



**II.B**

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December 6, 2007

Architectural Review Board  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

**Re: Chesterfield Commons Six Outparcel Four (Chesterfield Commons):** Site Development Section Plan, Landscape Plan, Architectural Elevations, Lighting Plan, and Architect's Statement of Design for 1.346 acre tract of land located in a "C-8" Planned Commercial District north of Chesterfield Airport Road, and west of Boones Crossing.

Board Members:

Thomas Roof Inc. Architects, has submitted, on behalf of THF Chesterfield Six Development, L.L.C., a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

**Submittal Information**

The request is for a new 7,700 square foot commercial building located in the Chesterfield Commons Six Development. Exterior materials include brick, stone, EIFS, and glass. Roof materials will be a flat membrane. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

**Departmental Input**

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, City of Chesterfield governing ordinance 2096, the City of Chesterfield Tree Manual, and the City of Chesterfield Lighting ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning.

**Actions Requested**

The Department of Planning requests action by the Architectural Review Board on the information presented.

Respectfully submitted,



Shawn P. Seymour  
Project Planner

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner of Site Plan Review

Attachments

1. ARB Design Review Checklist
2. Architectural Review Application and Packet Submittal

**CITY OF CHESTERFIELD**  
**Design Guidelines: Review Checklist**

**Project Name:** Chesterfield Commons Six Outparcel Four (Chesterfield Commons):  
**Date of Review:** 11-30-07

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER ONE: Site Layout</b>			
A. Physical Features	X		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation			Being addressed through site plan review
E. Pedestrian Orientation	X		
<b>CHAPTER TWO: Building all Structures</b>			
<b>I. All Structures:</b>			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design	X		
CHAPTER FOUR: Miscellaneous			
A. Signage			Signage is not being reviewed at this time.
B. Lighting	X		
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) Comments provide additional information regarding the status of specific design guidelines. Reference is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised:      October 2001  
    January 2002



November 21, 2007

**Re: Chesterfield Commons Six – Outlot 4  
Chesterfield, Missouri**

## **ARCHITECTS STATEMENT**

The following items identify how the City of Chesterfield Architectural Review Board guidelines are being addressed for the above mentioned project:

### **INTRODUCTION**

THF Realty has provided the City of Chesterfield with quality business and commercial development in the Chesterfield Valley known as Chesterfield Commons. They are continuing their significant contribution in the area by adding a mixed-use restaurant/retail small shops building on Outlot 4 of the Chesterfield Commons Six Development that imitates the architectural style and scale of the surrounding Chesterfield Commons Center. The site is located on the North side of Chesterfield Airport Road and East of the Chesterfield Commons Six entrance drive off of Chesterfield Airport Road.

The new Small Shops building will provide approximately 7,700 S.F. of Retail and Restaurant space. Vehicular movement to and through the site to parking and building entries is convenient, expedited by the inner development drive, Butler Drive and cross access with the adjacent Outlot 3 (Chick-Fil-A).

### **SITE LAYOUT**

#### **A. Physical Features**

1. The site consists of 1.35 acres and is a flat parcel of land. Finish grading will be required to prepare the building pad, but there will not be a significant change in the pad elevation.
2. The existing topography is compatible with the development that is proposed for this site. Although, the minimal grading is not conducive to providing berms, etc. for screening.
3. There are no natural site amenities.
4. The site is currently flat and will remain at the same approximate elevation. All grades will meet the adjacent properties to create a continuous lineal feel.
5. A modular block retaining wall is used at the South side of the lot for the construction of the required storm water detention area. No other retaining walls are required to tie grades to adjacent properties, etc.

#### **B. Vegetation**

1. Currently there is no tree coverage on the site; removal is not necessary in the course of this development.
2. New landscaping will be incorporated into the building design, which meets or exceeds the requirements set forth by the City of Chesterfield's zoning guidelines. Landscaping will be used to not only enhance the building environment and appearance, but will also be used as visual screening and visual guiding elements in the landscape design.

### **C. Site Relationships of Design**

1. The building's general orientation is intended to make its frontage and entries plainly visible to the surrounding access roadways while using landscaping to screen its service and trash enclosures from the neighboring roadways.
2. The location of the building is designed so that it will not encroach or create any hardship to the adjacent properties, providing a gradual transition to the neighboring developments.
3. Service areas are located to the east of the building, and as only pavement areas are quite inconspicuous.
4. Yards along the sites' property lines and building with traffic control islands in the pavement area are landscaped to help define vehicular and pedestrian movement and establish landscape buffering for adjacent developments.
5. Wide and attractive walkways are included to establish safe, recognizable and convenient pedestrian access to the building's entry doors.
6. This development will be constructed in one phase.

### **D. Pedestrian and Vehicular Circulation**

1. Vehicular and pedestrian patterns are simple and direct. Vehicle movement is a single loop around the building with two curb cuts onto Butler Drive and a cross access curb cut to the outlot to the West. Walkways are provided to separate pedestrians from vehicular movements whenever possible.
2. Landscaping is used to minimize viewing of the building's service pavement areas.
3. Walkways are proposed at the front of the building and along Chesterfield Airport Road, which will accommodate pedestrian movement from the parking lot to the structure itself, while crosswalks will be identified by striping.
4. Pedestrian linkage is clearly established between the vehicle pavement areas and the building entries by wide walkways.
5. The radii on the proposed pavement areas are such that emergency, delivery and waste hauling vehicles can easily access and circulate through the site.
6. This development is not on the City Bikeway and we have not incorporated an internal bike circulation system. Bikes may be parked in non-handicap spaces at the entrance plazas to the building, which is highly visible.
7. The building site is accessed by two curb cuts off of Butler Drive, which is a shared development drive. The site also accommodates cross access to the lot to the West.
8. Landscape is used wherever possible as a landscape buffer between the vehicle pavement areas and the building's footprint. Parking has been provided on four sides of the building, such that there is no large area of parking or parking field predominately located on one side or another.
9. Landscaped areas are provided adjacent to the building as well as in the parking surface itself, establishing a visual landscape foreground for each of the building's elevations.



## **E. Pedestrian Orientation**

1. Wide sidewalks with a decorative surface are used to establish a clear and attractive pedestrian experience to and from the building doors.
2. The building is centrally located in the parking lot and the parking field is kept as close as possible to the entry elements. This eliminates the need for pedestrians' path of travel to cross multiple vehicular drive aisles to access the building.
3. A wide sidewalk along the entire front of the building services the tenant entries. The building façade overhangs the entry door by several feet to provide pedestrian coverage.
4. Architectural features and sidewalk streetscape elements at the buildings' entrances along with generous landscaping are incorporated in order to humanize the buildings, and provide pedestrian orientation and design interest.
5. Continuous inset glass along the storefront frontage elevations, coupled with the building's Chesterfield Commons design vernacular will produce an animated attractive building that clearly define the architectural unity of the constituent building. The building is designed so each elevation is presentable to public view.
6. All building elevations will be architecturally enhanced to clearly define the architectural unity of the constituent building and so that each elevation is presentable to public view.

## **I. BUILDING DESIGN**

### **A. General**

1. In general the proposed building features high quality materials of brick, stone, glass and EIFS cornice. These materials are composed in overlaying gridworks and in a variety of planes that, it is hoped, will create a high quality and interesting building design.

### **B. Scale**

1. Building elements are highly compatible in scale and general color appearance with the neighboring developments.
2. The main objective is to create an attractive and clear expression of the building through the use of inset glass and canopy projections that will attract favorable attention to itself with its unique design while creating through common materials continuity with the adjacent buildings.
3. Screen walls, parapets, and landscaping are integrated in the building design to enhance the proportion of the buildings and to hide rooftop units.

### **C. Design**

1. The building incorporates a combination of masonry, EIFS, and glass materials to create variety in the design's composition, while maintaining a strong architectural rhythm horizontally and vertically across the building's elevations.
2. The building incorporates a combination of masonry, EIFS, and glass materials to create variety in the design's composition, while maintaining a strong architectural rhythm horizontally and vertically across the building's elevations.
3. The main objective is to create an attractive and clear expression of mercantile buildings that will attract favorable attention to themselves by their particular design while creating continuity with the

neighboring buildings in the Chesterfield Commons project. Design continuity with Chesterfield Commons is accomplished primarily through the use of identical building materials wall heights and cornice profile.

4. All building elevations will be architecturally enhanced to clearly define the architectural unity of the constituent building and so that each elevation is presentable to public view.
5. All elevations are veneered in the same design manner and by the same high quality materials
6. All elevations are veneered in the same design manner and by the same high quality materials.
7. Rooftop units receive screening from parapet walls.
8. All public entry doors are protected by a projecting canopy.
9. This building is responsive to energy conservation by the use of insulating material throughout as well as the deep overhangs of the front façade protect the glass storefront
10. This development is proposed to be constructed in a single phase.

**D. Relation to Adjacent Development**

1. This building repeats many of the proportions and rhythm expressed on Chesterfield Commons Center.
2. The building will not only create value and attract attention to itself, but will enhance the quality of the existing development along Chesterfield Airport Road. The design, general scale, and orientation of the buildings are intended to reinforce and create a cohesive visual relationship between the neighboring Chesterfield Commons development and this proposed development.
3. The building will not only create value and attract attention to itself, but will enhance the quality of the existing development along Chesterfield Airport Road. The design, general scale, and orientation of the buildings are intended to reinforce and create a cohesive visual relationship between the neighboring Chesterfield Commons development and this proposed development.
4. The building's colors and materials are similar to those used on neighboring buildings.
5. Wide walkway surfaces provide convenient access to the building, enhancing the use of the development.

**E. Materials/Colors**

1. The architectural design of the building carries through it a combination of stone, brick veneer, EIFS and a variety of glass wall conditions to create a distinctive and attractive architectural theme. In combination, these materials are composed to create what is hoped to be architecturally striking building faces.
2. Materials used to veneer the building are consistent around the entire building. In combination, these materials are composed to create what is hoped to be architecturally striking building faces. Material changes always occur at plane changes.
3. Materials used to veneer the building are consistent around the entire building. In combination, these materials are composed to create what is hoped to be architecturally striking building faces.

4. Concrete curbs and curb ramps always separate pavement areas intended for vehicular circulation and pavement areas intended for pedestrian movement.
5. All visible exterior material to the public will be finished to match an adjacent building material.

## **II RESIDENTIAL ARCHITECTURE**

Not Applicable

## **III NON-RESIDENTIAL ARCHITECTURE**

### **A. General**

1. All elevations are veneered in the same design manner and by the same high quality materials.
2. Wide and attractive walkways are included to establish clear, convenient and safe pedestrian access to the building's entry doors.
3. The building masses are articulated and broken down by masonry and EIFS elements and fenestration in the building facades and by the multiple steps in the building group's wall heights accented by their cornices.
4. Strong visual contrasts in the middle building are achieved by stepping the wall heights and center porch feature along the buildings south elevation

### **B. Building Equipment and Service**

1. Service access to the buildings is screened by landscape and located at the least visible corners of the building. Service access to the building is accomplished with stalls and extensions in the pavement area that are inconspicuous by nature.
2. Roof mounted equipment is screened by tall parapet walls. The service area's pavement is integrated into the site with landscape and are located on the eastern side of the building.
3. Service access to the building is screened by landscape and located at the least visible corners of the building. It is located on the site as to minimize truck maneuvering on site.
4. Utility meters are located behind a masonry screen wall and site landscaping on the building's south elevation.

### **C. Chesterfield Valley Guidelines**

1. The building masses are articulated and broken down by masonry and EIFS elements and fenestration in the building facades and by the multiple steps in the building group's wall heights accented by their cornices. All visible exterior material to the public will be finished to match an adjacent building material.
2. The front building elevation facing Chesterfield Airport Road. will be illuminated by flood lighting from the site light poles accent the building façade.
3. The project monument sign and building mounted signage shall be of a size and location permitted by ordinance. The design of the monument sign will complement the building design.

4. The building is centrally located in the parking lot and the parking field is kept as close as possible to the entry elements. This eliminates the need for pedestrians' path of travel to cross multiple vehicular drive aisles to access the building.
5. The trash and loading area shall be located on the North side of the building and will be screened by Landscaping.
6. Street lighting is in place and there will not be any alterations required.
7. There will be pedestrian sidewalks on the South side of the property along Chesterfield Airport Road. They will meet ADA requirements.
8. All new utilities to the building will be underground.
9. The building masses are articulated and broken down by masonry and EIFS elements and fenestration in the building facades and by the multiple steps in the building group's wall heights accented by their cornices. All visible exterior material to the public will be finished to match an adjacent building material.
10. Over 30% greenspace will be accomplished as required by the site-specific ordinance.
11. The site has been landscaped to meet the guidelines for Chesterfield.

## **LANDSCAPE DESIGN**

1. The use of plant material on this project is uniform in nature and helps to delineate spatial uses, soften views and provide shade in parking areas. We have, as per ordinance, provided two trees per parking island and no parking space is further than 50' from a tree. Additionally, the proper amount and spacing of street trees is provided. The varieties specified are those that withstand extreme wind conditions, salt spray from nearby traffic, snow removal and plowing and also consider pedestrian safety. As the landscape plan was developed, care was given to seasonal interest and eventual mature size and use of the plant material specified so that they compliment the site.
2. The proposed landscaping is meant to complement the adjacent business uses and landscaping. The overall landscape plan strives to embellish and enhance the architecture of the proposed building through the use of color and texture, while providing a landscape that is pleasing to adjacent properties as well as to the employees working on-site.
3. Substantial use of buffer planting was considered where it would create more pleasant views from inside the site and also from the adjacent businesses.
4. All landscape material is provided protection via curbing and are set back far enough from the curbs to avoid damage from overhanging bumpers.
5. The shrubs and trees are massed to achieve strong focal points where needed and still allow views into the development to identify the businesses there.
6. There are no pieces of sculpture or fountains planned for this development.
7. The landscape planting areas have been developed to minimize the amount of paving and maximize the opportunities for landscape and turf beds. Strong accent points are created at the main sign and at the main entrance into the store.
8. Landscape lighting will be provided for both security and aesthetic effect. The trash dumpsters are located at the Southeast corner of the site is surrounded by dense landscaping. In addition, trash

receptacles will be provided at the entrance to lessen the amount of miscellaneous trash from the public. A site monument sign shall be landscaped to enhance it.

9. Particular attention has been given to not only the initial size and scale of the plant material but to the ultimate height and spread of all plant material. The shrubs and trees have been selected to complement the scale of the building and have been spaced such that excessive trimming and eventual removal will not be necessary.
10. There are not any existing landscape elements to save on the lot.
11. An automatic irrigation system has been designed by others with the intent to avoid over spray, dry locations and conflicts with parked cars and/or pedestrians and, at the same time, make good use of our water resources.
12. There are no topsoil berms planned for this site due to space constraints and the fact that the site sits below the right-of-way on all sides.
13. Finally, the new landscape material has been selected from the plant list of trees approved for the valley. It is our intent to provide landscape material choices that will thrive in the soils and micro-climate of this area but, at the same time, will provide material that gives greater variety than the approved list.

## **MISCELLANEOUS**

### **A. Signage**

1. The project monument sign and building mounted signage shall be of a size and location permitted by ordinance. The design of the monument sign will complement the building design.
2. All new proposed signs shall be compatible with the building in color and size.
3. The signage on this building will be comparable to the signage on the existing Chesterfield Commons buildings.
4. Building mounted identification signage and monument sign will have individual letters integrated into the building design.

### **B. Lighting**

1. Exterior lighting of the building and site will be confined to the building and pavement areas on site with no off-site illumination and the light source shielded from direct view from off-site.
2. The light source of all illuminated signs will not be visible.
3. Flood lights on the site lighting poles will be used to light the building façade.
4. Fixture design and mounting heights will be compatible with those in the neighbor developments as well as the building itself.
5. Bollard and landscape lighting is currently not proposed for this development.
6. Concrete light pole bases shall be finished to provide clear visibility and accent to the building.
7. There is not any neon lighting proposed on the building.

**C. Utilities**

1. Utilities shall be installed underground, while surface mounted electric transformer pad shall be screened with landscape to be unobtrusive.

**D. Site Drainage**

1. Roof drains shall be placed underground via pipes.
2. Drainage shall not be conveyed or retained within the drip line of any trees.
3. Drainage from landscaped areas shall be conveyed and contained and shall not be allowed to drain freely across sidewalks.
4. The only detention on this site is the drainage ditch along the South side of the site. It will be treated and landscaped similar to the adjacent lots.

**E. Energy Conservation**

1. The design of the building has been done according to the principles of good energy conservation, with wall and roof insulation meeting or exceeding requirements established by the enforced edition of the International Building Code.

**F. Screening**

1. All screen walls will be designed to compliment the building and provide a visual interesting element.
2. All screen walls will be designed to compliment the building and provide a visual interesting element.
3. There is not any site fencing proposed for this site.
4. Solid architectural ribbed metal panels will be used at the trash enclosure gates as has been approved on all other Chesterfield Commons buildings.
5. Solid architectural ribbed metal panels will be used at the trash enclosure gates as has been approved on all other Chesterfield Commons buildings.
6. All loading, trash, service, and utility meter areas will be screened with dense landscaping. Trash dumpsters will also be enclosed in a masonry enclosure to match the building.

**CONCLUSION**

In conclusion, we feel that this site and building design results in a wonderful addition to the development of Chesterfield Valley and is an exciting addition to the commercial environment in the City of Chesterfield.

Respectfully Submitted by:  
TR,i Architects

# SITE DEVELOPMENT SECTION PLAN

## FOR

# CHESTERFIELD SIX DEVELOPMENT- OUTPARCEL 4

GOVERNING ORDINANCE NUMBER 2096  
CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SITE ADDRESS: 17359 CHESTERFIELD AIRPORT ROAD. CHESTERFIELD, MO 63005, ST. LOUIS COUNTY

### UTILITY CONTACT LIST:

#### COUNTY WATER:

MISSOURI-AMERICAN WATER COMPANY  
727 CRAIG ROAD  
ST. LOUIS, MO. 63141  
CONTACT: MR. PAUL HAYHURST  
CONTACT: MR. ROGER TIMMERMEIER (WATER TAPS)  
PHONE: (314) 996-2464  
FAX: (314) 997-7677  
EMERGENCY: (314) 996-2420

#### ELECTRIC COMPANY:

AMEREN UE  
280 OLD STATE RD.  
ELLISVILLE, MO. 63021  
CONTACT: MR. MICHAEL TREACY  
PHONE: (314) 992-8914  
FAX: (314) 992-6950  
EMERGENCY: (314) 342-1000

#### FIRE DISTRICT:

MONARCH FIRE PROTECTION DISTRICT  
13725 OLIVE BOULEVARD  
CHESTERFIELD, MO 63017-2640  
CONTACT: MR. DAVID NICHOLS  
PHONE: (314) 514-0900 EXT. 313  
FAX: (314) 514-0696

#### TELEPHONE COMPANY:

SOUTH-WESTERN BELL  
14780 MANCHESTER ROAD  
BALLWIN, MO. 63011-3708  
CONTACT: TERRY DONAUBAUER  
PHONE: (636) 256-1536  
PHONE: (800) 499-7928  
FAX: (636) 256-1510  
WORK ORDER: 1-800-941-0181

CHARTER COMMUNICATIONS  
6818 WEST FLORISSANT AVE.  
ST. LOUIS, MO 63136  
PHONE: (314) 389-8900  
FAX: (866) 207-3663

MCI COMMUNICATIONS  
PHONE: (800) 444-3333

QWEST COMMUNICATIONS  
PHONE: (800) 860-2255

#### SEWER:

METROPOLITAN ST. LOUIS  
SEWER DISTRICT (MSD)  
2350 MARKET STREET  
ST. LOUIS, MO. 63103  
CONTACT: MR. JASON T. PETEREIN  
PHONE: (314) 768-2773  
FAX: (314) 768-6302  
EMERGENCY: (314) 768-6260

#### GAS COMPANY:

LACLEDE GAS COMPANY  
720 OLIVE ST. ROOM 1408  
ST. LOUIS, MO. 63101  
CONTACT: MS. KELLY KRAMER  
PHONE: (314) 342-0678  
FAX: (314) 436-3099  
EMERGENCY: (800) 887-4173

### GOVERNMENT AGENCIES:

#### CITY ENGINEER:

CITY OF CHESTERFIELD/PUBLIC WORKS  
690 CHESTERFIELD PARKWAY WEST  
CHESTERFIELD, MO. 63017-0760  
CONTACT: MR. BRIAN K. MCGOWND  
PHONE: (636) 537-4762  
FAX: (636) 537-4798

#### MONARCH-CHESTERFIELD VALLEY LEVEE DISTRICT:

HUSCH & EPPENBERGER, L.L.C.  
190 CARONDELET PLAZA, SUITE 600  
ST. LOUIS, MO 63105-3441  
CONTACT: MR. DAVID HUMAN  
PHONE: (314) 480-1500  
FAX: (314) 480-1505

#### PLANNING DEPARTMENT

CITY OF CHESTERFIELD  
690 CHESTERFIELD PARKWAY WEST  
CHESTERFIELD, MO. 63017-0760  
CONTACT: MS. MARA PERRY  
PHONE: (636) 537-4744  
FAX: (636) 537-4798

#### MONARCH-CHESTERFIELD VALLEY LEVEE DISTRICT/ENGINEERING:

FULLER, MOSSBARGER, SCOTT & MAY  
1856 CRAIG PARK COURT  
ST. LOUIS, MO 63146-4122  
CONTACT: MR. BOB WELSCH, P.E.  
PHONE: (314) 317-7008  
FAX: (314) 878-6801

#### SCHOOL DISTRICT:

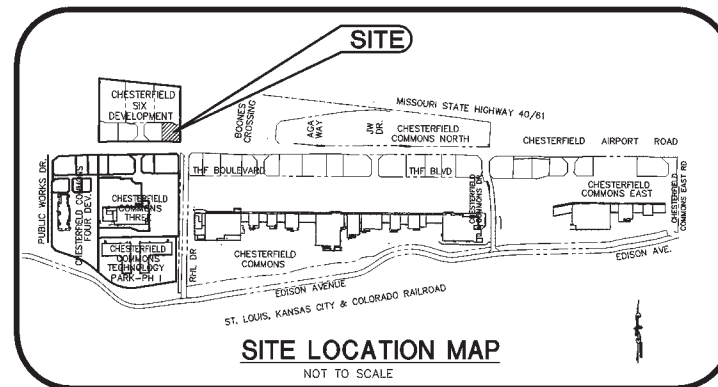
ROCKWOOD SCHOOL DISTRICT  
111 E. NORTH STREET  
ST. LOUIS, MO. 63025

#### TRAFFIC:

ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC  
8 TH FLOOR  
121 SOUTH MERAMEC AVENUE  
ST. LOUIS, MISSOURI 63105  
CONTACT: MR. RICHARD W. BECKMAN  
PHONE: (314) 615-8506  
CONTACT: MR. JIM KNOLL  
PHONE: (314) 615-8554  
FAX: (314) 615-8194

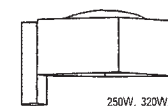
#### AIRPORT:

SPIRIT OF ST. LOUIS AIRPORT  
18270 EDISON AVE. SUITE 100  
CHESTERFIELD, MO 63005  
CONTACT: MR. JEFFREY KAISER  
PHONE: (636) 532-2222  
FAX: (636) 532-4886



### SITE DEVELOPMENT SECTION PLAN CHESTERFIELD COMMONS SIX DEVELOPMENT-OUTPARCEL 4 SHEET INDEX

Page Num	Description	Issued	Latest Revision	Comment
1.	SEC-1 COVER SHEET AND NOTES	10/26/07		
2.	SEC-1A SITE DEVELOPMENT SECTION PLAN	10/26/07		
3.	A-1 ARCHITECTURAL ELEVATIONS (BY THE ARCHITECTS)	10/26/07		
4.	1 OF 1 LIGHTING PLAN (BY ST. LOUIS LIGHTING)	10/26/07		
5.	L-1 LANDSCAPE PLAN (BY LANDSCAPE TECHNOLOGIES)	10/26/07		

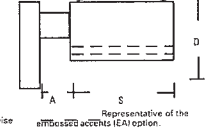


### Area Lighting KVF

METAL HALIDE  
250W, 320W, 350W, 400W, 450W, 750W, 1000W  
20" to 40" Mounting

#### Specifications

EPA: 2.8 ft<sup>2</sup> (26m)  
(includes arm)  
Square: 21.5 (54.6)  
Depth: 14 (35.6)  
Arm length: 8 (20.3)  
Weight: 53 lbs (24 kg)  
All dimensions are inches (centimeters) unless otherwise specified.



Lithonia Lighting  
Atany Lighting Group, Inc.  
Outdoor Lighting  
One Lithonia Way, Conyers, GA 30012  
Phone: 770-822-5000, Fax: 770-918-1203  
www.lithonia.com

Mounting Option	Endline Template
Spoor, DA12P	5
W8x, DA12WB	6
W10x	7

### Anchor Base Poles RTS

ROUND TAPERED STEEL

#### NOTE:

- TOTAL LIGHTING FIXTURE HEIGHT = 33 FEET
- MAXIMUM HEIGHT OF LIGHTING POLES = 30 FEET
- POLES ARE TO BE ROUND TAPERED STEEL COLOR BLACK AND MOUNTED ON CONCRETE PEDESTALS 3' ABOVE GRADE

- #### PARKING LOT LIGHTING NOTES:
- ALL LUMINAIRES TO BE FULLY SHIELDED FLAT-LENS ENCLOSED.
  - ALL LIGHTING FIXTURES SHALL BE CONTROLLED THROUGH AN AUTOMATED SYSTEM WITH TIMECLOCK CAPABILITIES.
  - WITHIN ONE (1) HOUR AFTER CLOSE OF BUSINESS, ILLUMINATION SHALL BE REDUCE TO SECURITY LIGHTING LEVELS OF 20% OF NORMAL MAINTAINED LEVELS.
  - TOTAL LIGHTING FIXTURE HEIGHT = 33 FEET
  - MAXIMUM HEIGHT OF LIGHTING POLES = 30 FEET
  - POLES ARE TO BE ROUND TAPERED STEEL COLOR BLACK AND MOUNTED ON CONCRETE PEDESTALS 3' ABOVE GRADE

## SITE DEVELOPMENT SECTION PLAN COVER SHEET/ NOTES FOR OUTPARCEL 4 WITHIN CHESTERFIELD SIX DEVELOPMENT

GOVERNING ORDINANCE No. 2096

ENGINEER-  
**W**  
**Wolverton & Associates**

Consulting Engineers + Land Surveyors

6745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30097

Phone: (770) 447-8999 • Fax: (770) 447-9070

www.wolverton-assoc.com

### ARCHITECT-

TR, I ARCHITECTS  
8251 MARYLAND AVENUE  
SUITE 300 / ST. LOUIS, MO. 63105  
CONTACT: MR. JEFFREY KAISER  
PHONE (314) 726-9990  
FAX (314) 726-9991

### LANDSCAPE ARCHITECT-

LANDSCAPE TECHNOLOGIES  
67 JACOBS CREEK DRIVE  
ST. CHARLES, MO 63304  
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PHONE (636) 928-1250  
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### OWNER/DEVELOPER-

THF CHESTERFIELD SIX DEVELOPMENT, L.L.C.  
2127 INNERBELT BUSINESS CENTER DR.  
SUITE 200 / ST. LOUIS, MO. 63114  
CONTACT: MR. DARREN RIDENHOUR  
PHONE (314) 429-0900  
FAX (314) 429-0999

**Wolverton & Associates**  
 Consulting Engineers + Land Surveyors  
 6745 Sugarloaf Parkway • Suite 100 • Duluth, Georgia 30097  
 Phone: (770) 447-8999 • Fax: (770) 447-9070  
 www.wolverton-assoc.com



SITE DEVELOPMENT SECTION PLAN  
 CHESTERFIELD SIX DEVELOPMENT-OUTPARCEL 4  
 CHESTERFIELD, ST. LOUIS COUNTY, MO.  
 THF CHESTERFIELD SIX DEVELOPMENT, L.L.C.  
 ST. LOUIS, MO.

OWNER/DEVELOPER:  
 THF CHESTERFIELD SIX DEVELOPMENT, L.L.C.  
 2127 INNERBELT BUSINESS CENTER DRIVE  
 SUITE 200 / ST. LOUIS, MO. 63114

SHEET NUMBER

**SEC-1**

OF SHEETS







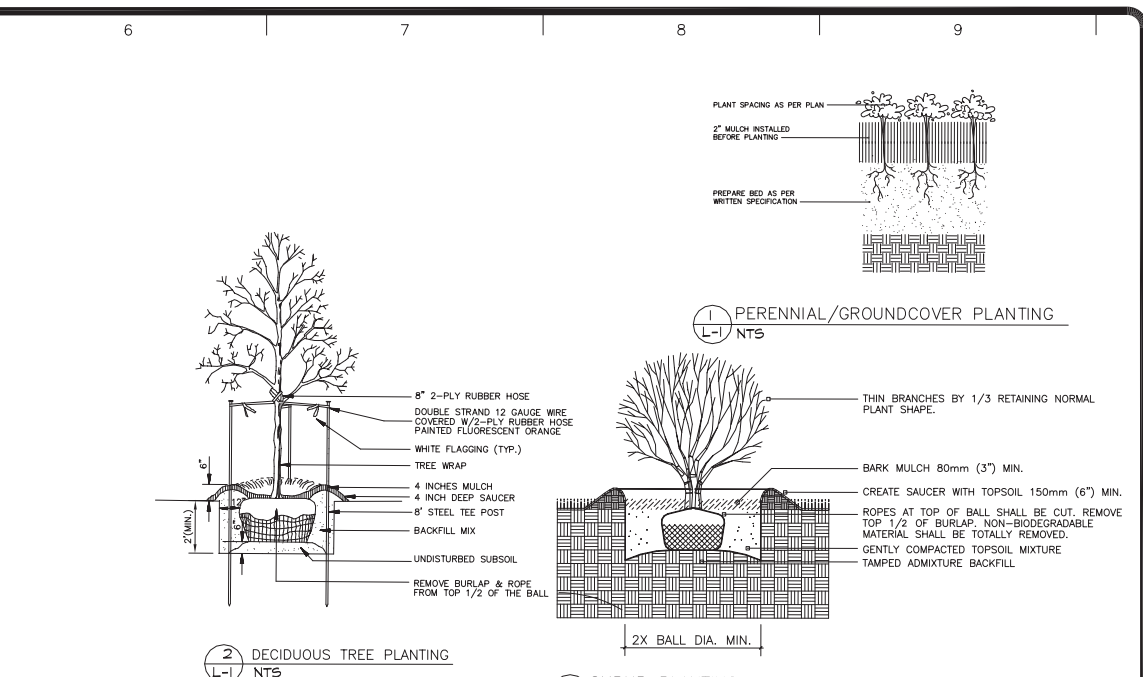
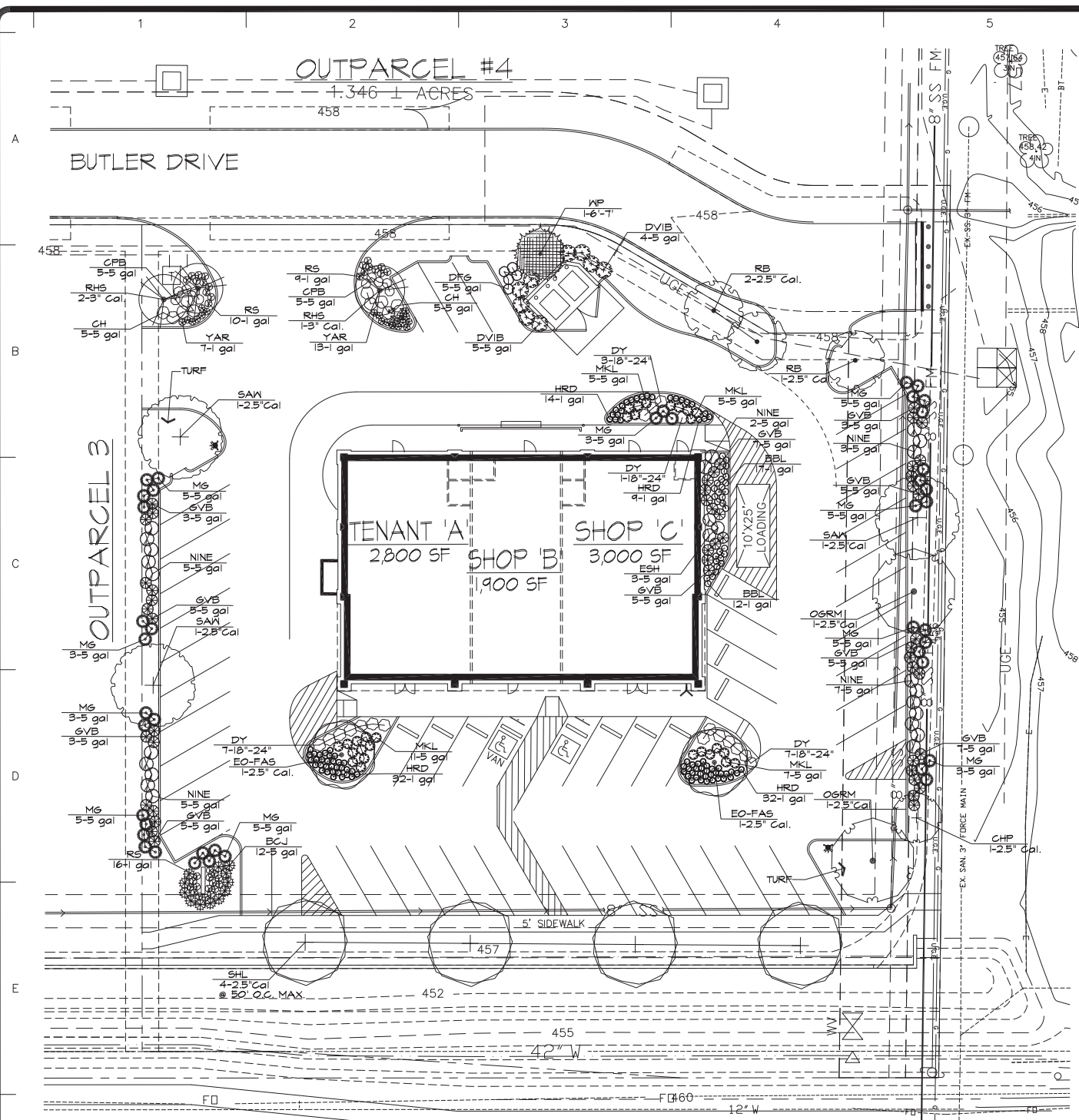
REVISIONS	BY

**landscape TECHNOLOGIES**

67 Jacobs Creek Drive  
St. Charles, Missouri 63041  
(636) 926-1250  
Fax: (636) 926-4563

**PLANTING PLAN FOR THE PROPOSED  
Chesterfield Commons Six - Outlot 4  
CHESTERFIELD, MISSOURI**

DRAWN R. HARRIS
CHECKED RHM
DATE 10/26/07
SCALE 1" = 20'
SHEET NO. 2007-224
SHEET <b>L-1</b>
OF ONE SHEET



**PLANT SCHEDULE:**

TREES	QTY	BOTANICAL/COMMON	SIZE
OGRM	2	Acer rubrum 'October Glory' / 'October Glory' Maple	2.5" Cal
SHL	4	Gleditsia triacanthos 'Skyline' / 'Skyline' Locust	2.5" Cal
SAW	3	Quercus acutissima / Sawtooth Oak	2.5" Cal
EO-FAS	2	Quercus robur 'Fastigiata' / Pyramidal English Oak	2.5" Cal
EVERGREEN TREES	QTY	BOTANICAL/COMMON	SIZE
WP	1	Pinus strobus / White Pine	6"-7"
FLOWERING TREES	QTY	BOTANICAL/COMMON	SIZE
RHS	3	Amelanchier grandiflora 'Robin Hill' / 'Autumn Brilliance' Robin Hill	3" Cal.
RB	3	Cercis canadensis / Redbud	2.5" Cal
CHP	1	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2.5" Cal
SHRUBS	QTY	BOTANICAL/COMMON	SIZE
CPB	10	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal
GVB	48	Buxus 'Green Velvet' / Green Velvet Boxwood	5 gal
ESH	3	Hydrangea macrophylla 'Bailmer' TM / Endless Summer Hydrangea	5 gal
CH	10	Ilex meserveae 'China Boy/Girl' TM / China Boy/Girl Holly	5 gal
BCJ	12	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal
NINE	22	Physocarpus opulifolius 'Diabolo' TM / Diabolo Purple Ninebark	5 gal
MKL	28	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal
DY	18	Taxus media 'Densiflora' / Dense Yew	18"-24"
DVIB	9	Viburnum plicatum tomentosum 'Mariesii' / Mariesii Double File Viburnum	5 gal
ANNUALS/PERENNIALS	QTY	BOTANICAL/COMMON	SIZE
YAR	20	Achillea filipendulina 'Coronation Gold' / Yarrow	1 gal
HRD	87	Hemerocallis hybrid 'Happy Returns' / Happy Returns Daylily	1 gal
BBL	24	Liriope muscari 'Big Blue' / Big Blue Liriope	1 gal
RS	35	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	1 gal
GRASSES	QTY	BOTANICAL/COMMON	SIZE
MG	42	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal
DFG	5	Pennisetum alopecuroides 'Hamel' / Dwarf Fountain Grass	5 gal

**\* GREENSPACE CALCULATIONS:**  
TOTAL SITE: 58,629 SQ. FT. (1.346 Acres)  
BUILDING SURFACE: 7,700 SQ. FT.  
PAVED SURFACE: 30,854 SQ. FT.  
PAVED SIDEWALKS: 2,344 SQ. FT.  
GREENSPACE: 17,726 SQ. FT. or 30.23 %

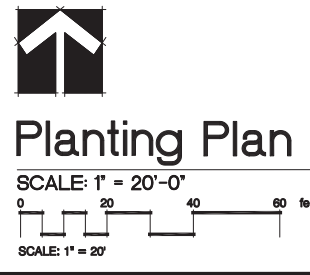
**PLEASE NOTE:**

- No plant material may be installed within 5' from any retaining walls or 6' from any fire hydrant.
- All planting beds to be edged with spade-cut edge. Provide alternate for 4" Ryerson edging.
- No plant material may be installed within seepage berm.
- Adjust tree locations for light standards, utilities, future drive/pkg. lot locations, etc.
- Each planting island to be atop 36" topsoil berm (Not to exceed 3:1 cross slope).
- All landscape areas & islands shall be provided with a mechanical in-ground irrigation system (by others). Coordinate landscaping with irrigation contractor.

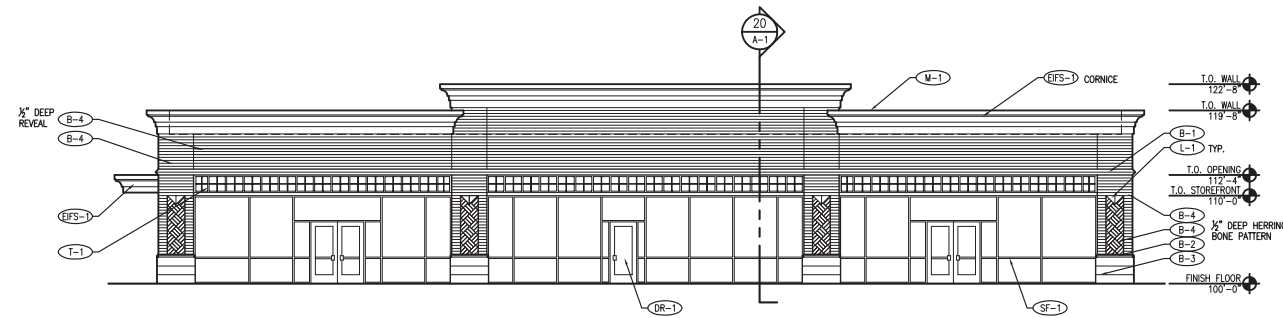
**NOTES:**

- 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.
- 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 Meramec gravel at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with Valley-View edge unless otherwise noted. Provide alternate for Ryerson steel edge.
- 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 perennials to within 18" 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 (50% per acre) and bluegrass (18% 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 40 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 20'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of landscape setback area.
- Landscape islands shall be placed at the ends of parking aisles as required by Section 1003.64 of the City of Chesterfield Zoning Ordinance.
  - There shall be a minimum landscape width of six (6) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
  - At the end of double row parking, a minimum of 20 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 Grassfire, 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.

**NOTE:**  
ALL UTILITIES TO BE PLACED UNDERGROUND



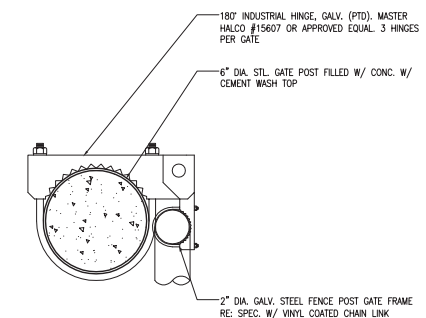




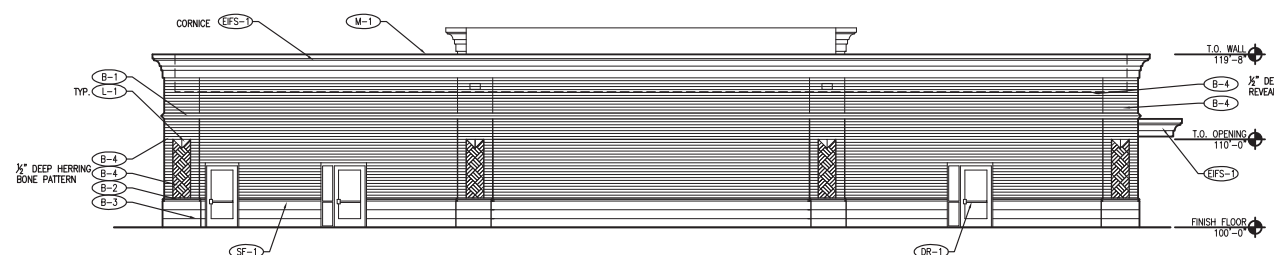
**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

CODE	MATERIAL	TYPE / COLOR
M-1	SHEET METAL	MATCH COLOR PE-1 - PAINT GRIP COPING
B-1	PRECAST CONC.	NATURAL CONC. COLOR - DIAMOND PROFILE ACCENT BAND (6")
B-2	PRECAST CONC.	NATURAL CONC. COLOR - DIAMOND PROFILE ACCENT BAND (4")
B-3	UTILITY BRICK	WHITE- CHSLED FACE ST. - ARRISRAFT STONE
B-4	UTILITY BRICK	MEDIUM IRONSPOT #46 - SMOOTH FACE BRICK
PE-1	PAINT	WHITE - E.J.F.S. / COPING @ CORNICE - DRYVIT - BRIGHT WHITE
PE-2	PAINT	LOWE'S BLUE - TRELIS (SW #1788)
PE-3	PAINT	STONE HENGE GREGE - SUTTERS, DOORS, COPING, MTL. ROOF
PE-4	PAINT	WHITE - SOFFIT / CEILING (SW #1213)
DR-1	ALUMINUM DOORS	STOREFRONT DOORS - BLACK ANODIZED
EFS-1	EXTERIOR INCL. FINISH SYSTEM	SANDBLAST FINISH - DRYVIT - COLOR BRIGHT WHITE
ST-1	STEEL	FINISH PER TENANT SIGNAGE
SF-1	STOREFRONT	BLACK ANODIZED ALUM. FRAME - 1" INSULATED GLASS
T-1	TRELIS	2" METAL TRELIS FRAME - PAINTED PE-2
L-1	WALL SCONCE	BEGA LIGHTING #3241P - BLACK ANODIZED

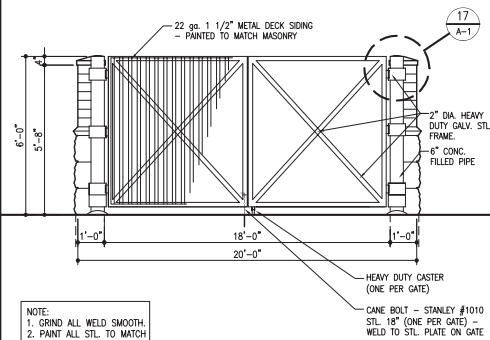
**13 EXTERIOR MATERIALS LIST**  
SCALE: -



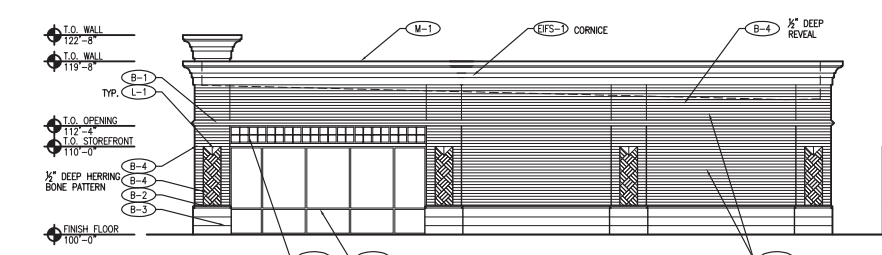
**17 HINGE DETAIL**  
SCALE: 3" = 1'-0"



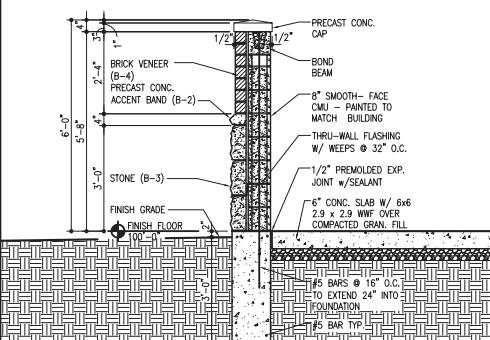
**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



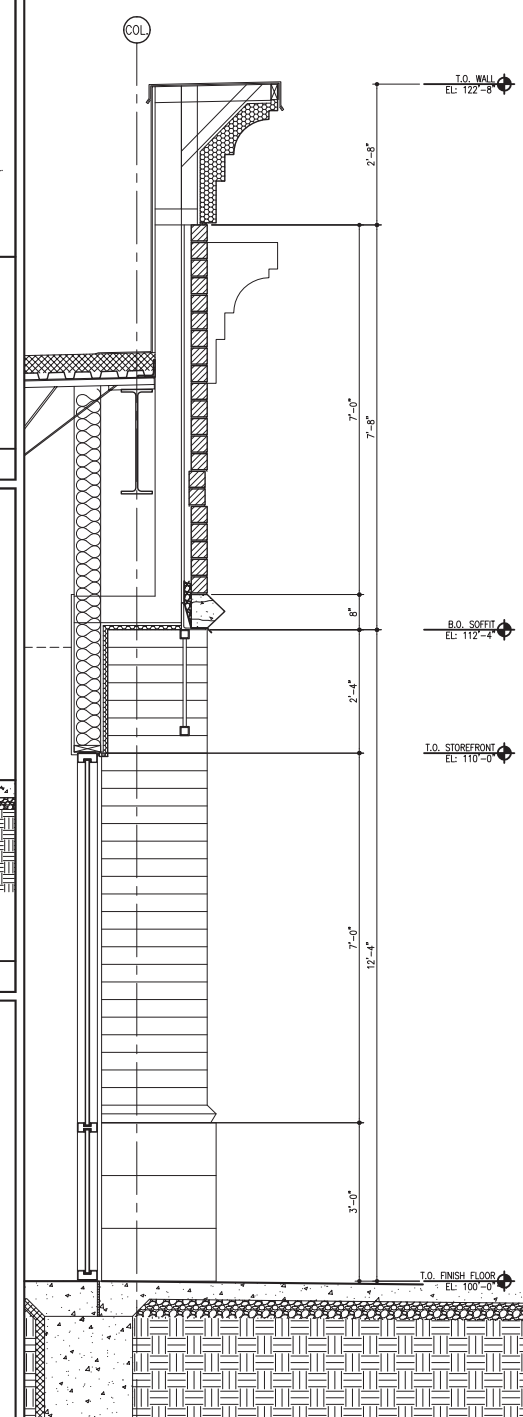
**14 FRONT ELEVATION - TRASH ENCLOSURE**  
SCALE: N.T.S.



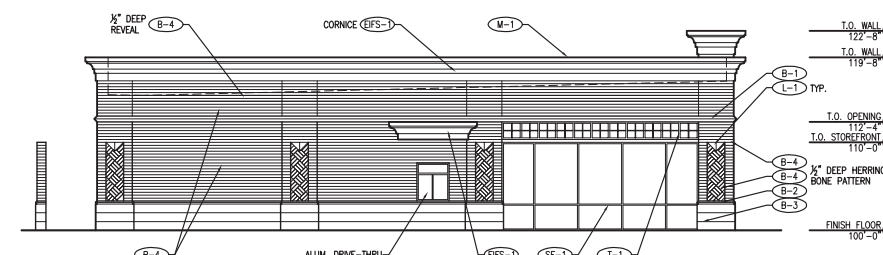
**3 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



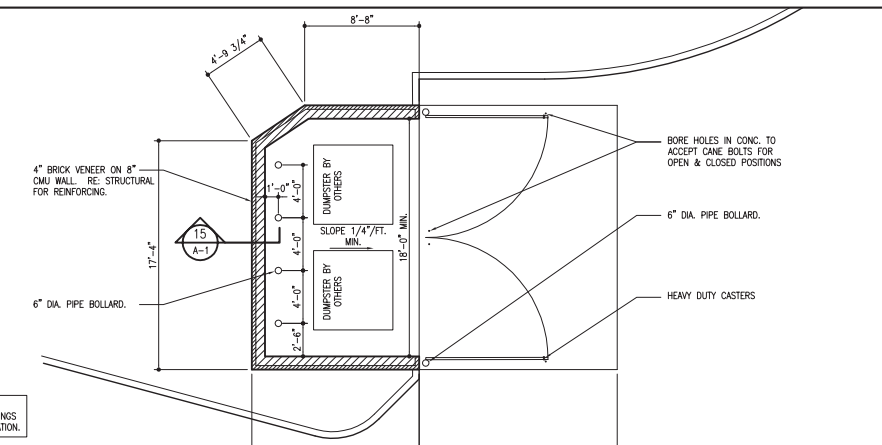
**15 SECTION @ TRASH ENCLOSURE**  
SCALE: 1/2" = 1'-0"



**20 WALL SECTION**  
SCALE: 3/4" = 1'-0"



**4 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**12 TRASH ENCLOSURE PLAN**  
SCALE: 3/16" = 1'-0"

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

- DEVELOPER  
ARCHITECT  
CIVIL ENGINEER  
MECHANICAL ENGINEER  
PLUMBING ENGINEER  
ELECTRICAL ENGINEER
- THF REALTY  
THOMAS ROOF INC. ARCHITECTS  
WOLVERTON & ASSOCIATES  
MECHANICAL ENGINEER  
PLUMBING ENGINEER  
ELECTRICAL ENGINEER



**OUTLOT 4**  
**CHESTERFIELD COMMONS SIX**  
17359 CHESTERFIELD AIRPORT ROAD  
CHESTERFIELD, MISSOURI

**TRJ**  
Architects of the Possible

THOMAS ROOF INC. ARCHITECTS  
1811 Highway 40  
St. Louis, Missouri 63103  
314-736-8888  
www.thomasroof.com

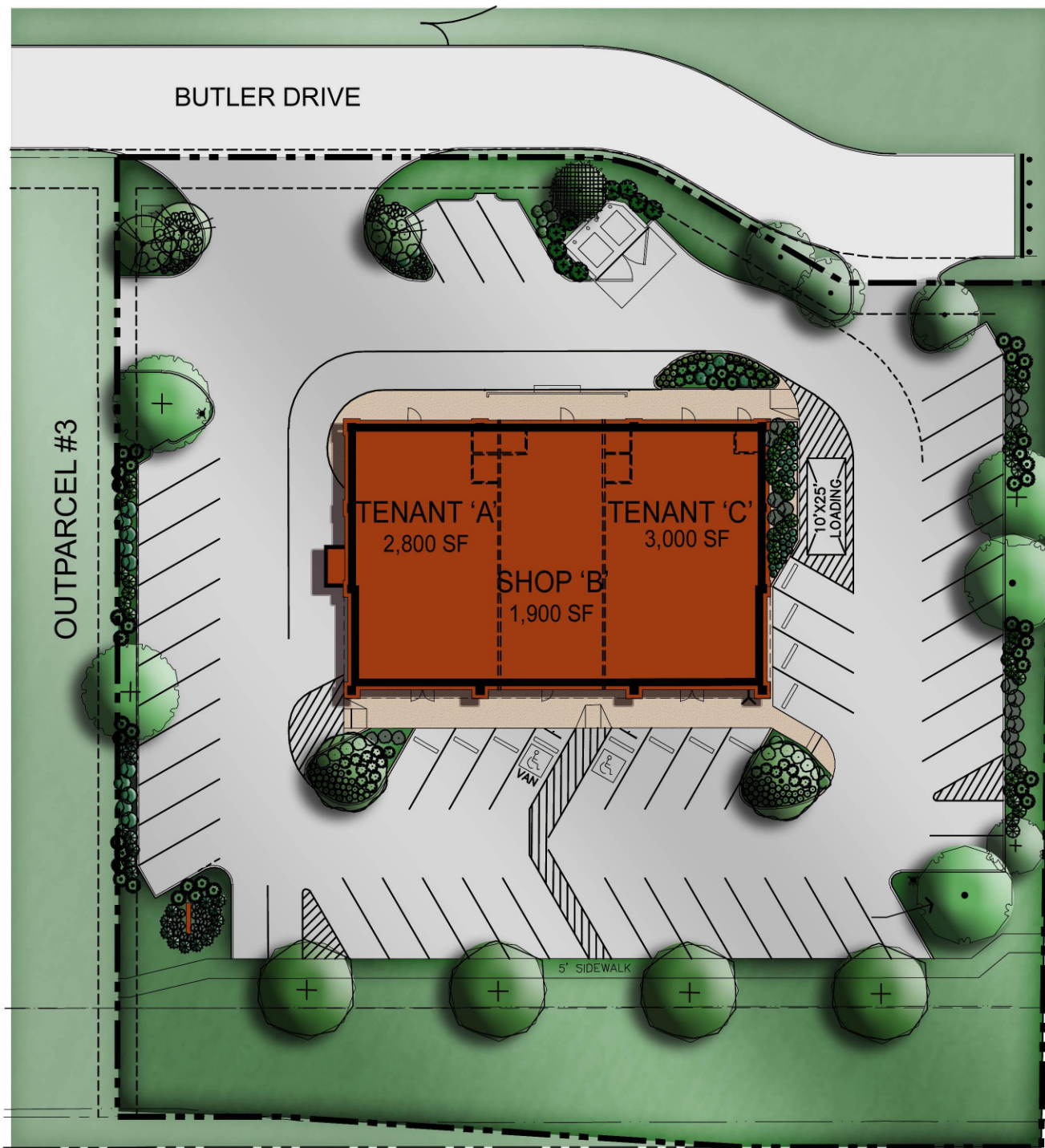
DATE: 10-28-07

REVISIONS

DWG. BY mem  
PROJECT NO. 00-208.4  
SHEET NO. **A-1**  
ARCHITECTURAL ELEVATIONS & DETAILS



OUTPARCEL #4  
1.346 + ACRES



### OUTPARCEL 4 SITE ANALYSIS

**TENANT 'A'** **2,800 ± S.F.**  
FAST FOOD (48 SEATS, 6 EMPLOYEES MAX. SHIFT) REQ'D 28.00 SP  
OR RETAIL REQ'D 15.40 SP

**SHOPS 'B'** (RETAIL REQ'D 10.45 SP) **1,900 ± S.F.**

**SHOPS 'C'** (RETAIL REQ'D 16.50 SP) **3,000 ± S.F.**

**BUILDING** **7,700 ± S.F.**

**REQ'D RETAIL PARKING 42 SPACES**  
(TENANT 'A', SHOPS 'B' & SHOPS 'C' USE = RETAIL)

**REQ'D REST.'A'+RETAIL 55 SPACES**  
(TENANT 'A' USE=FAST FOOD RESTAURANT; SHOPS 'B' & 'C' USE=RETAIL)

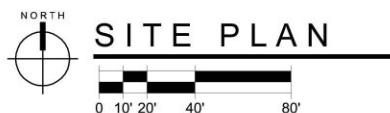
REQUIRED RETAIL RATIO = 5.50 SP / 1000 SF

REQUIRED FAST FOOD RESTAURANT RATIO = 1 SPACE PER 2 SEATS PLUS 2 SPACES FOR EVERY 3 EMPLOYEES

**PROVIDED PARKING 55 SPACES**

**OUTPARCEL 4** (58,629 SF) **1.346 ± AC.**

**GREENSPACE** (17,726 SF) **30.23 %**



CHESTERFIELD AIRPORT ROAD

## OUTLOT #4 CHESTERFIELD COMMONS SIX

CHESTERFIELD,  
00.209.4

MISSOURI  
11.19.07





OUTLOT #4  
CHESTERFIELD COMMONS SIX

CHESTERFIELD,  
00.209.4

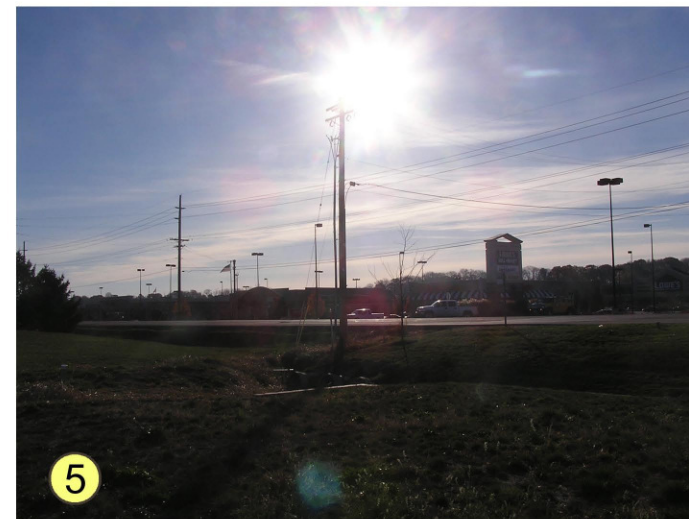
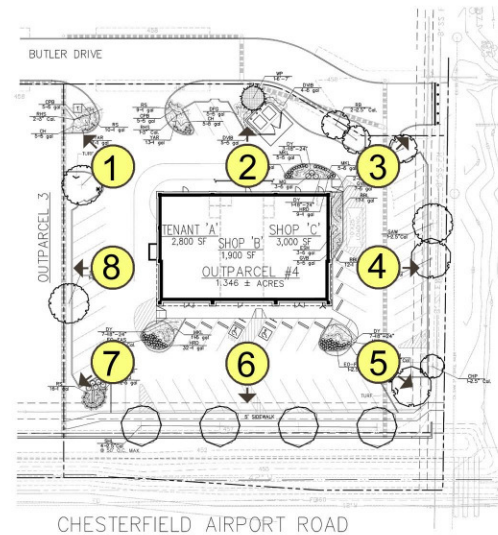
MISSOURI  
11.19.07



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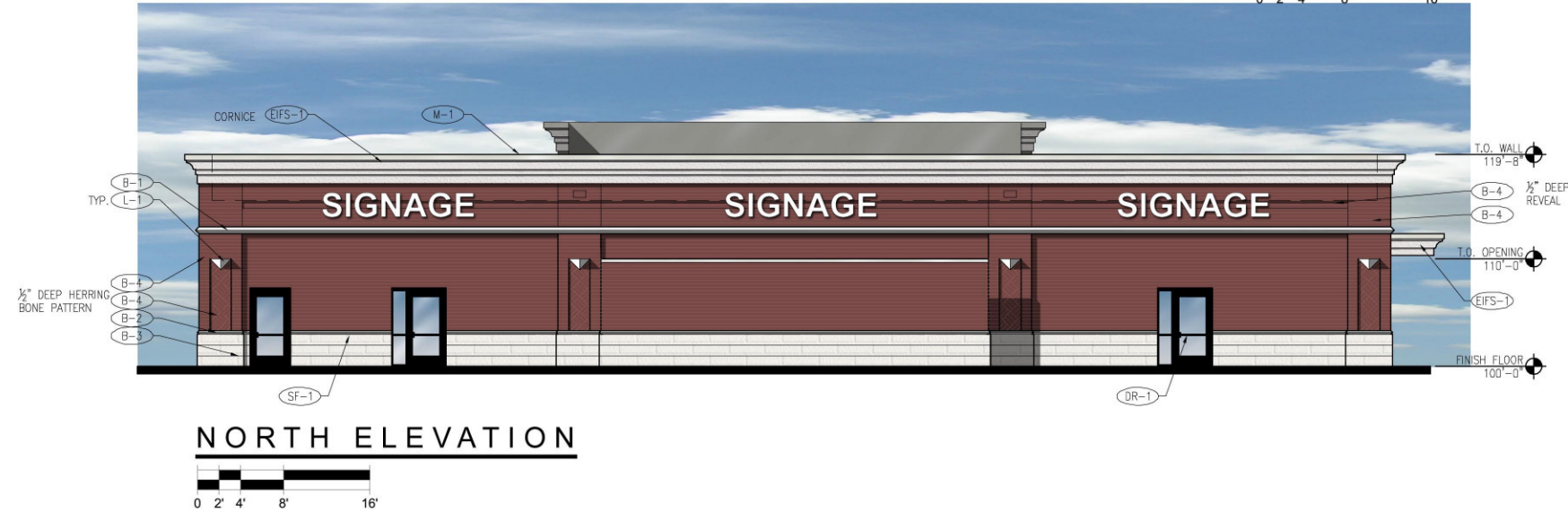
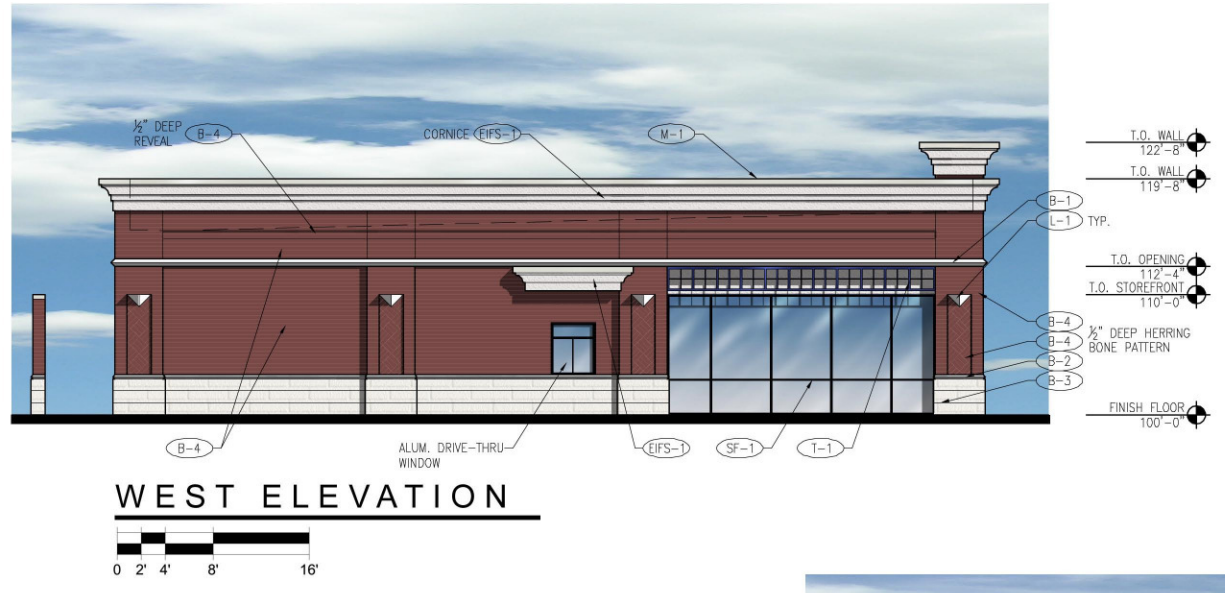


**OUTLOT #4  
CHESTERFIELD COMMONS SIX**

CHESTERFIELD,  
00.209.4

MISSOURI  
11.19.07





**OUTLOT #4**  
**CHESTERFIELD COMMONS SIX**  
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 11.19.07