



**VII.D.**

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
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## **Planning Commission Staff Report**

**Project Type:** Site Development Section Plan

**Meeting Date:** July 9, 2012

**From:** Shawn Seymour, AICP  
Senior Planner

**Location:** Chesterfield Commons Seven, Lot 1

**Applicant:** Civil Engineering Design Consultants

**Description:** **Chesterfield Commons Seven, Lot 1 (Wendy's)**: A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for a 1.06 acre tract of land zoned "PC" Planned Commercial District located on the north side of Chesterfield Airport Road, one-half mile west of the corner of Chesterfield Airport Road and Boone's Crossing.

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### **PROPOSAL SUMMARY**

Civil Engineering Design Consultants, on behalf of THF Chesterfield Seven Development LLC., have submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Planning Commission review. The request is for a 3,493 square foot fast food restaurant building located on Lot 1 of the Chesterfield Commons Seven subdivision. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2501. The exterior building materials will be comprised of brick, rain screen system, fiber cement panel system and glass. The roof is proposed to be a mechanically fastened single ply membrane system.

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

The site was zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The zoning was changed from "NU"

Non-Urban District to “PC” Planned Commercial District by City of Chesterfield Ordinance 2501 on November 17, 2008.

On June 28, 2010, the Planning Commission approved a one-year time extension for the submittal of the Site Development Concept Plan as required by the site specific ordinance. A Site Development Concept Plan for the three proposed lots was approved by the Planning Commission in December of 2010.

**Land Use and Zoning of Surrounding Properties:**

| Direction | Land Use                     | Zoning                       |
|-----------|------------------------------|------------------------------|
| North     | Interstate 64/ Highway 40-61 | Interstate 64/ Highway 40-61 |
| South     | Commercial/Retail            | “PI” Planned Industrial      |
| East      | Commercial/Retail            | “PC” Planned Commercial      |
| West      | Equipment Sales/Vacant       | “NU” Non-Urban District      |



**STAFF ANALYSIS**

**Zoning**

The subject site is zoned “PC” Planned Commercial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2501, and all applicable Zoning Ordinance requirements. The submittal as presented adheres to Ordinance 2501 and all applicable Zoning Ordinance requirements.

### **Traffic/Access and Circulation**

The circulation system into the site has been addressed through the approval of the Site Development Concept Plan. The primary roadway into the development is being constructed to align with the adjacent development to the east. An entrance off the internal street is being provided and no vehicular connection is allowed from Chesterfield Airport Road.

The site is providing one-way circulation to provide adequate queuing for the drive thru lane. The lane starts on the southern end of the site and loops north and west around the building pad area. Cross access to the adjacent lot to the west, that has been approved but not yet developed, is being provided for ease of circulation within the development.

Pedestrian connections are being made to the adjacent development and within the site. A connection will be provided along the eastern edge of the lot to connect to the sidewalk along Chesterfield Airport Road.

### **Parking**

Parking for the site is provided around the building. The number of parking spaces provided meets the requirements of the Off-Street Parking, Stacking, and Loading Regulations section of the City of Chesterfield Zoning Ordinance.

### **Landscaping**

A Landscape Plan was submitted showing new trees and shrubs to be installed throughout the site. Water quality features are being provided per the requirements of the Metropolitan Sewer District and the proposed plantings were reviewed to ensure no sight distance issues existed.

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

### **Lighting**

A Lighting Plan has been submitted with pole mounted parking lot fixtures in the parking lot. The fixture design adheres to the City of Chesterfield Lighting Ordinance however the proposed mounting height of the parking lot fixtures is thirty-three (33) feet. The Lighting Ordinance states that the height of all light standards shall be reviewed by the Planning Commission. The applicant previously had submitted a request to allow a mounting height of thirty-three (33) feet for the development and has been approved.

### **Architectural Elevations**

The project was reviewed by the Architectural Review Board on May 10, 2012. A motion was passed by a vote of 5 - 0 to forward the project to Planning Commission for approval as presented.

**Signage**

Signage is approved under a separate process and will be reviewed against the approved Sign Package for the development.

**DEPARTMENTAL INPUT**

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design and has found the application to be in conformance with City of Chesterfield Ordinance 2501, and all other applicable Zoning Ordinance requirements. Staff recommends approval of the Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for Chesterfield Commons Seven, Lot 1 (Wendy’s).

**MOTION**

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

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

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

Attachments: Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Architectural Elevations  
Architectural Renderings  
Architect’s Statement of Design

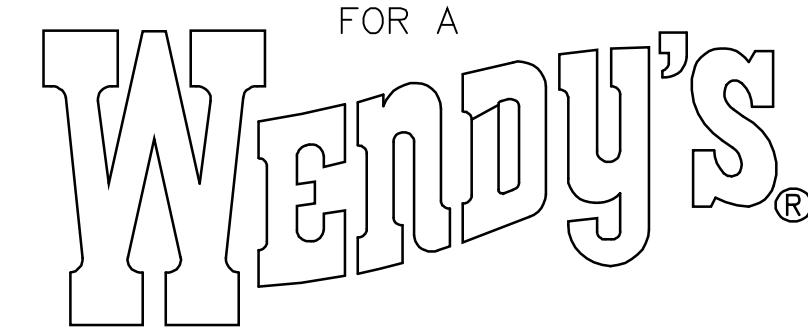
PROPERTY DATA

OWNER = THF CHESTERFIELD SEVEN DEVELOPMENT, LLC
OWNER UNDER CONTRACT = WENDY'S INTERNATIONAL, INC.
ADDRESS = 17451 CHESTERFIELD AIRPORT ROAD
LOCATOR NO. = 17U510028
ACREAGE = 1.06 AC.±
EXISTING ZONING = PC PLANNED COMMERCIAL DISTRICT
ORDINANCE = 250
FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT = ROCKWOOD
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = MISSOURI RIVER
FEMA MAP = 29189C01404, LOMR APRIL 17, 2000
ELECTRIC COMPANY = AMERENUE
GAS COMPANY = LACLEDE GAS COMPANY
PHONE COMPANY = AT&T
WATER COMPANY = MISSOURI AMERICAN WATER COMPANY

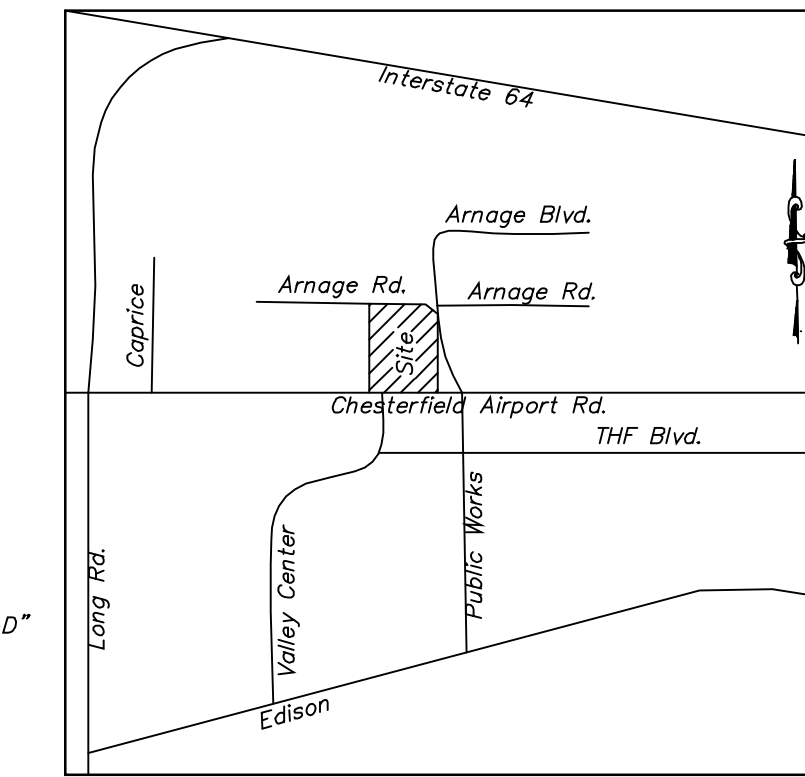
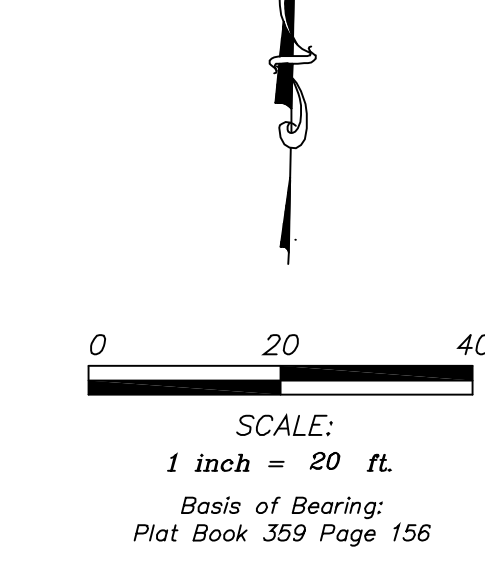
LAND DESCRIPTION

Parcel No.1: A tract of land being part of Shares 4 and 5 of the Subdivision of the Estate of Peter Steffan according to the plat accompanying Commissioners Report a certified copy of which is recorded in Book 80 page 457 of the St. Louis County Records, in U.S. Survey 125, Township 45 North, Range 4 East, St. Louis County, Missouri and being more particularly described as follows: Beginning at the intersection of the East line of said Share 4 of with the North line of Chesterfield Airport Road, 100 feet wide, thence Westwardly along the North line of Chesterfield Airport Road, 100 feet wide, South 89 degrees 35 minutes 06 seconds West 315.74 feet to the East line of property described in said LOMR Cont. as recorded in Book 10270 page 1673 of the St. Louis County Records, said point being distant 10.00 feet from the East line of said Share 5; thence Northwardly and parallel with said East line of Share 5, North 00 degrees 34 minutes 14 seconds East 200.00 feet to a point, thence North 89 degrees 35 minutes 06 seconds East 10.00 feet to said East line of Share 5; thence Northwardly along said East line of Share 5, North 00 degrees 34 minutes 14 seconds East 768.83 feet to the South line of Missouri Interstate Highway 64, varying width; thence Eastwardly along said South line of Missouri Interstate Highway 64, varying width, South 84 degrees 06 minutes 54 seconds East 307.02 feet to the aforementioned East line of Share 4; thence Southwardly along said East line South 00 degrees 34 minutes 14 seconds West 935.13 feet to the point of beginning according to a survey by Votz, Inc. during March 2005. Parcel No.2: Cross Access Easement, according to Final Plat of River Crossings recorded in Plat Book 350 page 205 of the St. Louis County Records.

SITE DEVELOPMENT SECTION PLAN



CHESTERFIELD COMMONS SEVEN (PLAT BOOK 359 PAGE 156) PART OF SHARES 4 AND 5 OF THE SUBDIVISION OF THE ESTATE OF PETER STEFFAN, IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST.



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

Site Development Section Plan Wendy's 17451 Chesterfield Airport Road Chesterfield, Missouri 63005

LEGEND

- EXISTING CONTOURS: 433
PROPOSED CONTOURS: 433
EXISTING STORM SEWER: TMH
PROPOSED STORM SEWER: ST
EXISTING SANITARY SEWER: 36"
PROPOSED SANITARY SEWER: 36"
RIGHT-OF-WAY: 96"
EASEMENT: BOLLARD
CENTERLINE: SIGN
EXISTING TREE: 12"
EXISTING SPOT ELEVATION: 433.28
PROPOSED SPOT ELEVATION: 433.28
SWALE/DRAINAGE PATH: T.B.R.
TO BE REMOVED & RELOCATED: U.B.R. & R.
TO BE USED IN PLACE: T.A.P.
TO BE ADJUSTED: T.B.A.
BACK OF CURB: B.C.
F.C. OF CURB: F.C.
WATER MAIN: W
GAS MAIN: G
UNDERGROUND TELEPHONE: T
OVERHEAD WIRE: O.H.
UNDERGROUND ELECTRIC: E

SYMBOLS

- WV WATER VALVE
WMH WATER MANHOLE
TMH TELEPHONE MANHOLE
BRUSH & SHRUB LINE
TREE & SIZE
BUSH & SIZE
BOLLARD
ELECTRIC YARD LIGHT
BORING LOCATION
MAIL BOX
ELECTRIC BOX
POWER POLE
POWER POLE & GUY
CLEAN OUT
GAS VALVE
GAS METER
GAS DRIP

ABBREVIATIONS

- N NORTH
S SOUTH
E EAST
W WEST
CONC CONCRETE
ASPH ASPHALT
PB PLAT BOOK
DB DEED BOOK
PAGE
SF SQUARE FEET
AC ACRES
FF FINISH FLOOR
FLOWLINE
PVC POLYVINYL CHLORIDE PIPE
SANS SANITARY
STM STORM
SAV SAVE
R (R)

GEOTECHNICAL ENGINEER'S NOTE: Neither PROFESSIONAL SERVICE INDUSTRIES, INC. nor the undersigned was involved with the preparation of any part of these plans. The signature and seal of the undersigned professional engineer are intended to confirm that the undersigned has reviewed Sheet C3, relative to geotechnical considerations only, through the date given below. It is the professional opinion of the undersigned engineer that the improvements shown on these sheets are compatible with the soil and geologic conditions of the site as indicated from the Geotechnical Services Report for the project dated February 22, 2012, under ORDER NUMBER 00228791.

SCHEDULE "B" TITLE EXCEPTION NOTES

- This survey is based on a title report prepared by Chicago Title Insurance Company File No. 20112016 dated May 23, 2011 at 8:00 A.M.
Items not listed below are standard exceptions and do not matter or issues that pertain to this survey.
1. Standard exceptions, not land survey related.
2. Limitation of right of direct access by the instrument recorded in Book 6343 page 824.
3. Easement to St. Louis County Water Company by instrument recorded in Book 8734 page 227.
4. Assessments by the Monarch Chesterfield Levee District, if any.
5. Easement granted to the Metropolitan St. Louis Sewer District by instrument recorded in Book 14227 page 3280.
6. Terms and provisions of the Chesterfield Common Transportation Development District as established and created by Cause No. 10SL-CO0252 in Circuit Court of St. Louis County.
7. Terms and provisions of Declaration of Easements, Covenants, and Restrictions dated January 12, 2011 and recorded January 26, 2011 in Book 19333 page 2773.
8. Terms and provisions of Site Development Concept Plan recorded in Plat Book 359 pages 63 and 64.
9. Terms and provisions of Final Plat of River Crossings recorded in Plat Book 350 page 205.

SURVEYOR'S CERTIFICATION

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

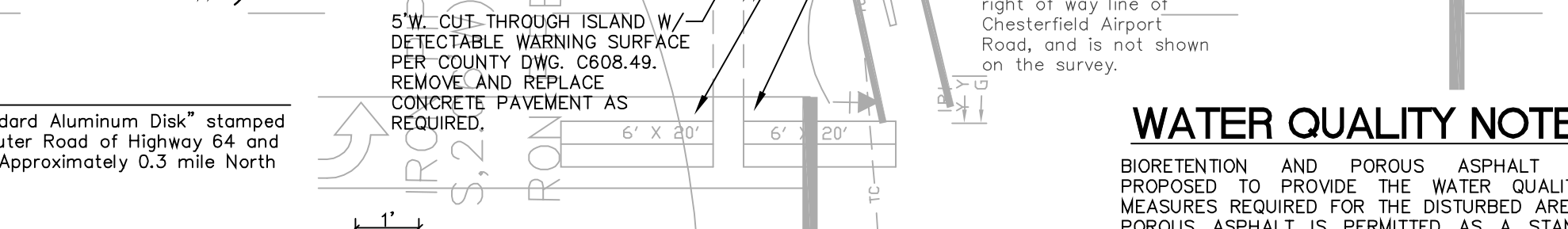
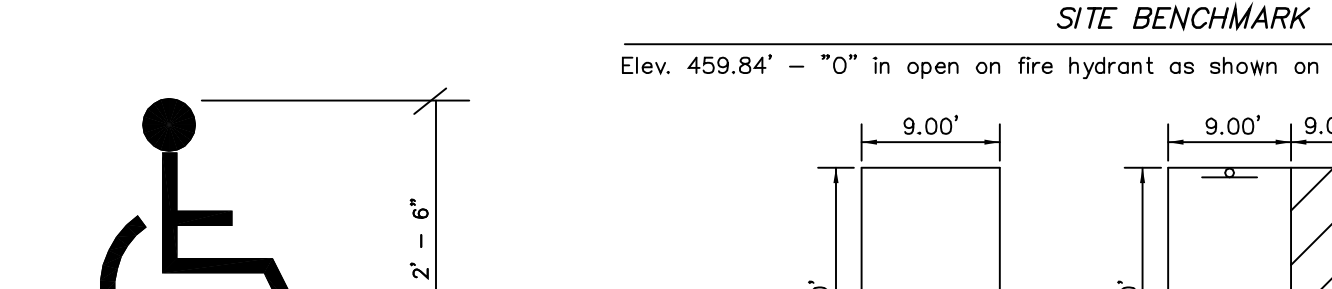
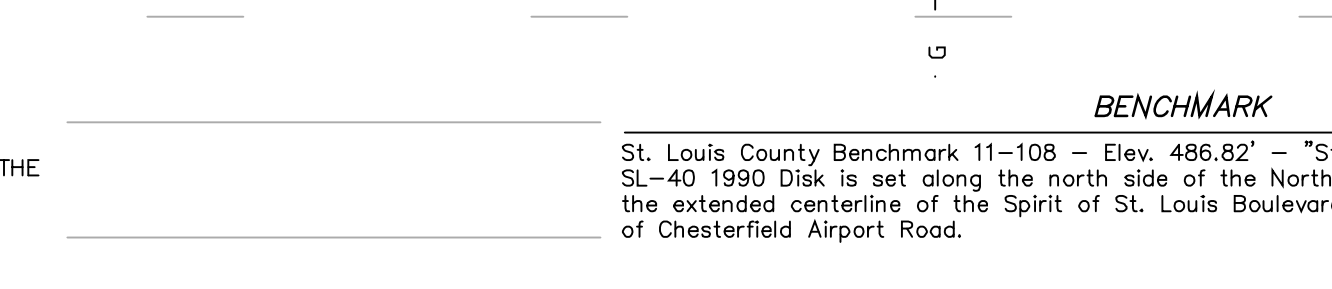
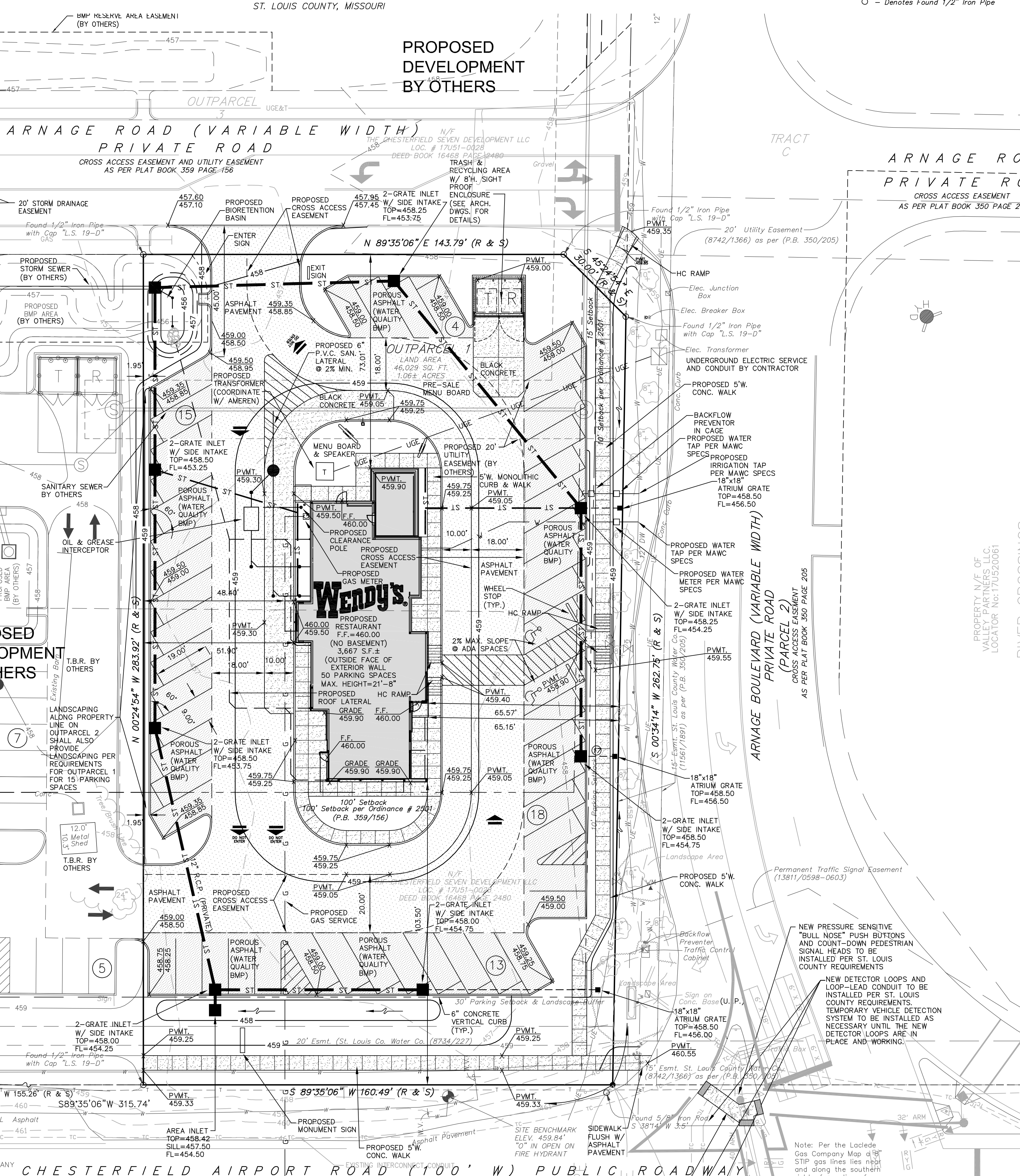
PREPARED FOR: Wendy's International, Inc. C/O MIKE GOLDEN 3330 WEST ESPLANADE AVE. SUITE 612 METAIRIE, LA 70002 PHONE (504) 849-0349 FAX (504) 828-1235

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

NOTE: CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY APPLICABLE CODES AND REGULATIONS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE: 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 ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR: CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH 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, ANTIPOATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.



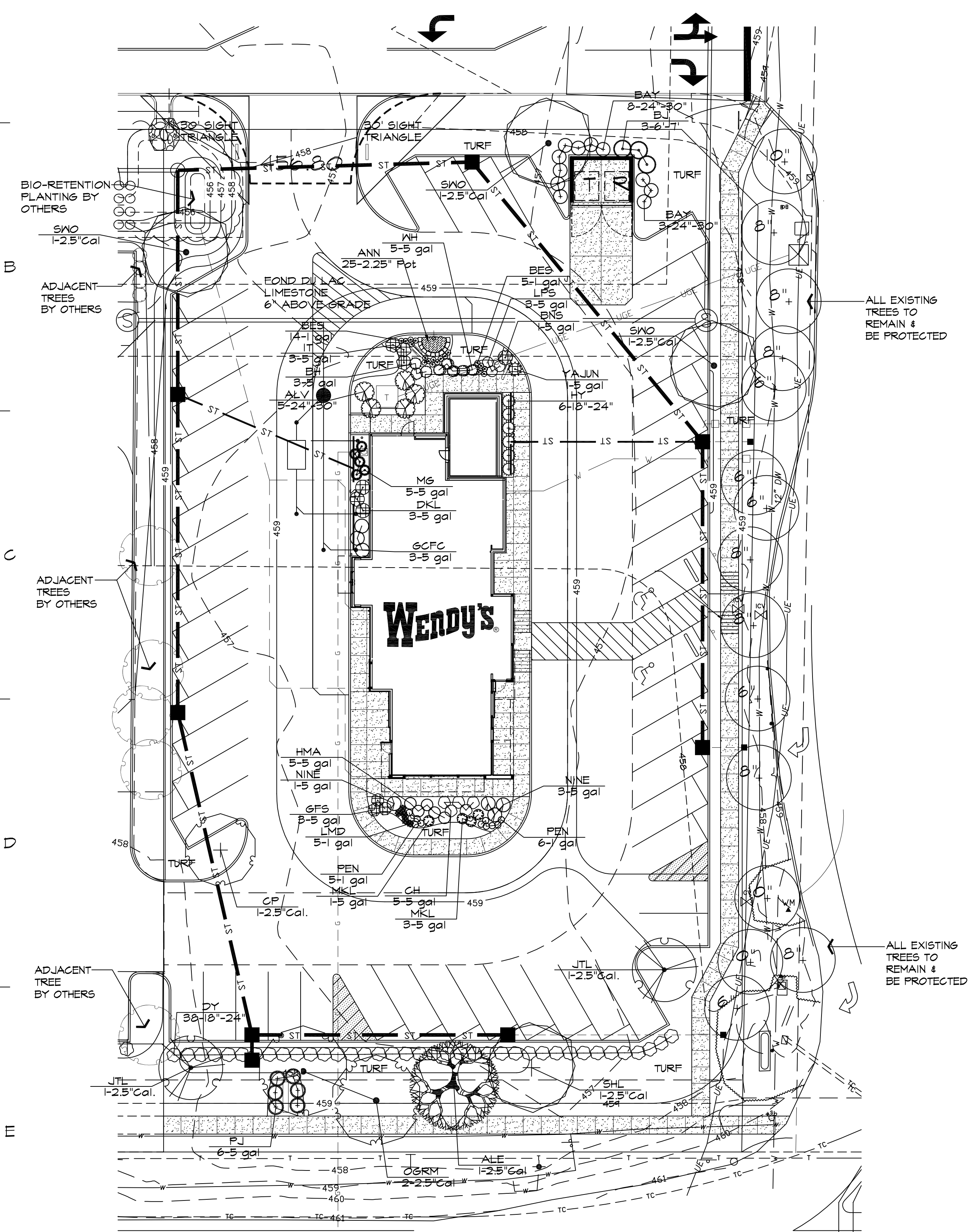
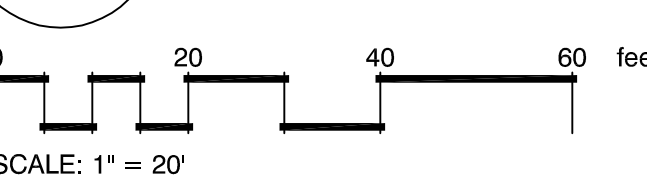
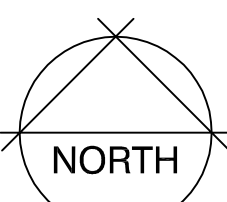
GENERAL NOTES

- 1. 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. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
2. ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
3. BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
6. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
7. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
8. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIALS, AND DEBRIS.
9. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
10. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
11. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, M.S.D. AND THE CITY OF CHESTERFIELD STANDARDS.
12. DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
13. SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
14. SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% VERTICAL. SLOPES GREATER THAN 1% VERTICAL MUST BE DESIGNED AS A RAMP.
15. 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 GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS, AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THESE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
16. PARKING CALCULATIONS: 15 SPACES/1,000 S.F. GROSS FLOOR AREA. GROSS AREA = 3,340 S.F. (INTERIOR FACE OF EXTERIOR WALL) REQUIRED = (15 SPACES/1,000 S.F.) \* 3,340 S.F. (GROSS) REQUIRED = 50 SPACES REQUIRED. PAVING PROVIDED: 48 STALLS. 2 STALLS. Total = 50 STALLS.
17. SETBACKS: NORTH = PER PLAN, EAST = 10', WEST = PER PLAN, SOUTH = 10'.
18. DENSITY CALCULATIONS: Openspace: 14,220 s.f. X 100 = 30.9% > 30% (MIN. OPEN SPACE REQUIRED PER ORD. 2501) 46,029 s.f. total site. Floor Area Ratio (F.A.R.): 3,867 s.f. 46,029 s.f. total site = 0.08.
19. By graphic plotting only, this property not lie within a special flood zone area according to the flood insurance rate map panel number 29189C0140 H and community number 290896 (City of Chesterfield) which bears an effective date of August 2, 1995 (Revised to reflect LOMR dated April 17, 2000). The property lies within shaded zone X (areas of 500-year flood, areas of 100-year flood with average depth of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood).
20. NO ON-SITE ILLUMINATION SURVEY SHALL BE CONDUCTED UNLESS THE LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADSWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE CITY OF CHESTERFIELD ORDINANCE 2228.
21. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SOUNDING DEVICES OR SIGNAGE.
22. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
23. ROOF TOP EQUIPMENT SHALL BE SCREENED.
24. ROADWAY IMPROVEMENT TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE. AN APPROVED/RECORDED SITE DEVELOPMENT SECTION PLAN WILL NEED TO BE SUBMITTED TO ST. LOUIS COUNTY FOR THE ASSESSMENT OF THOSE CONTRIBUTIONS.
25. SEPARATE SPECIAL USE PERMIT WILL BE REQUIRED FOR ALL UTILITY RELATED WORK WITHIN THE CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY. CONTACT JAMES HAYES AT 314-615-8515.
26. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
27. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
28. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3% (HORIZONTAL) TO 1% (VERTICAL).
29. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT, SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
30. 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 MUST BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
THE Chesterfield Seven Development, L.L.C. 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 100.3, (applicable subsection) (present zoning) #24. do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, as voided or vacated by order of ordinance of the City of Chesterfield Council. (Signature): (Name Typed): Michael H. Stoenberg Manager State of Missouri ss. County of St. Louis On this day of A.D., 20 before me personally Michael H. Stoenberg to me known, who being by me sworn in, did say (Officer of Limited Liability Company) that he/she is the Manager of the THF Chesterfield Seven Development, L.L.C. (Name of Limited Liability Company) a corporation in the State of Missouri 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 Michael H. Stoenberg 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 Plan pursuant to Chesterfield Ordinance MISSOURI ONE CALL TICKET NUMBER 120240849 The Utilities contacted by Missouri One Call were Ameren Missouri, AT Distribution, Wood St. Louis District, Laclede Gas Company, Lightcore, a Century Link Co., Missouri American Water Company, MCI & St. Louis Metropolitan Sewer District. Planning and Development Services Director City Clerk HT #2061

Proj. # 1026 No. Description Date City Submittal 03/30/12 Per City 05/14/12 Per County 05/25/12 Per County 06/26/12

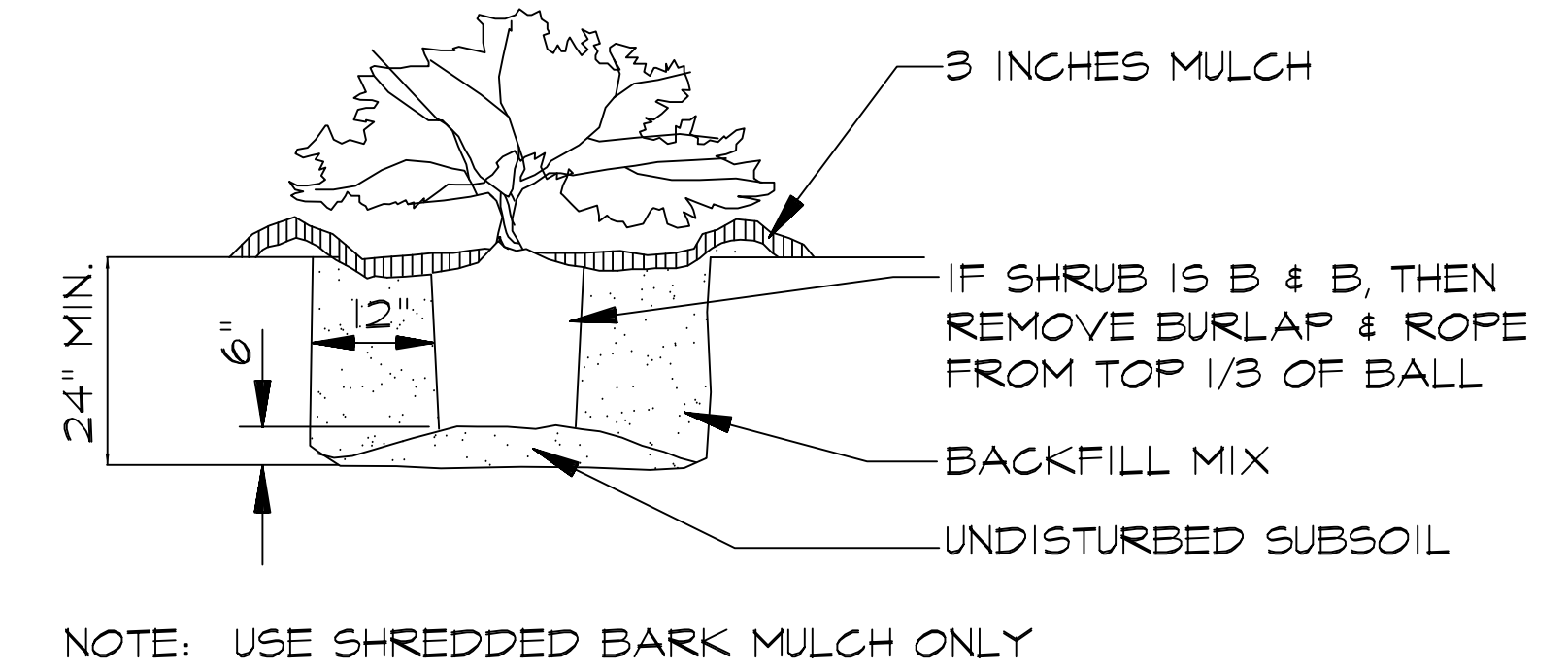
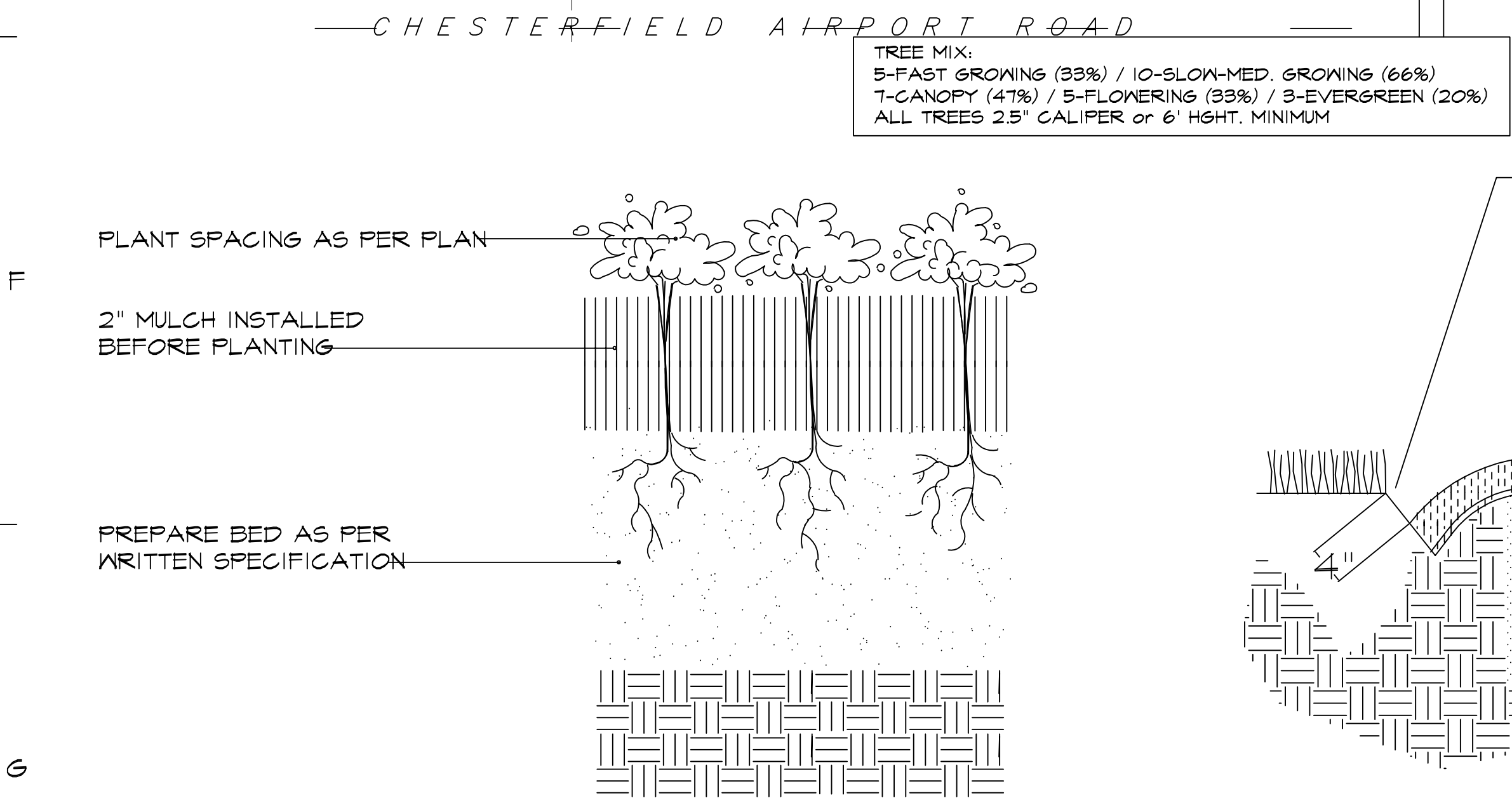
Site Development Section Plan

SD1

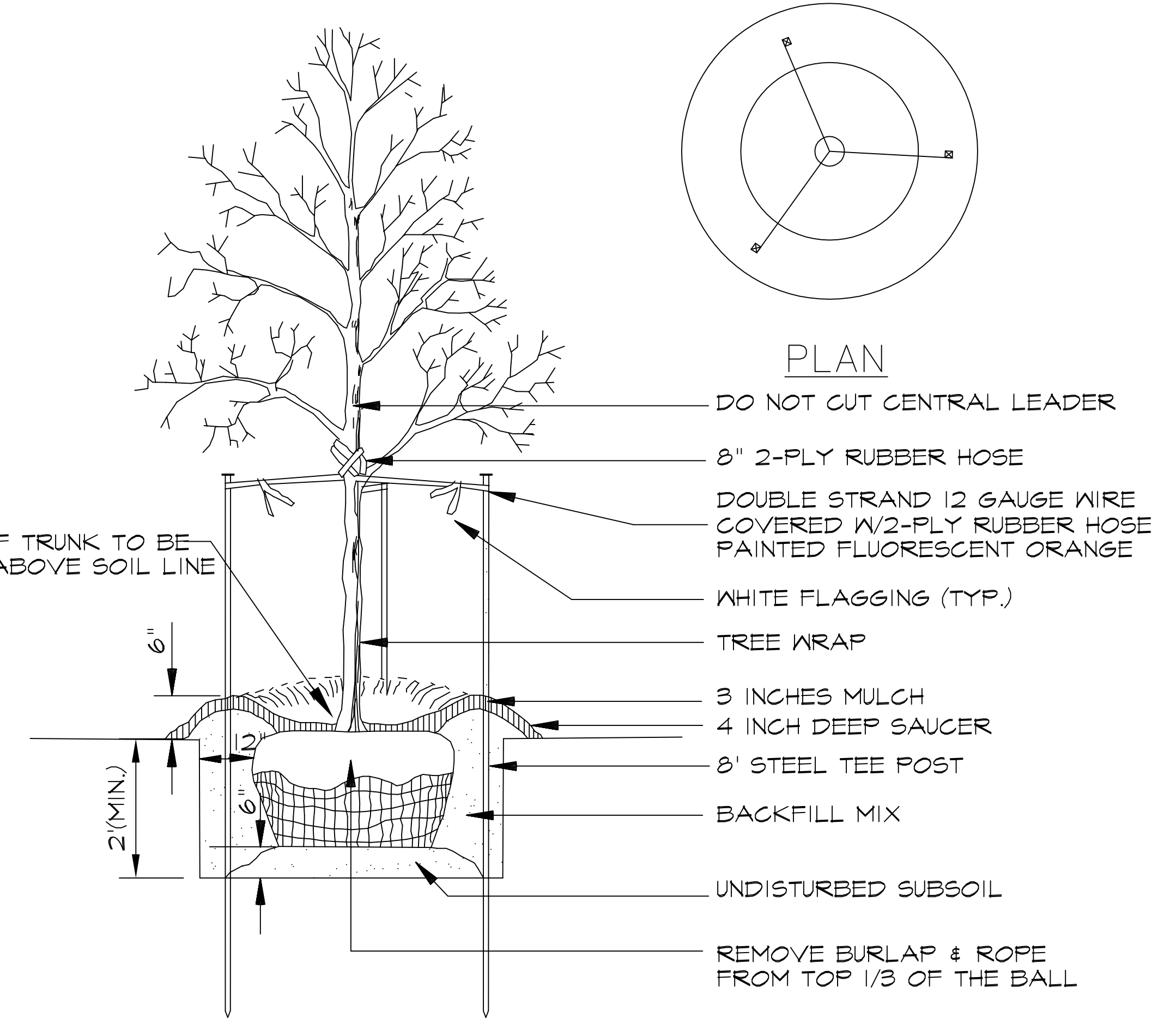


| PLANT SCHEDULE     |       |  |                    |
|--------------------|-------|--|--------------------|
| TREES              | QTY   | COMMON NAME / BOTANICAL NAME   | SIZE               |
| ALE                | 1     | Athens Lacebark Elm / <i>Ulmus parvifolia</i> 'Emer 1'                             | 2.5' Cal           |
| SNO                | 3     | Swamp White Oak / <i>Quercus bicolor</i>   | 2.5' Cal           |
| OGRM               | 2     | 'October Glory' Maple / <i>Acer rubrum</i> 'October Glory'                         | 2.5' Cal           |
| SHL                | 1     | 'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'                          | 2.5' Cal           |
| EVERGREEN TREES    | QTY   | COMMON NAME / BOTANICAL NAME   | SIZE               |
| BJ                 | 3     | Burki Juniper / <i>Juniperus virginiana</i> 'Burkii'                               | 6'-7'              |
| FLOWERING TREES    | QTY   | COMMON NAME / BOTANICAL NAME   | SIZE               |
| CP                 | 1     | Chanticleer Pear / <i>Pyrus calleryana</i> 'Chanticleer'                           | 2.5' Cal.          |
| JTL                | 2     | Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'            | 2.5' Cal.          |
| SHRUBS             | QTY   | COMMON NAME / BOTANICAL NAME   | SIZE               |
| ALV                | 5     | Alleghany Leatherleaf Viburnum / <i>Viburnum rhytidophyllum</i> 'Alleghany'        | 24"-30"            |
| BNS                | 1     | Bird's Nest Spruce / <i>Picea abies</i> 'Nidiformis'                               | 5 gal              |
| BH                 | 3     | Blue Holly / <i>Ilex meserveae</i> 'Blue Princess/Prince' TM                       | 5 gal              |
| CH                 | 5     | China Boy/Girl Holly / <i>Ilex meserveae</i> 'China Boy/Girl' TM                   | 5 gal              |
| YAJUN              | 1     | Compact Youngstown Andorra Juniper / <i>Juniperus horizontalis</i> 'Youngstown'    | 5 gal              |
| DY                 | 3B    | Dense Yew / <i>Taxus media</i> 'Densiformis'                                       | 18"-24"            |
| NINE               | 4     | Diablo Purple Ninebark / <i>Physocarpus opulifolius</i> 'Diablo' TM                | 5 gal              |
| DKL                | 3     | Dwarf Korean Lilac / <i>Syringa meyeri</i> 'Palbin'                                | 5 gal              |
| GFS                | 3     | Gold Flame Spirea / <i>Spiraea bumalda</i> 'Gold Flame'                            | 5 gal              |
| GCFC               | 3     | Golden Charm False Cypress / <i>Chamaecyparis pisifera</i> Filifera 'Golden Charm' | 5 gal              |
| HMA                | 5     | Hetz Midget Arborvitae / <i>Thuja occidentalis</i> 'Hetz Midget'                   | 5 gal              |
| HY                 | 6     | Hicks Yew / <i>Taxus media</i> 'Hicksii'   | 18"-24"            |
| IT                 | 3     | Little Henry Sweetpire / <i>Itea virginica</i> 'Little Henry'                      | 5 gal              |
| LPS                | 3     | Little Princess Spirea / <i>Spiraea japonica</i> 'Little Princess'                 | 5 gal              |
| MKL                | 4     | Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'                                  | 5 gal              |
| BAY                | 11    | Northern Bayberry / <i>Myrica pensylvanica</i>                                     | 24"-30"            |
| PJ                 | 6     | Procrembs Juniper / <i>Juniperus procumbens</i> 'Nana'                             | 5 gal              |
| NH                 | 5     | Red Sprite Winterberry / <i>Ilex verticillata</i> 'Red Sprite'                     | 5 gal              |
| ANNUALS/PERENNIALS | QTY   | COMMON NAME / BOTANICAL NAME   | SIZE               |
| BES                | 19    | Goldsturm Black-eyed Susan / <i>Rudbeckia fulgida</i> 'Goldsturm'                  | 1 gal              |
| PEN                | 11    | Husker Red Penstemon / <i>Penstemon digitalis</i> 'Huskers Red'                    | 1 gal              |
| LMD                | 5     | Little Missy Daylily / <i>Hemerocallis hybrid</i> 'Little Missy'                   | 1 gal              |
| GRASSES            | QTY   | COMMON NAME / BOTANICAL NAME   | SIZE               |
| MS                 | 5     | Malden Grass / <i>Miscanthus sinensis</i> 'Gracillimus'                            | 5 gal              |
| GROUND COVERS      | QTY   | COMMON NAME / BOTANICAL NAME   | SIZE               |
|                    | 24 sf | Mixed Annuals / Min. of Five Varieties   | 2.25" Pot @ 12" oc |

- NOTES:
- 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 materials and work against injury to public.
  - The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
  - 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-PLU-RITE).
  - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
  - 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. Edge all beds with spade-cut edge unless otherwise noted.
  - 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 prior to installation.
  - The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
  - 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.
  - All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
  - All disturbed lawn areas to be seeded with a mixture of Turf-Type Fescue (300# per acre) and bluegrass (10# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
  - 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 landscape architect.
  - Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" x 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
  - The minimum setback is 30'-0" from an existing or proposed right of way.
  - One (1) tree is required for every fifty (50) lineal feet of street frontage.
  - Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2512 of the City of Chesterfield Zoning Ordinance.
    - There shall be a minimum landscape width of nine (9) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
    - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
    - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
  - Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without in-ground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix.)
  - A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at '35', evenly dispersed throughout the project.
  - If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
  - Upon release of the landscape installation bond, a two (2) year Landscape Maintenance Bond shall be required.



SHRUB PLANTING  
N.T.S.



DECIDUOUS TREE PLANTING  
N.T.S.

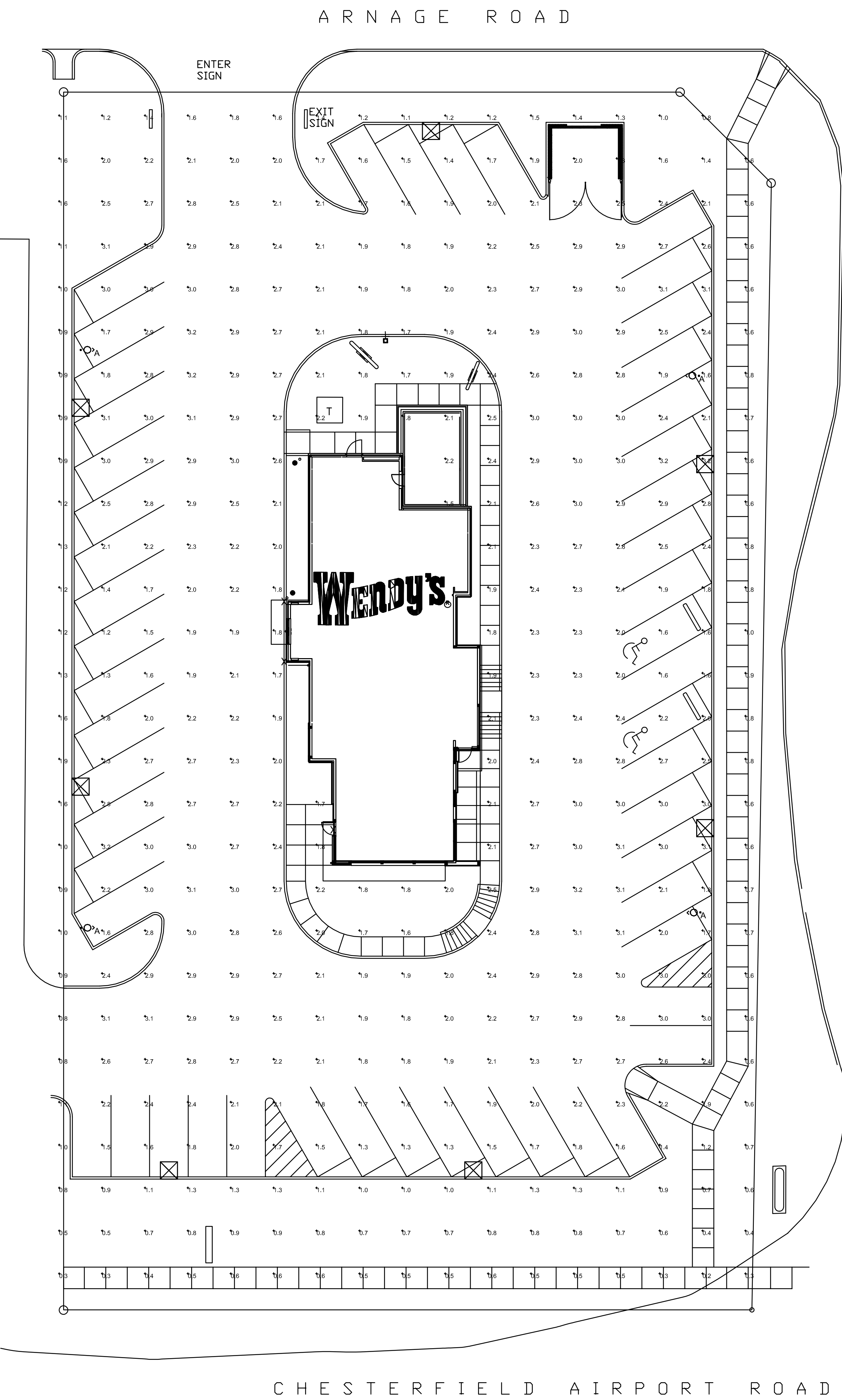
| REVISIONS    | BY  |
|--------------|-----|
| MAY 25, 2012 | RMM |

**landscape TECHNOLOGIES**  
 67 Jackson Creek Drive  
 St. Charles, Missouri 63024  
 MO Landscape Architectural Corporation #200000102  
 (636) 426-1250  
 (636) 426-4553  
 Fax: (636) 426-4553

RANDALL W. HARRIS  
 MISSOURI LANDSCAPE ARCHITECT #000019  
 DATE: 5/25/12

PLANTING PLAN FOR THE PROPOSED  
**Wendy's WENDY'S RESTAURANT**  
 CHESTERFIELD, MISSOURI

|                        |
|------------------------|
| DRAWN<br>R. HARRIS     |
| CHECKED<br>RMM/GB      |
| DATE<br>MARCH 27, 2012 |
| SCALE<br>1"=20'-0"     |
| JOB No.<br>2012-121    |
| SHEET<br><b>L-1</b>    |
| OF ONE SHEET           |



| STATISTICS   |        |        |        |        |         |         |
|--------------|--------|--------|--------|--------|---------|---------|
| Description  | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| Calc Zone #1 | +      | 2.0 fc | 3.2 fc | 0.2 fc | 16.0:1  | 10.0:1  |

| LUMINAIRE SCHEDULE |       |     |                     |   |  |              |        |      |       |
|--------------------|-------|-----|---------------------|---|--|--------------|--------|------|-------|
| Symbol             | Label | Qty | Catalog Number      | Description   | Lamp   | File         | Lumens | LLF  | Watts |
| ⊙                  | A     | 4   | KVF 1000M ASYFL EHS | SQUARE AREA LIGHT, ASYMMETRIC DISTRIBUTION, FLAT LENS, HOUSE SIDE SHIELD. | ONE 1000-WATT CLEAR BT-37 METAL HALIDE, VERTICAL BASE-UP POSITION. | LTL11574.ies | 110000 | 0.75 | 1080  |

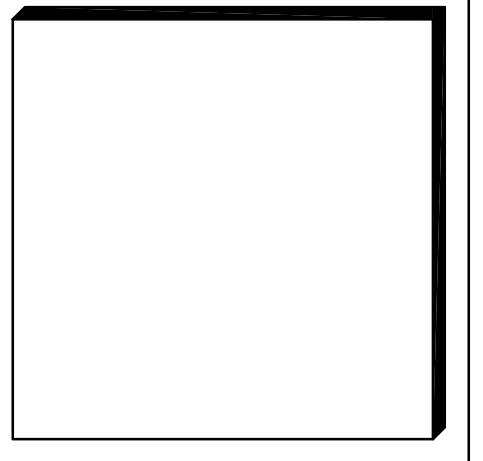
**NOTES**

1. Mounting height 33' (30'pole, 3'base)

**NOTE:**  
 ALL POST TOP SITE LIGHTING MUST BE AIMED AND SHIELDED SO THAT THE AMBIENT LIGHT LEVELS ON THIS SITE DO NOT EXCEED 0.5fc AT THE PROPERTY LINE. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO PROVIDE REAR AND SIDE SHIELDS AFTER INSTALLATION TO ACHIEVE THIS REQUIREMENT.

**Archimages**  
 Architecture Interiors  
 217 LOUISIANA AVE #3172  
 SUITE 200 ST. LOUIS, MISSOURI 63102  
 (314) 865-7445 (FAX) 865-7477

**Conrad Lutz & Associates, Inc.**  
 1950 Craigshire Road / Suite 105B  
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 314-576-7867 F-576-5352  
 plutz@conrad-lutz.com

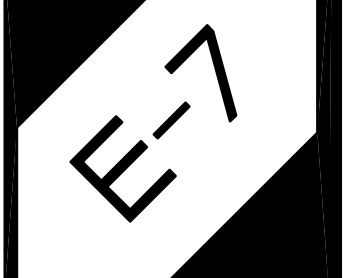


**Proposed: Contemporary E2000-X**

**Wendy's**  
 OLD FASHIONED HAMBURGERS

**Chesterfield, Mo.**

|                             |                |             |            |
|-----------------------------|----------------|-------------|------------|
| ELECTRICAL PHOTOMETRIC PLAN |                | SCALE: NONE |            |
| NO: #1117                   | DATE: 05/14/12 | DR: Pablo   | CK: Looter |
| DR: Pablo                   | DATE: 05/14/12 | DR: Pablo   | CK: Looter |
| DR: Pablo                   | DATE: 05/14/12 | DR: Pablo   | CK: Looter |
| DR: Pablo                   | DATE: 05/14/12 | DR: Pablo   | CK: Looter |



April 25, 2012

**RE: Chesterfield Seven Development – Wendy's  
Chesterfield, Missouri**

## **ARCHITECTS STATEMENT**

The following items identify how the City of Chesterfield Architectural Review Board guidelines are being addressed for the above mentioned project.

## **INTRODUCTION**

The Chesterfield Commons development has provided the City of Chesterfield with quality business and commercial development in the Chesterfield Valley. THF Realty and Wendy's brings you a new addition to the Chesterfield Commons development. Wendy's will be located on Lot 1 at 17457 Chesterfield Airport Road which is located at the Northwest corner of the intersection of Chesterfield Airport Road and Arnage Boulevard. The building will imitate the architectural style and scale of the surrounding Chesterfield Commons development.

## **GENERAL REQUIREMENTS FOR SITE DESIGN**

### **A. Site Relationships**

The site consists of 1.06 acres and is a flat parcel of land. Finish grading will be required to prepare the building pad, but there will not be a significant change in the pad elevation. No retaining walls will be required to tie grades to adjacent properties. The building's general orientation is intended to make its frontage and entries plainly visible to the surrounding roadways while using landscaping and screen walls to screen its service and trash enclosures from the neighboring roadways. Wide walkways are included to establish safe, recognizable and convenient pedestrian access to the building's entry doors.

### **B. Circulation System & Access**

Vehicular and pedestrian patterns are simple and direct. Vehicular access is provided via the interior development drive Arnage Road and cross access with the adjoining lots. The building is centrally located in the parking lot and the parking field is kept as close as possible to the entry elements. This eliminates the need for pedestrians' path of travel to cross multiple vehicular drive aisles to access the building. Walkways are provided to separate pedestrians from vehicular movements whenever possible. The radii on the proposed pavement areas are such that emergency, delivery and waste hauling vehicles can easily access and circulate through the site. The development is not on the City Bikeway and we have not incorporated an internal bike circulation system. Bikes may be parked in non-handicap spaces near the entrance to the building, which is highly visible. Landscaped areas are provided adjacent to the building as well as in the parking surface itself, establishing a visual landscape foreground for each of the building's elevations.



### C. Topography

1. Due to the flatness of the development it is not possible to incorporate berms or other forms of topography to screen each portion of the development. All surrounding areas are commercial and of similar use.
2. Minimal changes will be made to the existing topography of the site.
3. All grade changes will be soft, smooth, and pleasing to the eye. There will not be any abrupt changes in grade.

### D. Retaining Walls

1. There are not any retaining walls proposed for this project.

## **GENERAL REQUIREMENTS FOR BUILDING DESIGN**

### A. Scale

Building elements are highly compatible in scale and general color appearance with the neighboring buildings. The main objective is to create an attractive and clear expression of the building through the use of glass and canopy projections that will attract favorable attention to itself and the use of fiber cement panels/rain screen systems and brick to provide changes in wall texture and color in proportional amounts.

### B. Design

1. The building incorporates a combination of masonry, fiber cement panels / rain screen systems and glass materials to create variety in the design's composition, while maintaining a strong architectural rhythm horizontally and vertically across the building's elevations.
2. Landscaping will be used in the foreground to break up the building façade to avoid linear repetitiveness.
3. The building utilizes some of the corporate trade dress colors coupled with the traditional Chesterfield Commons materials to provide some identity.
4. All building elevations will be architecturally enhanced to clearly define the architectural unity of the constituent building and so that each elevation is presentable to public view. Masonry, horizontal banding, texture and material changes are utilized to articulate the facades particularly at street level.
5. There are not any sculptures or other art elements currently proposed.
6. This building is responsive to energy conservation by an energy efficient building envelope design.
7. Entry recesses and canopy projections are used to cover and articulate the building entry.
8. There are not any plans for temporary barrier walls.

9. The HVAC units will be located on the roof by which their locations are screened from the road frontage by building parapets.

**C. Materials and Colors**

The design, general scale, and orientation of the buildings are intended to reinforce and create a cohesive visual relationship between the neighboring Chesterfield Commons development and this proposed development. The building incorporates a combination of masonry, fiber cement panels / rain screen system, and glass materials to create variety in the design's composition, while maintaining a strong architectural rhythm horizontally and vertically across the building's elevations.

**D. Landscape Design and Screening**

The Landscape design has been prepared by Landscape Technologies to tie into the overall development landscaping. A mixture of deciduous and evergreen trees and shrubs has been used to provide color and interest all year round. All landscape beds are protected from motor vehicles by raised concrete curbs. Trash enclosures are screened by landscaping and are located at the least visible corner of the building.

**E. Signage**

1. It is understood that signage will require a separate review.

**F. Lighting**

1. It is understood that the site lighting is not reviewed as part of the ARB process.

**SPECIFIC REQUIREMENTS FOR THE CHESTERFIELD VALLEY**

The materials and architectural treatments are utilized on all sides of the building. The masonry screen wall surrounding the cooler/freezer has been incorporated in the building design. The trash enclosure is screened with masonry screen walls utilizing the same brick as the building. All new utilities will be installed underground. The building faces away from Highway 40 with primary parking on the West, South and East sides of the building. Outlot 3 will be between this lot and Highway 40.

**CONCLUSION**

In conclusion, we feel that this site and building design results in a wonderful addition to the development of Chesterfield Valley and is an exciting addition to the commercial environment in the City of Chesterfield.

Respectfully Submitted by:  
Archimages, Inc.



Archimages

architecture | interiors & planning

A Proposed Building for:  
Wendy's Restaurant - Chesterfield, Missouri

**Wendy's**  **OLD FASHIONED HAMBURGERS**

April 26, 2012



Archimages

architecture | interiors & planning

A Proposed Building for:  
Wendy's Restaurant - Chesterfield, Missouri



April 25, 2012



