



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

July 10, 2009

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

RE: Chesterfield Commons Six, Lot 7A (Treasure Rooms): Amended Architectural Elevations and Architect's Statement of Design for a 1.228 acre lot of land zoned "C-8" Planned Commercial District located south of Interstate 40 and west of the intersection of Boone's Crossing and Chesterfield Airport Road.

Dear Board Members:

ACI Boland Inc. has submitted Amended Architectural Elevations and an Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for amended architectural elevations for a one story 10,000 square foot building for retail use. The exterior building material will be comprised of Brick Veneer and EIFS utilizing three (3) different colors. The roof will be comprised of Fully-Adhered EPDM Roofing. Fabric awnings will be placed above all windows. Please see the attached checklist to review the project's compliance with the Architectural Review Board Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines and City of Chesterfield Ordinance 2096. The Site Development Section Plan and Landscape Plan were approved by the City of Chesterfield Planning Commission on April 18, 2005. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning and Public Works.

Actions Requested

The Department of Planning and Public Works request action by the Architectural Review Board on the information presented.

Respectfully Submitted



Kristian Corbin
Project Planner

Respectfully Submitted



Mara Perry, AICP
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

ARCHITECTURAL REVIEW BOARD

Project Name: Chesterfield Commons Six,
Lot 7A (Treasure Rooms)

Guidelines Review Checklist

Date of Review: July 8, 2009

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
Applicability and Compliance			
General Requirements for Site Design			
A. Site Relationships	X		Was previously approved by Planning Commission on April 18, 2005.
B. Circulation System and Access	X		Was previously approved by Planning Commission on April 18, 2005.
C. Topography	X		
D. Retaining Walls	NA		
General Requirements for Building Design			
A. Scale	X		
B. Design	X		
C. Materials and Color	X		
D. Landscape Design and Screening	X		Was previously approved by Planning Commission on April 18, 2005.
E. Signage	NA		Not submitted for approval at this time.
F. Lighting	NA		There is no proposed architectural lighting.
Use Type:			
Access	X		
Exterior Elements	X		
Landscaping and Screening	X		
Scale	X		
Site Design	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines.

Form revised: February 2009



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield June 6, 2009

Project Title: Treasure Rooms Location: 17373 Chesterfield Airport Road

Developer: United Construction Architect: ACI/Boland Inc. Engineer: Volz Incorporated

PROJECT STATISTICS:

Size of site (in acres): 1.228 +/- Total Square Footage: 10,000 Building Height: 18'-0" to parapet

Proposed Usage: Retail

Exterior Building Materials: Brick Veneer and Exterior Insulating Finish System

Roof Material & Design: Fully-Adhered EPDM

Screening Material & Design: Building parapet

Description of art or architecturally significant features (if any): _____

ADDITIONAL PROJECT INFORMATION:

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Guidelines has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

**Treasure Rooms
Statement of Design Intent
July 1, 2009**

This proposed project is for one single story, 10,000 SF retail building. The project is located southwest of the intersection of Highway 64 and Boone's Crossing.

1. General Requirements for Site Design

A. Site Relationship

- 1) The building will be placed between a retail development to the west and a hotel to the east.

B. Circulation System and Access

- 1) Pedestrian Circulation: There will be vehicular parking on both the north and south of the building. The north parking is to be used for employees and the south parking for customers. The south parking has direct access to the entry by means of a walk along the south face of the building.
- 2) Vehicular Circulation: Vehicles will access the parking area from the main entrance located at the south end of the development from Chesterfield Airport Road via Butler Drive. The accessible parking spaces will be located directly in front of the buildings to allow easy access without needing to cross any drive lanes.
- 3) Parking: The parking area will be located at both the front and rear of the building, with access provided on both the east and west of the building.
- 4) Pedestrian Orientation: The pedestrians will be able to access the building from the south by means of a sidewalk along the face of the building.

C. Topography

- 1) The site is currently flat in topography and is anticipated to remain.

D. Retaining Walls

- 1) This project will not be utilizing any retaining walls at this time. If they are introduced into the project, the guidelines set forth by The City of Chesterfield will be followed.

E. General Requirements for Building Design

- 1) Scale:
 - a. Building Scale: The building is designed to be proportionate in scale with the existing one story buildings within the adjacent development to the west along Chesterfield Airport Road.

F. Design

- 1) The building will be a single story with architectural elements on the north and south elevations. A pre-finished architectural metal panel roof screen will be located in the center of the roof to screen all roof top equipment. The trash dumpster will be screened from view on three sides with materials to match the building with swinging wood sight-proof gates.

G. Materials and Colors

- 1) The exterior of the building will be a combination of brick veneer and exterior insulating finish system. There will be 3 colors of brick to compliment the adjacent properties. The exterior insulating finish system will be a buff color and the windows will be an aluminum storefront system with tinted insulating glazing. Fabric awnings will be provided above all the windows. Please refer to the color elevations and rendering to be submitted to the Architectural Review Board.

H. Landscape Design and Screening

- 1) The site has been carefully landscaped with trees and other shrubs/plantings to compliment the scale and reduce the impact of the parking lot and building to Highway 64 to the north. A simple palette of plantings has been selected to provide an attractive range of color, size and contrast. Please refer to the submitted landscape plan for more information. The vertical elements on the north and south facades will be used to screen the roof top mechanical equipment.

I. Signage

- 1) This is not in for review at this time.

J. Lighting:

- 1) The site lighting will be oriented toward the building and parking areas to avoid affecting adjacent properties.

K. Specific Requirements for the Chesterfield Valley

- 1) Facades: The two side façades will be designed with similar detailing as the rear and front façade, which face Chesterfield Airport road to the south and Highway 64 to the north.
- 2) Pedestrian Circulation: Pedestrian access to the building will be from the south by means of a sidewalk along the face of the building.
- 3) Storage: This project will not have any outdoor storage
- 4) Utilities: All utilities will be installed underground. Landscaping will be used to screen any exterior electrical transformers or gas meters.
- 5) Parking: The parking area will be located at both the front and rear of the building.



TREASURE ROOMS

CHESTERFIELD, MISSOURI



2009/19 - July 2, 2009

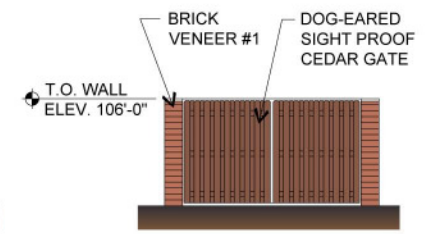
11477 Olive Cedar Rd.
St. Louis, MO 63141
314.991.9930
314.991.9979 fax

11229 Nairn, Suite 140
Lamarwood, MO 65031
616.338.2300
616.338.2300 fax

1421 E. 104th Street
Kansas City, MO 64131
816.753.9000
816.753.9179 fax



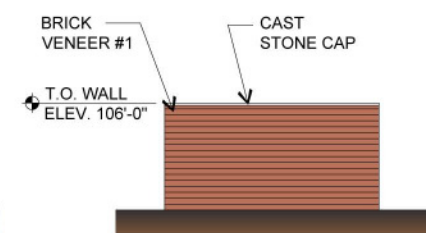
3 SOUTH ELEVATION



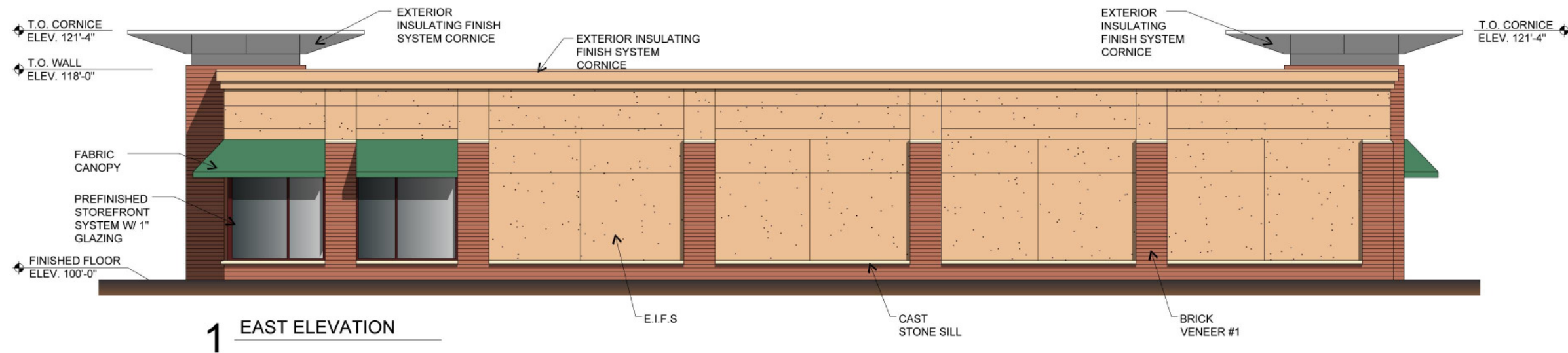
5 TRASH ENCLOSURE



2 NORTH ELEVATION



4 TRASH ENCLOSURE



1 EAST ELEVATION

209019 - July 2, 2009



TREASURE ROOMS

CHESTERFIELD, MISSOURI



11477 Olde Cabin Rd. St. Louis, MO 63141 314.991.9993 314.991.8878 fax
 11229 Nail, Suite 140 Leawood, KS 66211 913.338.2300 913.338.2003 fax
 1421 E. 104th Street Kansas City, MO 64131 816.783.9600 816.783.9267 fax



VIEW LOOKING WEST FROM "C"



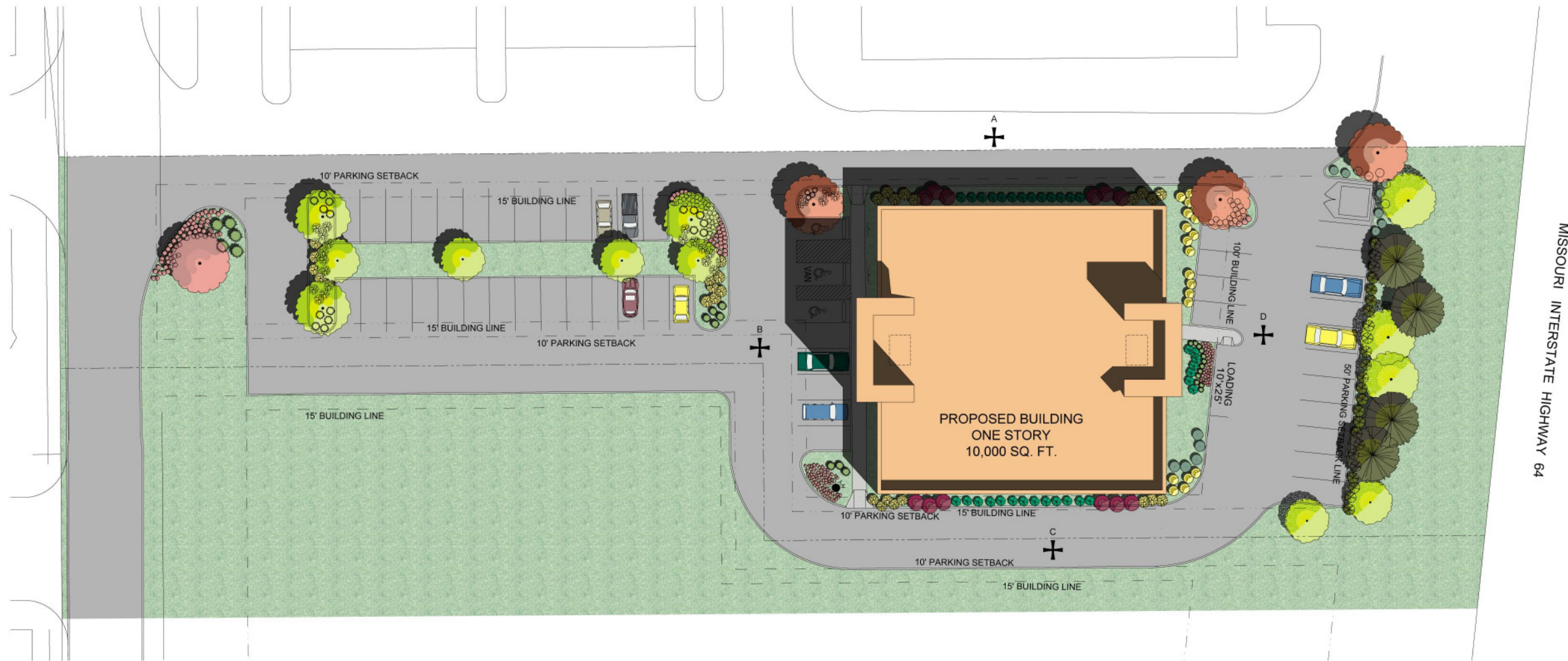
VIEW LOOKING NORTH FROM "B"



VIEW LOOKING EAST FROM "A"



VIEW LOOKING SOUTH FROM "D"



COLOR SITE DEVELOPMENT SECTION PLAN

1/16" = 1'-0"

209019 - July 2, 2009

SITE DEVELOPMENT SECTION PLAN

FOR

OUTPARCEL 7A WITHIN CHESTERFIELD SIX DEVELOPMENT

490

BOOK 352 PAGE 492/492
FILED FOR RECORD

JUN 24 2005
AT 3:00 PM
RECORDED DEEDS
ST. LOUIS COUNTY, MO

902

GOVERNING ORDINANCE NUMBER 2096
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE ADDRESS: 17373 CHESTERFIELD AIRPORT ROAD, CHESTERFIELD, MO 63005, ST. LOUIS COUNTY

UTILITY CONTACT LIST:

COUNTY WATER:
MISSOURI-AMERICAN WATER COMPANY
535 NORTH NEW BALLAS RD.
ST. LOUIS, MO. 63141
CONTACT: MS. MARTHA BRODSKY (NEW DEV & R/W)
PHONE: (314) 996-2307
FAX: (314) 996-2307
CONTACT: MS. GINA MYERS (WATER TAPS)
PHONE: (314) 991-3404 EX. 1304

ELECTRIC COMPANY:
AMEREN UE
280 OLD STATE RD.
ELLISVILLE, MO. 63021
CONTACT: MR. DAVE MUNTZAN
PHONE: (314) 992-8903
FAX: (314) 992-8950

GAS COMPANY:
LACLEDE GAS COMPANY
720 OLIVE ST.
ROOM 1408
ST. LOUIS, MO. 63101
CONTACT: MR. DAVE MARTENS
PHONE: (314) 342-0782
FAX: (314) 342-9577

FIRE DISTRICT:
MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BOULEVARD
CHESTERFIELD, MO 63017-2840
CONTACT: MR. DAVID NICHOLS
PHONE: (314) 514-0900 EXT. 313
FAX: (314) 514-0996

TELEPHONE COMPANY:
SOUTHWESTERN BELL
14780 MANCHESTER ROAD
BALLWIN, MO. 63011-5708
CONTACT: TERRY DONAUSSAUBER
PHONE: (636) 256-1536
FAX: (636) 256-1510

SEWER:
METROPOLITAN ST. LOUIS
SEWER DISTRICT (MSD)
2350 MARKET STREET
ST. LOUIS, MO. 63103
CONTACT: MS. CARRIE WILLIAMS
MR. DANIEL E. SHEPARD
PHONE: (314) 768-6200
FAX: (314) 768-6302

GOVERNMENT AGENCIES:

**MONARCH-CHESTERFIELD VALLEY
LEVEE DISTRICT:**
MUSCH & OPPENBERGER, L.L.C.
190 CARONDELLE PLAZA, SUITE 800
ST. LOUIS, MO. 63105
CONTACT: MR. DAVID HUMAN
PHONE: (314) 480-1737
FAX: (314) 480-1505

CITY ENGINEER:
CITY OF CHESTERFIELD/PUBLIC WORKS
600 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017-0760
CONTACT: MR. BRIAN K. MCGOWAN
PHONE: (636) 537-4782
FAX: (636) 537-4798

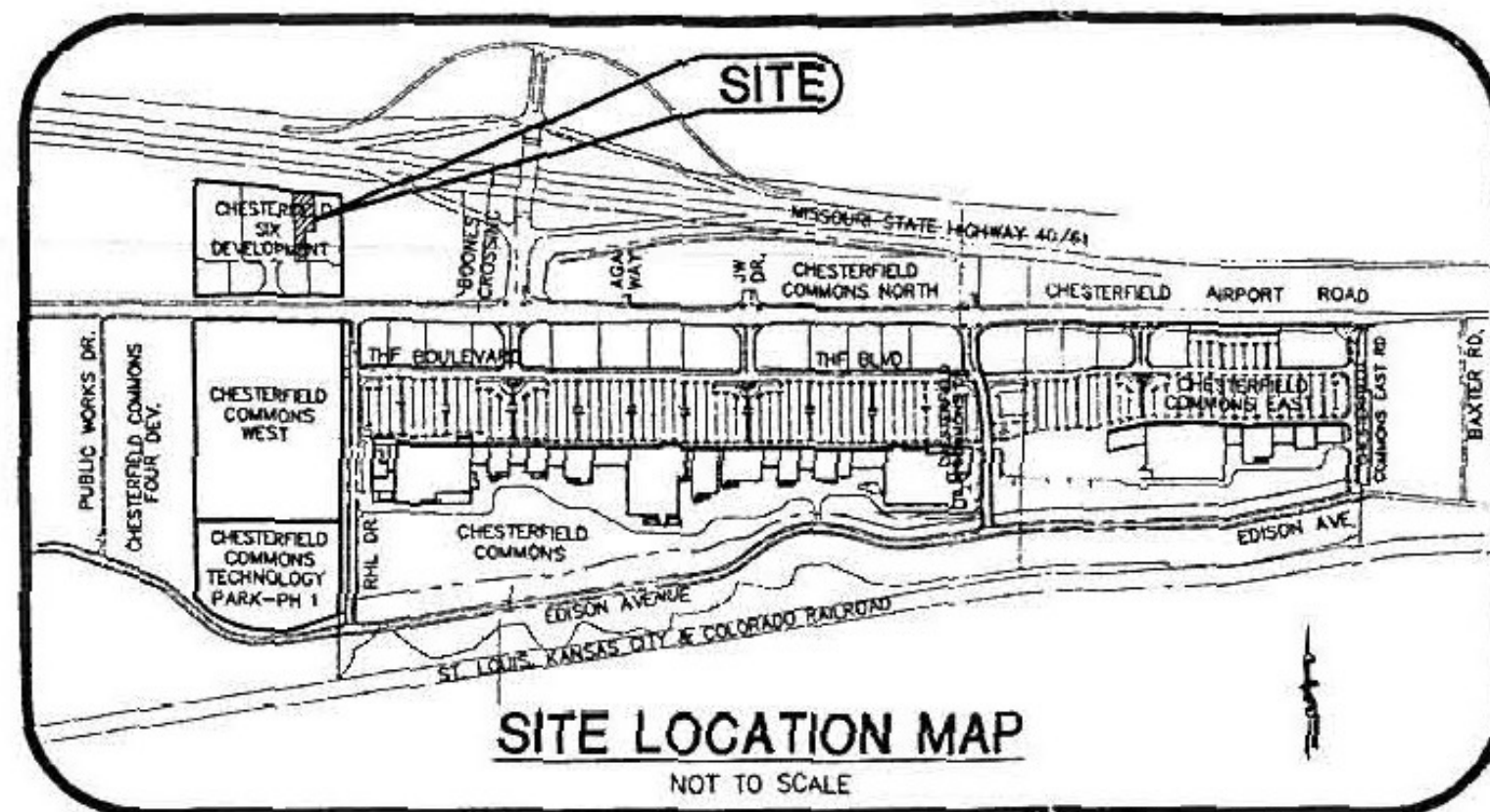
TRAFFIC:
ST. LOUIS COUNTY DEPARTMENT
OF HIGHWAYS AND TRAFFIC
8 TH FLOOR
121 SOUTH MERAMEC AVENUE
CLAYTON, MISSOURI 63105
CONTACT: MS. ENOLA TULLOS
MR. RICHARD BECKMAN
PHONE: (314) 615-8516
FAX: (314) 615-8556

**MONARCH-CHESTERFIELD VALLEY
LEVEE DISTRICT/ENGINEERING:**
FULLER, MOSSBANDER, SCOTT & MAY
1856 CRAIG PARK COURT
ST. LOUIS, MO. 63146
CONTACT: MR. STEVEN McCASKIE

PLANNING DEPARTMENT:
CITY OF CHESTERFIELD
600 CHESTERFIELD PARKWAY WEST
CHESTERFIELD, MO. 63017-0760
CONTACT: MR. NICK HOOVER
PHONE: (636) 537-4743
FAX: (636) 537-4798

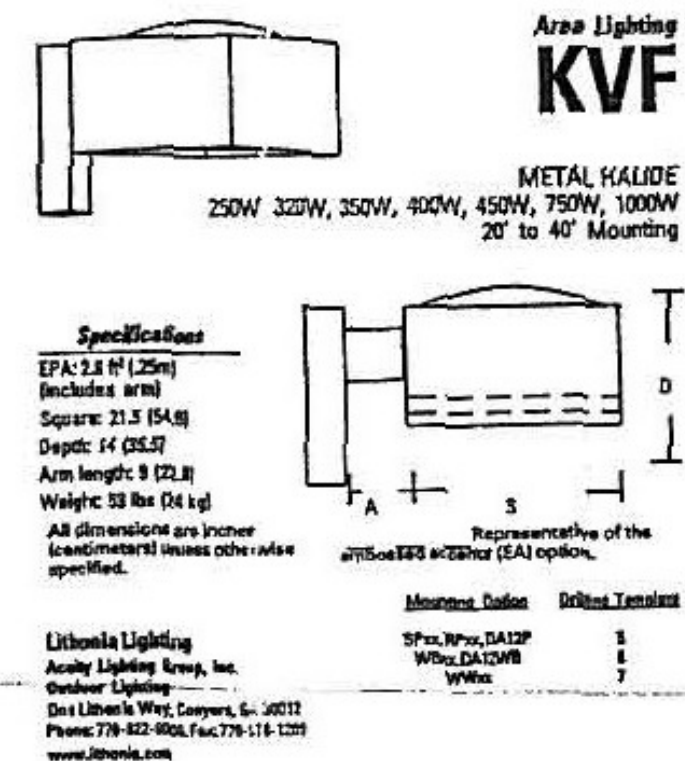
AIRPORT:
SPIRIT OF ST. LOUIS AIRPORT
18270 EDSON AVE. SUITE 100
CHESTERFIELD, MO 63005
CONTACT: MR. THOMAS O. POLESSEL
PHONE: (636) 532-2222
FAX: (636) 532-4986

SCHOOL DISTRICT:
ROCKWOOD SCHOOL DISTRICT
111 E. NORTH STREET
ST. LOUIS, MO. 63025



U.S.G.S. DATUM BENCHMARKS:

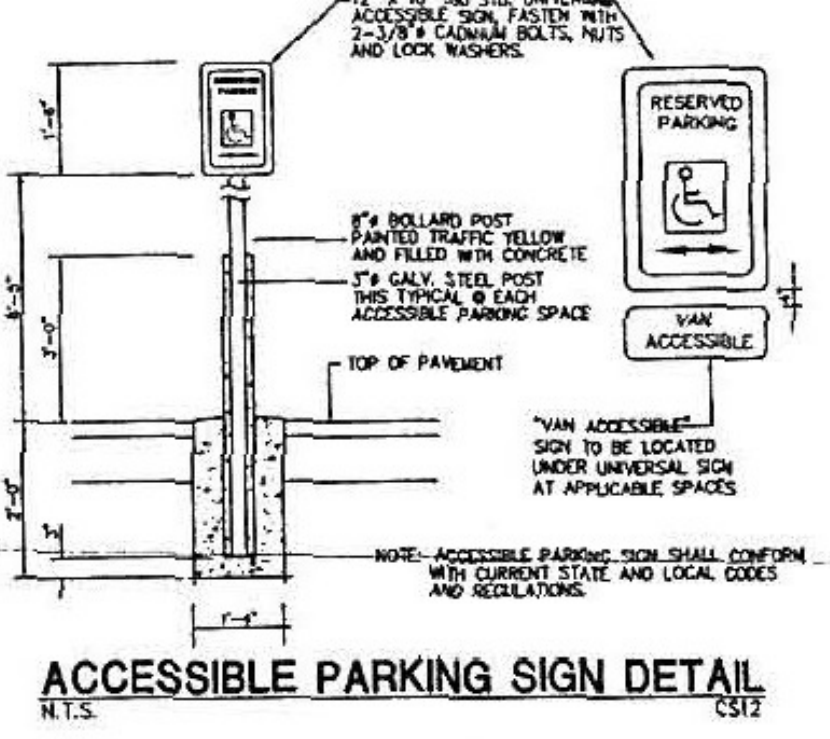
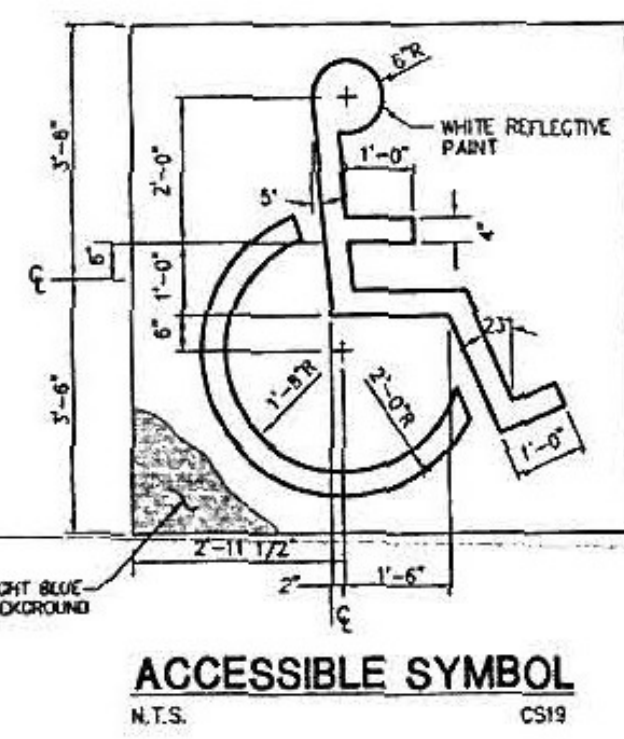
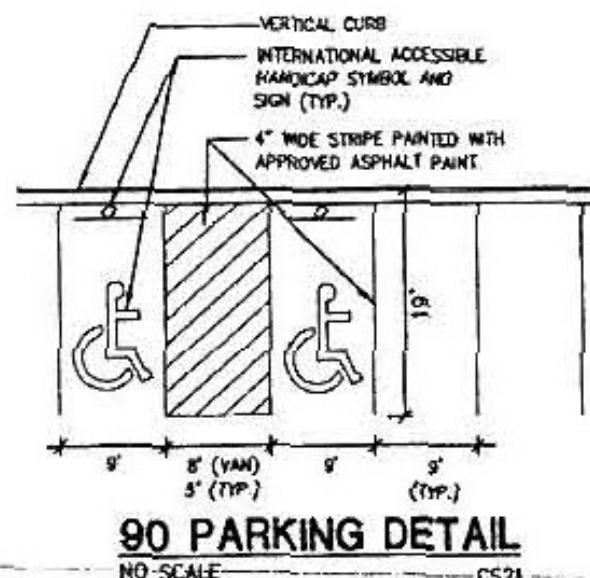
MSD No. 12-171
460.06 - "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.



- NOTE:
- TOTAL LIGHTING FIXTURE HEIGHT - 33 FEET
 - MAXIMUM HEIGHT OF LIGHTING POLES - 30 FEET
 - POLES ARE TO BE ROUND TAPERED STEEL, COLOR BLACK AND MOUNTED ON CONCRETE PEDESTALS 3' ABOVE GRADE.

SITE DEVELOPMENT SECTION PLAN / OUTPARCEL 7A SHEET INDEX

Page Num	Description	Issued	Latest Revision	Comment
1.	SEC-1 COVER SHEET AND NOTES	11/15/04	03/08/05	REV 2
2.	SEC-1A SITE DEVELOPMENT SECTION PLAN	11/15/04	03/08/05	REV 2
3.	A-1 ARCHITECTURAL ELEVATIONS (BY TM ARCHITECTS)	10/04/04	10/04/04	-
4.	1 of 1 LIGHTING PLAN (BY ST. LOUIS LIGHTING)	12/22/04	03/08/05	REV 4
5.	L-1 LANDSCAPE PLAN (BY LANDSCAPE TECHNOLOGIES)	11/15/04	03/08/05	REV 2



SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF CHESTERFIELD REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, LOOSE PAVING, SIDEWALKS, EAST PORCHES, PRECAST BUILDING DIMENSIONS AND EXISTING BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL ISLANDS WITH CURBS SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 4" CURBS. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- ALL CURBS OR STRIPS ARE TO BE 5" UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS AND RAMP ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BOUNDARY TAKEN FROM A RESUBDIVISION OF LOT 2 OF CHESTERFIELD COMMONS SIX, PREPARED BY VOLZ INC., DURING SEPTEMBER, 2004.
10349 INDIAN HEAD INTL. BLVD.
ST. LOUIS, MISSOURI 63127
PHONE 314-426-6212
- THE UTILITIES SHOWN HEREON WERE PLOTTED FROM THE LOCATIONS OF ABOVE GRADING APPROPRIATIONS AND MAPS FROM ST. LOUIS COUNTY WATER COMPANY, THE METROPOLITAN ST. LOUIS SENIOR DISTRICT, SOUTHWESTERN BELL TELEPHONE COMPANY, LINCOLN ELECTRIC COMPANY AND LACLEDE GAS COMPANY AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, MONITORING, 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 THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION IMPROVEMENTS.
- NO EXISTING TREES ARE BEING DISTURBED ON THIS SITE.
- THIS SITE IS IN THE 100 YEAR FLOOD PLAIN ZONE X SHOWN ON THE 100 YEAR FLOOD PLAIN MAPS SHOWN ON THE SITE PLAN. FLOOD INSURANCE RATE MAP NUMBER 25180C040 H, REVISED TO REFLECT LOWER DATES APRIL 17, 2004, PROVIDED BY THE CITY OF CHESTERFIELD.
- ALL FINISHED FLOOR ELEVATIONS TO BE A MIN. OF 1' ABOVE FLOOD ELEVATION 456.00.
- SWIFT ACCESS TO CHESTERFIELD AIRPORT ROAD WILL NOT BE ALLOWED TO ANY OUTPARCELS. ALL OUTPARCELS ACCESS SHALL BE LIMITED TO THE EAST-WEST DISTRIBUTOR DRIVE.
- ALL SIGNAGE NEEDS A SEPARATE APPROVAL, AND THE SITES INDICATED ON THE PLANS ARE NOT APPROVED AS INDICATED, BUT ARE SUBJECT TO APPROVAL ON EACH INDIVIDUAL BASIS.
- ALL UNDESIRABLE PLANTS SHALL BE REMOVED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM. SEE IRRIGATION PLANS.
- LANDSCAPING IS TO BE PROVIDED AROUND THE ELECTRICAL TRANSFORMER BOX OF A SCISSOR-LIFT.
- THE ZONING DISTRICT IS "C-2", PLANNING COMMERCIAL DISTRICT.
- TOTAL OUTPARCEL 7A SITE AREA IS 1.228 ACRES.

NOTE

- A GRADING PERMIT IS REQUIRED TO ANY GRADING OF THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
WATERWAY STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DEPARTMENT OF NATURAL RESOURCES CLEAN WATER COMMISSION AS THEY RELATE TO THE DEVELOPMENT OF THIS TRACT AS DIRECTED BY THE CITY OF CHESTERFIELD.
SUBMIT TO THE CITY OF CHESTERFIELD AN ENGINEERING PLAN APPROVED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND M.S.D. SHOWING THAT ADEQUATE HANDLING OF THE STORMWATER DRAINAGE OF THE SITE IS PROVIDED.
- THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS AND IN ACCORDANCE WITH THE MASTER PLAN FOR MANAGEMENT OF STORMWATER WITHIN THE CHESTERFIELD VALLEY AREA.
- ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT BY MEANS OF BLEEDER TRENCHES AND/OR CONSTRUCTION OF PORTIONS OF THE MAIN CHANNEL AS OUTLINED IN THE CHESTERFIELD VALLEY WATER DRAINAGE PLAN OR BY OTHER MEANS THAT MAY BE APPROVED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND THE CITY OF CHESTERFIELD. THIS MAY REQUIRE EXTENSIVE OFF-SITE STORM SEWER DITCH WORK AND APPROPRIATE EASEMENTS.
- PRIOR TO ISSUANCE OF FOUNDATION OR BUILDING PERMITS, ALL APPROVALS FROM THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND THE METROPOLITAN ST. LOUIS SENIOR DISTRICT MUST BE ON FILE.
ROAD IMPROVEMENTS AND ROADWAY EASEMENT DEDICATION SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT. AS PREVIOUSLY NOTED, THE SOLIDS DUE TO UTILITY RELOCATION AND ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE COMPLEX WAREHOUSE AND FROM CONSTRUCTION AND EMPLOYEES VEHICLES IS TRANSFERRED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- PRIOR TO SPECIAL USE PERMIT ISSUANCE BY ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESDROW OF A SPECIAL ESDROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT MUST BE ESTABLISHED WITH THE DEPARTMENT TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

ENGINEER-
Wolverton & Associates
INCORPORATED
Consulting Engineers & Land Surveyors
6745 Sugarloaf Parkway - Suite 100 - Duluth, GA 30097
Phone: (770) 447-8999 - Fax: (770) 447-9070
WWW.WOLVERTON.ASSOC.COM

ARCHITECT-
TRJ ARCHITECTS
8251 MARYLAND AVENUE
SUITE 300 / ST. LOUIS, MO. 63114
CONTACT: MR. JEFFREY KAISER
PHONE (314) 726-9990
FAX (314) 726-9991

LANDSCAPE ARCHITECT-
LANDSCAPE TECHNOLOGIES
87 JACOBS CREEK DRIVE
ST. CHARLES, MO 63304
CONTACT: MR. RANDY MARDIS
PHONE (636) 928-1250
FAX (636) 928-4563

OWNER/DEVELOPER-
THF CHESTERFIELD FOUR DEVELOPMENT, L.L.C.
2127 INNERBELT BUSINESS CENTER DR.
SUITE 200 / ST. LOUIS, MO. 63114
CONTACT: MR. DEAN BURNS
PHONE (314) 429-0900
FAX (314) 429-0999

**SITE DEVELOPMENT
SECTION PLAN
COVER SHEET/ NOTES
FOR
OUTPARCEL 7A
WITHIN
CHESTERFIELD SIX
DEVELOPMENT**
GOVERNING ORDINANCE No. 2096

Wolverton & Associates
INCORPORATED
Consulting Engineers & Land Surveyors
6745 Sugarloaf Parkway - Suite 100 - Duluth, GA 30097
Phone: (770) 447-8999 - Fax: (770) 447-9070
WWW.WOLVERTON.ASSOC.COM

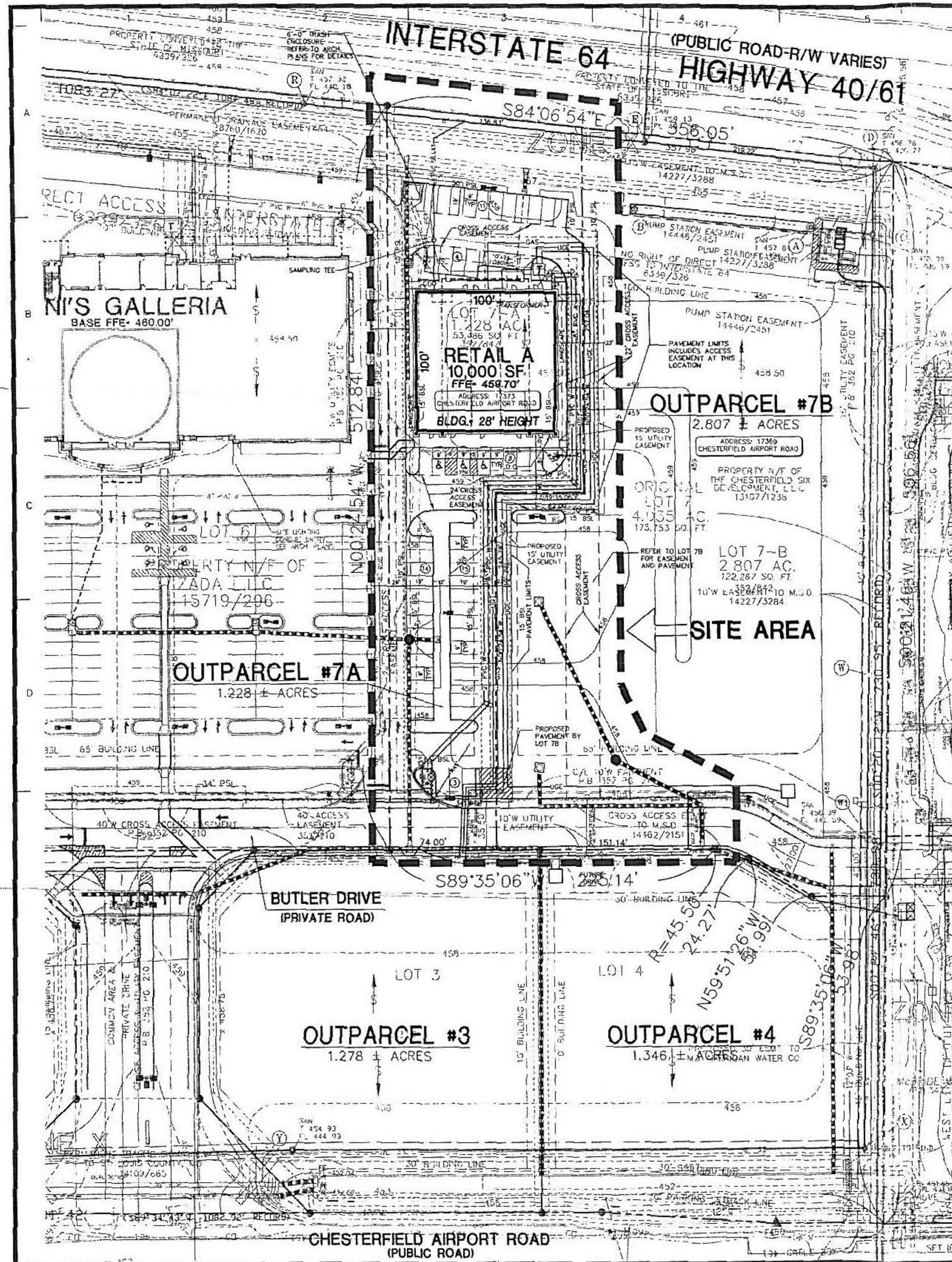


MSD PROJECT NO.
CHESTERFIELD SIX DEVELOPMENT/OUTPARCEL 7A
CHESTERFIELD, ST. LOUIS COUNTY, MO.
THF CHESTERFIELD SIX DEVELOPMENT, L.L.C.
ST. LOUIS, MO.

OWNER/DEVELOPER:
THF CHESTERFIELD SIX DEVELOPMENT, L.L.C.
2127 INNERBELT BUSINESS CENTER DRIVE
SUITE 200 / ST. LOUIS, MO. 63114

SHEET NUMBER
SEC-1
OF SHEETS

669



GEOTECHNICAL ENGINEER'S STATEMENT

MOMEST TESTING, INC. AT THE REQUEST OF THE REALTY HAS PROVIDED GEOTECHNICAL SERVICES FOR THE PROPOSED DEVELOPMENT. GEOTECHNICAL RECOMMENDATIONS WERE DEVELOPED FOR THIS PROJECT. THE FINDINGS OF WHICH INDICATE THAT THE EARTH-RELATED ASPECTS ARE SUITABLE FOR THE DEVELOPMENT PROPOSED HEREON PURSUANT TO THE GEOTECHNICAL OWNERS' AND RECOMMENDATIONS SET FORTH IN A REPORT DATED AUGUST 29, 2001 REPORT TITLED "GEOTECHNICAL RECOMMENDATIONS - MOJIB NO. 4230 - WINDBERG PROPERTY - CHESTERFIELD, MISSOURI."

MOMEST TESTING AND THE UNDERSIGNED ENGINEER HAVE NOT PREPARED THE PLAN ON THIS SHEET. THE SEAL OF THE UNDERSIGNED PROFESSIONAL ENGINEER HAS BEEN AFFIXED AT THE REQUEST OF ST. LOUIS COUNTY AND IS A PROFESSIONAL OPINION TO INDICATE THAT THE UNDERSIGNED HAS REVIEWED THE PLAN AND THAT HE HAS OPINION THE DRAWING AND IMPROVEMENTS RELATIVE TO SLOPE CONSTRUCTION AS SHOWN ON THE PLANS AS WELL AS THE FOUNDATIONS ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE.

CONSTRUCTION MEANS AND METHODS FOR IMPLEMENTATION OF THE GRADING PLAN SHALL BE LEFT TO THE DEVELOPER/CONTRACTOR. MOMEST TESTING AND THE UNDERSIGNED ASSUME NO RESPONSIBILITY FOR SERVICES BY OTHERS. PURSUANT TO RSMO 327.411, SPECIFICATIONS SHALL BE IDENTIFIED AND REFERRED IN WRITING.

MOMEST TESTING, INC.

Richard D. Lohman, P.E.
Missouri Registration No. E-20132



"BY ORDER OF THE CHESTERFIELD SIX DEVELOPMENT, L.L.C., WE HAVE PREPARED A SITE DEVELOPMENT SECTION PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE CONCEPT PLAN - NOT FOR CONSTRUCTION - AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT. IT IS INTENDED ONLY FOR THE PRELIMINARY REVIEW OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSES. WE CERTIFY THAT THE PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS."

WOLVERTON AND ASSOCIATES, INC.

Jerry Barr, WOLVERTON JR.
MOL. REG. LICENSE NO. E-28592

NOTE: ALL OFF-SITE WORK WILL REQUIRE THE NECESSARY EASEMENTS FROM ADJACENT PROPERTY OWNERS.

NOTE: A CONSTRUCTION AND MAINTENANCE AGREEMENT FOR THE CHESTERFIELD VALLEY STORM WATER SYSTEM WILL BE REQUIRED BEFORE ANY OF CHESTERFIELD AND THE DIFFERENT PROPERTY OWNERS.

NOTE: DIRECT ACCESS TO HWY 64 / US 40 WILL NOT BE ALLOWED TO ANY OF THE OUTPARCELS.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF STORAGE, SIGN APPROVAL IS A SEPARATE PROCESS.

NOTE: NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE HIGH-WATER LIMITS OF THE STORM WATER CHANNELS / DETENTION AREAS. NO PLANTING WITHIN 5' OF RETAINING WALLS.

PAINT STRIPING LEGEND
 1" WIDE DOUBLE YELLOW SOLID LINE / 4" WIDE (40')
 1" WIDE SINGLE YELLOW SOLID LINE / 4" WIDE
 1" WIDE SINGLE WHITE SOLID LINE / 4" WIDE
 1" WIDE DOUBLE WHITE SOLID LINE / 4" WIDE
 1" WIDE SINGLE WHITE SOLID LINE / 4" WIDE
 1" WIDE SINGLE YELLOW DASHED LINE / 4" WIDE

LEGEND FOR PROPOSED IMPROVEMENTS
 PROP. DUNG
 TRAFFIC DIRECTION ARROWS
 BSL BUILDING SETBACK LINE
 PSL PARKING SETBACK LINE
 CURB WALL
 CHESTERFIELD VALLEY STORM WATER EASEMENT
 6" WIDE CONCRETE SIDEWALK NOT TO BE MAINTAINED BY THE CITY OF CHESTERFIELD
 CROSS ACCESS EASEMENT
 STORM SEWER PIPING
 SINGLE UNTRAPPED STREET INLET: MAP 518 SHEET 25

NOTE: THIS PLAN IS FOR LOCATION PURPOSES ONLY. NOT APPROVED WITH REGARDS TO CHANGES OF SITE PLAN.

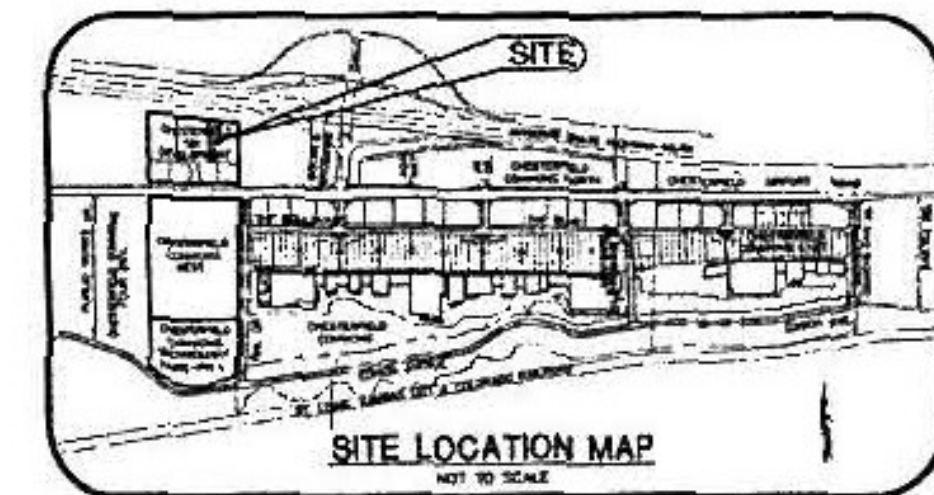
PARKING LOT LIGHTING NOTES:

- ALL LUMINAIRES TO BE FULLY SHIELDED FLAT-LENS CHOLESTERS.
- ALL LIGHTING FIXTURES SHALL BE CONTROLLED THROUGH AN AUTOMATED SYSTEM WITH PHOTOCELL CAPABILITY.
- WITHIN ONE (1) HOUR AFTER CLOSE OF BUSINESS, ILLUMINATION SHALL BE REDUCED TO SECURITY LIGHTING LEVELS OF 25% OF NORMAL MAINTAINED LEVELS.
- TOTAL LIGHTING FIXTURE HEIGHT = 33 FEET
- MAXIMUM HEIGHT OF LIGHTING POLES = 30 FEET
- POLES ARE TO BE ROUND CAPED STEEL, COLOR BLACK AND MOUNTED ON CONCRETE PEDESTALS 3' ABOVE GRADE

RESUBDIVISION OF LOT 7 OF CHESTERFIELD COMMONS SIX A TRACT OF LAND BEING PART OF U.S. SURVEY 08 TOWNSHIP 48 NORTH - RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED C-4. ORDINANCE NO. 10328

SITE ADDRESS: 17369 CHESTERFIELD AIRPORT ROAD, CHESTERFIELD, MO 63004, ST. LOUIS COUNTY

OWNER/DEVELOPER:
 THE CHESTERFIELD SIX DEVELOPMENT, L.L.C.
 1737 MANERSETL BUSINESS CENTER DRIVE
 SUITE 200 / ST. LOUIS, MO, 63144
 CONTACT: MR. DEAN BURBS
 PHONE (314) 423-0000 / FAX (314) 423-0000



SCRIPT FOR A SITE DEVELOPMENT CONCEPT PLAN OR DEVELOPMENT SECTION PLAN OR UNIMPROVED SITE DEVELOPMENT PLAN
 THE CHESTERFIELD SIX DEVELOPMENT, L.L.C.
 (Name of Owner)

In connection with a change of zoning for the following described property from _____ to _____ (Proposed zoning):
 C-4 (Current zoning)

Lot 7A
 A tract of land being part of Lot 7 of "Chesterfield Commons Six" a subdivision according to the plat thereon recorded as Plat Book 322 page 210 of the St. Louis County Records, in U.S. Survey 123, Township 48 North - Range 4 East, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southwest corner of said Lot 7; thence Northwesterly along the West line of said Lot 7, North 00 degrees 24 minutes 24 seconds West 512.84 feet to the North line of said Lot 7; said North line also being the South line of Missouri Interstate Highway 64 varying within 24 inches Eastwesterly along said North line of Lot 7, South 88 degrees 18 minutes 54 seconds East 136.25 feet to a point; thence South 00 degrees 24 minutes 54 seconds East 252.04 feet to a point; thence South 88 degrees 25 minutes 06 seconds West 82.60 feet to a point; thence South 00 degrees 24 minutes 54 seconds East 245.78 feet to the South line of said Lot 7; thence Westwesterly along said South line South 88 degrees 35 minutes 06 seconds West 74.50 feet to the point of beginning and containing 1.228 acres according to a survey by MOJIB, INC. during July 2004.

THE Chesterfield Six Development, L.L.C., the owner(s) of the project shown on the plan, has/have consented to bring forward a permit to develop property under the provisions of Chapter 192 (Zoning Ordinance) of the City of Chesterfield Ordinance # 2096, as hereby agreed and Assent to said property from the case of (Current zoning):

C-4 (Current zoning) to C-4 (Proposed zoning), as hereby agreed and Assent to said property from the case of (Current zoning):

(Signature) _____
 (Name Typed) Michael J. Stambora, Manager
 THE CHESTERFIELD SIX DEVELOPMENT, L.L.C.

On this 21 day of June, A.D. 2005 before me personally appeared Michael J. Stambora to wit: _____, being by me sworn in, did say that he/she is the _____ (Official of Limited Liability Company) of the _____ (City) of _____ (State) of Missouri.

THE Chesterfield Six Development, L.L.C., a Missouri Limited Liability Company, and the said _____ (Official of Limited Liability Company) do hereby certify that the foregoing is a true and correct copy of the original of the said _____ (Official of Limited Liability Company) acknowledged and returned to me by the free act and hand of said Limited Liability Company.

In Testimony Whereof, I have hereunto set my hand and affixed my Seal of my Office as _____ (Official of Limited Liability Company) at _____ (City) of _____ (State) of Missouri, this _____ day of _____, A.D. 2005.

This Site Plan was approved by the City of Chesterfield Planning Commission and duly recorded on the _____ day of _____, 2005, by the Cheateerment of said Commission, exhibiting the recording of the Site Plan pursuant to the Cheateerment Ordinance Number 2096, as amended by the City of Chesterfield.

Ordinance 2096 dated May 17, 2004 which pertains to conditions relating to approval _____ as recorded as Daily Number _____ in the _____ day of _____ (Month) _____ (Year) in the St. Louis County Recorder's Office.

APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION

APPROVED BY THE CITY OF CHESTERFIELD RECORDS OFFICE

OUTPARCEL 7A SITE ANALYSIS

RETAIL A	10,000 SF.
PROVIDED PARKING	55 SPACES
RATIO	5.5 SP/1000 S.F.
REQ'D RETAIL RATIO =	5.5 SP/1,000 S.F. = 55 SPACES
SITE AREA	1.228 ± ACRES
GREEN AREA	(12,399 S.F.) 23.18 %

SITE DEVELOPMENT SECTION PLAN FOR OUTPARCEL 7A WITHIN CHESTERFIELD SIX DEVELOPMENT

GOVERNING ORDINANCE No. 2096

GRAPHIC SCALE
 1 inch = 30 ft.

491

WOLVERTON & ASSOCIATES
 INCORPORATED
 Consulting Engineers & Land Surveyors
 615 Manchester Avenue, Suite 100, Duluth, GA 30097
 Phone: (770) 454-4700 FAX: (770) 454-4700
 WWW.WOLVERTON-ASSOCIATES.COM

STATE OF MISSOURI
 MISSOURI ENGINEERS AND SURVEYORS
 LICENSE NO. 10000

MSD PROJECT No. _____
 CHESTERFIELD SIX DEVELOPMENT/OUTPARCEL 7A
 CHESTERFIELD, ST. LOUIS COUNTY, MO.
 THE CHESTERFIELD SIX DEVELOPMENT, L.L.C.
 ST. LOUIS, MO.

REVISIONS	BY
1. 50% REV. 11/21/04	DW
2. 50% REV. 05/08/05	DW

DRAWN BY: CRP
 CHECKED BY: DMW
 DATE: 3/8/2005
 SCALE: 1" = 30'
 JOB NO.: 04-188
 SHEET NUMBER: _____
SEC-1A
 OF SHEETS: _____

04188-SEC2.DWG

PLANT SCHEDULE:

QTY.	COMMON NAME BOTANICAL NAME	SIZE	MATURE SIZE	EVERGREEN / DECIDUOUS
576	ANNUALS Minimum of Five Varieties	4" POT		DECIDUOUS
36	STELLA DE ORO DAYLILY Hemerocallis 'Stella de Oro'	2 QUART		DECIDUOUS
42	DWARF FOUNTAIN GRASS Festuca alopecuroides 'Hameln'	5 GALLON		DECIDUOUS
60	CHINA GIRL / BOY HOLLY Ilex X meserveae 'China Girl/Boy'	5 GALLON		EVERGREEN
16	GOLDFLAME SPIREA Spiraea nipponica 'Goldflame'	5 GALLON		DECIDUOUS
24	SEA GREEN JUNIPER Juniperus chinensis 'Sea Green'	5 GALLON		EVERGREEN
12	MISS KIM LILAC Syringa patula 'Miss Kim'	5 GALLON		DECIDUOUS
33	DENSIFORMA YEW Taxus X media 'Densiformis'	18"-24" B4B		EVERGREEN
12	PURPLE SAND CHERRY Prunus X cistena	24"-30" B4B		DECIDUOUS
16	BAYBERRY Myrica pennsylvanica	24"-30" B4B		EVERGREEN
5	SUGAR TYME FLOWERING CRAB Malus 'Sugar Tyme'	2" CALIFER 25'-30'		DECIDUOUS
4	SPRING SNOW FLOWERING CRAB Malus 'Spring Snow'	2" CALIFER 25'-30'		DECIDUOUS
5	ACER RUBRUM Acer rubrum	2 1/2" CALIFER 45'+		DECIDUOUS
4	SWAMP WHITE OAK Quercus bicolor	2 1/2" CALIFER 45'+		DECIDUOUS
4	NORWAY SPRUCE Picea abies	1'-8" 45'+		EVERGREEN

492

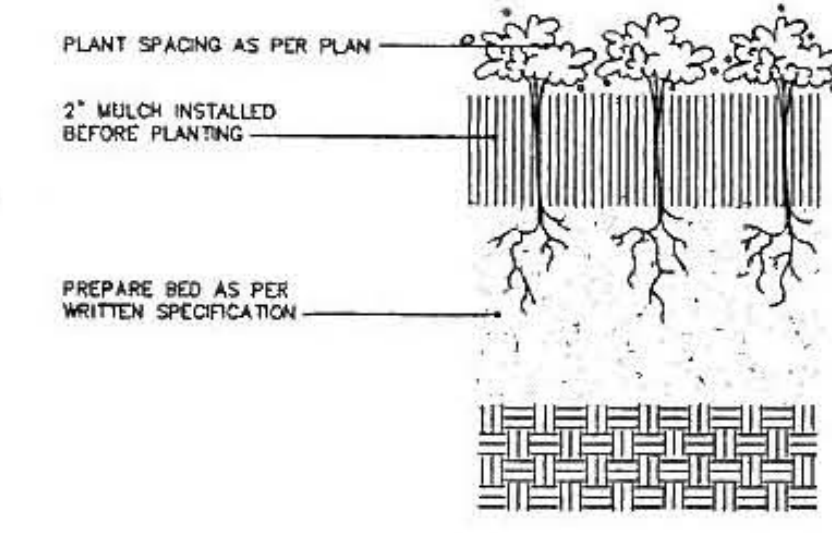
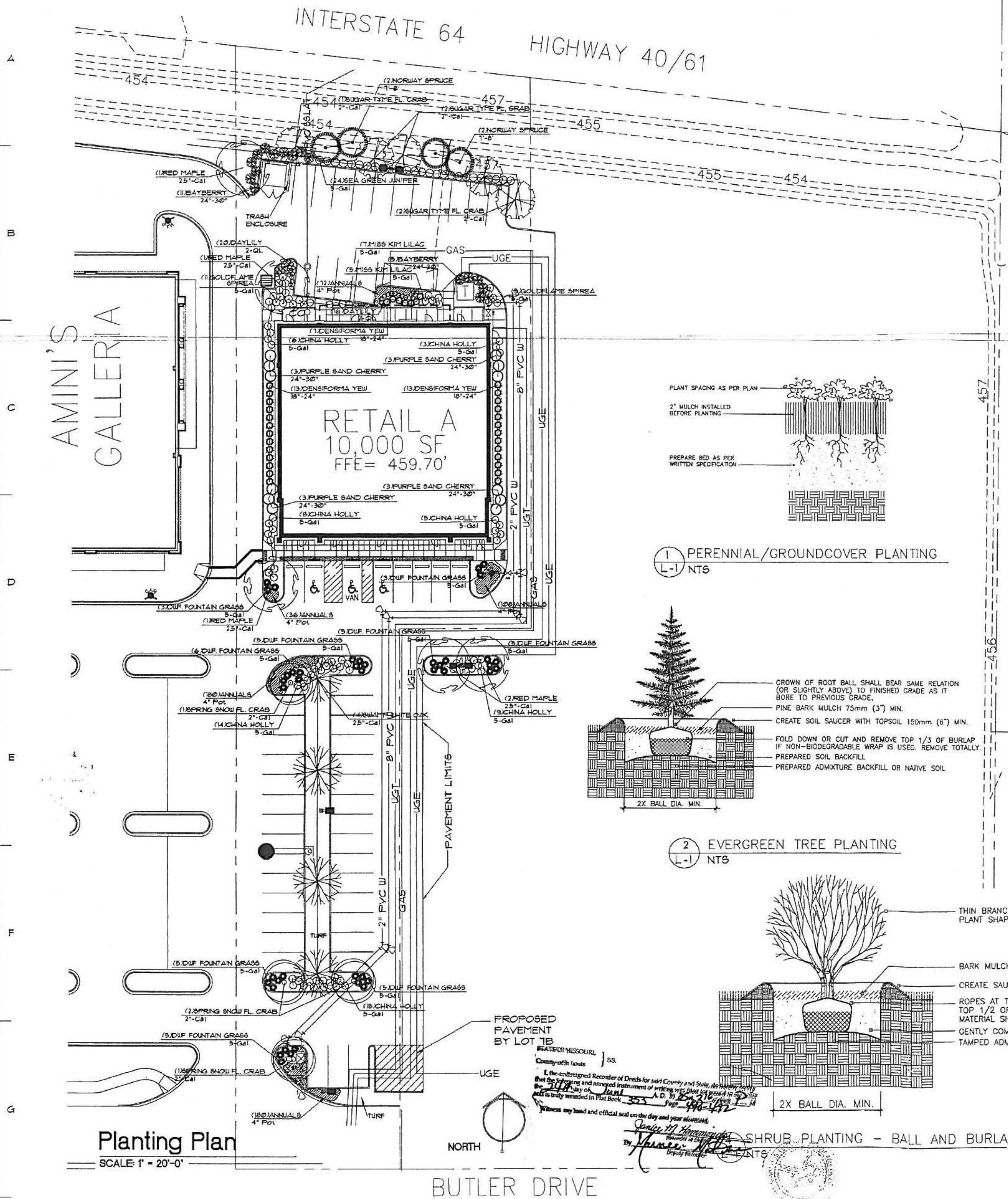
REVISIONS	BY
12/16/2004	RWM
03/08/2005	RWM
05/04/2005	RWM

landscape TECHNOLOGIES

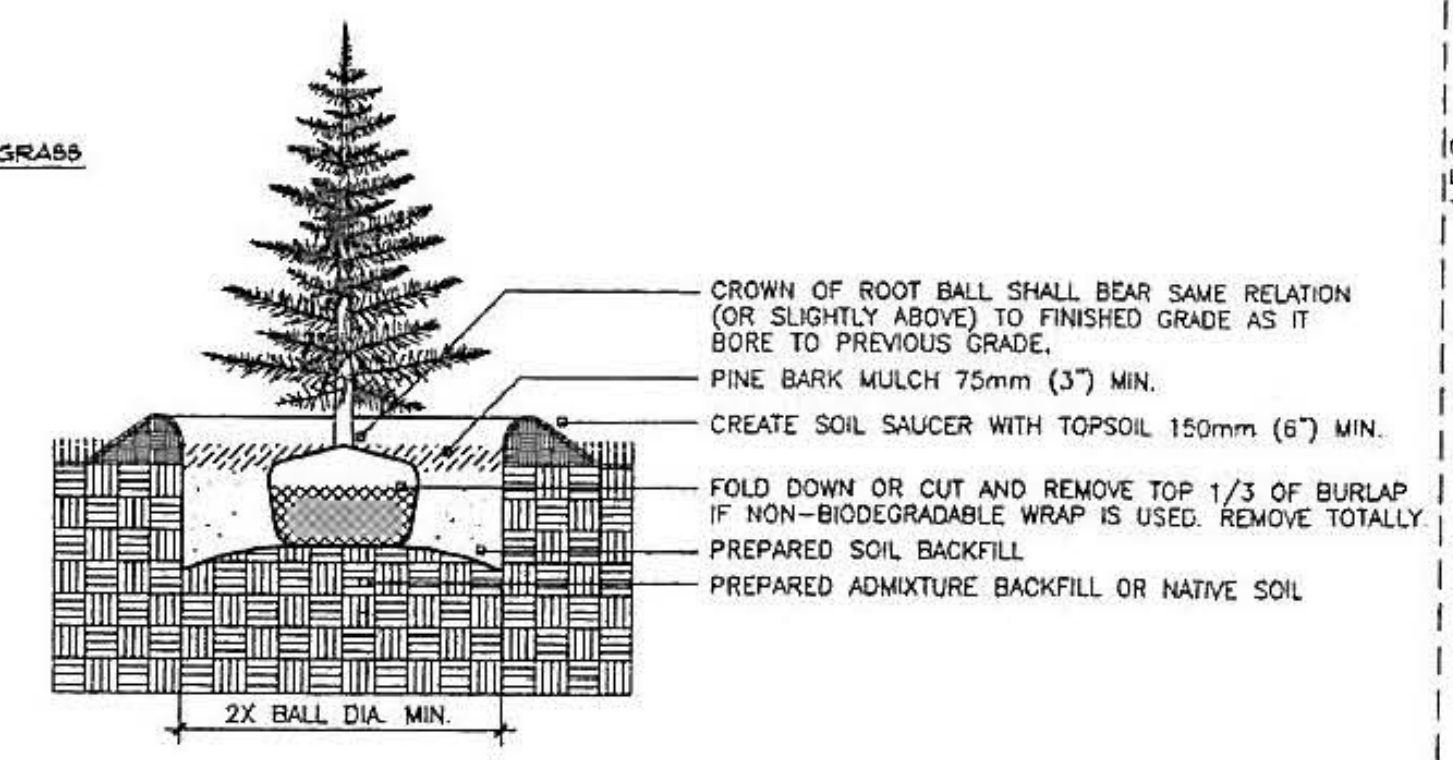
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-1553

**PLANTING PLAN FOR THE PROPOSED
CHESTERFIELD SIX - OUTPARCEL 7A
CHESTERFIELD, MISSOURI**

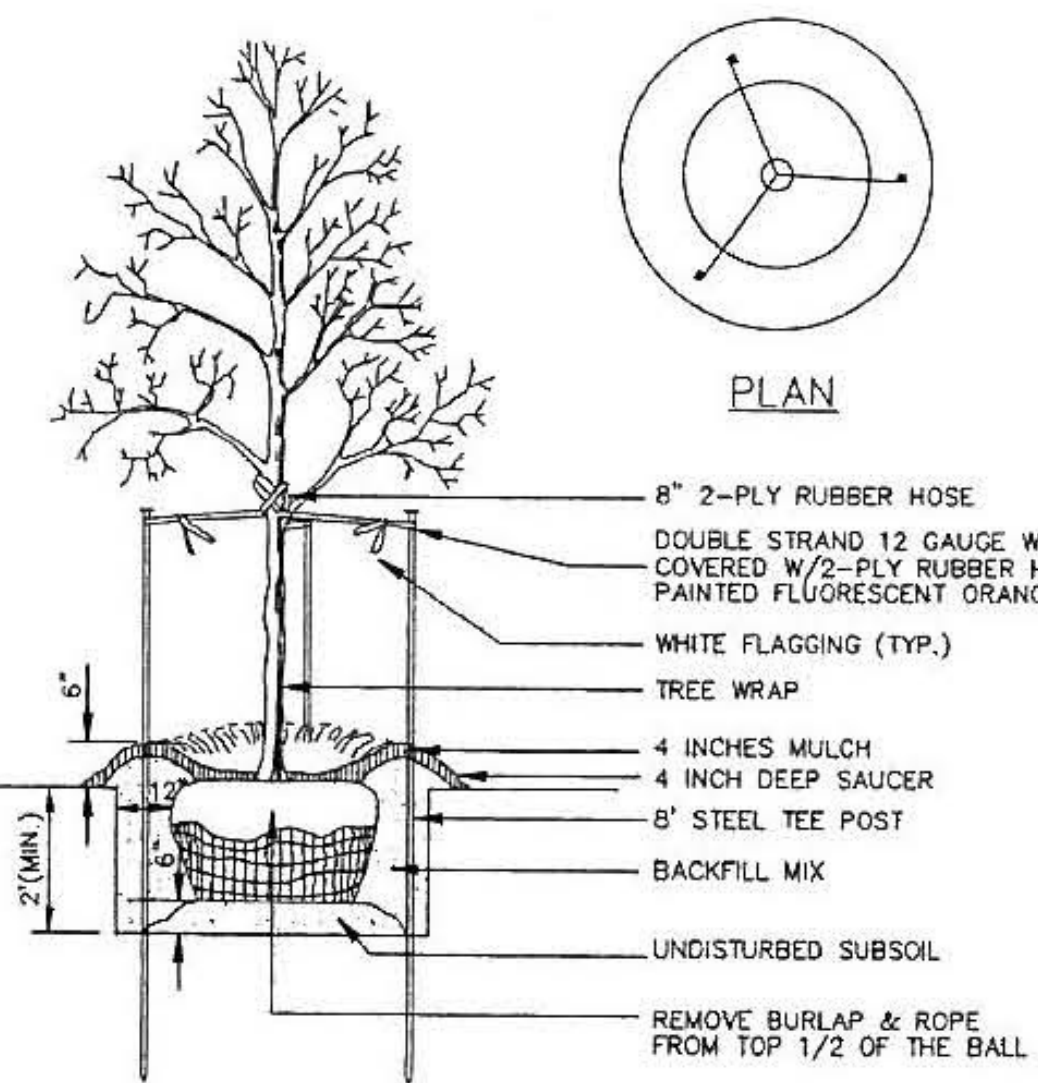
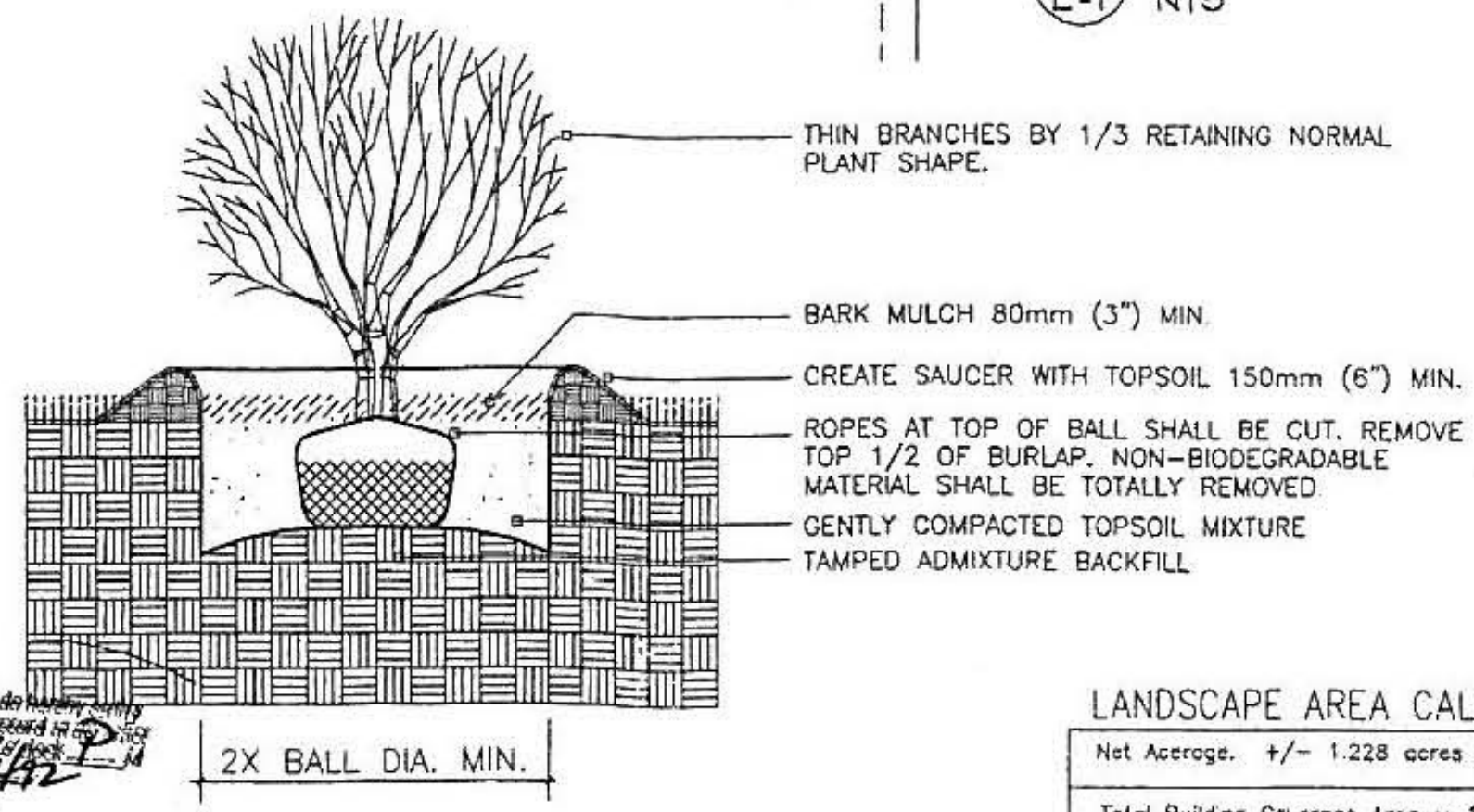
DRAWN
B. WARDIS
CHECKED
RWM / GJB
DATE
11/15/04
SCALE
1" = 20'
JOB NO.
SHEET
L-1
OF ONE SHEET



(1) PERENNIAL/GROUNDCOVER PLANTING
L-1 NTS



(2) EVERGREEN TREE PLANTING
L-1 NTS



(3) DECIDUOUS TREE PLANTING
L-1 NTS

LANDSCAPE AREA CALCULATIONS:

Net Acreage:	+/- 1.228 acres (53,486 s.f.)
Total Building Coverage Area = 10,000 s.f. = 0.23 acres (18,700)	
Paved Surface Area = 31,037 s.f. = 0.71 acres (58,123)	
Landscaped Open Space = 12,393 s.f. = 0.285 acres (23,183)	

NOTE:
ALL UTILITIES WILL BE PLACED UNDERGROUND

PLEASE NOTE:

- ALL LANDSCAPE AREAS & ISLANDS SHALL BE PROVIDED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM (BY OTHERS) COORDINATE LANDSCAPING WITH IRRIGATION CONTRACTOR.
- ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE. PROVIDE ALTERNATE PRICE FOR 4" RYERSON STEEL EDGING.
- ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND UTILITIES.
- NO TREES OR OTHER OBSTRUCTIONS CAN BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.

- 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.
 - 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-RITE).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
 - All mulch to be shredded hardwood 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. Provide alternate for Ryerson steel edge.
 - 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 1/2 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 materials to within 18" of trunk of trees or shrubs planted within the area.
 - All plant material (including 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 ryegrass (3000 per acre) and bluegrass (600 per acre). Landscape contractor shall offer an alternate price for seed 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 the plan. No substitutions of types or sizes of plant materials will be accepted without written approval from landscape architect.
 - Stakeout controls may be required to prevent run-off. Stakes 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 10'-0" from an existing or proposed right of way.
 - One (1) tree is required for every fifty (50) lineal feet of landscape setback area.
 - Landscape islands shall be placed at the ends of parking aisles as required by Section 1203.164 of the City of Chesterfield Zoning Ordinance.
 - There shall be a minimum landscape width of six (6) 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 200 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.
 - Contractor shall be given the type of grass to be used due to need for drought tolerance in areas without ground irrigation systems. (Examples: Turf-type Tall Fescue blend less than five years old and Coastal, 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 15', 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 (1000) 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.

Planting Plan
SCALE: 1" = 20'-0"

BUTLER DRIVE

STATE OF MISSOURI
COUNTY OF JACOB
I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was duly recorded in my office on this 11th day of JANUARY, A. D. 2005, at 10:00 AM, and the same is truly recorded in Plat Book 353, Page 492-493.
Witness my hand and official seal on the day and year above said.

Shirley A. Hays
Recorder of Deeds

SHRUB PLANTING - BALL AND BURLAP