



# VII. C.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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September 17, 2008

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

The Planning Commission agenda for **September 22, 2008** will include the following item for your consideration:

**Spirit of St. Louis Corporate Center:** A Site Development Concept Plan, Conceptual Landscape Plan and Tree Stand Delineation Plan for 31.24 acre tract of land zoned “PC” Planned Commercial located on the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.

Dear Planning Commission:

Stock and Associates, on behalf of Duke Realty Corporation, has submitted an Site Development Concept Plan, Conceptual Landscape Plan and Tree Stand Delineation Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

### **BACKGROUND**

1. In 1965, prior to the incorporation of the City of Chesterfield the property was zoned “M-3” Planned Industrial.
2. On March 19, 2007, the City of Chesterfield approved Ordinance 2342 which rezoned the property to “PC” Planned Commercial District.
3. On May 7, 2007, the City of Chesterfield approved a Boundary Adjustment Plat and a Lot Split for this property.

### **SUBMITTAL INFORMATION**

1. The request is for nine (9) lots that will be individually developed as Site Development Section Plans.
2. The Conceptual Landscape Plan is only for the landscaping along the arterial and collector roadways.

**TREE MANUAL**

The Department of Planning and Public Works has received and approved a request for Special Conditions and a Mitigation proposal. As Site Development Section Plans for the development are submitted, they will be required to adhere to the requirements of the City of Chesterfield Tree Manual, the approved Special Conditions and Mitigation proposal.

The Department of Planning and Public Works has received and approved a modification to the landscape buffer requirements in the Tree Manual.

**DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Site Development Concept Plan, Conceptual Landscape Plan and Tree Stand Delineation Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mara M. Perry', written in a cursive style.

Mara M. Perry, AICP  
Senior Planner

Cc: City Administrator  
City Attorney  
Director of Planning & Public Works  
Planning and Development Services Director

Attachments:  
Site Development Concept Plan  
Conceptual Landscape Plan  
Tree Stand Delineation Plan

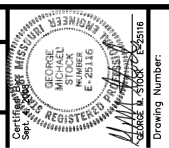




Scale	As Shown
DKA	04/24/07
Checked By:	J.M.F.
G.M.S.	J.M.F.

Revisions:  
 1. 10/27/07 PER CIVIL AND MECHANICAL COMMENTS  
 2. 11/21/07 PER CIVIL AND MECHANICAL COMMENTS  
 3. 1/17/08 PER MECHANICAL COMMENTS

**SITE DEVELOPMENT CONCEPT PLAN**  
 18199 CHESTERFIELD AIRPORT ROAD  
 CHESTERFIELD, MISSOURI 63017  
**Spirit of St. Louis Corporate Center**



**PROPERTY DESCRIPTION - ADJUSTED LOT B**

A tract of land being part of Lot B of "Lot Split Plat of a Tract of Land Being Part of Lots 5 of R.H. Stevens Farm" as recorded in Plat Book 335 of the City of Chesterfield, Missouri Records and being more particularly described as follows:

Beginning at the southwest corner of Adjusted Lot 1 of "Boundary Improvement Plat of Lots 5 of Spirit of St. Louis" as recorded in Plat Book 313 of the City of Chesterfield, Missouri Records, said point also being on the north line of said Lot 1, thence North 83 degrees 41 minutes 09 seconds West, 166.76 feet; thence leaving said north line, along a curve to the left, whose radius point bears North 83 degrees 41 minutes 09 seconds West, 166.76 feet; thence along a curve to the left whose radius point bears North 84 degrees 21 minutes 51 seconds East, 108.58 feet; thence South 84 degrees 14 minutes 40 seconds East, 8.00 feet; thence North 05 degrees 45 minutes 40 seconds West, 95.00 feet, on an arc distance of 31.62 feet, the chord of said arc being 31.62 feet; thence North 13 degrees 18 minutes 59 seconds West, 101.35 feet; thence North 5 degrees 49 minutes 43 seconds West, 101.35 feet; thence North 84 degrees 08 minutes 50 seconds West, 107.60 feet; thence North 84 degrees 08 minutes 50 seconds West, 107.60 feet to the east line of Spirit of St. Louis Boulevard; thence along said east line the following courses and distances: North 14 degrees 38 minutes 55 seconds East, 200.10 feet; North 12 degrees 18 minutes 38 seconds East, 402.40 feet to the south line of Missouri Interstate Route 64; thence leaving said east line, thence North 84 degrees 08 minutes 50 seconds East, 402.40 seconds East, 732.10 feet; thence leaving said south line, South 12 degrees 06 minutes 00 seconds East, 606.14 feet; thence North 77 degrees 06 minutes 00 seconds East, 606.14 feet; thence North 77 degrees 06 minutes 00 seconds East, 732.59 feet to the point of beginning and contains 707,644 square feet, or 16,245 acres, more or less.

**PROPERTY DESCRIPTION - LOT A**

A tract of land being part of Lot 5 of the subdivision of "R.H. Stevens Farm" as recorded in Plat Book 313 of the City of Chesterfield, Missouri Records and being more particularly described as follows:

Commencing at the southwest corner of Adjusted Lot 1 of "Boundary Improvement Plat of Lots 5 of Spirit of St. Louis" as recorded in Plat Book 313 of the City of Chesterfield, Missouri Records, said point also being on the north right-of-way line of Chesterfield Airport Road, 100 feet wide; thence along said north right-of-way line, along a curve to the left, whose radius point bears North 83 degrees 41 minutes 09 seconds West, 166.76 feet; thence along a curve to the left whose radius point bears North 84 degrees 21 minutes 51 seconds East, 108.58 feet; thence South 84 degrees 14 minutes 40 seconds West, 95.00 feet, on an arc distance of 31.62 feet, the chord of said arc being 31.62 feet; thence North 13 degrees 18 minutes 59 seconds West, 101.35 feet; thence North 5 degrees 49 minutes 43 seconds West, 101.35 feet; thence North 84 degrees 08 minutes 50 seconds West, 107.60 feet; thence North 84 degrees 08 minutes 50 seconds West, 107.60 feet to the east line of Spirit of St. Louis Boulevard; thence along said east line the following courses and distances: North 14 degrees 38 minutes 55 seconds East, 200.10 feet; North 12 degrees 18 minutes 38 seconds East, 402.40 feet to the south line of Missouri Interstate Route 64; thence leaving said east line, thence North 84 degrees 08 minutes 50 seconds East, 402.40 seconds East, 732.10 feet; thence leaving said south line, South 12 degrees 06 minutes 00 seconds East, 606.14 feet; thence North 77 degrees 06 minutes 00 seconds East, 606.14 feet; thence North 77 degrees 06 minutes 00 seconds East, 732.59 feet to the point of beginning and contains 653,400 square feet, or 15,000 acres, more or less.

**ENFORCEMENT**

- The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of the Attachment A.
- Failure to comply with any or all the conditions of this ordinance will be cause for revocation of approvals/permits by reviewing Departments and Commissions.
- Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- Waiver of Notice of Violation per the City of Chesterfield Code.
- This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

**GENERAL CRITERIA**

- The Site Development Concept Plan shall include, but not be limited to, the following:
  - All information required on a sketch plan as required in the City of Chesterfield Code.
  - Include a conceptual landscape plan in accordance with the City of Chesterfield Code. The landscape plan shall include proposed landscaping along arterial and collector roadways.
  - Include a lighting plan in accordance with the City of Chesterfield Code. The lighting plan shall include proposed lighting along arterial collector roadways.

**SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS**

- The Site Development Section Plan shall adhere to the above criteria and to the following:
  - All information required on a sketch plan as required in the City of Chesterfield Code.
  - Include a landscape plan in accordance with the City of Chesterfield Code.
  - Include a lighting plan in accordance with the City of Chesterfield Code.
  - Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

**CHESTERFIELD VALLEY TRUST FUND**

Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. The developer shall be required to contribute to the Chesterfield Valley Trust Fund.

Type of Development	Required Contribution (per acre)
Commercial	\$1,445.00
Industrial	\$4,968.50/acre

If the type of development proposed differs from those listed, rates shall be provided by the St. Louis County Department of Highways and Traffic.

Credits for roadway improvements required will be awarded as follows by St. Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

**Water Main**

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$954.68 per acre for that total area as approved on the Site Development Plan to be used solely to help defray the cost of construction of the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before approval of the Site Development Plan by St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction of the storm water collection and disposal system serving the Chesterfield Valley in accordance with the Site Development Plan. The amount of the storm water contribution will be computed based on \$2,077.16 per acre for the total area as approved on the Site Development Plan. The storm water contribution to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

**Sanitary Sewer**

The sanitary sewer contribution is collected as the Caulds Creek Impact Fee. The sanitary sewer contribution with Chesterfield Valley area shall be deposited with MSD as required by the District.

The amount of these required contributions for the roadway, storm water and primary water line improvements (if not submitted by January 1, 2008) shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Trust Fund and contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

**RECORDING**

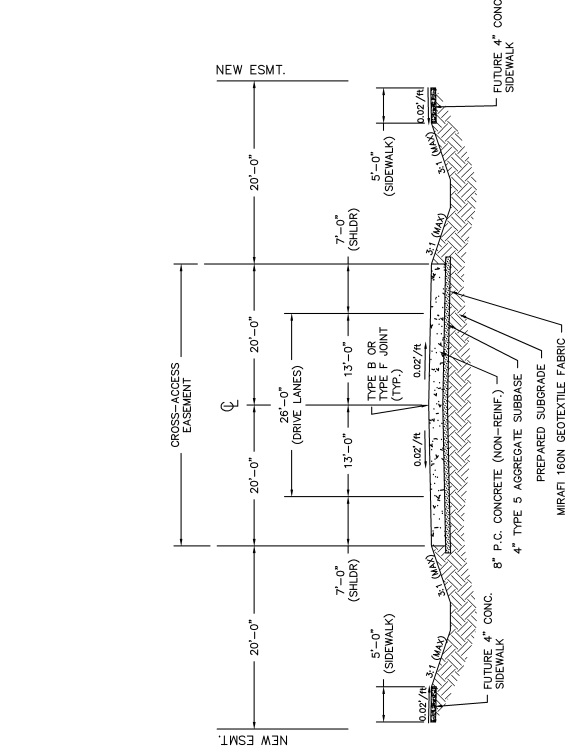
Within 60 days of approval of any development plan by the City of Chesterfield, the developer shall record the Site Development Plan with the City of Chesterfield. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

**VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE**

Prior to any Special Use Permit being issued by St. Louis County Department of Highways and Traffic, a special cash escrow, or a special escrow supported by a surety bond, shall be established with this Department to guarantee completion of the required roadway improvements.

**VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS**

Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as



**Typical Section (Concrete)**  
 N.T.S.

**SPIRIT COMMERCE DRIVE  
 CONCRETE PAVEMENT SECTIONS**

**SURVEYOR CERTIFICATE**

This is to certify that Stock & Associates Consulting Engineers, Inc. has prepared this Site Development Concept Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 LC NO. 222-0

By: Daniel Ehmman, Missouri P.L.S. No. 2215

Duke Realty Limited Partnership, 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 \_\_\_\_\_ of the City of Chesterfield (Applicable Section: "ICC - General Ordinance" (General zoning) No. \_\_\_\_\_, 2342 \_\_\_\_\_) hereby certifies 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 the City of Chesterfield Council.

**Duke Realty Limited Partnership,**  
 an Indiana Limited Partnership  
 by **Duke Realty of Indiana, Limited Partnership**  
 an Indiana Corporation, its general partner  
 by: \_\_\_\_\_  
**Jerome R. Crylun**  
 Sr. Vice-President  
**St. Louis Operations**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me personally, \_\_\_\_\_, a Corporation of the State of Indiana, General Partner of Duke Realty Limited Partnership, who acknowledged the signing of the foregoing instrument, and \_\_\_\_\_, an individual, and \_\_\_\_\_, an individual, and \_\_\_\_\_, an individual, all of said Duke Realty Corporation and said Duke Realty Limited Partnership, for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

\_\_\_\_\_ Notary Public  
 My commission expires: \_\_\_\_\_  
 \_\_\_\_\_ Print Name

This Site Development Concept Plan was approved by the City of Chesterfield on \_\_\_\_\_, 2008, by the Planning and Development Services Director, authorizing the recording of this Site Development Concept Plan pursuant to the provisions of the City of Chesterfield Code, by the Planning and Development Services Director and the City Clerk.

CITY OF CHESTERFIELD, MISSOURI  
 By: \_\_\_\_\_ Planning and Development Services Director  
 By: \_\_\_\_\_ City Clerk

Ordinance No. 2342 dated March 19th, 2007.

**Duke**  
 Consulting Engineers, Inc.  
 207 North 4th Street  
 St. Louis, MO 63101  
 Phone: (314) 541-8700  
 Fax: (314) 541-8702  
 www.duke-engineers.com

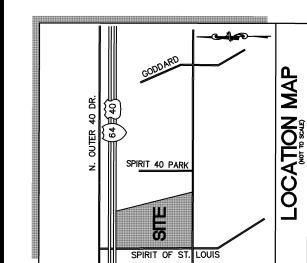
**STOCK & RESOURCES**  
 Consulting Engineers, Inc.  
 207 North 4th Street  
 St. Louis, MO 63101  
 Phone: (314) 541-8700  
 Fax: (314) 541-8702  
 www.duke-engineers.com

Checked By:	G.M.S.
Drawn By:	J.E.F.
Date:	05/14/08
Scale:	
Revisions:	

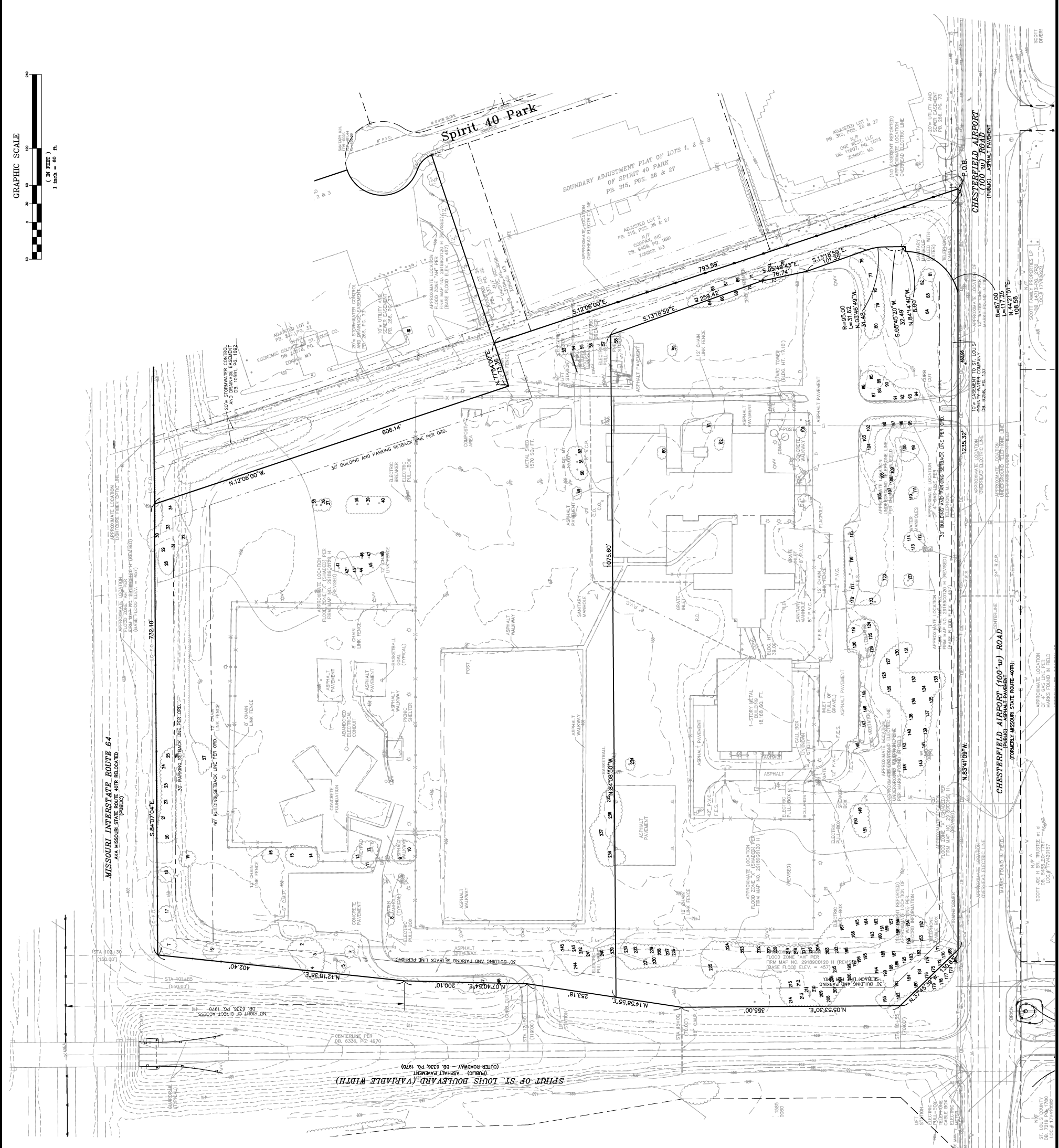
**Spirit of St. Louis Corporate Center**  
 18199 CHESTERFIELD AIRPORT ROAD  
 CHESTERFIELD, MISSOURI 63017

**TREE STAND DELINEATION PLAN**

Drawing Number:  
TSD-1 of 1 Sheets  
Date Job Number:  
A/E Job Number:  
206-3799.1



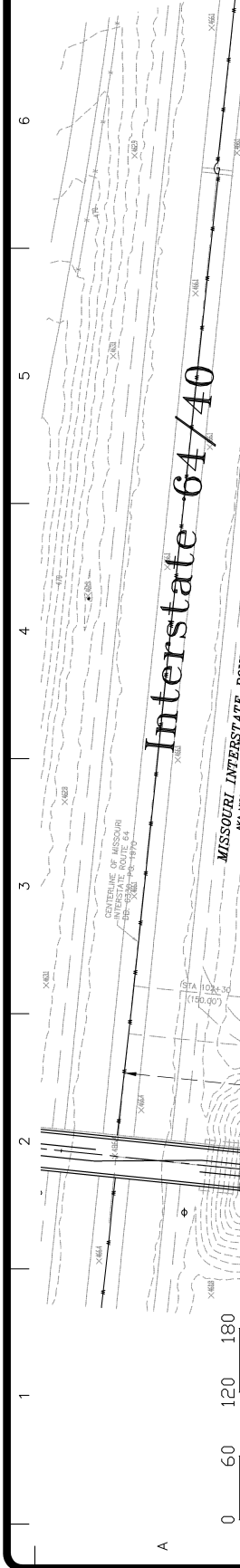
**GENERAL NOTES:**



Drawing File: O:\Projects\2008\18199\18199-001.dwg  
 Date: 05/14/08  
 Scale: As Shown  
 Plotted By: J.E.F.

REVISIONS BY	DATE	DESCRIPTION
10/14/07		
01/02/08		
03/27/08		
09/04/08		

TREES QTY	COMMON	BOTANICAL	SIZE	MATURE SIZE
08RM 14	'October Glory' Maple	Acer rubrum 'October Glory'	2.5'Cal	45'+
SAM 21	Santobath Oak	Quercus acutisilima	2.5'Cal	45'+



LANDSCAPE SCHEDULE:
Interstate 64/40

**STREET TREE LAYOUT PLAN FOR THE PROPOSED CHESTERFIELD, MISSOURI**

**Spirit of St. Louis Corporate Ctr.**

67 Jacobs Creek Drive  
St. Charles, Missouri 63044  
Tel: (636) 922-1250  
Fax: (636) 922-1593

- ### LANDSCAPE GUIDELINE SPECS:
- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with the proposed project. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall be responsible for any damage to existing structures or vegetation. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to civil drawings for further coordination of work to be done.
  - Underground facilities, structures and utilities must be considered in the design of the landscape. The landscape contractor shall determine or verify the existence of and exact location of all underground utilities and structures. Plant material care to be planted in the same relationship to grade as was shown in nursery conditions.
  - A. All plant material shall be the responsibility of the landscape contractor. B. All plant material shall be the responsibility of the landscape contractor. C. All plant material shall be the responsibility of the landscape contractor. D. All plant material shall be the responsibility of the landscape contractor.
  - Items shown on this drawing base precedence over the material in this plan. No substitutions of types or size of plant materials will be made without the written approval of the landscape architect. Provide single-stem trees unless otherwise noted in plant schedule.
  - All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock" and the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense. The landscape contractor has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, rocks, deleterious materials, etc.
- MAINTENANCE:**
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after installation. Contractor shall employ a highly competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- MISC. MATERIAL:**
- Provide stakes and deadmen of sound, new hardwood, free of knots and defects.
  - Tree wrap tape shall be 4" minimum, designed to prevent borers and other insects. In winter treeing. Additionally, only 5-ply jiffy material shall be used.
- WARRANTY:**
- All plant material (including ground cover, perennials and annuals) shall be warranted for a period of 12 months after installation at 100% of the installed price.
  - Any plant material found to be defective shall be removed and replaced with similar material. Notification on in 90 days after installation to be the best for that plant.
  - Only one replacement per tree shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.



DRAWN	CHECKED
DATE	
SCALE	1"=60'-0"
JOB NO.	
SHEET	L-1
	OF ONE SHEET