



I.I.A.

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

July 11, 2007

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

Re: Downtown Chesterfield Lots 3-6 (Buildings D, E, F, & G) Site Development Section Plan: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 3.90 acre lot of land located at the intersection of Chesterfield Parkway West and Park Circle Drive.

Dear Board Members:

Callies Architects and Volz, Inc., have submitted, on behalf of Sachs Properties a Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for four new construction buildings for retail and restaurant use. Exterior materials will be brick, stone and painted steel. Roof materials will be a single ply membrane. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, St. Louis County Ordinance 6815, the City of Chesterfield Tree Manual and the City of Chesterfield Lighting ordinance. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning.

Actions Requested

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is written in a cursive, flowing style.

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Downtown Chesterfield Lots 3-6 (Buildings D, E, F, & G)
Date of Review: 07-11-08

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation			Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	NA		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual
CHAPTER FOUR: Miscellaneous			
A. Signage			Not submitted for approval at this time
B. Lighting			Lighting is being addressed through site plan review for proper light levels. Architectural lighting has not been submitted for review.
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	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. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
 January 2002

Downtown Chesterfield

Developed by Sachs Properties

Architect: Gallies Architects

Statement of Design Intent

June 30, 2008

The proposed development is comprised of four buildings totaling 26,082 square feet of restaurant/retail space. This development is located on the west side of Chesterfield Parkway West, just north of Lydia Hill Drive.

I. Site Layout

A. Physical Features

1. The existing site slopes gradually from East to West (about 2' vertically every 50').
2. The sidewalks and street slope with the topography providing a smooth transition between buildings in the development.
3. No creeks, views, or trees exist on the site.
4. The building footprints have been stepped to minimize the need for cut and fill.

B. Vegetation

1. Currently, the site has no substantial vegetation.
2. See attached landscaping plan.

C. Site Relationships of Design

1. The entrances to the buildings occur along the main drive. Each proposed restaurant space incorporates an outdoor patio.
2. The retail and restaurant spaces will seek to serve the adjacent office and proposed office buildings.
3. The dumpster and delivery areas are consolidated and are screened with attractive brick/masonry walls.
4. Plantings are planned for and around general pedestrian walks.
5. A landscaped breezeway has been created between buildings that provides enjoyable public space.
5. These buildings seek to maintain the quality of design of the office building currently existing and the one proposed near the European-style roundabout.

D. Pedestrian and Vehicular Circulation

1. One main entrance is clearly visible from the parking areas.
2. Brick/masonry low walls are provided that screen the dumpster and loading areas. Planting is also provided at these walls.

3. The main entrance leads to a breezeway with access to the buildings.
4. Walks are provided that link the Library, Office Buildings, and Parking Garages.
5. Accessible parking is provided in close proximity to the buildings.
6. Bicycle parking will be provided, and shall be lockable.
7. Shared parking will exist between the office building and the proposed development.
8. The parking is provided at the rear of the four buildings.
9. Landscaping is provided between the parking and building facades.

E. Pedestrian Orientation

1. Wide sidewalks and a breezeway encourage pedestrian traffic at and around all entrances.
2. Proposed walks are continuous.
3. The breezeways created between buildings, attractive landscaping, and use of storefront windows will give pedestrians an attractive passage.
4. Benches, steps, and restaurant patios will engage pedestrian interest.
5. Storefront windows and appropriately-sized building signage shall be provided.
6. The “rear” of these buildings serves as secondary entrances to the tenant space. They include awnings and attractive lighting.

II.

Building Structures

A. Scale and Design

1. The buildings are one-story; brick veneer buildings with limestone accents such as pilasters, special shape courses, base with clear anodized aluminum windows and doors. Special consideration has been given to use soldier courses, horizontal stone/brick banding, exposed charcoal-colored, painted steel to give this development its own identity without “branding” each building with a corporate tag.

B. Relationship to Adjacent Uses

1. The adjacent parcel to the South is a newly-opened office building and parking garage. To the West is a proposed office building site, and -- to the North -- is the Library. Special attention has been given to match materials with the adjacent buildings to give a sense of cohesion along Chesterfield Parkway.

C. Materials and Colors

1. The exterior of the buildings are predominantly brick veneer, limestone, and painted, exposed structural steel.
2. These materials are found on all facades, giving the buildings a complete look.
3. Brick courses, special shape limestone accents, base, and other such details exist to give architectural continuity.
4. The patios will be constructed with colored concrete, and the walks will be provided with a stamped pattern.

5. Prefinished metal coping matching the painted steel and stained wood deck make up the balance of materials on the buildings.
- III. Non-Residential Architecture
 - A. General
 1. All sides of these buildings have similar materials and matching details as the primary façades.
 2. Outdoor spaces such as restaurant patios and a breezeway are provided.
 3. Awnings are provided at each “rear” entry that help exhibit pedestrian scale.
 - B. Building Equipment and Service
 1. Building utilities are located in the service courtyards and are screened with brick/masonry low walls.
 2. These service courtyards are located off the main circulation routes.
 - IV. Landscape Design
 1. The landscape concept is to provide an attractive and comfortable landscape setting for this restaurant/retail area. The plant materials are predominantly native tree species with evergreen shrub hedges, ornamental grasses and perennial flower massings providing spatial organization, seasonal color and texture.
 2. This landscape plan has been designed in a consistent manner with specific planting themes relating through the site as well as relating to the larger development plan.
 3. Landscape setbacks have been provided as well as screening of service and utility areas of the site. The combination of evergreen trees and shrubs and deciduous shrubs provide screening and visual interest.
 4. Curbs have been provided to protect planting areas.
 5. Landscape planting has been combined with screen walls and the site topography to enhance the parking and traffic way areas.
 6. No sculpture or fountains are planned at this time.
 7. The site landscaping is balanced and shrub, ornamental grass and perennial masses are used for visual interest and accent.
 8. The plans include street/site lighting, signage, site fencing/walls and utility area screening.
 9. The scale of the landscape plantings is appropriate to the buildings and proposed activities.
 10. There are no existing trees that can be incorporated into the plan.
 11. The site irrigation system will be properly designed for optimum operation without excess or overspray of buildings, walks or fences.
 12. No berms are being proposed.
 - V. Miscellaneous
 - A. Lighting

1. The site lighting will be oriented toward the building and parking areas and is intended to work along with the office development to the southeast where some parking is being shared.
 2. The proposed future monument signs will be internally lit.
- B. Utilities
1. All utilities will be installed underground
 2. Site low walls and landscaping will be used to screen any exterior electrical transformers or gas meters.
- C. Storm Water Drainage
1. Storm water will be drained from rooftops at the rear of the buildings and tied into the sewer piping.
 2. The parking area will be sloped to allow storm water to drain away from the building and off the parking area to the drainage inlets.
- D. Energy Conservation
1. The building will be constructed to meet energy guidelines that are in effect at the current time.
- E. Screening (Fences & Walls)
1. Parapet walls hide all roof top units.
 2. The dumpster, transformer, and meters are all hidden by low walls (not more than 6') constructed of materials that match the buildings and further screened with landscaping.

Respectfully Submitted By,

Kenneth A. Hinrichsen
Callies Architects



CALLIES
ARCHITECTS

15 North Gore Avenue
Webster Groves, Missouri 63119
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fax 314-918-0593
www.calliesarchitects.com



DOWNTOWN CHESTERFIELD

RENDERING

SACHS PROPERTIES®
400 Chesterfield Center, Suite 600
Chesterfield, Missouri 63017
636.537.1000



Building F

NORTH ELEVATION

Building G



Building G

SOUTH ELEVATION

Building F



Building G

WEST ELEVATION

Building E



DOWNTOWN CHESTERFIELD

ELEVATIONS

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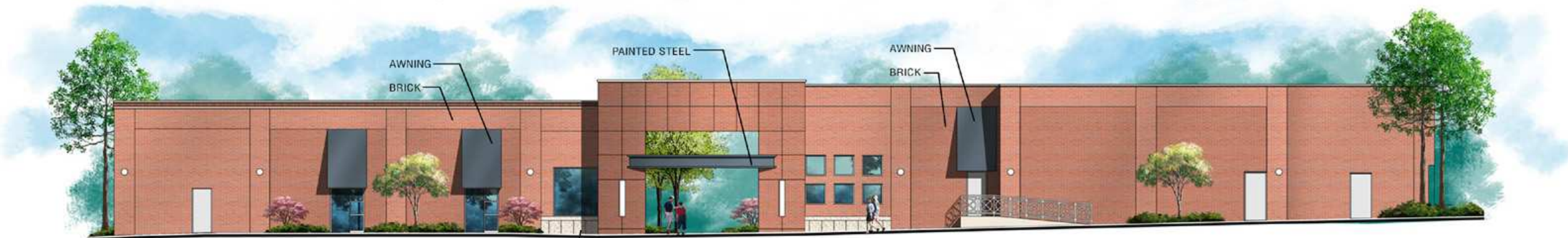
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Building D

NORTH ELEVATION

Building E



Building E

SOUTH ELEVATION

Building D



Building D

EAST ELEVATION



Building F



SM

DOWNTOWN CHESTERFIELD

ELEVATIONS

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VIEW FROM "A" LOOKING SOUTHEAST



VIEW FROM "A" LOOKING EAST



VIEW FROM "B" LOOKING NORTHEAST



VIEW FROM "B" LOOKING TO ROUNDABOUT



VIEW FROM "B" LOOKING NORTH



VIEW FROM "A" LOOKING NORTH



VIEW FROM "C" LOOKING SOUTH



VIEW FROM "A" LOOKING SOUTH



VIEW FROM "B" LOOKING SOUTHWEST



VIEW FROM "A" LOOKING AT LIBRARY



VIEW FROM "A" LOOKING AT SOUTHWEST

LOCATION MAP



CALLIES
ARCHITECTS

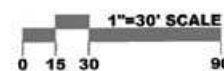
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SM

DOWNTOWN CHESTERFIELD

ARCHITECTURAL SITE PLAN



SACHS PROPERTIES*
400 Chesterfield Center, Suite 600
Chesterfield, Missouri 63017
636.537.1000



DOWNTOWN CHESTERFIELD
 PARCEL 121
 BUILDINGS "D, E, F & G" SECTION 1
 FORMERLY KNOWN AS CENTRAL PARK SQUARE



QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURITY
STREET/DECIDUOUS TREES					
3	AR	<i>Acer rubrum</i>	Red Maple	2½"	45+
14	GT-S	<i>Gleditsia triacanthos</i> "Skyline"	Skyline Honeylocust	2½"	45+
10	OV	<i>Ostrya virginiana</i>	Hophornbeam	2½"	30-40
4	QB	<i>Quercus bicolor</i>	Swamp White Oak	2½"	45+
5	QR	<i>Quercus rubra</i>	Northern Red Oak	2½"	45+
FLOWERING/DECIDUOUS TREES					
5	AA	<i>Amelanchier arborea</i>	Downy Serviceberry	2½"	25-30
3	CC	<i>Cercis canadensis</i>	Redbud	2½"	25-30
4	MV	<i>Magnolia virginiana</i>	Sweetbay Magnolia	2½"	15-25
EVERGREEN TREES					
5	AC	<i>Abies concolor</i>	White Fir	8-9' ht.	45+
8	JV-B	<i>Juniperus virginiana</i> "Burkii"	Burk Juniper	7-8' ht.	20-30
SHRUBS					
87	bs-i	<i>Buxus sinica insularis</i>	Korean Boxwood	18"	30" o.c.
11	bs-w	<i>Buxus sinica</i> "wintergreen"	Wintergreen Boxwood	24"	36" o.c.
13	hq	<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	30"	48" o.c.
11	iv-r	<i>Ilex verticillata</i> "Red Sprite"	Red Sprite Winterberry Holly	30"	48" o.c.
8	po-d	<i>Physocarpus opulifolius</i> "Diablo"	Diablo Ninebark	36"	48" o.c.
174	ra-g	<i>Rhus aromatica</i> "Gro-Low"	GroLow Fragrant Sumac	18"	30" o.c.
29	r-ko	<i>Rosa</i> "Knock Out"	Knock Out Shrub Rose	24"	36" o.c.
5	tm-h	<i>Taxus x media</i> "Hicks"	Hicks Yew	48" ht.	48" o.c.
16	to-t	<i>Thuja occidentalis</i> "Techy"	Mission Arborvitae	5-6'	48" o.c.
13	vp-n	<i>Viburnum plicatum</i> "Newport"	Newport Viburnum	36"	48" o.c.
ORNAMENTAL GRASSES					
37	ms-a	<i>Miscanthus sinensis</i> "Adagio"	Adagio Maiden Grass	2 gal.	36" o.c.
8	ms-g	<i>Miscanthus sinensis</i> "Gracillimus"	Maiden Grass	3 gal.	48" o.c.
25	pa	<i>Pennisetum alopecuroides</i>	Fountain Grass	2 gal.	42" o.c.
83	pa-h	<i>Pennisetum alopecuroides</i> "Hamelin"	Dwarf Fountain Grass	1 gal.	24" o.c.
7	ca-k	<i>Calamagrostis x acutifolia</i> "Karl Foerster"	Karl Foerster's Feather Reed Grass	2 gal.	24" o.c.
GROUND COVERS					
924	lm-b	<i>Liriope muscari</i> "Big Blue"	Big Blue Liriope	1 qt.	12" o.c.

PERENNIALS
AREA 1571 S.F. QTY 786

NOTE:
Perennial beds shall be massings of 1 gal. plants at 18" o.c. selected from the following species:

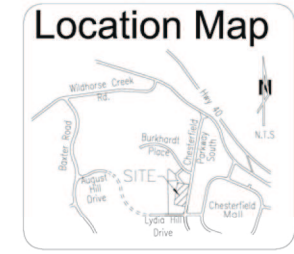
- Little Sprite Russian Sage
- Summer Blaze Blackeyed Susan
- Red Fox Veronica
- Walker's Low Catmint
- Rose Wine Salvia
- Palace Purple Coral bells
- Shasta Daisy

ANNUAL FLOWER BEDS
AREA 111 S.F. QTY 289

LAWN/GROUND COVER AREA
AREA 2460 S.F.

GREEN SPACE
43,368 S.F.
169,963 S.F. = 25%

- GENERAL NOTES:
1. Street trees shall be planted a minimum of 3'-0" from curb
 2. Street trees shall be planted a minimum of 25'-0" from street lights
 3. Street trees shall be planted a minimum of 10'-0" from inlets or manholes



Central Park Square, Inc., the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003 145 C-8 of the City of Chesterfield Ordinance #624, 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, voided or vacated by order of ordinance of the City of Chesterfield Council.

Kathleen Higgins
Vice President
Central Park Square, Inc.

State of Missouri)
County of St. Louis)

On this day of _____ A.D., 2008, before me personally appeared Kathleen Higgins to me known, who, being by me sworn in, did say that she is the Vice President of Central Park Square, Inc., a corporation in the state of Missouri, and 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 Kathleen Higgins 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 St. Louis County, Missouri the day and year last above written. My term expires: _____

Notary Public

These plans have been reviewed by Geotechnology, Inc. for their compliance regarding geotechnical recommendations related to site development. Based on this review and available subsurface information, it is our opinion that the area reviewed may be constructed in accordance with the plans, good construction practices and the recommendations given in our "Exploration of Subsurface Conditions and Foundation Recommendations" dated December 2007.

We have not prepared any part of these plans and my seal on these plans is intended only to confirm my personal review and approval of the SITE DEVELOPMENT SECTION PLAN as it related to the stability of earth slopes.

Jacobi Geotechnical Engineering, Inc. must be involved during the construction phase of this project in order to determine if subsurface conditions are as anticipated from the field exploration data that our recommendation relative to site grading are implemented and that other geotechnical aspect of site development are performed in accordance with these plans.

Geotechnology Inc.

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of _____, 2008, by the Chairperson of said commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 22, as attested by the Director of Planning and the City Clerk.

Director of Planning

City Clerk

Project Notes:

Locator Number: 18T 32 0137
Owner of Record: Central Park Square, Inc. Chesterfield, Missouri 63017 Suite 600
Prepared By: Volz Incorporated 10849 Indian Head Ind'l. Blvd. St. Louis, Missouri 63132 314-426-6212
Prepared For: Central Park Square, Inc. 400 Chesterfield Center - Suite 600 Chesterfield, MO 63017 636-537-1000

Existing Zoning: "C-8"
Proposed Use: Restaurant / Retail
Area of Site: 3.90 Acres
Open Space: 43,368 s.f. = 25%
Site Coverage: 25,800 s.f. = 16%
M.S.D. Benchmark: 12+48 Elevation 557.81 (USGS Datum) - "Sq." on to of curb at end of rounding along the North curb line on the East side of Chesterfield Village Parkway; 0.2 miles North of Lydia Hills Drive.
Floor Area Ratio: D = 7300 s.f. = 18.5%
E = 5600 s.f. = 14.1%
F = 5800 s.f. = 14.6%
G = 7300 s.f. = 18.5%

Property Description:

A tract of land being part of "Adjusted Parcel A" of a tract of land being Lot C114 and C121 of Chesterfield Village Area A Phase One, Plat Two and part of Lot 4 of the Boundary Adjustment Plat of Chesterfield Village Area A, as recorded in Plat Book 348 pages 759 and 760 of the St. Louis County Records, being part of U.S. Surveys 415 and 2002, Township 45 North - Range 4, East, City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the Southeast corner of the property conveyed to St. Louis County Library District by deed recorded in Deed Book 12905 page 1816 of the St. Louis County Records; said corner being in the West line of Chesterfield Parkway West (73' wide); thence along said Parkway, South 10 degrees 03 minutes 33 seconds West 27.36 feet to a point; thence along a curve to the right, whose radius point bears North 79 degrees 56 minutes 27 seconds West 2,992.50 feet from the last mentioned point, a distance of 79.93 feet to a point; thence South 11 degrees 34 minutes 04 seconds West 462.18 feet to a point; thence leaving the aforementioned West line of Chesterfield Parkway West, North 78 degrees 25 minutes 56 seconds West 39.00 feet to a point; thence North 11 degrees 34 minutes 07 seconds East 3.43 feet to a point; thence North 78 degrees 25 minutes 56 seconds West 202.00 feet to a point; thence South 11 degrees 34 minutes 07 seconds West 1.93 feet to a point; thence North 78 degrees 25 minutes 56 seconds West 23.00 feet to a point; thence South 11 degrees 34 minutes 04 seconds West 48.73 feet to a point; thence North 78 degrees 25 minutes 01 seconds West 31.63 feet to a point in the centerline of a roadway (26' wide); thence along said centerline, North 09 degrees 38 minutes 56 seconds East 285.44 feet to a point; thence continuing along the centerline North 13 degrees 52 minutes 03 seconds East 259.79 feet to a point; thence along a curve to the left, whose radius point bears North 76 degrees 07 minutes 57 seconds West 160.00 feet from the last mentioned point, a distance of 63.18 feet to a point; thence leaving the centerline of the aforementioned road South 79 degrees 56 minutes 27 seconds East 302.96 feet to the point of beginning and containing 3,902 acres according to calculations by Volz Inc. during June 2008.

Parking Calculations:

BLDG.	USE	SQ. FT.	REQ. PARKING	PLANNED
D	Restaurant	7300 sq. ft.	2sp./300sq.ft. = 24	63-54 shared
E	Retail	5600 sq. ft.	1sp./200sq.ft. = 28	117 total
F	Retail	5800 sq. ft.	1sp./200sq.ft. = 29	
G	Restaurant	7300 sq. ft.	2sp./300sq.ft. = 24	127
TOTALS		208	244 (9 H.C.)	

This site is in the following utility service areas:

Missouri American Water Company
Laclede Gas Company
Ameren UE Company
AT&T Telephone Company
Charter Communications (Cable TV)

This site is in the following districts:

Metropolitan St. Louis Sewer District
Monarch Fire Protection District
Rockwood and Parkway School Districts
Caukis Creek Watershed

General Notes:

- Sanitary sewer connections shall be as approved by the Metropolitan St. Louis Sewer District.
- Stormwater management shall be designed pursuant to City of Chesterfield and Metropolitan St. Louis Sewer District requirements and discharged into Chesterfield Village Southwest Quadrant Lake #2. Lake #2 is designed to detain the differential runoff for this development and other sites in the Southwest Quadrant.
- The location of storm and sanitary sewer improvements are approximately only. Actual location shall be determined by field conditions and shall be indicated on the improvement plan.
- Grading shall be per City of Chesterfield standards.
- Landscaping, streetlights and sidewalks shall be per City of Chesterfield standards.
- 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 in the field, shown or not shown, 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.

By order of Central Park Square, Inc. we have prepared a Site Development Section Plan, the results of which are currently represented on this drawing, which is a Site Development Section Plan - NOT FOR CONSTRUCTION - and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use 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 of appropriate in furtherance of such purposes.

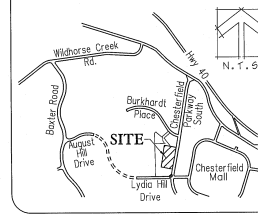
In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate; soils and sub-surface information have not been available and hence not taken into account; boundary lines have been prepared from information supplied by the client without benefit of title search or field surveys; topographic data has been taken from existing maps and not verified by physical elevations; zoning density is assumed; and the location, capacity and availability of utilities are taken from available information without verification; accordingly, the undersigned disclaims any responsibility for the accuracy of the aforesaid matters for diligence and would be necessary to address all other issues of development.

Professional Engineer
Bruce E. Thomas, P.L.S.
Professional Land Surveyor
MO P.L.S. #2220
JUNE 16th 2008



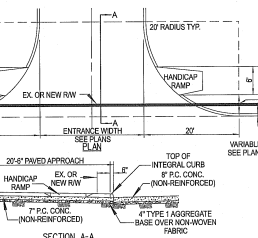
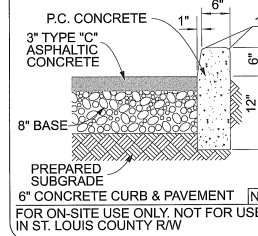
1"=30' SCALE
0 15 30 90

LOCATION MAP

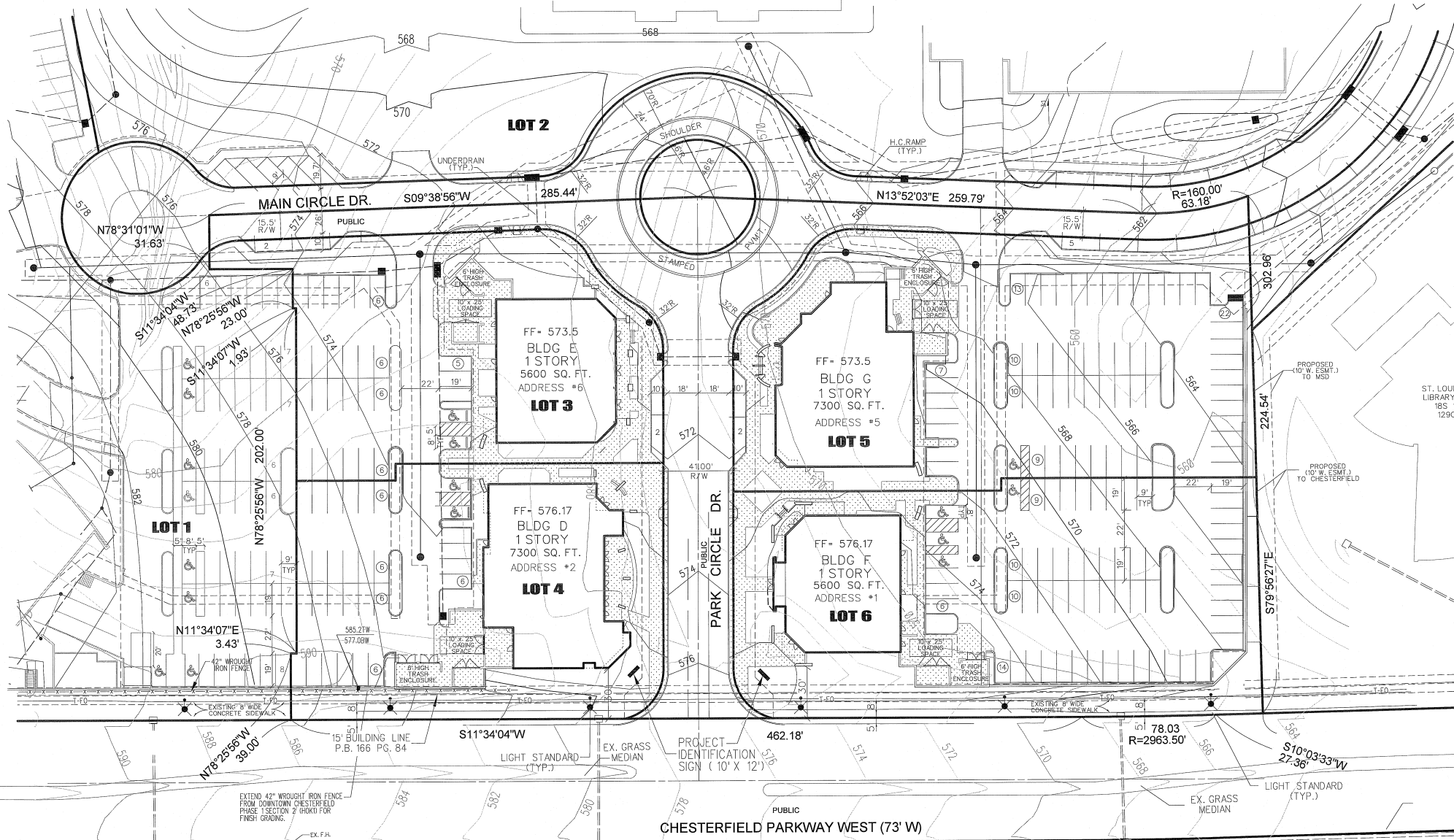
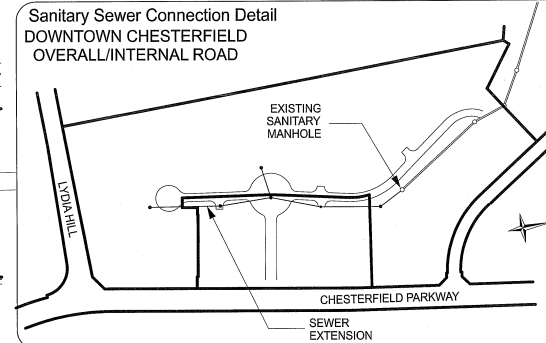


LEGEND

- BUILDING LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PATHWAY LIGHTING (20' HEIGHT TYP.)



- GENERAL NOTES:**
- DO NOT SCALE DRAWING. FOLLOW DIMENSIONS.
 - SECTIONS ARE SYMMETRICAL ABOUT CONSTRUCTION CENTERLINE.
 - FOR LONGITUDINAL AND TRANSVERSE JOINTS, CONCRETE AND CURB REQUIREMENTS AND CURB DIMENSIONS REFER TO THE "PAVEMENT AND CURB CONSTRUCTION DETAILS FOR JOINTS AND CURBS" STANDARD DRAWING CS202.
 - ALL NECESSARY PAVEMENT MARKINGS BY ST. LOUIS COUNTY.
 - SECTIONS MAY NOT APPLY AT INTERSECTIONS.
 - SIDEWALK THICKNESS INCREASES TO 7" THRU PRIVATE DRIVEWAYS AND 7" THRU COMMERCIAL DRIVEWAYS. SEE "ENTRANCE CONSTRUCTION DETAILS".



CHESTERFIELD VILLAGE
VOLZ
INCORPORATED

DOWNTOWN CHESTERFIELD
PARCEL 121
BUILDINGS "D, E, F & G" SECTION 1
FORMERLY KNOWN AS CENTRAL PARK SQUARE

SITE DEVELOPMENT
SECTION PLAN
6294-25

6/14/2008
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