



**IV. A.**

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

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## **Architectural Review Board Staff Report**

**Project Type:** Amended Site Development Section Plan

**Meeting Date:** March 12, 2020

**From:** Tim Brinkmann, Planner *TB*

**Location:** South side of Interstate 64/Highway 40 and west of Long Road

**Description:** **Kramer Commerce Center, Lot 2 (Cambridge Engineering)**: An Amended Site Development Section Plan, Landscape Plan, Architectural Elevations and Architect's Statement of Design for an 8.44-acre tract of land zoned "PI" Planned Industrial District located south of Interstate 64/Highway 40 and west of Long Road.

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### **PROPOSAL SUMMARY**

This request is to add ground mounted HVAC equipment enclosures to the northeast and northwest corners of an existing Industrial building located along Interstate 64 within the Chesterfield Valley. The subject site is zoned "PI" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2680. The enclosure building materials will primarily be comprised of concrete masonry unit block walls painted to match the existing exterior building colors. The HVAC unit at the northeast corner of the building will be installed first and the unit on the west side of the building will be installed at a future date with the proposed screening wall and landscaping.

### **HISTORY OF SUBJECT SITE**

The site was originally developed in 1979 under St. Louis County Ordinance Number 8898, which zoned the subject site as "FP M-3" Flood Plain Planned Industrial. In 1997, the Chesterfield City Council approved Ordinance 1251 which rezoned the subject site from "FP M-3" to "M-3" Planned Industrial District. In 2007, Ordinance 2376 repealed Ordinance 1251 to amend parking setbacks; subsequently, in 2011, Ordinance 2680 repealed Ordinance 2376 to rezone the subject site from "M-3" to "PI" Planned Industrial District.



Figure 1: Subject Site Aerial

## STAFF ANALYSIS

### General Requirements for Site Design:

The subject site is located along Long Road Crossing Drive. The proposed HVAC equipment pads are oriented parallel to the adjacent interstate highway. As the sites to the east and west are currently undeveloped, the building will be visible to motorists traveling from the east and west along Interstate 64/Highway 40. The proposed development has 43.78% open space and the proposed HVAC enclosures will have minimal impact on this percentage.

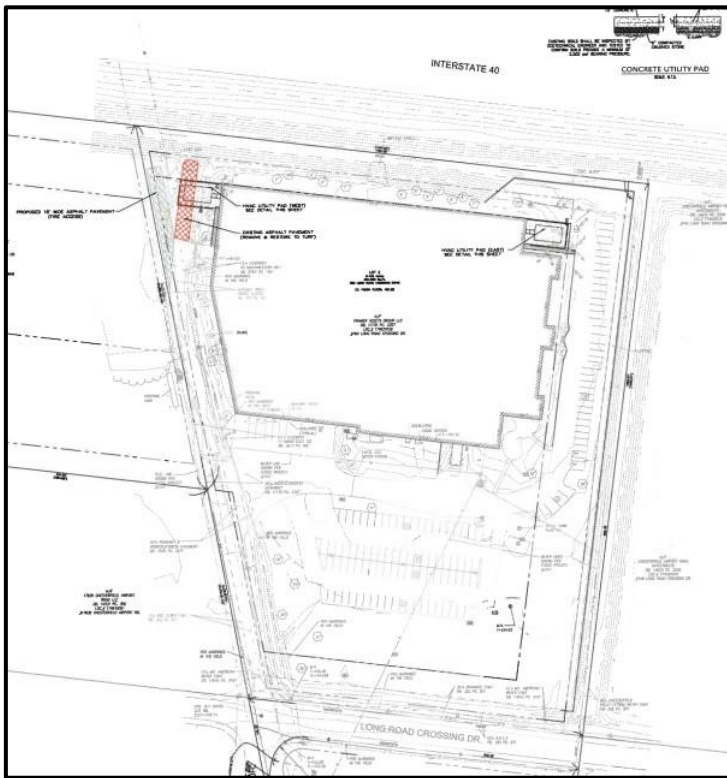


Figure 2: Architectural Site Plan

### A. Circulation and Access

The subject site is served by one access point on Long Road Crossing Drive. The fire access lane on the west side of the building will need to be relocated to the west of the HVAC equipment pad and the applicant has submitted the ASDSP to Monarch Fire District for review.

### B. Topography and Parking

The site is generally flat and treeless, aside from some previously approved landscaping in front of the building.

Parking is primarily located to the south of the building, with additional spaces

located to the east of the building. The service and loading areas are also located on the south side of the building.

**General Requirements for Building Design:**

**A. Scale**

The proposed HVAC equipment enclosures will be 10 feet in height and will surround the HVAC equipment, which is 9 feet 6 inches tall. The renderings below depict the screening element and how it relates to the scale of the overall building and design.



*Figure 3: Northeast perspective*



*Figure 4: Northwest perspective*

**B. Design**

The HVAC enclosure will be comprised of concrete masonry unit block walls and painted to match the existing warehouse building.

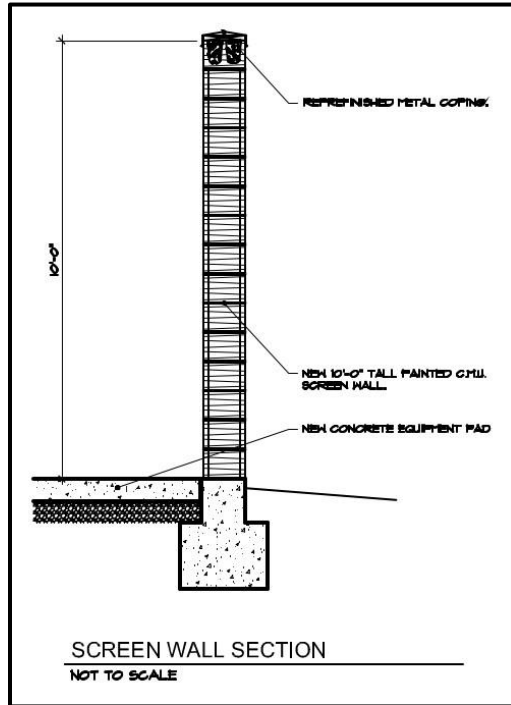


Figure 5: Wall Enclosure

**C. Materials and Color**

The masonry unit blocks are primarily earth tone in color, similar to nearby buildings which also utilize earth tone colors and concrete facades.

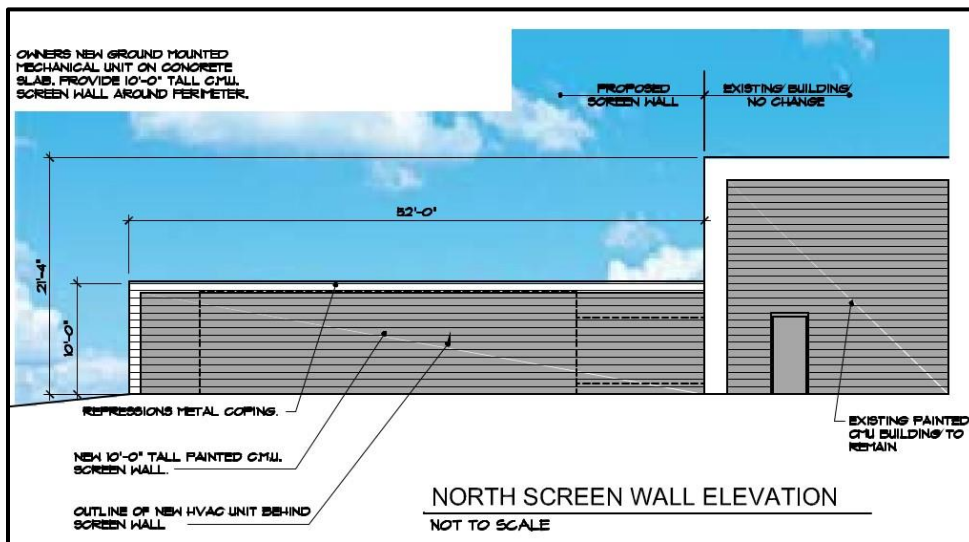


Figure 6: North Wall Elevation

#### **D. Landscape Design and Screening**

Two different areas of landscaping are proposed in accordance with City Code requirements. These include a variety of evergreen trees which will compose the landscape buffer on the north and west sides of the HVAC enclosures. All existing vegetation will remain on site.

#### **E. Signage**

No new signage is proposed.

#### **F. Lighting**

No new lighting is proposed.

### **COMPREHENSIVE PLAN POLICIES**

The following Chesterfield Valley Sub-Area Policy and Chesterfield Valley Design Policy are relevant to this development:

*Building Facades: Utilize architectural elements from the front façade on the side and rear of the structure.*

All facades of the proposed enclosures are treated in the same fashion with earth tone colors.

### **UNIFIED DEVELOPMENT CODE REQUIREMENTS**

*Screening: Use screening materials for exterior trash and storage areas, service yards, loading docks and ramps, wood service poles, electric and gas meters, irrigation back flow prevention devices, and transformers that are substantial, durable, opaque, and well designed.*

The concrete masonry unit walls will adequately screen the HVAC equipment according to the Unified Development Code requirements as stated in Section 31-04-01.

*Commercial and Industrial Architecture Site Design: Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.*

The permanent screening structure and the additional landscaping minimize the visibility from the neighboring I-64.

### **DEPARTMENT INPUT**

Be advised, this project is still going through development review by City Staff and will not be approved until all outstanding items have been addressed.

Staff requests review and recommendation on this submittal for Kramer Commerce Center, Lot 2.

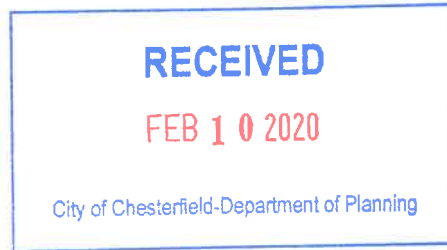
**MOTION**

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

- 1) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for Kramer Commerce Center, Lot 2 (Cambridge Engineering) as presented, with a recommendation for approval (or denial)."
- 2) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for Kramer Commerce Center, Lot 2 (Cambridge Engineering) with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



January 27, 2020

Justin Wyse  
Director of Planning and Development Services  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63005

ACI BOLAND ARCHITECTS  
17107 Chesterfield Airport Road, Suite 110  
Chesterfield, Missouri 63005  
T.314.991.9993

Re: Cambridge Engineering Mechanical Equipment Screening  
ACI Boland Architects Project No. 218274

Dear Mr. Wyse:

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

## STATEMENT OF DESIGN INTENT

### General Requirements for Site Design

#### Site Relationship

The building is situated on the south side of Highway 40/64North at 760 Long Road Crossing Drive. There are no changes proposed to the existing building at this time. Cambridge Engineering plans to add some ground mounted HVAC equipment at the northeast and northwest corners of the building. These mechanical units are proposed to be screened by 10'-0' tall painted C.M.U. walls as indicated on the submitted plans. These new walls will be painted to match the existing building and have additional landscaping places around them. The HVAC unit at the northeast corner of them building will be installed first and the other unit on the west side of the building will be installed at a future date with the proposed screening wall and landscaping. The fire access lane will need to be relocated around unit on the west end of the building and we have submitted the plans to Monarch Fire for review.

#### Circulation System and Access

No proposed changes

#### Topography

No proposed changes other than minor grading at the two HVAC Concrete pad locations.

#### Retaining Walls

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

January 27, 2020  
Justin Wyse  
City of Chesterfield  
Page 2

**General Requirements for Building Design**

**Scale**

Proposed new 10'-0" tall painted C.M.U. walls surrounding a new 9'-6" tall HVAC unit.

**Design**

New C.M.U. wall to match existing C.M.U. building.

**Materials and Colors**

New paint color to match existing building.

**Landscape Design and Screening**

Please refer to the submitted Landscape Plan for more information.

**Signage**

No signage is proposed.

**Lighting**

No new lighting is proposed.

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

Respectfully Submitted,

ACI Boland Architects

Rick Clawson  
Principal / Architect

Attachments:  
City of Chesterfield – Architectural Review Board Project Statistics and Checklist





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Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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**The City of Chesterfield is committed to excellence  
in service and overall quality of life:  
By being the City of Choice in the St. Louis Region  
within which to live, work, play, and visit.**

*- City of Chesterfield Mission Statement*

The Planning Commission and the Department of Planning and Development Services strive for the above in the review of projects presented to the City of Chesterfield for development. To assist with this process, the Architectural Review Board was established in 1998.

The terms and provisions of the Architectural Review Standards ([Section 04-01 of the Unified Development Code](#)) shall apply to all vacant or undeveloped land and all property to be redeveloped including additions and alterations. Projects will be reviewed by the Architectural Review Board (ARB) to provide recommendations to the Planning Commission and Department of Planning and Development Services.

The Planner assigned to your development project will notify you when the project is ready for submission to the ARB. This may be upon completion of the first full review by the City or upon resubmittal after comments raised by the City have been addressed if said comments will impact the site layout or design. The Planner will work with you and advise you on the appropriate agenda review date for your project.

To aid you in preparing an item for review, the attached information has been developed:

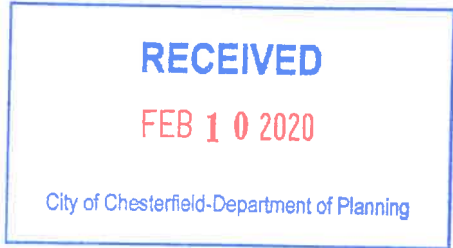
- Project Statistics and Checklist
- Architectural Review Standards

To ensure you have everything you need for ARB review, once the project is ready for ARB submittal, you will be notified by your Project Planner to submit one copy of your full ARB application for review. *\*This review is done to ensure you have everything you need prior to submitting the required fourteen (14) copies necessary for the meeting. Again, your Project Planner will notify you of all submittal deadline dates as they assist you through this process.*

All items requested must be submitted by the date provided to you by your assigned Planner in order to have the project placed on the ARB's agenda.

If you have questions about the architectural review process, contact your assigned Project Planner, or contact the Planner of the Day at 636-537-4733 or [pod@chesterfield.mo.us](mailto:pod@chesterfield.mo.us)

Thank you



**ARCHITECTURAL REVIEW BOARD  
Project Statistics and Checklist**

**Date of First Comment Letter Received from the City of Chesterfield** \_\_\_\_\_

**Project Title:** Cambridge Engineering HVAC Screen **Location:** 760 Long Road Crossing Drive

**Developer:** Cambridge Engineering **Architect:** ACI Boland Architects **Engineer:** Stock and Associates

**PROJECT STATISTICS:**

**Size of site (in acres):** 5.249 AC **Total Square Footage:** 13,000 ± **Building Height:** 22'-0"

**Proposed Usage:** Existing Industrial facility no use change proposed

**Exterior Building Materials:** Painted C.M.U. screen walls to match existing building

**Roof Material & Design:** No proposed

**Screening Material & Design:** Painted C.M.U. screen wall to Match Building and Landscape Vegetation

**Description of art or architecturally significant features (if any):** \_\_\_\_\_

**ADDITIONAL PROJECT INFORMATION:**

**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.

## **ARCHITECTURAL REVIEW DESIGN STANDARDS**

Please refer to [Section 04-01 of the Unified Development Code](#) for the Architectural Review Design Standards.

## **ARCHITECTURAL TERMS**

Please refer to [Section 10-06 of the Unified Development Code](#) for definitions of Architectural Terms.



PHOTO #6 LOOKING NORTH ALONG BUILDING



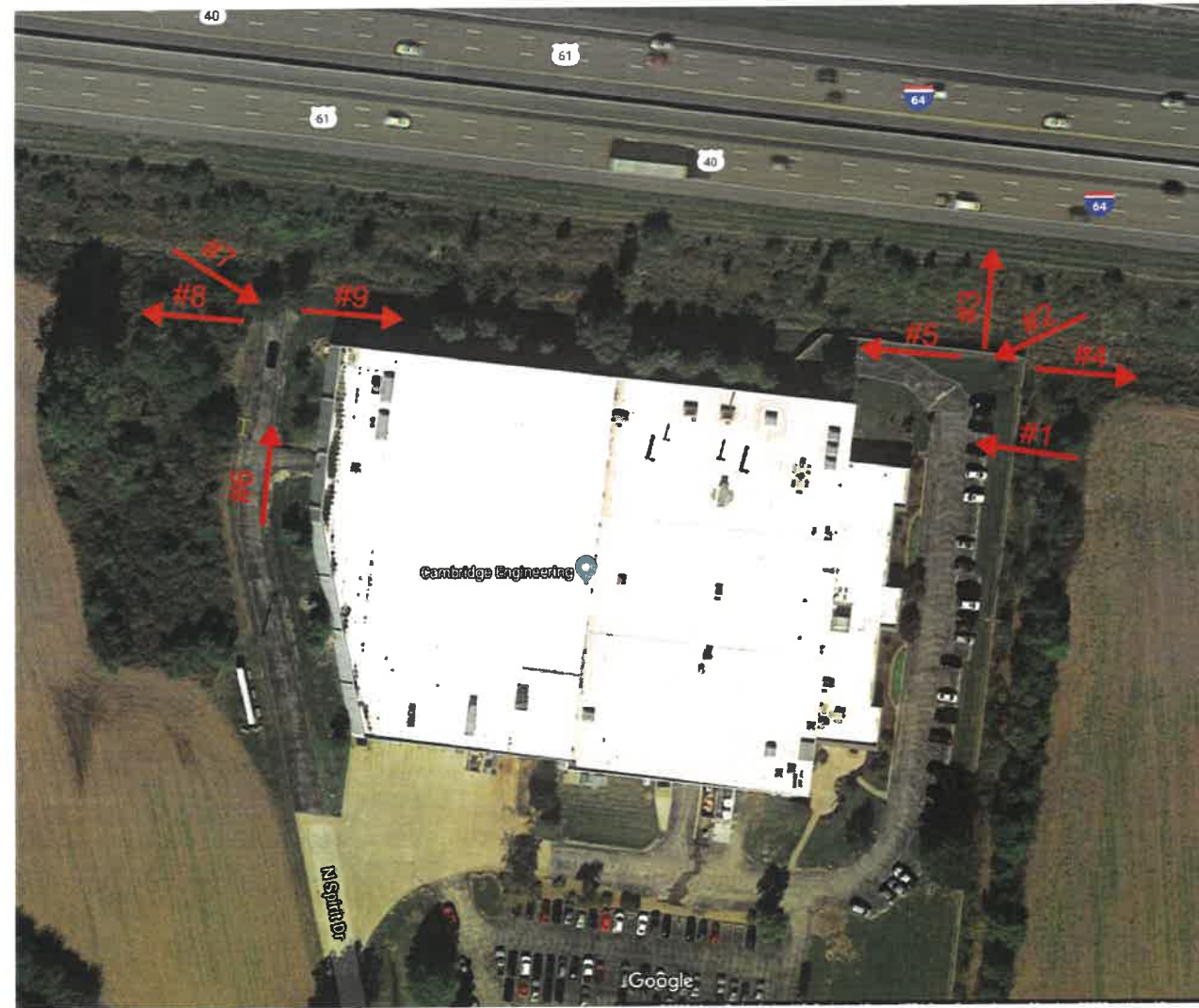
PHOTO #7 LOOKING NORTHWEST CORNER OF BUILDING



PHOTO #8 WEST AWAY FROM PROPERTY



PHOTO #9 EAST ALONG HIGHWAY



Cambridge Engineering Site Photo 



PHOTO #1 LOOKING WEST AT BUILDING



PHOTO #2 LOOKING WEST AT BUILDING



PHOTO #3 LOOKING NORTH AT HIGHWAY

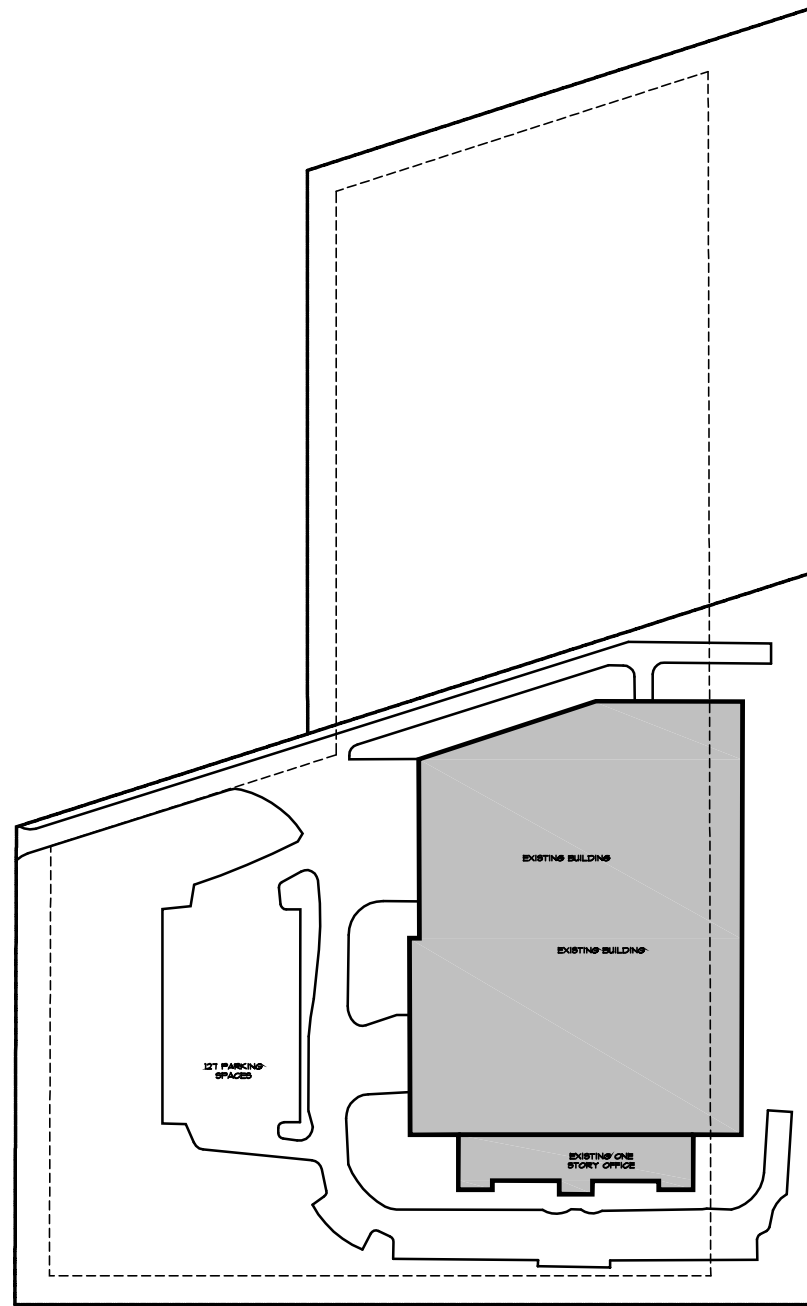


PHOTO #5 WEST ALONG HIGHWAY

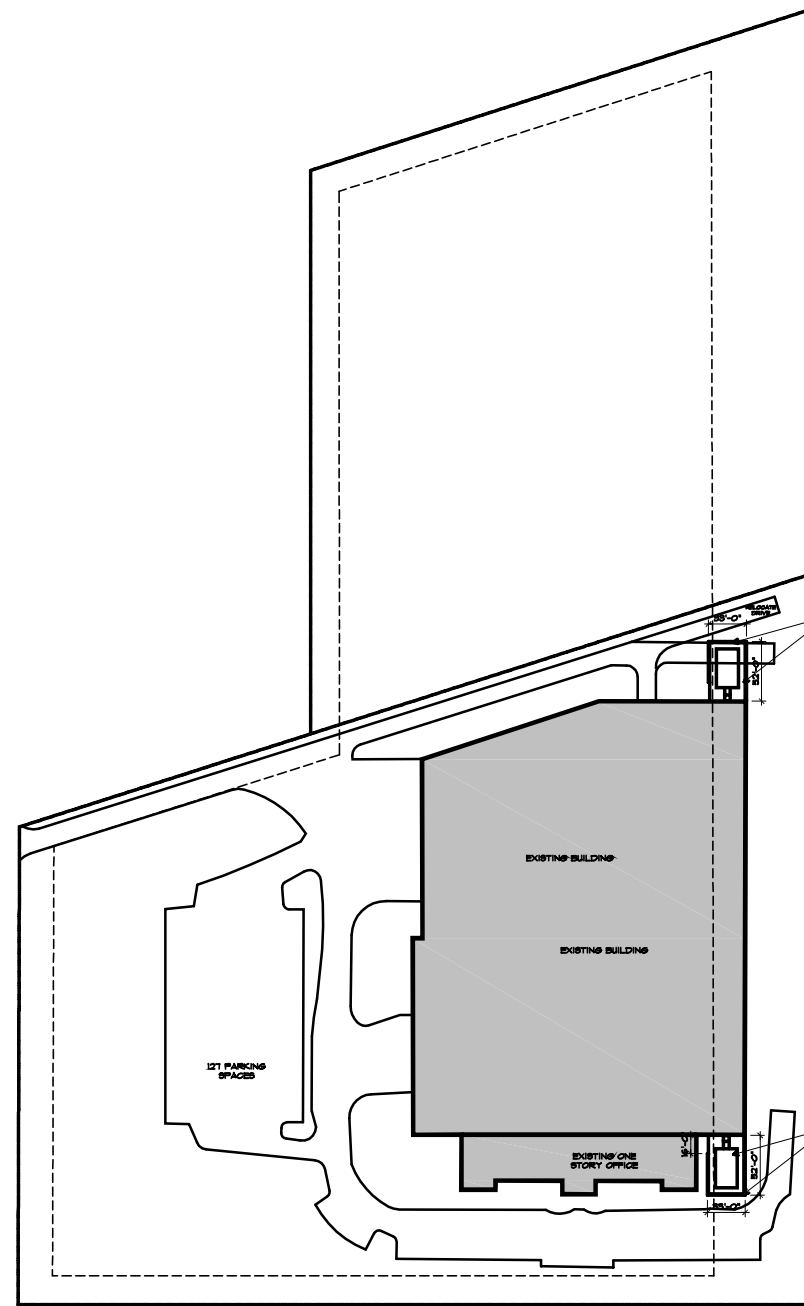


PHOTO #4 EAST AWAY FROM PROPERTY

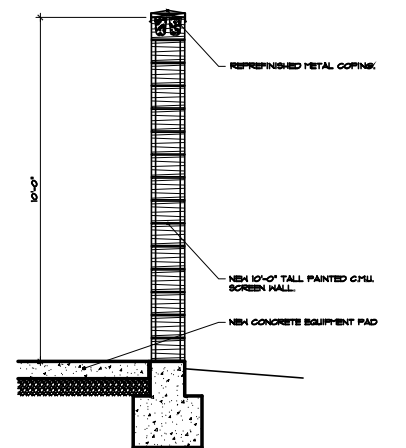
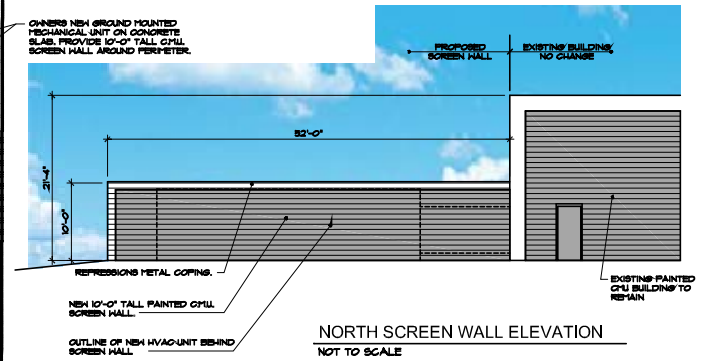
JANUARY 21, 2020



EXISTING SITE PLAN  
1" = 60'-0"



SITE OPTION A  
1" = 60'-0"



OWNERS NEW GROUND MOUNTED MECHANICAL UNIT ON CONCRETE SLAB PROVIDES 10'-0" TALL CHILL SCREEN HALL AROUND PERIMETER.

OWNERS NEW GROUND MOUNTED MECHANICAL UNIT ON CONCRETE SLAB PROVIDES 10'-0" TALL CHILL SCREEN HALL AROUND PERIMETER.



EXISTING NORTHEAST BUILDING CORNER VIEW

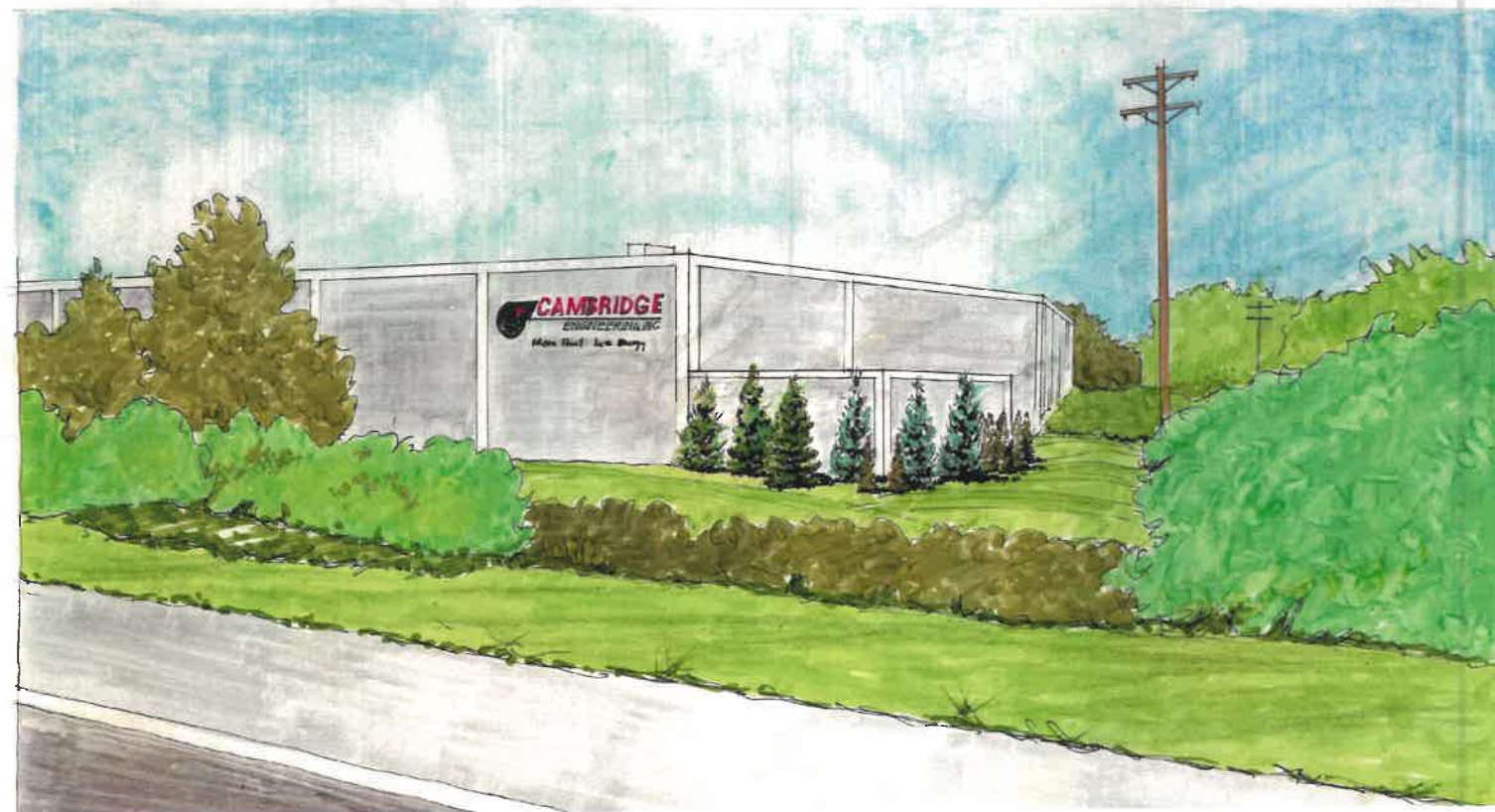


PROPOSED NORTHEAST BUILDING CORNER VIEW

NOTE:  
SOME OF THE VEGETATION ON THE MODOT SIDE  
OF THE STORM WATER DITCH IS NOT SHOWN THE  
RENDERING FOR CLARITY.  
CAMBRIDGE ENGINEERING HAS NO INTENTION OF  
REMOVING ANY EXISTING VEGETATION FROM THIS  
AREA.



EXISTING NORTHWEST BUILDING CORNER VIEW



PROPOSED NORTHWEST BUILDING CORNER VIEW

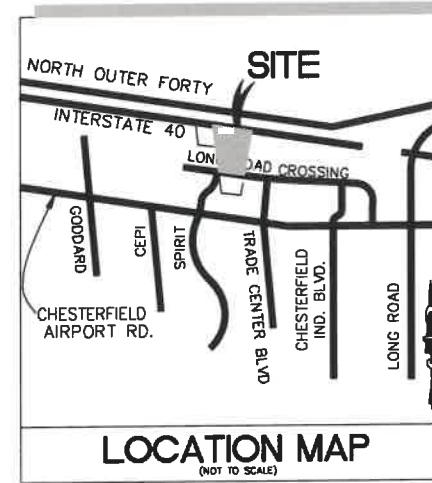
NOTE:  
 SOME OF THE VEGETATION ON THE MODOT SIDE  
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 RENDERING FOR CLARITY.  
 CAMBRIDGE ENGINEERING HAS NO INTENTION OF  
 REMOVING ANY EXISTING VEGETATION FROM THIS  
 AREA.

JANUARY 27, 2020

# KRAMER COMMERCE CENTER - LOT 2

## HVAC UTILITY PAD PLAN

A TRACT OF LAND BEING PART OF U.S. SURVEY 1010 AND PART OF LOT 1 OF THE SUBDIVISION OF SPENCER TYLER ESTATE IN U.S. SURVEY 419 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN ST. LOUIS COUNTY, MISSOURI



**LEGEND**

	BENCH MARK		FIRE HYDRANT
	FOUND IRON ROD		FIRE DEPARTMENT CONNECTION
	FOUND IRON PIPE		WATER MANHOLE
	RIGHT OF WAY MARKER		WATER METER
	UTILITY POLE		WATER VALVE
	SUPPORT POLE		POST INDICATOR VALVE
	UTILITY POLE WITH LIGHT		CLEAN OUT
	LIGHT STANDARD		STORM MANHOLE
	ELECTRIC METER		GRATED MANHOLE
	ELECTRIC MANHOLE		STORMWATER INLET
	ELECTRIC PEDESTAL		GRATED STORMWATER INLET
	ELECTRIC SPICE BOX		SANITARY MANHOLE
	GAS DROP		TREE
	GAS METER		BUSH
	GAS VALVE		TRAFFIC SIGNAL
	TELEPHONE MANHOLE		PARKING METER
	TELEPHONE PEDESTAL		STREET SIGN
	TELEPHONE SPICE BOX		SPRINKLER
	CABLE TV PEDESTAL		MAIL BOX

**ABBREVIATIONS**

C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX

**GENERAL NOTES**

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
- GRADING & STORM WATER FOR THE CITY OF CHESTERFIELD AND THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- NO SLOPE SHALL EXCEED A 3:1 SLOPE, EXCLUDING LANDSCAPING BERMS.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONFIRMED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
- ALL BUILDINGS SHALL BE CONSTRUCTED OF DECORATIVE MASONRY, GLASS TILE-UP CONCRETE AND/OR FINE CAST CONCRETE PANELS, DESIGN TO SIMILAR TO BUILDINGS CONSTRUCTED WITHIN THE SPIRIT TRADE CENTER DEVELOPMENT.
- REQUIRED SITE SETBACKS:
  - BUILDING AND STRUCTURE SETBACKS:
    - 80' FROM NEW ROW OF I-49/LAS 40-81
    - 25' FROM SOUTHERN DISTRICT BOUNDARY AT BUILDING "B"
    - 10' FROM SOUTHERN DISTRICT BOUNDARY AT BUILDING "C"
    - 20' FROM WESTERN DISTRICT BOUNDARY
    - 80' FROM EASTERN DISTRICT BOUNDARY
    - 80' FROM LONG ROAD CROSSING DRIVE
    - 10' FROM INTERNAL PROPERTY LINES
  - PARKING AND LOADING SETBACKS:
    - 30' FROM NEW ROW OF I-49/LAS 40-81
    - 20' FROM SOUTHERN DISTRICT BOUNDARIES
    - 25' FROM THE EAST AND WEST DISTRICT BOUNDARIES WITH THE EXCEPTION OF A SHARED DRIVEWAY ALONG THE WESTERN PROPERTY LINE OF LOT 2 BEARING N10°31'07"W NORTH OF LONG ROAD CROSSING DRIVE
    - 15' FROM LONG ROAD CROSSING DRIVE
    - 10' FROM INTERNAL LOT LINES WITH THE EXCEPTION OF SHARED DRIVEWAYS
- NO TREES AND LANDSCAPING MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE SYSTEM.
- ALL SIDEWALKS WITHIN THE DEVELOPMENT WILL NOT BE MAINTAINED BY THE CITY OF CHESTERFIELD.
- ALL BUILDINGS AND ROADS SHALL BE ELEVATED A MINIMUM 1 FOOT ABOVE THE MAX. HIGH-WATER ELEVATION IN THE CHESTERFIELD MASTER MODEL.
- PARKING AND LOADING SPACES FOR THIS DEVELOPMENT WILL BE AS REQUIRED IN THE CITY OF CHESTERFIELD CODE.
- TEMPORARY OFF-SITE GRADING EMBANKMENTS SHALL BE EXCUTED AND RECORDED PRIOR TO APPROVAL OF ANY OFF-SITE GRADING.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD, MISSOURI STANDARDS.
- ALL DRAINING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF CHESTERFIELD, MISSOURI AND NEB STANDARDS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF 100-YEAR FLOOD, AREA OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS ONE (1) FOOT OR WITH DRAINAGE AREA LESS THAN ONE (1) SQUARE MILE AND AREAS PROTECTED BY LEVEE FROM 100-YEAR FLOOD) AND FLOOD ZONE "AH" (FLOOD DEPTHS OF 1-3 FEET, USUALLY AREAS OF FLOODING, FLOOD TUNNELS + 454 AND 480) FOR THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS DESIGNATED AS MAP NO. 22800C020H WITH AN EFFECTIVE DATE OF AUGUST 2, 1985 AND REVISED TO REFLECT LOUAI DATED APRIL 17, 2000.

**PERTINENT DATA**

OWNER	=	KRAMER ASSET GROUP L.L.C.
ZONING	=	"PI" - PLANNED INDUSTRIAL (ORD. No. 2376)
LOCATOR NUMBER	=	17V62-0083, 17V62-0094 & 17V61-0040
SITE ACREAGE	=	16.707 Acres ±
FIRE DISTRICT	=	CHESTERFIELD FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	=	ROCKWOOD R6
SEWER DISTRICT	=	M.S.D.
WATER SHED	=	BONHOMME CREEK
WATER SERVICE	=	ST. LOUIS CO. WATER COMPANY
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMERENUE ELECTRIC COMPANY
PHONE SERVICE	=	S.W.B.T.

**PROPERTY DESCRIPTION**

Total Tract  
A tract of land being part of U.S. Survey 1010 and part of Lot 1 of the Subdivision of Lands of Spencer Tyler, according to the plat thereof recorded in Deed Book 7 Page 25 of the St. Louis County Recorder's Office located at U.S. Survey 419, all in Township 45 North, Range 3 East of the 5th Principal Meridian, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the intersection of the Southerly line of Missouri Interstate Highway 64 and the Northerly line of above said U.S. Survey 419, said point also being the Northwesterly corner of a tract of land as conveyed to Kramer Asset Group, L.L.C., as recorded in Book 11776 Page 2407 of above said records; thence along the Southerly line of said Interstate 64 and the Northerly line of said Kramer Asset Group, L.L.C. and the Northerly line of a tract of land as conveyed to Kramer Asset Group, L.L.C., as recorded in Book 12523 Page 1389 of above said records the following courses and distances: thence South 85 degrees 04 minutes 20 seconds East 433.31 feet to a point of curvature to the left for which the radius point bears North 84 degrees 55 minutes 40 seconds East 345.1747; thence along said curve to the left with a chord which bears South 83 degrees 05 minutes 43 seconds East 27.51 feet an arc length of 27.51 feet to the Northwesterly corner of a tract of land as conveyed to Terra Investments, L.L.C., by instrument recorded in Book 11999 Page 1013 of said Recorder's Office; thence along the Westerly and Northerly lines of said Terra Investments, L.L.C. the following courses and distances: thence South 06 degrees 55 minutes 24 seconds West 1095.07 feet; thence North 85 degrees 06 minutes 20 seconds West 209.72 feet to the Northwesterly line of above said U.S. Survey 419, said point also being the Southwesterly line of said U.S. Survey 1010; thence along said Northerly line of U.S. Survey 419 North 10 degrees 31 minutes 07 seconds West 688.01 feet; thence departing said Northerly line North 85 degrees 04 minutes 20 seconds West 494.08 feet to the Southwesterly line of above said Lot 1 of the Subdivision of Lands of Spencer Tyler, said point also being on the Southwesterly line of a tract of land as conveyed to Danna Development, L.L.C., by instrument recorded in Book 12836 Page 324 of above said records; thence along said Southwesterly line of Lot 1 of the Subdivision of the Lands of Spencer Tyler, North 10 degrees 51 minutes 35 seconds West 462.87 feet to the Southerly line of above said Missouri Interstate Highway 64; thence along said Southerly line South 85 degrees 04 minutes 20 seconds East 494.41 feet to the Point of Beginning and containing 727,778 square feet or 16,707 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on June 28, 2006.

**SITE BENCHMARK**

ELSV-4920  
RAILROAD SPIKE IN POWER POLE IS APPROXIMATELY 160' SOUTH OF SOUTHWEST CORNER OF CARBORNE ENGINEERING WAREHOUSE BUILDING.

**M.S.D. BENCHMARK**

M.S.D. BENCHMARK #1-44  
20' ON SOUTHWEST CORNER OF CONCRETE STEP TO HOUSE #1848 CHESTERFIELD AIRPORT ROAD.

**SHEET INDEX**

- C-01 - TITLE SHEET
- C-02 - HVAC UTILITY PAD PLAN

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SITE DEVELOPMENT PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
L.S. No. 222-D

By: WALTER J. FLEDER, MISSOURI L.S. NO. 2008-000728

I, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ of the City of Chesterfield Ordinance No. \_\_\_\_\_ do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voted or rescinded by order of the City of Chesterfield Council.

(Signature line)

STATE OF MISSOURI } ss.  
COUNTY OF ST. LOUIS }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me personally appeared \_\_\_\_\_, who being by me duly sworn, did say to me that \_\_\_\_\_ and that said \_\_\_\_\_ instrument was signed in behalf of said \_\_\_\_\_ liability company, and that said \_\_\_\_\_ acknowledged said instrument to be the true act and deed of said \_\_\_\_\_ liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: \_\_\_\_\_

This HVAC Utility Pad Plan was approved by the City of Chesterfield Planning Commission and duly certified on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by the Chairperson of said Commission, authorizing the recording of this Site Development Control Plan pursuant to Chesterfield Ordinance Number 200, as amended to by the Director of Planning and the City Clerk.

Director of Planning

City Clerk

**KRAMER COMMERCE CENTER - LOT 2**

HVAC UTILITY PAD PLAN  
760 LONG ROAD CROSSING DRIVE  
CHESTERFIELD, MISSOURI  
63005

DATE:

GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER:000096

REVISIONS:

NO.	DATE	BY	DESCRIPTION
01	01/13/20	219-0827.1	

TITLE SHEET

SHEET NO.:  
C-01

PREPARED FOR:  
ACI BOLAND ARCHITECTS  
17107 CHESTERFIELD AIRPORT ROAD, SUITE 110  
CHESTERFIELD, MO 63005  
RICK CLAWSON, NCARB, PRINCIPAL ARCHITECT  
314.991.9993



**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 ASSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

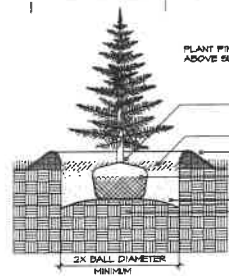
**DISCLAIMER:**  
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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.

287 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 538-5007  
FAX: (636) 538-5001  
www.stockandassociates.com  
stockandassociates.com

**Stock & Associates**  
Consulting Engineers, Inc.







**EVERGREEN TREE PLANTING**  
N.T.S.

**LANDSCAPE GUIDELINE SPECS:**

**GENERAL:**

- 1) 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 or theft.
- 2) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- 3) Underground facilities, structures and utilities must be considered appropriate 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 listed utility location services in municipalities.
- 4) Plant material area to be planted in the same relationship to grade as now grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the landscape contractor's responsibility to:
- 5) It shall be the landscape contractor's responsibility to:
  - A) Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - B) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - C) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- 6) 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 the plan. No substitutions of type or size of plant materials will be accepted without written approval from the landscape architect.
- 7) Provide single-stem trees unless otherwise noted in plant schedule.
- 8) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock."
- 9) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- 10) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- 11) Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly smoothed to avoid creation of "potholed side walls" prior to plant material installation.
- 12) All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project to be turned over to the landscape contractor to commence landscape installation.
- 13) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- 14) Landscape contractor shall kill & remove all existing weeds within the project site.
- 15) All logs, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- 16) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- 17) All substitutions of plant material shall be submitted to landscape architect for approval.

**PRUNING:**

- 1) Lightly prune trees at time of planting. Prune only the crossover limbs, identified leaders and/or any broken branches. Some interior limbs and lateral branches may be pruned. However, do not remove the terminal buds or branches that extend to the edge of the crown.
- 2) All pruning shall comply with ANSI A300 standards.

**INSURANCE:**

- 1) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

**MULCH:**

- 1) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- 2) No plastic sheeting or filter fabric shall be placed beneath strawed bark mulch beds. Filter fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- 3) Edge all beds with spike-tooth edge unless otherwise noted.

**TOPSOIL:**

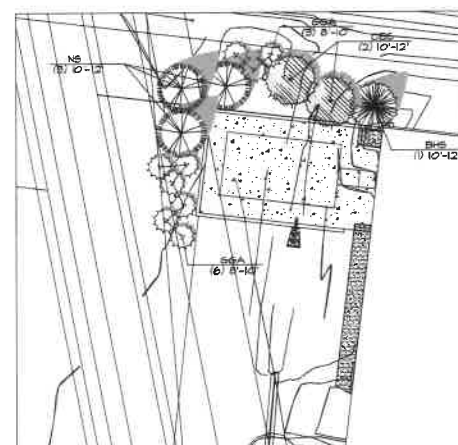
- 1) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Ratio-III topsoil mix to a depth of 6" minimum and grade smooth.
- 2) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- 3) Any foreign topsoil used shall be free of roots, stumps, weeds, trash, stones (larger than 1"), litter or any other deleterious or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- 4) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- 5) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

**TURF:**

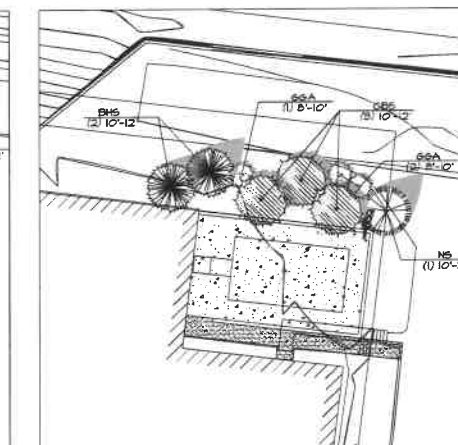
- 1) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (80% per acre) and bluegrass (20% per acre). Lawn areas shall be unconditionally reserved for a period of 40 days from date of final acceptance. Bare areas greater than one square foot per one 50 square feet shall be replaced.
- 2) Seeding and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating. Granular or pelleted fertilizer consisting of 50% water-soluble slow release nitrogen, phosphorus and potassium in a 12-12-12 composition.
- 3) The turf contractor shall be responsible for protection of finished grades, restore and repair any erosion or water damage and obtain Owner's approval prior to seeding or sod installation. Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any portion coming concentrated under boards and all slopes of 10% or greater shall be added.
- 4) All sod shall be placed a maximum of 24 hours after harvesting. Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- 5) Sod Contractor to ensure sod is placed below sidewalk and all paved areas elevations to allow for proper drainage.

**WARRANTY:**

- 1) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material of 100% of the installed price.
- 2) Any plant material found to be defective shall be removed and replaced within 30 days of notification or 1st growth season determined to be best for that plant.
- 3) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- 4) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- 5) A written guarantee shall be provided to the owner per conditions outlined in #1 above.



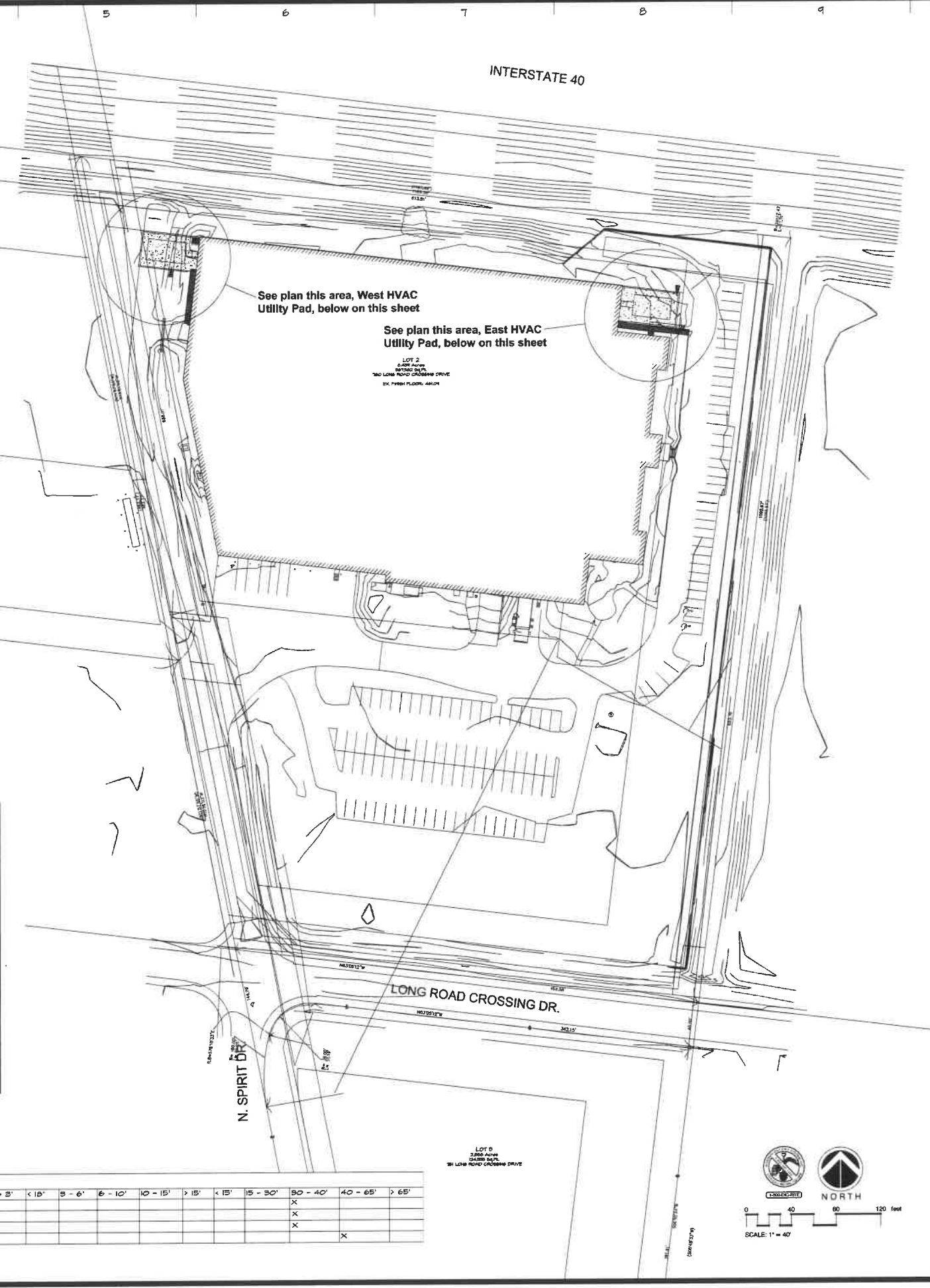
**WEST HVAC UTILITY PAD**  
SCALE: 1"=20'-0"



**EAST HVAC UTILITY PAD**  
SCALE: 1"=20'-0"

**PLANT SCHEDULE**

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6'	6 - 10'	10 - 15'	15 - 20'	20 - 25'	25 - 30'	30 - 40'	40 - 65'	> 65'
BHS	3	Black Hills Spruce / <i>Picea glauca densata</i>	10'-12"		X								X		
CBG	5	Colorado Blue Spruce / <i>Picea pungens 'glauca'</i>	10'-12"		X								X		
GSA	11	Green Giant Arborvitae / <i>Thuja plicata 'Green Giant'</i>	8'-10"	X									X		
NS	4	Norway Spruce / <i>Picea abies</i>	10'-12"		X	X									



**REVISIONS BY**


**landscape TECHNOLOGIES**

1000 N. 10th St., Suite 100  
Chesterfield, MO 63005  
Tel: (636) 428-9999  
Fax: (636) 428-9995  
No. Landscape Architectural Corporation 02020000102

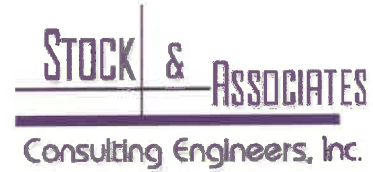
REGISTERED LANDSCAPE ARCHITECT #00001018  
DATE: 1/20/2020

**PLANTING PLAN FOR THE PROPOSED HVAC/UTILITY PADS:**  
**Kramer Commerce Center - Lot 2**  
760 LONG ROAD CROSSING DRIVE CHESTERFIELD, MO 63005

DRAWN: R. HARRIS  
CHECKED: RAYMEL  
DATE: 1/20/2020  
SCALE: 1"=40'-0" / 1"=20'-0"  
JOB No: 2020-105  
SHEET  
**L-1**  
OF ONE SHEET



**ACI BOLAND ARCHITECTS**  
 17107 Chesterfield Airport Rd., Suite 110  
 Chesterfield, Missouri 63005 314/991-9993

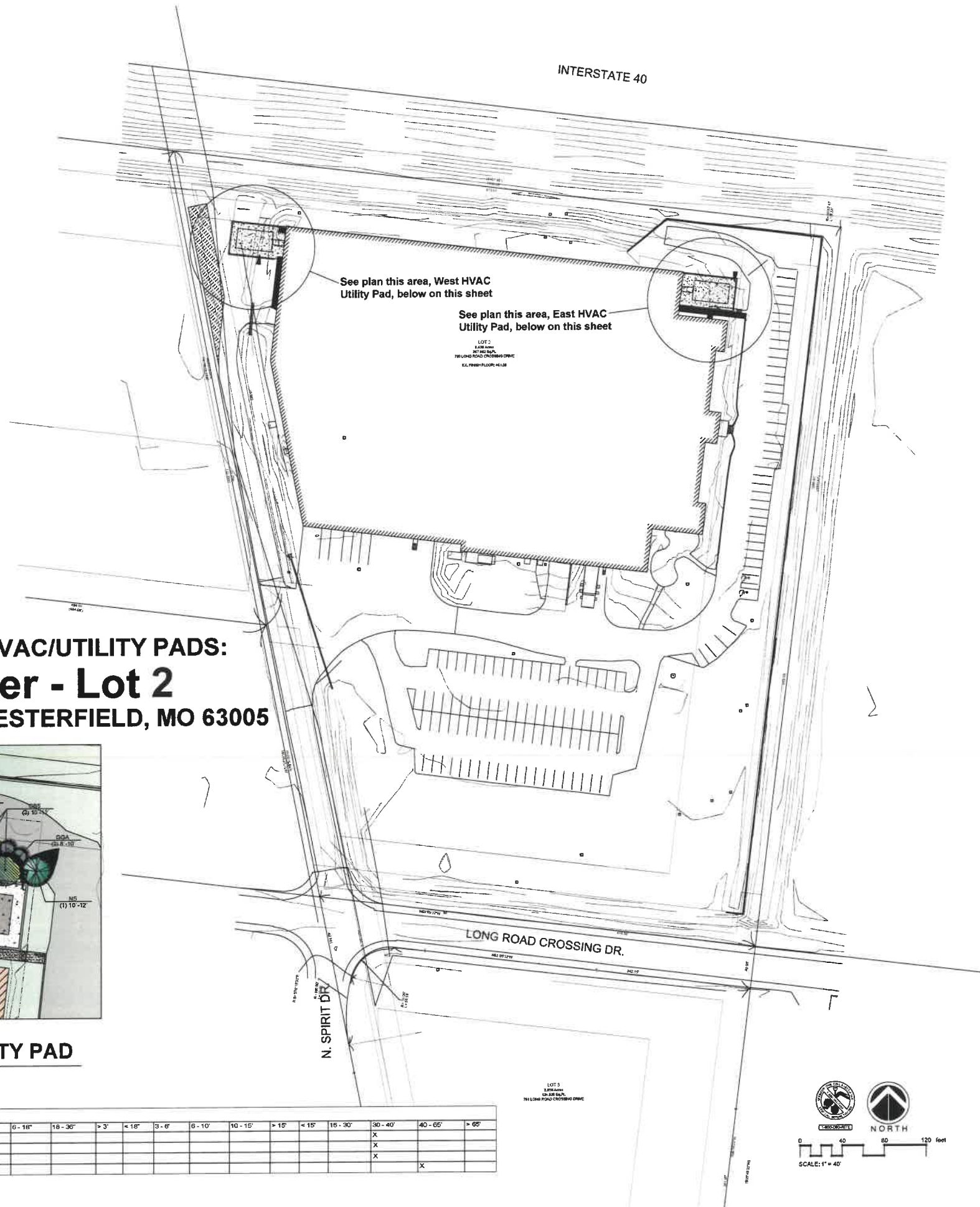


257 Chesterfield Business Parkway  
 Chesterfield, MO 63005  
 (636) 530-9100 FAX (636) 530-9130



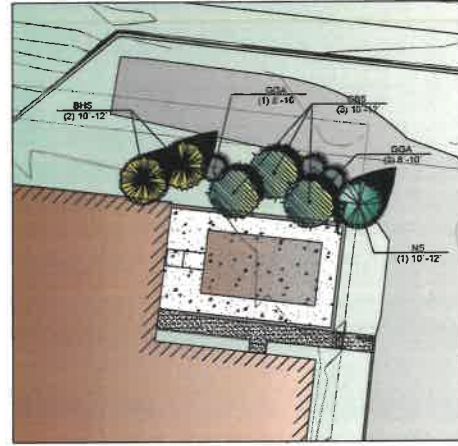
67 Jacobs Creek Drive  
 Saint Charles, Missouri 63304 636/928-1250

**PLANTING PLAN FOR THE PROPOSED HVAC/UTILITY PADS:  
 Kramer Commerce Center - Lot 2  
 760 LONG ROAD CROSSING DRIVE CHESTERFIELD, MO 63005**



**WEST HVAC UTILITY PAD**

SCALE: 1"=20'-0"



**EAST HVAC UTILITY PAD**

SCALE: 1"=20'-0"

**PLANT SCHEDULE**

EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	Slow	Moderate	Fast	< 6'	6 - 16'	16 - 30'	> 3'	< 16'	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 30'	30 - 40'	40 - 65'	> 65'
BHS	3	Black Hills Spruce / Picea glauca densata	10'-12'		X													X		
CBS	5	Colorado Blue Spruce / Picea pungens 'Glauca'	10'-12'		X													X		
GGA	11	Green Giant Arborvitae / Thuja plicata 'Green Giant'	8'-10'	X														X		
NS	4	Norway Spruce / Picea abies	10'-12'		X	X												X	X	

