



# VII. E.

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

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August 8, 2007

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

The Planning Commission agenda for **August 13, 2007** will include the following item for your consideration

**Spirit Energy, LLC:** Amended Architectural Elevations for a 0.92 acre tract of land located at 14804 Clayton Road, south of Clayton Road and west of Wildwood Parkway. (Locator Number 21R420714).

Dear Planning Commission:

Jay Chambers, of Spirit Energy, LLC, has submitted Amended Architectural Elevations for your review. The Department of Planning has reviewed this submittal and submits the following report.

### **BACKGROUND**

1. On September 7<sup>th</sup>, 2005, The City of Chesterfield approved Ordinance 2195 which changed the boundaries of a “C-2” Shopping District for a 0.92 acre of tract of land to a “PC” Planned Commercial District.
2. A Site Development Plan, Architectural Elevations, Landscape Plan and Lighting Plan were approved by the Planning Commission on April 24, 2006.

### **SUBMITTAL INFORMATION**

1. The request is for a change to the western elevation of the car wash. The change will include windows where there is currently a solid block wall.

### **DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Amended Architectural Elevations.

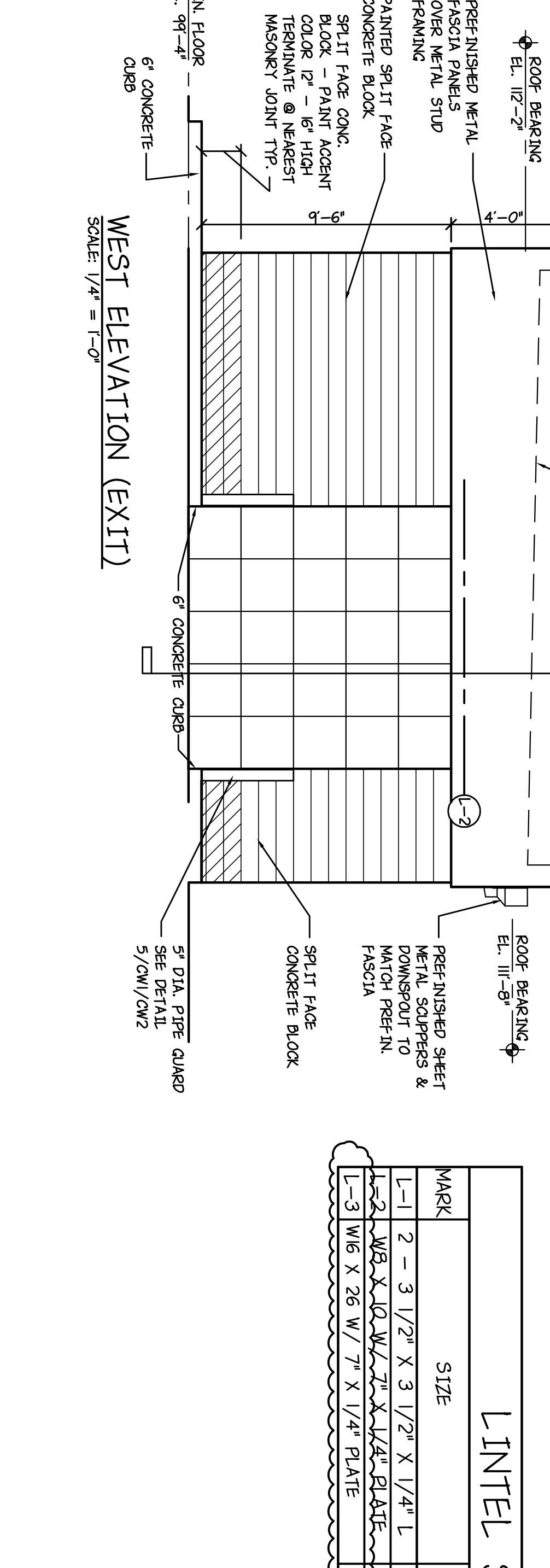
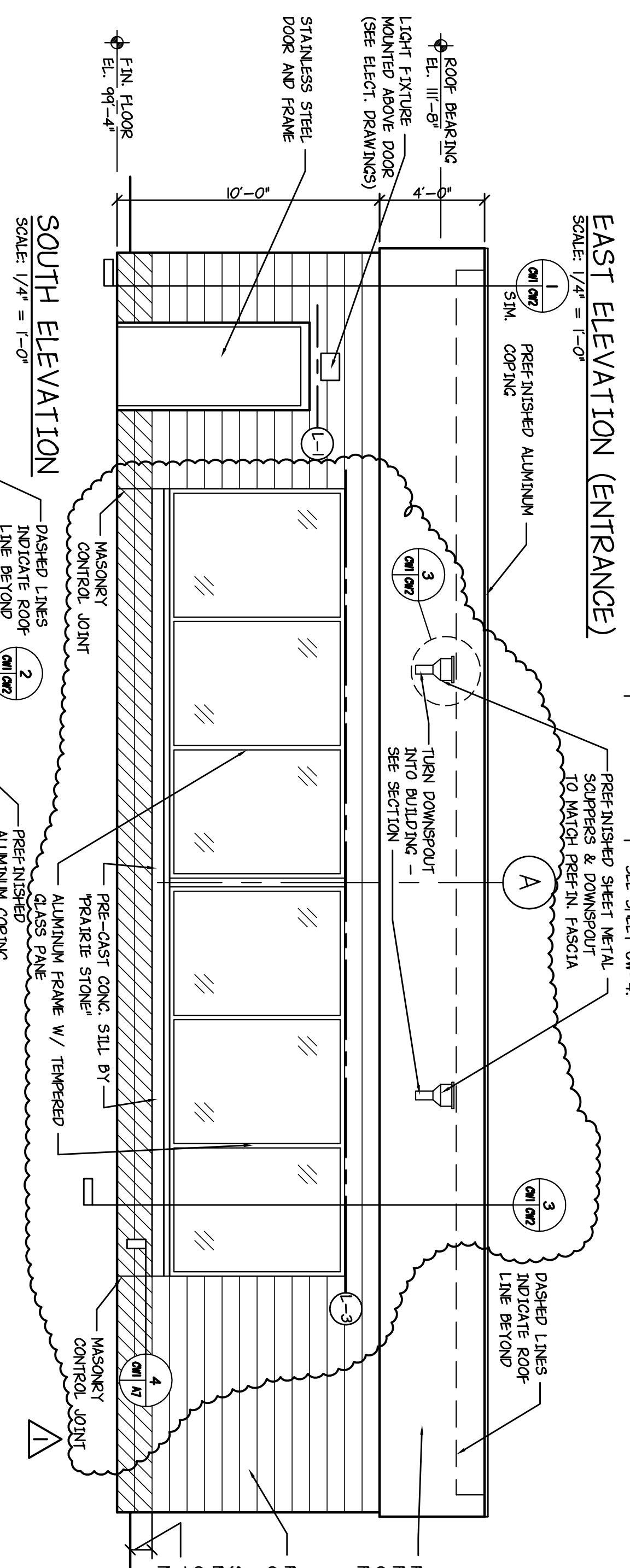
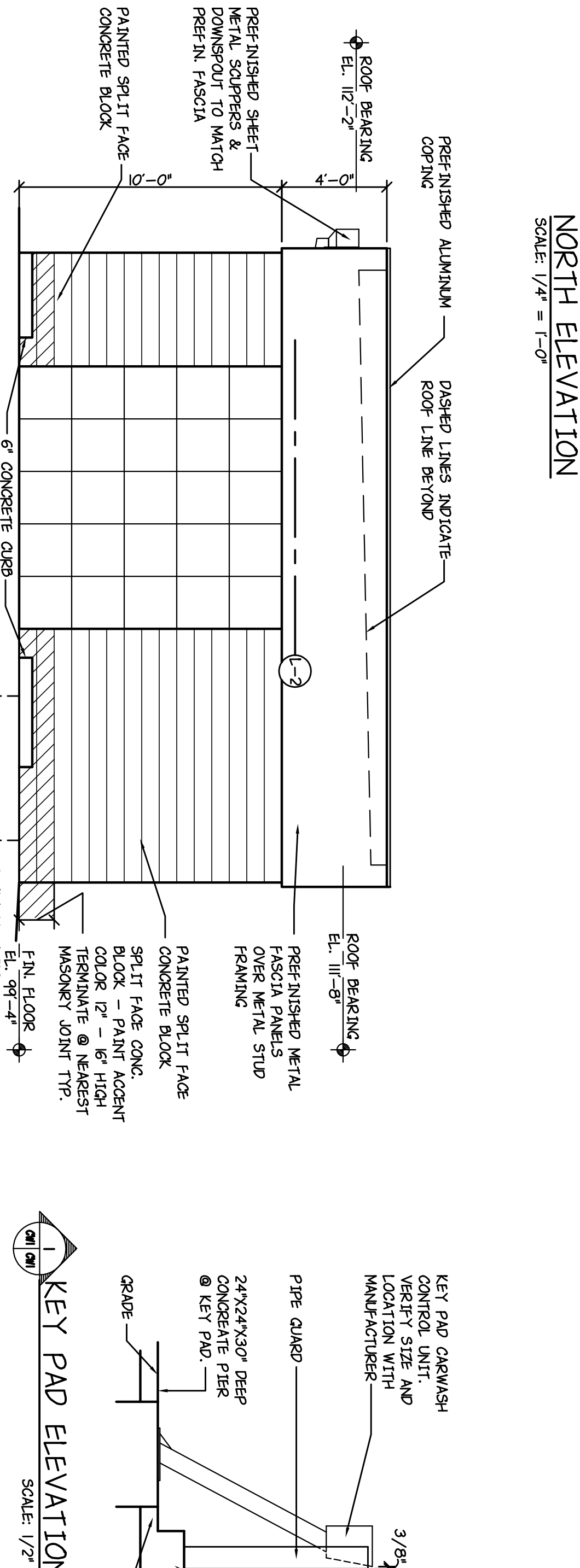
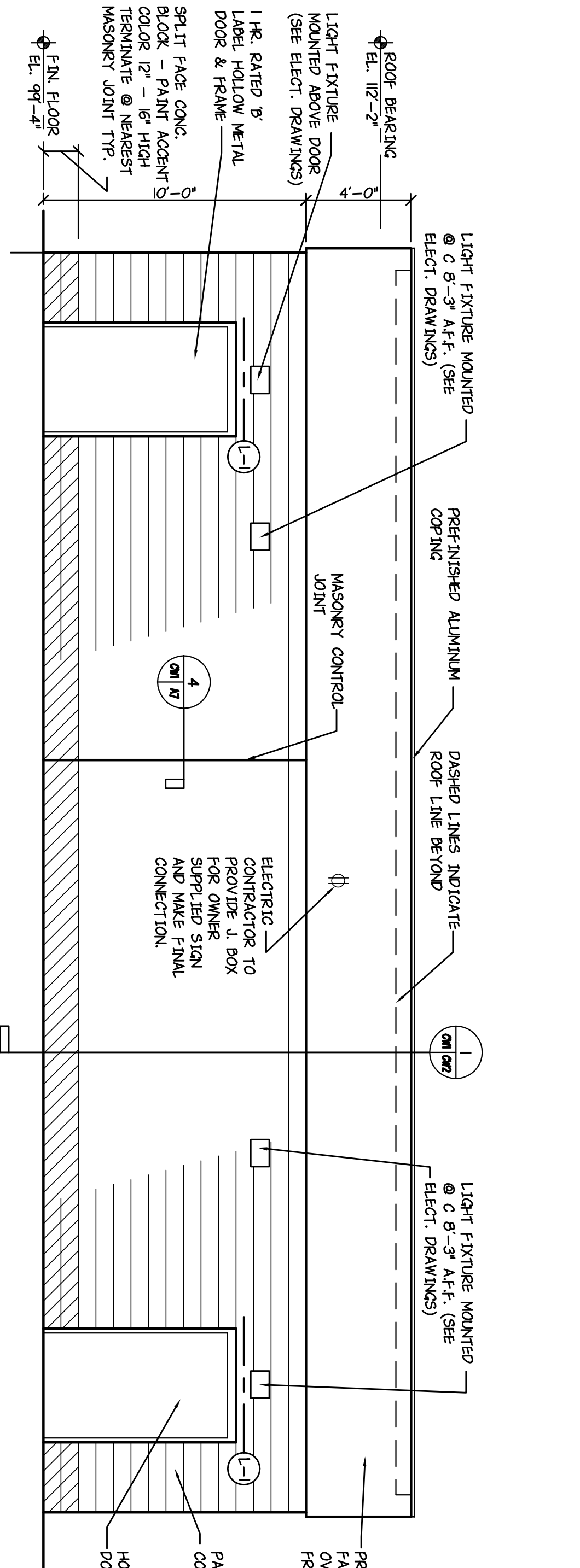
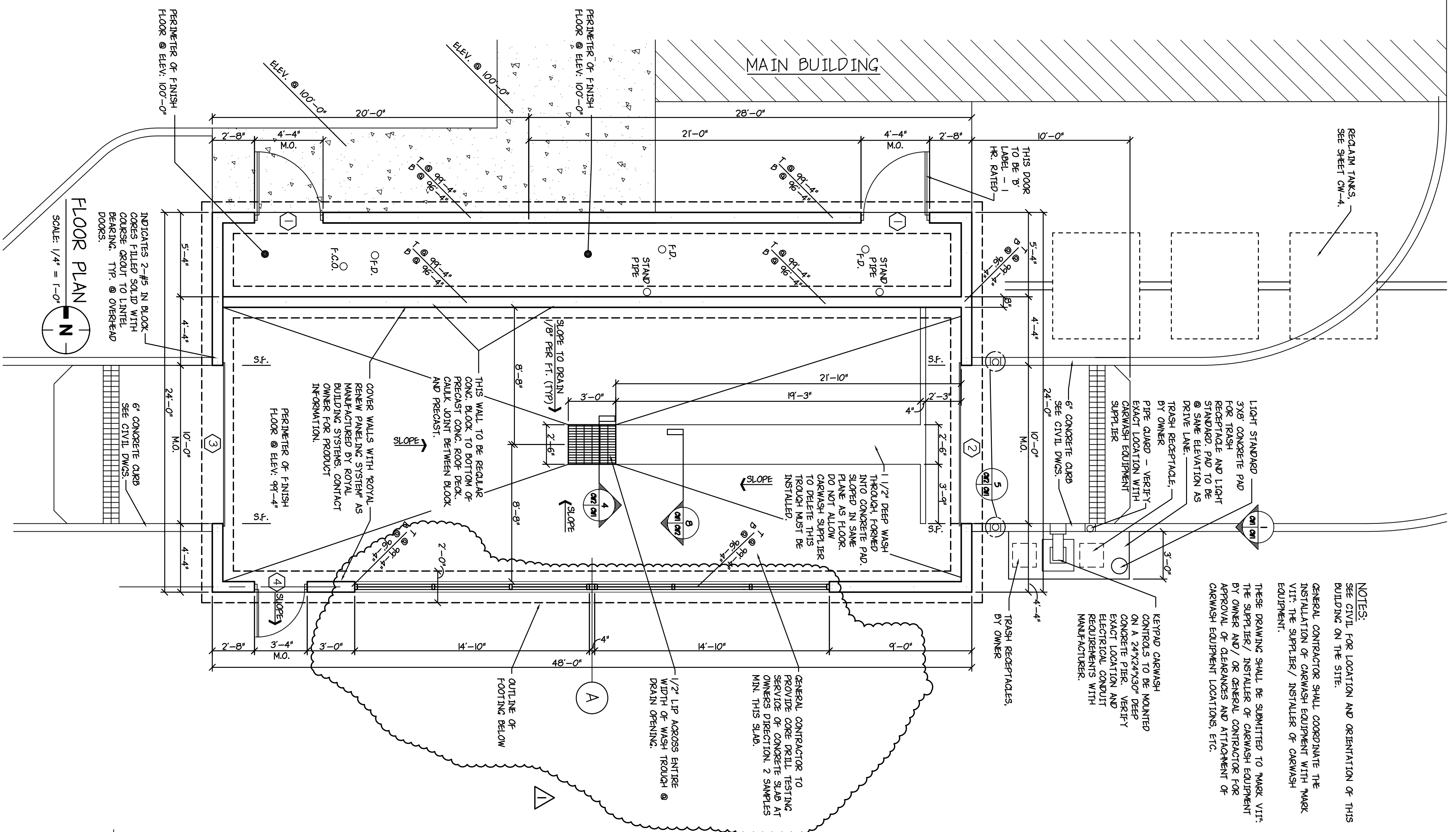
Respectfully submitted,

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

Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments:  
Amended Architectural Elevations  
Site Development Section Plan  
Landscape Plan



**INTEL SCHEDULE**

MARK	SIZE	BEARING	REMARKS
1-1	2 - 3 1/2" X 3 1/2" X 1/4"	1	6" EACH SIDE
1-2	3/8" X 10" W/ 7" X 1/4" PLATE	12" EACH SIDE	
1-3	1/2" X 26" W/ 7" X 1/4" PLATE	12" EACH SIDE	

NEW BUILDING FOR:  
**CONVENIENT FOOD MART #243**  
14804 CLAYTON ROAD  
CHESTERFIELD, MISSOURI 63017

project no. 209125A  
drawn by JLM  
date 10/21/05  
revision 07/14/05  
CONSTRUCTION 2/16/07  
7/18/07

**NOVA GROUP INC.**  
ARCHITECTS AND ENGINEERS  
6312 HAZELWEST COURT SUITE 102  
HAZELWOOD, MISSOURI 63042 (314) 731-5353

CAR WASH FLOOR PLAN & ELEVATIONS  
sheet 1 of 4  
CW-1

BOOK 354 PAGE 324  
FILED FOR RECORD 3/25  
MAY 04 2006  
AT 3:00 clock P.M.  
REORDER OF RECORDS  
ST. LOUIS COUNTY, MO

# NEW SPIRIT ENERGY CONVENIENCE STORE #243

## A TRACT OF LAND IN SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST

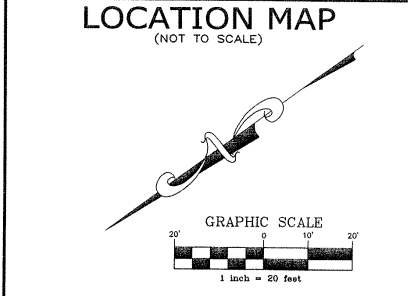
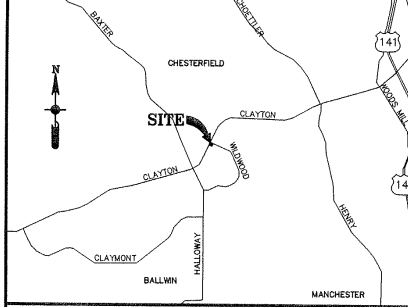
### CITY OF CHESTERFIELD

### ST. LOUIS COUNTY, MISSOURI

### ZONING DISTRICT: "PC" PLANNED COMMERCIAL

324

10001



### PARKING CALCULATIONS

3 1/2 PARKING SPACES PER 1,000 SQ. FT.  
0.0033 x 3,500 SQ. FT. = 11.65 OR 12 PARKING SPACES REQUIRED  
14 PARKING SPACES PROVIDED

SPIRIT ENERGY, LLC  
IN CONNECTION WITH A CHANGE OF ZONING FOR THE FOLLOWING DESCRIBED PROPERTY FROM "C-2" SHOPPING DISTRICT TO "PC" PLANNED COMMERCIAL P.Z. 04-2005.

A TRACT OF LAND IN SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EASTERLY CORNER OF A PARCEL DESCRIBED IN DEED TO SPIRIT ENERGY LLC RECORDED IN BOOK 14390 PAGE 1476 IN THE OFFICE OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, ON THE SOUTHWESTERLY LINE OF WILDWOOD PARKWAY, 60 FEET WIDE; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID SPIRIT ENERGY LLC PARCEL, SOUTH 36 DEGREES 27 MINUTES 39 SECONDS WEST 200.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID SPIRIT ENERGY LLC PARCEL; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID SPIRIT ENERGY LLC PARCEL, NORTH 53 DEGREES 32 MINUTES 21 SECONDS WEST 185.00 FEET TO THE SOUTHWESTERLY LINE OF WILDWOOD PARKWAY, SOUTHEASTERLY 5.05 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE SOUTHWESTERLY LINE OF WILDWOOD PARKWAY, 60 FEET WIDE; SOUTH 53 DEGREES 32 MINUTES 21 SECONDS EAST 180.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 36,999 SQUARE FEET, MORE OR LESS, OR 0.849 ACRE, MORE OR LESS, ACCORDING TO SURVEY NO. 182423 EXECUTED BY JAMES ENGINEERING & SURVEYING CO., INC., IN MAY, 2005.

SPIRIT ENERGY, LLC, 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 100.3, "PC" PLANNED COMMERCIAL P.Z. 04-2005 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, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD.

CHRIS KEMPH, PRESIDENT

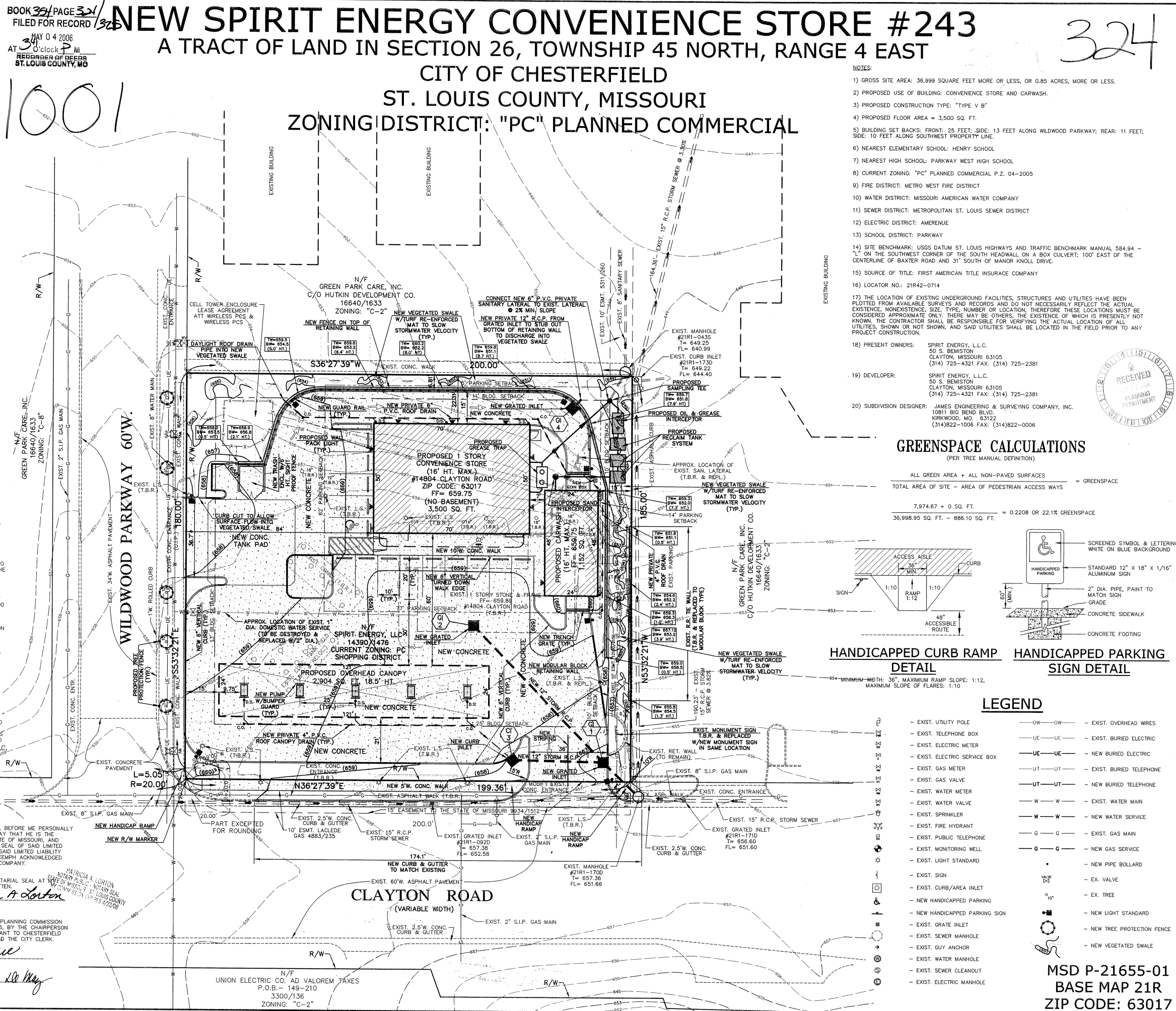
STATE OF MISSOURI )  
COUNTY OF ST. LOUIS ) SS.

ON THIS 15th DAY OF MAY, A.D., 2006, BEFORE ME PERSONALLY APPEARED CHRIS KEMPH, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE PRESIDENT OF SPIRIT ENERGY, LLC, A LIMITED LIABILITY COMPANY OF THE STATE OF MISSOURI, AND THAT HE HAS AFFIXED TO THE FOREGOING INSTRUMENTS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID CHRIS KEMPH ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

PUBLIC: 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.  
MAY 22 2006  
PATRICIA A. LORTON  
NOTARY PUBLIC

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE 2nd DAY OF MAY, 2006, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND THE CITY CLERK.

Wm. Price  
DIRECTOR OF PLANNING  
Michele A. De May  
CITY CLERK



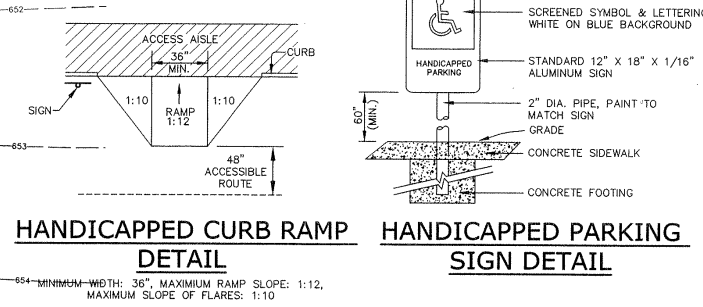
- NOTES:
- GROSS SITE AREA: 36,999 SQUARE FEET MORE OR LESS, OR 0.85 ACRES, MORE OR LESS.
  - PROPOSED USE OF BUILDING: CONVENIENCE STORE AND CARWASH.
  - PROPOSED CONSTRUCTION TYPE: "TYPE V B"
  - PROPOSED FLOOR AREA = 3,500 SQ. FT.
  - BUILDING SET BACKS: FRONT: 25 FEET; SIDE: 13 FEET ALONG WILDWOOD PARKWAY; REAR: 11 FEET; SIDE: 10 FEET ALONG SOUTHWEST PROPERTY LINE.
  - NEAREST ELEMENTARY SCHOOL: HENRY SCHOOL.
  - NEAREST HIGH SCHOOL: PARKWAY WEST HIGH SCHOOL.
  - CURRENT ZONING: "PC" PLANNED COMMERCIAL P.Z. 04-2005
  - FIRE DISTRICT: METRO WEST FIRE DISTRICT
  - WATER DISTRICT: MISSOURI AMERICAN WATER COMPANY
  - SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DISTRICT
  - ELECTRIC DISTRICT: AMERENUE
  - SCHOOL DISTRICT: PARKWAY
  - SITE BENCHMARK: USGS DATUM ST. LOUIS HIGHWAYS AND TRAFFIC BENCHMARK MANUAL 584.94 - 1" ON THE SOUTHWEST CORNER OF THE SOUTH HEADWALL ON A BOX CULVERT; 100' EAST OF THE CENTERLINE OF BAXTER ROAD AND 31' SOUTH OF MANOR KNOLL DRIVE.
  - SOURCE OF TITLE: FIRST AMERICAN TITLE INSURANCE COMPANY
  - LOCATOR NO.: 21R42-0714
  - THE LOCATION OF EXISTING UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION, THEREFORE THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY PROJECT CONSTRUCTION.
  - PRESENT OWNERS: SPIRIT ENERGY, LLC, 50 S. BEMISTON CLAYTON, MISSOURI 63105 (314) 725-4321 FAX: (314) 725-2381
  - DEVELOPER: SPIRIT ENERGY, LLC, 50 S. BEMISTON CLAYTON, MISSOURI 63105 (314) 725-4321 FAX: (314) 725-2381
  - SUBDIVISION DESIGNER: JAMES ENGINEERING & SURVEYING COMPANY, INC. 10811 BIG BEND BLVD. KIRKWOOD, MO. 63122 (314)822-1006 FAX: (314)822-0006



### GREENSPACE CALCULATIONS

(PER TREE MANUAL DEFINITION)

ALL GREEN AREA + ALL NON-PAVED SURFACES = GREENSPACE  
TOTAL AREA OF SITE + AREA OF PEDESTRIAN ACCESS WAYS = GREENSPACE  
7,974.67 + 0 SQ. FT. = 0.2208 OR 22.1% GREENSPACE  
36,998.95 SQ. FT. - 886.10 SQ. FT.



### LEGEND

- EXIST. UTILITY POLE
- EXIST. TELEPHONE BOX
- EXIST. ELECTRIC METER
- EXIST. ELECTRIC SERVICE BOX
- EXIST. GAS METER
- EXIST. GAS VALVE
- EXIST. WATER METER
- EXIST. WATER VALVE
- EXIST. SPRINKLER
- EXIST. FIRE HYDRANT
- EXIST. PUBLIC TELEPHONE
- EXIST. MONITORING WELL
- EXIST. LIGHT STANDARD
- EXIST. SIGN
- EXIST. CURB/AREA INLET
- EXIST. GRATE INLET
- EXIST. SEWER MANHOLE
- EXIST. GUY ANCHOR
- EXIST. WATER MANHOLE
- EXIST. SEWER CLEANOUT
- EXIST. ELECTRIC MANHOLE
- OW-OW- EXIST. OVERHEAD WIRES
- UE-UE- EXIST. BURIED ELECTRIC
- UE-UE- NEW BURIED ELECTRIC
- UT-UT- EXIST. BURIED TELEPHONE
- UT-UT- NEW BURIED TELEPHONE
- W-W-W- EXIST. WATER MAIN
- W-W-W- NEW WATER SERVICE
- G-G-G- EXIST. GAS MAIN
- G-G-G- NEW GAS SERVICE
- NEW PIPE BOLLARD
- EX. VALVE
- EX. TREE
- NEW TREE PROTECTION FENCE
- NEW VEGETATED SWALE

NEW SPIRIT ENERGY  
CONVENIENCE STORE #243  
A TRACT OF LAND IN SECTION 26,  
TOWNSHIP 45 NORTH, RANGE 4 EAST  
ST. LOUIS COUNTY, MISSOURI

REV.	DATE	BY	DESCRIPTION
4	4/28/06	JNW	ADDED SCRIPT & SIGNATURE BLOCK
3	4/18/06	JNW	REVISED CLAYTON RD. ENTR. PER MDDOT
2	4/7/06	JNW	REVS. PER CITY OF CHESTERFIELD
1	3/2/06	JNW	REVS. PER CITY OF CHESTERFIELD

**SITE DEVELOPMENT PLAN**  
PREPARED FOR:  
SPIRIT ENERGY CORPORATION  
50 S. BEMISTON  
CLAYTON, MISSOURI 63105  
PHONE (314) 725-4321  
FAX (314) 725-2381  
ATTN: JAY CHAMBERLAIN

JAMES ENGINEERING & SURVEYING CO., INC.  
ENGINEERS PLANNERS SURVEYORS  
10811 BIG BEND BLVD. KIRKWOOD, MO. 63122  
PHONE: (314) 822-1006 FAX: (314) 822-0006  
SUR. NO. 182423  
DRW. JNW  
CHKD. JNW, YL  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: N/A  
SURVEY NO. 182423  
DATE: 05/22/06

MSD P-21655-01  
BASE MAP 21R  
ZIP CODE: 63017

746

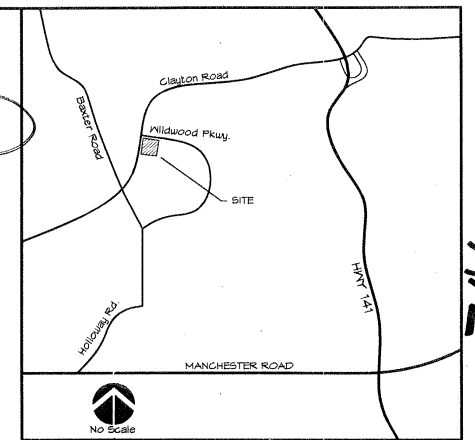
# New Spirit Energy Convenience Store No. 243

A TRACT OF LAND IN SECTION 26,  
TOWNSHIP 45 NORTH, RANGE 4 EAST  
CITY OF CHESTERFIELD  
ST. LOUIS COUNTY, MISSOURI

Greenspace Calculations:  
(per Tree Manual definition)

$$\frac{\text{all green area} + \text{all non-paved surfaces}}{\text{total area of site} - \text{area of pedestrian access ways}} = \text{Greenspace}$$

$$\frac{7974.67 \text{ SF} + 0 \text{ SF}}{36498.45 \text{ SF} - 886.10 \text{ SF}} = 0.2208, \text{ or } 22.1\% \text{ Greenspace}$$



Location Map:  
14804 Clayton Road, Chesterfield, MO 63017

### Planting Schedule:

Key	Quan.	Name	Evergreen or Deciduous	Size	Ultimate Ht.	Chesterfield Recommended Street Tree	Pk. Lot
A	8	Acer saccharum 'Legacy'	D	2 1/2" cal.	45'+	X	X
B	24	Berberis thun. v. auto. 'Crimson Pygmy'	E	12" ht.	2'		
C	35	Eucynus asiaticus 'Compact'	D	18"-24" ht.	6'		
D	1	Fraxinus pennsylvanica 'Summit'	D	2 1/2" cal.	45'+	X	
E	2	Ilex x stronata 'Fosters #2'	E	5'-6"	20'		
F	10	Ilex glabra 'Nigra'	E	18"-24" ht.	6'		
G	3	Ilex x meserveae 'China Girl'	E	18"-24" ht.	6'		
H	32	Juniperus procumbens 'Green mound'	E	2 gal.	5'		
J	42	Parthenocissus quinquefolia 'Virginia Creeper'	D	1 gal.	30'-50' vine		
K	2	Pyrus calleryana 'Aristocrat'	D	2 1/2" cal.	15'-25'	X	X
AN	280	Annuals, as selected by Owner	D	2 per SF			

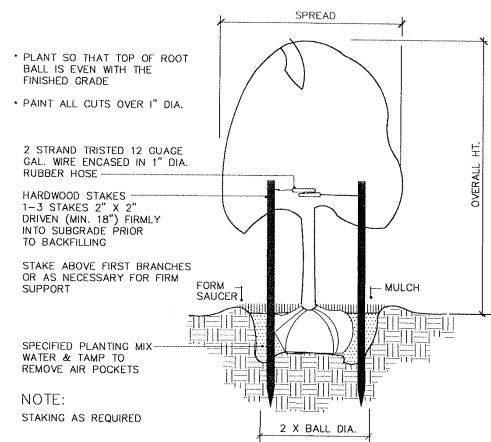
1. Wood chip mulch, min. 3", all plant bed areas.
2. All plant areas shall be irrigated.
3. All planting areas/plant islands shall be mounded.
4. Spade edge for all plant beds in lawn area.

### General Notes:

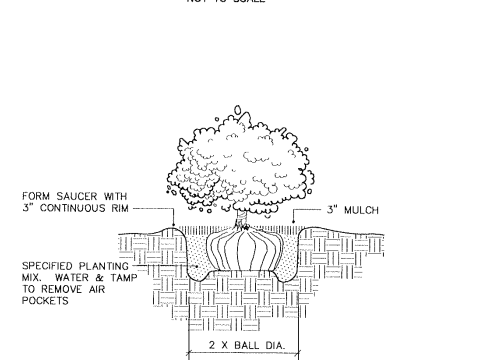
1. Base information, site design and engineering, boundary, topography, building footprint and other site information is from plans and drawings provided by James Engineering & Surveying Company, Inc. as they pertain to this project.
2. Various utilities have been installed around the project site that may not be shown on the drawings. Any utilities shown have been plotted from available records and must be considered approximate. The Contractor shall have the responsibility to notify all utility companies a minimum 48 hours prior to construction to have existing utilities field located. Call 1-800-DIG-RITE.
3. All plant locations shall be staked by Contractor and approved by Owner prior to installation of materials.
4. Plan is considered preliminary and shall be adjusted as necessary to best relate to final approved construction drawings. Final architectural plans (e.g. location of doors/windows, material colors, etc.) or other changes and/or modifications in final plans. Adjustment in plant location, and/or modification of plant list may be necessary.
5. Shrubs in mass plantings shall be installed in a continuous mulch bed, minimum 5" depth. Trees, where practical, shall be included within mulch bed. Individual trees shall have earth saucer with minimum 3" mulch.
6. The plantings shown shall in no way affect or alter intended surface runoff or drainage. Plants and other materials shall be installed in a manner consistent with positive surface drainage.
7. No landscaping shall be installed within 3' of curbs of public streets, 25' of street lights, within sight triangle at intersections, or within 10' of street inlets or manholes, unless otherwise directed or approved by City.
8. All lawn and landscaped areas shall be irrigated to properly establish and maintain the turf and plant materials with a minimum of overspray and without significant potential for causing erosion.
9. Owner and/or Landscape Architect may choose to select and tag plants at contractor's nursery prior to delivery to site. Owner reserves the right to reject any materials not selected or approved in advance that does not represent the minimum plant size and/or is not a full and uniform representation of the selected species.

### Irrigation Notes:

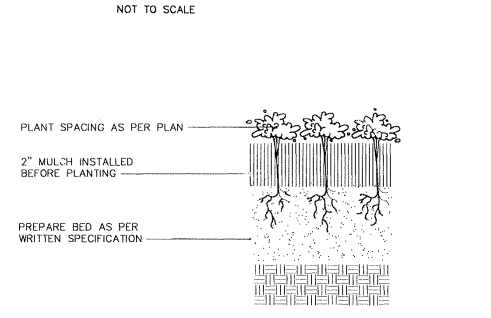
1. The irrigation contractor shall be responsible for the final design, installation, and proper operation of the irrigation system. The irrigation plans may be modified due to changes in actual construction or plantings, or for other reasons, as deemed necessary by the irrigation contractor. The irrigation contractor shall submit a final irrigation plan for approval by Owner before installation, along with shop drawings, specifications, technical data, etc. for all items.
2. All work shall be executed in accordance with all governing ordinances, laws and regulations. Any changes necessary to meet these requirements shall be made without additional cost to the Owner. Nothing in the drawings or specifications shall be construed to permit work not conforming to applicable codes or regulations.
3. Contractor and all subcontractors shall obtain all necessary permits, and arrange for all inspections and approvals. Any permit fees, inspection charges, tap or connection fees, etc. shall be the responsibility of the Contractor.
4. Contractor shall inspect site and be familiar with plans and/or requirements of the job. Contractor shall be responsible for verification of all field conditions, and to the adequacy of water and electric service. Any conflicts or problems shall be reported to the Owner at once for resolution.



### TREE PLANTING



### SHRUB PLANTING



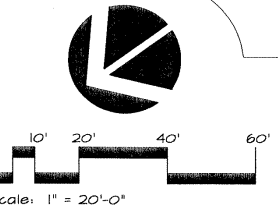
### GROUNDCOVER PLANTING

### Tree Protection Notes:

1. Existing trees to be retained are the 4 street trees along Wildwood Parkway.
2. The trees are located between the existing street pavement and the existing sidewalk. The proposed service station pavement, adjacent to the existing sidewalk, replaces existing pavement. Due to all of the existing pavement, the roots in this area are most likely fewer and deeper, and not generally affected by the construction.
3. To insure maximum protection, the following measures should be observed, as directed by the City:
  - a. Install orange construction fence, 36" ht., along the curb and along the edge of sidewalk, entirely surrounding the trees, before beginning demolition or construction. Note that the westernmost tree, near the intersection of Wildwood and Clayton Rd., is within the sight triangle. Fencing around this tree should be limited to 2 strands of wire with orange streamers attached at 2' O.C. staggered.
  - b. Post Tree Protection Signs in these areas.
  - c. Should there be any need for excavation south of the sidewalk, within 20' of the existing tree trunks (area where existing pavement will be replaced), root pruning should be performed prior to the excavation to make certain there will be no damage to the existing trees.

**NOTICE TO CONTRACTOR**  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS, THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY NOT SHOWN. (ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO VERIFY CLEARANCE/COVER OF ANY PROPOSED GRADING, SEWERS, FOOTINGS, ETC. PRIOR TO CONSTRUCTION. UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES.)

STATE OF MISSOURI  
County of St. Louis } ss.  
I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the foregoing and annexed instrument of writing was filed for record in this office this 17th day of May, 2004 at 2:00 p.m. at St. Louis, Missouri.  
James M. Halsey  
Recorder of Deeds



### LANDSCAPE ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THIS LANDSCAPE PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND THAT I AM A DULY REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MISSOURI.  
RICHARD A. HALSEY  
HALL & HALSEY ASSOCIATES, INC.

Signature of Richard A. Halsey  
Date: 4-21-06

Prepared For:  
**SPIRIT ENERGY CORPORATION**  
50 S. Bemiston  
Clayton, MO 63105  
314/725-4321  
314/725-2381 fax

**Spirit Energy C-Store # 243**  
Landscape Plan

**HALL & HALSEY ASSOCIATES, INC.**  
LAND PLANNING  
LANDSCAPE ARCHITECTURE

424 SOUTH CLAY AVENUE, ST. LOUIS, MO 63122 314.966.5577

Drawn by:	Checked by:	Project Number:	Sheet Number:
	RAH	04024	1 of 1

Date: 07/02/04

Revisions:  
1/13/04, 7/21/04, 5/25/05, 6/29/05,  
2/08/06, 3/1/06, 4/26/06

746