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September 13, 2007

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

Re: **Elliott Data Systems (Spirit Trade Center, Plat 2, Lot 7)**: An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and for a 1.176-acre tract of land zoned "M-3" Planned Industrial District located west of the intersection of Trade Center Boulevard and Edison Avenue.

Dear Board Members:

Dickinson Hussman Architects, on behalf of Elliott Data Systems, has submitted for your review an Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for the above-referenced project. The Department of Planning has reviewed this request and submits the following report:

Submittal Information.

The request is for the addition of 3,495 square feet to Elliott Data System's corporate headquarters, which is located on a 1.176-acre in Spirit Trade Center. Proposed exterior building materials for the addition are proposed to match the existing face brick with colored concrete accent bands and include: brick and horizontal siding to match the existing building. A parapet roof is proposed with a ribbed metal roof screen for roof top equipment. 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, City of Chesterfield Ordinance 656, and the City of Chesterfield Tree Manual. Landscape is being addressed through site plan review for adherence to the City of Chesterfield Tree Manual. Lighting is being addressed through site development plan review for adherence to the Lighting Ordinance. Signage is not a part of the request by the Petitioner.

Actions Requested

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

Respectfully Submitted,



Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments:

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

Application for Architectural Review



Elliott Data Systems, Inc.

August 31, 2007



The Stocker Construction Company
Dickinson Hussman Architects, P.C.
Volz Incorporated



City of Chesterfield

DEPARTMENT OF PLANNING



APPLICATION FOR ARCHITECTURAL REVIEW

Prior to submitting an application to the Department of Planning for review by the Architectural Review Board, the Petitioner is strongly urged to discuss their project with their Project Planner. For questions about this application, please contact the "Planner of the Day" at 636-537-4733.

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at www.Chesterfield.mo.us.

Check application type:

- | | |
|--------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Amended Site Plan |
| <input type="checkbox"/> Site Development Plan | <input checked="" type="checkbox"/> Amended Site Development Plan |
| <input type="checkbox"/> Site Development Concept Plan | <input type="checkbox"/> Amended Site Development Concept Plan |
| <input type="checkbox"/> Site Development Section Plan | <input type="checkbox"/> Amended Site Development Section Plan |
| <input type="checkbox"/> Amend Elevations | <input type="checkbox"/> Other (specify): _____ |

Definitions

- **Site Plan:** Plan for non-residential development over 1,000 square feet *not* in a planned district.
- **Site Development Plan:** Plan for development in planned districts that is being done in one phase.
- **Site Development Concept Plan:** Conceptual plan for development in planned districts being done in phases. A Concept Plan provides an overall picture of a development that is being divided into sections to be developed in phases.
- **Site Development Section Plan:** Phased sections of a Concept Plan.

I. APPLICANT INFORMATION

Project Name: Spirit Trade Center, Plat 2, Lot 7 (Elliott Data Systems)

Development Firm: Not Applicable

Architectural Firm: Dickinson Hussman Architects

Engineering Firm: Volz Incorporated

Approximate Location of Project: Edison Avenue, between Trade Center Blvd. and Spirit Drive
(17825 Edison Avenue, Chesterfield, Missouri)

Record: Garnett Partnership Elliott Data Systems, Inc.

Address: 17825 Edison Avenue

City: Chesterfield **State:** MO **Zip:** 63005

Tel.: (314) 781-1300 **Fax:** (314) 781-1301

***Attach additional sheets as necessary.**

Applicant, if other than owner(s): _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Tel.: _____ **Fax:** _____

Legal Interest: Owner

(Provide date of contract and date of expiration of contract)

***Attach additional sheets as necessary.**

II. PROJECT STATISTICS

Acreage: 1.18 **Gross Floor Area:** 10,300 SF **Building Height:** 15'-7" Typical
17'-4" @ High Point

Existing Overlay Districts: Check (✓) all that apply [] C.U.P. [] C.S.P. [] L.P.A.

Proposed Usage: Office / Warehouse

Exterior Building Materials: Face brick with colored concrete accent bands to match existing; thermally improved aluminum windows with non-reflective flazing to match existing

Construction Type: Type 2-B

Roof Material and Design: EPDM Flat Roof

Building Setbacks: **Front Yard:** 30' **Side Yard:** 10' **Rear Yard:** 10'

Max. Building Height: 30' Allowable **Min. Lot Requirement:** Not Applicable

Description of art or architecturally significant features (if any): Horizontal banding using split-face block and projections in wall planes establish rhythm and movement around exterior of building; no artwork is incorporated into project

Screening Material and Design: Ribbed metal roof screen for rooftop equipment; brick enclosure for trash equipment; existing landscaping provides additional screening

Additional Project Information, if any: _____

III. ZONING

Current Zoning District: M-3 Planned Industrial District

Existing Uses(s) on property: Office / Warehouse

Proposed Use(s) on property: Office / Warehouse

Proposed Development Intensity: 20% du / sf (circle one)*

* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)

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IV. SITE SPECIFIC GUIDELINES

Landscape Guidelines: _____ Residential: _____ Commercial: X Institutional: _____

Is the property located in a Chesterfield Valley Sub-Area? If yes, circle one: **1 2 3 4**

Any site-specific design guidelines: None

V. ADJACENT PROPERTY

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Existing Use	Approved Use <small>(use separate sheet as needed)</small>
North		M-3		
South		M-3		
East		M-3		
West		M-3		

VI. PARTIES OF INTEREST

Principal Contact: Donald Hussman **Title:** Architect

Address: Dickinson Hussman Architects, 7777 Bonhomme Avenue

City: St. Louis **State:** MO **Zip:** 63105

Tel.: (314) 727-8500 **Fax:** (314) 727-4040

Email: dhussman@dharch.com

Other Contact: Jeff Atkins

Address: Volz Incorporated, 10849 Indian Head Industrial Boulevard

City: St. Louis **State:** MO **Zip:** 63132

Tel.: (314) 426-6212 **Fax:** (314) 426-1250

Email: jatkins@volzinc.com

Other Contact: Michelle Azzano

Address: Stocker Construction, 1099 Milwaukee

City: Kirkwood **State:** MO **Zip:** 63122

Tel.: (314) 781-1300 **Fax:** (314) 781-1301

Email: mazzano@stockerconstruction.com



ARCHITECTURAL REVIEW BOARD
Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- 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.**
- Large exterior material samples. ***
- Photos' reflecting all views of adjacent uses and sites.**
- Details for screening, retaining walls, etc. ***
- Section plans highlighting any building off-sets, etc.**
- Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.**
- Landscape plan.**
- Any other exhibits which would aid understanding of design proposal.**
- Governing ordinance requirements.**

*** Denotes that item will be brought to meeting by the petitioner**

August 31, 2007

Project: **Elliott Data Systems, Inc.**

Project Location: **Lot 7 Spirit Trade Center (Edison Avenue), Chesterfield, Missouri**



ARCHITECT'S STATEMENT

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

INTRODUCTION

Elliott Data Systems is planning an expansion of their corporate headquarters in Chesterfield, Missouri Valley. The planned expansion adds 3,495 square feet to their existing facility on Edison Road, just west of Trade Center Blvd. The addition will match the proportions, design character, and materials of the existing. The addition will feature brick veneer on its north elevation, thereby upgrading its existing north elevation of painted CMU.

The expanded development will be 10,300 square feet. Vehicular and pedestrian movement will be unchanged, remaining direct and convenient via its existing entrance drive from Edison Road.

The following information is in response to the City of Chesterfield Design Guidelines. The response is formatted in accordance with the Design Guidelines.

CHAPTER 1 / SITE LAYOUT

A. Physical Features

1. The site consists of 1.176 acres and is a fairly flat parcel of land. After grading operations, the new building pad will be raised approximately one foot to align with the existing building pad of 461.0 feet +/- . This elevation is approximately equal to the Edison Road roadway elevation adjacent to the site.
2. The existing topography is compatible with the development that is proposed for this site. The existing grade of drainage is not conducive to providing berms, etc., for screening.
3. There are no natural site amenities on this pad ready site.
4. Aside from raising the site there will be minimal grading on this site: hence, the site is extremely flat and will remain the same after development.
5. Retaining walls are not required for this project.

B. Vegetation

1. The existing landscape will remain undisturbed with the exception of a single pin oak within the expanded building footprint.
2. New landscaping will be incorporated into the building design to meet the requirements set forth by the City of Chesterfield's zoning guidelines (see Landscape Plan).

C. Site Relationship of Design

1. The building's general orientation is intended to make its frontage and entry plainly visible to the access roadway while using landscaping to screen its service and trash enclosure from the motorists on Edison Road.
2. Adjacent land used (Light Industrial) are the same as the proposed project. The building does not impair or interfere with the adjacent properties.
3. Unattractive elements have been addressed appropriately. The delivery zone is located on the north (rear) face of the building to be screened from the public way and inconspicuous to the neighboring properties. The trash enclosure will also be positioned at the rear of the building and will be screened with a masonry site-proof enclosure and landscaping.
4. Yards between the sites' property lines and building improvements are landscaped to help define vehicular and pedestrian movement and establish landscape buffering for adjacent developments.
5. A wide and attractive walkway is included to establish a safe, recognizable, and convenient pedestrian access to the building's entry doors.
6. This project is not phased.

D. Pedestrian and Vehicular Circulation

1. Vehicular and pedestrian circulation patterns are safe and direct. Vehicle movement is a single drive connecting parked aisles at the front and back of the building. A walkway is provided to separate pedestrians from vehicular movements whenever possible.
2. Landscaping embellishes the site and partially screens the parking and loading areas.
3. Pedestrian and vehicular traffic are well-defined and separated. Walkways are included at the front of the building, which will accommodate pedestrian movement from the front parking lot to the structure itself.
4. Pedestrian linkage is clearly established between the vehicle pavement areas and the building entry by a wide walkway.
5. The radii on the proposed pavement areas are such that emergency, delivery, and waste hauling vehicles can easily access and circulate through the site.
6. This development is not on the City Bikeway and we have not incorporated an internal bike circulation system. Bikes may be parked under that building's front porch at the entrance to the building, which is highly visible.
7. The proposed building expansion will use the existing entry drive from Edison Road currently in use. The existing drive also connects to the adjacent east property at both the front and rear of the property to aid in emergency vehicle circulation.
8. Landscape is used wherever possible as a landscape buffer between the vehicle pavement areas and the neighboring properties and public way. Parking has been provided on two (2) sides of the building to eliminate large parking fields about the building's frontage.

9. Landscaped areas are provided adjacent to the building and parking surfaces, establishing a visual landscape foreground for the building's frontage elevation.

E. Pedestrian Orientation

1. A wide sidewalk is used to establish a clear and attractive pedestrian experience to and from the building's doors. The building's facades are enhanced by glass panels, brick accent courses and movement in each of the elevation's plan and wall height.
2. The building is centered within the parking lot and parking is kept as close as possible to the building's entries. This arrangement minimizes pedestrian travel across vehicular drive aisles.
3. The main entry to the building is under a large inset in the projecting porch.
4. The building's front facade is enhanced by tinted storefront in an inset under the porch to clearly accent the public entry.
5. The building's front façade is enhanced by tinted vision glass panels in aluminum frame, accent brick courses, turns in the wall and a generous inset porch and storefront centered about the building's main entry. The existing building signage will remain unchanged.
6. The proposed building addition is at the rear of the building. The rear façade is enhanced and provides direct access from the building for services.

CHAPTER TWO / BUILDING DESIGN

I. ALL STRUCTURES

A. General Architectural Guidelines

1. In general, the proposed building addition features high quality materials of brick and non-reflective tinted glass in aluminum storefront. These materials are composed in overlaying layers that create an interesting, high quality building design.

B. Scale

1. Building elements are highly compatible in scale with the existing building to which it is connected and to its neighbors in the Spirit Trade Center.
2. The scale of the proposed addition is addressed on all facades. Masonry banding helps diminish the overall height of the building walls, thus accomplishing the issue of human scale.
3. The height of the proposed addition will match the existing building to which it is connected.

C. Design

1. The building incorporates a combination of masonry 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. The use of projecting facade, plasters, accent bands, varying wall heights and inset storefront are employed to create special features on the building while establishing a strong rhythm along each elevation.
3. This item is not applicable as the building is not stylized or designed to advertise via its architecture.
4. The building's parapet walls are integral in design with the exterior walls and are of the same quality and materials as those walls. The mechanical equipment screen will be metal and will have an integral look to the overall architecture.
5. All elevations are veneered by the same high quality materials.
6. Harmony and design continuity are achieved through the use of the same high quality materials on all elevations.
7. A parapet wall condition and ribbed metal roof screen screens all roof top equipment on all elevations.
8. The protected main entry doors allow employees and visitors quick access into the building during inclement weather.
9. The deep overhang of the porch protects glass on the south elevation. This building is responsive to energy conservation by the use of insulating materials throughout the building addition's envelope.
10. This development will be constructed in a single phase.

D. Relation to Adjacent Development

1. The proposed building addition matches the architectural rhythm established by the existing building on the property and imitates the use and function of the neighboring properties.
2. As indicated in Item #1 above, the proposed building addition is complementary its architectural style to most buildings in the park. Size, color and materials are also compatible to many buildings within the park, and in some cases, exceeds in quality.
3. This development consists of a single building addition; therefore, this item is not applicable.
4. The proposed addition's colors and materials match those used on the existing building and are compatible with neighboring properties.
5. A wide walkway surface along with direct and simple vehicular access and circulation provide convenient access to the building, enhancing the utility of the development.

E. Materials/Colors

1. The architectural design of the building carries through it a combination of brick veneer and storefront wall conditions to create a rich, distinctive and attractive architectural theme. In combination, these materials are composed to create architecturally pleasing building faces.

2. The proposed addition will be brick veneer on all sides with split-face colored concrete accent bands to articulate the wall. The materials and colors are consistent around the entire building and maintain the character of the existing development.
3. Materials used to veneer the building are consistent around the entire building.
4. Concrete curbs and curb ramps separate pavement areas intended for vehicular circulation and pavement areas intended for pedestrian movement.
5. All exterior materials visible to the public will be selected to match the building's materials on the existing development.

II. RESIDENTIAL ARCHITECTURE (Not Applicable)

III. NON-RESIDENTIAL ARCHITECTURE

A. General

1. All elevations are veneered in a consistent design manner and with the same high quality materials of brick and non-reflective tinted glass in aluminum frames.
2. A wide and attractive walkway is included to establish clear, convenient and safe pedestrian access to the building's entry doors.
3. The use of a projecting porch and storefront on the building's south frontage elevation creates a special element on the building, while establishing a strong symmetry about the building's frontage elevation. All facades have been articulated with accent banding and projections in walls planes, thereby breaking up the elevations for close-range pedestrian view.
4. As indicated above, all elevations are articulated either with offsets or material changes which creates visual interest. The use of inset glass storefront areas about the main entry introduces strong relief with deep shadows for visual interest on the front facade.

B. Building Equipment and Service

1. The service access point for this building is located at the rear façade and has no street frontage. This location will have the least visual impact.
2. Building equipment will be limited to screened roof-top equipment. All utilities will be underground except for an existing above-grade Ameren UE power pole located within an existing Ameren easement.
3. Service access to the building is screened by landscape and located at the least visible exposure of the building. It is located on the building to minimize truck maneuvering on site.
4. Utility meters are located discreetly along the service drive on the building's east and north elevations and will be screened.

C. Fast Food Restaurant Guidelines (Not Applicable)

D. Auto Service Station Guidelines (Not Applicable)

E. Shopping Center Guidelines (Not Applicable)

F. Chesterfield Valley Guidelines (Not Applicable)

1. This item would not be applicable. The main façade faces Edison Avenue.
2. Same as Item #1.
3. Same as Item #1.
4. Same as Item #1.
5. Same as Item #1.
6. Street lighting currently exists. No additional street lighting will be added.
7. Similar to adjoining properties, sidewalks will not be provided.
8. All utilities will be underground.
9. The primary façade faces Edison Avenue. Adjacent facades will match the primary façade in both color and material.
10. The open space for this project is 42%.
11. Trees for this project are in accordance with this section (see Landscape Plan).

CHAPTER THREE / LANDSCAPE DESIGN

1. The proposed Landscape Plan addresses the City's requirement for a concept through the use of trees massed to anchor the building's elevation and layers of plants to define the building's entrance.
2. The proposed landscaping is meant to complement the adjacent business uses and landscaping. The overall landscape plan strives to embellish and enhance the architecture of the proposed building through the use of color and texture, while providing a landscape that is pleasing to adjacent properties as well as to the employees and patrons.
3. Setback areas are landscaped to provide buffers between the building and street. Planting materials are placed to create more pleasant views from inside the site and also screen views of the adjacent businesses.
4. All landscape materials are provided protection via curbing and wheel stops and are set back far enough from the curbs and wheel stops to avoid damage from overhanging bumpers.
5. The shrubs and trees are massed to achieve strong focal points where needed and still allow views into the development to identify the business there.
6. Due to the utility nature of this project, works of art are not incorporated into the landscape plan.
7. The landscape planting areas have been developed to minimize the amount of paving and maximize the opportunities for landscape and turf beds. Strong accent points are created at the main entrance into the building.

8. Landscaping is used to screen the trash enclosure. Signage and fencing are not part of the project. Site lighting will be provided for both security and aesthetic effect.
9. Particular attention has been given to not only the initial size and scale of the plant material, but to the ultimate height and spread of all plant material. The shrubs and trees have been selected to complement the scale of the building and have been spaced such that excessive trimming and eventual removal will not be necessary.
10. All existing landscape area will remain undisturbed with the exception of a single pin oak which is not mature. The tree to be removed will be replaced with the same specie.
11. An automatic irrigation system will be designed by others with the intent to avoid over spray, dry locations and conflicts with parked cars and/or pedestrians and, at the same time, make good use of our water resources.
12. There are no topsoil berms planned for this site.
13. This item is not applicable as parking structures are not part of this project. Surface parking, however, will be screened by a variety of tree species.

MISCELLANEOUS

A. Signage

1. The building's existing mounted signage is of a size and location permitted by ordinance. No new signage is proposed for the building expansion.
2. No new signage is proposed by the building expansion.
3. The existing signage will provide identification for the expanded facility and is well positioned to enhance the building's design.
4. Building mounted identification signage has individual letters integrated into the existing building design.

B. Lighting

1. Exterior lighting of the building and site is confined to the building and pavement areas on site with no off-site illumination.
2. This item is not applicable as there will be no externally illuminated signs.
3. Exterior lighting will be architecturally integrated through the use of architectural wall packs to match existing lighting.
4. Fixture design and mounting heights of new wall packs will match those on the existing building's elevations. New light poles in the parking area will be mounted in scale with the development.
5. Exterior lighting is used to define pedestrian walkways at the building entries.
6. Light pole bases (if required) will be designed such that they are compatible with the architectural style and scale of the proposed building.

7. Neon signage is not included as part of this proposed development.

C. Utilities

1. No additional utility connections are proposed as part of the proposed work.

D. Stormwater Drainage

1. Roof drains shall be discharged onto the surface at landscape areas via pre-cast splash blocks.
2. Drainage will not be conveyed or retained within the drip line of any trees.
3. Drainage from landscaped areas will be conveyed and contained and will not be allowed to drain freely across sidewalks.
4. There is no additional detention required and proposed as part of this development.

E. Energy Conservation

1. The design of the building has been done according to the principles of good energy conservation with wall and roof insulation meeting or exceeding requirements established by the enforced edition of the International Mechanical Code.

F. Screening

1. Sound walls and fences are not part of this project. A brick trash equipment enclosure is incorporated in the landscape plan.
2. The trash equipment enclosure will be face brick to match the main building.
3. There is no site fencing proposed for this site.
4. There is no chain link fence proposed for this site.
5. No special fencing design or materials are proposed for this project.
6. All loading, trash service, and utility meter areas will be screened with dense landscaping. Trash dumpsters are enclosed in a masonry enclosure that matches the building.

CONCLUSION

In conclusion, we propose that the Elliott Data Systems building expansion design is a highly compatible addition to the Spirit Trade Center in Chesterfield Valley and is an exciting result of the success and growth of one of Chesterfield's corporate citizens. The improved facility reinforces the future commercial environment of the Valley and affirms it as a great place to do business.

Respectfully Submitted By:

Dickinson Hussman Architects, Inc.

Photos



Figure 1: Existing Elliott Data Frontage as Seen From Edison Avenue



Figure 2: Existing Elliott Data Frontage





Figure 3: Existing East Elevation, Looking North



Figure 4: Rear (North) Parking with View of Adjacent Property





Figure 5: Existing North Elevation to be Improved with Proposed Addition



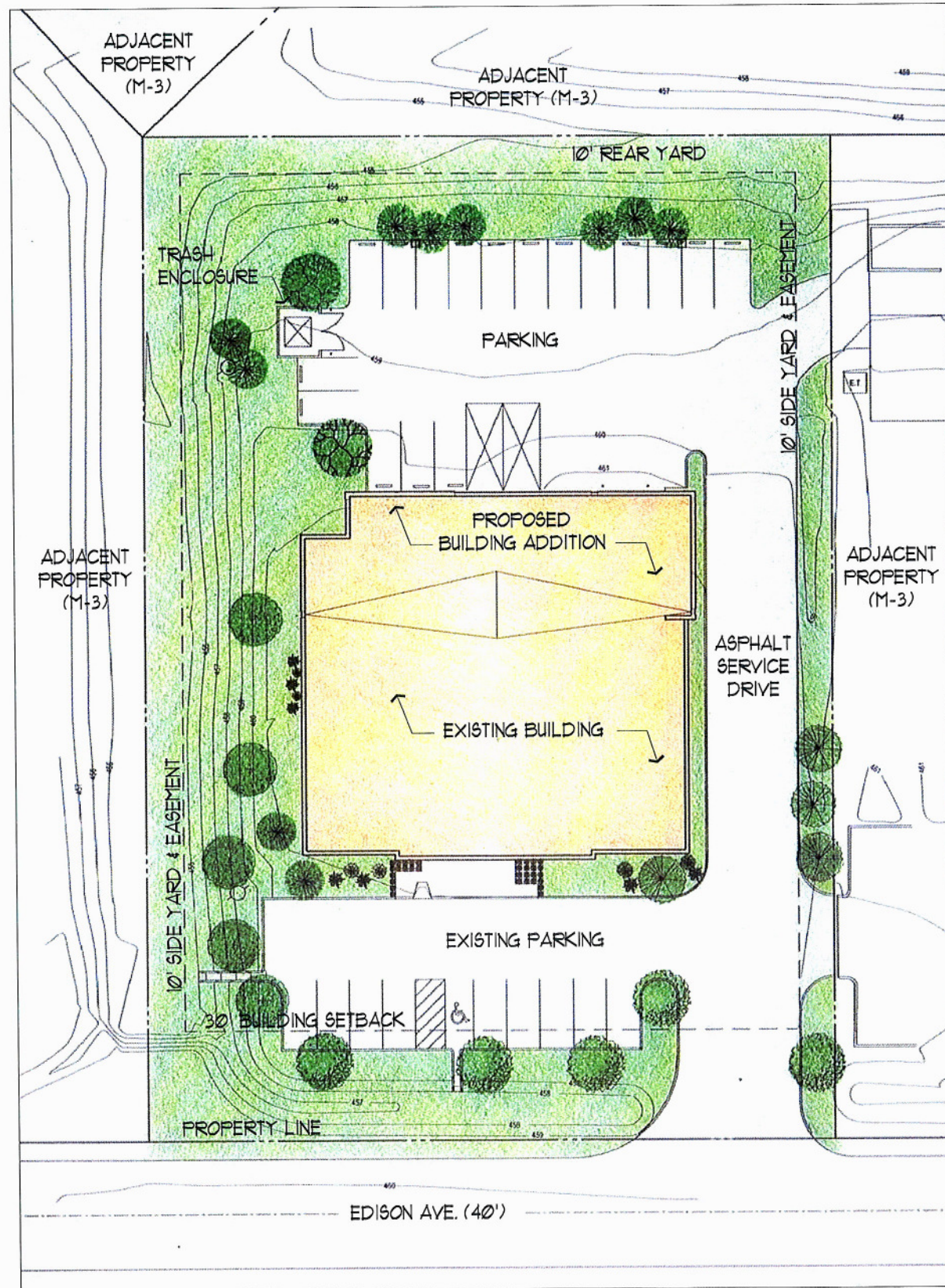
Figure 6: View from North



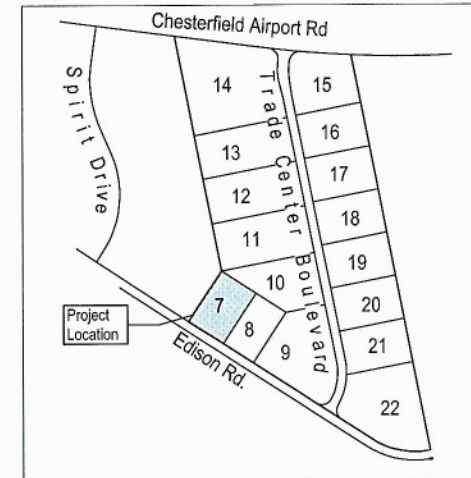


Figure 7: View of West Side of Property





Site Plan



Location Map

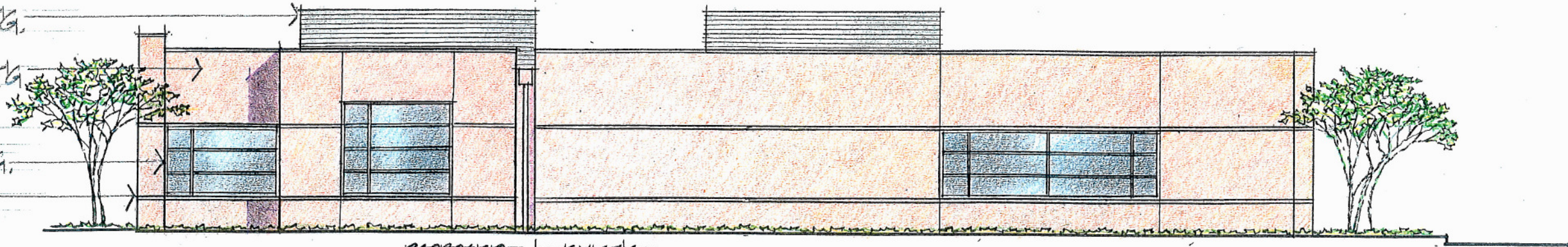
No Scale





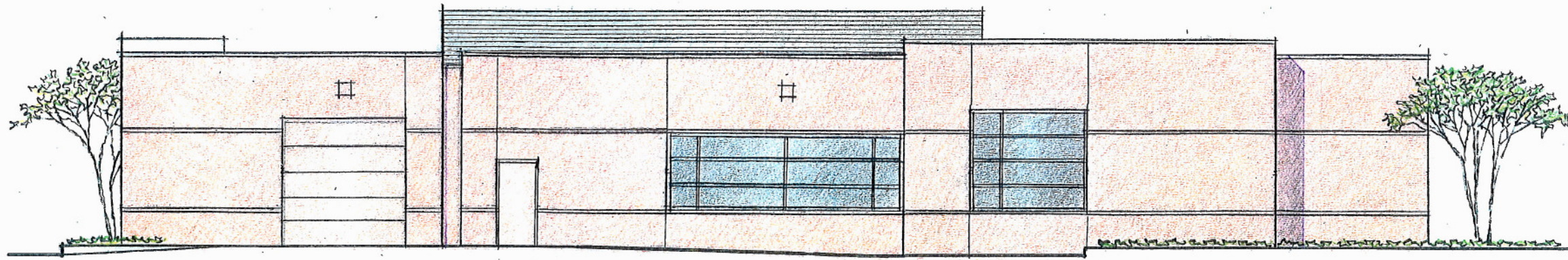
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ALUM. FR., MATCH EXISTG.
SPLIT FACE CMU, MATCH
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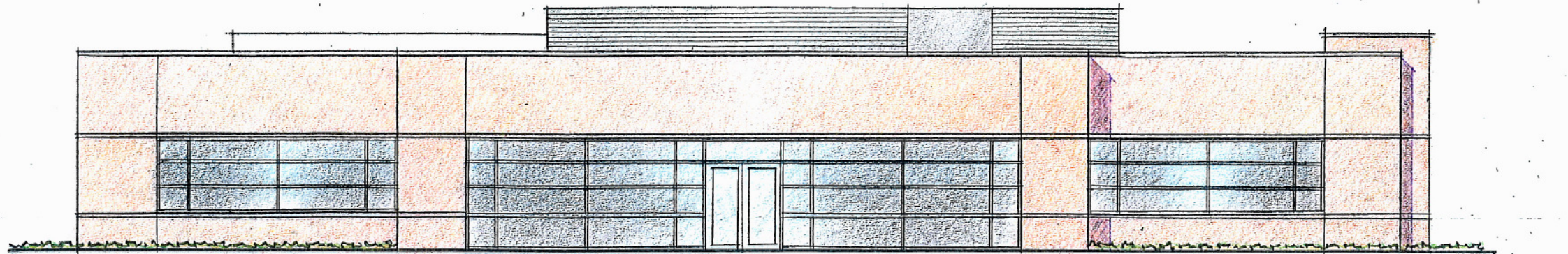
PROPOSED * EXISTG.

WEST ELEVATION
3,900' x 11'-0"



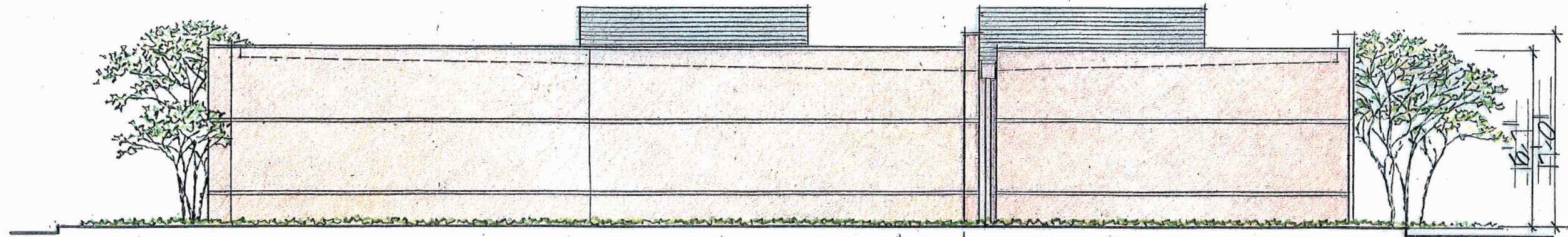
NORTH ELEVATION
3,900' x 11'-0"





SOUTH ELEVATION
3/00/01

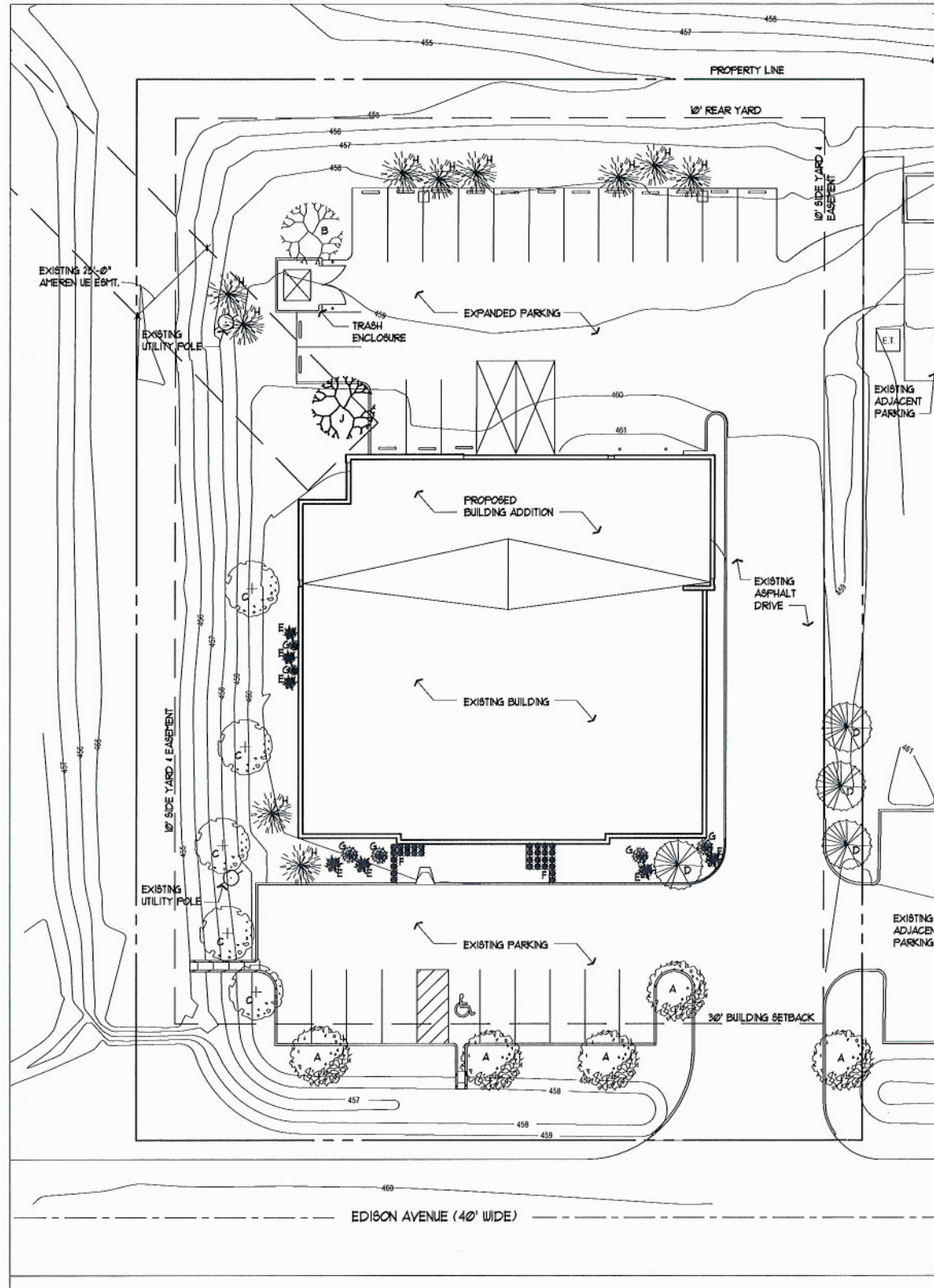
EXIST'G. * PROPOSED












EAST ELEVATION
3/00/01


EXIST'G. * PROPOSED





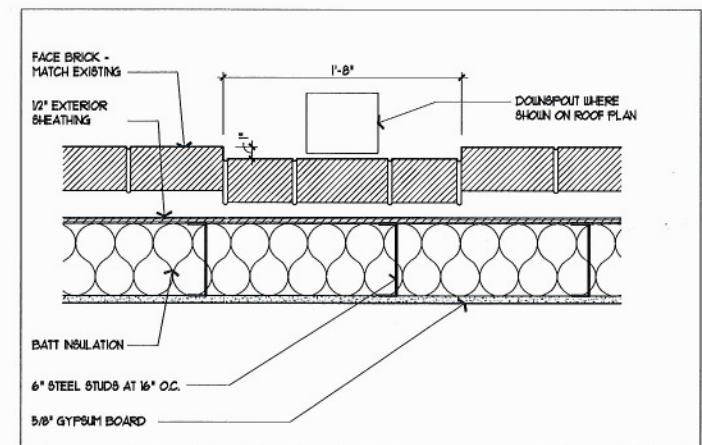
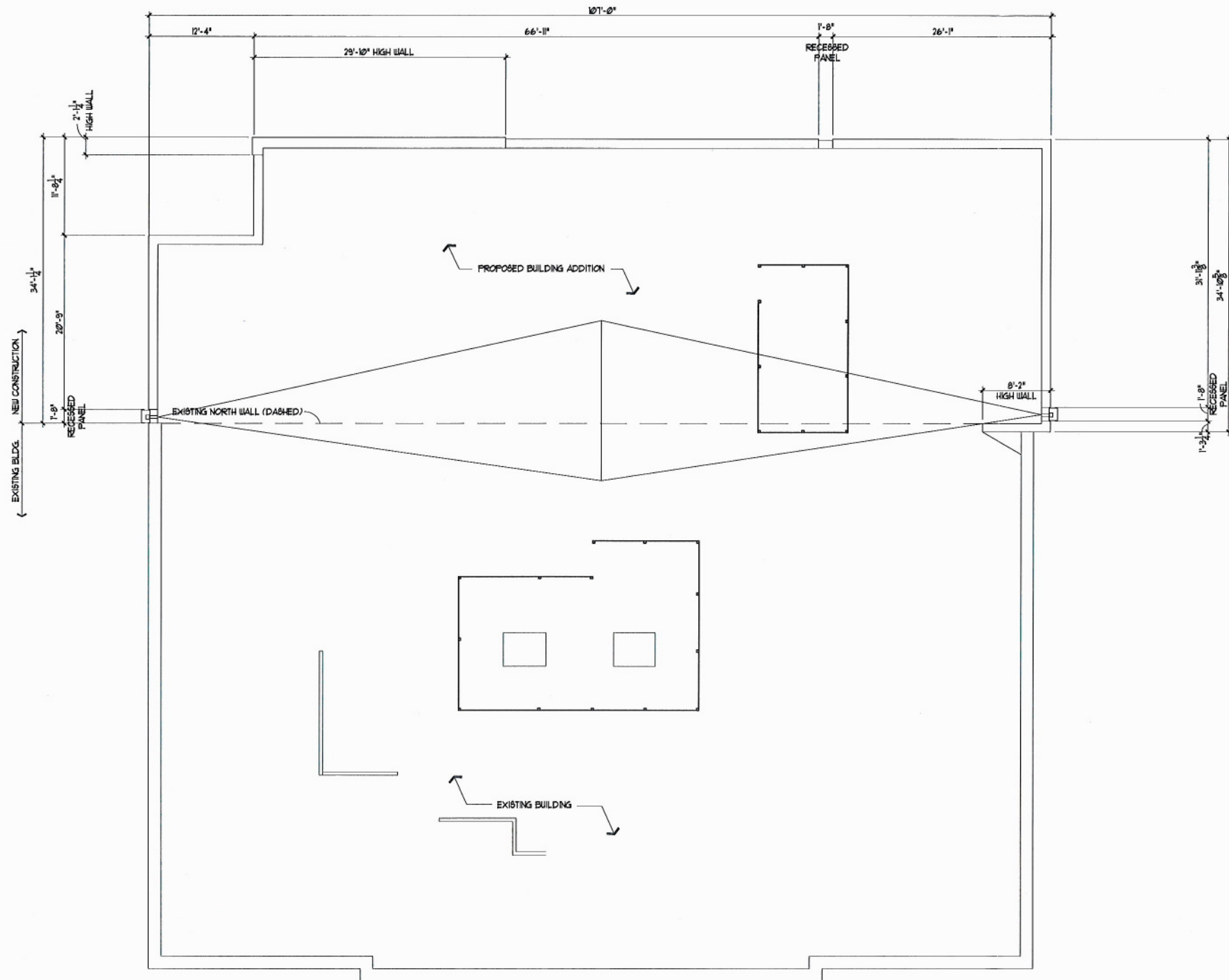
Landscape Schedule	
A 	B 
5x Green Ash (Exist.)	2x Pin Oak (Existing)
C 	D 
5x Bald Cypress (Exist.)	4x Flowering Pear (Exist.)
E 	F 
1x China Holly (Exist.)	200x Big Blue Liriodie (Exist.)
G 	H 
6x Broadhoor Juniper (Exist.)	10x White Pine (Exist.)
J 	
1x Pin Oak (New)	

Landscape Plan



NORTH

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Enlarged Plan

Scale: 1/16" = 1'-0"



Typical Recessed Panel

Scale: 3/4" = 1'-0"

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Elliott Data Systems (Spirit Trade Center, Plat 2, Lot 7)
Date of Review: September 14, 2007

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		Currently addressing landscape via site plan review process.
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			
B. Building Equipment Service			See "Design" in Architect's Statement.
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design	X		Landscape is currently being addressed through site plan review for adherence to the City of Chesterfield Tree Manual.
CHAPTER FOUR: Miscellaneous			
A. Signage	X		Signage is not being reviewed at this time as no new signage is being proposed.
B. Lighting	X		Lighting is currently being addressed through the site plan review for adherence to the Lighting Ordinance.
C. Utilities	X		No additional utility connections are being proposed
D. Stormwater Drainage	X		No additional stormwater detention is required or proposed.
E. Energy Conservation	X		
F. Screening (Fences & Walls)			Screening is required for all mechanical equipment.

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.