



---

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,



Kristian Corbin  
Project Planner

Respectfully submitted,



Annissa McCaskill-Clay, AICP  
Lead Senior Planner

Attachments: ARB Submittal Packet



**HOLTHAUS**  
REALTY & DEVELOPMENT

**EDISON CROSSING**  
Chesterfield, Missouri

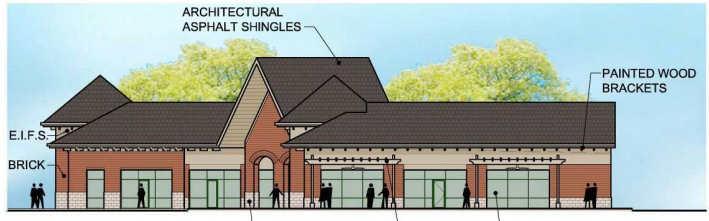
December 29, 2008  
**gray**





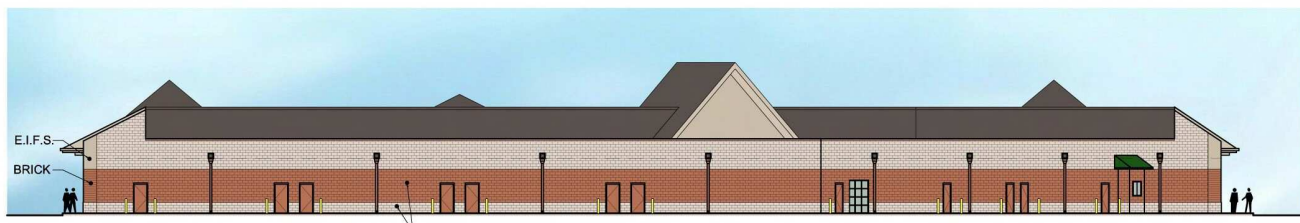
**NORTH ELEVATION**

SCALE: 1" = 30'



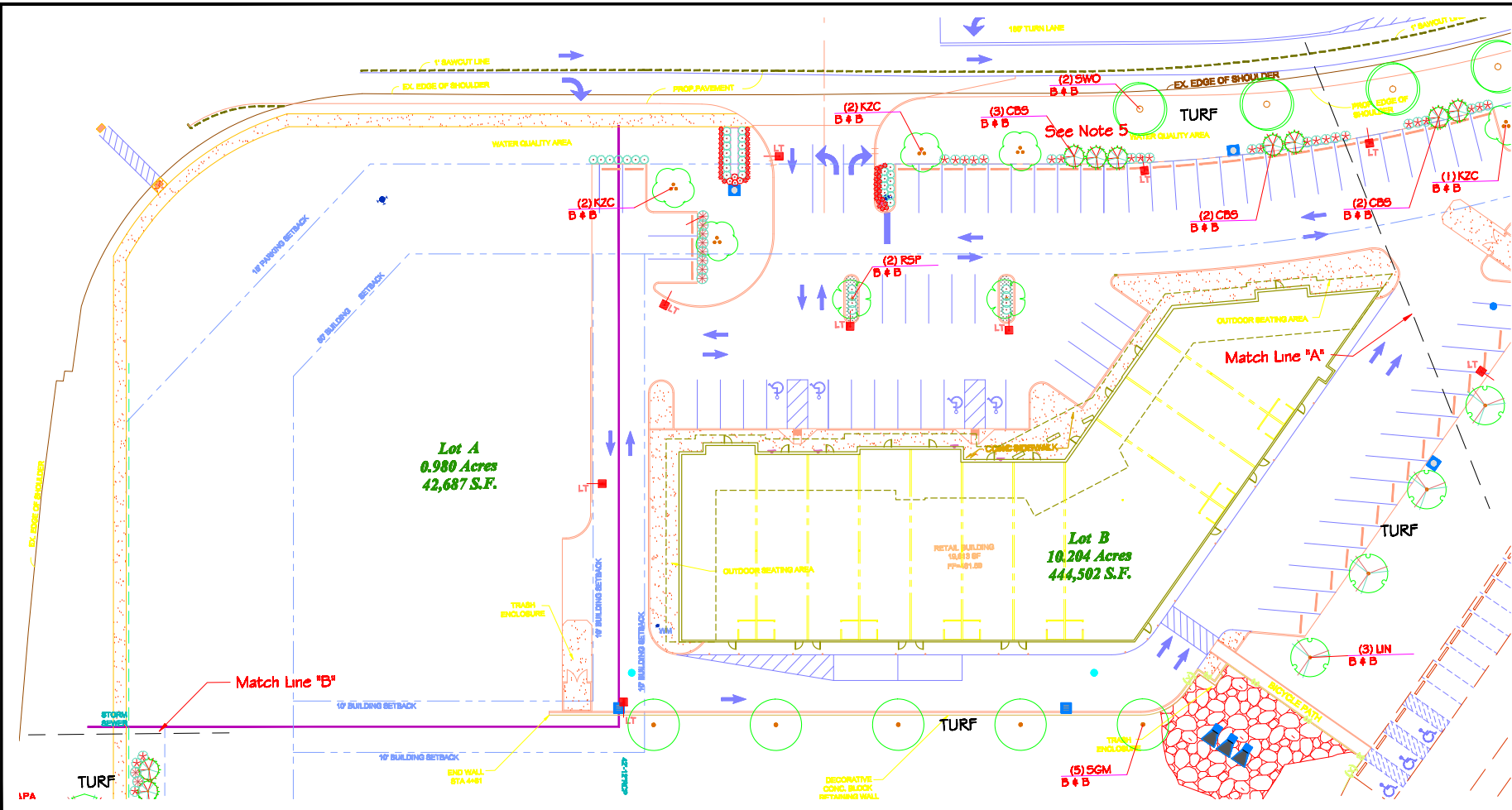
**WEST ELEVATION**

SCALE: 1" = 30'



**SOUTH ELEVATION**

SCALE: 1" = 30'



**Lot A**  
0.980 Acres  
42,687 S.F.

**Lot B**  
10.204 Acres  
444,502 S.F.

**GREENSPACE TOTAL LOT AREA RATIO - LOT B:**

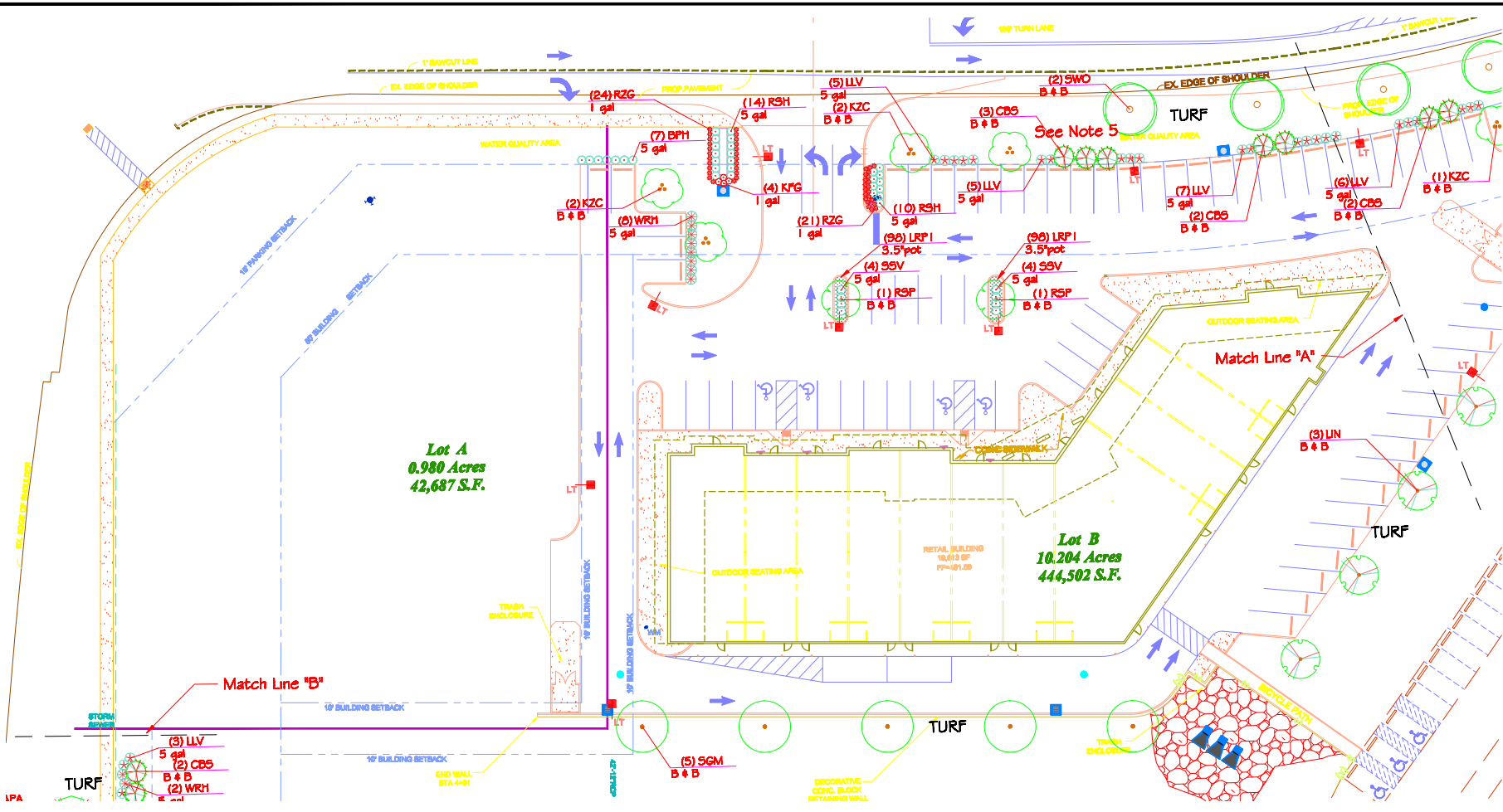
AREA = 444,502 SF = 10.204 AC  
 OPEN SPACE = 372,949 SF = 8.562 AC OR 83.9%  
 BUILDING AREA = 19,813 SF = 0.455 AC OR 4.5%  
 PAVEMENT AREA = 51,740 SF = 1.188 AC OR 11.6%

- NOTES:**
1. Spade edge all landscape beds adjacent to lawn areas as specified.
  2. Fertilize all landscape beds with Biopter® 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

<b>ISSUES AND REVISIONS</b>	
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
<b>SYMBERY DESIGN &amp; INSTALLATION</b>	
11752 Madison Bottom Road Chesterfield, MO 63005 P: (636) 791-1112 F: (636) 791-1995	
<b>EDISON CROSSING</b> 162 Long Road Chesterfield, MO 63005	
<b>DEVELOPER:</b>	
Ed Hollman Realty 16102-A Chesterfield Airport Rd. Chesterfield, MO 63005-1117	
<small>This Drawing is the Property of Symbery Design and Installation. No Reserve the Copyright to Any Design Presented by Our Staff. Use of This Drawing and/or Any Use Thereof for Competitive Bids, Proposals, or Related Purposes is Strictly Prohibited Without Our Written Permission.</small>	
Scale: 1" = 20'	Designed by: BRAD FURFARO, RLA
Date: 5-15-2008	Sheet: 1 OF 5





**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 Bioplex® 4-in-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.

# LANDSCAPE PLAN

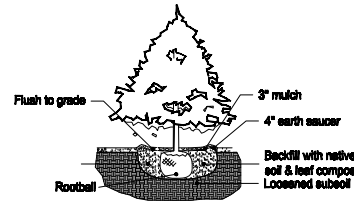
<b>ISSUES AND REVISIONS</b>	
Revision (1)	10-6-2008 SLM
Revision (2)	10-6-2008 SLM
Revision (3)	10-17-2008 SLM
Revision (4)	11-14-2008 SLM
Revision (5)	12-29-2008 SLM
<b>SYMMETRY DESIGN &amp; INSTALLATION</b>	
11752 Madison Bottom Road Chesterfield, MO 63005 P: (636) 791-1112 F: (636) 791-1995	
<b>EDISON CROSSING</b> 162 Long Road Chesterfield, MO 63005	
DEVELOPER:	
Ed Hollman Realty 16102-A Chesterfield Airport Rd. Chesterfield, MO 63005-1117	
This Drawing is the Property of Symmetry Design and Installation. We Reserve the Copyright to Any Design Presented by Our Staff. Use of This Drawing and/or Any Use Thereof for Competitive Bids, Proposals, or Related Purposes is Strictly Prohibited Without Our Written Permission.	
Scale: 1" = 20'	Designed by: BRAD FURFARO, RLA
Date: 5-15-2008	Sheet: 3 OF 5



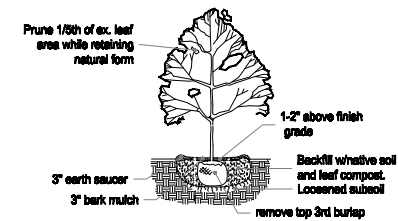


**PLANT SCHEDULE**

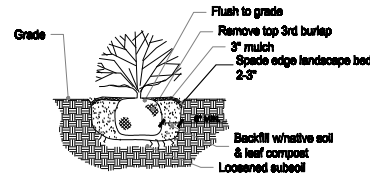
TREES	QTY	BOTANICAL	COMMON	CONT	CAL	SIZE
SGM	9	Acer saccharum Deciduous, Slow/medium growth, Large size, Mature Height 60'-75'	Sugar Maple	B + B	2.5'Cal	
APA	9	Fraxinus americana "Autumn Purple" Deciduous, medium to fast growth rate, purple fall color	Autumn Purple Ash	B + B	2.5'Cal	
SWO	5	Quercus bicolor 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 "Kawasaki" Ornamental, Medium growth/Medium size, Mature Height 30'-40', pink double flower	Flowering Cherry/Kawasaki 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" TM Evergreen, Mature Height 3'-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" TM 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**

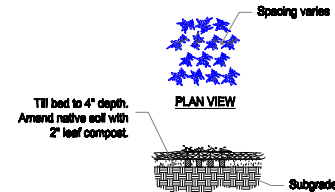


**CANOPY TREE PLANTING**



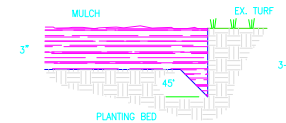
**SCARIFY ROOT BALL OF ALL CONTAINER STOCK**

**TYPICAL SHRUB PLANTING**



**SCARIFY ROOT BALL OF ALL CONTAINER STOCK**

**TYPICAL PERENNIAL/ANNUAL PLANTING**



**SPADE EDGE DETAIL**

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



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

This Drawing is the Property of Symbery Design and Installation. No Reserve the Copyright to Any Design Presented by Our Staff. Use of This Drawing and/or Any Use Thereof for Competitive Bids, Proposals, or Related Purposes is Illegal Without Our Written Permission.

Scale: n/a  
 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