



VII. A.

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

Planning Commission Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: October 14, 2013

From: Jessica Henry
Project Planner

Location: West side of Boone’s Crossing on the north side of North Outer 40 Road.

Applicant: ACI Boland Architects on behalf of Joe H. Scott Living Trust

Description: **Larry Enterprises – Lynch Hummer, Lot B (Scott Retail):** Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for a 7.09 acre lot of land zoned “PI” Planned Industrial District located on the west side of Boone’s Crossing on the north side of North Outer 40 Road.

PROPOSAL SUMMARY

ACI Boland Architects has submitted, on behalf of the Joe H. Scott Living Trust, an Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for a proposed retail building.

The request is for a 9,500 square foot retail building located on North Outer 40 Road, west of the Heavy Duty Equipment building (former Lynch Hummer dealership). The subject site is zoned “PI” Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2055. The exterior building materials will be comprised of brick, masonry units, glass and an aluminum storefront. The proposal includes a flat roof with extended masonry parapets.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

On October 3, 2001, the City of Chesterfield approved Ordinance 1790 which rezoned the property from “NU” Non-Urban District and “FPNU” Non-Urban Flood Plain District to “PI” Planned Industrial District. Ordinance 1790 was repealed on January 21, 2004, when the City of Chesterfield approved Ordinance 2055 to allow for outdoor storage and a change to building setbacks.

On May 24, 2004, a Site Development Concept Plan for the development and Site Development Section Plan for Lot B were approved. The approved Site Development Concept Plan includes four buildings located within the development. Of the four planned buildings, only the easternmost has been constructed. The proposal for the “Scott Retail” building would be located as building C on the Concept Plan and is consistent with the development layout as well as the site density (9,600 square feet on Concept Plan, 9,500 square feet proposed) and design (e.g. cross access).

Land Use and Zoning of Surrounding Properties:

North: Land to the north is zoned “FPNU” Flood Plain Non-Urban District. This land lies on the north side of the Chesterfield Monarch Levee Trail and unlike the subject property, is only flood protected by an agricultural levee.

South: The properties to the south of Highway 40 are zoned “C-8” Planned Commercial District and contain retail buildings.

East: Properties east of the site are zoned “PI” Planned Industrial District and “PC” Planned Commercial District and contain a youth education facility and a medical office building.

West: The properties to the west are zoned “PI” Planned Industrial District and are currently vacant.



STAFF ANALYSIS

Zoning Regulations

The subject site is zoned “PI” Planned Industrial District. The submittal was reviewed against the requirements of Ordinance 2055, the Lighting Ordinance, the Architectural Review Requirements and all other applicable sections of the City Code.

Traffic Access and Circulation

Vehicular access to the site will remain at the single access point off North Outer 40 Road. This access point will become a shared access drive for the existing building and the proposed Scott Retail building. A cross-access easement located along the southern perimeter of the site will allow for access between Lot B and any future development on Lot A. This cross-access easement also limits unnecessary curb cuts.

Green Space

City of Chesterfield Ordinance Number 2055 requires a minimum of 31% green space for the development. The site, as proposed, shows 31.07% green space. Green space is generally concentrated along the levee trail at the northern boundary of the site. The project also includes two large rain gardens located in the southern half of the site.

Landscaping

City of Chesterfield Ordinance 2055 specifically discusses and addresses the underseepage berm presence which impacts the ability of including landscaping in certain areas. Ordinance 2055 states the following: “Since landscaping is not permitted in the underseepage berm area, landscape provisions for said area, including but not exclusive to landscaped parking islands and perimeter landscape requirements, will not be required to adhere to the Landscaping Guidelines adopted by the Planning Commission. In this event, landscaping plans shall be approved by the Planning Commission during the appropriate site development plan (Concept or Section) review. The landscaping plans will include additional landscaping provisions in the front portion of the building area which will buffer the lack of landscaping in the rear of the property. The landscaping plans will include additional landscaping that will not only be comprised of additional plantings but will also include landscape features which may include but not limited to water features, brick planters and outdoor artwork.”

In order to satisfy this requirement, the applicant has proposed to plant two large rain gardens comprised of a mix of native grasses, forbs, and seasonal flowers. The first rain garden that is shown adjacent to the loading dock was included to satisfy a recommendation from the Architectural Review Board.

When the existing Building D was reviewed by the Architectural Review Board (and subsequently approved by Planning Commission), a hedgerow was required along the frontage of North Outer 40 Road in front of the parking field. The proposed design for the addition of the Scott Retail building does not specifically include this hedgerow, but rather, proposes the second rain garden which is to be planted with nine trees and various shrubs around the perimeter to serve as a buffer between the proposed building and North Outer 40 Road.

Overall, the southern portion of the site will contain thirty-three trees, including deciduous, evergreen, and ornamental varieties. Other landscape beds will contain a mix of shrubs, annuals, and perennials.

Parking and Outdoor Storage Areas

Parking for the site is provided to the south of the building and on the east side of the lot. The number of parking spaces provided meets the requirements of the Off-Street Parking, Stacking, and Loading Regulations section of the City of Chesterfield Zoning Ordinance. The existing building on the east side of the site includes parking stalls immediately along the frontage of the site. The proposed building on Lot B does not include the parking spaces along the southern edge of this drive, thus reducing the visual impact of the immediate parking of vehicles for the use.

The plan that was originally submitted for review and that was presented before the Architectural Review Board showed parking that greatly exceeded the City's maximum parking requirements. Although the number of striped parking spaces was reduced to comply with City requirements, the site is still heavily paved to accommodate future outdoor inventory display. These areas are shown on the plan as "outdoor storage" and are located primarily at the rear of the site, with a smaller section along the eastern perimeter of the site.

In regards to outdoor storage, the City of Chesterfield Municipal Code 1003.177 Architectural Review includes the following requirement specific to Chesterfield Valley, "Screen outdoor storage of goods, equipment or automobiles for sale or service from I-64/US 40." However, due to the restriction set forth by the Monarch-Chesterfield Levee District, no screening can be provided on the north side of the site since this area is within the Underseepage Berm Easement. This same restriction accounts for the lack of screening on the existing Building D site when it was initially developed as the Lynch Hummer dealership.

Architectural Elevations

The project was reviewed by the Architectural Review Board on June 13, 2013. The Board made a motion to forward to the Planning Commission the Amended Architectural Elevations for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail), as presented with a recommendation for approval to the Planning Commission with the following recommendation:

1. Extra landscaping is to be wrapped around to the north door to the westernmost loading dock.

The motion passed by a voice vote of 4-0. The applicant complied fully with the Architectural Review Board's recommendation.

Lighting

The proposed Lighting Plan for the Scott Retail Building includes pole and wall mounted parking lot fixtures. The Lighting Plan also shows pole mounted light fixtures that were constructed in conjunction with the existing Heavy Duty Equipment building (Building D). These fixtures are shown on the Lighting Plan in a light gray color; all proposed fixtures for the site before you now are shown in black. On October 13, 2008, the Planning Commission approved the light levels for the parking lot associated

with Building D by a voice vote of 8-0. The portion of Lot B that will contain Building C and that is currently under review complies fully with the Lighting Ordinance.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Elevations, and Architect’s Statement of Design and has found the application to be in conformance with Ordinance 2055 and the Lighting Ordinance. The lack of screening for outdoor storage is in conflict with the City Code and the Architectural Review Requirements; however, the Monarch-Chesterfield Levee District will not allow screening on the north side of the site since this area is within the Underseepage Berm Easement. Staff recommends adherence to the Monarch-Chesterfield Levee District requirement. Staff recommends approval of the Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail).

MOTION

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

- 1) “I move to approve (or deny) the Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail).

- 2) “I move to approve the Amended Site Development Section Plan, Amended Lighting Plan, Amended Landscape Plan, Architectural Elevations, and Architect’s Statement of Design for Larry Enterprises – Lynch Hummer, Lot B (Scott Retail), with the following conditions...” (Conditions may be added, eliminated, altered or modified)

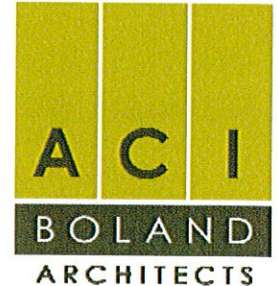
Cc: Aimee Nassif, Planning and Development Services Director

Attachments: Architect’s Statement of Design
Site Layout and Photos
Architectural Rendering
Architectural Elevations
Amended Site Development Section Plan
Amended Lighting Plan
Amended Landscape Plan

RECEIVED
City of Chesterfield

OCT - 1 2013

Department of Public Services



May 15, 2013

Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63005

ACI BOLAND ARCHITECTS – ST. LOUIS
11477 Olde Cabin Road, Suite 100
St. Louis, Missouri 63141
T.314.991.9993
F.314.991.8878

Re: Scott Properties - Chesterfield, Missouri
ACI Boland Project No. 213013

Dear Ms. Nassif:

We are pleased to submit the following project to The City of Chesterfield Architectural Review Board for their consideration. We have included in this Statement of Design listed below regarding how we plan to address each of the pertinent design standards as part of the design submittal requirements.

STATEMENT OF DESIGN INTENT

General Requirements for Site Design

Site Relationship

The building is situated on North Outer Forty Road west of Boone's Crossing. The building entrance will face North Outer Forty Road to the south. The entrance to this development will utilize the existing single curb-cut entrance on North Outer Forty Road that is currently being used by Scott Properties' Heavy Duty Equipment and Crown Window building to the east. We are also planning to utilize the previously established cross-access agreement to allow the flow of traffic between developments.

Circulation System and Access

The building is situated in the middle of the site with drive access on all four sides to allow for free circulation and no "dead-end" lanes. The visitor parking is located on the south and east side of the site. The accessible parking spaces are located directly in front of the building allowing easy and safe access without needing to cross any drive lanes. The employee and other remaining parking is located along the north side of the building.

Topography

The existing site is relatively flat and vacant. A portion of the Monarch Levee is located at the northern end of the buildable site. The site has no substantial vegetation worth retaining currently.

Retaining Walls

We are currently not proposing the use or need of any site retaining walls in this project at this time.

May 15, 2013
Aimee Nassif
City of Chesterfield
ACI Boland Proposal No. 213013
Page 2

General Requirements for Building Design

Scale

This single story building is designed to complement the existing building to the east, also owned by Scott Properties. Since this building is to be smaller in size the scale and proportions have also been reduced to fit better with the adjacent development.

Design

This building will be a single story retail development with brick veneer, masonry bases and glass and aluminum windows. All four faces of the building will be coordinated in regards to the material and detailing. The building will also include an extended parapet to screen the mechanical equipment from the outer road and the highway.

Materials and Colors

The exterior design will be predominantly brick veneer while incorporating split-face masonry bases into the overall look of the building to match the existing adjacent development to the east, this material selection of masonry and brick will continue around all four sides of the building. We are also planning to use prefinished aluminum composite panels at the entry element and the exterior canopies. The full-height window openings along the south, west and east side will be insulated tinted glass in prefinished aluminum storefront. Again, the materials and color palette of this building will match and complement the existing building to the east.

Please refer to the exterior rendering and the larger material samples to be submitted at the Architectural Review board meeting.

Landscape Design and Screening

The site has been carefully landscaped with trees and other scrubs/plantings to compliment the scale and reduce the impact of the parking area and building to North Outer Forty Road. We have also considered the existing site to the east in our selections of plant material to create a consistent look of the two developments. The building will also include a landscaped area near the front doors to create an inviting plaza area for the patrons. We have also landscaped the Metropolitan Sewer District's required water quality sand bed filter on the south-side of the site to compliment the entire development and pleasing to the passing vehicular traffic. Unfortunately, the north side of our site is located inside the Monarch Levee underseepage berm easement so we are unable to plant any landscaping within this area.

Please refer to the submitted Landscape Plan for more information.

The building's trash container will be screened from vision by the use of an integral enclosure to the building. The enclosure will be constructed as part of the building to give the feel of a unified consistent appearance through the use of matching materials. The enclosure will have wood sight-proof swing gates that will face the north, away from all of the major pedestrian and vehicle traffic to the south.

May 15, 2013
Aimee Nassif
City of Chesterfield
ACI Boland Proposal No. 213013
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Signage

We understand that signage review is not part of this process and is will be reviewed at a later date once Scott Properties has secured a tenant for their building. Any signage submitted at that time will be designed to meet the City of Chesterfield Code.

Lighting

We understand that site lighting is not part of the Architectural Review Board submittal and is reviewed through a separate process. We have however included a Site Lighting Plan and fixture cut-sheet for your reference.

Once again, we are please to be continuing our relationship with the City of Chesterfield through the development of your wonderful city. If should need any additional information or have questions, please feel free to call me.

Respectfully Submitted,

ACI Boland Architects



Kristopher T. Mehrtens, LEED AP
Project Manager

Attachments:

City of Chesterfield – Architectural Review Board Project Statistics and Checklist



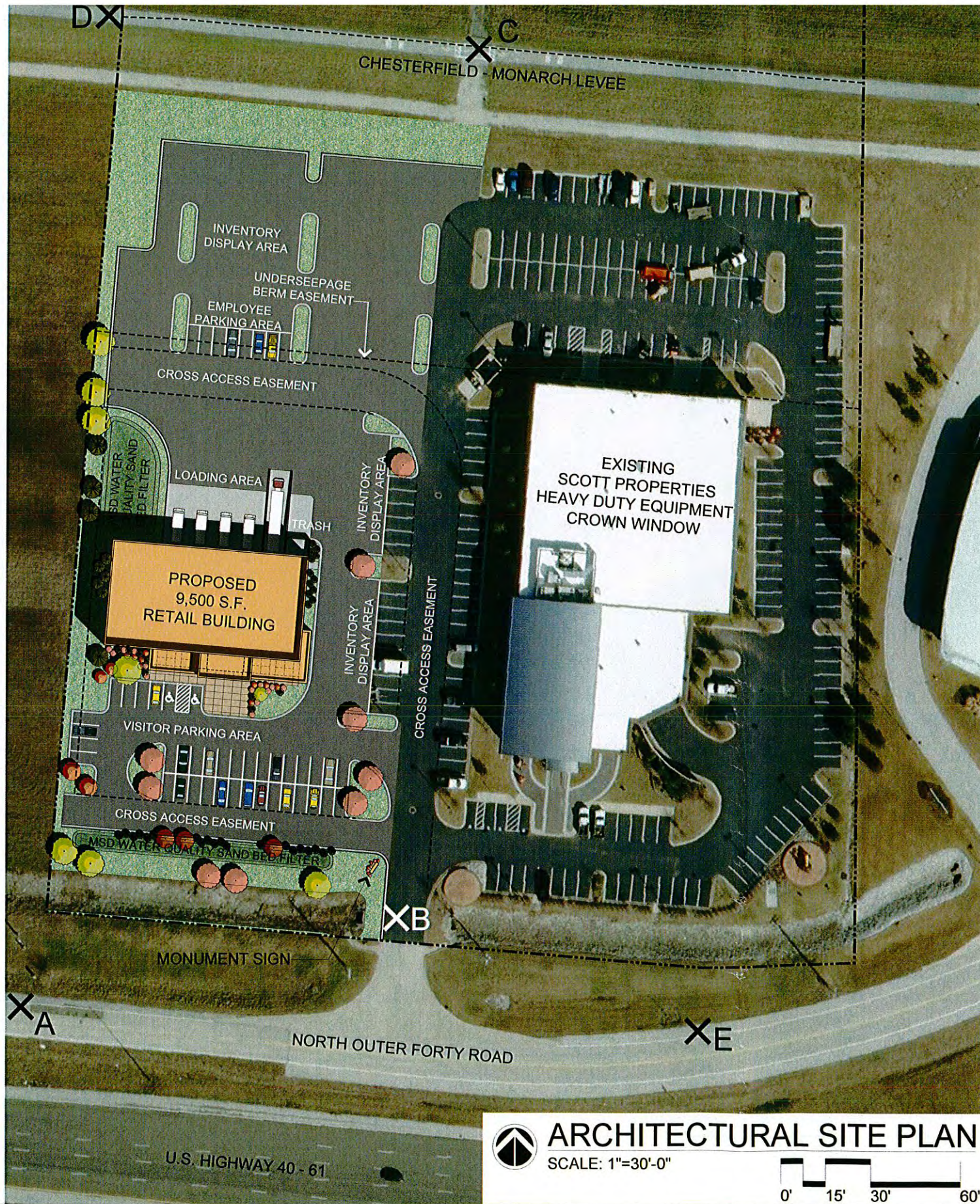
D - VIEW LOOKING SOUTHEAST



B - VIEW LOOKING NORTHEAST (EXISTING BUILDING)



A - VIEW LOOKING NORTHEAST



ARCHITECTURAL SITE PLAN

SCALE: 1"=30'-0"



C - VIEW LOOKING SOUTHWEST



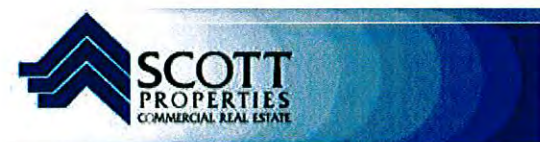
E - VIEW LOOKING NORTH (EXISTING BUILDING)



B - VIEW LOOKING NORTHWEST



09.18.2013 Revised & Resubmitted
08.30.2013 Revised & Resubmitted
213013 - 05.15.2013 Original Submission



Scott Retail

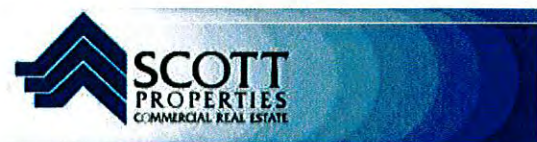
Chesterfield, Missouri

11477 Olde Cabin Road | Suite 100
St. Louis, Missouri 63141
T: 314.991.9993
aciboland.com





EXTERIOR RENDERING
LOOKING NORTHWEST

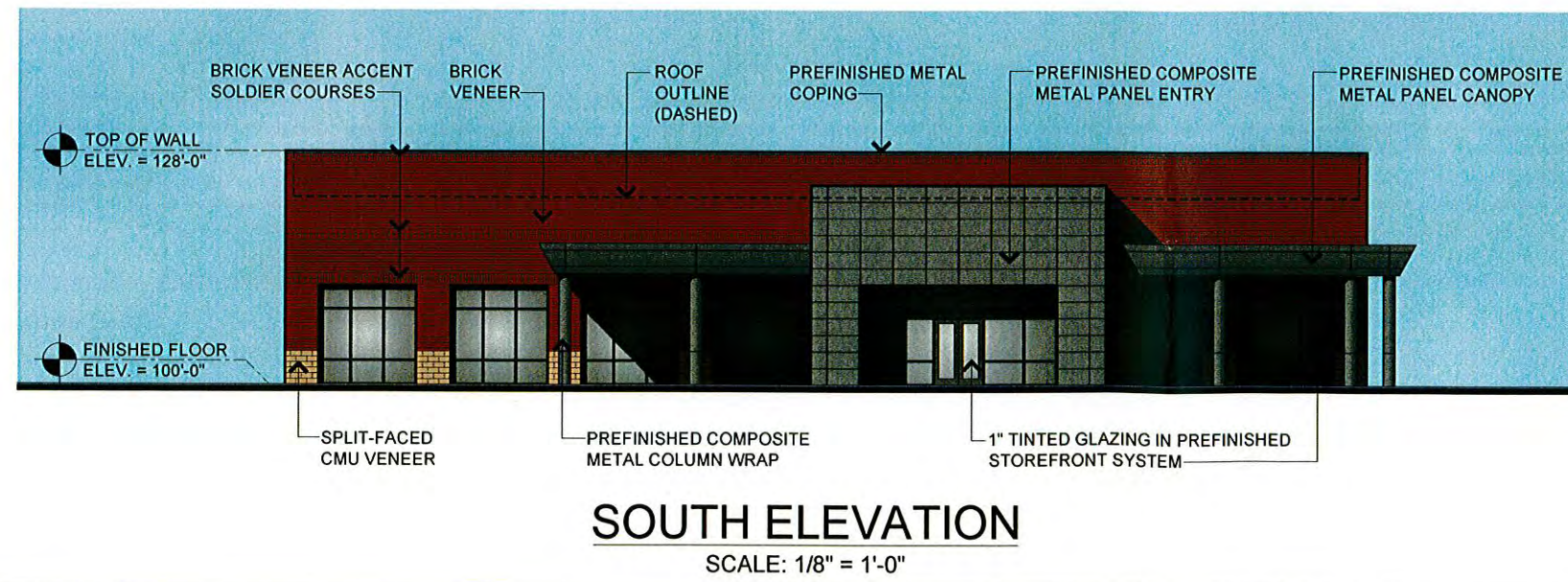
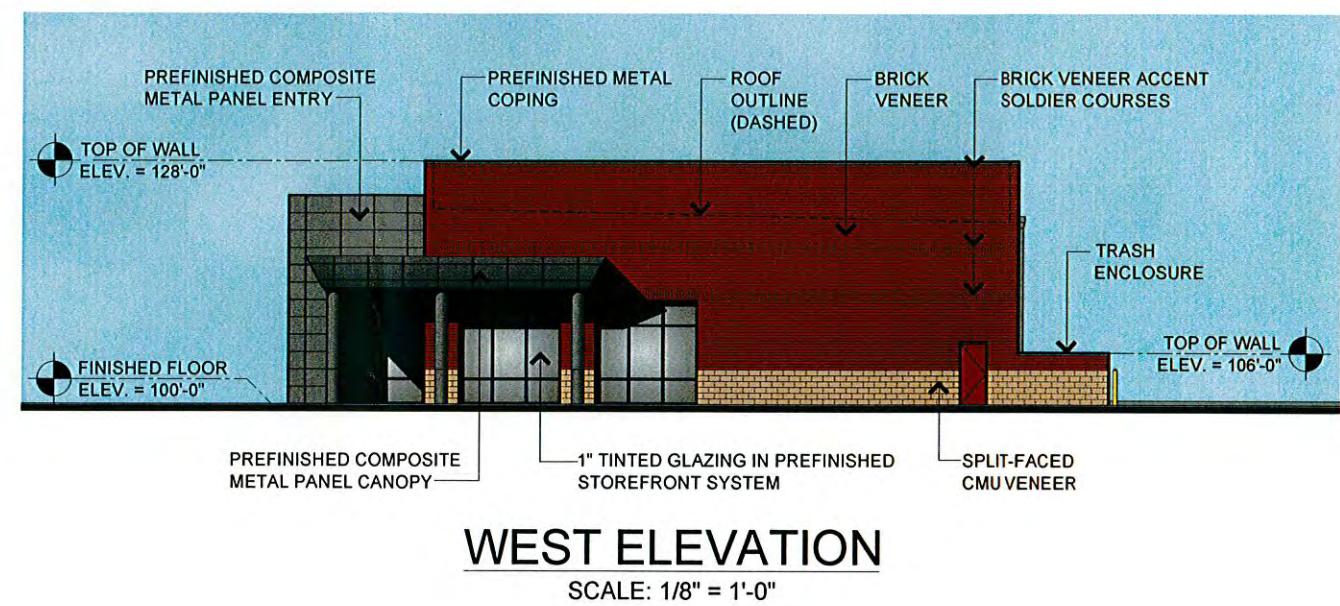
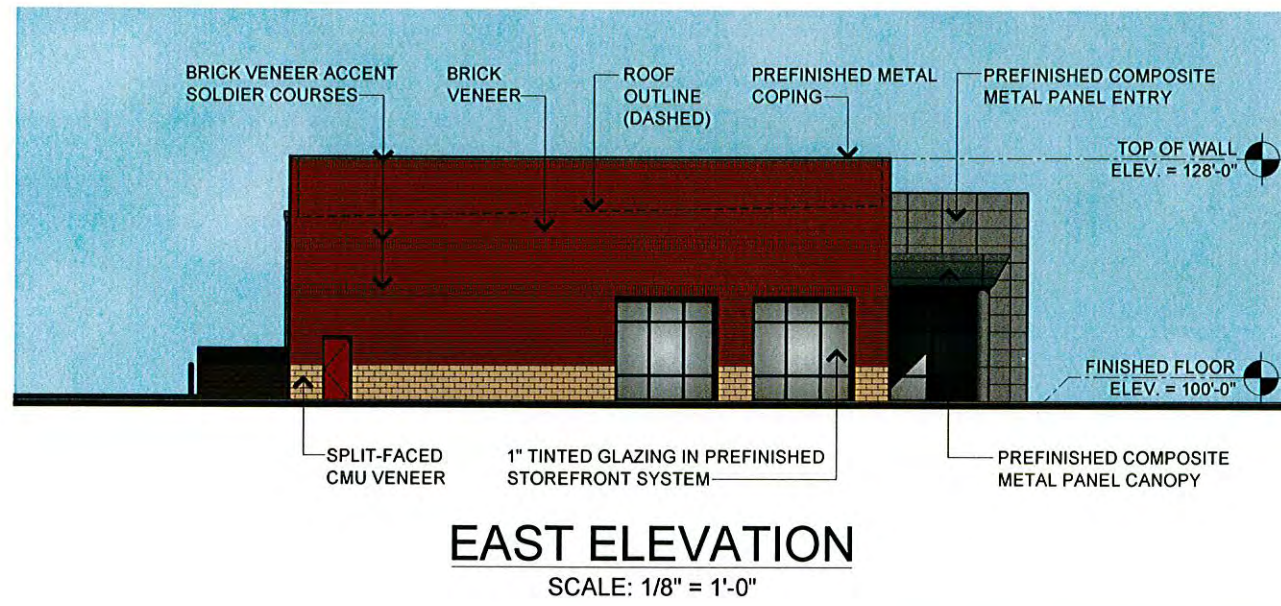
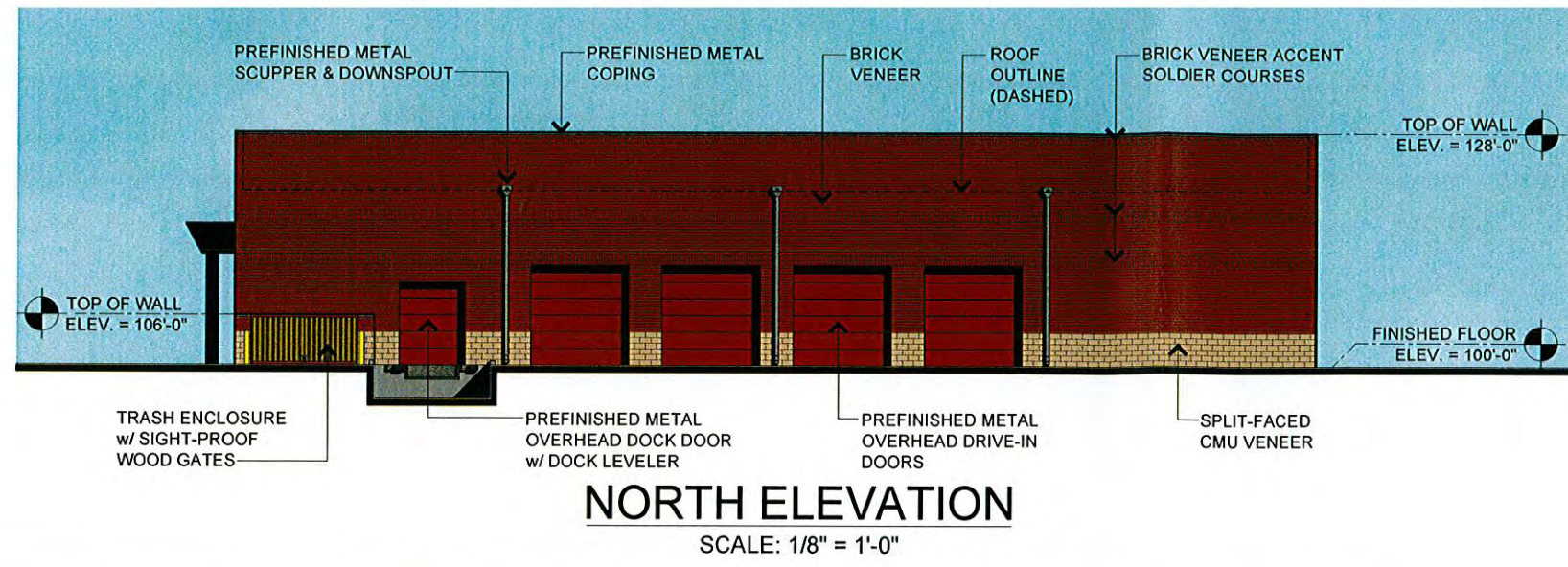


Scott Retail
Chesterfield, Missouri

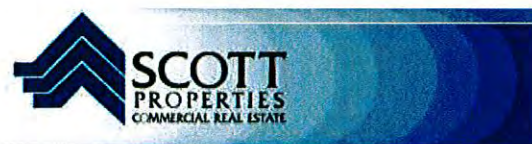
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213013 - 05.15.2013



213013 - 05.15.2013



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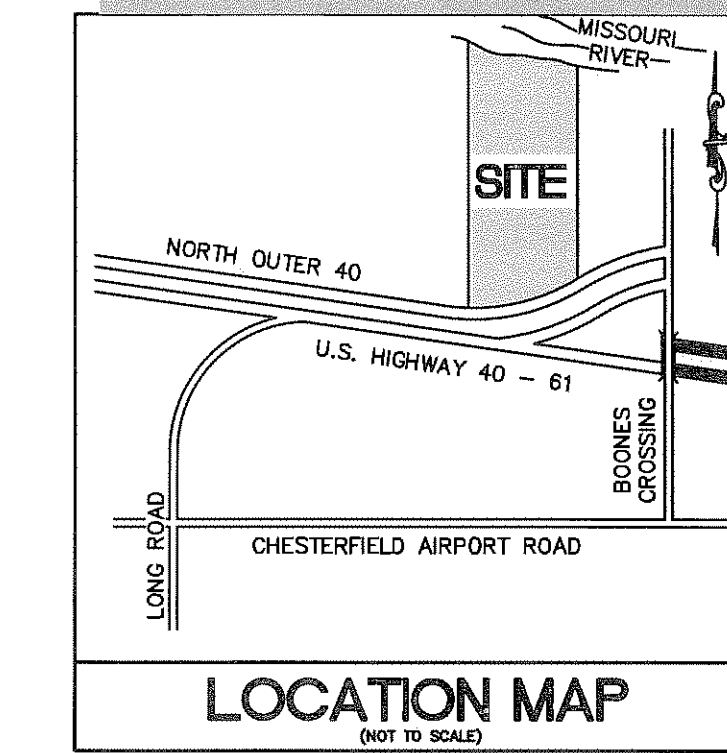


Scott Properties 6th AMENDED SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING PART OF LOT B OF LARRY ENTERPRISES AND LYNCH HUMMER SUBDIVISION AS RECORDED IN PLAT BOOK 352 PAGE 135 OF THE ST. LOUIS COUNTY RECORDS LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

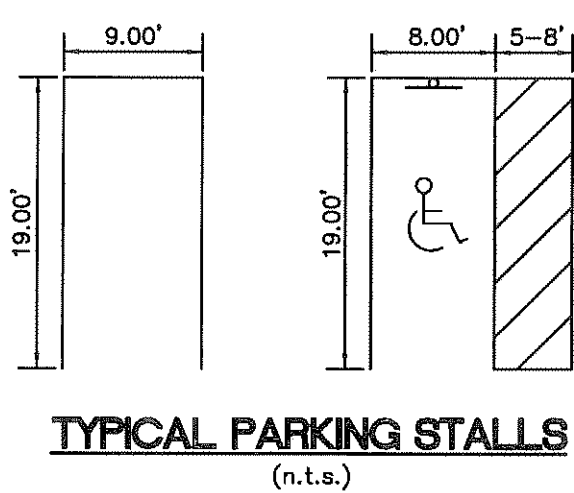
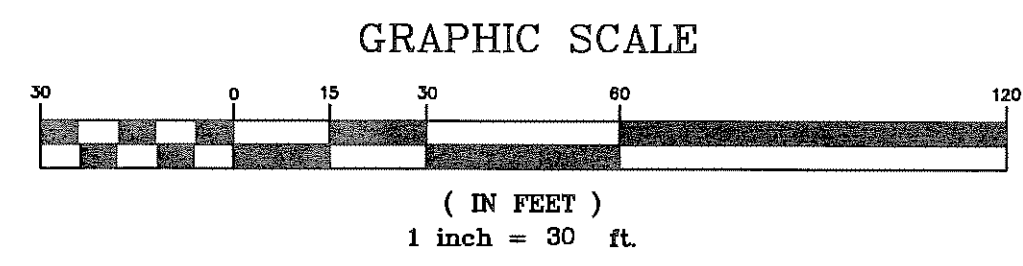
PERTINENT DATA

- OWNER = JOE & LORRETTA SCOTT TRUST
- EXISTING ZONING = P.L. (ORD. #2055)
- LOCATOR NUMBER = 17U610139
- REZONED ACREAGE = 7.09 Acres ±
- TOTAL SITE ACREAGE = 36.64 Acres ±
- FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT = ROCKWOOD R6
- SEWER DISTRICT = M.S.D.
- WATER SHED = BONHOMME CREEK
- WATER SERVICE = MISSOURI-AMERICAN WATER CO.
- GAS SERVICE = LACLEDE GAS COMPANY
- ELECTRIC SERVICE = AMERENUE ELECTRIC COMPANY
- PHONE SERVICE = AT&T



GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. 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.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. PARKING CALCULATIONS:
PROPOSED BUILDING "C"
BUILDING: 9,500 S.F./1000 x 4.0 = 38 SPACES (MIN. PARKING REQUIREMENT)
MAXIMUM SPACES = 120% OF MINIMUM = 46 SPACES
ACCESSIBLE SPACES REQ'D = 2 SPACES
LOADING REQ'D = 1 SPACES
PARKING PROVIDED = 46 SPACES
EXISTING BUILDING "D"
OFFICE: 8,043 S.F./1000 x 4.5 = 37 SPACES
WAREHOUSE: 22,297 S.F. 2/3EMP. x 11 = 8 SPACES
SPACES REQ'D = 45 SPACES
DRAINAGE = 17,914 S.F.
GREENSPACE = LOT - (BUILDING+PAVEMENT+DRAINAGE)
308,898 - 212,933 = 95,965/308,898 = 31.07%
5. F.A.R. = 0.13
6. GREENSPACE CALCULATIONS
LOT B
TOTAL LOT AREA = 308,898 S.F. = 7.09 AC.
BUILDINGS = 39,840 S.F./LOT = 12.90%
PAVEMENT = 155,179 S.F./LOT = 50.24%
DRAINAGE = 17,914 S.F.
GREENSPACE = LOT - (BUILDING+PAVEMENT+DRAINAGE)
308,898 - 212,933 = 95,965/308,898 = 31.07%
7. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD MISSOURI AND THE MONARCH LEVEE DISTRICT.
8. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
9. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AM" (FLOOD DEPTHS OF 1 TO 3 FEET) (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATION DETERMINED (ELEVATION 459) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 291800140 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED JULY 6, 2012.
10. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
11. ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.



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

- ### 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
 - P.B. - PLAT BOOK
 - P.C. - PAGE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - SQ. - SQUARE
 - T. - TELEPHONE CABLE
 - V.C.P. - VITRIFIED CLAY PIPE
 - W. - WATER
 - (86"W) - RIGHT-OF-WAY WIDTH

PREPARED FOR:
SCOTT PROPERTIES
c/o JOE AND LORRETTA SCOTT
1065 EXECUTIVE PARKWAY, SUITE 300
ST. LOUIS, MO 63141
(314) 542-0105

M.S.D. BENCHMARKS
11-108 486.82 - "Standard Aluminum Disk" stamped SL-40 1990 Disk is set along the north side of the North Outer Road of Highway 64 and the extended centerline of the South of Saint Louis Boulevard. Approximately 0.3 mile north of Chesterfield Airport Road.

Commencing at the intersection of the Northerly line of Missouri State Highway 40-61 with the Easterly line of Share 1 of the Subdivision of the Estate of Peter Steffen, as recorded in Deed Book 80, Page 457 in the St. Louis County Records; thence along said Northerly line, South 85 degrees 17 minutes 37 seconds East 537.04 feet to the TRUE POINT OF BEGINNING of the herein described; thence departing said Northerly line along the Westerly line of Lot B, North 04 degrees 42 minutes 23 seconds East along said Westerly line 535.09 feet; thence North 00 degrees 27 minutes 05 seconds East along said Westerly line 2594.01 feet to the edge of water of the Missouri River, as located on November 5, 2003; thence Eastwardly along said edge of water the following courses and distances: South 65 degrees 14 minutes 08 seconds East 403.17 feet and South 68 degrees 59 minutes 09 seconds East 133.36 feet to the West line of Lot 1 of the Subdivision of the Estate of Herman Ficke; thence South 00 degrees 19 minutes 57 seconds West 3,101.02 feet along said West line of Lot 1 to the said North right-of-way line of Missouri State Highway 40-61; thence South 87 degrees 59 minutes 38 seconds West along said North right-of-way line 102.27 feet and North 85 degrees 17 minutes 37 seconds West along said North right-of-way line 441.78 feet to the POINT OF BEGINNING and containing 1,596,408 square feet or 36.648 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on December 2, 2003.

GEOTECHNICAL ENGINEER'S STATEMENT
Midwest Testing, at the request of Larry Enterprises, has performed a geotechnical exploration for the property of which this project proposed herein is a part thereof. Our findings indicated that the earth-related aspects are suitable for the development proposed herein pursuant to the geotechnical recommendations and considerations set forth in our December 5, 2000 report, titled Geotechnical Exploration - Mill Joe No. 3783 - Office Building - Chesterfield, Missouri.
MIDWEST TESTING
Richard D. Loughlin, P.E.
Missouri Registration No. E-20132
Date

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2013, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.

By: _____
Planning and Development Services Director
By: _____
City Clerk

Joe & Lorretta Scott Trust (Scott Properties), the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 100.3 (applicable subsection) (present zoning) of the City of Chesterfield Ordinance No. 624, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

Scott Properties
by: _____
Joe H. Scott Sr.
Owner

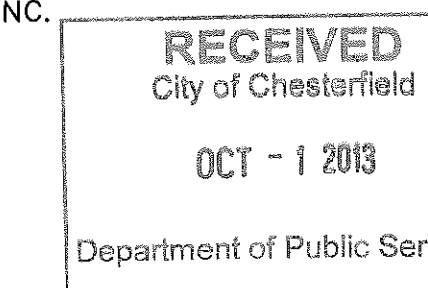
STATE OF _____)
COUNTY OF _____) SS.

ON THIS _____ DAY OF _____, 2013,
BEFORE ME APPEARED _____ TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A _____ AND AN AUTHORIZED REPRESENTATIVE OF A MISSOURI _____ AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID COMPANY, AND SAID _____ ACKNOWLEDGED THE SIGNING OF SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this 6th Amended Site Development Section Plan from a field survey and does not represent a property boundary 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
Daniel Ehlmann, Missouri L.S. No. 2215

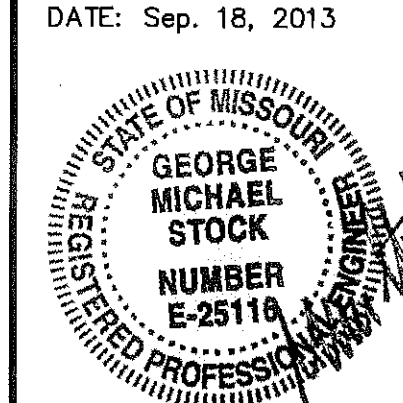


SITE DEVELOPMENT SECTION PLAN FOR:

SCOTT PROPERTIES
17385 North Outer Forty Road
City of Chesterfield
Missouri

PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.



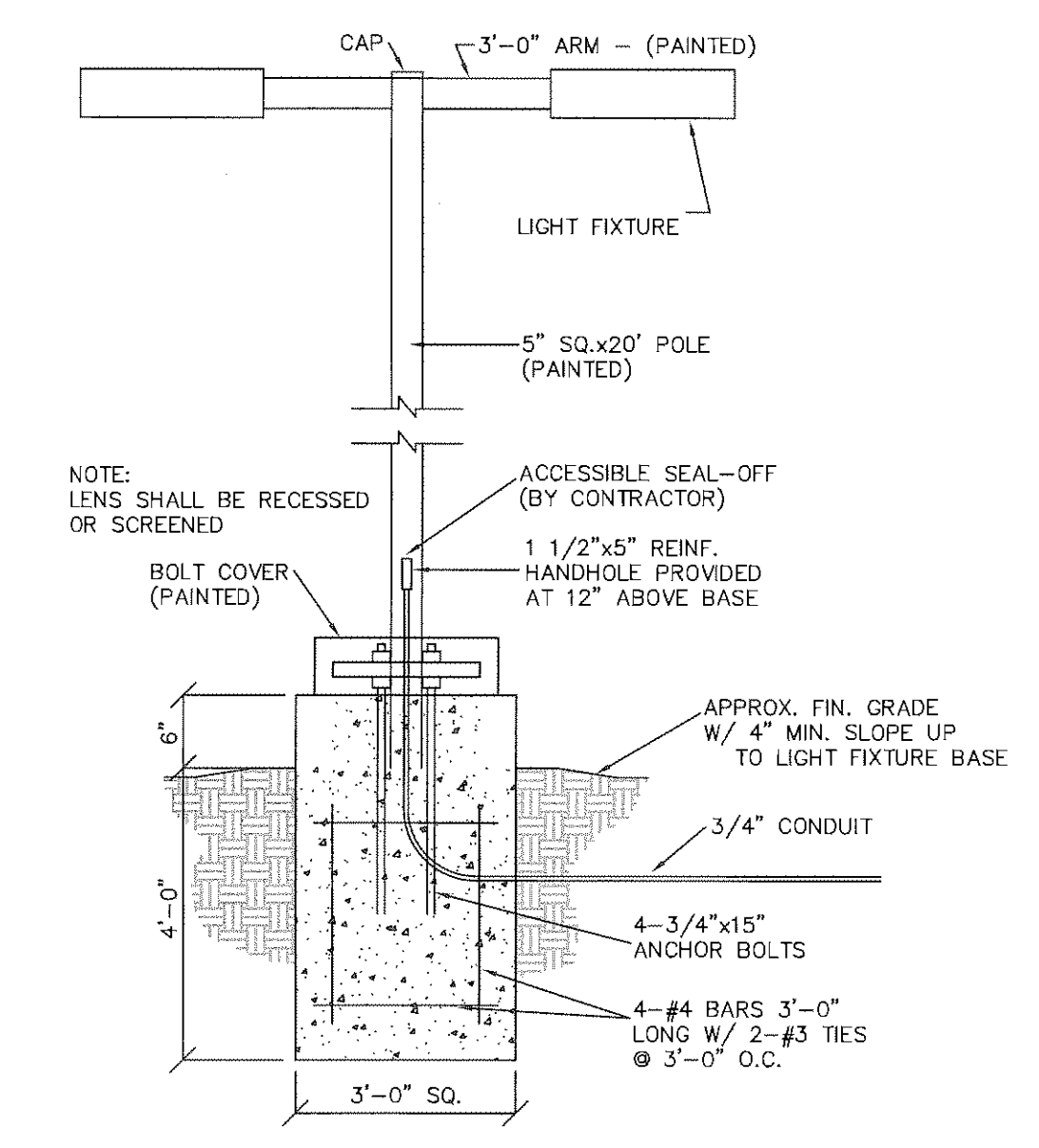
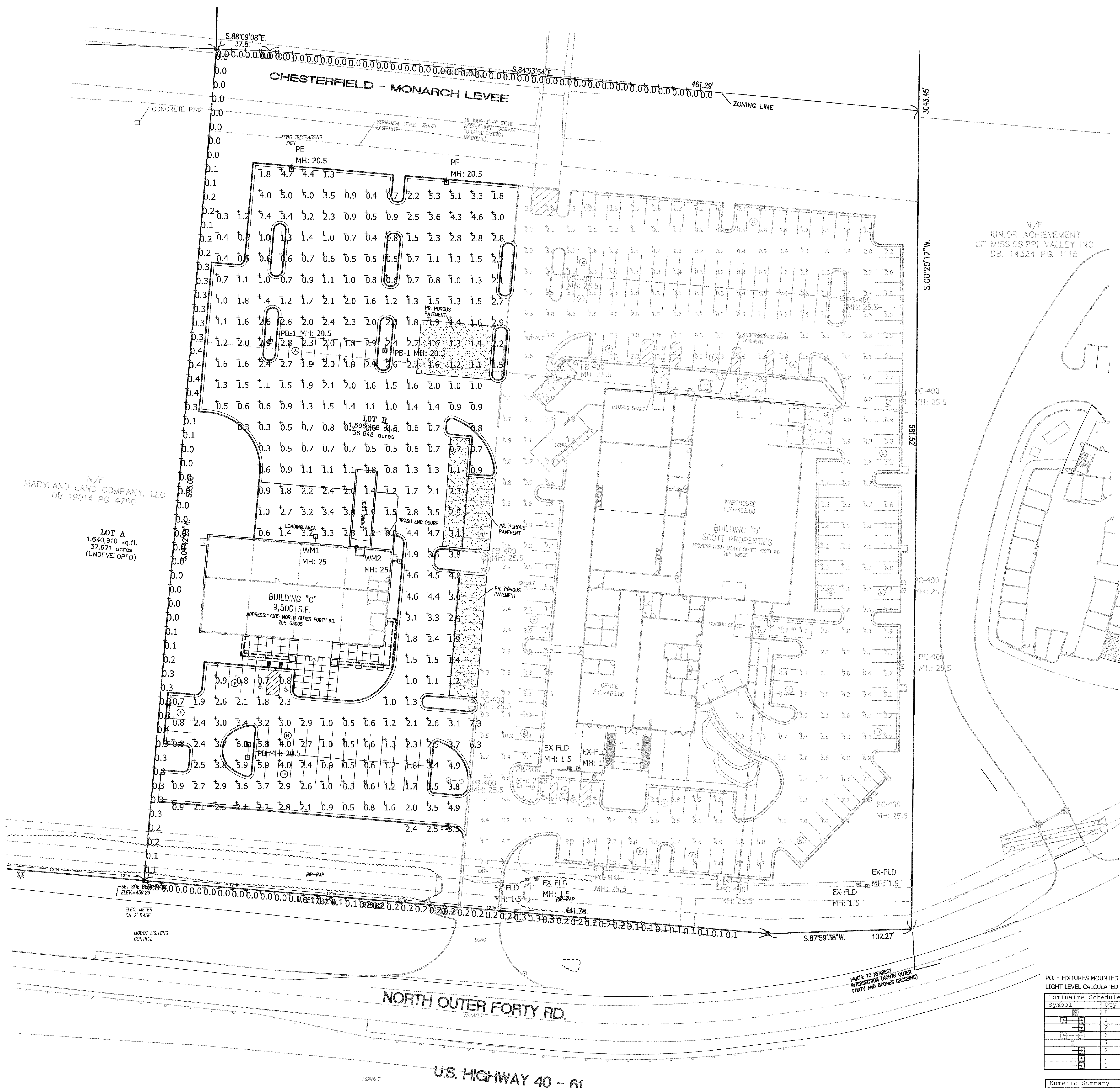
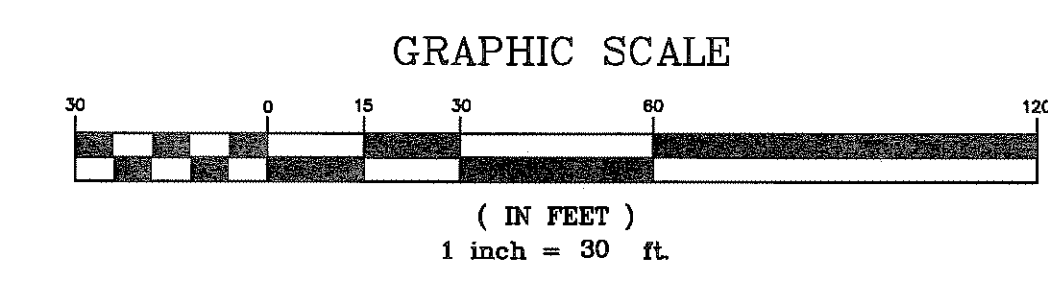
GEORGE M. STOCK E-25118
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:
1 Per City Comments 06.27.13
2 Per City Comments 08.30.13
3 Per City Comments 09.18.13

DRAWN BY: J.E.F. CHECKED BY: G.M.S.
DATE: 05/07/13 JOB NO: 213-5117
SLS: P.F. DATE W/P: #17-U
SLS: M.F. # DATE W/P: #

SHEET TITLE:
SITE DEVELOPMENT SECTION PLAN

SHEET NO.:
C1



POLE FIXTURES MOUNTED ON 20' POLE & 6" BASE
 LIGHT LEVEL CALCULATED ON THE GROUND

Symbol	Qty	Label	Arrangement	Lumens	LF/F	Description
EX-FLD	1	EX-FLD	SINGLE	32980	0.650	400W FLOOD
PB	1	PB	BACK-BACK	36000	0.650	GSM-AM-400-MH-MT-AS-FG TWIN
PB-1	2	PB-1	SINGLE	36000	0.650	GSM-AM-400-MH-MT-AS-FG SINGLE
PB-400	6	PB-400	BACK-BACK	36000	0.650	GSM-AM-400-MH-MT-AS-FG
PC-400	7	PC-400	ROTATED OPTICS	33100	0.650	GSM-AM-400-MH-MT-SL-FG
PE	2	PE	SINGLE	33100	0.650	GSM-AM-400-MH-MT-SL-FG SINGLE
WM1	1	WM1	SINGLE	33100	0.650	GSM-AM-400-MH-MT-SL-FG WALL MOUNT
WM2	1	WM2	SINGLE	40000	0.650	GSM-AM-400-MP-MT-3S-FG-HS WALL MOUNT

Numeric Summary		Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line 1	Calc/Type	fc	0.11	0.4	0.0	N.A.	N.A.
Runner	Illuminance	fc	3.07	10.2	0.1	30.70	102.60
SCOTT PROPERTIES	Illuminance	fc	1.93	7.3	0.3	6.43	24.33

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
 ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTS, LAMP TYPE, AND
 EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
 VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

PREPARED FOR:
 SCOTT PROPERTIES
 c/o JOE AND LORRETTA SCOTT
 1065 EXECUTIVE PARKWAY, SUITE 300
 ST. LOUIS, MO 63141
 (314) 542-0105

PREPARED BY:

SITE DEVELOPMENT SECTION PLAN FOR:
SCOTT PROPERTIES
 17385 North Outer Forty Road
 City of Chesterfield
 Missouri

DATE: Sept. 18, 2013

 GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

REVISIONS:
 1 Per City Comments 06.27.13
 2 Per City Comments 08.30.13

DATE: 05/07/13
 JOB NO: 213-5117
 SHEET NO: 17-U
 SHEET TITLE: SITE PHOTOMETRIC PLAN

SHEET NO: **C2**

REVISIONS	BY
6/14/13	RMM
8/24/13	RMM

landscape
TECHNOLOGIES

61 Jackson Creek Plaza
St. Charles, Missouri 63304
MO Landscape Architectural Corporation 1400000192

(636) 938-7250
Fax: (636) 938-4553

REGISTERED LANDSCAPE ARCHITECT #000018
DATE: 8/24/13

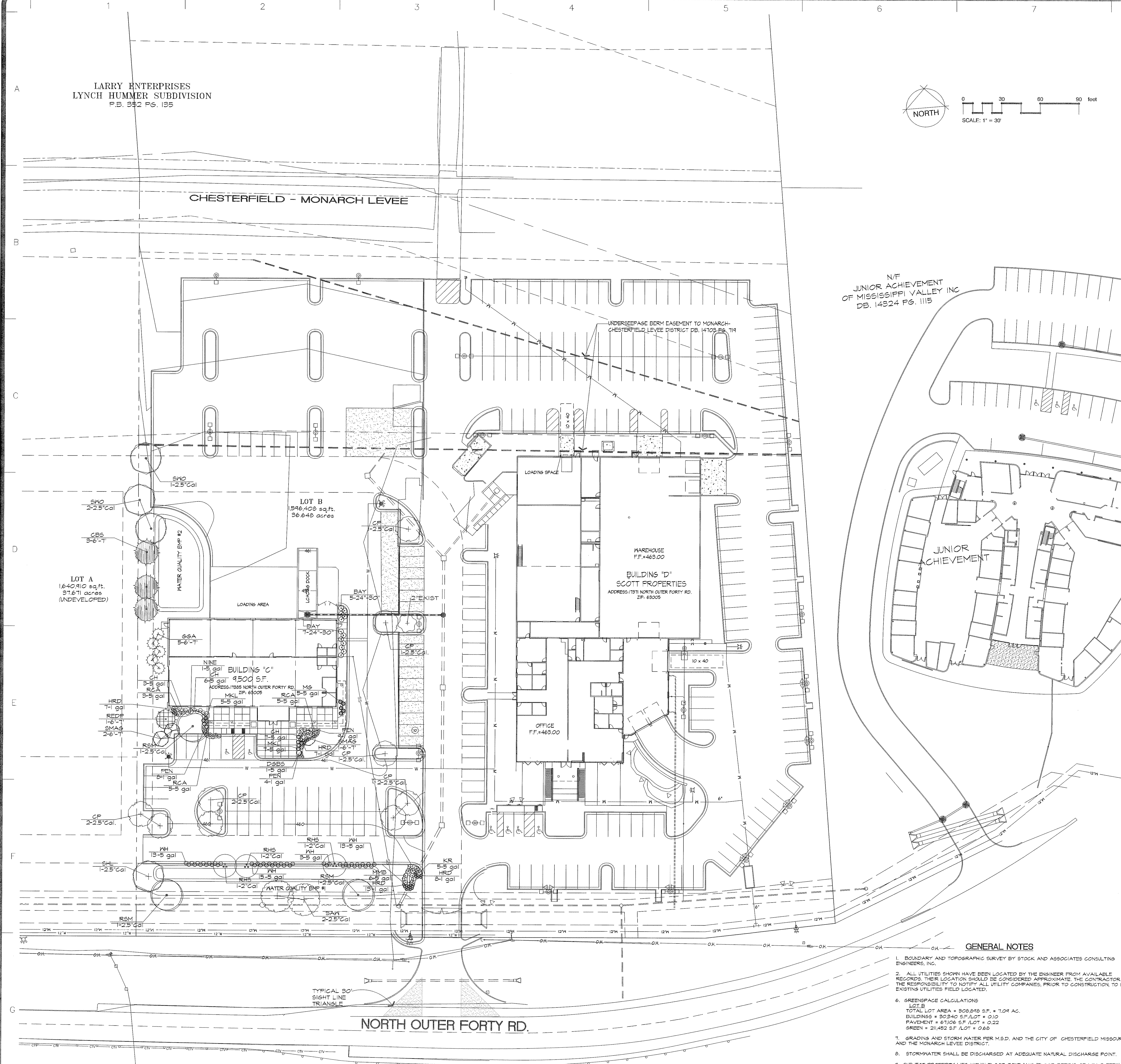
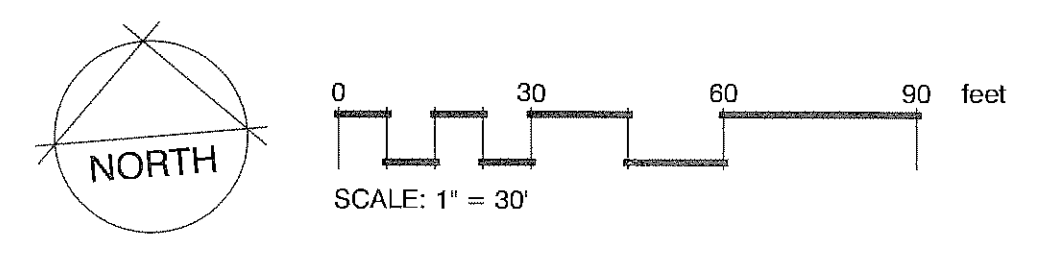
PLANTING PLAN FOR THE PROPOSED
Scott Properties
17385 N. OUTER 40 ROAD CHESTERFIELD, MO 63005

DRAWN	R. MARDIS
CHECKED	RMM/GJB
DATE	5/6/13
SCALE	1"=30'-0"
JOB No.	2013-120
SHEET	L-1

OF TWO SHEETS

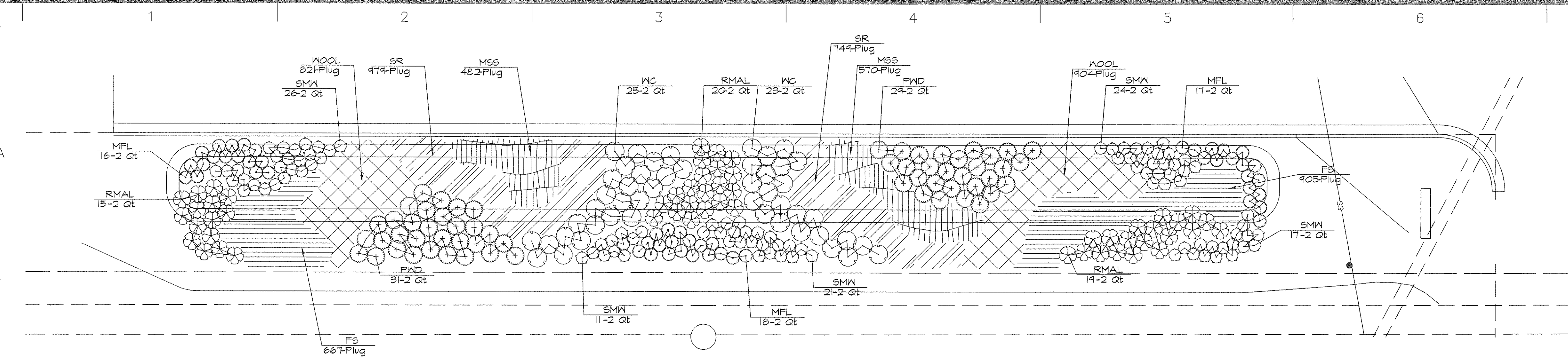
LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
 - The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
 - All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
 - No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Miral fabric shall be used beneath all gravel mulch beds. Edge all beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:**
- Landscape Contractor shall provide a separate proposal to maintain all plants through overcover, perennials and annuals for a period of 12 months after acceptance.
 - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Rototill topsoil mix to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
 - Landscape contractor to apply pre-emergent herbicide to all planting areas upon completion of planting operations and before application of shredded bark mulch.
- MISC. MATERIAL:**
- Provide stakes and deadmen of sound, raw hardwood, free of knots and defects.
 - Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.
- TURF:**
- All disturbed lawn areas to be seeded with a mixture of Turf-type fescue (80% per acre) and bluegrass (18% per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
 - Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
 - Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
- EROSION CONTROL BLANKET (Where applicable):**
- All seeded areas shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by North American Green, DS 75 or approved equal. Install per manufacturer's recommendations.
- PLUG PLANTING NOTES:**
- All plugs to be 4-1/2" deep X 2" diameter minimum.
 - Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
 - Plugs shall be spaced in a triangular layout approximately 24" on center. Plugs shall be planted through erosion control blanket where appropriate.
 - Obtain plugs from a reputable nursery.
 - Plant plugs upon delivery of planting so that soil is moist but not saturated.
 - If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.
- SIGHT TRIANGLES:**
- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impeded the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surface.
 - The triangle adjacent to street intersections shall be formed by measuring from the point of intersection of the front and side lot lines a distance of 25' minimum along said front and side lot lines and connecting the points so established to form the sight triangle area.
 - Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed as outlined in Note #2 above by measuring from the point of intersection of the street frontage curves and the entrance curve lines a distance of 25' and connecting the points so established to form the sight triangle area.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.



- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 - 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.
 - GREENSPACE CALCULATIONS
LOT B
TOTAL LOT AREA = 809,810 S.F. = 1.04 AC.
BUILDINGS = 80,940 S.F./LOT = 0.10
PAVEMENT = 67,106 S.F./LOT = 0.22
GREEN = 211,822 S.F./LOT = 0.66
 - GRADINGS AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD, MISSOURI AND THE MONARCH LEVEE DISTRICT.
 - STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
 - SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) (USUALLY AREAS OF FLOODING) BASE FLOOD ELEVATION DETERMINED (ELEVATION 454) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 24056C040 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LHM, DATED APRIL 11, 2000.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

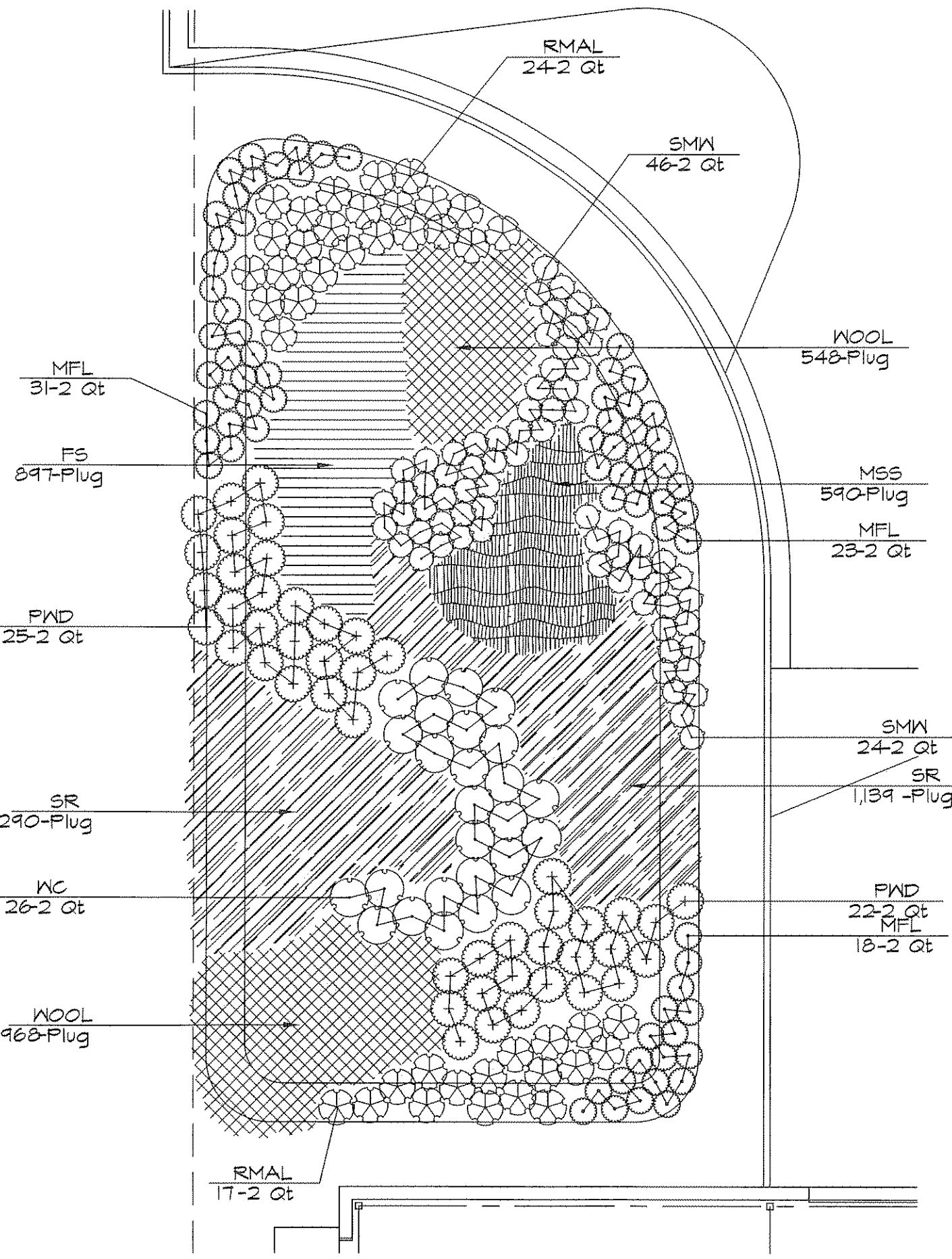
REVISIONS	BY
6/19/13	RMM
8/24/13	RMM



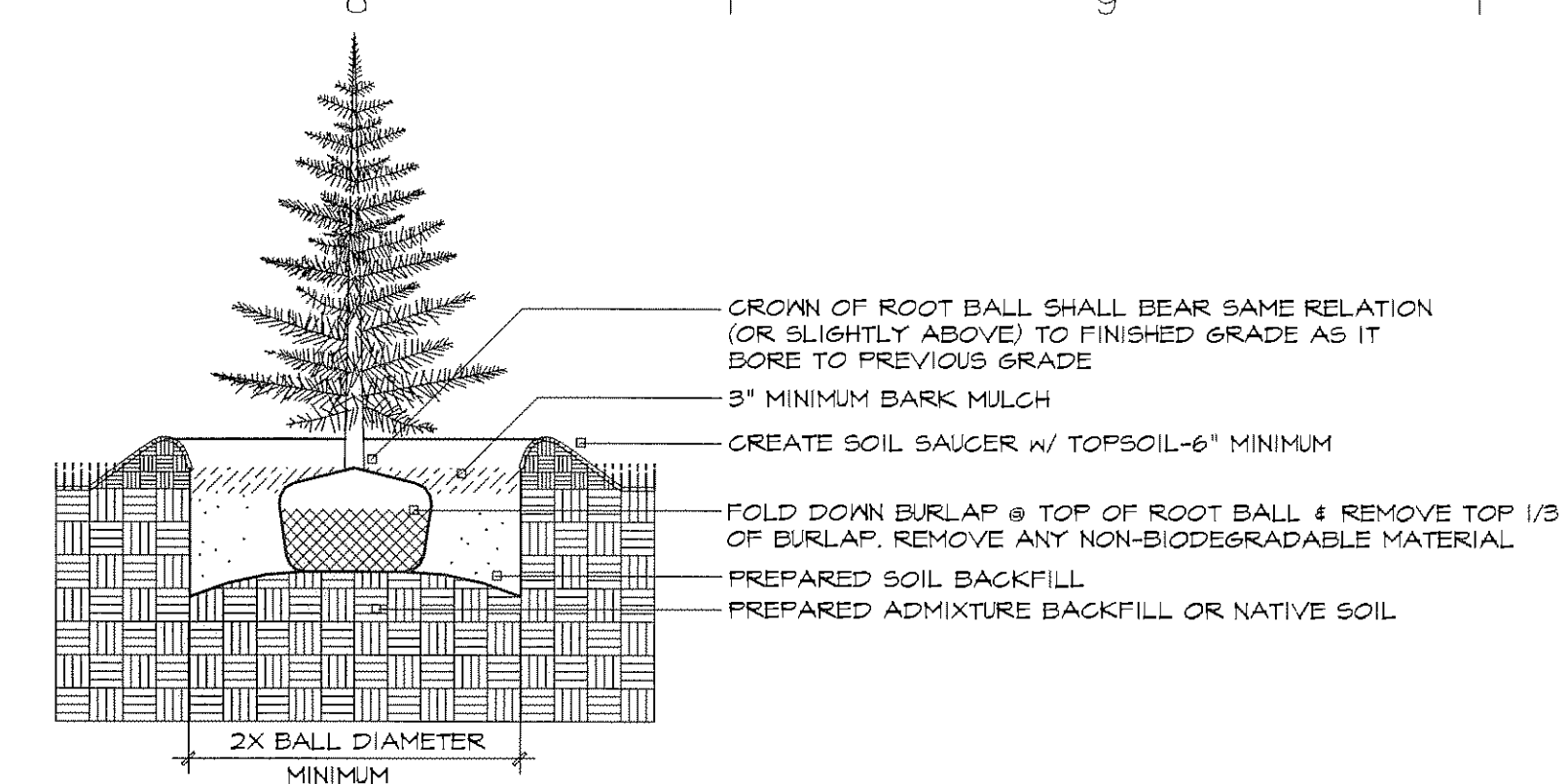
PLANTING @ BIO RETENTION AREA #1
SCALE: 1"=10'-0"

PLANT SCHEDULE				
TREES				
SAA	2	Santooth Oak / <i>Quercus acutissima</i>	2.5" Cal	MEDIUM
SNO	3	Swamp White Oak / <i>Quercus bicolor</i>	2.5" Cal	MEDIUM
RSM	3	'Red Sunset' Maple / <i>Acer rubrum 'Franksred'</i>	2.5" Cal	FAST
SHL	1	'Skyline' Locust / <i>Gleditsia triacanthos 'Skyline'</i>	2.5" Cal	FAST
EVERGREEN TREES				
CBS	3	Colorado Blue Spruce / <i>Picea pungens 'Glauca'</i>	6'-7'	FAST
GSA	5	Green Giant Arborvitae / <i>Thuja plicata 'Green Giant'</i>	6'-7'	MEDIUM
REDP	1	Red Pine / <i>Pinus resinosa</i>	6'-7'	MEDIUM
FLOWERING TREES				
CP	4	Chanticleer Pear / <i>Pyrus calleryana 'Chanticleer'</i>	2.5" Cal.	MEDIUM
SMAS	3	Saucer Magnolia / <i>Magnolia X soulangiana</i>	6'-7'	SLOW/MED
RHS	3	'Robin Hill' Serviceberry / <i>Amelanchier grandiflora 'Robin Hill'</i>	2" Cal	SLOW/MED
SHRUBS				
CH	16	China Boy/Girl Holly / <i>Ilex meserveae 'China Boy/Girl' TM</i>	5 gal	EVERGREEN
NINE	1	Diablo Purple Ninebark / <i>Physocarpus opulifolius 'Diablo' TM</i>	5 gal	DECIDUOUS
DSBS	1	Dwarf Globe Blue Spruce / <i>Picea pungens 'Globosa'</i>	5 gal	EVERGREEN
MKL	12	Miss Kim Lilac / <i>Syringa patula 'Miss Kim'</i>	5 gal	DECIDUOUS
MMS	6	Morris Midget Boxwood / <i>Buxus microphylla japonica 'Morris Midget'</i>	5 gal	EVERGREEN
BAY	12	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"	EVERGREEN
WH	44	Red Sprite Winterberry / <i>Ilex verticillata 'Red Sprite'</i>	5 gal	DECIDUOUS
RCA	18	Rose Creek Abelia / <i>Abelia x grandiflora 'Rose Creek'</i>	5 gal	DECIDUOUS
ANNUALS/PERENNIALS				
HRD	25	Happy Returns Daylily / <i>Hemerocallis hybrid 'Happy Returns'</i>	1 gal	DECIDUOUS
PEN	21	Husker Red Penstemon / <i>Penstemon digitalis 'Huskars Red'</i>	1 gal	DECIDUOUS
FORBS				
MFL	123	Monkeyflower / <i>Mimulus ringens</i>	2 qt	DECIDUOUS
PND	107	Pickeral Nee / <i>Pontederia cordata</i>	2 qt	DECIDUOUS
RMAL	95	Rose Mallow / <i>Hibiscus moscheutos</i>	2 qt	DECIDUOUS
SMA	169	Swamp Milkweed / <i>Asclepias incarnata</i>	2 qt	DECIDUOUS
NC	74	Nilla Canna / <i>Thalia dealbata</i>	2 qt	DECIDUOUS
GRASSES				
MS	5	Malden Grass / <i>Miscanthus sinensis 'Gracillimus'</i>	5 gal	DECIDUOUS
ROSES				
KR	3	Knockout Rose / <i>Rosa 'Knockout'</i>	5 gal	DECIDUOUS
NATIVE GRASSES				
FS	3,340 sf	Fringed Sedge / <i>Carex crinita</i>	Flug	18" o.c.
MS	3,551 sf	Morning Star Sedge / <i>Carex grayi</i>	Flug	18" o.c.
SR	3,994 sf	Soft Rush / <i>Juncus effusus</i>	Flug	18" o.c.
WOOL	7,012 sf	Wool Grass / <i>Scirpus cyperinus</i>	Flug	18" o.c.

- TREES COMPRISED OF NINE (9) FAST GROWING TREES (27%) AND TWENTY FOUR (24) SLOW/MEDIUM GROWING VARIETIES (73%)
- TREES ALSO COMPRISED OF NINE (9) DECIDUOUS SHADE TREES (27%), NINE (9) EVERGREEN TREES (27%) AND FIFTEEN (15) ORNAMENTAL TREES (46%)



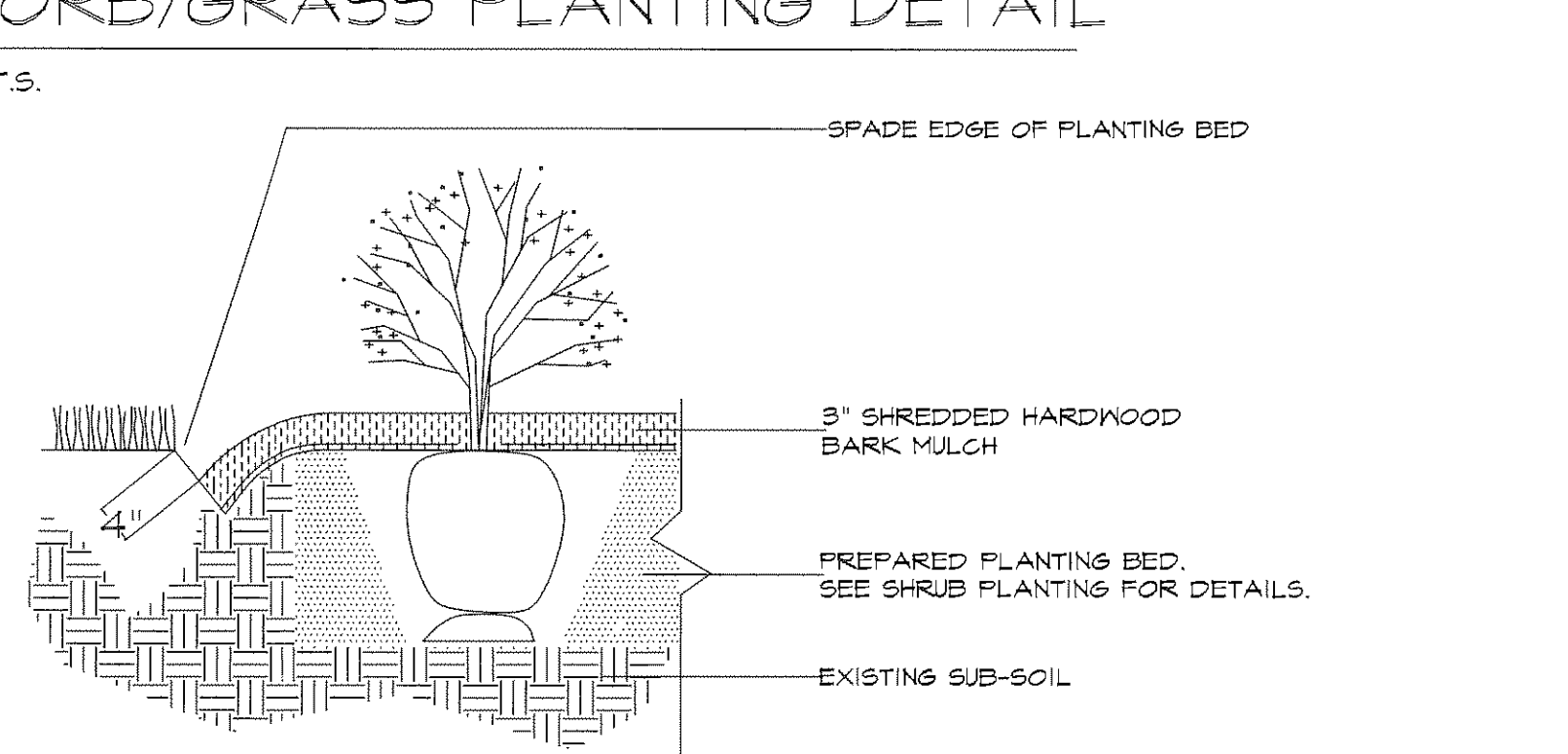
PLANTING @ BIO RETENTION AREA #2
SCALE: 1"=10'-0"



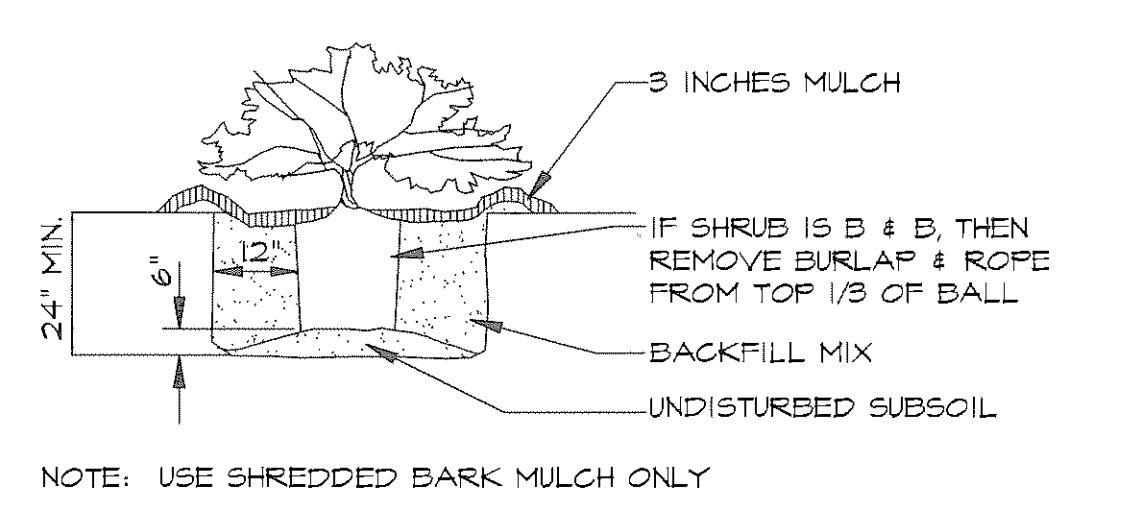
EVERGREEN TREE PLANTING
N.T.S.

SPACING 'D'	ROW 'A'	# OF PLANTS PER SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
12"	15"	1.00
10"	10.4"	1.44
8"	6.93"	2.25

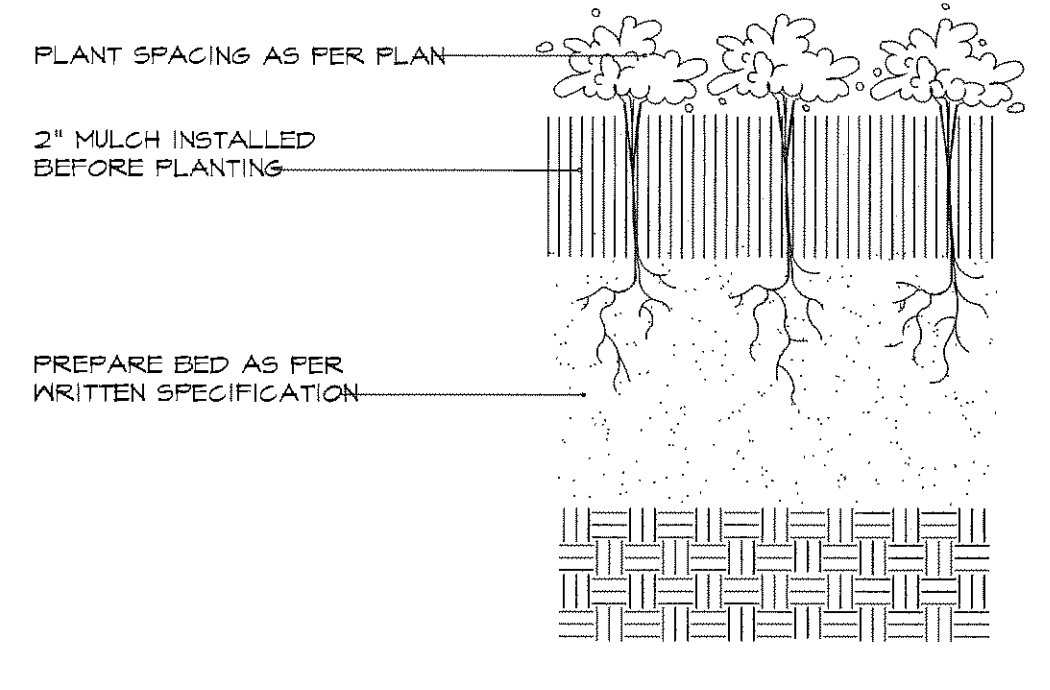
FORB/GRASS PLANTING DETAIL
N.T.S.



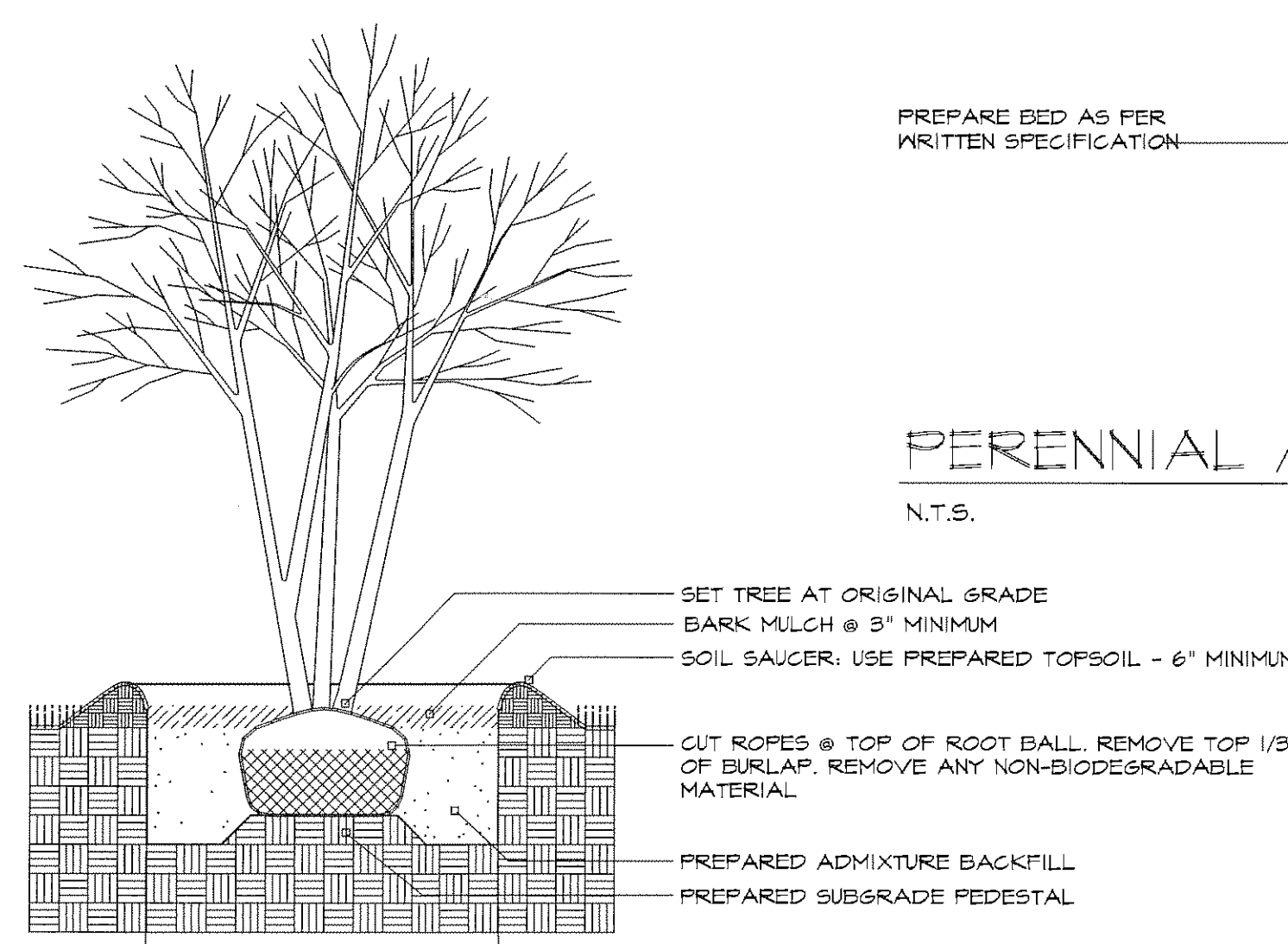
SPADE-CUT EDGE DETAIL
N.T.S.



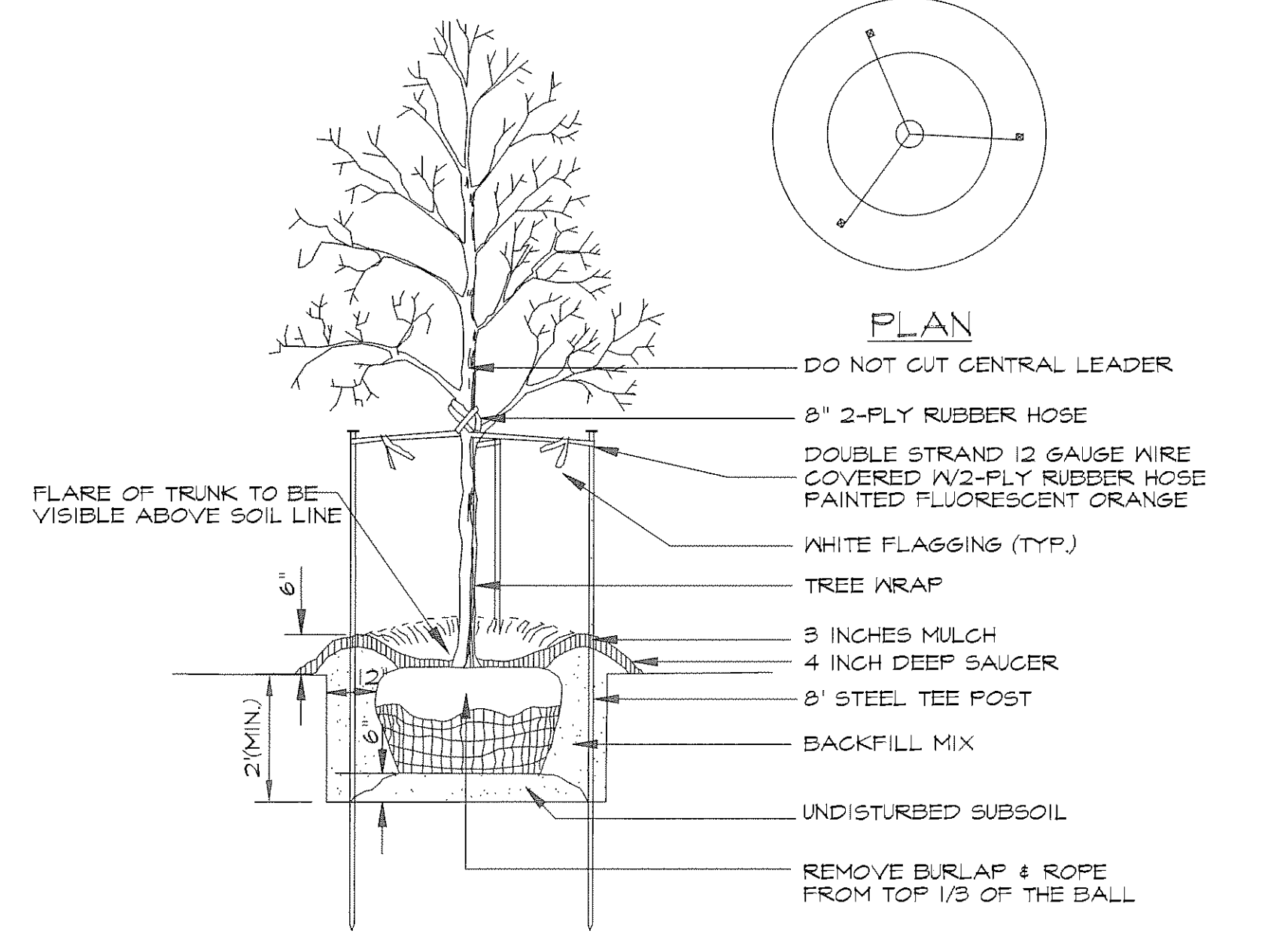
SHRUB PLANTING
N.T.S.



PERENNIAL / ANNUAL PLANTING
N.T.S.



MULTI-STEM TREE PLANTING
N.T.S.



DECIDUOUS TREE PLANTING
N.T.S.

landscape TECHNOLOGIES
 6710 W. 11th St., Suite 100
 St. Charles, Missouri 63304
 Phone: (636) 428-2500
 Fax: (636) 428-4555
 MO Landscape Architectural Corporation #000009152

PLANTING PLAN FOR THE PROPOSED
Scott Properties
 17385 N. OUTER 40 ROAD CHESTERFIELD, MO 63005

DRAWN
 R. HARDS
 CHECKED
 RMM/GJB
 DATE
 5/6/13
 SCALE
 AS INDICATED
 JOB No.
 2013-120
 SHEET
L-2
 OF TWO SHEETS