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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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## **Planning Commission Staff Report**

**Project Type:** Site Development Section Plan

**Meeting Date:** September 30, 2009

**From:** Mara M. Perry, AICP  
Senior Planner

**Location:** Spirit of St. Louis Corporate Center, Lots B1 and B2

**Applicant:** Stock and Associates on behalf of Duke Realty

**Description:** **Spirit of St. Louis Corporate Center, Lots B1 & B2:** A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.244 acre tract of land zoned “PC” Planned Commercial located south of Interstate 64/Highway 40 at the northeast corner of the intersection of Chesterfield Airport Road and Spirit of St. Louis Boulevard.

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### **PROPOSAL SUMMARY**

Stock and Associates on behalf of Duke Realty Corporation has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The request is for two new four-story 120,000 square foot and 140,000 square foot buildings for office use. The exterior building materials will be comprised of painted architectural concrete tilt panels with reflective insulated glass in an aluminum storefront punched window system. The roof is proposed to be comprised of fully adhered EPDM Roofing. The development is currently zoned “PC” Planned Commercial District.

### **LAND USE AND ZONING HISTORY OF SUBJECT SITE**

Prior to the incorporation of the City of Chesterfield this property was zoned “M-3” Planned Industrial by St. Louis County. The site was the location of the former St. Louis County Correctional Institution. The property was rezoned on March 19, 2007 to a “PC” Planned Commercial District via City of Chesterfield Ordinance 2342.

In May of 2007 both a Lot Split and a Boundary Adjustment Plat were approved for the property to adjust for land being transferred to a lot in an adjacent subdivision and to separate the land for two property owners. The Site Development Concept Plan for the property was approved by the Planning Commission in September of 2008 for a nine lot subdivision.

**Land Use and Zoning of Surrounding Properties:**

Direction	Land Use	Zoning
North	Highway 40-I 64	N/A
South	Office/ Warehouse- Crown Industrial Park	“M-3” Planned Industrial
East	Office/ Warehouse – Spirit 40 Park	“M-3” Planned Industrial
West	Vacant	“M-3” Planned Industrial



**STAFF ANALYSIS**

- Zoning**  
 The subject site is currently zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2342. This submittal was

reviewed against the requirements of Ordinance 2342 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements, the site specific governing ordinance and the Architectural Review Board Guidelines.

- **Traffic/Access and Circulation**

Access to the two lots within the development is being provided with three entrances off of Spirit Commerce Drive. Spirit Commerce Drive is a new internal roadway which bisects the development and connects to Chesterfield Airport Road and Spirit of St. Louis Boulevard. Access between the two lots is provided in multiple locations throughout the parking areas.

- **Open Space**

The proposed Site Development Section Plan shows the two lots individually meeting the required 30 percent open space for the site. There are additional open space areas which are not counted towards the overall requirement that are proposed to be maintained by the owners of the property along the new Interstate 64 on-ramp.

- **Landscaping and Tree Preservation**

During the Site Development Concept Plan approval for the site an application for Special Conditions and a Mitigation Plan was approved. A Landscape Plan which includes the required mitigation has been submitted and meets all the requirements of the City of Chesterfield Landscape and Tree Preservation Requirements. All trees shown on the landscape plan are included on the City's recommended tree list. The City's Arborist reviewed the landscape plan and had no additional comments.

As part of the Metropolitan Sewer District's new Water Quality requirements, three rain gardens are being proposed on the site. The plant types were reviewed against the recommended plant lists in the Landscape Guide for Stormwater Best Management Practice Design.

- **Architectural Review Board**

The project was reviewed by the Architectural Review Board on April 16, 2009. The ARB voted unanimously to recommend approval of project to the Planning Commission with a vote of 4-0.

- **Lighting**

The lighting plan has been reviewed and adheres to the City of Chesterfield's Lighting Ordinance requirements. There is no proposed architectural lighting for the buildings.

- **Parking**

The proposed use on the site is office use and the parking requirement for office in this district is 4 spaces per 1000 square feet of gross floor area. The current proposal shows a required 480 parking spaces for Lot B1 and provided parking at 554 spaces. The current proposal also shows a required 520 parking spaces for Lot B2 and provided parking at 606 spaces. The parking provided is 115% of required for Lot B1 and 116% of required for Lot B2.

**DEPARTMENTAL INPUT**

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Spirit of St. Louis Corporate Center, Lots B1 & B2."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Spirit of St. Louis Corporate Center, Lots B1 & B2 with the following conditions..." (Conditions may be added, eliminated, altered or modified)

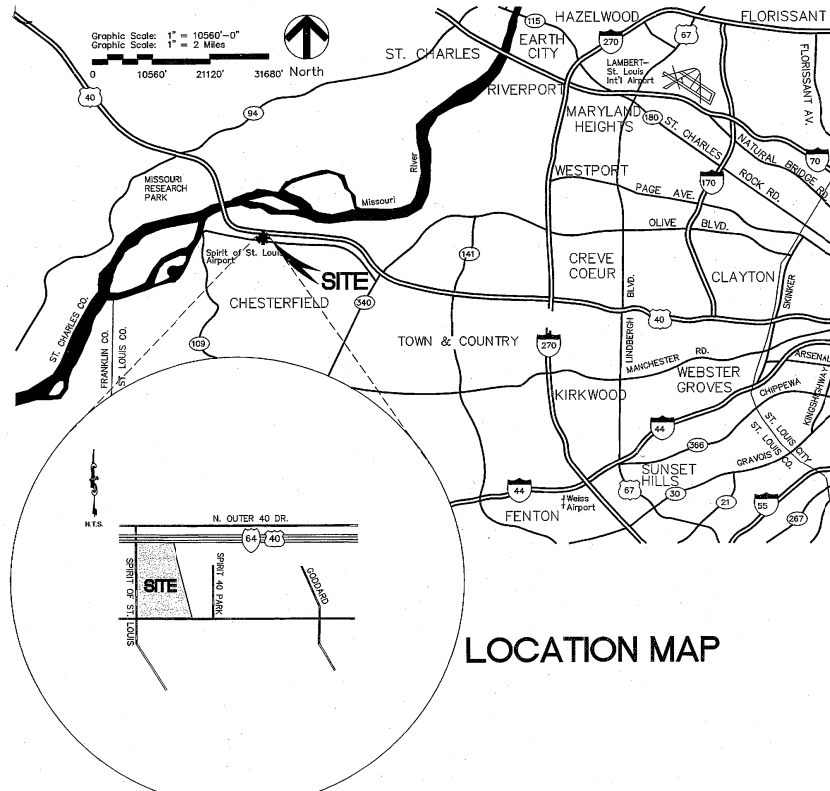
Cc: City Administrator  
City Attorney  
Department of Planning and Public Works

Attachments: Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Architectural Elevations

# SITE DEVELOPMENT SECTION PLAN

LOTS B1 AND B2 OF  
A TRACT OF LAND BEING ADJUSTED LOT B OF "LOT SPLIT PLAT OF A TRACT OF LAND BEING PART OF LOT 5 OF RH STEVENS FARM" AS RECORDED IN PLAT BOOK 355 PAGE 330  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONED: P.C. (PLANNED COMMERCIAL)

## SPIRIT OF ST. LOUIS CORPORATE CENTER LOTS B1 and B2



### SITE INFORMATION

SITE ACREAGE	= 16.244 Acres ±
OWNER	= N/F DUKE REALTY LIMITED PARTNERSHIP
SITE ADDRESS:	= 722 & 712 SPIRIT COMMERCE DRIVE
LOCATOR No.	= 17V420047
EXISTING ZONING	= "P.C." PLANNED COMMERCIAL
FIRE DISTRICT	= MONARCH FIRE PROTECTION
SCHOOL DISTRICT	= ROCKWOOD DISTRICT
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE	= MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	= LACLEDE GAS
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= AT&T
WUNNENBERG'S MAP	= PAGE 20, GRID II-18

### GEOTECHNICAL ENGINEER'S NOTE

Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional opinion that these plans and revisions, through the date given below, comply with the Geotechnical Report for the project, dated August 2007, and are compatible with the soil and geologic conditions at the site, as anticipated from the exploration data.

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction. Construction means and methods shall be left to the Contractor.

SCI ENGINEERING, INC.

*Shawna Ertter, P.E.*  
Shawna Ertter, P.E.  
Date: 5/14/09



### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Section 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.  
L.S. No. 222-D

By: *Daniel Ehlmann* 2/28/09  
Daniel Ehlmann, Missouri L.S. No. 2215



STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

S.L.C. H&T 1093  
M.S.D.-P NO.  
M.S.D. BASE MAP NO. 17V

### GENERAL NOTES:

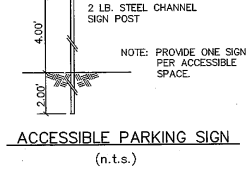
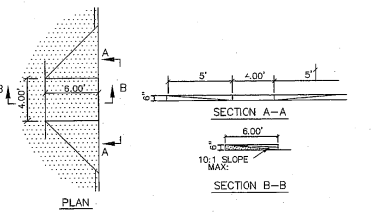
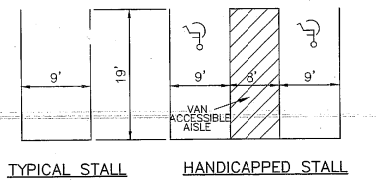
- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARING: MISSOURI STATE PLANE, GRID NORTH).
- GROUND AND STORM WATER FOR THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AND MSD.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A" (AREAS WITH FLOOD DEPTHS OF 1 TO 3 FEET, USUALLY AREAS OF PONING, BASE FLOOD ELEVATIONS 407 FEET) AND FLOOD ZONE "X" (SHADED AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THIS MAP IS IDENTIFIED AS MAP NO. 22189C0200 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 REVISED TO REFLECT LHM DATED APRIL 17, 2008.
- THE REGULATORY 100-YR WATER SURFACE ELEVATION FOR SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100-YR WATER SURFACE OF ANY CHANNEL WITHIN THE BUILDING FOOTPRINT. THE 100-YR HIGH WATER ELEVATION VARIES FROM 456.40 AT SOUTHWEST CORNER OF SITE TO 457.4 AT NORTHWEST CORNER OF SITE TO 457.2 AT NORTHEAST CORNER OF SITE. FOR BUILDINGS ALONG WESTER PORTION OF SITE, 456.4 WILL BE THE CONTROLLING ELEVATION. FOR BUILDINGS ALONG NORTHERN PORTION OF SITE, 457.4 WILL BE THE CONTROLLING ELEVATION.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE DRAINAGE REQUIREMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CROSS-ACCESS ROADS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE DITCHES.
- ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
- ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION DETERMINED FROM THE CHESTERFIELD MASTER PLAN MODEL.
- MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED FIVE (5) STOREYS ON THE NORTHERNMOST LOTS AND MAX. THREE (3) STOREYS ON ALL OTHER LOTS. ANY RETAIL DEVELOPMENT ON ANY LOT SHALL NOT EXCEED TWO (2) STOREYS IN HEIGHT.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, M&DOT AND THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SMOGLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO PARKING WILL BE PERMITTED ON THE INTERIOR ROADS AND SIGNS INDICATING SAME SHOULD BE ERECTED WITHIN 30 DAYS OF THE PLACEMENT OF THE PAVEMENT.
- AN ELEVATION CERTIFICATE WILL NEED TO BE COMPLETED FOR ANY STRUCTURE LOCATED WITHIN THE SUPPLEMENTAL PROTECTION AREA (SPA) AS DEFINED BY CHAPTER 14, FLOOD DAMAGE PREVENTION, OF THE CITY CODE.
- UPON COMPLETION OF GRADING, THE CONTRACTOR SHALL APPLY AND OBTAIN A L&M-FLOOD DAMAGE PREVENTION OF THE CITY CODE.
- A SIGN PACKAGE IS REQUIRED FOR THIS DEVELOPMENT AND MUST BE APPROVED BY THE PLANNING COMMISSION.
- LIGHT FIXTURES SHALL NOT EXCEED 23 FEET IN HEIGHT.

### LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING SANITARY SEWERS	---
EXISTING STORM SEWERS	---
PROPOSED SANITARY SEWERS	---
PROPOSED STORM SEWERS	---
EXISTING RIGHT-OF-WAY	---
PROPOSED RIGHT-OF-WAY	---
CENTERLINE	---
EASEMENT	---
NON-REINFORCED CONCRETE PAVEMENT	---
REINFORCED CONCRETE PAVEMENT	---
EXISTING SPOT ELEVATION	---
PROPOSED SPOT ELEVATION	---
SWALE	---
TO BE REMOVED	---
TO BE REMOVED & RELOCATED	---
TO BE USED IN PLACE	---
BACK OF CURB	---
FACE OF CURB	---
TRASH ENCLOSURE	---
LIGHT STANDARD	---
GAS MAIN	---
WATER MAIN	---
UNDERGROUND TELEPHONE	---
FIRE HYDRANT	---
POWER POLE	---
HAY BALE	---
SILTATION CONTROL	---

### ABBREVIATIONS

C.O.	= CLEANOUT
D.B.	= DEED BOOK
E	= ELECTRIC
FL	= FLOWLINE
FT	= FEET
FND.	= FOUND
G	= GAS
LOC.	= LOCATOR NUMBER
M.H.	= MANHOLE
N/F	= NOW OR FORMERLY
P.B.	= PLAT BOOK
P.G.	= PAGE
P.V.C.	= POLYVINYL CHLORIDE PIPE
R.O.W.	= RIGHT-OF-WAY
R.C.P.	= REINFORCED CONCRETE PIPE
S	= SQUARE
T	= TELEPHONE CABLE
V.C.P.	= VETRIIFIED CLAY PIPE
W	= WATER
(86'-W)	= RIGHT-OF-WAY WIDTH



### ST. LOUIS COUNTY BENCHMARK

11-59: ELEV.=461.50 (U.S.G.S. - NGVD 1929 DATUM)  
"U" ON BACK OF ROLLED CURB; 10' SOUTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF THE CENTERLINE OF GODDARD AVENUE.

### UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD 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 318, RSMo.

### PROPERTY OWNER:

**Duke**  
520 Maryville Centre Drive  
Suite 200  
St. Louis, MO 63141  
Phone: (314) 514-6700  
Fax: (314) 514-6993



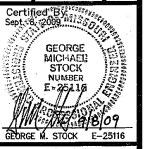
M&DOT LOCATE (816) 340-4100



Reference:  
1 - 05-14-09 PER CITY COMMENTS  
1 - 07-28-09 PER CITY COMMENTS  
1 - 08-26-09 PER CITY COMMENTS

Date: 03/03/09  
Drawn By: S.L.C.  
Checked By: G.M.S.

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



Drawing Number:  
**SDSP-1**  
1 of 4 Sheets  
Date Job Number:  
A/E Job Number:  
207-4217

MISSOURI INTERSTATE ROUTE 64  
AKA MISSOURI STATE ROUTE 401R RELOCATED  
(PUBLIC)

**Duke**  
REALTY CORPORATION  
520 Maryville Centre Drive  
Suite 200  
St. Louis, MO 63141  
Phone: (314) 514-6700  
Fax: (314) 514-6993

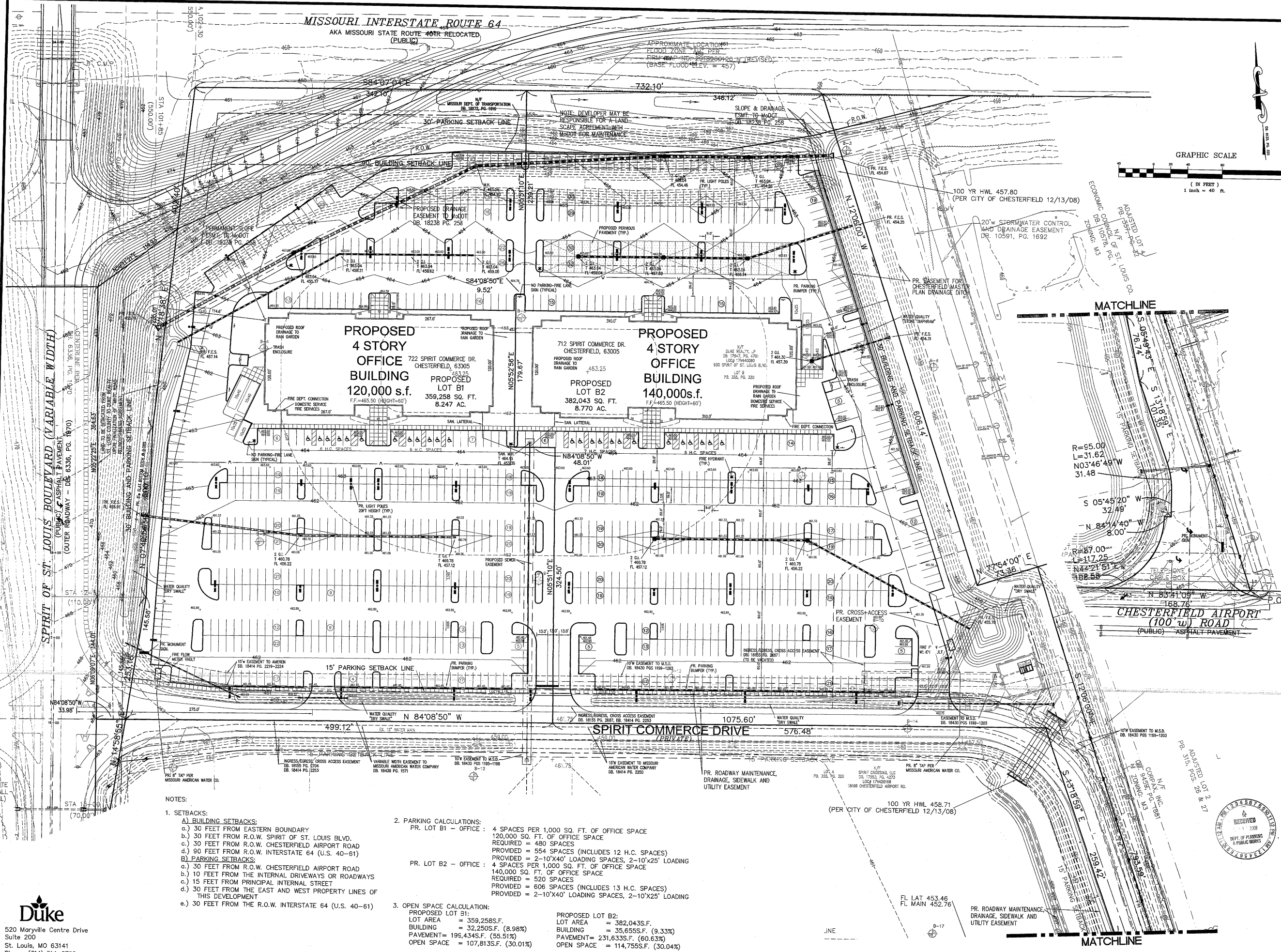
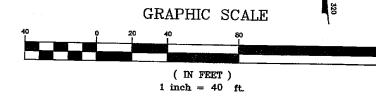
**STUCK & ASSOCIATES**  
Consulting Engineers, Inc.  
252 Chesterfield Business Parkway  
St. Louis, MO 63020  
Phone: (314) 533-8000  
Fax: (314) 533-8000  
e-mail: gregor@stuck.com  
Web: www.stuck.com

REVISIONS:  
1. 05-14-09 PER CITY COMMENTS  
2. 05-20-09 PER MANHATTAN FIRE COMMENTS  
3. 06-01-09 PER CITY COMMENTS  
4. 06-27-09 PER CITY COMMENTS  
5. 08-05-09 PER CITY COMMENTS

Scale: 03/03/09  
Drawn By: J.E.F.  
Checked By: G.M.S.

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

GEORGE MICHAEL STOCK  
REGISTERED PROFESSIONAL ENGINEER  
NO. 29110  
E-29110  
Drawing Number:  
**SDSP-2**  
2 of 4 Sheets  
Date Job Number:  
A/E Job Number:  
**207-4217**



- NOTES:
- SETBACKS:
    - BUILDING SETBACKS:
      - 30 FEET FROM EASTERN BOUNDARY
      - 30 FEET FROM R.O.W. SPIRIT OF ST. LOUIS BLVD.
      - 30 FEET FROM R.O.W. CHESTERFIELD AIRPORT ROAD
      - 90 FEET FROM R.O.W. INTERSTATE 64 (U.S. 40-61)
    - PARKING SETBACKS:
      - 30 FEET FROM R.O.W. CHESTERFIELD AIRPORT ROAD
      - 10 FEET FROM THE INTERNAL DRIVEWAYS OR ROADWAYS
      - 15 FEET FROM PRINCIPAL INTERNAL STREET
      - 30 FEET FROM THE EAST AND WEST PROPERTY LINES OF THIS DEVELOPMENT
      - 30 FEET FROM THE R.O.W. INTERSTATE 64 (U.S. 40-61)
  - PARKING CALCULATIONS:
 

PR. LOT B1 - OFFICE:	4 SPACES PER 1,000 SQ. FT. OF OFFICE SPACE
	120,000 SQ. FT. OF OFFICE SPACE
	REQUIRED = 480 SPACES
	PROVIDED = 554 SPACES (INCLUDES 12 H.C. SPACES)
	PROVIDED = 2-10'X40' LOADING SPACES, 2-10'X25' LOADING
PR. LOT B2 - OFFICE:	4 SPACES PER 1,000 SQ. FT. OF OFFICE SPACE
	140,000 SQ. FT. OF OFFICE SPACE
	REQUIRED = 520 SPACES
	PROVIDED = 606 SPACES (INCLUDES 13 H.C. SPACES)
	PROVIDED = 2-10'X40' LOADING SPACES, 2-10'X25' LOADING
  - OPEN SPACE CALCULATION:
 

PROPOSED LOT B1:	PROPOSED LOT B2:
LOT AREA = 359,258S.F.	LOT AREA = 382,043S.F.
BUILDING = 32,250S.F. (8.98%)	BUILDING = 35,655S.F. (9.33%)
PAVEMENT = 195,434S.F. (55.51%)	PAVEMENT = 231,633S.F. (60.63%)
OPEN SPACE = 107,813S.F. (30.01%)	OPEN SPACE = 114,755S.F. (30.04%)
  - FLOOR AREA RATIO:
 

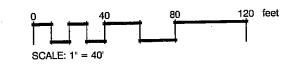
PR. LOT B1 = 120,000 SQ. FT./359,258 SQ. FT. = 0.33
PR. LOT B2 = 140,000 SQ. FT./382,043 SQ. FT. = 0.36

**Duke**  
520 Maryville Centre Drive  
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Phone: (314) 514-6700  
Fax: (314) 514-6993

S.L.C. H&T 1093  
M.S.D.-P NO. 15927-02  
M.S.D. BASE MAP NO. 17V

# Interstate 64/40

MISSOURI INTERSTATE ROUTE 64  
AKA MISSOURI STATE ROUTE 40TR RELOCATED



REVISIONS	BY
APRIL 14, 2004	RVM
AUGUST 5, 2004	RVM

**PLEASE NOTE:**

- No plant material may be installed within 5' from any existing walls.
- No plant material may be installed within a seepage berm.
- Adjust tree locations for light standards, utilities, future drive/pkg. lot locations, etc.

**OPEN SPACE CALCULATIONS-LOT B1:**

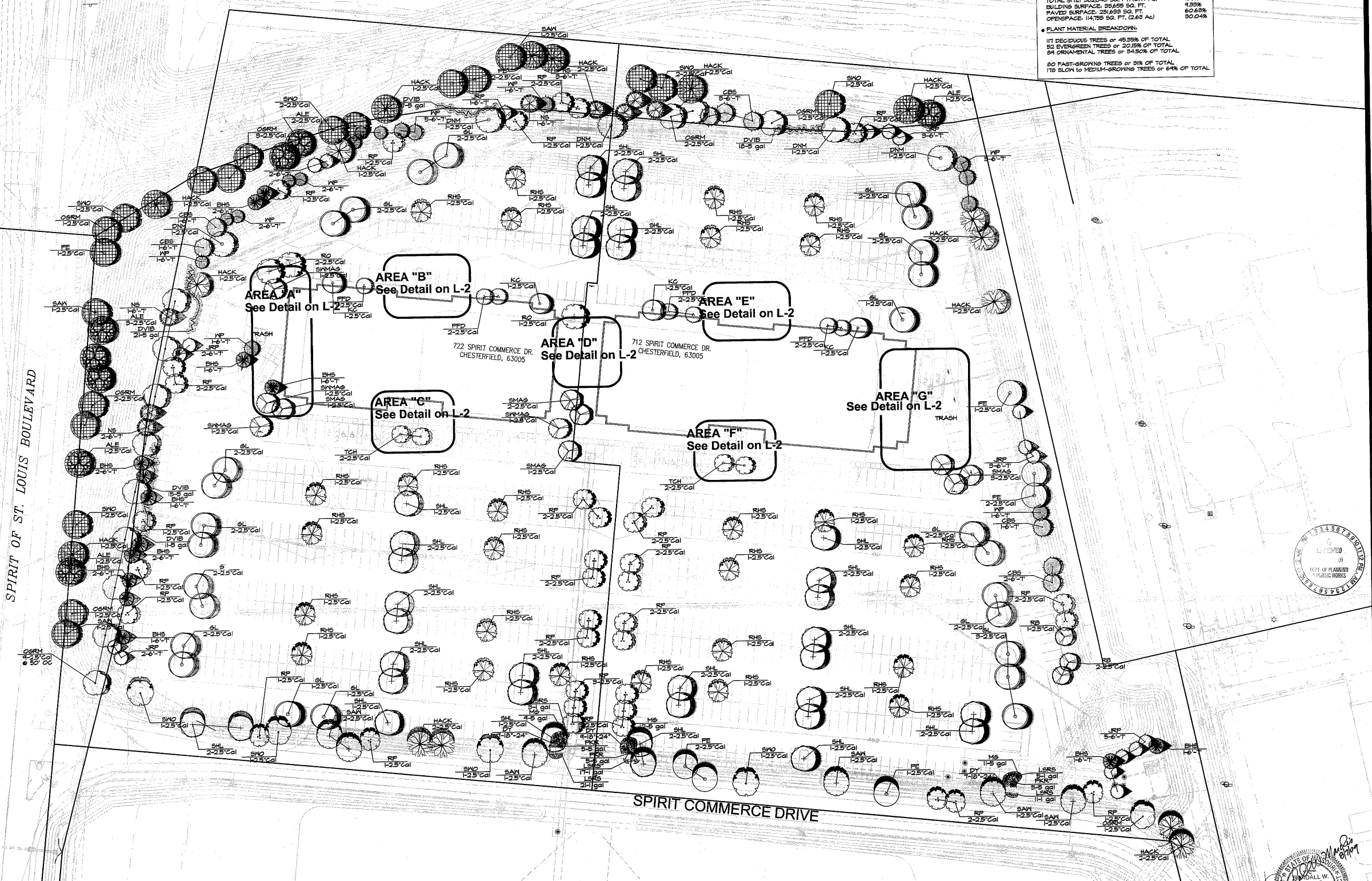
TOTAL SITE: 594,255 SQ. FT. (6.25 AC)	100%
BUILDING SURFACE: 92,250 SQ. FT.	6.49%
PAVED SURFACE: 111,494 SQ. FT.	18.76%
OPENSAPCE: 127,514 SQ. FT. (2.93 AC)	21.46%

**OPEN SPACE CALCULATIONS-LOT B2:**

TOTAL SITE: 502,043 SQ. FT. (6.11 AC)	100%
BUILDING SURFACE: 59,625 SQ. FT.	4.38%
PAVED SURFACE: 231,629 SQ. FT.	46.14%
OPENSAPCE: 147,789 SQ. FT. (2.68 AC)	29.48%

**PLANT MATERIAL BREAKDOWN:**

- 117 DECIDUOUS TREES or 45.35% OF TOTAL
- 52 EVERGREEN TREES or 20.16% OF TOTAL
- 54 ORNAMENTAL TREES or 34.50% OF TOTAL
- 80 FAST-GROWING TREES or 51% OF TOTAL
- 110 SLOW to MEDIUM-GROWING TREES or 69% OF TOTAL



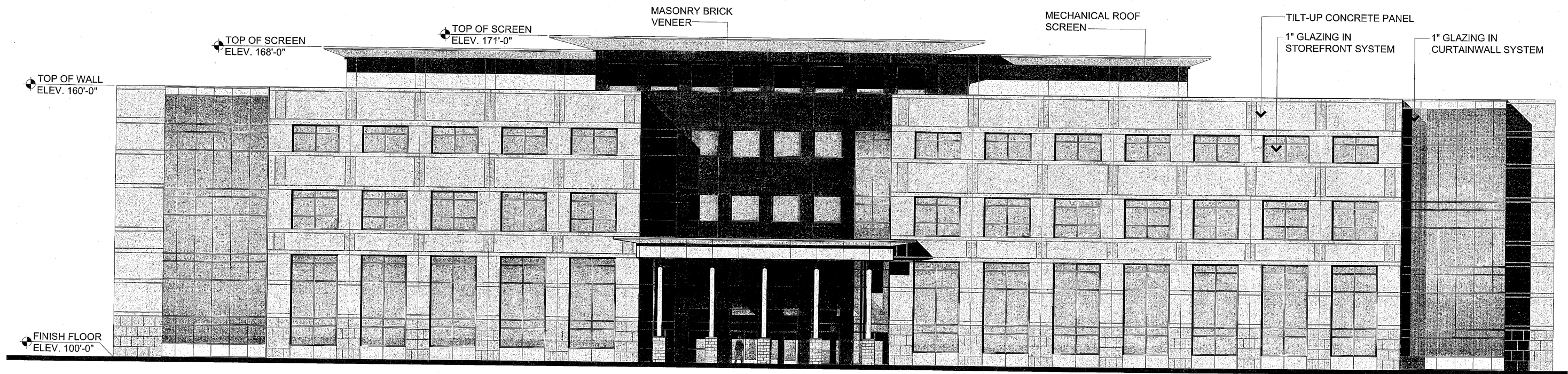
**landscape TECHNOLOGIES**  
67 Jackson Creek Drive  
St. Charles, Missouri 63004  
Phone: (636) 425-1230  
Fax: (636) 425-1465

PLANTING PLAN FOR THE PROPOSED  
**Spirit Of St. Louis Corporate Center**  
712/722 SPIRIT COMMERCE DRIVE CHESTERFIELD, MISSOURI

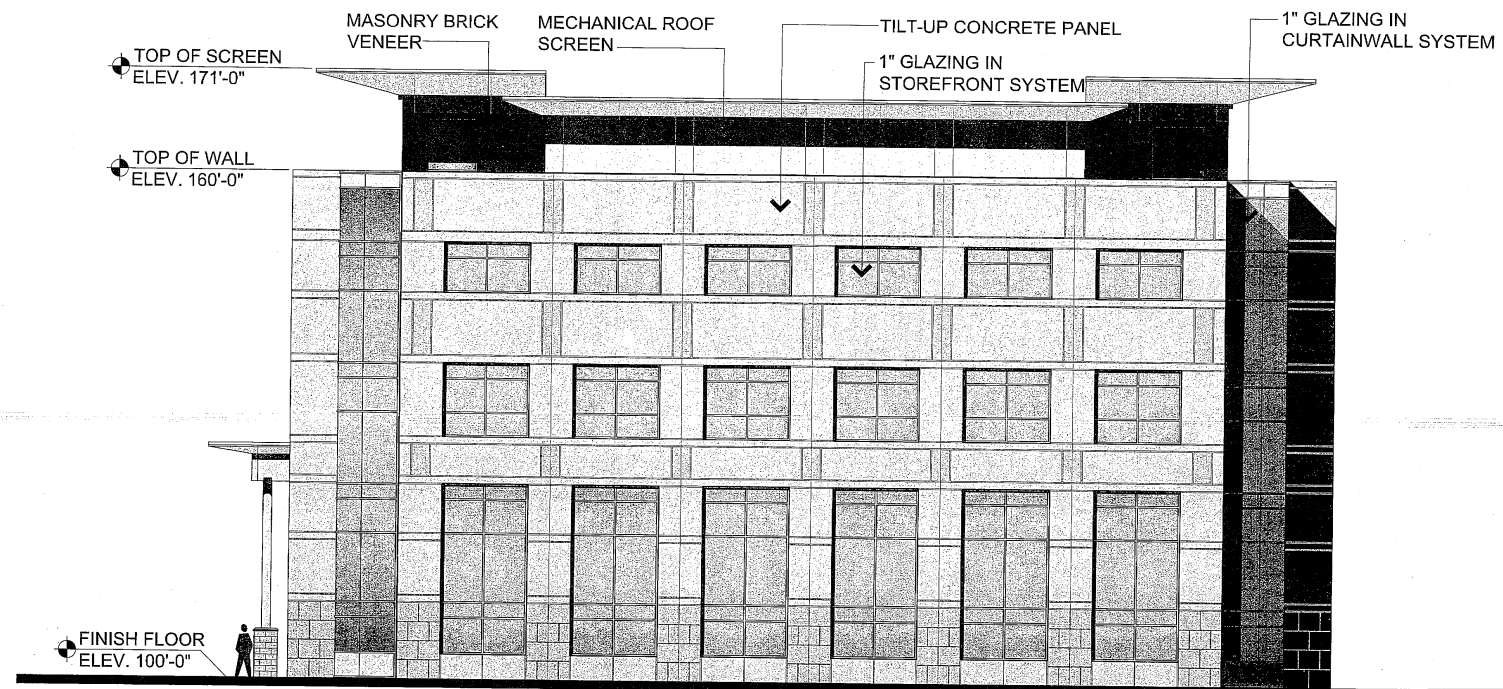
DRAWN  
R. WARDIS  
CHECKED  
RVM/LSB  
DATE  
MARCH 2, 2004  
SCALE  
1"=40'-0"  
JOB No.  
2004-107  
SHEET  
**L-1**  
OF TWO SHEETS



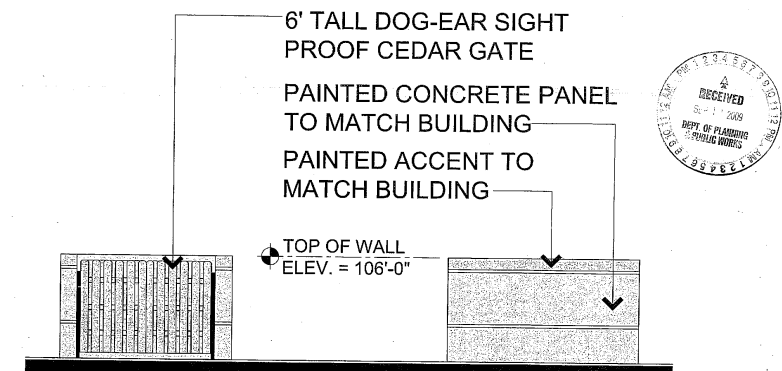




**NORTH & SOUTH ELEVATION**  
**712 SPIRIT COMMERCE DRIVE**  
 SCALE: 1/8" = 1'-0"



**EAST & WEST ELEVATION**  
**712 SPIRIT COMMERCE DRIVE**  
 SCALE: 1/8" = 1'-0"



**TRASH ENCLOSURE**  
 SCALE: 1/4" = 1'-0"



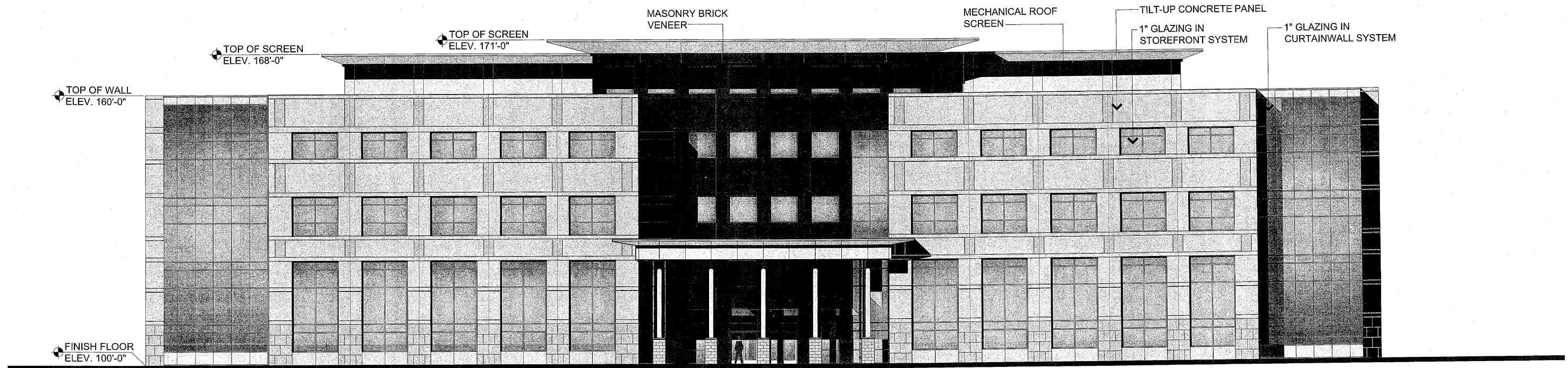
# Spirit of Saint Louis Corporate Center

Chesterfield, Missouri



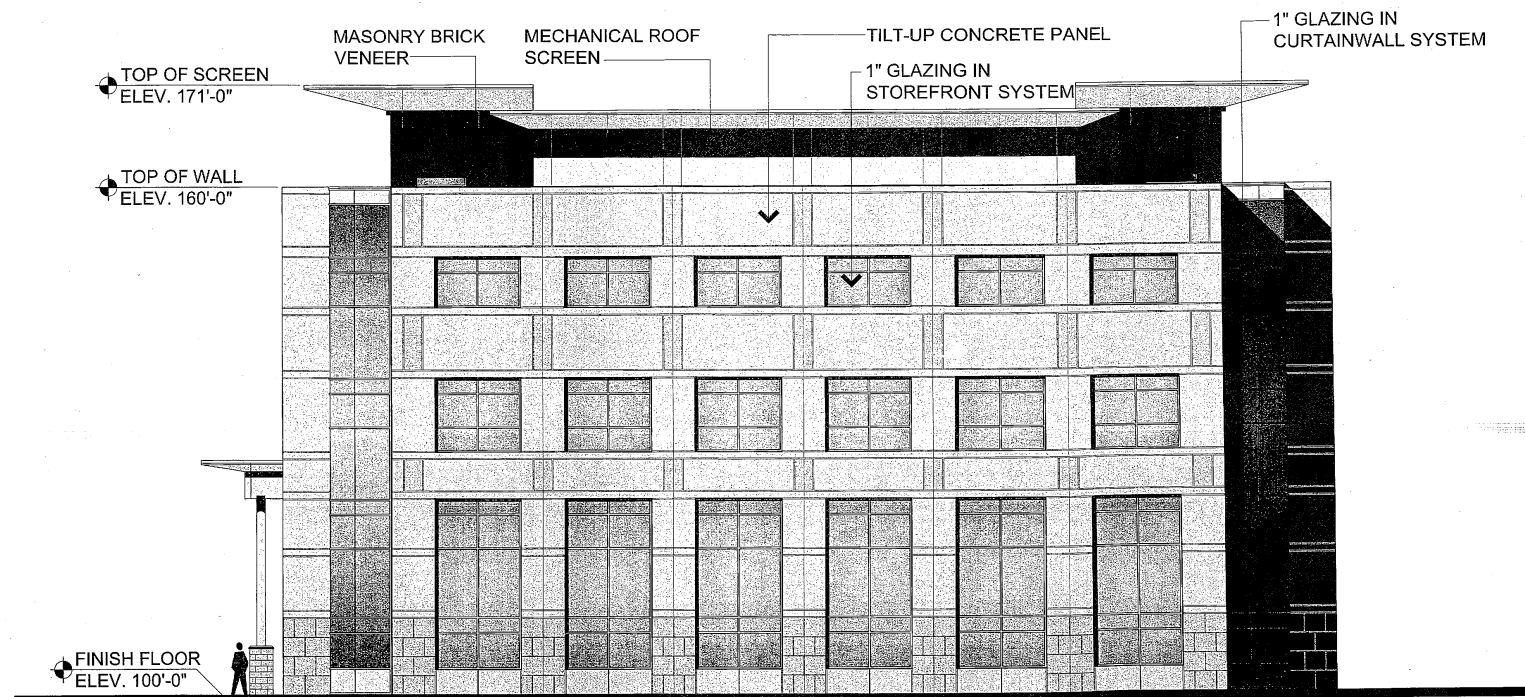
11477 Olds Cabin Rd. St. Louis, MO 63141 314.991.9993 314.991.8878 fax  
 11229 Nail, Suite 140 Leawood, KS 66211 913.338.2300 913.338.2003 fax  
 1421 E. 104th Street Kansas City, MO 64131 816.763.0500 816.763.9757 fax

207070.02 - 04.01.2009



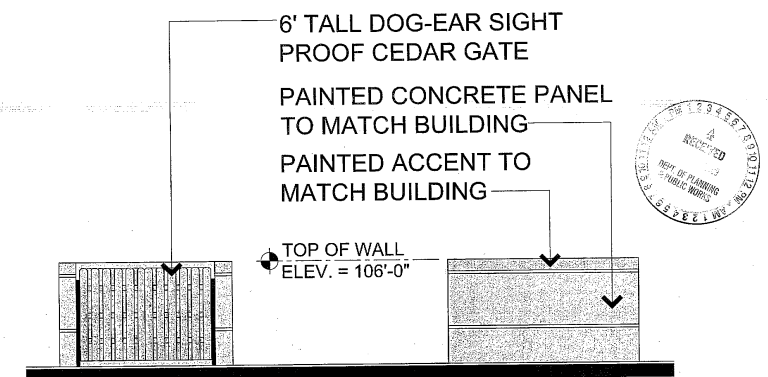
**NORTH & SOUTH ELEVATION**  
**722 SPIRIT COMMERCE DRIVE**

SCALE: 1/8" = 1'-0"



**EAST & WEST ELEVATION**  
**722 SPIRIT COMMERCE DRIVE**

SCALE: 1/8" = 1'-0"



**TRASH ENCLOSURE**

SCALE: 1/4" = 1'-0"

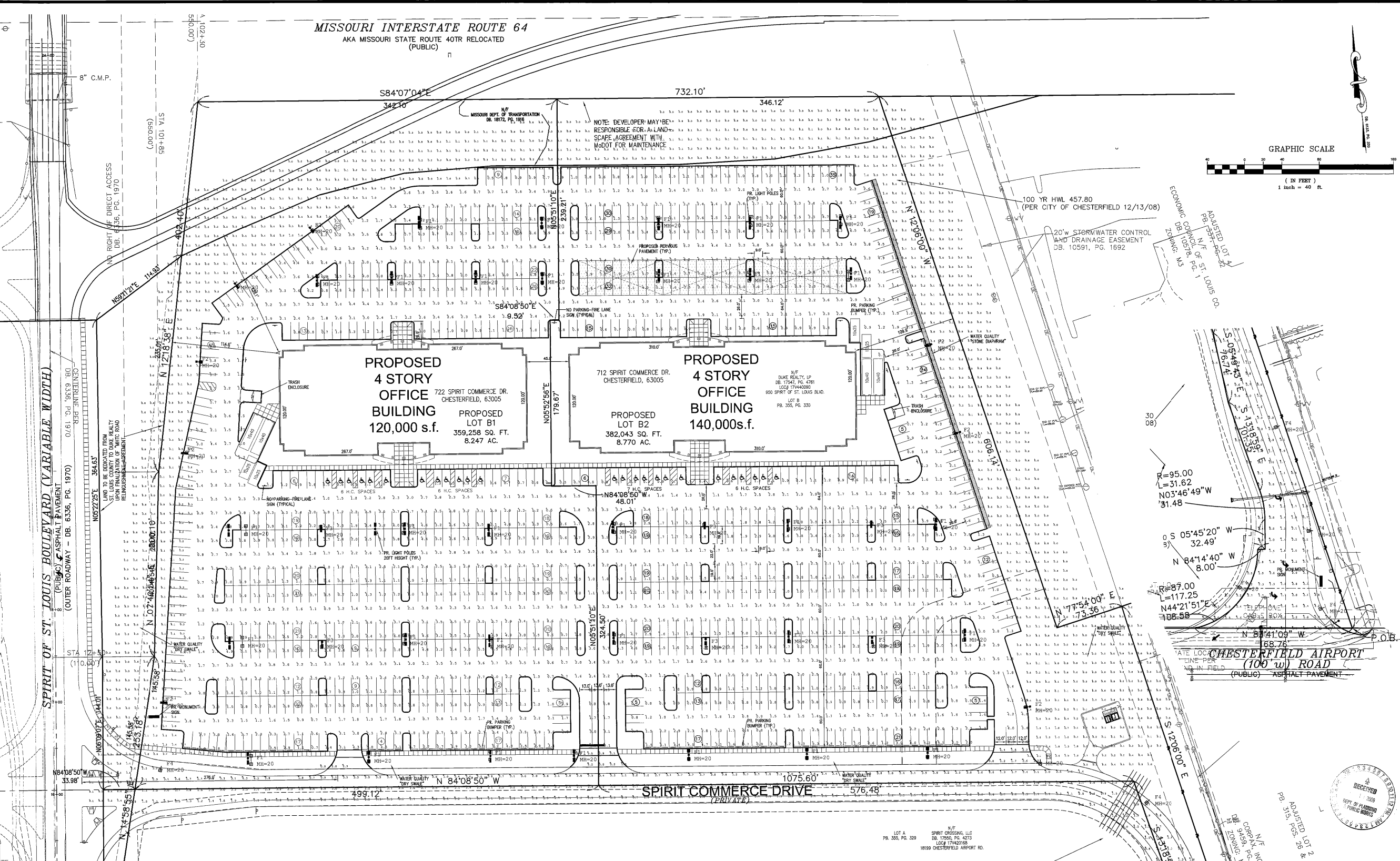
207070.02 - 04.01.2009



**Spirit of Saint Louis Corporate Center**  
 Chesterfield, Missouri



**MISSOURI INTERSTATE ROUTE 64**  
 AKA MISSOURI STATE ROUTE 40TR RELOCATED  
 (PUBLIC)



Revisions:

Date	By	Description
05/03/09	J.E.F.	Drawn
	G.M.S.	Checked

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

**SITE DEVELOPMENT SECTION PLAN**

FIXTURES MOUNTED @ 20' INCLUDING BASE  
 LIGHT LEVELS CALCULATED AT GRADE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.52	7.3	0.4	6.30	18.25
SPILL LIGHT	Illuminance	Fc	0.22	4.9	0.0	N.A.	N.A.
SPIRIT COMMERCE DRIV	Illuminance	Fc	1.78	5.5	0.4	4.45	13.75

Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
□	31	F1	BACK-BACK	34000	0.650	GSM-AM-320-MP-MT-AS-FG TWIN
—	8	F2	SINGLE	30000	0.650	GSM-AM-320-MP-MT-SL-FG
—	6	F3	SINGLE	34000	0.650	GSM-AM-320-MP-MT-AS-FG SINGLE
—	9	F4	SINGLE	34000	0.650	GSM-AM-320-MP-MT-3V-FG

**PROPERTY OWNER:**  
**Duke**  
 520 Maryville Centre Drive  
 Suite 200  
 St. Louis, MO 63141  
 Phone: (314) 514-6700  
 Fax: (314) 514-6993

S.L.C. H&T 1093  
 M.S.D.-P NO. 15927-02  
 M.S.D. BASE MAP NO. 17V

Certified By:  
 Drawing Number:  
**Ph-1**  
 1 of 1 Sheets  
 Date Job Number:  
 A/E Job Number:  
**207-4217**