



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

January 15, 2009

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway
Chesterfield, Missouri 63017

RE: Edison Crossing Lot B: A Site Development Section Plan, Architectural Elevations and Landscape Plan for an 11.381 acre tract of land zoned “PC” Planned Commercial District located at 162 Long Road, at the southeast corner of Edison Avenue and Long Road.

Dear Board Members:

Gray Design Group has resubmitted, on behalf of Edison Crossing, a Site Development Section Plan, Architectural Elevations, and Landscape Plan for the above referenced property. The Department of Planning and Public Works has reviewed their request and submits the following report:

Submittal Information

The request is for a 19,864 square foot new building, located on an 11.381 acre parcel zoned “PC” Planned Commercial District. The parcel is governed by the terms and conditions of City of Chesterfield Ordinance Number 2448. The use of the new construction will be retail and restaurant. Exterior building materials are proposed to be brick, split-face block, and stucco. The proposed roof material is architectural shingles. Proposed screening materials will match the materials of the main structure. Please see the attached checklist to review the project’s compliance with the City of Chesterfield’s Design Guidelines.

Department Input

The project was reviewed for compliance with the City of Chesterfield Design Guidelines, and is under review for compliance with City of Chesterfield Ordinance 2448. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process. Signage will be reviewed via a separate sign package to be reviewed by the Planning Commission.

Project History:

This project was reviewed by the Architectural Review Board on December 11, 2008. The Petitioner introduced changes to the rear of the building and connections to a proposed Trailhead. The changes included an additional glass garage door as well as a drive through window at the rear of the building. It was noted that these changes had not been submitted to staff for review

prior to the meeting and the information was not shown in the Architectural Review Board Packets.

The following motions were made by the Architectural Review Board:

Staff Review:

1. Staff is to address issues with pedestrian and vehicular conflicts associated with the trailhead interface in terms of the service in the rear of the building, the potential drive through location and overhead access to the bicycle shop.

This issue is still being addressed through site plan review and comments have been generated.

2. Staff is to address the landscape issues of the mix of evergreen and deciduous trees for the buffer screening and screening parking views from Edison with shrubs.

This issue is still being addressed through site plan review and comments have been generated.

The Architectural Review Board made a motion to forward the project for approval with the following recommendations:

Rear Elevations to be given additional study regarding materials or colors as it is a public face to the building.

The applicant amended the south elevations with the addition of a brick section along the rear façade.

Action Requested

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

Respectfully submitted,

Respectfully submitted,



Kristian Corbin
Project Planner

Annissa McCaskill-Clay, AICP
Lead Senior Planner

Attachments: ARB Submittal Packet



HOLTHAUS
REALTY & DEVELOPMENT

EDISON CROSSING
Chesterfield, Missouri

December 29, 2008
gray



NORTH ELEVATION

SCALE: 1" = 30'



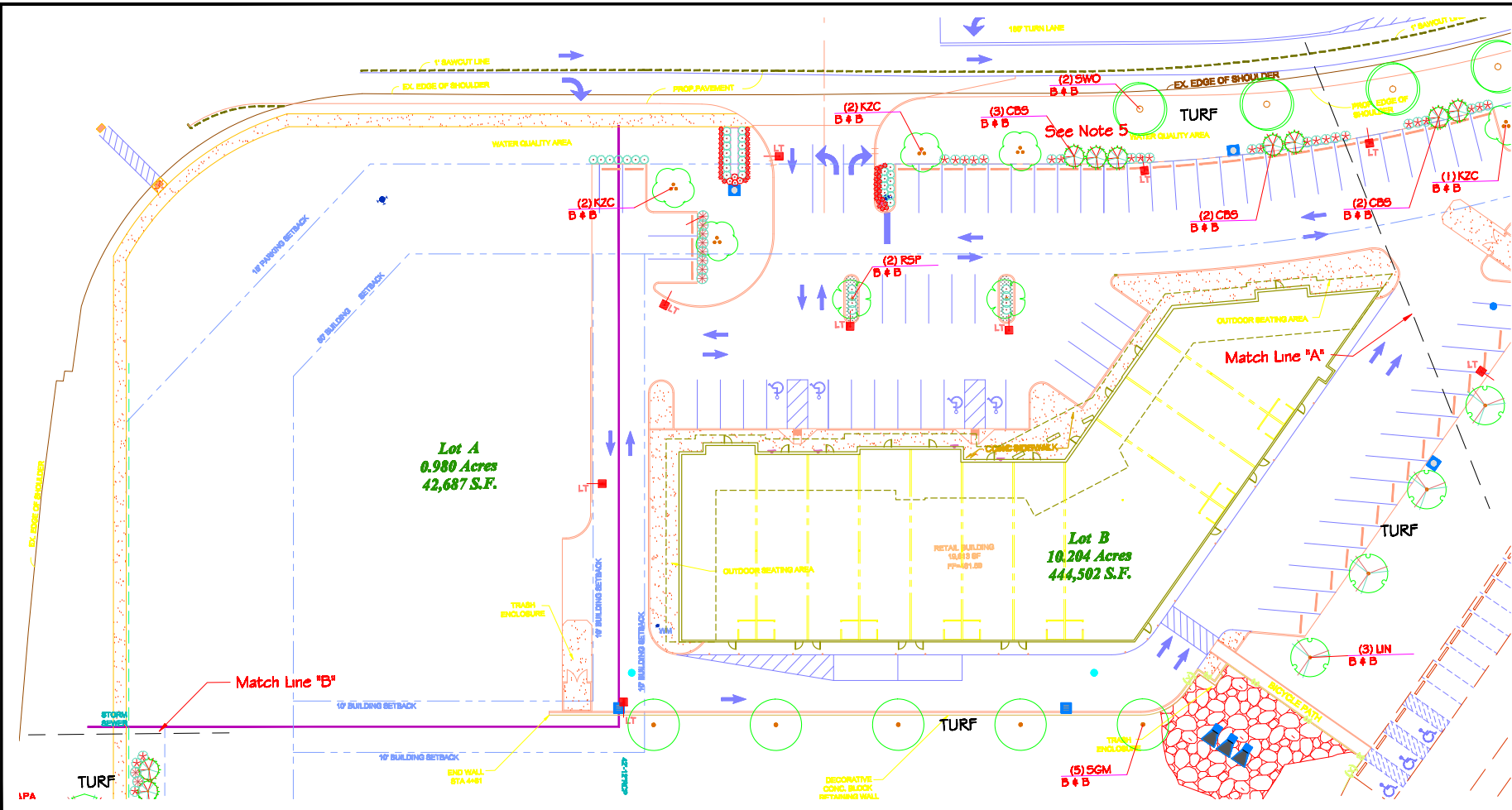
WEST ELEVATION

SCALE: 1" = 30'



SOUTH ELEVATION

SCALE: 1" = 30'



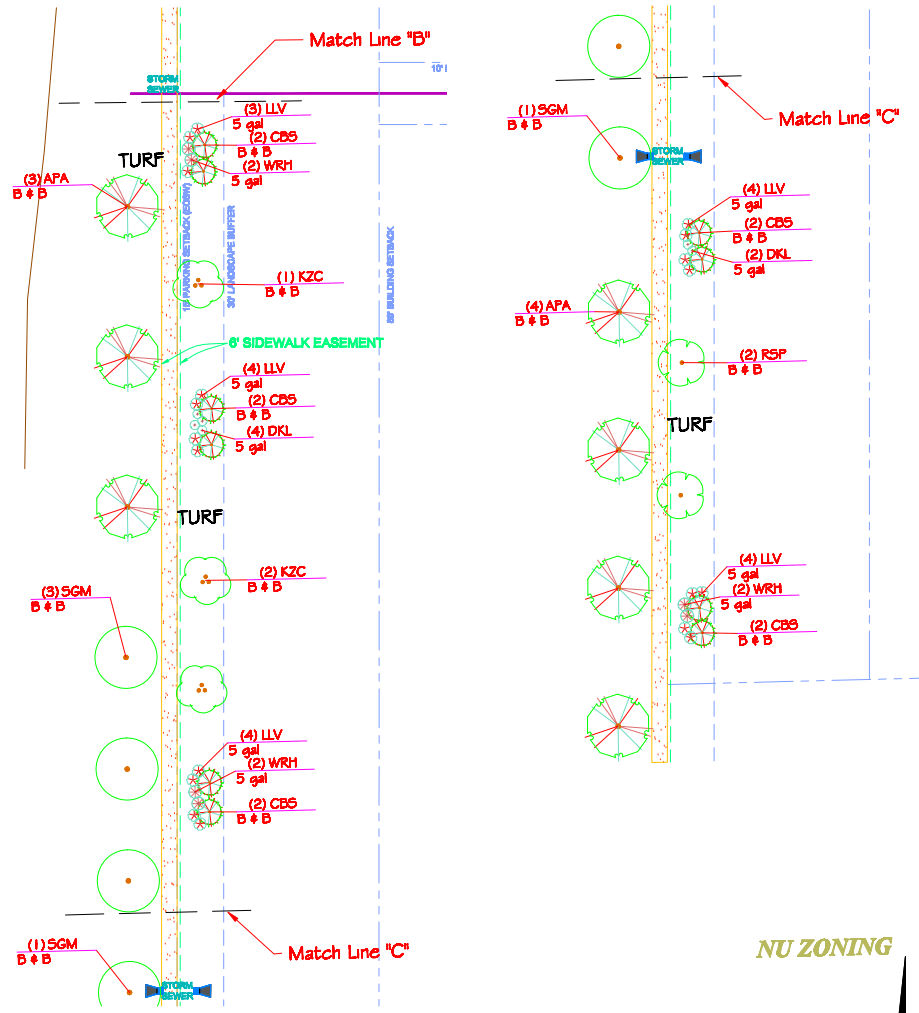
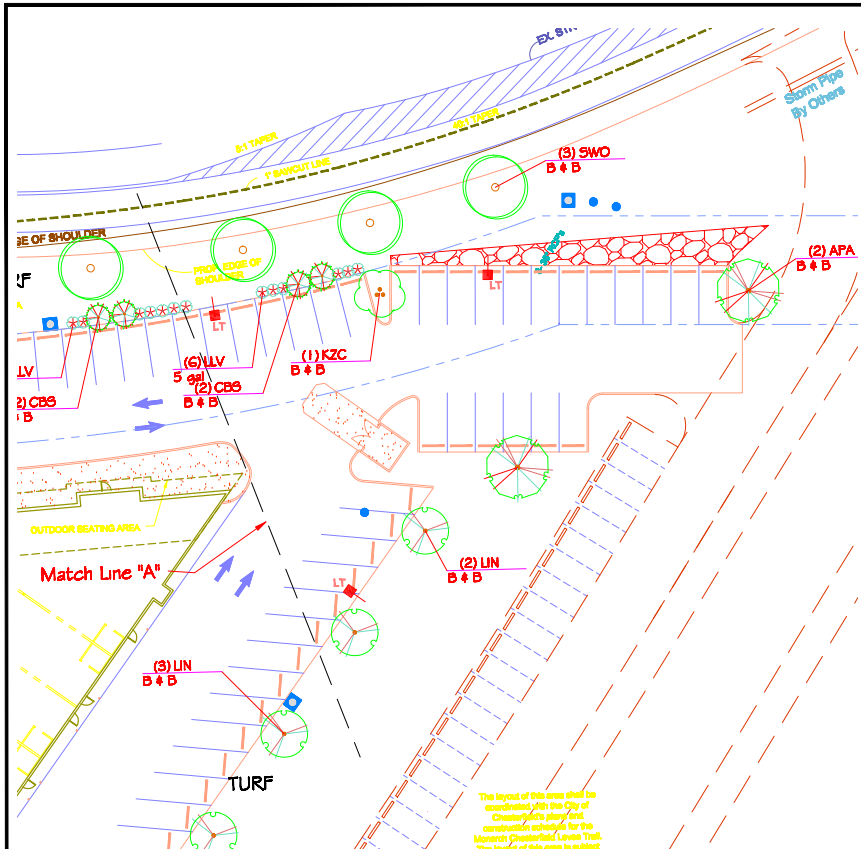
GREENSPACE TOTAL LOT AREA RATIO - LOT B:

AREA = 444,502 SF = 10.204 AC
 OPEN SPACE = 372,949 SF = 8.562 AC OR 83.9%
 BUILDING AREA = 19,813 SF = 0.455 AC OR 4.5%
 PAVEMENT AREA = 51,740 SF = 1.188 AC OR 11.6%

- NOTES:**
1. Spade edge all landscape beds adjacent to lawn areas as specified.
 2. Fertilize all landscape beds with BioTrex® 4-n-1 Basic or approved equal.
 3. Amend native soil backfill with 3" leaf compost. Incorporate thoroughly into native soil.
 4. All landscaped areas to be irrigated.
 5. Water quality areas to be designed per MSD specifications on building plans.

CONCEPTUAL LANDSCAPE PLAN

ISSUES AND REVISIONS	
Revision (1)	10-6-2008 SLM
Revision (2)	10-6-2008 SLM
Revision (3)	10-17-2008 SLM
Revision (4)	11-14-2008 SLM
Revision (5)	12-29-2008 SLM
SYMBERY DESIGN & INSTALLATION	
11752 Madison Bottom Road Chesterfield, MO 63005 P: (636) 791-1112 F: (636) 791-1995	
EDISON CROSSING 162 Long Road Chesterfield, MO 63005	
DEVELOPER:	
Ed Hollman Realty 16102-A Chesterfield Airport Rd. Chesterfield, MO 63005-1117	
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Scale: 1" = 20'	Designed by: BRAD FURFARO, RLA
Date: 5-15-2008	Sheet: 1 OF 5



The layout of this area shall be coordinated with the City of Chesterfield through a consultation schedule for the Missouri Department of Transportation to collect.

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LANDSCAPE PLAN

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Revision (2)	10-6-2008	SLM
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Revision (4)	11-14-2008	SLM
Revision (5)	12-29-2008	SLM

SYMMETRY DESIGN & INSTALLATION

11752 Madison Bottom Road
 Chesterfield, MO 63005
 P: (636) 791-1118
 F: (636) 791-1995

EDISON CROSSING
 162 Long Road
 Chesterfield, MO 63005

DEVELOPER:

Ed Hollman Realty
 16102-A Chesterfield Airport Rd.
 Chesterfield, MO 63005-1117

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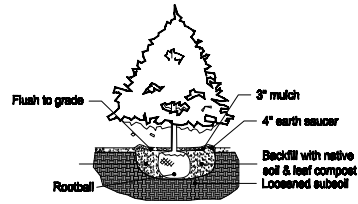
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 Sheet: 4 OF 5

NU ZONING

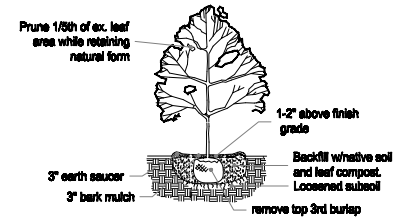


PLANT SCHEDULE

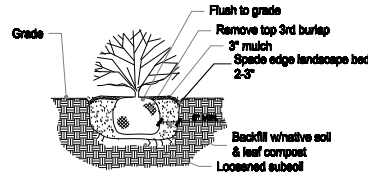
TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
SGM	9	Acer saccharum Deciduous, Slow/medium growth, Large size, Mature Height 60'-75'	Sugar Maple	B + B	2.5'cal	
APA	9	Fraxinus americana "Autumn Purple" Deciduous, medium to fast growth rate, purple fall color	Autumn Purple Ash	B + B	2.5'cal	
SWO	5	Quercus bicolor Deciduous, Medium growth/Large size, Mature Height 50'-60'	Swamp White Oak	B + B	2.5'cal	
LIN	5	Tilia americana "Redmond" Deciduous, Slow to Medium Growth, Mature Height 45'	Redmond American Linden	B + B	2.5'cal	
EVERGREEN TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
CDS	17	Picea pungens glauca Evergreen, Mature Height 30'-40', Medium growth rate	Colorado Blue Spruce	B + B	2.5'cal	6'-7'
FLOWERING TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
KZC	8	Prunus serrulata "Kawana" Ornamental, Medium growth/Medium size, Mature Height 30'-40', pink double flower	Flowering Cherry/Kawana Cherry	B + B	2.5'cal	
RSP	4	Pyrus calleryana "Redspire" Ornamental, Medium growth, Medium size, Mature Height 30'-50', white flower	Redspire Callery Pear	B + B	2.5'cal	
SHRUBS	QTY	BOTANICAL	COMMON	CONT		
RSH	24	Ilex verticillata "Red Sprite" Deciduous, Mature Height 3'-5'	Red Sprite Winterberry/Red Sprite Holly	5 gal		
WRH	14	Ilex verticillata "Winter Red" Deciduous, 9' mature height, bright red berry, slow growth rate	Winter Red Holly	5 gal		
BPH	7	Ilex x meservei "Blue Princess"™ Evergreen, Mature Height 8'-15'	Blue Princess/Princess Holly	5 gal		
DKL	6	Syringa meyeri "Palibin" Deciduous, Mature Height 4'-6'	Dwarf Korean Lilac	5 gal		
SNV	6	Viburnum plicatum tomentosum "Summer Snowflake" Deciduous, Mature Height 4'-6'	Summer Snowflake Japanese Snowball	5 gal		
LLV	42	Viburnum rhytidophyllum "Alleghany" Semi-evergreen, 10-15' mature height, medium growth rate	Leathertleaf Viburnum	5 gal		
ANNUALS/PERENNIALS	QTY	BOTANICAL	COMMON	CONT		
KZC	45	Geranium x "Roseum"™ Perennial, Height 20", Spread 24", Large violet blue flowers with white center	Hybrid Cranebill	1 gal		
GRASSES	QTY	BOTANICAL	COMMON	CONT		
RFG	4	Collimagrostis acutiflora "Karl Foerster" Grass, Gold Flower Spikes, Mature Height 5'	Karl Foerster Road Grass	1 gal		
MEDIUM GROUND COVERS	QTY	BOTANICAL	COMMON	CONT		
URF	19C	Liriodenmon Perennial, Purple Flower Spikes	Creeeping Lily Turf	3.5'pot @ 10" oc		



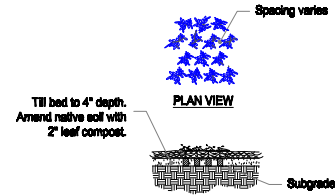
EVERGREEN TREE PLANTING



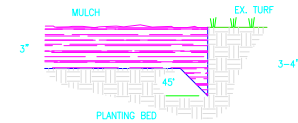
CANOPY TREE PLANTING



**SCARIFY ROOT BALL OF ALL CONTAINER STOCK
TYPICAL SHRUB PLANTING**



**SCARIFY ROOT BALL OF ALL CONTAINER STOCK
TYPICAL PERENNIAL/ANNUAL PLANTING**



SPADE EDGE DETAIL

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 Date: 5-15-2008
 Designed by: BRAD FURFARO, RLA
 Sheet: 5 OF 5

LANDSCAPE PLAN - DETAILS



EHR
ED HOLTHAUS REALTY, INC.

EDISON CROSSING
Chesterfield, Missouri

gray November 21, 2008