



III.A.

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

Architectural Review Board Staff Report

Project Type: Site Development Plan

Meeting Date: December 10, 2015

From: Jessica Henry, AICP
Project Planner

CC: Aimee Nassif, Planning & Development Services Director

Location: Southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road

Applicant: CEDC, Inc., on the behalf of First & Main, LLC.

Description: **Spirit Energy, LLC (Starbucks)**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 0.31 acre tract of land zoned "PC" Planned Commercial District located in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road.

PROPOSAL SUMMARY

The request is for a single story, 622 square foot fast food restaurant building located on a 0.31 acre tract in the southwest quadrant of the intersection of Olive Boulevard and Woods Mill Road. The proposed restaurant will offer drive-thru and walk-up service only; no indoor seating for customers is proposed. A 200 square foot patio is located adjacent to the walk-up order window on the western end of the building. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2592. The exterior building materials will be comprised of Nichiha faux stone and wood fiber cement board siding panels, glass windows with black anodized window frames, and aluminum metal canopies with a flat TPO or EPDM roofing system.

HISTORY OF SUBJECT SITE

In January 1966, St. Louis County issued Conditional Use Permit #17 for a filling station with service bays. In March 1984, St. Louis County amended Conditional Use Permit #17 to allow twenty-four (24) hour a day operations on this site.

In 2006 Spirit Energy, LLC submitted a request for a change in zoning from the “C-2” Shopping District to the “PC” Planned Commercial District. The Planning Commission’s motion to approve failed by a vote of 2-5 and the City Council approved the petitioner’s request to withdraw the petition without prejudice. Subsequently, in May 2007 the Petitioner submitted a new change of zoning petition. In 2008, a Site Development Plan to develop under the terms and conditions of Conditional Use Permit #17 was submitted; however, this plan was later withdrawn in order to proceed with the change of zoning petition. On January 20, 2010, the City of Chesterfield approved Ordinance 2592, which changed the zoning of the subject site from a “C-2” Shopping District to a “PC” Planned Commercial District.



Figure 1 – Subject Site Aerial

STAFF ANALYSIS

The subject site is zoned “PC” Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2592. This ordinance allows for a minimum of 17.47% open space due to the atypically small lot size that restricts the development options for this lot.

General Requirements for Site Design:

A. Site Relationships

The subject site is bounded on two sides by Olive Boulevard and Woods Mill Road and the other two property lines are adjacent to the Four Seasons Plaza Shopping Center parking lot, as shown above. In order to provide a visual and physical separation between the subject site and surrounding development, the site specific ordinance requires the installation of a curb and visual barrier; in order to satisfy this requirement, the applicant is proposing a 48” tall metal fence which corresponds to the fence proposed around the customer patio area.



Figure 2 – Colored Site Plan

B. Circulation System and Access

The site is currently accessed via entrances from Olive Boulevard and Woods Mill Road and right-in/right-out access points will remain as shown above. The counter-clockwise internal site circulation pattern is dictated by the small site size and drive-thru use. A vehicular drive-thru lane surrounds the building, with striped pedestrian crossing connecting the sidewalk on Woods Mill Road to the sidewalk surrounding the building and leading to the patio area. A larger circulation lane allows vehicles to bypass or exit the drive-thru lane in order to leave the site. A sidewalk is also proposed along the Olive Boulevard frontage.

C. Topography

The subject site is flat and minimal changes to the topography are proposed.

D. Retaining Walls

No retaining walls are proposed.

General Requirements for Building Design:

A. Scale

The applicant is proposing a single story building that is only 15.125' in height. As stated in the Architect's Statement of Design, the small building footprint and the corner location with close proximity to two major streets permit for shorter elevations that result in a building that is designed to the pedestrian scale that is proportionate and balanced.

B. Design

Ordinance 2592 includes the following specific requirement related to building design on this site:

“Building facades should be articulated by using color, arrangement or change in materials to emphasis the façade elements. The planes of the exterior walls may be varied in heights, depth, or direction. Extremely long façades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.”

In order to address this requirement, the building has a contemporary design that extends across all four façades. The building uses alternating height, materials, colors, and articulation to add visual interest. Rooftop mechanical equipment will be screened by the parapet walls and will not be visible from the adjacent rights-of-way.

C. Materials and Color

The primary material utilized is Nichiha fiber cement board siding panels. Two different types of the Nichiha material are proposed—faux stone and faux wood. The faux wood panels will be in two different colors, providing a varied color palette that is contemporary and complementary to the surrounding development, which includes a broad range of materials, design, and architectural elements. The glass windows with anodized black frames and matching black metal canopies complete the modern design.

The dumpster enclosure is comprised of form lined concrete panel walls that will be painted to match the faux stone wainscot on the building. A gate constructed of composite siding will also match the building color.



Figure 3 – Rendering

D. Landscape Design and Screening

Due to the size of this site, the typical landscape buffers are not provided along the roadway frontages and the applicant has submitted a request for relief from this requirement, which is currently under review by Staff. In spite of the site limitations, a significant amount of landscaping is provided, primarily through the placement of landscape beds around the perimeter of the parking area and alongside the building. As previously mentioned, Ordinance 2592 includes the requirement that “extremely long façades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.” The following image shows the landscape beds that are proposed in the immediate vicinity of three of the four building façades.



Figure 4 – Landscape Detail

The site specific ordinance also includes the requirement that the sight-proof trash enclosure be complemented by adequate landscaping, and the applicant has addressed this requirement by placing landscaping on three sides of the dumpster enclosure.

E. Signage

Signage is not part of the proposal before Architectural Review Board and will be reviewed separately by Staff.

F. Lighting

Three types of light fixtures are proposed for this development: pole-mounted parking lights, wall-mounted sconces, and accent bollards around the patio area. These accent bollards will be incorporated into the fencing surrounding the patio area and are intended to provide low ground level lighting of this area. The other fixtures are utilitarian in nature and are fully-shielded, full cut-off fixtures as required by the Unified Development Code.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design. Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

Staff requests action on the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit Energy, LLC (Starbucks).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit Energy, LLC (Starbucks) as presented, with a recommendation for approval (or denial) to the Planning Commission."

- 2) "I move to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit Energy, LLC (Starbucks) to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield 11-18-15

Project Title: STARBUCKS Location: 13506 Olive Blvd

Developer: FIRST & MAIN LLC Architect: TR,i ARCHITECTS Engineer: CEDC

PROJECT STATISTICS:

Size of site (in acres): 0.31 Total Square Footage: 622 +/- Building Height: 15'-1-1/2"

Proposed Usage: Drive-thru only coffee shop

Exterior Building Materials: Nichiha stone and faux wood siding panels, glass storefront, and metal awnings

Roof Material & Design: Flat roof EPDM or TPO

Screening Material & Design: Tall parapets at the front of the building, screening the single RTU

Description of art or architecturally significant features (if any): See the attached write up

ADDITIONAL PROJECT INFORMATION:

See the attached write up

Checklist: Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.



The following is in response to the ARB guidelines for General Requirements for Site Design and General Requirements for Building Design. The following responses correspond to the Unified Development Code, Architectural Review, items 10 and 11;

10. General Requirements for Site Design:

- a. *Site Relationships:* Our proposed Starbucks site provides a modern accent building to the surrounding development and the site is connected to the public sidewalks along both Olive Blvd and Woods Mill Road via a crosswalk on the East side of the building.
- b. *Circulation System and Access:* The site will have vehicular access via a right-in/right-out curb cut onto Olive Blvd and a right-in/right-out curb cut onto Woods Mill road. Pedestrian access will be provided as previously indicated via a cross walk to public sidewalks along both Olive Blvd and Woods Mill road. An outdoor seating area for walk-up traffic is provided on the West side of the building visible from Olive Blvd traffic. This area will be lit with ornamental bollard lighting, see the rendering and site lighting plans. The parking on the site will mostly be for employee parking, with some parking for people electing to use the outdoor seating area. This parking is screened with landscaping along both Olive Blvd and Woods Mill Road.
- c. *Topography:* Both the proposed curb cuts on Olive Blvd and Woods Mill Road are the existing curb cuts. The use of these curb cuts will keep our site tied to the current topography of the site with very minimal adjustment as need for proper drainage of storm water. There is limited space available for berming so small bushes and shrubs are being utilized to screen the parking surfaces were possible.
- d. *Retaining Walls:* There are no proposed retaining walls on this site.

11. General Requirements for Building Design:

- a. *Scale:* The scale of the building is such that it will be an accent to the retail development behind the outlot. The close proximity to the streets will increase the visibility of the building elevations such that height of the building should be less than the development set off the street. Additionally the footprint of this building is very small and needs a smaller scale elevation for good proportions. The shorter elevations create a more pleasant pedestrian scale to the building inviting walk up traffic. The design elements are designed proportionally to the size of the building to add interest to the building.
- b. *Design:* TR,i Architects has carried a consistent design theme and palette around all four sides of the building due to its freestanding outlot nature it will be highly visible on all four sides. We have broken up the elevations with different architectural elements to

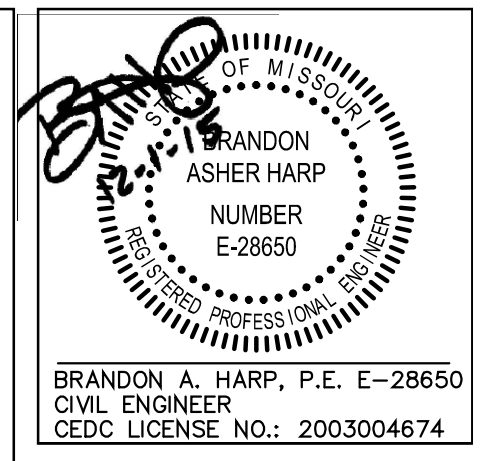
make each façade interesting regardless of the small scale of the building. The rooftop unit will be screened with parapet walls and will not be visible.

- c. *Materials and Colors:* The materials being used on this building are primarily durable Nichiha fiber cement board siding panels. There are three different siding panels being use, one being a faux sandstone appearance and the other two being faux wood siding in two different colors. The remaining materials on the building will be glass storefronts and metal awnings creating a sleek modern building to accent the development behind it providing a fresh look.
- d. *Landscape Design and Screening:* The landscaping provided will complement the landscaping of the existing development. There will be landscaping provided at the base of the building to assist in breaking up the façade. Additionally there will be a small ornamental faux wrought iron fence along the South and West property lines to provide a separation of the outlot.
- e. *Signage:* It is understood that all signage will be reviewed through a separate process therefore we have not shown any signed on the design exhibits.
- f. *Lighting:* It is understood exterior lighting is approved as part of the Site Development Review process and it is within the ARB's purview to review light fixtures to ensure that they are integrated with the architecture of the building and site design. We have included a preliminary site lighting photometric and cut sheets of the proposed fixtures for your Architectural review as well have shown the building mounted light locations on the elevations. The outdoor seating area will also incorporate some low ornamental bollard lighting incorporated into the fencing around the patio for low ground level lighting, see the rendering and the site lighting exhibits.

Thank you for your review of our proposed Starbucks development. TR,i Architects looks forward to your feedback and hopefully a positive review and recommendation to the Planning Commission.

Respectfully,

TR,i Architects



BRANDON A. HARP, P.E. - E-28650
 CIVIL ENGINEER
 CEDC LICENSE NO.: 2003004674

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

Site Development Plan
Starbucks Coffee
 13506 Olive Boulevard
 Chesterfield, Missouri 63017

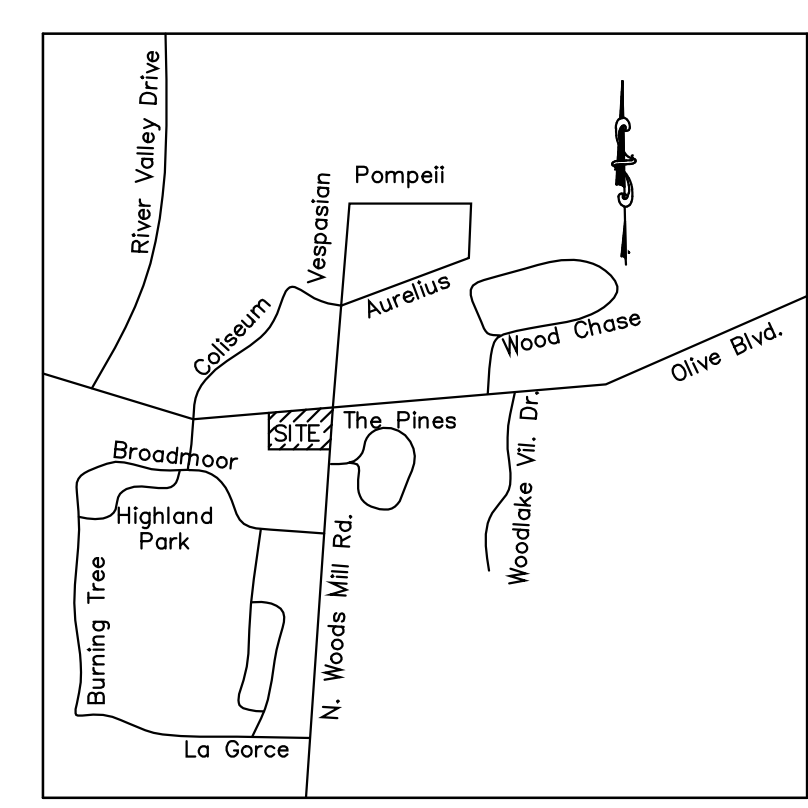
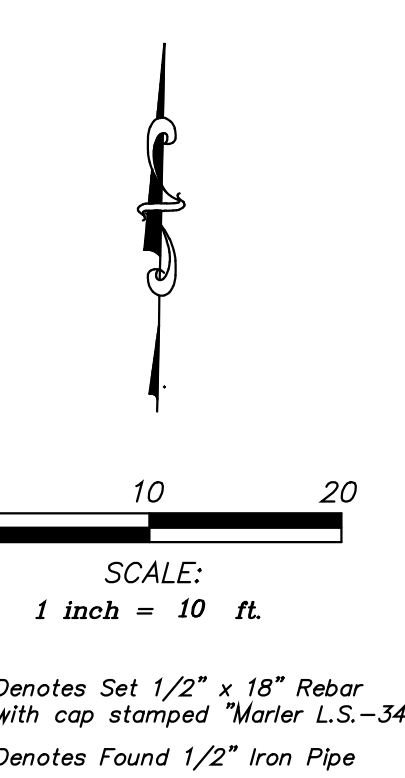
Proj. # 1500
 No. Description Date
 City Submittal 11-02-15
 Per City 11-20-15

Site Development Plan

C1

SITE DEVELOPMENT PLAN

PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE
 IN U. S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST.
 ST. LOUIS COUNTY, MISSOURI



LOCATION MAP

PROPERTY DATA

OWNER	= EQUILON ENTERPRISES LLC
ADDRESS	= 13506 OLIVE BOULEVARD
LOCATOR NO.	= 160330902
ACREAGE	= 0.31 AC.
EXISTING ZONING	= PC - PLANNED COMMERCIAL (ORD. 2592)
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= ROCKWOOD
SEWER DISTRICT	= METRO, ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0186K
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= AT&T
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- 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. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD CODE.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAR OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD STANDARDS.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% (20:1). SLOPES GREATER THAN 1% (20:1) MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPROVED "AMERICANS WITH DISABILITIES ACT" ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS
 RESTAURANT/FAST FOOD
 15 PER 1000 S.F. OF G.E.A.
 530 S.F. (INTERIOR WALL) + 15 = 7 SPACES
 200 S.F. (PATIO WALL) + 15 = 3 SPACES
 PARKING REQUIRED = 10 SPACES
 PARKING PROVIDED = 8 STALLS (INCLUDES 1 ADA STALLS)
 = 20% PARKING REDUCTION REQUESTED
- SETBACKS PER ZONING

BUILDING	PARKING
NORTH = 40'	NORTH = 0'
EAST = 50'	EAST = 0'
WEST = 30'	WEST = 0'
SOUTH = 20'	SOUTH = 0'
- DENSITY CALCULATIONS
 Open Space: 2,990 s.f. X 100 = 22%
 13,503 s.f. total site
 Building Coverage: 622 s.f.
 13,503 s.f. total site X 100 = 4.6%
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0186K AND 29189C0186K AND COMMUNITY NUMBER 290886 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND
- ROOF TOP EQUIPMENT SHALL BE SCREENED

NOTES:

The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

MISSOURI ONE CALL TICKET NUMBER 152782601

The utilities contacted by Missouri One Call were AT&T Transmission, Ameren Missouri Electric, AT&T Distribution, Charter Communications, Charter Communications, MODOOT St. Louis District, Enbridge Energy, Laclede Gas Company, CTLOK-Centurylink, Edward Jones, Missouri American Water Company, MCI, XO Communications, St. Louis Metropolitan Sewer District.

BENCHMARKS

BENCHMARK
 St. Louis County Benchmark 13-313, NGVD29 Elev. = 595.59' - Cut triangle near southeast end of "u" shaped headwall of South end of Spoeke Road bridge over the New River at the southeast end of the headwall and the benchmark are approximately flush with and in the east edge of a sidewalk along the east side of the bridge. Benchmark is roughly 1' North of the South end of headwall and 2' South of the junction of a decorative steel fence along the East side of the bridge with a chain link fence running to the Southeast.

SITE BENCHMARK

Elev. 537.58' - 0" in open fire hydrant as shown on this survey.

LEGEND	SYMBOLS	ABBREVIATIONS
EXISTING CONTOURS	--- 433 ---	N NORTH
PROPOSED CONTOURS	--- 433 ---	S SOUTH
EXISTING STORM SEWER	--- 12H ---	E EAST
PROPOSED STORM SEWER	--- 12H ---	W WEST
EXISTING SANITARY SEWER	--- 36" ---	CONC CONCRETE
PROPOSED SANITARY SEWER	--- 36" ---	ASPH ASPHALT
RIGHT-OF-WAY	--- 96" ---	FL FLOOR
EASEMENT	--- 36" ---	FACE SQUARE FEET
CENTERLINE	--- 36" ---	ACRES ACRES
EXISTING TREE	--- 36" ---	ELEV ELEVATION
EXISTING SPOT ELEVATION	--- 433.28 ---	FIN FLOOR FINISH FLOOR
PROPOSED SPOT ELEVATION	--- 433.28 ---	FLINE LINE POLYVINYL CHLORIDE PIPE
SWALE/DRAINAGE PATH	--- T.B.R. ---	RCF REINFORCED CONCRETE PIPE
TO BE REMOVED	--- T.B.R. ---	STM STORM
TO BE REMOVED & RELOCATED	--- T.B.R. & R. ---	SAN SANITARY
TO BE USED IN PLACE	--- U.I.P. ---	(S) SAW
TO BE ADJUSTED	--- T.B.A. ---	(R) REMOVE
BACK OF CURB	--- B.C. ---	
FACE OF CURB	--- F.C. ---	

SURVEYOR'S CERTIFICATION

This is to certify that this Plan is a correct representation of all existing and proposed land divisions.

Marler Surveying Company, Inc.
 MISSOURI CORP. NO. L.S. 347-D
 Martyr L. Marler, R.L.S.

GEOTECHNICAL ENGINEER'S STATEMENT

These plans have been reviewed by the undersigned for XXXXXXXXXX regarding compliance with our geotechnical recommendations. It is our professional opinion that earth slopes and grades constructed in accordance with the plans and specifications will be stable with an adequate factor of safety. XXXXXXXXXX must be involved during the construction phase to determine that subsurface conditions are as anticipated and that recommendations relative to construction are implemented.

XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX
 Date: _____

A TRACT OF LAND IN PART OF LOT 2 IN SHARE NO. 1 OF THE PARTITION OF MISSOURI STEVENS ESTATE IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE WEST LINE OF WOODS MILL ROAD, 60 FEET WIDE, WITH THE SOUTH LINE OF OLIVE STREET ROAD, 60 FEET WIDE, THENCE ALONG THE WEST LINE OF WOODS MILL ROAD, SOUTH 7 DEGREES 41 MINUTES 30 SECONDS WEST, A DISTANCE OF 150 FEET TO A POINT; THENCE SOUTH BY DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 140.80 FEET TO A POINT; THENCE NORTH 8 DEGREES 28 MINUTES 30 SECONDS WEST, A DISTANCE OF 124.86 FEET TO A POINT IN THE SAID SOUTH LINE OF OLIVE STREET ROAD; THENCE NORTH 81 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 177 FEET ALONG SAID SOUTH LINE OF OLIVE STREET ROAD TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART CONTAINED FOR HIGHWAY PURPOSES, BY CAUSE NO. 378901 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, THE REPORT OF COMMISSIONERS, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 6853 PAGE 1200; AND FURTHER EXCEPTING THEREFROM ALL RIGHT TITLES AND INTEREST IN ALL OIL, GAS, AND OTHER MINERALS RESERVED BY SHELL OIL COMPANY BY THE LIMITED WARRANTY DEED RECORDED IN BOOK 11717 PAGE 1152, 0.31 ACRES.

THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03 (APPLICABLE SUBSECTION) (PRESENT ZONING) CODE, 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 CITY OF CHESTERFIELD, OR VOTED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): _____
 (NAME TYPED): _____
 STATE OF _____) SS.
 COUNTY OF _____)
 ON THIS _____ DAY OF _____ A.D., 20____, BEFORE ME PERSONALLY APPEARED _____ TO ME KNOW, WHO, BEING BY ME SWORN IN, DID SAY (MANAGER) THAT HE/SHE IS THE _____ OF _____ A LIMITED LIABILITY COMPANY IN THE STATE OF _____ AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID LLC, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID _____ (MANAGER) ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION. TO BE THE PERSON(S) DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE, SHE OR THEY EXECUTED THE SAME AS HIS, HER, OR THEIR FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN _____ THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____
 (NOTARY PUBLIC)
 THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON _____ DAY OF _____ 20____ BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

ELECTRIC COMPANY = AMERENUE - ELLISVILLE DISTRICT
 280 OLD STATE ROAD
 ELLISVILLE, MO 63021
 PH. (314) 992-8922
 CONTACT: ENGINEERING

PHONE COMPANY = AT & T
 14780 MANCHESTER ROAD
 BALLWIN, MO 63011
 PH. (636) 256-1537
 CONTACT: ENGINEERING

GAS COMPANY = LACLEDE GAS COMPANY
 720 OLIVE STREET
 ROOM 1408
 ST. LOUIS, MO 63101
 PH. (314) 342-0686
 CONTACT: ENGINEERING

WATER COMPANY = MISSOURI AMERICAN WATER COMPANY
 1050 RESEARCH BLVD.
 ST. LOUIS, MO 63132
 PH. (314) 996-2464
 CONTACT: ROGER TIMMERMEIER

CABLE TELEVISION = CHARTER COMMUNICATIONS
 941 CHARTER COMMONS
 TOWN & COUNTRY, MO 63017
 PH. (636) 220-2174
 ATTN: MR. LARRY SAAFIIR

FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
 13725 OLIVE BLVD.
 CHESTERFIELD, MO 63017
 PH. (314) 514-0900
 ATTN: FIRE MARSHAL ROGER HERRIN

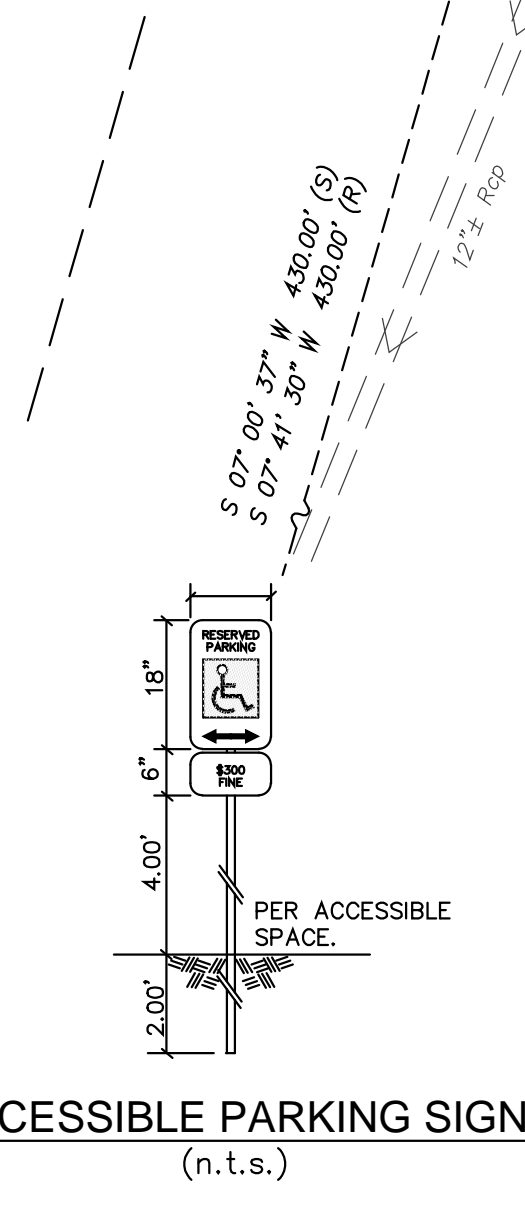
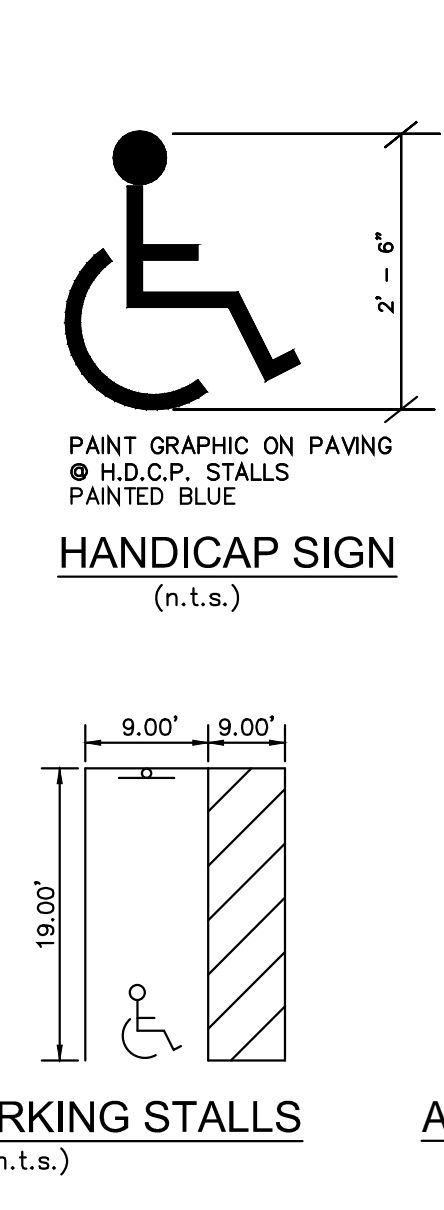
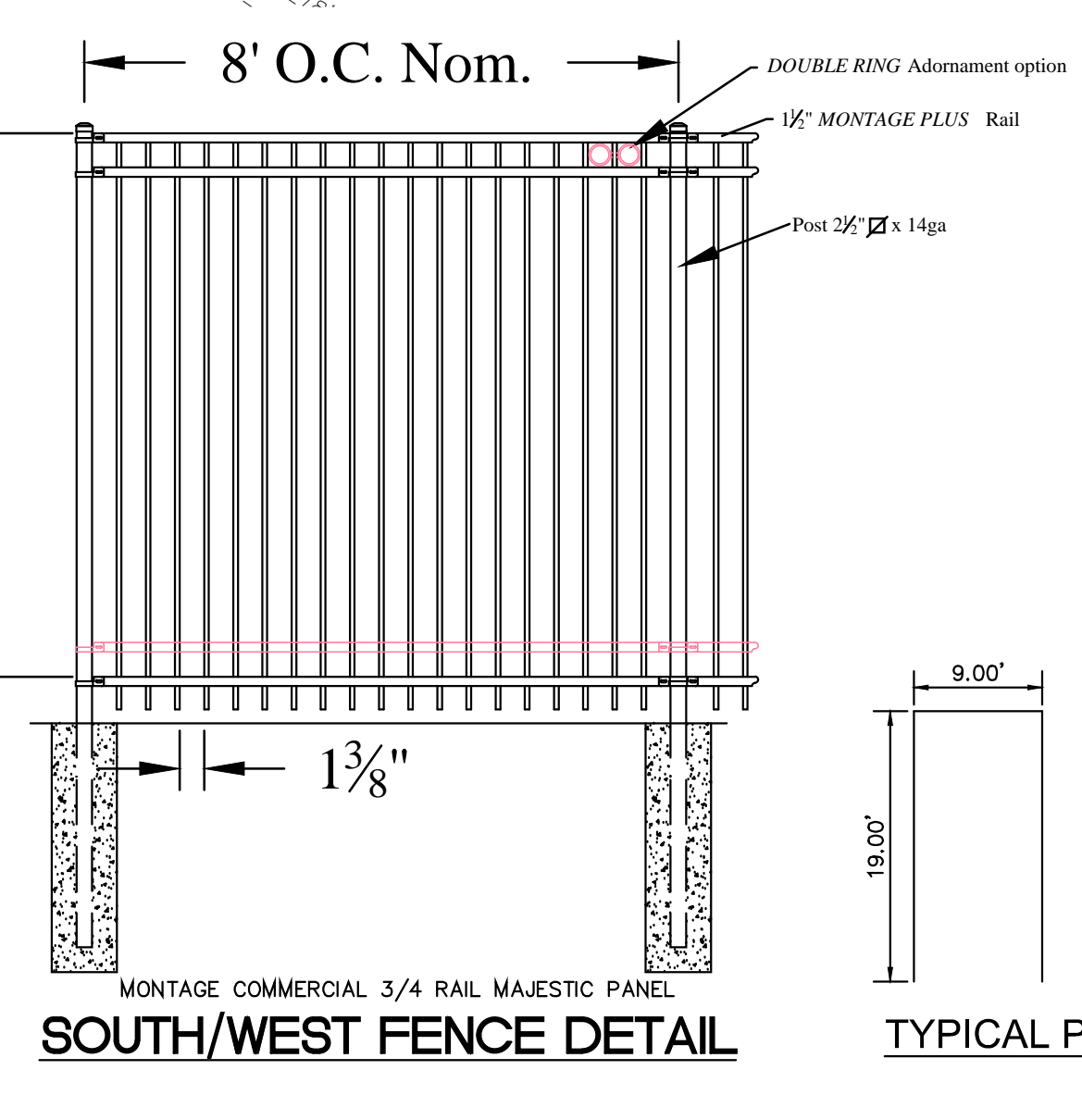
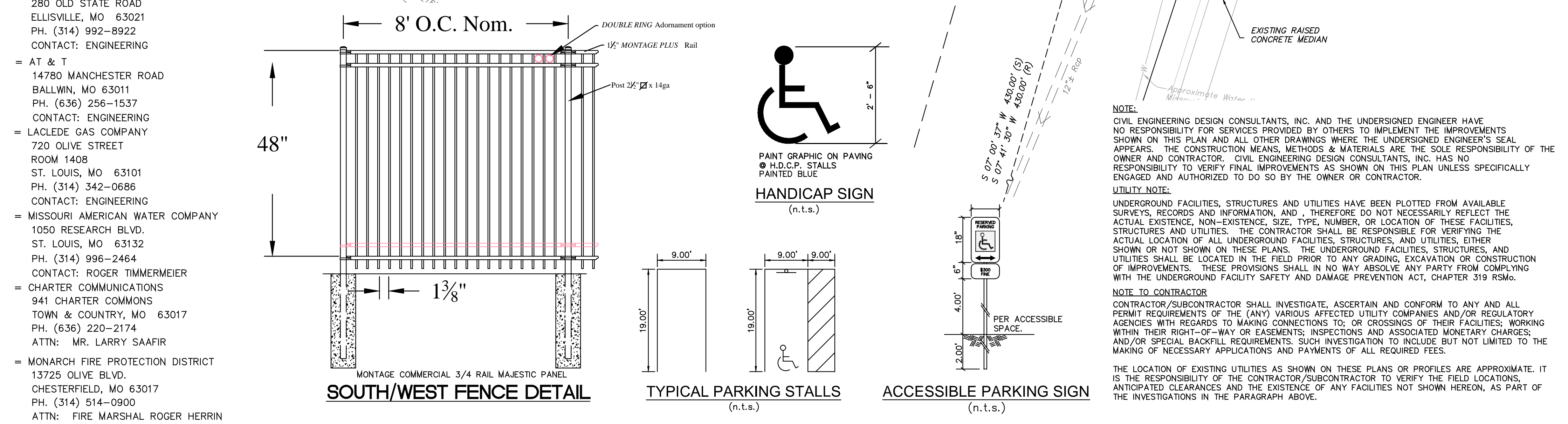
UTILITIES

AMERENUE AICP PLANNING AND DEVELOPMENT SERVICES DIRECTOR CITY OF CHESTERFIELD, MISSOURI
 MOKE MASS, CITY CLERK CITY OF CHESTERFIELD, MISSOURI

Prepared For:
 2350 Grand Boulevard Partners, LLC
 c/o Mr. Richard Robinson
 Grand & Sidney, LLC
 3405 Hawthorne Boulevard
 St. Louis, MO 63104
 314-504-2664

PREPARED BY:
CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

11402 Gravois Road
 Suite 100
 Saint Louis, Missouri 63126
 314-729-1400
 Fax: 314-729-1404
 www.cedc.net



NOTE:
 CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWMANS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

NOTE TO CONTRACTOR:
 CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

REVISIONS	BY
NOV. 20, 2015	RAM

landscape TECHNOLOGIES

67 S. James Creek Drive
St. Charles, Missouri 63304
Tel: (636) 428-4553
Fax: (636) 428-4553
MO Landscape Architectural Corporation #000000192

RANDALL W. MARDIS
REGISTERED ARCHITECT
NO. 000000192
DATE: 11/20/15

PLANTING PLAN FOR THE PROPOSED Starbucks OLIVE BLVD. @ WOODS MILL RD. CHESTERFIELD, MO

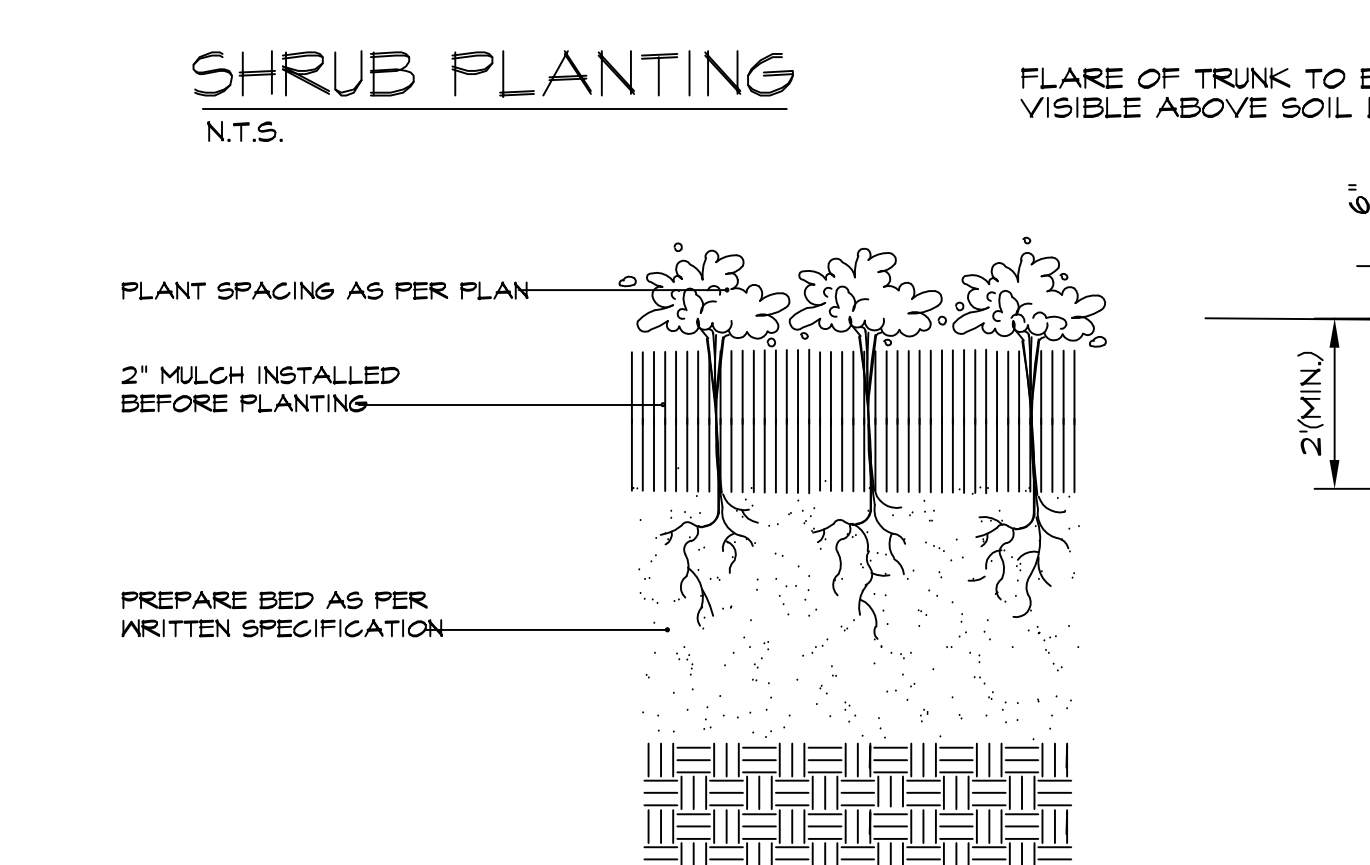
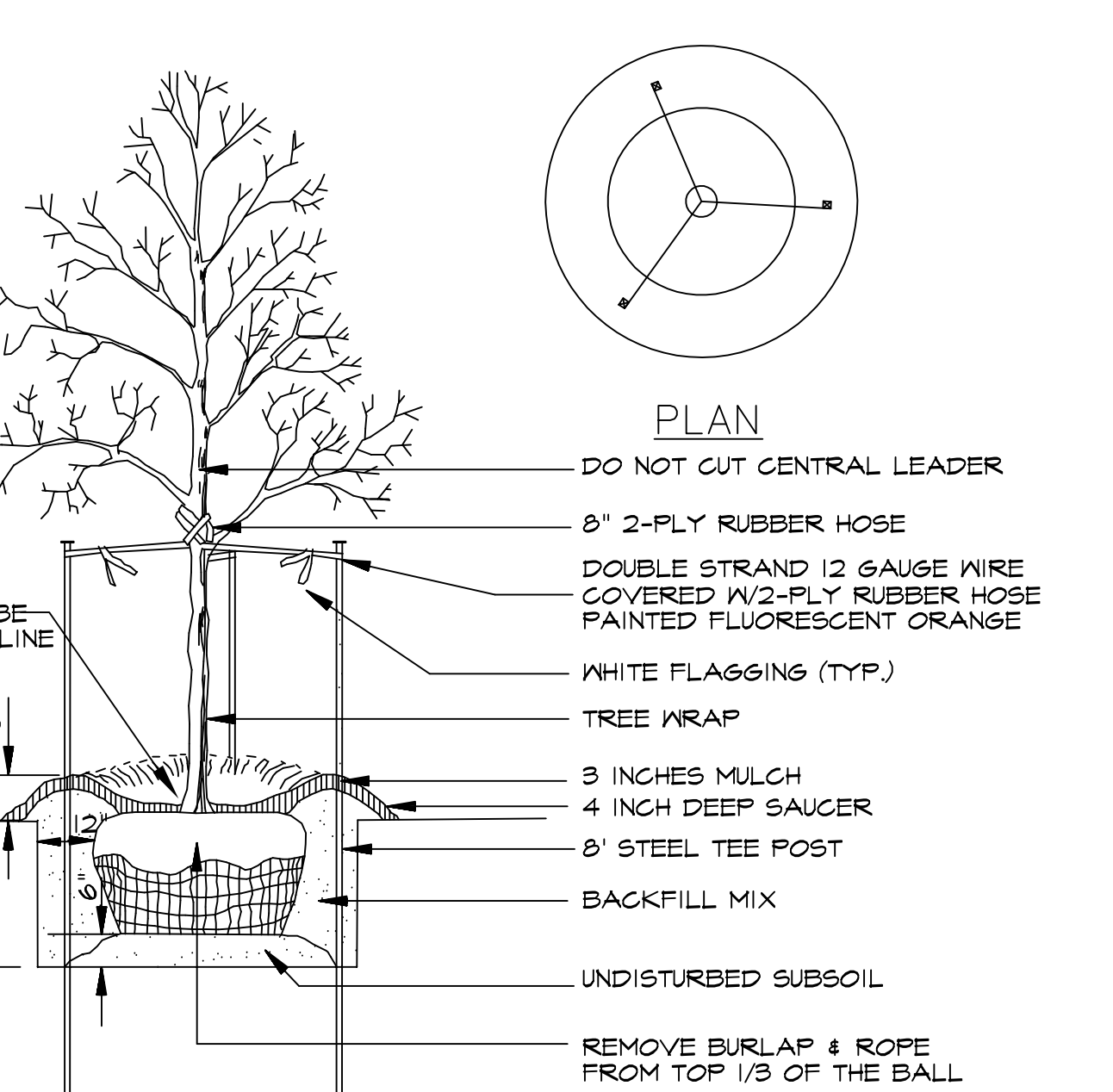
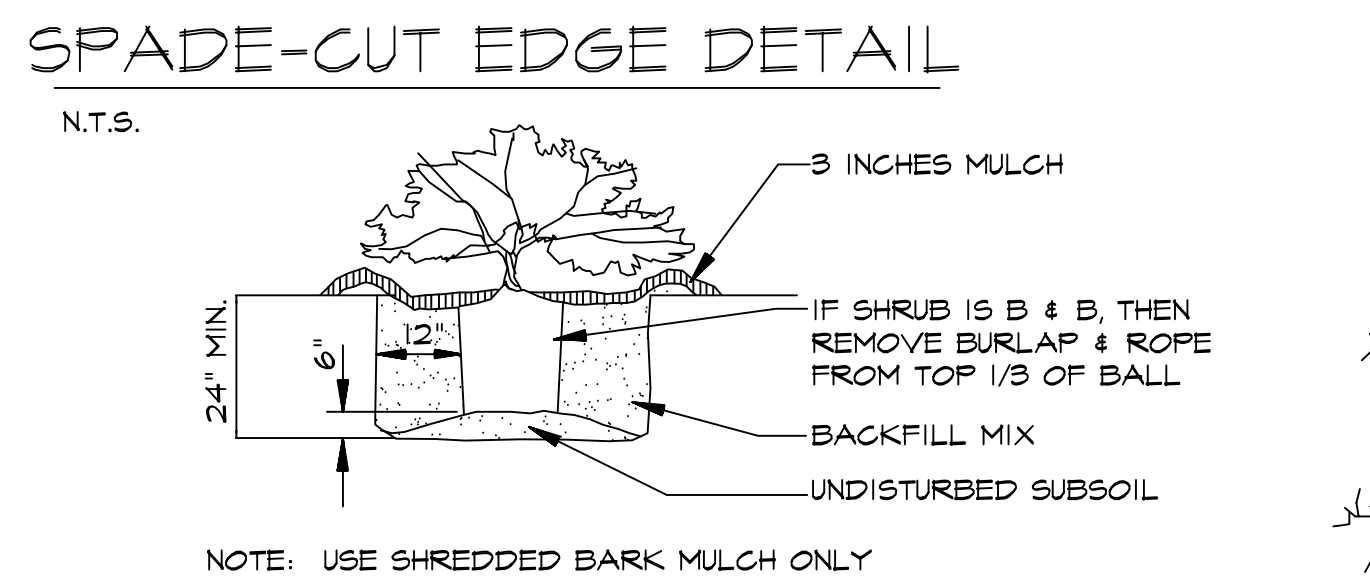
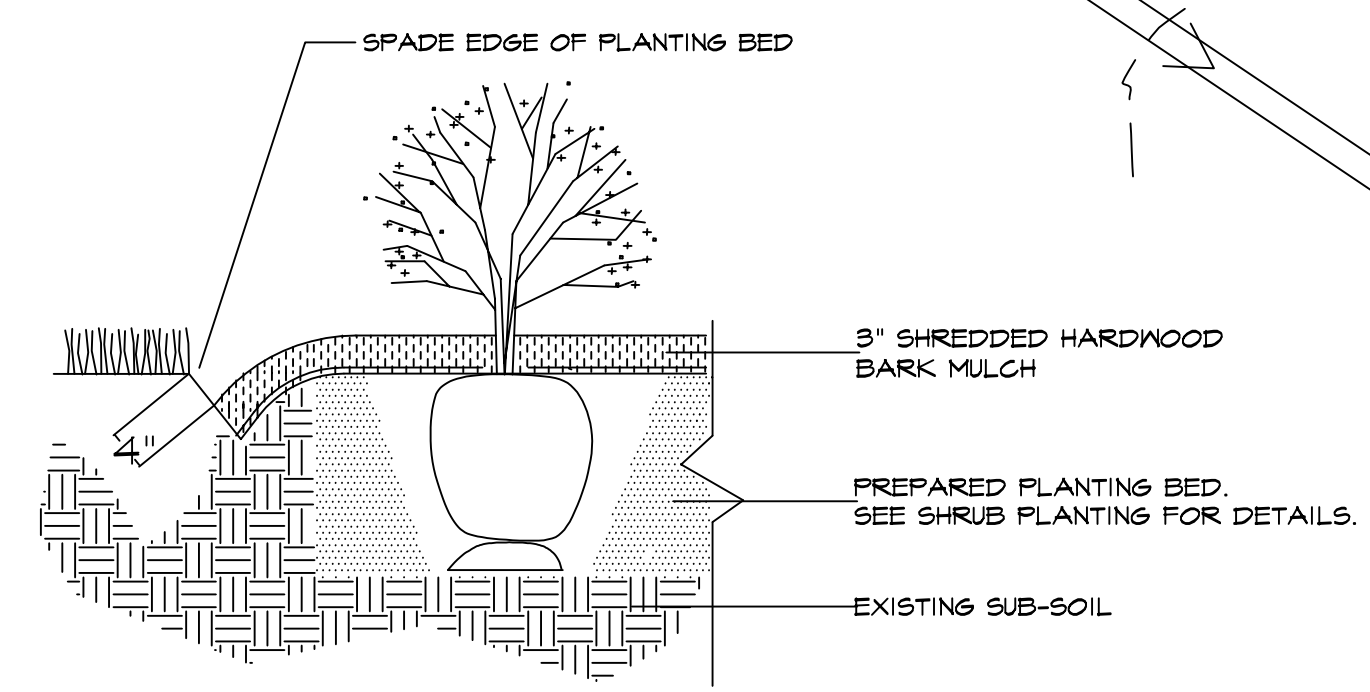
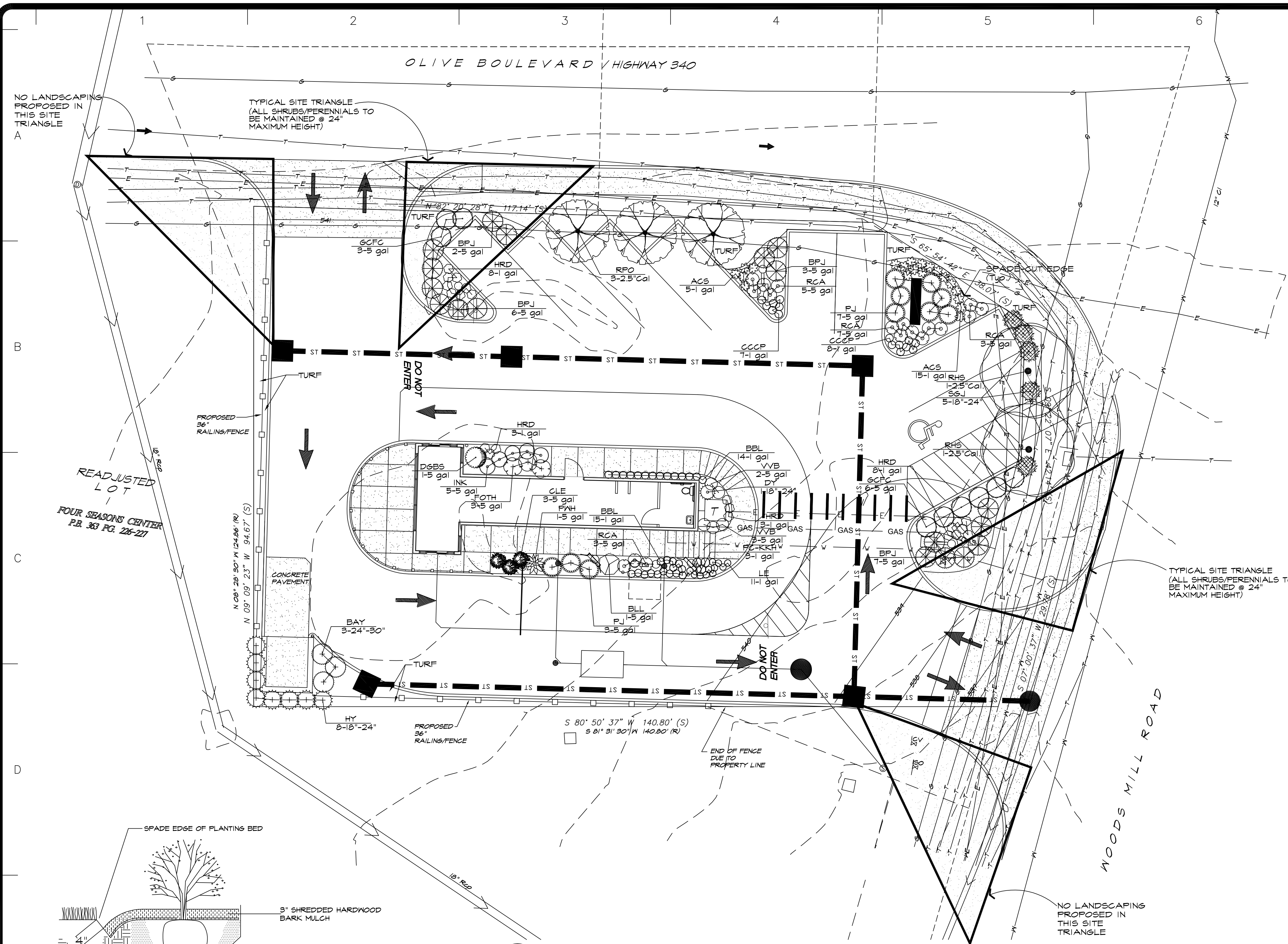
DRAWN R. MARDIS
CHECKED RAM
DATE OCT. 24, 2015
SCALE 1"=10'-0"
JOB NO. 2015-112
SHEET

L-1
OF ONE SHEET

NOTES:

- 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. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- 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 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. Edge all beds with spade-cut edge unless otherwise noted.
- 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.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- 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.
- 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.
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (10# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. 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.
- 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 landscape architect.
- Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- The minimum setback is 30'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2512 of the City of Chesterfield Zoning Ordinance (See City of Chesterfield UDC code).
 - There shall be a minimum landscape width of nine (9) feet and minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without in-ground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old; and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping. Upon release of the landscape installation bond, a two (2) year Landscape Maintenance Bond shall be required.

STREET TREES: 1 per 50 LF FRONTAGE
221.9 LF FRONTAGE REQUIRING FIVE (5) TREES @ 2.5" CALIFER



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RFO	3	Regal Prince Oak / <i>Quercus warei</i> 'Long' TM	2.5" Cal
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
RHS	2	Robin Hill Serviceberry / <i>Aamelanchier</i> X <i>grandiflora</i> 'Robin Hill'	2.5" Cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BLL	1	Bloomerang Lilac / <i>Syringa</i> x 'Penda'	5 gal
BPJ	10	Blue Pacific Juniper / <i>Juniperus conferta</i> 'Blue Pacific'	5 gal
INK	5	Dense Inkberry / <i>Ilex glabra</i> 'Dense'	5 gal
DY	3	Dense Yew / <i>Taxus media</i> 'Densiformis'	10"-24"
FOTH	1	Dwarf Fothergilla / <i>Fothergilla gardenii</i>	5 gal
DGBS	4	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globosa'	5 gal
GCFC	4	Golden Charm False Cypress / <i>Chamaecyparis pisifera filifera</i> 'Golden Charm'	5 gal
HY	0	Hicks Yew / <i>Taxus media</i> 'Hicksii'	10"-24"
BAY	3	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"
PAH	10	Pinky Ninky Hydrangea / <i>Hydrangea paniculata</i> 'Pinky Ninky'	5 gal
PJ	1	Procumbens Juniper / <i>Juniperus procumbens</i> 'Nana'	5 gal
RCA	10	Rose Creek Abella / <i>Abella</i> x <i>grandiflora</i> 'Rose Creek'	5 gal
SGJ	5	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	10"-24"
VVB	5	Vardar Valley Boxwood / <i>Buxus sempervirens</i> 'Vardar Valley'	5 gal
CLE	3	'Hummingbird' Summersweet / <i>Clethra alnifolia</i> 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACS	20	Autumn Charm Sedum / <i>Sedum</i> x 'Autumn Charm'	1 gal
BBL	24	Big Blue Liriope / <i>Liriope muscari</i> 'Big Blue'	1 gal
CCCP	15	Cotton Candy Creeping Phlox / <i>Phlox subulata</i> 'Cotton Candy'	1 gal
HRD	22	Happy Returns Daylily / <i>Hemerocallis hybrid</i> 'Happy Returns'	1 gal
LE	11	Lamb's Ears / <i>Stachys byzantina</i> 'Silver Carpet'	1 gal
PC-KKH	3	Purple Coneflower / <i>Echinacea purpurea</i> 'Kim's Knee High' TM	1 gal

NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING

N.T.S.

PERENNIAL / ANNUAL PLANTING

N.T.S.

DESCRIPTION

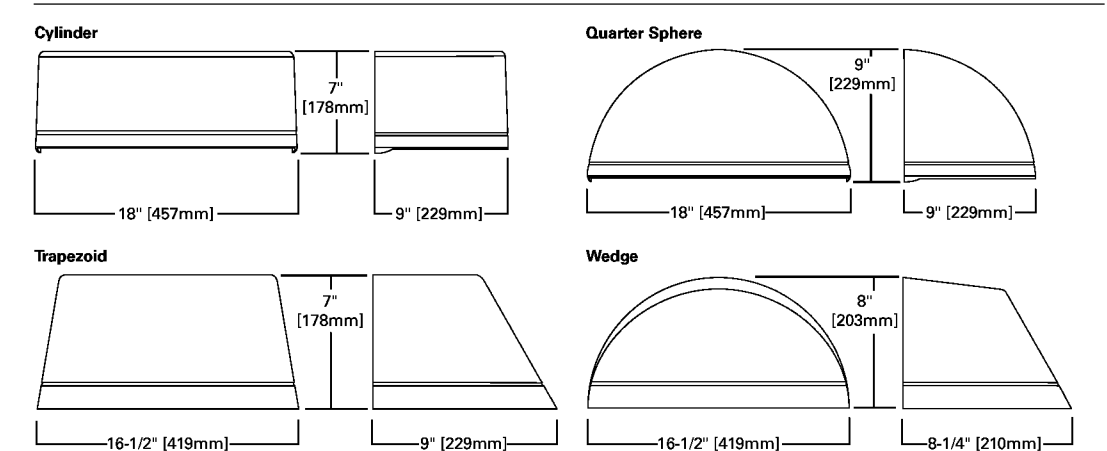
The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

SPECIFICATION FEATURES

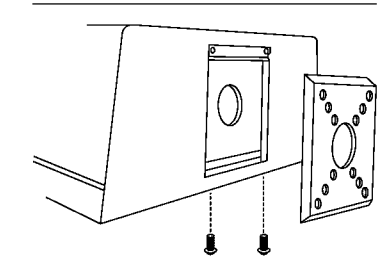
Construction
Heavy-walled, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

Optics
Choice of six patented, high-efficiency AccuLED Optics™ and differential – made surge protection. LightBARs feature an IP66 enclosure rating and output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet custom application requirements. Offered Standard in 4000K (4075K CCT) and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

DIMENSIONS



HOOK-LOCK MOUNTING



McGraw-Edison

Catalog #	IST-E02-LED-E1-BL4	Type	"SD"
Project		Date	
Comments			
Prepared by			

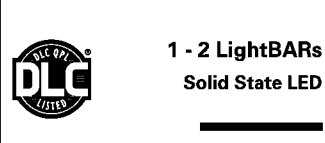
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficiency, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 6:1 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All features are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 85% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for 20°C ambient environments and occupancy sensor available.

Mounting
Galvanized and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TiO2 polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, gray, white, dark platinum and graphite metallic.RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

ISC/ISS/IST/5W IMPACT ELITE LE



1 - 2 LightBARs Solid State LED WALL MOUNT LUMINAIRE

CERTIFICATION DATA
UL/cUL Listed
LMV1 / LMV Compliant
IP66, LightBARs
ESD 8001
DesignLife Consortium Qualified*

ENERGY DATA
Electronics LED Driver
UL9 Power Factor
20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
40°C Minimum Temperature
40°C Ambient Temperature Rating

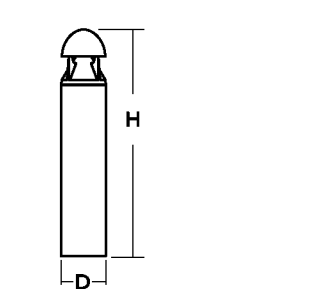
SHIPPING DATA
Approximate Net Weight:
18 lbs (8 kg)

TS160202N
2015-03-03 10:00:35

D-Series LED Bollard



Specifications
Diameter: 8" Round (203 mm)
Height: 42" (1067 mm)
Weight (max): 27 lbs (12.25 kg)



Category Number	DSXB LED 16C 350 40K SYM
Name	STARBUCKS - CHESTERFIELD
File	"SE"

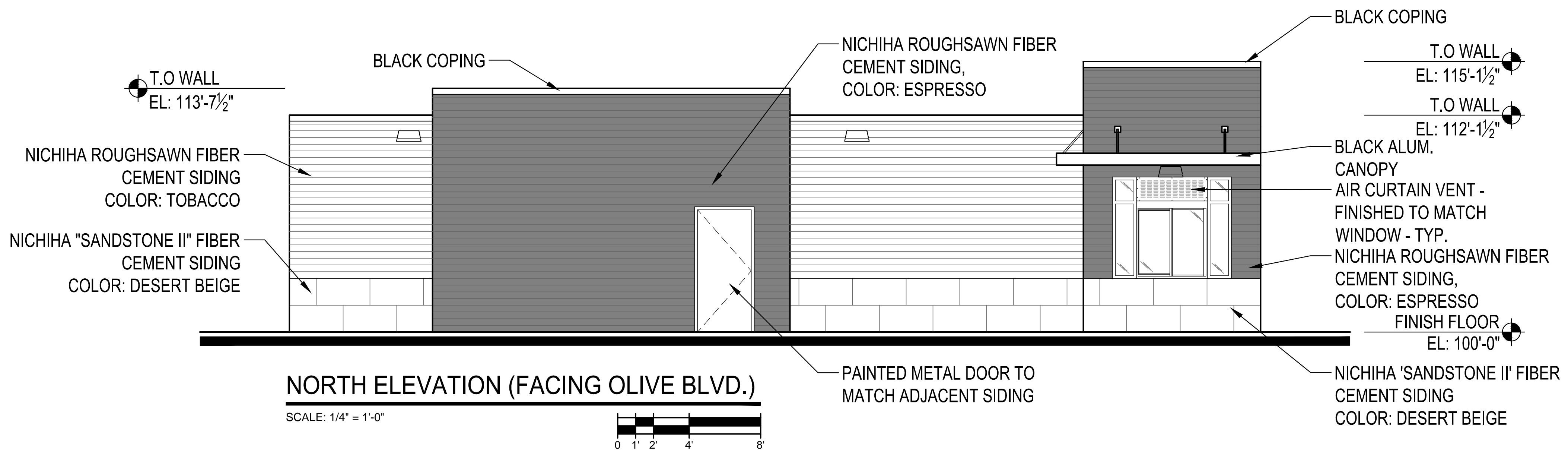
Click the link key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical lens forward, the full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

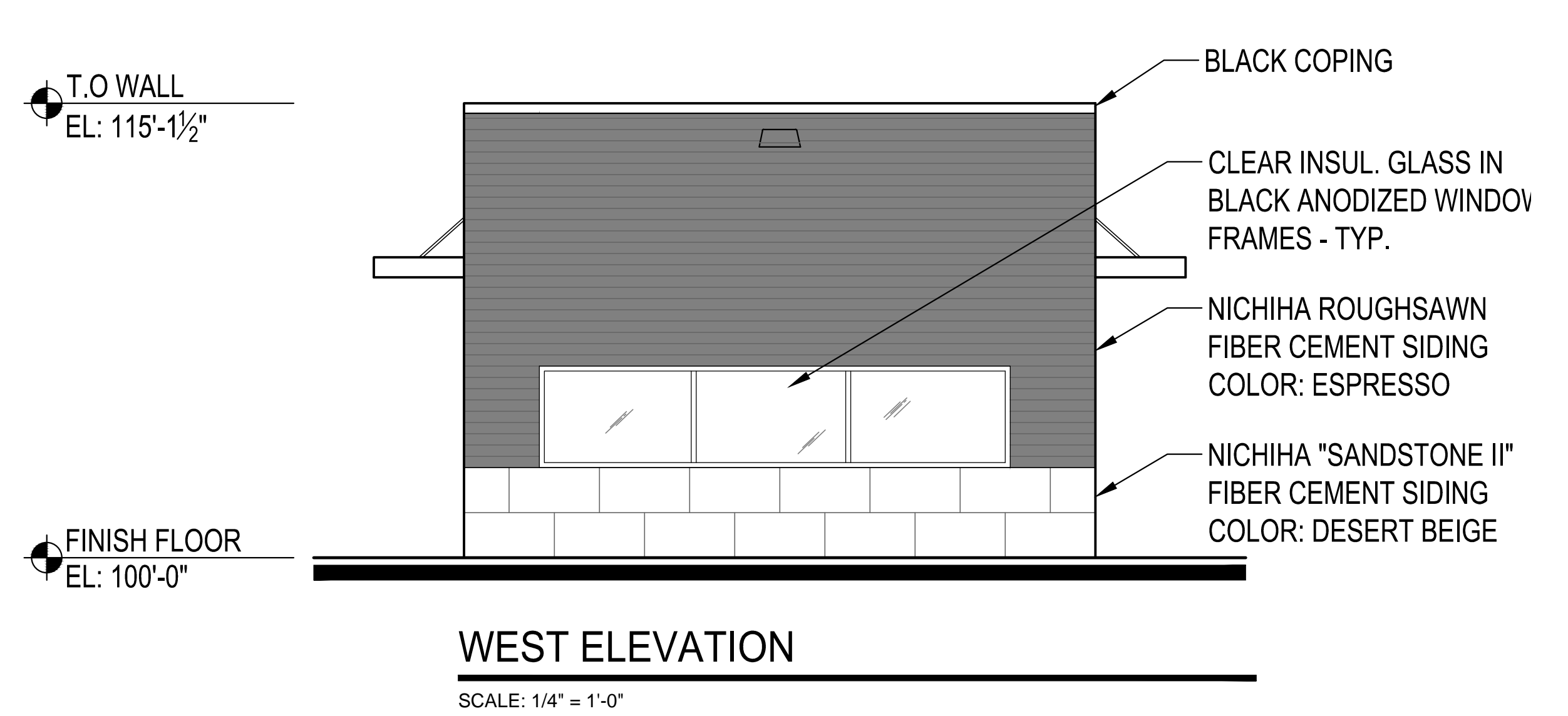
Ordering Information

DSXB LED Series	LEDs	Driver current	Color temperature	Distribution	Voltage	Control options	Other options	Finish
DSXB LED	Asymmetric 1X	350 50mA 400 400mA 500 500mA 700 700mA	30K 3500K 40K 4000K 50K 5000K AMBW color-tuned wavelengths*	AS7 Asymmetric SYM Symmetric	120V 240V 277V 347V	AP7 Asymmetric SYM Symmetric	Shipped installed Photoactive (60, 90, 120, 150, 180, 210, 240, 270, 300, 330, 360, 390, 420, 450, 480, 510, 540, 570, 600, 630, 660, 690, 720, 750, 780, 810, 840, 870, 900, 930, 960, 990, 1020, 1050, 1080, 1110, 1140, 1170, 1200, 1230, 1260, 1290, 1320, 1350, 1380, 1410, 1440, 1470, 1500, 1530, 1560, 1590, 1620, 1650, 1680, 1710, 1740, 1770, 1800, 1830, 1860, 1890, 1920, 1950, 1980, 2010, 2040, 2070, 2100, 2130, 2160, 2190, 2220, 2250, 2280, 2310, 2340, 2370, 2400, 2430, 2460, 2490, 2520, 2550, 2580, 2610, 2640, 2670, 2700, 2730, 2760, 2790, 2820, 2850, 2880, 2910, 2940, 2970, 3000, 3030, 3060, 3090, 3120, 3150, 3180, 3210, 3240, 3270, 3300, 3330, 3360, 3390, 3420, 3450, 3480, 3510, 3540, 3570, 3600, 3630, 3660, 3690, 3720, 3750, 3780, 3810, 3840, 3870, 3900, 3930, 3960, 3990, 4020, 4050, 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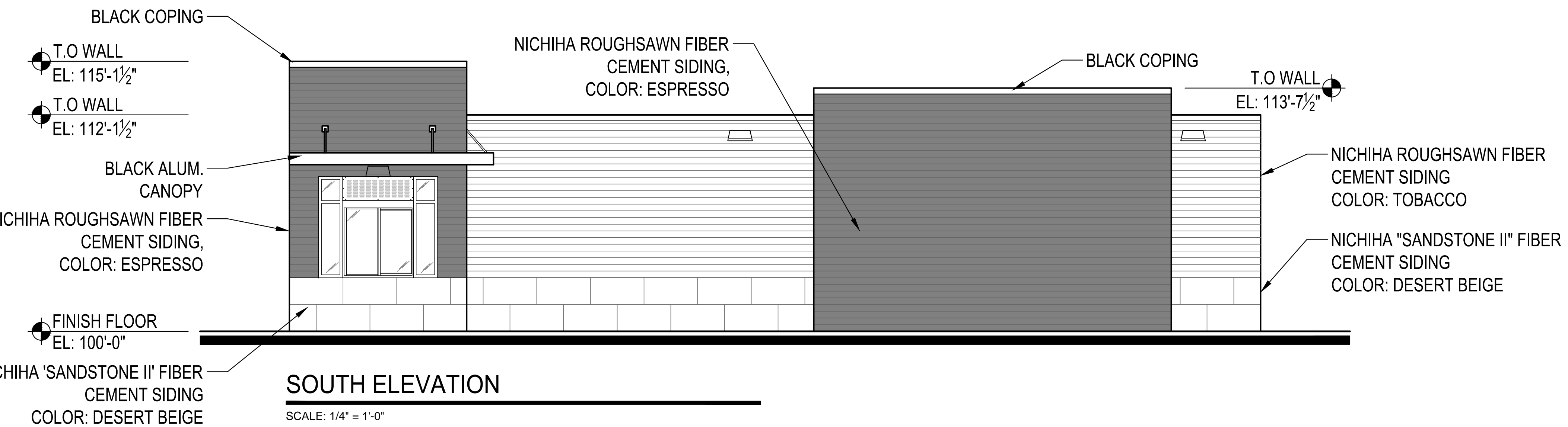
NORTH ELEVATION (FACING OLIVE BLVD.)

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



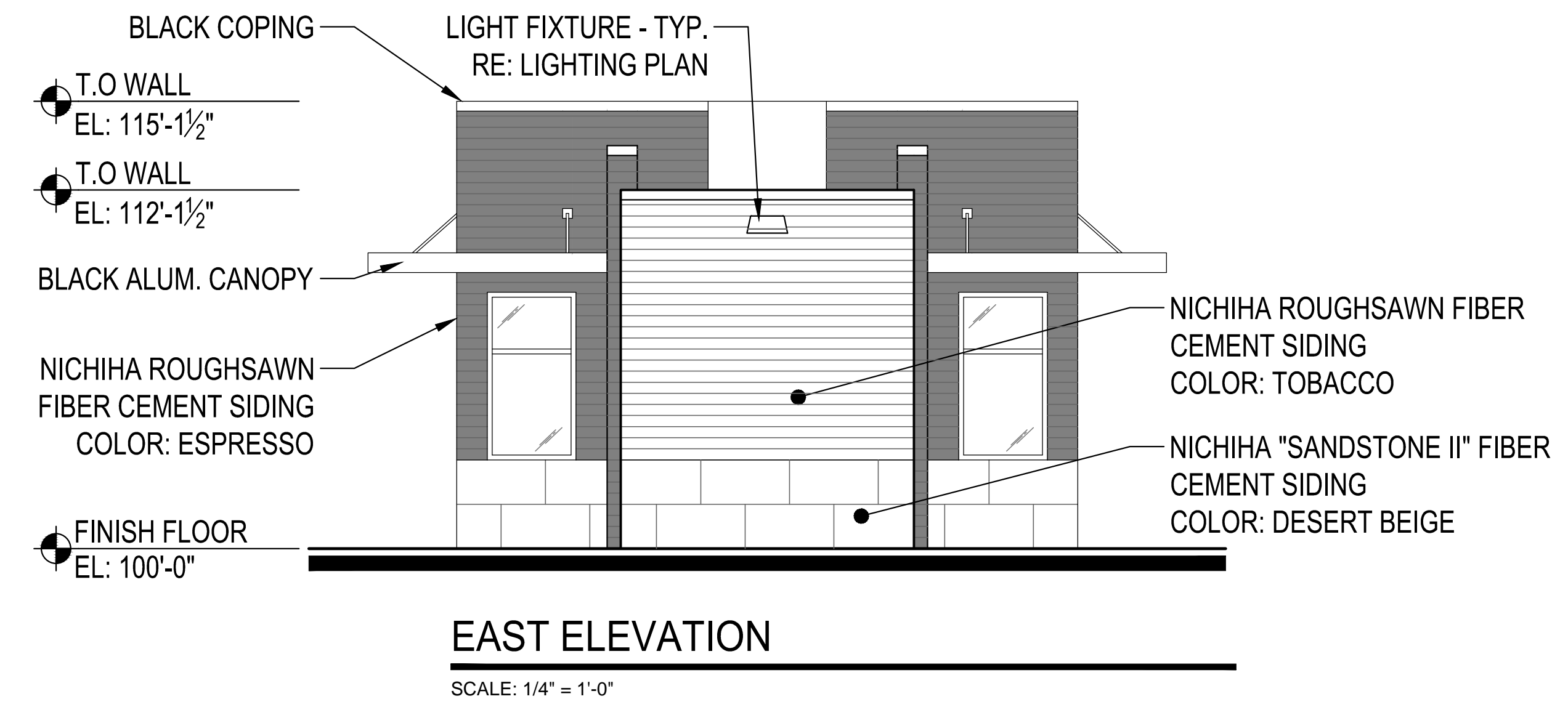
WEST ELEVATION

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



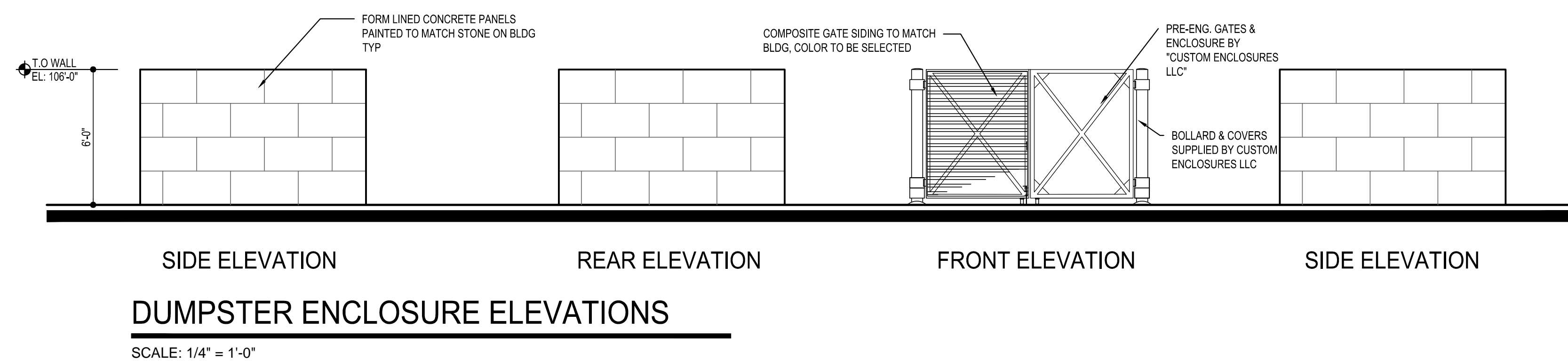
SOUTH ELEVATION

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



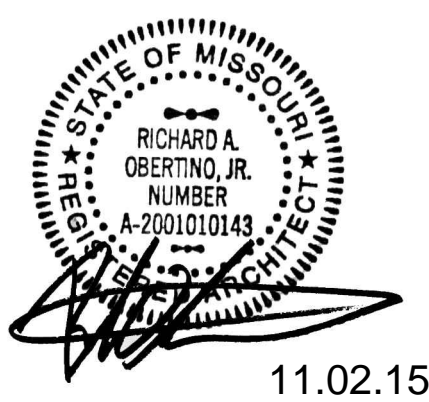
EAST ELEVATION

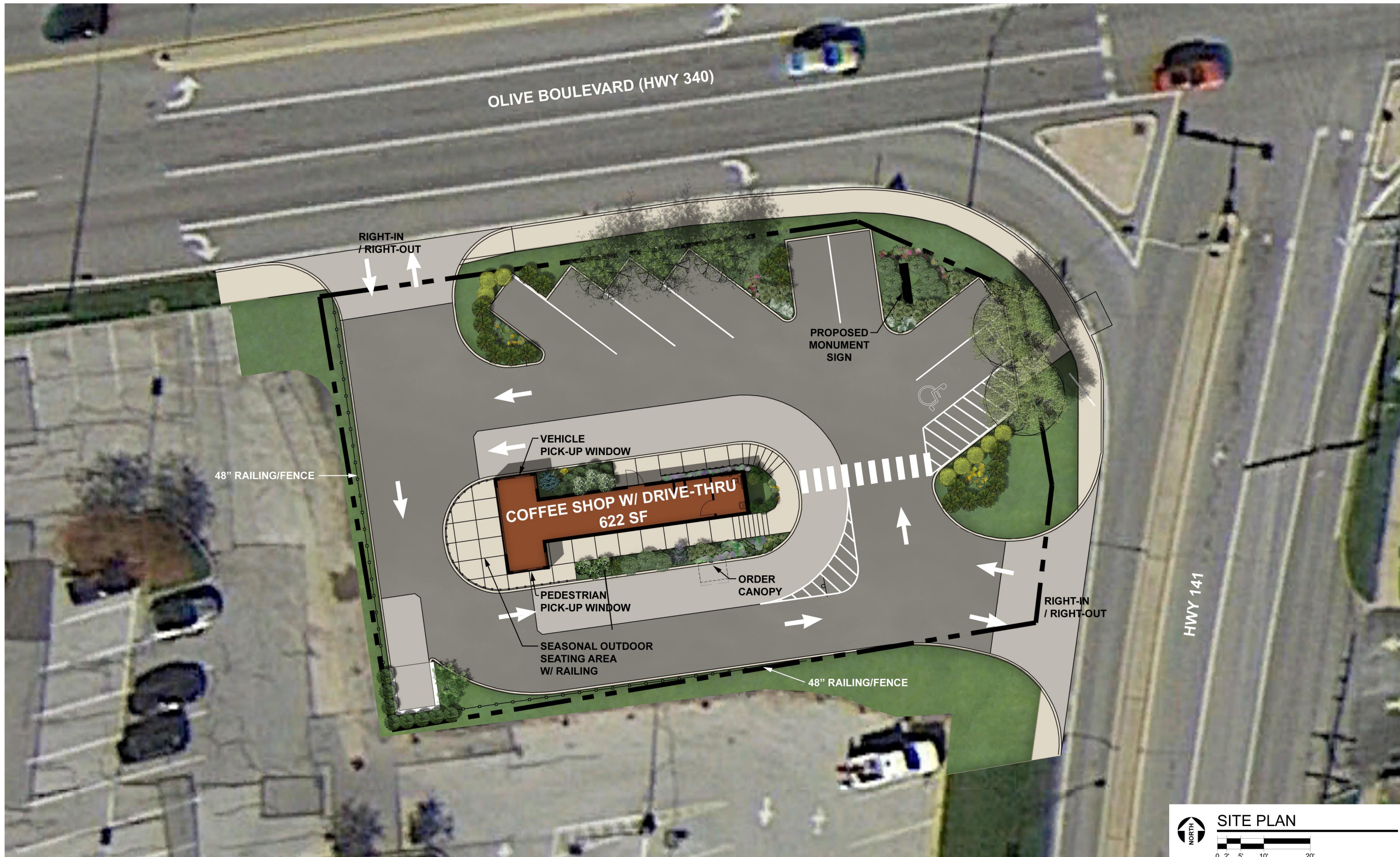
SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE ELEVATIONS

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





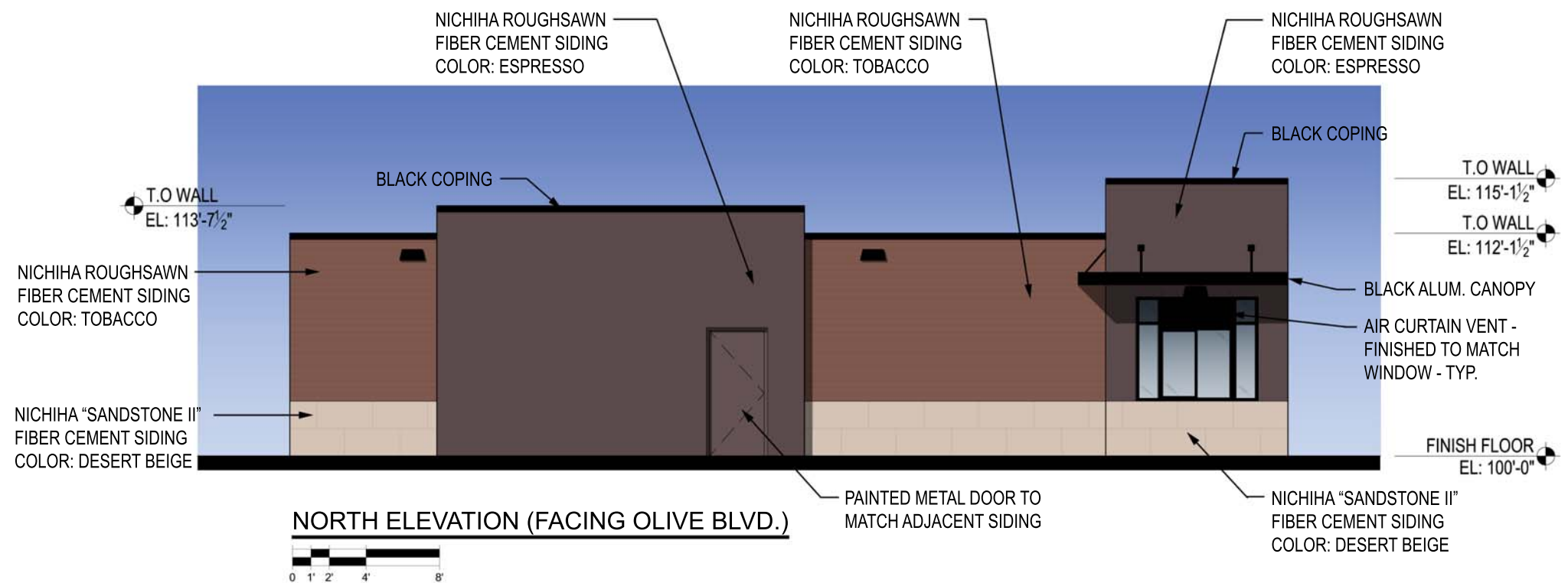
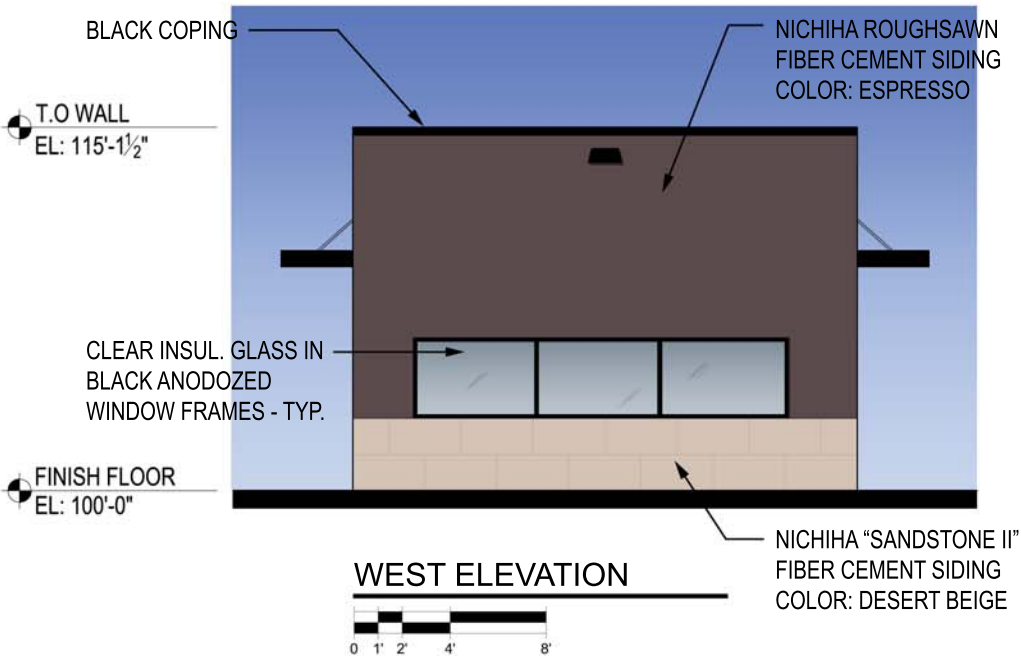
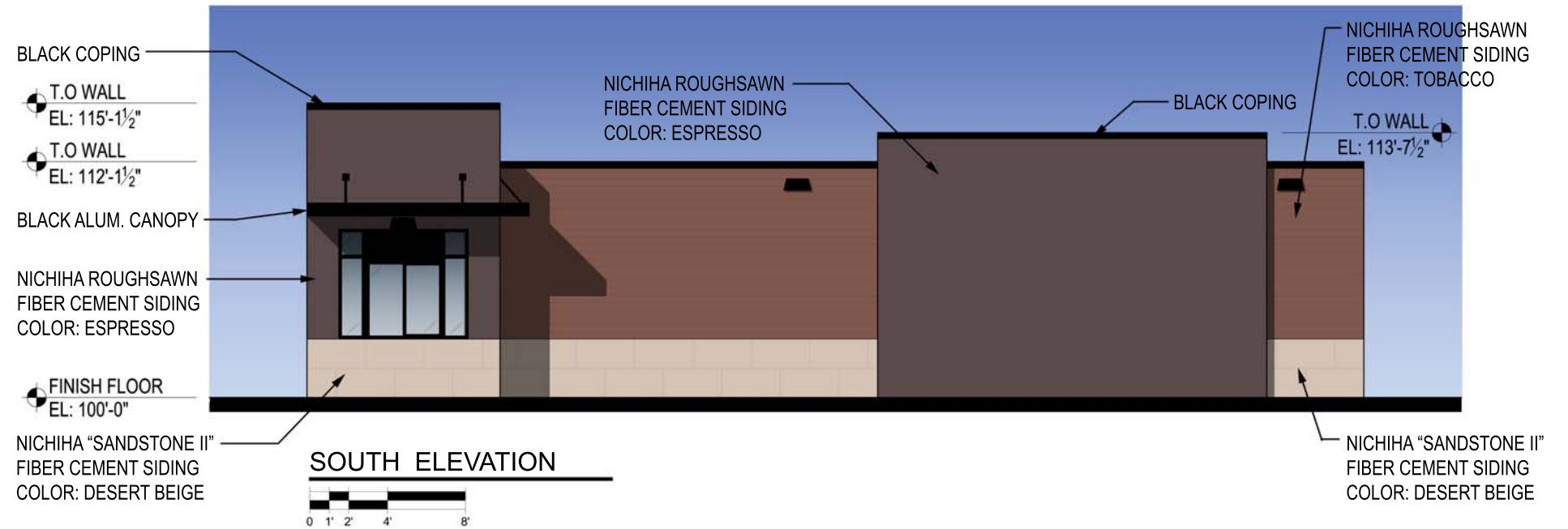
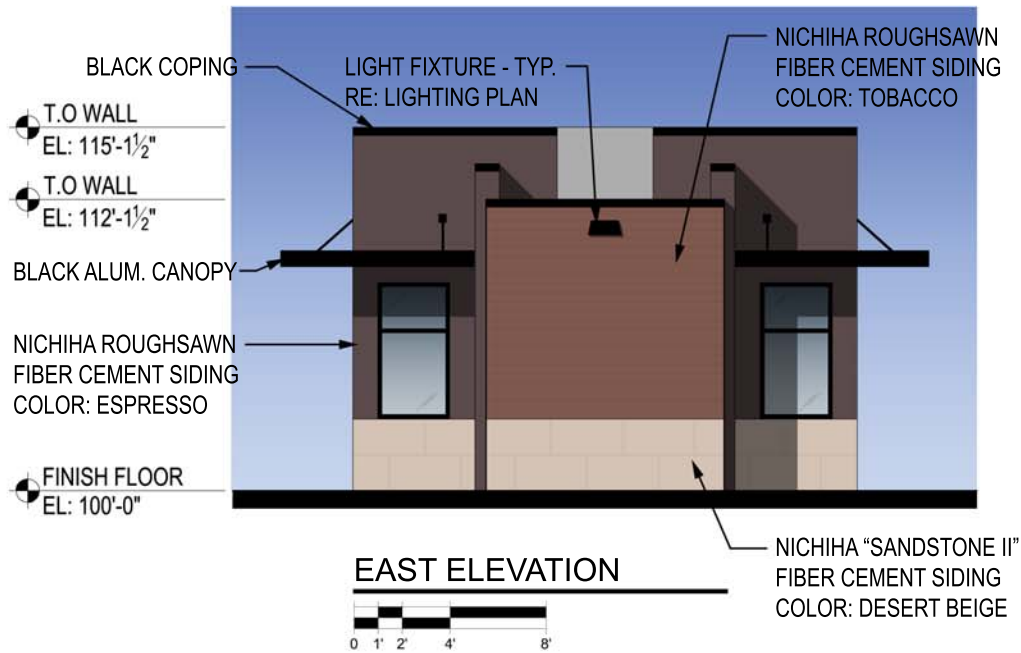
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STARBUCKS DRIVE-THRU - OLIVE BLVD.

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PERSPECTIVE VIEW LOOKING SOUTHEAST AT OLIVE BLVD.

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