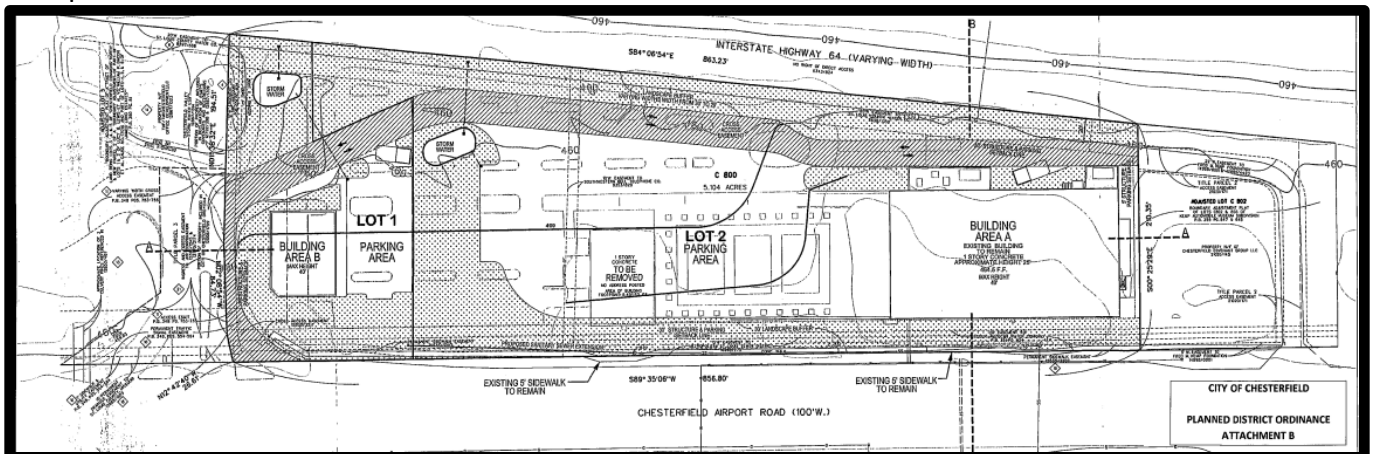


Figure 3: Preliminary Plan

Access & Traffic

No new curb cuts are proposed in conjunction with this development. As shown in both the Preliminary Plan and the Site Development Concept Plan, the site will have two shared access points off of existing curb cuts on Chesterfield Airport Road. The site will share access with the office building to the west, and will also share an access drive with the Pacific Dental building to the east.

Pedestrian Circulation

Sidewalks currently exist along Chesterfield Airport Road, which will remain and ensure compliance with ADA requirements.

Landscaping

A conceptual landscape plan showing landscaping along Chesterfield Airport Road has been submitted for consideration, as required by City of Chesterfield Ordinance 2911.

Lighting

Conceptual lighting locations are shown on the Conceptual Lighting Plan for required street lighting along arterial roadways, specifically Chesterfield Airport Road. The Plan shows three fixtures that comply with the spacing requirements of the Unified Development Code. Two of the fixtures are on Lot A, and one fixture is on Lot B.

STAFF RECOMMENDATION

Staff has reviewed the Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the Site Development Concept Plan of Kemp Auto Museum.

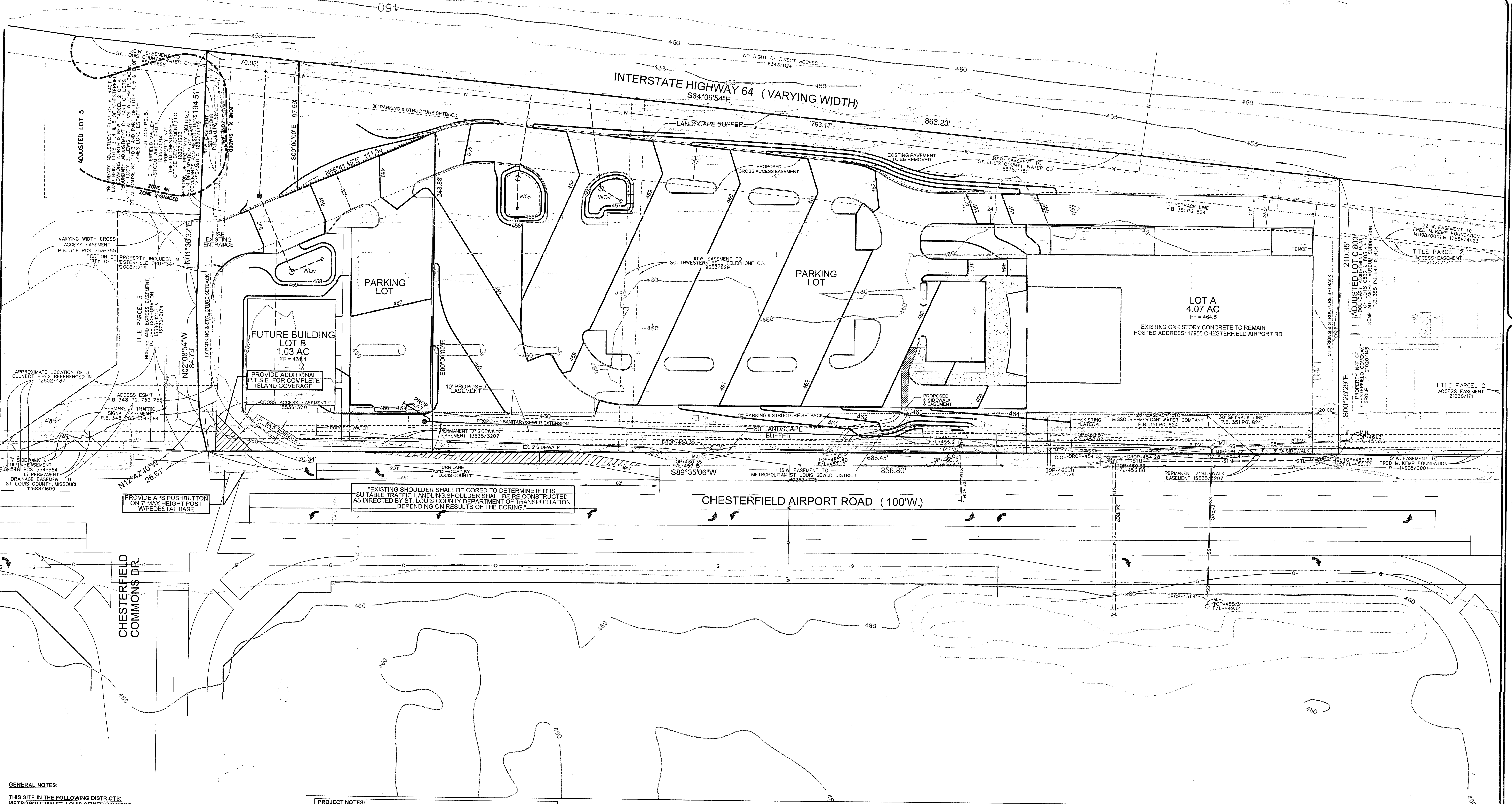
MOTION

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 Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for Kemp Auto Museum."
- 2) "I move to approve (or deny) the Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for Kemp Auto Museum, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Concept Plan
Conceptual Landscape Plan
Conceptual Lighting Plan

cc: Justin Wyse, Director of Planning and Development Services



GENERAL NOTES:

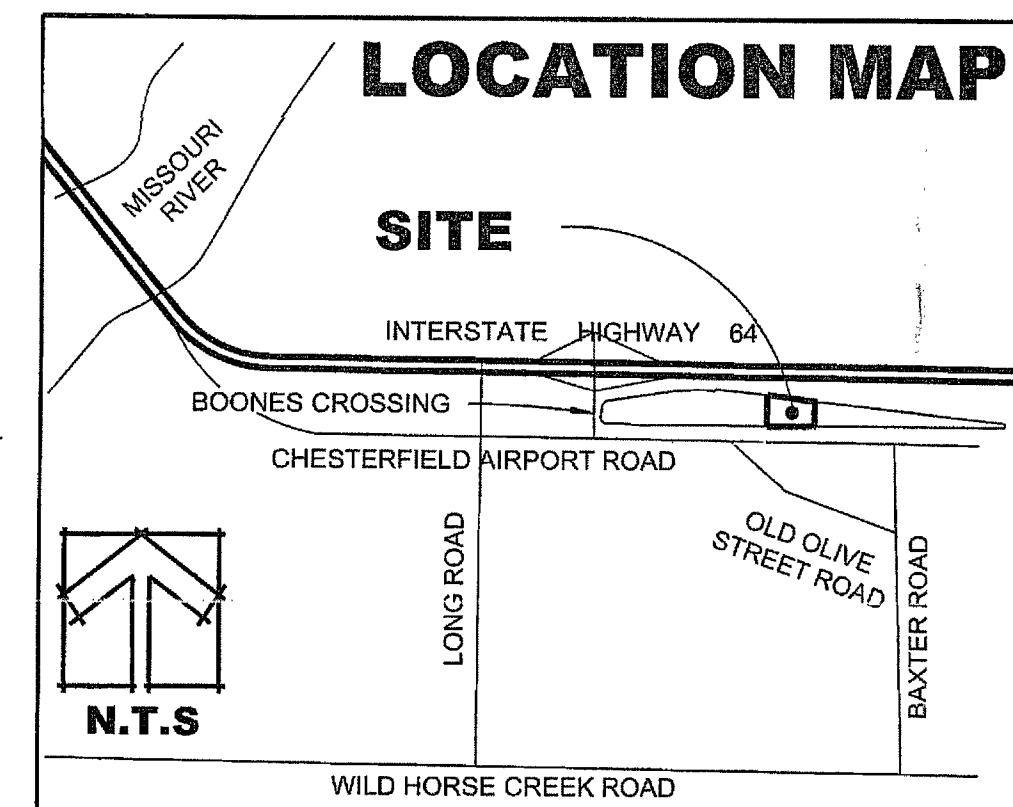
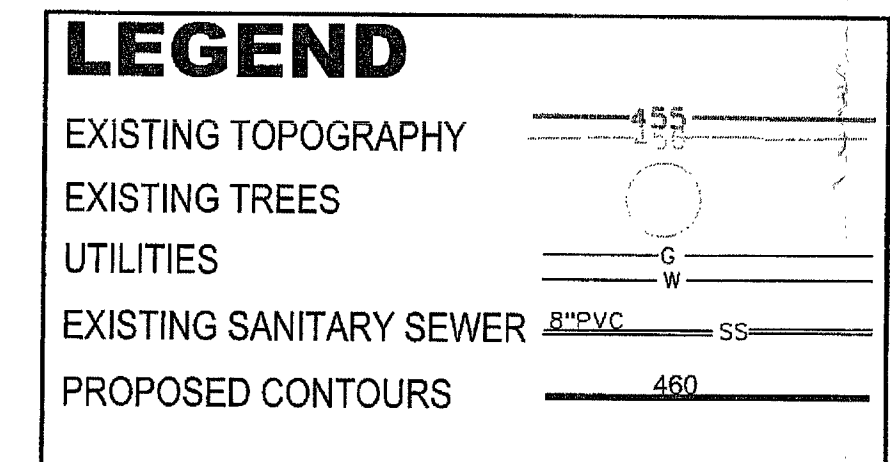
THIS SITE IS IN THE FOLLOWING DISTRICTS:
 METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 ROCKWOOD R8 SCHOOL DISTRICT
 BONHOMME CREEK WATERSHED
 WARD 4

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 LA CLEDGE GAS COMPANY
 AMEREN COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)

- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
- STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
- GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
- SLOPES SHALL NOT EXCEED 3H TO 1V
- THE EXISTING SIDEWALK AND RAMPS MUST BE EVALUATED AND IMPROVED, AS NECESSARY, TO PROVIDE A 5-FOOT WIDE WALK AND RAMPS IN FULL COMPLIANCE WITH ADA REQUIREMENTS.
- ALL UTILITIES MUST BE INSTALLED UNDERGROUND.
- PROPOSED CROSS ACCESS EASEMENT TO BE ESTABLISHED PRIOR TO IMPROVEMENT PLAN APPROVALS.
- THE PROPOSED EASEMENTS MUST BE PROVIDED PRIOR TO APPROVAL OF THE IMPROVEMENT PLANS
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

PROJECT NOTES:	
AREA OF SITE:	5.1 ACRES LOT A 4.07 AC LOT B 1.03 AC
LOCATOR NO:	17T 14 0211 17T 14 0202
ADDRESS:	16955 CHESTERFIELD AIRPORT RD CHESTERFIELD, MO. 63005
OWNER OF RECORD:	CAPLACO NINETEEN, INC. DEVELOPMENT 11850 STUDD AVENUE P.O. BOX 419121 ST. LOUIS, MISSOURI 63141 314-991-8900 EXT. 253
PREPARED FOR:	CAPITOL LAND INCORPORATED 11850 STUDD AVENUE P.O. BOX 419121 ST. LOUIS, MISSOURI 63141 314-991-8900 EXT. 253
PREPARED BY:	VOLZ INCORPORATED 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.5212 FAX 314.480.1250 FAX
SUBDIVISION:	PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.
EXISTING ZONING:	PC "PLANNED COMMERCIAL DISTRICT"
ORDINANCE NUMBER:	2911 - SEPTEMBER 7 TH 2016
PROPOSED USES:	USES ALLOWED PER ORDINANCE - 2911
PARKING REQUIRED & PROPOSED:	PER THE CITY OF CHESTERFIELD "UDC"
REQUIRED OPEN SPACE:	TO MEET CODE REQUIREMENT
REQUIRED F.A.R.:	TO MEET CODE REQUIREMENT
LIGHTING:	NO ADDITIONAL LIGHTING PROPOSED ON CHESTERFIELD AIRPORT ROAD
LANDSCAPING:	NO ADDITIONAL LANDSCAPING PROPOSED ON CHESTERFIELD AIRPORT ROAD
FIRM MAP #:	2918C0265K FEB. 4, 2015
MAXIMUM HEIGHT:	40' HIGH
LEGAL DESCRIPTION:	A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST - CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

- ST LOUIS COUNTY NOTES:**
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS. IMPROVEMENTS TO BE AS DIRECTED BY ST. LOUIS COUNTY.
 - 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. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
 - ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
 - A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
 - ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND ISO STANDARDS.
 - 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 OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
 - 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 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
 - PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW OF HIGHWAYS AND TRAFFIC, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
 - CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.



PARCEL 1: LOT C 800 KEMP AUTOMOBILE MUSEUM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 351 PAGE 824 AND 825 OF THE ST. LOUIS COUNTY RECORDS.

A TRACT OF LAND BEING PART OF ADJUSTED NEW PARCEL 2 OF THE BOUNDARY ADJUSTMENT PLAT, RECORDED IN PLAT BOOK 350 PAGE 81, IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID ADJUSTED NEW PARCEL 2, SAID BEGINNING POINT BEING ALSO A POINT ON THE NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID ADJUSTED NEW PARCEL 2, NORTH 12 DEGREES 42 MINUTES 40 SECONDS WEST 28.61 FEET; NORTH 02 DEGREES 08 MINUTES 54 SECONDS WEST 84.73 FEET AND NORTH 01 DEGREE 38 MINUTES 32 SECONDS EAST 194.61 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE HIGHWAY 64, OF VARYING WIDTH; THENCE EASTWARDLY ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 06 MINUTES 54 SECONDS EAST 863.23 FEET TO A POINT; THENCE SOUTH 00 DEGREES 25 MINUTES 29 SECONDS EAST 210.35 FEET TO A POINT ON THE AFORESAID NORTH LINE OF CHESTERFIELD AIRPORT ROAD, OF VARYING WIDTH; THENCE WESTWARDLY ALONG SAID NORTH LINE SOUTH 89 DEGREES 35 MINUTES OR SECONDS WEST 856.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.104 ACRES ACCORDING TO CALCULATIONS BY VOLZ, INC. DURING FEBRUARY 2005.

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DESIGNATION IS ASSUMED. LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

RECEIVED
MAY 9 2017
City of Chesterfield
Department of Public Works

STATE OF MISSOURI
JULY 17 2017
ERIC KIRBY
NUMBER
E-20655
PROFESSIONAL LAND SURVEYOR
P.L.S. #200600074

TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E-24665

REVISIONS:
 1-19-2017
 2-22-2017
 3-05-2017
 4-20-2017
 5-19-2017
 6-22-2017
 7-25-2017

12-20-2016

CAPITOL LAND INCORPORATED
 ENGINEERS AND LAND SURVEYORS
 TRANSPORTATION CONSULTANTS
 11850 STUDD AVENUE
 P.O. BOX 419121
 ST. LOUIS, MISSOURI 63141
 314-991-8900 EXT. 253

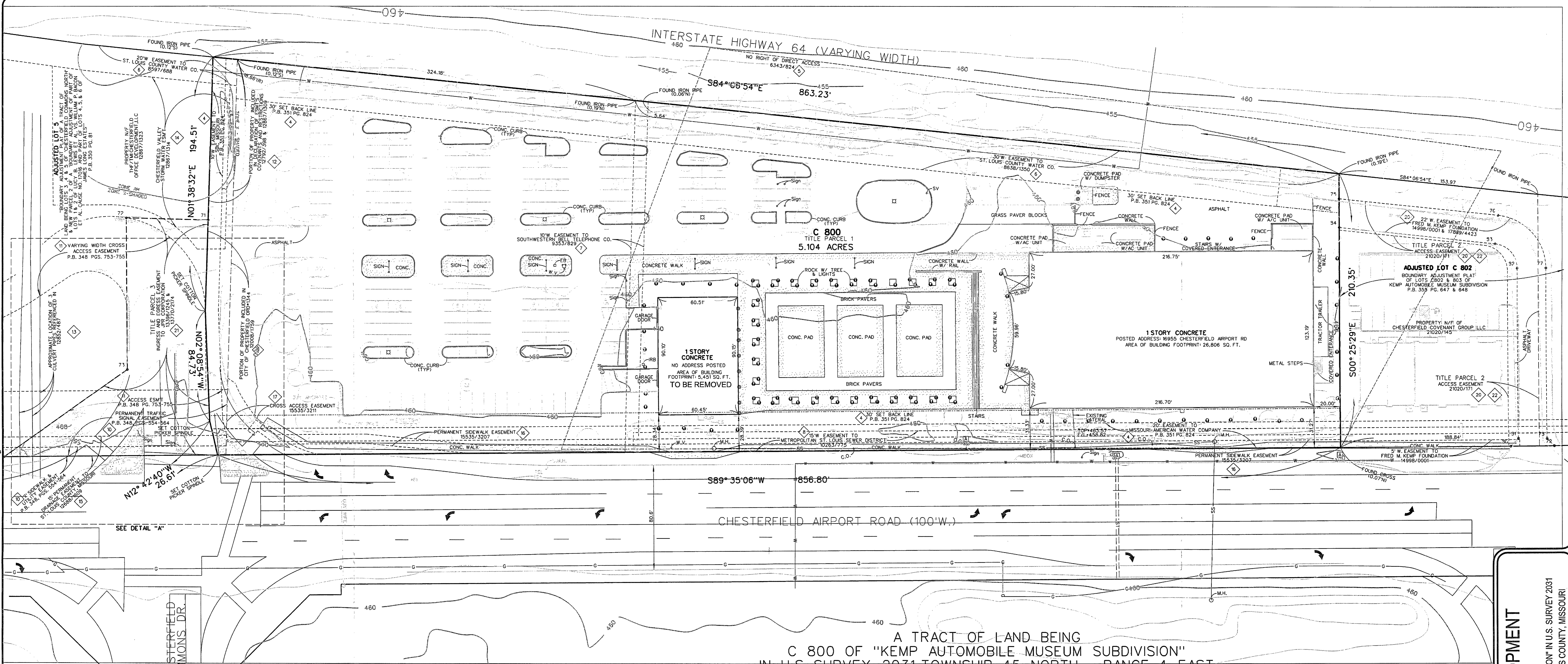
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 ST. LOUIS, MISSOURI 63132
 314-426-5212 FAX
 314-480-1250 FAX

CAPLACO NINETEEN, INC. DEVELOPMENT
 FORMERLY KNOWN AS KEMP AUTOMOBILE MUSEUM - 16955 CHESTERFIELD AIRPORT RD.
 A TRACT OF LAND BEING C-800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031
 TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT CONCEPT PLAN
 PROJECT # 2016-002
 CHESTERFIELD, MO. 63005
 DATE: MAP NO. 17T

REVISIONS:
 1-19-2017
 2-22-2017
 3-05-2017
 4-20-2017
 5-19-2017
 6-22-2017
 7-25-2017

12-20-2016



A TRACT OF LAND BEING
 C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION"
 IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

- LEGEND**
- AREA INLET
 - BOTTOM OF CURB
 - BOLLARD
 - CLEAN OUT
 - CURB INLET
 - DOUBLE CURB INLET
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - FIRE HYDRANT
 - GRATE INLET
 - GAS METER
 - GAS VALVE
 - GUY WIRE
 - LIGHT STANDARD
 - MANHOLE
 - PARKING METER
 - POLY VINYL CHLORIDE
 - REINFORCED CONCRETE PIPE
 - TOP OF CURB
 - TEST HOLE
 - TELEPHONE PEDESTAL
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL CONTROL BOX
 - UTILITY MANHOLE
 - UTILITY POLE
 - VITRIFIED CLAY PIPE
 - WATER METER
 - WATER VALVE
 - YARD LIGHT
 - NO. OF PARKING SPACES
 - GAS LINE
 - OVERHEAD ELECTRIC
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - STORM SEWER
 - TELEPHONE LINE
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - FENCE
 - ADDRESS

I, the owner(s) 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 Chapter 100.31, (present zoning) of City of Chesterfield City 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.

(Signature): _____
 (Name Typed): _____

State of Missouri)
) SS.
 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 _____ a corporation in the State of _____, and that the seal affixed 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 _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

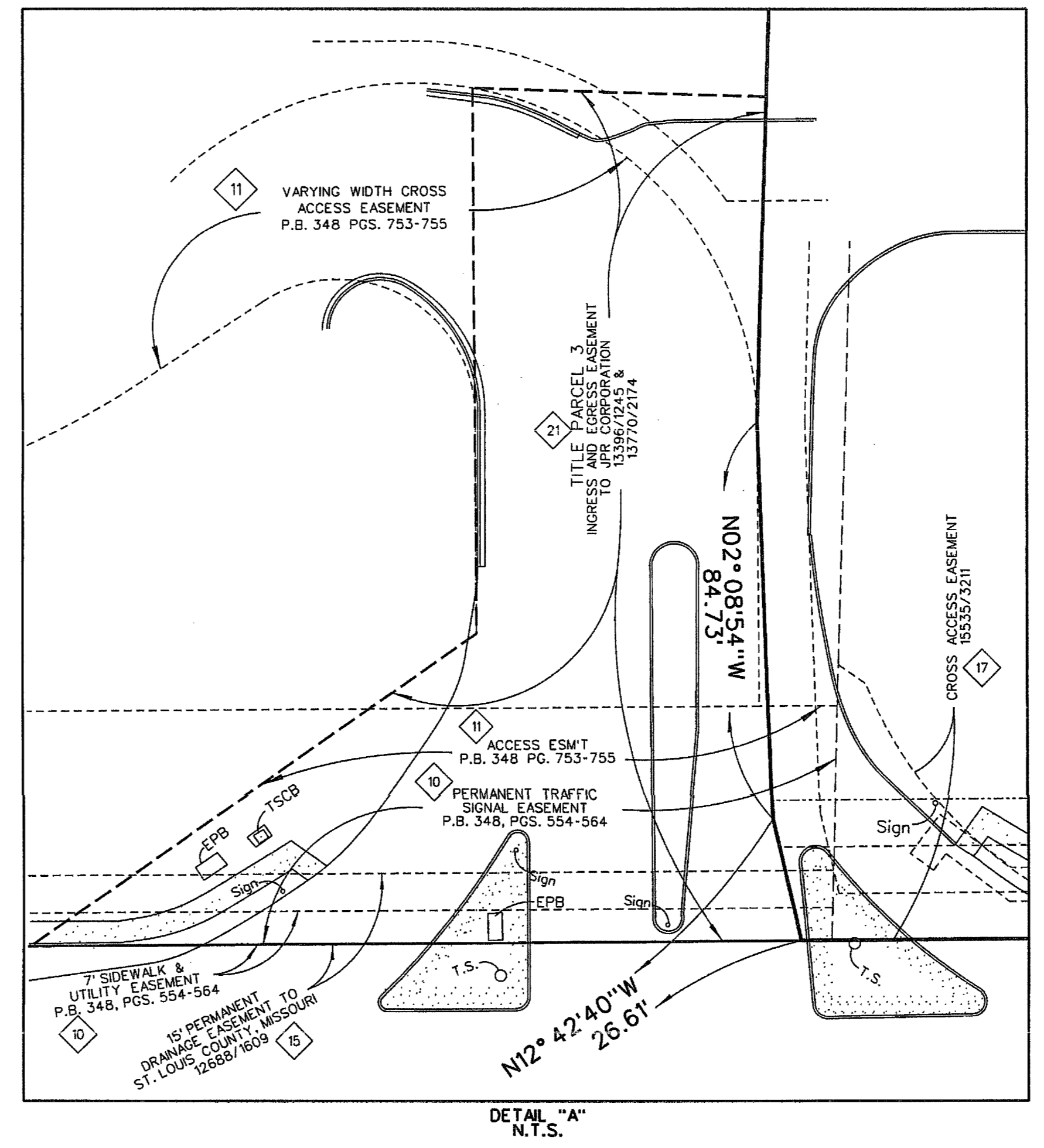
In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____, the day and year last above written.
 (County and State)

My term expires _____ (Notary Public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of _____, 2017, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Planning and Development Services Director and the City Clerk.

Justin Wyse, AICP, PTP
 Planning and Development Services Director
 City of Chesterfield, Missouri

Vickie Hoss, City Clerk
 City of Chesterfield, Missouri



THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS SITE DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVALUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
 PROFESSIONAL ENGINEER
 E-24655

ERIC J. KIRBY, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 P.L.S. #200506074

VOLZ Incorporated
 ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 TRANSPORTATION
 CONSULT. MANAGEMENT
 10949 Indian Head Invt. Blvd.
 St. Louis, Missouri 63132
 314-428-8212 Main
 314-890-1280 Fax
 www.volzinc.com
 Authority #203

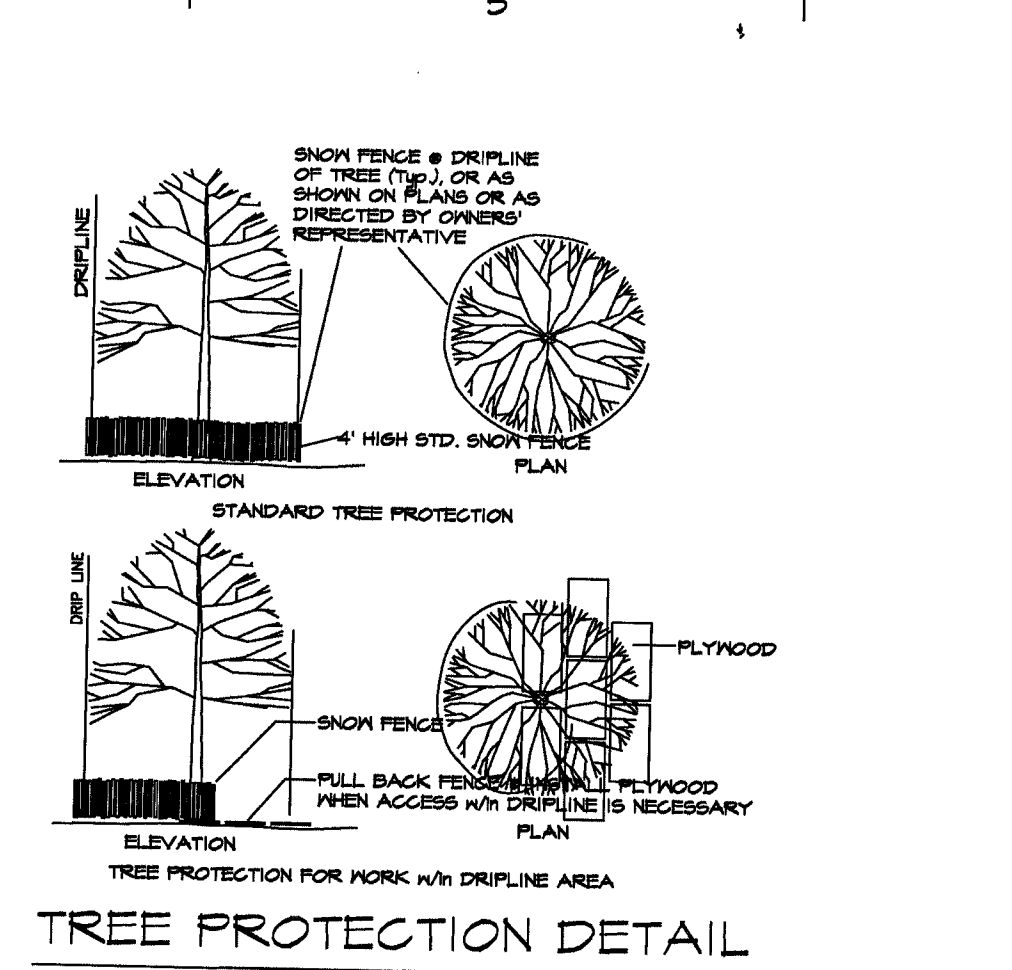
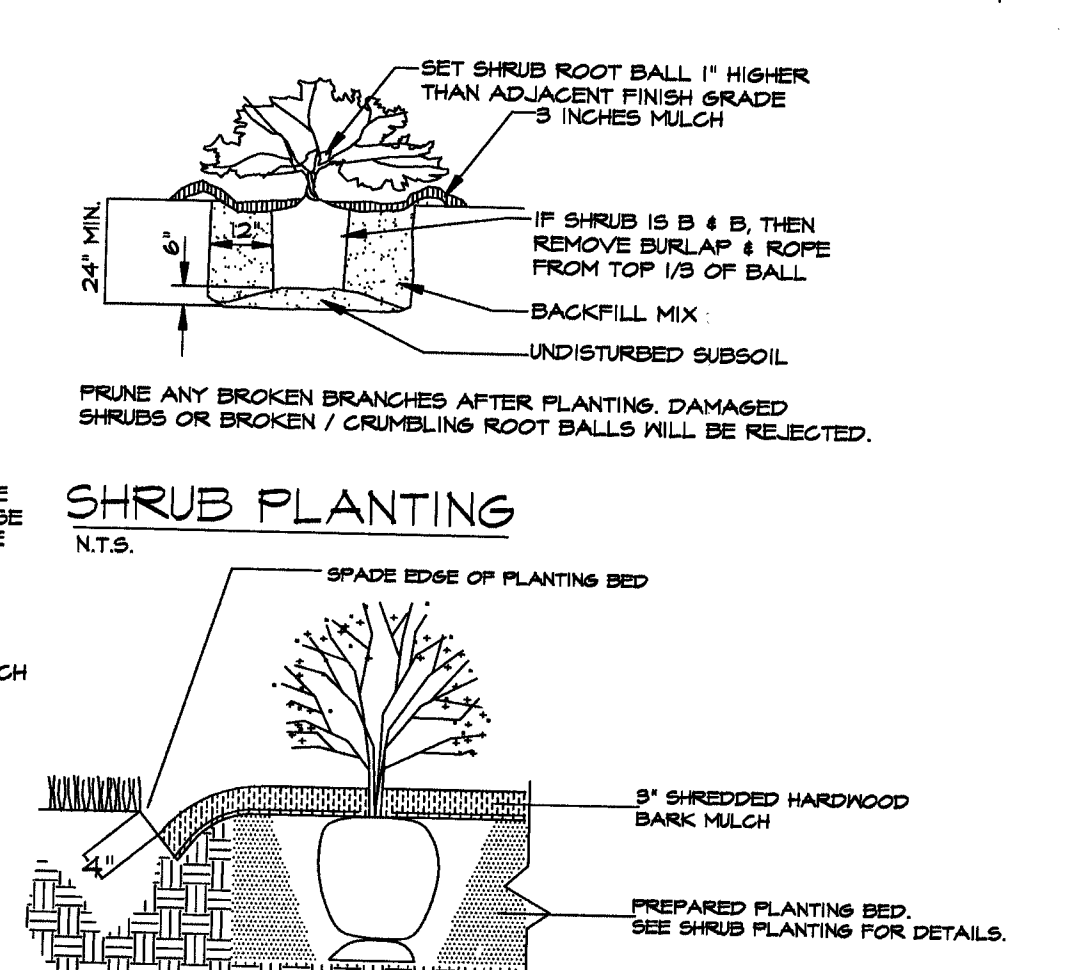
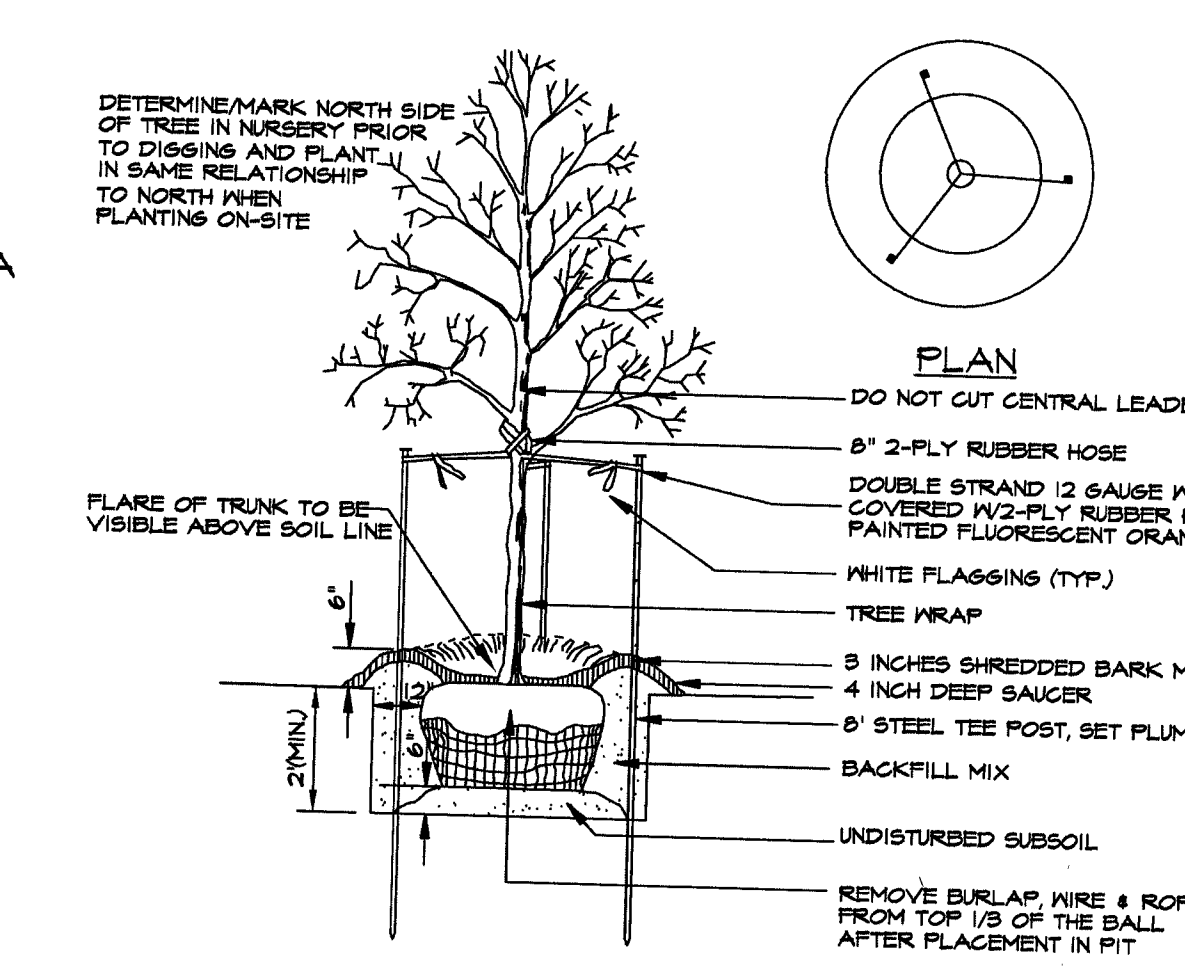
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SITE DEVELOPMENT CONCEPT PLAN EXISTING CONDITIONS
 LOCATOR # 1714-0232
 PROJECT # 2006-03
 16955 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO. 63035
 BASE MAP NO. 171 CRENSHAW #281

REVISED
 1-19-2017
 2-22-2017
 3-09-2017
 4-20-2017
 5-19-2017

12-22-2016



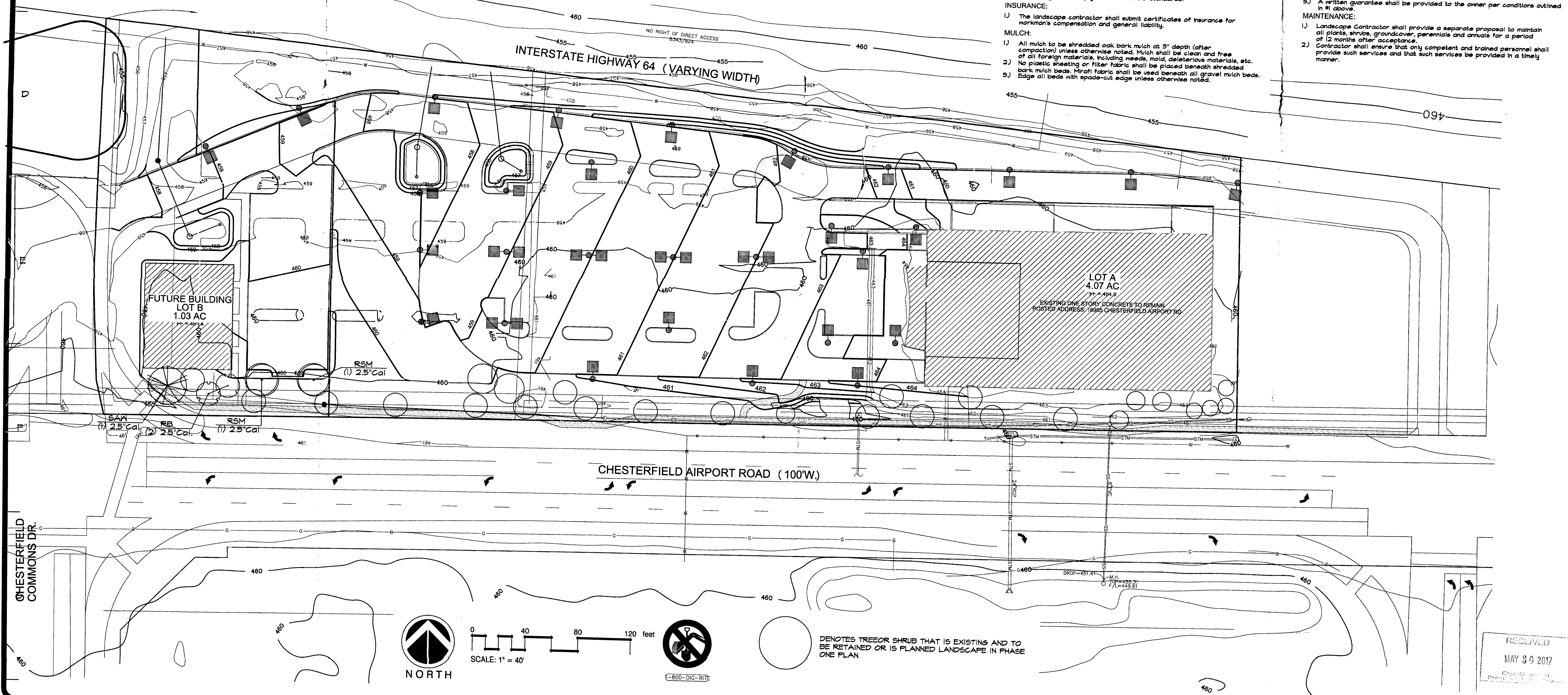
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BC	2	Bald Cypress / Taxodium distichum	2.5' Cal
HACK	3	Common Hackberry / Celtis occidentalis	2.5' Cal
SAM	3	Sawtooth Oak / Quercus acutissima	2.5' Cal
RSM	3	Red Sunset Maple / Acer rubrum 'Frankford'	2.5' Cal
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
NS	2	Norway Spruce / Picea abies	6'-7'
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RB	3	Redbud / Cercis canadensis	2.5' Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
SVB	1	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
SPN	2	Summer Pine Nivalis / Physocarpus opulifolius 'Summer Pine'	5 gal
TARD	2	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva'	5 gal

LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all material and work against injury to public.
 - The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RI-TE in Missouri).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place during or after installation. Plants not conforming exactly to the plant list will not be accepted. Plants not conforming to the plant list will not be accepted. Plants not conforming to the plant list will not be accepted.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
 - Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
 - All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project to be turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except turf) a minimum of 6" clear of the hydrants.
 - Landscape contractor shall kill & remove all existing weeds within the project site.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- PRUNING:**
- Lightly prune trees at time of planting. Prune only the crossover limbs, horizontal leaders and/or any broken or damaged branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
 - All pruning shall comply with ANSI A300 standards.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Miraf fabric shall be used beneath all gravel mulch beds.
 - Edge all beds with spade-cut edge unless otherwise noted.

- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, broken stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.
- MISC. MATERIAL:**
- Provide stakes and deadmen of sound, new hardwood, free of knots/holes and defects of 4" minimum, designed to prevent borers damage and winter freezing. Additionally, only 3-ply tying material shall be used.
- TURF:**
- All disturbed lawn areas to be seeded with a mixture of Turf-type fescue (50% per acre) and bluegrass (15% per acre). Lawn areas shall be unconditionally warranted for a period of 40 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners approval prior to seeding or sod installation.
 - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any portion carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Recondition existing lawn areas damaged by contractor's operations including equipment/material storage and movement of vehicles.
 - Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - A written guarantee shall be provided to the owner per conditions outlined in #1 above.
- MAINTENANCE:**
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.



REVISIONS BY

2/28/17	RWM

Caplaco Nineteen
TECHNOLOGIES

13131 W. MISSOURI
MARIAS, MISSOURI 63053
PHONE: (636) 422-4200
FAX: (636) 422-4200
140 Landscape Professional's Commission #202000020

REGISTERED PROFESSIONAL ARCHITECT #000004

DATE: 2/28/17

CONCEPT PLANTING PLAN FOR THE PROPOSED

Caplaco Nineteen

16955 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO

RECEIVED
MAY 9 9 2017

DRAWN
R. MARIS
CHECKED
RWM/GJB

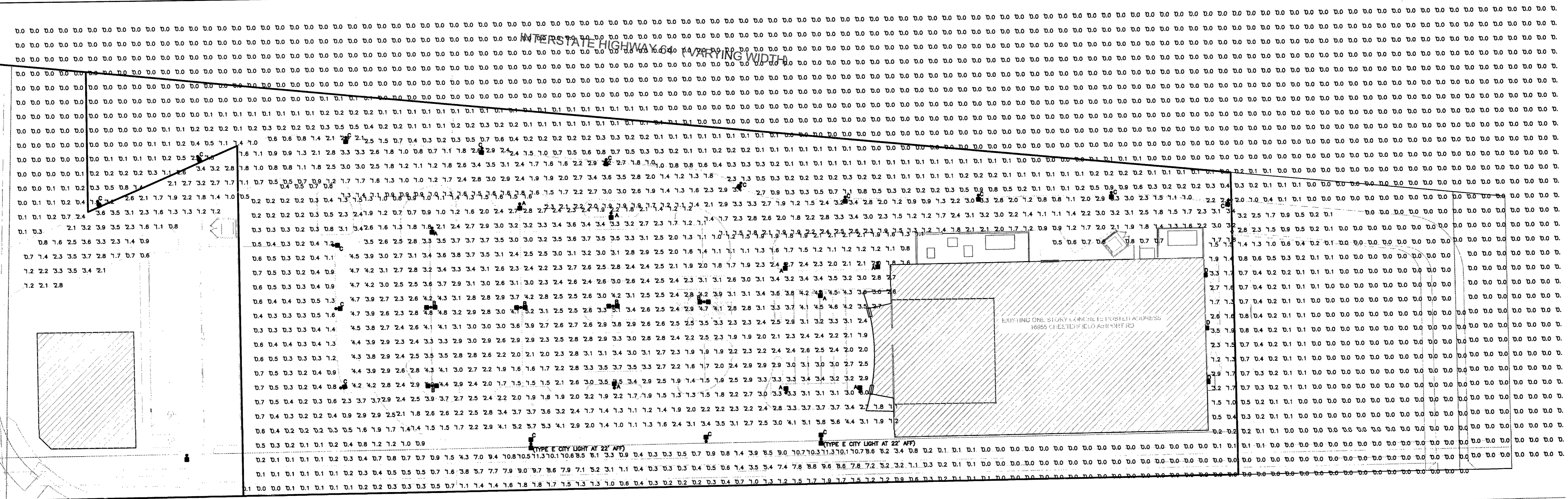
DATE
12/30/16

SCALE
1"=40'-0"

JOB No.
2016-184

SHEET

L-1



CHESTERFIELD AIRPORT ROAD (100'W)

1 PH1 PHOTOMETRIC PLAN
SCALE: 1" = 40'-0"

CITY NOTE:
PARKING LOT LIGHTING SHALL NOT BE LOWER THAN 10 FEET ABOVE GRADE, NOR HIGHER THAN 20 FEET ABOVE GRADE.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North road way	+	2.0 fc	3.9 fc	0.5 fc	7.8:1	4.0:1
North-east curb line	+	0.1 fc	3.3 fc	0.0 fc	N / A	N / A
south roadway grass	+	0.9 fc	11.3 fc	0.0 fc	N / A	N / A
tesla lot	+	2.7 fc	5.8 fc	0.7 fc	8.3:1	3.9:1

Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Mounting Height	Watts
A	9	DSXO LED 20C 1000 30K T3S MVOLT	DSXO LED with 20 LEDs @1000 mA , 3000K, Type 3 Short Optics	LED	Absolute	1.00	20'	72
B	5	DSXO LED 20C 1000 30K T4M MVOLT	DSXO LED with 20 LEDs @1000 mA , 3000K, Type 4 Medium Optics	LED	Absolute	1.00	20'	144
C	16	DSXO LED 20C 1000 30K T2S MVOLT HS	DSXO LED with 20 LEDs @1000 mA , 3000K, Type 2 Short Optics with HOUSE-SIDE SHIELD	LED	Absolute	1.00	20'	72
D	3	DSXW1 LED 10C 1000 30K ASYDF MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE ASYDF OPTIC, 3000K, @ 1000mA	LED	Absolute	1.00	12'	38.8
E	2	DSX2 LED 80C 1000 30K T1S MVOLT	DSX2 LED WITH 80 LEDs @1000mA, 3000K, TYPE 1 SHORT OPTICS	LED	Absolute	1.00	22'	282

RECEIVED
MAY 30 2017
City of Chesterfield
Department of Public Works

STATE OF MISSOURI
DARRELL ROY CASE
NUMBER E-23303
Professional Engineer

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adificacase.com

CAPLACO NINETEEN, INC. DEVELOPMENT
"FORMERLY KNOWN AS KEMP AUTOMOBILE MUSEUM"
16955 CHESTERFIELD AIRPORT RD.
A TRACT OF LAND BEING C 800 OF "KEMP AUTOMOBILE MUSEUM SUBDIVISION" IN U.S. SURVEY 2031
TOWNSHIP 45 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

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LOCATOR # TTT 14 0211
BASE MAP NO. 17T
ORDINANCE # 2911
REVISOR
PH1

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