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Planning Commission Staff Report

Project Type: Site Development Concept Plan

Meeting Date: October 11, 2010

From: Mara Perry, AICP
Senior Planner

Location: 17970 Chesterfield Airport Road, 609 Cepi Drive and 17975 Edison Avenue

Applicant: Stock & Associates

Description: **Chesterfield Airport Commerce Park:** A Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan and Tree Stand Delineation for 10.546 acres of land zoned “PI” Planned Industrial District which consists of three tracts located at 17970 Chesterfield Airport Road, 609 Cepi Drive and 17975 Edison Avenue.

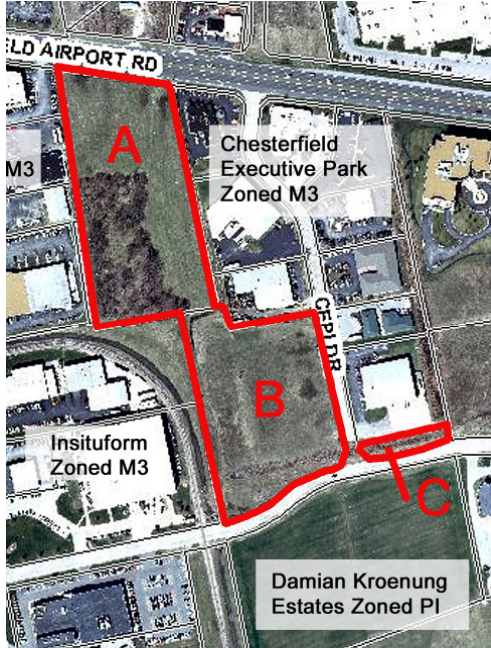
PROPOSAL SUMMARY

Stock and Associates, on behalf of Insituform Technologies Inc., has submitted a Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan and Tree Stand Delineation Plan for Planning Commission review. The request is to establish a conceptual plan for the Chesterfield Airport Commerce Park development with five (5) conceptual building locations in a “PI” Planned Industrial District.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The site was originally comprised of three different tracts of land. The first tract (labeled “A” in the map on the next page), located off Chesterfield Airport Road, was originally zoned “M3” Planned Industrial District prior to the incorporation of the City of Chesterfield. In September 1998, the tract was rezoned to “PC” Planned Commercial District via ordinance 1455 and amended in May 2001 for building requirements. A Site Development Section Plan was approved on May 8, 2000 for this tract but nothing was ever built.

The second tract (labeled “B” in the map on the next page) located off Cepi Drive was a part of the Chesterfield Executive Park development. It was also zoned “M3” Planned Industrial District prior to the incorporation of the City of Chesterfield. In January 2001, the tract was rezoned to “PI” Planned Industrial District via Ordinance 1707. A Site Development Section Plan was approved on July 9, 2001 for this tract but nothing was ever built.

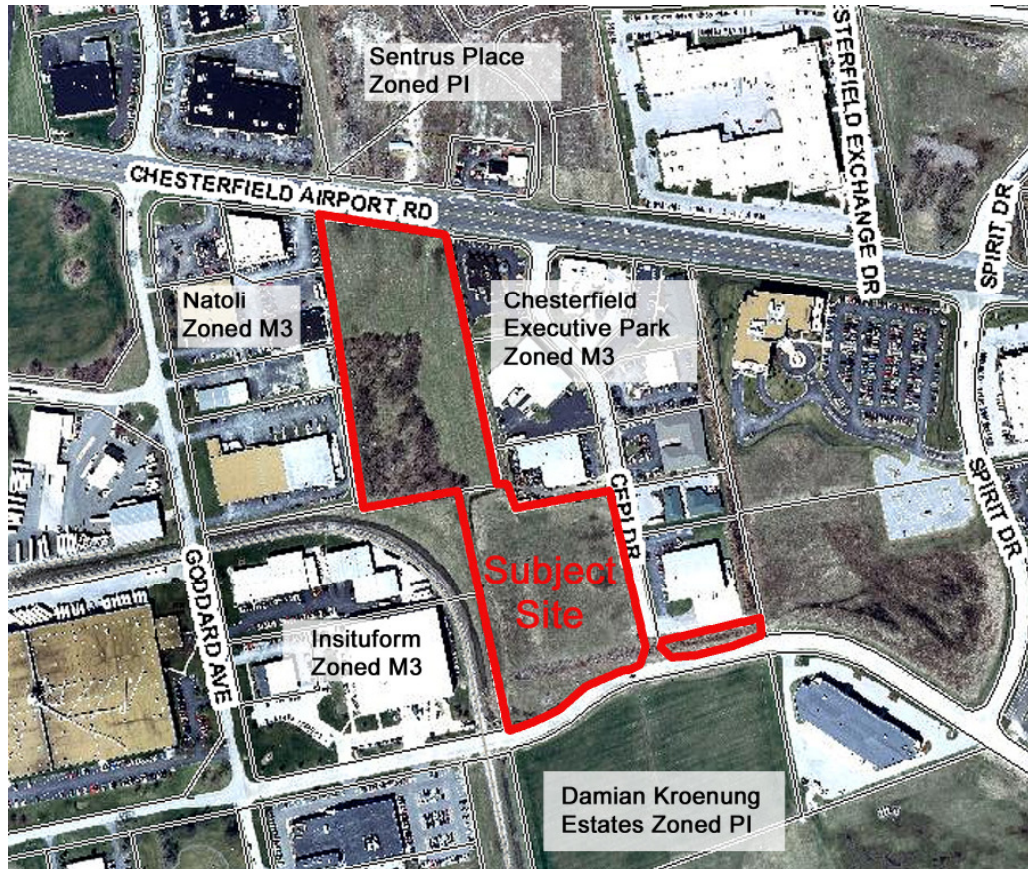


The third tract (labeled “C” in the map on the left), which is a piece of land located off Edison Avenue, was zoned “M3” Planned Industrial District prior to the incorporation of the City of Chesterfield. In April 1992, the permitted uses were amended via ordinance 674. In February 1994, ordinance 674 was repealed by ordinance 882 to amend the building requirements and uses then amended by ordinance 1030 for uses. In May 2006, ordinance 1030 was amended by ordinance 2264 for setback requirements. This tract has never been developed.

In March of 2010, this development consisting of the three above mentioned tracts was zoned “PI” Planned Industrial District via Ordinance 2598.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Sentrus Place (vacant)	“PI” Planned Industrial District
South	Damian Kroenung Estates (vacant)	“PI” Planned Industrial District
East	Chesterfield Executive Park	“M3” Planned Industrial District
West	Natoli and Insituform	“M3” Planned Industrial District



STAFF ANALYSIS

Zoning

The subject site is currently zoned "PI" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 2598. This submittal was reviewed against the requirements of Ordinance 2598 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements and the site specific governing ordinance.

Traffic/Access and Circulation

The site can be accessed by an entrance off Chesterfield Airport Road and two entrances off Cepi Drive. As a part of the road improvements, Cepi Drive will be extended to intersect with Edison Avenue. No direct access to Edison Avenue will be allowed for this development.

Signage

The locations of proposed monument signage are not shown on the Site Development Concept Plan. A plan will be submitted for review and approval by the Department of Planning and Public Works at a later date.

Lighting

A Conceptual Lighting Plan has been submitted showing required street light fixtures along Cepi Drive and Edison Avenue. All fixture designs adhere to the City of Chesterfield Lighting Ordinance. As individual Site Development Section Plans are submitted, parking lot and other lighting for the site will be submitted for review.

Landscaping

A Conceptual Landscape Plan was submitted showing required street trees along Chesterfield Airport Road and Edison Avenue as well as the location of the required thirty (30) foot landscape buffers. More detailed plans for the landscaping of the buffer and other required site landscaping will be shown on individual Site Development Section Plans. The City Arborist has reviewed the Conceptual Landscape Plan and had no additional comments.

The Department of Planning and Public Works has received and approved a request for Special Conditions and a Mitigation proposal for the development. As such, they will not be retaining any existing tree canopy on the site. 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 and the approved Special Conditions and Mitigation proposal.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan and Tree Stand Delineation Plan and has found the application to be in conformance with City of Chesterfield Ordinance 2598, and all other applicable Zoning Ordinance requirements. Staff requests action on the Site Development Concept Plan for Chesterfield Airport Commerce Park.

MOTION

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

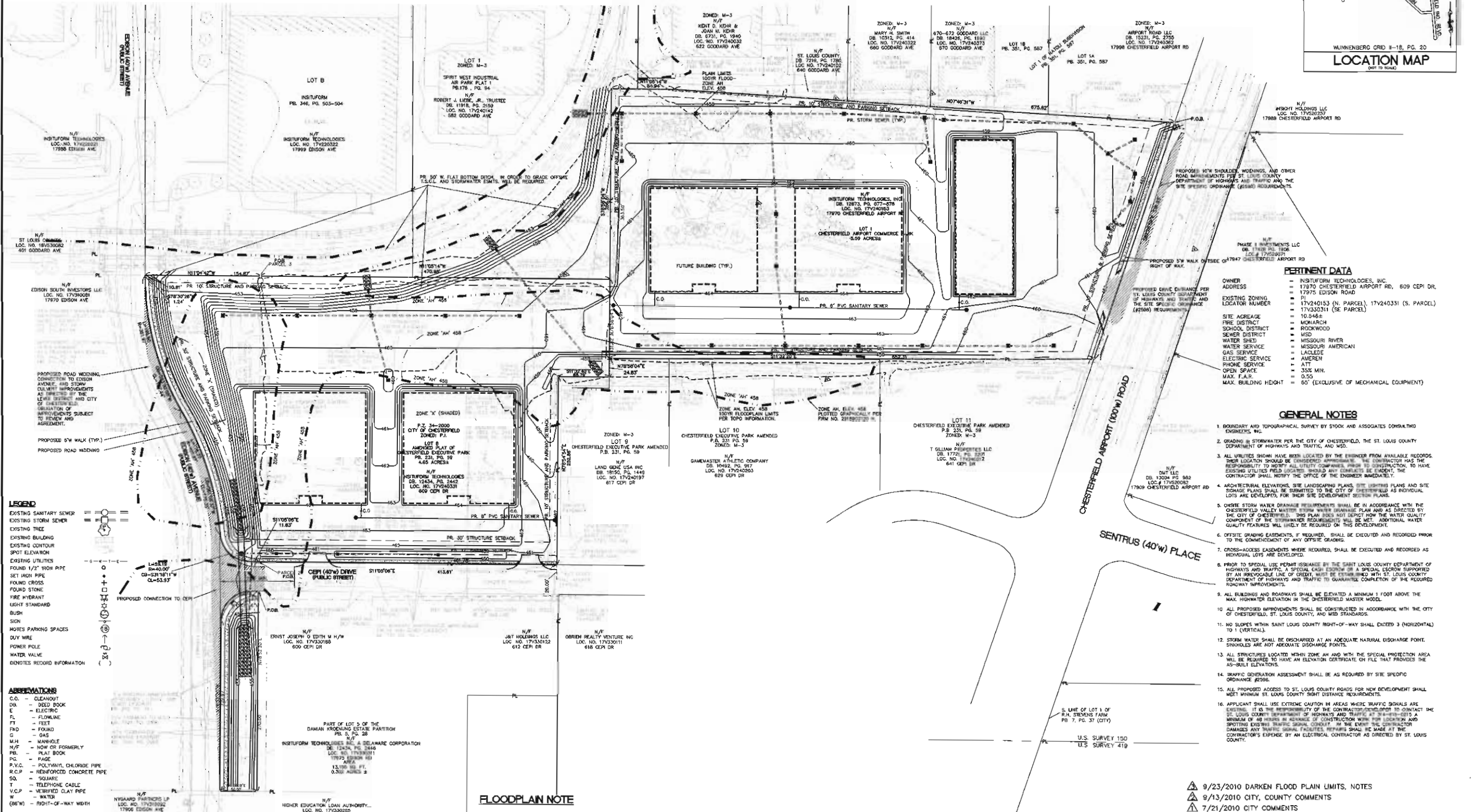
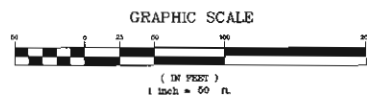
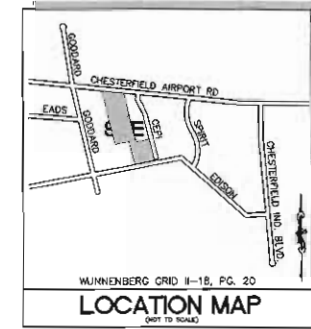
- 1) "I move to approve (or deny) the Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan and Tree Stand Delineation Plan for Chesterfield Airport Commerce Park."
- 2) "I move to approve the Site Development Concept Plan, Conceptual Landscape Plan, Conceptual Lighting Plan and Tree Stand Delineation Plan for Chesterfield Airport Commerce Park, 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 Concept Plan
Conceptual Lighting Plan
Conceptual Landscape Plan
Tree Stand Delineation

SITE DEVELOPMENT CONCEPT PLAN

FOR A PI - 'PLANNED INDUSTRIAL' DISTRICT - ORDINANCE NO. 2598
A TRACT OF LAND BEING LOCATED
IN U.S. SURVEYS 126, 150, AND 1010, TOWNSHIP 45 NORTH, RANGE 3 EAST
OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



- ### LEGEND
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING TREE
 - EXISTING BUILDING
 - EXISTING OUTDOOR SPOT ELEVATION
 - EXISTING UTILITIES
 - FOUND 1/2" IRON PIPE
 - SET IRON PIPE
 - FOUND CROSS
 - FOUND STONE
 - FIRE HYDRANT
 - LIGHT STANDARD
 - BUSH
 - SIGN
 - NOTES PARKING SPACES
 - DUY WIRE
 - POWER POLE
 - WATER VALVE
 - DENOTES RECORD INFORMATION

- ### ABBREVIATIONS
- C.O. - CLEANOUT
 - DB. - DEED BOOK
 - E. - ELECTRIC
 - FL. - FLOWLINE
 - FT. - FEET
 - FND. - FOUND
 - G. - GAS
 - M.H. - MANHOLE
 - N/F. - NOW OR FORMERLY
 - PL. - PLAT BOOK
 - P.C. - PAGE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - SO. - SQUARE
 - T. - TELEPHONE CABLE
 - V.C.P. - VETRIFIED CLAY PIPE
 - W. - WATER
 - (86W) - RIGHT-OF-WAY WIDTH

PREPARED FOR
INSTIFORM TECHNOLOGIES, INC.
17988 EDISON AVENUE
CHESTERFIELD, MO 63005
ATTN: MR. DAVID F. MORRIS, SR. VICE PRESIDENT
PH 636-530-8020, CEL 314-568-3847
DMORRIS@INSTIFORM.COM

C/O LEE & ASSOCIATES
101 S. HANLEY ROAD, SUITE 1150
ST. LOUIS, MO 63105
ATTN: MR. ANTHONY HASEK III, PRINCIPAL
PH 314-480-4102, CEL 314-503-4533
FAX 314-480-4130
AHASEK@LEE-ASSOCIATES.COM

M.S.D. BENCHMARK

N.S.D. BENCHMARK #11-59 ELEV. -481.80
"U" ON BACK OF ROLLED CURB, 107' SOUTH OF CL
OF CHESTERFIELD AIRPORT ROAD AND 13' WEST OF
CL OF GOODARD AVENUE.

TRAVELER POINT #4

ELEV. -489.10'
A "CROSS" CUT AT THE DEAD END OF CEPI DRIVE,
13' NORTH OF THE SOUTH EDGE OF THE PAVEMENT
AND 13' EAST OF THE WEST EDGE OF THE PAVEMENT.

FLOODPLAIN NOTE

Subject property lies within Flood Zone "X" (areas of 500-year flood, areas of 100-year flood with average depths of less than one (1) foot or with drainage areas less than one (1) square mile, and areas protected by levees from 100-year flood) and Flood Zone "AH" (flood depths of 1-3 feet, usually areas of ponding, base flood elevation = 458) per the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29186C0120 H with an effective date of August 2, 1992 and revised to reflect LOMR Dated April 17, 2009.

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY, RECORD AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION, DEPTH, 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. OTHER SHOWS IF NOT SHOWN ON THESE PLANS, THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED BY THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319.010.

- ### PERTINENT DATA
- OWNER - INSTIFORM TECHNOLOGIES, INC.
 - ADDRESS - 17970 CHESTERFIELD AIRPORT RD., 609 CEPI DR.
 - EXISTING ZONING - M-3
 - EXISTING LOT NUMBER - 17240153 (N. PARCEL), 17240331 (S. PARCEL)
 - EXISTING SITE AREA - 10.9488 AC.
 - SCHOOL DISTRICT - ROCKWOOD
 - SEWER DISTRICT - MSD
 - WATER SERVICE - MISSOURI RIVER
 - GAS SERVICE - MISSOURI AMERICAN
 - ELECTRIC SERVICE - LACLEDE
 - PHONE SERVICE - AMEREN
 - ATTN - AT
 - OPEN SPACE - 0.55 AC.
 - MAX. F.A.R. - 0.55
 - MAX. BUILDING HEIGHT - 65' (EXCLUSIVE OF MECHANICAL EQUIPMENT)

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- GRADING & STORMWATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, AND MSO.
- 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 EXIST, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ARCHITECTURAL ELEVATIONS, SITE LANDSCAPING PLANS, SITE LIGHTING PLANS AND SITE SCENIC PLANS SHALL BE SUBMITTED TO THE CITY OF CHESTERFIELD AS INDIVIDUAL LOTS ARE DEVELOPED, FOR THEIR SITE DEVELOPMENT SECTION PLANS.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER PLAN WHICH SHALL BE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD. THIS PLAN DOES NOT DEPEND ON THE WATER QUALITY COMPONENT OF THE STORMWATER REQUIREMENTS. THERE WILL BE ADDITIONAL WATER QUALITY TREATMENT REQUIRED ON THIS DEVELOPMENT.
- OFFSITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFFSITE GRADING.
- CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
- ALL BUILDINGS AND ROADWAYS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGHWATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, AND MSO STANDARDS.
- NO SLOPES WITHIN SAINT LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL STRUCTURES LOCATED WITHIN ZONE AH AND WITH THE SPECIAL PROTECTION AREA SHALL BE REQUIRED TO HAVE AN ELEVATION CERTIFICATE ON FILE THAT PROVIDES THE AS-BUILT ELEVATIONS.
- TRAFFIC GENERATION ASSESSMENT SHALL BE AS REQUIRED BY SITE SPECIFIC ORDINANCE #2598.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SHORT DISTANCE REQUIREMENTS.
- APPLICANT SHALL USE EXTREME CAUTION IN AREAS WHERE TRAFFIC SIGNALS ARE EXISTING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO CONTACT THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC AT 314-999-6215 A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION WORK FOR LOCATION AND SPOTTING EXISTING TRAFFIC SIGNAL CONTROL. IN THE EVENT THE CONTRACTOR DAMAGES ANY TRAFFIC SIGNAL FACILITIES, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE BY AN ELECTRICAL CONTRACTOR AS DIRECTED BY ST. LOUIS COUNTY.

9/23/2010 DARKEN FLOOD PLAIN LIMITS. NOTES
9/13/2010 CITY, COUNTY COMMENTS
7/21/2010 CITY COMMENTS

CHESTERFIELD AIRPORT COMMERCE PARK
SITE DEVELOPMENT CONCEPT PLAN

HT # 1895
M.S.D. P #
BASE MAP # 17-V

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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St. Louis, MO 63005
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FAX (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SEP 28 2010
GEORGE M. STOCK
CIVIL ENGINEER

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. NO. 22249
By: *D. J. Lee* 9/23/10
DANIEL E. HILMANN, MISSOURI L.S. NO. 2215

C.A.M. 03/23/2010 G.M.S. 03/23/2010 209-4488 1 of 3



AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBERS 1707 AND 1741 AND AMENDING THE BOUNDARIES OF CITY OF CHESTERFIELD ORDINANCE NUMBERS 2284, 1004, 885 AND ST. LOUIS COUNTY ORDINANCES 11,463 AND 11,468 AND REPLACING THEM WITH A NEW ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "PC" PLANNED COMMERCIAL DISTRICT, "PI" PLANNED INDUSTRIAL DISTRICT AND A "MS" PLANNED INDUSTRIAL DISTRICT TO A NEW "PI" PLANNED INDUSTRIAL DISTRICT FOR A 10,546 ACRE TRACT OF LAND LOCATED ON THE SOUTH SIDE OF CHESTERFIELD AIRPORT ROAD AND WEST OF THE INTERSECTION OF CHESTERFIELD AIRPORT ROAD AND CEPI DRIVE (P.Z. 15-2009 CHESTERFIELD AIRPORT COMMERCE PARK (INSITUFORM TECHNOLOGIES INC.))

WHEREAS, Insituform Technologies Inc. has requested a change in zoning from a "PC" Planned Commercial District, "PI" Planned Industrial District and "MS" Planned Industrial District to a new "PI" Planned Industrial District for a 10,546 acre tract of land located on the south side of Chesterfield Airport Road and west of the Chesterfield Airport Road and Cepi Drive intersection, and;

WHEREAS, the boundaries established in City of Chesterfield Ordinances 2284, 1004 and 885 and St. Louis County Ordinances 11,463 and 11,468 are being amended to remove the parcel of land located at 17975 Edison Avenue, and;

WHEREAS, Public Hearings were held before the Planning Commission on December 14, 2009 and January 25, 2010, and;

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning, and;

WHEREAS, the City Council, having considered said request voted to approve the change of zoning request, with an amendment to the power of review requirements

NOW THEREFORE BE IT OBTAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are hereby amended by establishing a "PI" Planned Industrial District for a 10,546 acre tract of land located on the south side of Chesterfield Airport Road and west of the Chesterfield Airport Road and Cepi Drive intersection and described as follows:

A tract of land being all of Lot 1 of Chesterfield Airport Commerce Park, a subdivision according to the plat thereof recorded in Plat Book 215, Page 41 of the St. Louis County records, located in U.S. Survey 150, Township 45 North, Range 3 East of the 5th Principal Meridian, all of Lot 2 of the Annexed Plat of Chesterfield

Executive Plat, a subdivision according to the plat thereof recorded in Plat Book 231 Page 68 of above said records, and part of Lot 5 of "Darien Koenig Estate Plat" in U.S. Survey 126, 150, and 1010 per plat attached to Commissioner's Report recorded in Book 97 Page 473 and plat recorded in Plat Book 5 Page 38 of the St. Louis County Records in Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

Also and including the following described tract located at 17975 EDISON RD - LOC. NO. 17V30311

A tract of land being part of Lot 5 of Darien Koenig Estate per plat attached to Commissioner's Report recorded in Plat Book 5, Page 26 of the St. Louis County records, located in U.S. Survey 126, 150 and 1010, Township 45 North, Range 3 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri.

Section 2 The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance as granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment 'A' and preliminary plan, which is attached hereto and, made part of.

Section 3 The City Council, pursuant to the petition filed by Insituform Technologies Inc., in P.Z. 15-2009, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearings, held by the Planning Commission on the 14th day of December 2009 and 27th day of January 2010, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4 This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5 This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 1st day of March 2010

ATTEST:
City Clerk
FIRST READING HELD 03/01/2010

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this "PI" Planned Industrial District shall be:
(1) Administrative office for education or religious facility
(2) Animal grooming service
(3) Automobile detailing shop
(4) Automobile retail supply
(5) Bakery
(6) Bar
(7) Boat (and marine) supply, storage, charter, repair, sale
(8) Brewpub
(9) Broadcasting studio
(10) Car wash, industrial
(11) Car wash, self-service
(12) Church and other place of worship
(13) Commercial service facility
(14) Outfitting and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses.
(15) Day care center, adult
(16) Day care center, child
(17) Dry cleaning establishment
(18) Dry cleaning establishment, drive-thru
(19) Educational facility--disseminated private schools
(20) Education facility--vocational school
(21) Educational facility--vocational school, outdoor training
(22) Filling station and convenience store with pump stations
(23) Film drop-off and pick-up station
(24) Film processing plant
(25) Financial institution
(26) Financial institution, drive-thru
(27) Gymnasium
(28) Highway department garage
(29) Industrial sales, service, and storage
(30) Laboratories professional, scientific

- (31) Local public utility facility
(32) Lumberyard
(33) Mail order sale warehouse
(34) Manufacturing, fabrication, assembly, processing, or packaging facility
(35) Meat packing facility
(36) Office, dental
(37) Office, general
(38) Office, medical
(39) Oil Change facility
(40) Parking area, including garages, for automobiles
(41) Printing, electrical, air conditioning, and heating equipment sales, wholesaling and retail facility
(42) Professional and technical service facility
(43) Public utility facility
(44) Research facility
(45) Restaurant, fast food
(46) Restaurant, take out
(47) Restaurant, with drive-thru window
(48) Retail dish
(49) Storage and repair garage for public mass transit vehicles
(50) Telecommunications structure
(51) Tractor, tractors, construction equipment, agricultural equipment sales, rental, leasing, outdoor storage
(52) Union halls and hiring halls
(53) Vehicle repair and services facility
(54) Veterinary clinic
(55) Warehouse-General
(56) Yard for storage of contractors' equipment, materials, and supplies

The following uses 7, 28, 29, 32, 33, 49, 51 and 56 shall not be located in Area A as shown on Exhibit 1

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

- 1. Height
a. The maximum height of the building, exclusive of roof screening, shall not exceed sixty five (65) feet.

- 2. Building Requirements
a. A minimum of 35% open space is required for this development.
b. This development shall have a maximum F.A.R. of 0.55.
C. SETBACKS
1. Structure Setbacks
No building or structure, other than a freestanding project identification sign, light standards or flag poles, will be located within the following setbacks:
a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road
b. Thirty (30) feet from the right-of-way of Cepi Drive
c. Thirty (30) feet from the right-of-way of Edison Avenue
d. Ten (10) feet from the remaining district boundaries.
2. Parking Setbacks
No parking stall, loading space, external driveway, or roadway, except ports of ingress or egress, will be located within the following setbacks:
a. Thirty (30) feet from the right-of-way of Chesterfield Airport Road.
b. Twelve (12) feet from the right-of-way of Cepi Drive.
c. Thirty (30) feet from the right-of-way of Edison Avenue
d. Ten (10) feet from the remaining district boundaries.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Construction Parking
a. The streets surrounding the development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from

- construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
3. Parking lots shall not be used as streets.
4. Parking shall be prohibited along both sides of the access driveway. Parking lot areas, where possible, should intersect the main and minor driveways at right angles and be logically located opposite minor driveways and other parking lot areas. The main and minor driveways shall not have speed bumps. Signage shall not be installed for traffic on the main driveway. Minor driveways shall not intersect the access drive closer than one hundred (100) feet from Chesterfield Airport Road right-of-way as depicted by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

- 1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

Provide a lighting plan and out sheet in accordance with the City of Chesterfield Code.

H. ARCHITECTURAL

- 1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior

- walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high galvanized enclosure constructed by an approved landscaping approved by the City of Chesterfield on the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the City of Chesterfield.

I. ACCESS/ACCESS MANAGEMENT

- 1. Access to this development from Chesterfield Airport Road shall be restricted to one (1) conventional entrance, with one (1) inbound lane and two (2) outbound lanes located opposite existing entrances and providing required sight distance, and conforming to Saint Louis County standards as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield. All other accesses on to Chesterfield Airport Road shall be removed and right-of-way restored as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
2. Access to this development from Cepi Drive shall be restricted to not more than one driveway located and designed in accordance with the City of Chesterfield driveway access design policy and in a manner that is acceptable to the City of Chesterfield Department of Planning and Public Works.
3. No direct access to Edison Avenue shall be permitted.
4. Provide cross access easements and temporary construction easements or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the City of Chesterfield.
5. Provide cross access easement and temporary easement or other appropriate legal instrument or agreement guaranteeing permanent access between this site and adjacent properties as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.
6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including connection to

the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.

J. PUBLIC/Private ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever.
2. Construct an eastbound right turn lane two hundred (200) feet in length on Chesterfield Airport Road at the proposed access with a 10'1" inbound taper will be required with any initial use of the site as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
3. Construct a ten (10) foot wide full depth shoulder adjacent to Chesterfield Airport Road along the frontage of the tract, except where it is located adjacent to the right turn lane where its width shall be six (6) feet wide, to Saint Louis County standards, as directed by Saint Louis County Department of Highways and Traffic and the City of Chesterfield.
4. The developer shall install a five (5) foot wide sidewalk, conforming to ADA standards, along the Cepi Drive and Edison Avenue frontage of the site, in accordance with applicable City of Chesterfield design and construction policies, as directed by the City of Chesterfield Department of Planning and Public Works.
5. Provide a sidewalk along Chesterfield Airport Road conforming to Saint Louis County ADA standards adjacent to and outside of right-of-way as directed by the City of Chesterfield.
6. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the applicant's traffic generation assessment contributions. The developer should also be aware of other design in utility company relocation and adjustments. Such delays will not constitute a cause to allow necessary prior to completion of road improvements.
7. The developer shall construct additional pavement widening on Edison Avenue so that the maximum pavement meets minor arterial street standards, including appropriate storm drainage facilities, in accordance with City of

Chesterfield street design and construction policies, and in a manner consistent with the City of Chesterfield Department of Planning & Public Works

K. POWER OF REVIEW

The City Council shall have review and provide final approval of the site development plan for the proposed development subsequent to Planning Commission review.

L. STORMWATER

- 1. The site shall provide for the positive drainage of storm water and it shall be discharged to an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The stormwater management facilities shall be operational prior to paving of any driveway or parking areas in non-residential development or issuance of building permits.
Chesterfield street design and construction policies, and in a manner consistent with the City of Chesterfield Department of Planning & Public Works

watershed sixty percent (60%) of approved dwelling units in each plat, unexcused or phase of residential developments. The location and types of stormwater management facilities shall be identified on the Site Development Plan(s).

- 3. The Chesterfield Valley Master Stormwater Plan indicates a 50' flat bottom ditch shall be constructed along the western and southern property line of this site and that drainage from this site is to be directed to the east to the stormwater station at Long Road. The developer shall be responsible for construction of the stormwater improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient easements as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Stormwater Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent stormwater improvements are constructed.
The developer may elect to propose alternate geometry, size and/or type of stormwater improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Director of Public Works, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance and operation; equipment needs; frequency of maintenance; and reliability of installation. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Director of Public Works determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Stormwater Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director of Public Works may require the developer to provide a hydraulic routing calculation to demonstrate functional equivalence may be performed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

- 4. Provide a Chesterfield Valley Stormwater Easement along the south property line to accommodate the future construction of the Chesterfield Valley Master Stormwater Plan channel in that area, and depict the channel on the Site Development Plan and Improvement Plans. Maintenance of the required channel shall be the responsibility of the property owner.

5. All Chesterfield Valley Master Stormwater Plan improvements shall be operational prior to the paving of any driveways or parking areas.

6. Treatment for water quality, in accordance with MSD regulations dated February 2006, shall be required.

7. Project approval will be required from the Monarch Chesterfield Levee District. This approval shall include certification that storm water will be controlled as required by the Chesterfield Valley Master Plan.

8. Formal plan submittal and approval will be required by the Metropolitan Sewer District prior to the issuance of permits. Formal plan approval is subject to the requirements of detailed notes.

M. SANITARY SEWER

- 1. This project is in the Gaults Creek Subcatchment area and is subject to a surcharge of \$2.750 per acre.

N. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Planning and Public Works. The report shall verify the stability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkholes, ponds, dunes, saggy holes, etc., and recommendations for treatment. A statement of completion, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

O. MISCELLANEOUS

- 1. All utilities will be installed underground.

A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the zoning.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new application for the change of zoning.

D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of amended Site Development Plans by sections at this project to the Planning Commission shall be permitted if this option is utilized.

E. Where due cause is shown by the developer this time interval for plan submittal may be extended through appeal and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN.

- 1. Any site development concept plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/proposals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of

Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

- 1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap spaces.
3. Provide open space percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).
5. A note indicating of utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways; retaining walls and access to the street from the site; significant natural features, such as wooded areas and rock formations and other natural features, that shall remain or be removed.
The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-

- 13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board of Architects, Professional Engineers and Land Surveyors requirements.
19. Provide comments/proposals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, Monarch Chesterfield Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plans.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

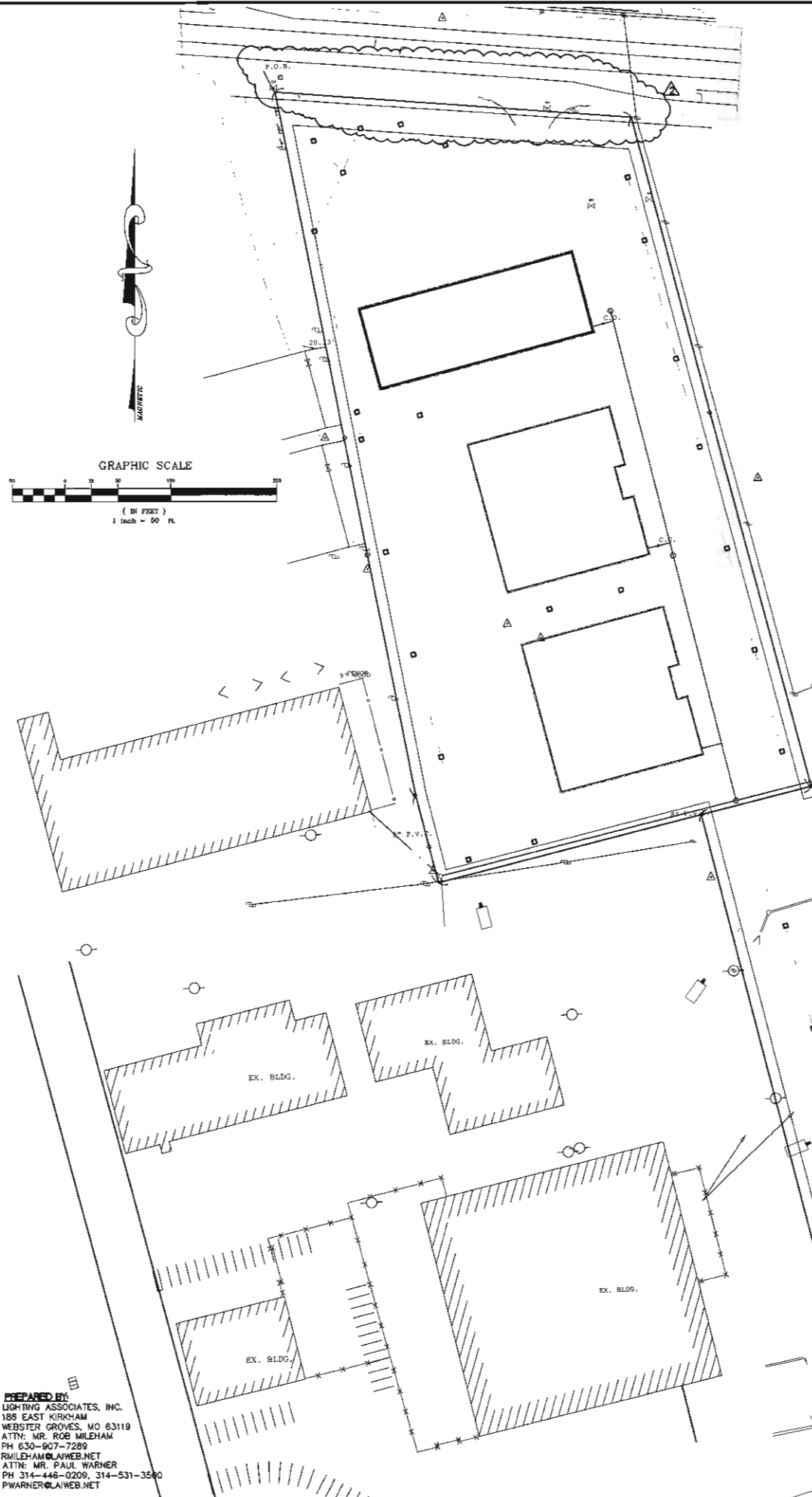
V. TRUST FUND CONTRIBUTION

A. The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 566). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development planning is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

- 13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
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17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
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20. Compliance with Sky Exposure Plans.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

HT # 1695
M.S.D. P#
BASE MAP # 17-V

CHESTERFIELD AIRPORT COMMERCE PARK
SITE DEVELOPMENT CONCEPT PLAN
STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63075
PH: (636) 530-9100
FAX: (636) 530-9100
e-mail: general@stockassoc.com
Web: www.stockassoc.com
SEP 8 2010
GEORGE M. STOCK
CIVIL ENGINEER
E-25116
DATE: 03/23/2010
CHECKED BY: G.M.S.
DATE: 03/23/2010
209-4488
2 of 3



COOPER LIGHTING - LUMARK

TRIBUTE
78 400W
High Pressure Sodium
Public Street Light Fixture
Mounting Height: 25'-0"

TECHNICAL DATA
25'-0" Mounting Height
78 400W
High Pressure Sodium
Public Street Light Fixture
Mounting Height: 25'-0"

DESCRIPTION
The Lumark Tribute is a high quality, low maintenance, street lighting fixture. It features a high pressure sodium lamp and a clear, polycarbonate lens. The fixture is designed for use on public streets and is available in a variety of mounting heights and finishes.

OPERATION FEATURES

- Construction:** The fixture is constructed from high quality, low maintenance materials. It features a clear, polycarbonate lens and a high pressure sodium lamp.
- Finish:** The fixture is available in a variety of finishes, including white, black, and bronze.
- Mounting:** The fixture is designed for use on public streets and is available in a variety of mounting heights and finishes.

MEASUREMENTS

DETAILS

Specifications and Dimensions subject to change without notice.

GENERAL INFORMATION

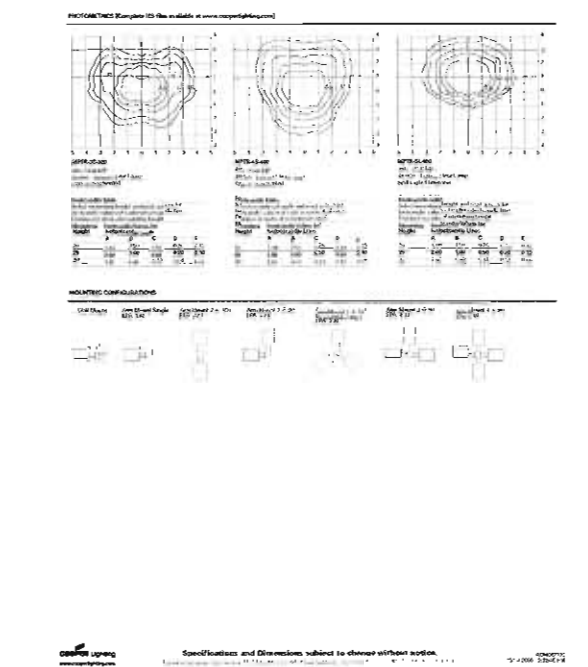
Item No.	Description	Quantity	Unit	Notes
1	TRIBUTE 78 400W	8	Fixture	
2	MPTR-3S-320	8	Ballast	
3	25'-0" Mounting Height	8	Bracket	

ITEM SCHEDULE

Symbol	Label	Arrangement	Lumens	LLF	Description
F1	8	SINGLE	30000	0.650	MPTR-3S-320

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CEPL DRIVE	Illuminance	Fc	1.01	2.5	0.5	2.02	5.00
EDISON AVENUE	Illuminance	Fc	1.26	3.9	0.5	2.52	7.80



FIXTURES MOUNTING HEIGHT INCLUDES BASE
 LIGHT LEVEL CALCULATED AT ROAD SURFACE
 DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
 ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
 EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
 VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

Luminaire Schedule

Symbol	Label	Arrangement	Lumens	LLF	Description
F1	8	SINGLE	30000	0.650	MPTR-3S-320

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CEPL DRIVE	Illuminance	Fc	1.01	2.5	0.5	2.02	5.00
EDISON AVENUE	Illuminance	Fc	1.26	3.9	0.5	2.52	7.80

PREPARED BY:
 LIGHTING ASSOCIATES, INC.
 188 EAST KIRKHAM
 WEBSTER GROVES, MO 63119
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 PH 630-907-7289
 RMILEHAM@LAWEB.NET
 ATTN: MR. PAUL WARNER
 PH 314-446-0209, 314-531-3500
 PWARNER@LAWEB.NET

9/13/2010 CITY, COUNTY COMMENTS
 07/21/2010 CITY COMMENTS: CEPL MOUNTING HEIGHT

CHESTERFIELD AIRPORT COMMERCE PARK
 PHOTOMETRIC PLAN

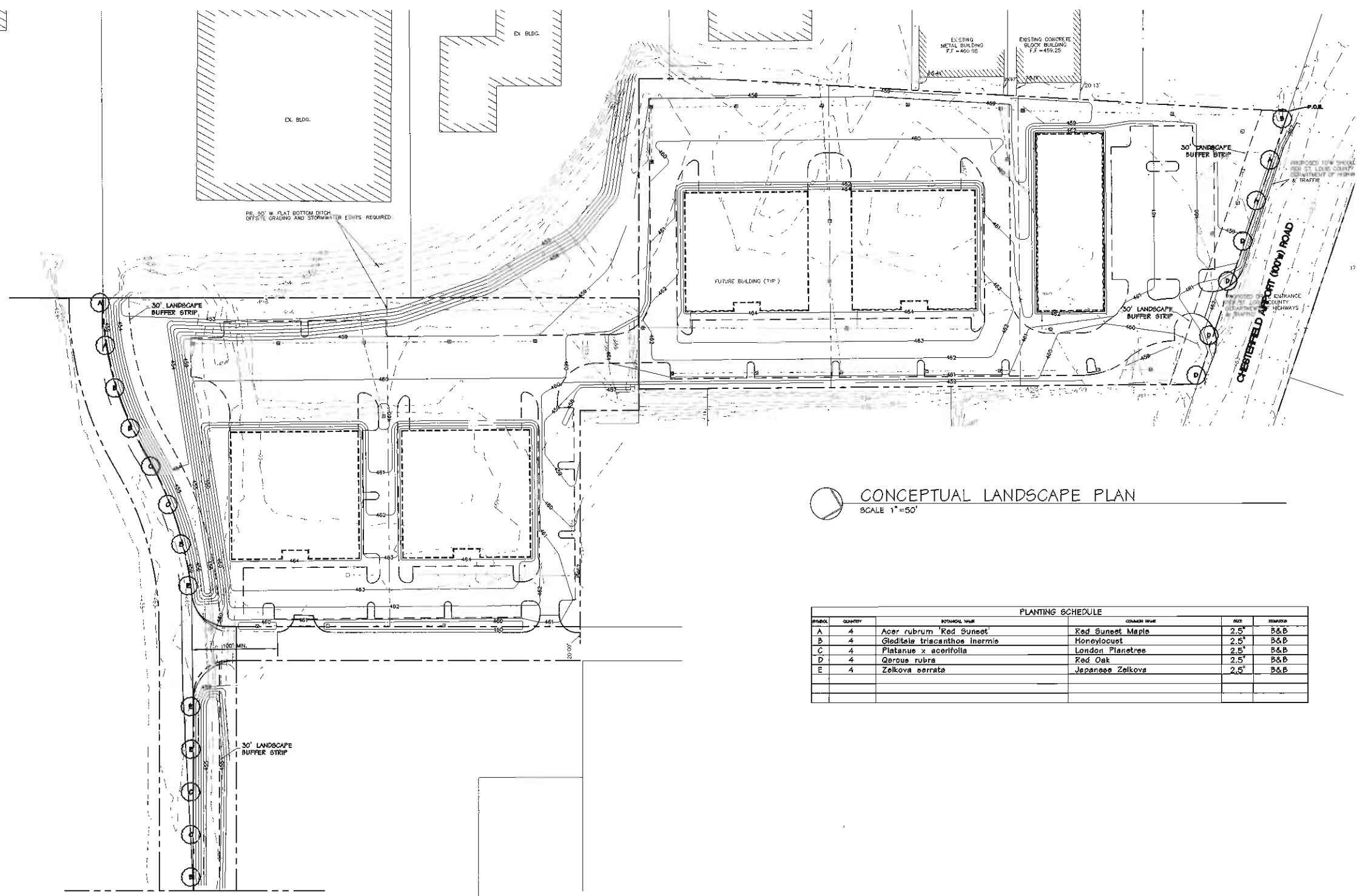
STOCK & ASSOCIATES
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH (636) 530-9100
 FAX (636) 530-9100
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

DATE: 03/23/2010
 DESIGNED BY: G.M.S.
 CHECKED BY: 03/23/2010
 SHEET: 209-4488
 OF: P-1



Jerald Saunders - Landscape Architect
 MO License # LA-037
 Consultants:



CONCEPTUAL LANDSCAPE PLAN
 SCALE 1"=50'

PLANTING SCHEDULE					
PARCEL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
A	4	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple	2.5"	B&B
B	4	<i>Gleditsia tricanthos inermis</i>	Honeylocust	2.5"	B&B
C	4	<i>Platanus x acerifolia</i>	London Planetree	2.5"	B&B
D	4	<i>Quercus rubra</i>	Red Oak	2.5"	B&B
E	4	<i>Zelkova serrata</i>	Japanese Zelkova	2.5"	B&B

NOTES:

- Street trees shall be at least two and one-half (2.5") inches in caliper
- A maximum of 20% of one species may be utilized for street trees.
- Street trees shall be located within street right-of-way unless so approved by variance
- Street trees shall not be placed within twenty-five (25) feet of street lights, street signs, and intersections.
- No trees shall be planted within ten (10) feet of street inlets or manholes.
- Landscape Buffer will include a combination of deciduous, evergreen and ornamental trees and shrubs in accordance with the City of Chesterfield Tree Preservation and Landscape Requirements Ordinance.

CHESTERFIELD AIRPORT COMMERCE PARK

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
6-14-10	Mitigation	1
8-24-10	Added Note	2

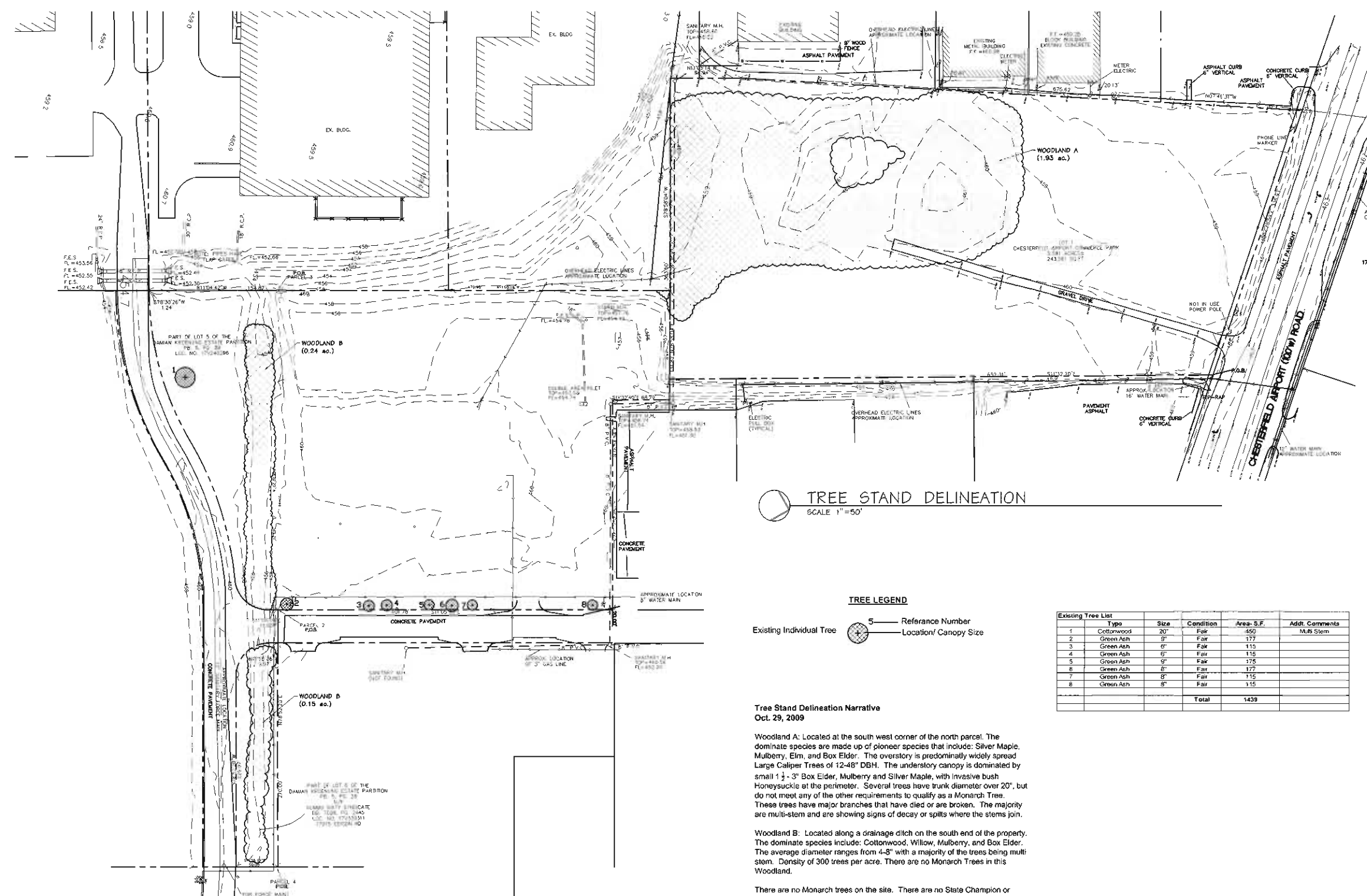
Drawn: JJ
 Checked: RB

loomisAssociates
 Landscape Architects/Planners
 10000 Blue Sky Blvd.
 Suite 100
 Chesterfield, MO 63005-3394
 Phone: 636.865.1334
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 Loomis Associates Inc.
 Missouri State Certificate of Authority #: LAC #000119

Sheet Title: CONCEPTUAL LANDSCAPE PLAN
 Sheet No: L-1
 Date: 03/19/10
 Job #: 013.015



Jarald Saunders - Landscape Architect
 MO License # LA-207
 Consultants:



TREE STAND DELINEATION
 SCALE 1"=50'

TREE LEGEND

5 — Reference Number
 Location/ Canopy Size

Existing Individual Tree

Existing Tree List					
1	Type	Size	Condition	Area- S.F.	Addt. Comments
1	Cottonwood	20"	Fair	450	MJB Stem
2	Green Ash	9"	Fair	177	
3	Green Ash	6"	Fair	115	
4	Green Ash	5"	Fair	115	
5	Green Ash	9"	Fair	175	
6	Green Ash	8"	Fair	177	
7	Green Ash	8"	Fair	115	
8	Green Ash	8"	Fair	115	
				Total	1439

Tree Stand Delineation Narrative
 Oct. 29, 2009

Woodland A: Located at the south west corner of the north parcel. The dominate species are made up of pioneer species that include: Silver Maple, Mulberry, Elm, and Box Elder. The overstory is predominately widely spread Large Caliper Trees of 12-48" DBH. The understorey canopy is dominated by small 1 1/2 - 3" Box Elder, Mulberry and Silver Maple, with invasive bush Honeysuckle at the perimeter. Several trees have trunk diameter over 20", but do not meet any of the other requirements to qualify as a Monarch Tree. These trees have major branches that have died or are broken. The majority are multi-stem and are showing signs of decay or splits where the stems join.

Woodland B: Located along a drainage ditch on the south end of the property. The dominate species include: Cottonwood, Willow, Mulberry, and Box Elder. The average diameter ranges from 4-8" with a majority of the trees being multi stem. Density of 300 trees per acre. There are no Monarch Trees in this Woodland.

There are no Monarch trees on the site. There are no State Champion or Rare Trees on this site.

Douglas A. DeLong - Certified Arborist MW-4826A
 DeLong Landscape Architecture
 7620 West Bruno
 St. Louis, MO 63117
 (314) 346-4858

WOODLAND A = 1.93 Ac. (84,251 sq. ft.)
 WOODLAND B = 0.39 Ac. (17,080 sq.ft.)
 INDIVIDUAL TREES = 0.03 Ac (1,439 sq. ft.)
 Total Existing Canopy 2.36 Ac (102,770 sq. ft.)

Tree Stand Delineation Plan Prepared
 under direction of: Douglas DeLong
 Certified Arborist MW- 4826A

Base Map Provided by: Stock and Associates Inc.

CHESTERFIELD AIRPORT COMMERCE PARK

CHESTERFIELD, MISSOURI

Revisions:

Date	Description	No.
8-14-09	Woodland Addition	1

Drawn: JU
 Checked: RS

loomisAssociates

Landscape Architects/Planners

10000 South Lindbergh Blvd., Suite 100
 Overland Park, MO 66204
 Phone: (913) 666-1100
 Fax: (913) 666-1101
 www.loomisassociates.com

Loomis Associates, Inc.
 Missouri State Certificate of Authority #: LAC #002018

Sheet Title: **TREE STAND DELINEATION**
 Sheet No.: **TSD**

Date: 11/17/09
 Job #: 013.015