

Planning Commission Staff Report

Meeting Date: June 13, 2022

From: Alyssa Ahner, Planner

Location: 17909 Chesterfield Airport Road

Description: **Enterprise (ASDP):** An Amended Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Mitigation Plan, and Architectural Elevations for a 1-acre tract of land zoned "PI"—Planned Industrial District located north of the intersection with Chesterfield Airport Road and Cepi Drive.

PROPOSAL SUMMARY

Chiodini Architects, on behalf of Enterprise Leasing Company of St. Louis, LLC, have submitted an Amended Site Development Plan for renovations to an existing building and the addition of outdoor storage to the recently adjusted lot.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

St. Louis County zoned the subject site “M3” Planned Industrial District in 1987 permitting a service station, vehicle service center, and repair facility as well as accessory uses. The ordinance was amended later that year with changes to the development criteria. The existing building on the site was constructed in 2000 and used as an office. In February of 2007, the City of Chesterfield approved Ordinance 2346, which zoned the subject site and surrounding property from an “M3” Planned Industrial District to a “PI” Planned Industrial District. The site-specific ordinance outlined development criteria and permitted uses for a future development known as Sentrus Place. A Concept Plan for Sentrus Place was approved in 2007, but the site remains vacant today. In 2021 a Boundary Adjustment Plat was submitted in conjunction with a change in zoning request. The Boundary Adjustment Plat modified the boundaries of an 0.56-acre parcel and approximately .445 acres of the Sentrus Place parcel to create a new parcel under a new “PI” Planned Industrial District.

ZONING & LAND USE

The subject site is zoned “PI” – Planned Industrial under the provisions of Ordinance 3168.

Direction	Zoning	Land Use
North	“PI” – Planned Industrial	Vacant
South	“M-3” – Planned Industrial	Office, general
East	“PI” – Planned Industrial	Vacant
West	“PI” – Planned Industrial	Vacant



Figure 2: Zoning Map



Figure 3: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the industrial land use designation. The City of Chesterfield provides a character description of this area: *“Conventional industrial park and associated activity involving an airport. These areas generally support manufacturing and production uses, including warehousing, distribution, light manufacturing, airport support businesses, and assembly operations. They are found in close proximity to major transportation corridors (i.e., highways and airports) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties”*.

STAFF ANALYSIS

a. Circulation System, Parking & Access

The subject site has two (2) existing access points along Chesterfield Airport Road. The easternmost access is to be removed during development per governing Ordinance 3168. A cross access easement has been dedicated on the northwest portion of the site to accommodate the future Sentrus Place development.

There are nineteen (19) existing parking spaces to meet the eighteen (18) minimum parking requirement. These spaces will be resurfaced and restriped as requested by the Architectural Review Board. An additional six (6) parking spaces are proposed for a total of twenty-five (25) spaces. The rear portion of the site dedicated to outdoor storage will accommodate room for twenty (20) rentals.

The location of the existing parking spaces and the remaining driveway entrance does not conform to the required minimum driveway throat length of sixty (60) feet for a minor arterial roadway. However, the entrance/exit is existing non-conforming and the minor modifications do not increase the non-conformity. Chesterfield Airport Road is defined as a minor arterial roadway owned and operated by the St. Louis County Department of Transportation.

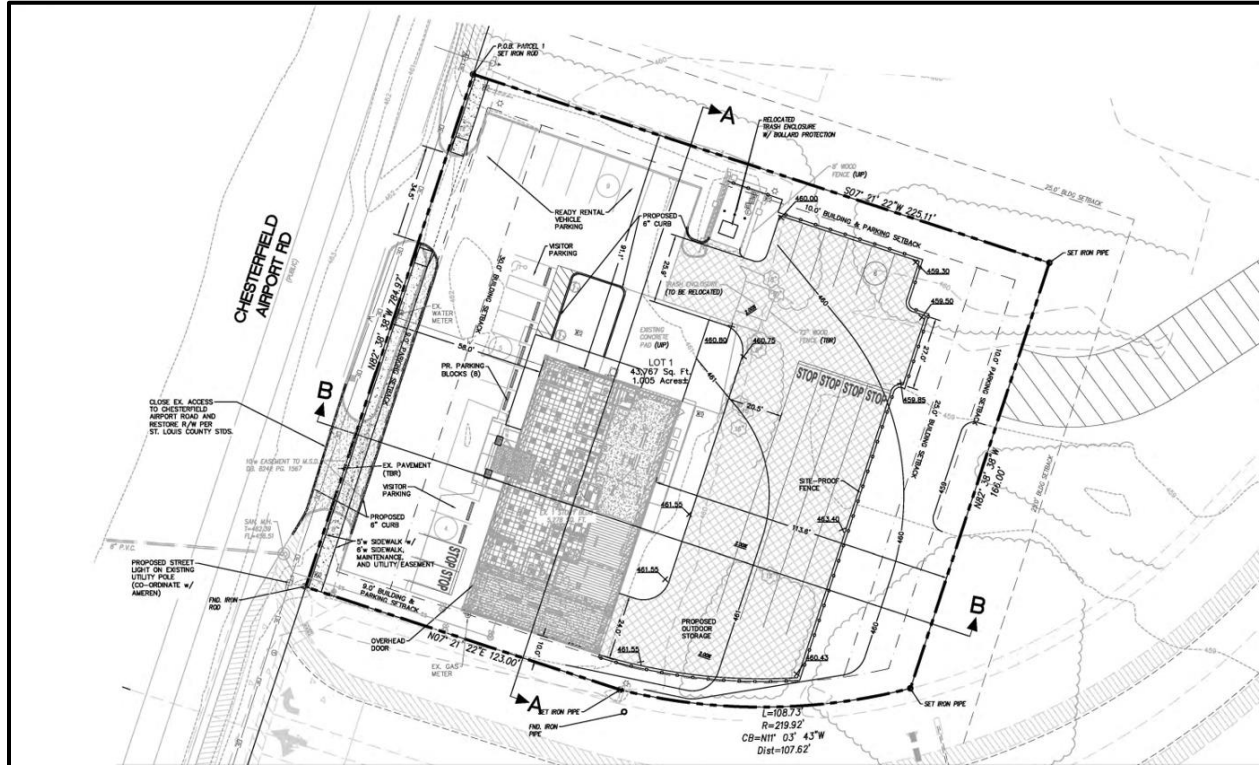


Figure 4: Site Plan

b. Design, Materials, & Color

There are minor changes proposed to the existing building that is primarily plaster on cement board. These changes include refreshing the paint with two (2) shades of gray and a white to match existing. The existing red accents will be finished with a green. The existing metal coping and windows are to remain. The building is to be cleaned and repaired where necessary per the applicant.

c. Mitigation Plan

Per Section 405.04.020 of the Unified Development Code, a minimum thirty percent (30%) of any wooded area shall be preserved. There are currently sixty-three (63) trees existing on site – most of which are Cottonwoods located within the undeveloped back portion of the lot. There are three (3) trees that are proposed to be preserved. A Mitigation Landscape Plan, as well as the required statement by a tree specialist stating why the development cannot adhere to the requirement, has been submitted in accordance with the City Code. The Mitigation Plan details the addition of eight (8) trees amounting to a 3,000 square foot tree canopy that exceeds the required 2,990 square foot canopy to offset removal.

d. Landscape Design & Screening

There is an existing trash enclosure located where the proposed access to the back portion of the lot will be. It will be relocated just west of where it currently sits and be constructed of 6' tall solid composite boards. The enclosure will also house electrical equipment. A mixture of evergreen trees, shrubs, and annuals will screen the enclosure.

The HVAC units, located behind the building and not seen from the adjacent roadway, are screened by a variety of shrubs.

The proposed perimeter fence that extends around the outdoor storage area will be constructed of 6' tall solid composite boards to match the trash and electrical enclosure.

The rooftop equipment will be screened by a parapet wall on the east, south, and west elevations. A screen wall comprised of "James Hardie" siding in the color "Cobblestone".

e. Lighting

There are four (4) light poles proposed around the perimeter of the site. Two (2) wall mounted luminaires are proposed at the entrance of the building. One (1) street light is required and is proposed on an existing utility pole.

f. Architectural Elevations

The development is utilizing an existing building. There are minor changes proposed to the envelope of the building. The most substantial change includes raising of the roof in the northwest quadrant as well as the installation of an overhead door to accommodate a truck wash bay. Two (2) additional overhead doors will be installed. One on the south elevation and one on the north elevation to accommodate a service area within the building. There will be a total of three (3) overhead doors on the site. The remainder of the changes are aesthetic. The existing paint colors will be matched and touched up while the red accents will be painted green.

ARCHITECTURAL REVIEW BOARD

This project was reviewed by the Architectural Review Board on May 12th, 2022. At that time, the Board made a motion to forward the Amended Site Development Plan, Landscape Plan, and Architectural Elevations for Enterprise to the Planning Commission with a recommendation for approval with the following conditions:

- Provide roof screening color and material samples.
- Agreement to reseal and restripe pavement.
- Overhead doors to match the field color.
- Any modification of paint needs to be completed to a logical break point or edge.

The applicant has since resubmitted and fulfilled the conditions. All of the updates have been included with the Planning Commission packets.

RENDERING



Figure 5: Rendering

STAFF RECOMMENDATION

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan and Unified Development Code. All outstanding comments have been addressed at this time. Staff recommends approval of the Amended Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Mitigation Plan, and Architectural Elevations for Chesterfield Airport Service (Enterprise).

MOTION

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

- 1) "I move to approve (or deny) the Amended Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Mitigation Plan, and Architectural Elevations for Chesterfield Airport Service (Enterprise), as presented.
- 2) "I move to approve the Amended Site Development Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Mitigation Plan, and Architectural Elevations for Chesterfield Airport Service (Enterprise) with the following conditions..."

(Conditions may be added, eliminated, altered or modified)

Attachments

1. Amended Site Plan Packet

SITE DEVELOPMENT PLAN

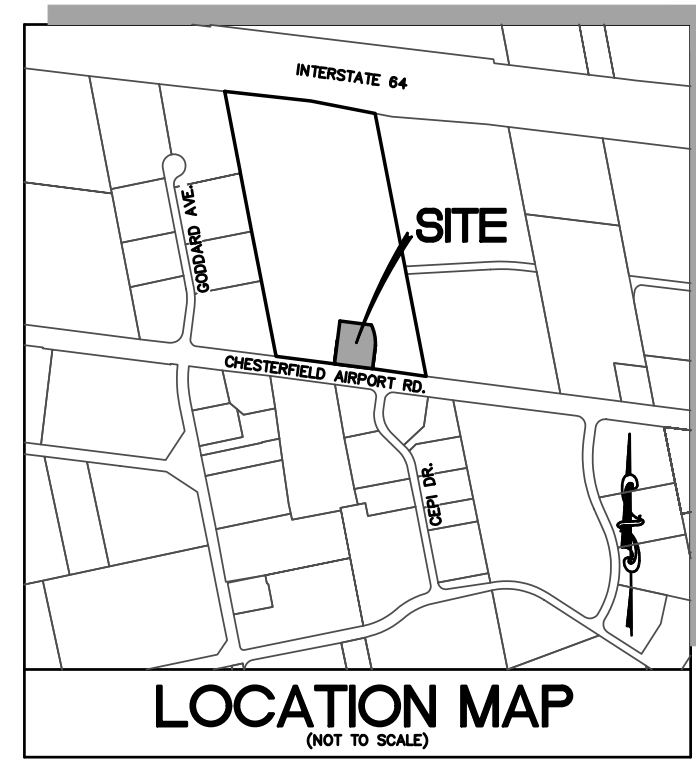
OF
LOT 1 OF THE BOUNDARY ADJUSTMENT PLAT OF 17909 AND 17947 CHESTERFIELD AIRPORT ROAD
 AS RECORDED IN BK. 369 PG. 573 AND LOCATED IN U.S. SURVEY 150,
 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

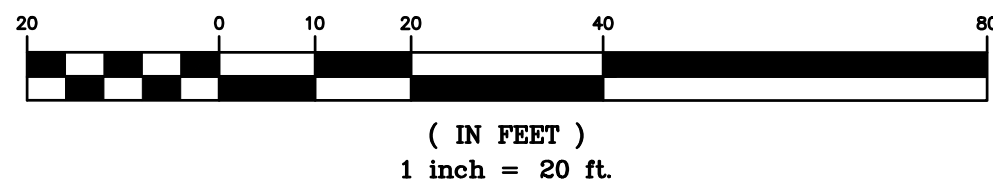
ATG	-	ADJUST TO GRADE
B.C.	-	BACK OF CURB
C.O.	-	CLEANOUT
DB	-	DEED BOOK
E	-	ELECTRIC
ELEV.	-	ELEVATION
EX.	-	EXISTING
F.C.	-	FACE OF CURB
FL	-	FLOWLINE
FT.	-	FEET
FND.	-	FOUND
G	-	GAS
H.W.	-	HIGH WATER
LB	-	LOW FLOW BLOCKED
M.H.	-	MANHOLE
N/O/F	-	NOW OR FORMERLY
P.B.	-	PLAT BOOK
PG.	-	PAGE
PR.	-	PROPOSED
P.V.C.	-	POLYVINYL CHLORIDE PIPE
R.C.P.	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT-OF-WAY
SQ.	-	SQUARE
T	-	TELEPHONE CABLE
T.B.A.	-	TO BE ABANDONED
T.B.R.	-	TO BE REMOVED
T.B.R./R.	-	TO BE REMOVED AND REPLACED
TYP.	-	TYPICALLY
U.I.P.	-	USE IN PLACE
U.O.N.	-	UNLESS OTHERWISE NOTED
V.C.P.	-	VITRIFIED CLAY PIPE
W	-	WATER
(86'W)	-	RIGHT-OF-WAY WIDTH

LEGEND

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



GRAPHIC SCALE



PERTINENT DATA

OWNER:	PINGREE 2000 REAL ESTATE HOLDINGS LLC
SITE ADDRESS:	17909 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MISSOURI 63005
LOT AREA:	43,767 S.F. or ±1.005 Ac.
EXISTING ZONING:	*PI*(ORD. 3168)
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL DISTRICT
LOCATOR NO.:	17V520279
WUNNERBERG'S:	PG. 20, GRID 18II
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	ROCKWOOD
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0145K, FEB. 4, 2015
ELECTRIC COMPANY:	AMEREN UE
GAS COMPANY:	SPIRE INC
PHONE COMPANY:	AT&T
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY

This Site Development Plan was approved by the City of Chesterfield Planning Department and duly verified on the day of _____, 2022, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning Director and the City Clerk.

Justin Wyse
 Director of Planning
 City of Chesterfield, Missouri

Vickie McGownd
 City Clerk
 City of Chesterfield, Missouri

ENTERPRISE LEASING CO OF ST LOUIS, LLC, or its assigns, the owner 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.

Of City of Chesterfield

Unified Development 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 voided or vacated by order of ordinance of the City of Chesterfield Council.

ENTERPRISE LEASING CO OF ST LOUIS, LLC

(Signature): _____

(Name Typed): John Peritore

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

On this _____ day of _____, 2022, before me appeared _____, did say that he / she is the

of ENTERPRISE LEASING CO OF ST LOUIS, LLC, or its assigns, a Missouri Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that the said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal on the day and year last written above.

Notary Public

Print Name

My commission expires: _____

ST. LOUIS COUNTY BENCHMARK

BENCHMARK
 12-171 (466.06) "STANDARD ALUMINUM DISK" STAMPED
 6-30-1990. DISK IS SET IN THE NORTHWEST CORNER
 OF CHESTERFIELD AIRPORT ROAD AND GARAGE DRIVE.

PREPARED FOR:
 ENTERPRISE LEASING CO OF ST LOUIS, LLC
 600 CORPORATE PARK DRIVE
 ST. LOUIS, MO. 63105
 ATTN: LAUREN VESTER
 PH: 314-512-2442
 LAUREN.VESTER@EHL.COM

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY 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 WITH COMPLIING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY 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.

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 457.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT OF WAY, UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ALL ABOVE GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT OF WAY, SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL, ROADSIDE DESIGN REQUIREMENTS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

F.A.R. CALCULATION

MAXIMUM FLOOR AREA RATIO (F.A.R.) OF 0.55

OPEN SPACE

MINIMUM 35.0% OPEN SPACE
 PROVIDED 36.2% OPEN SPACE

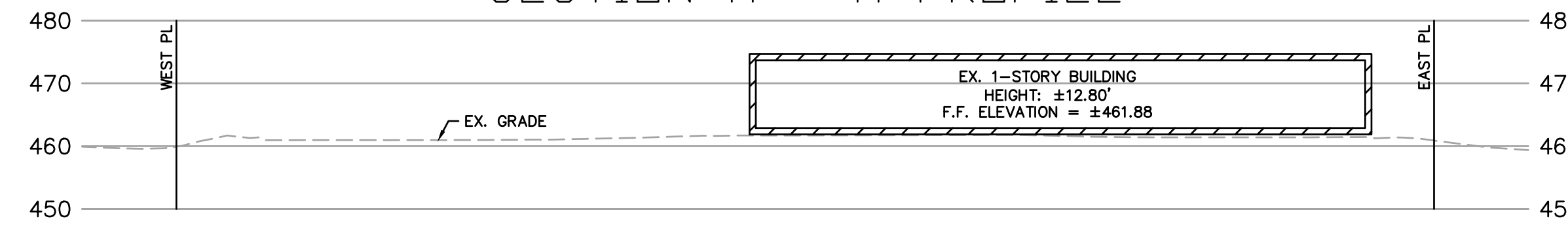
HEIGHT:

A MAXIMUM HEIGHT OF 30.0'

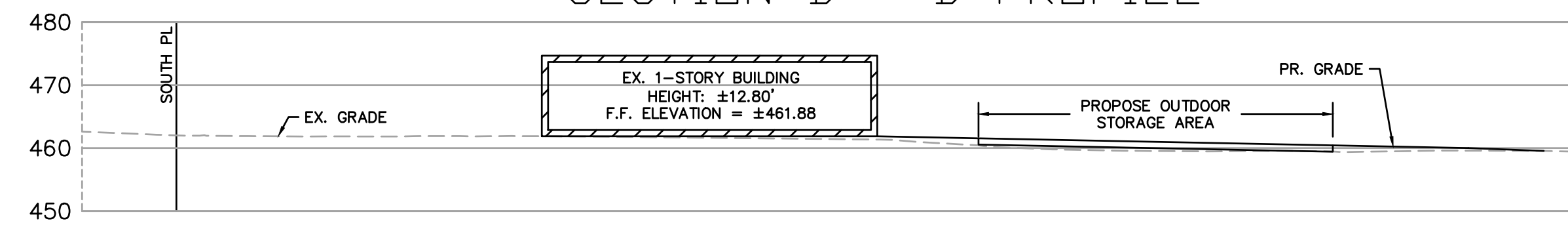
PARKING DATA

EXISTING SPACES PROVIDED	19 P.S.
PROPOSED SPACES PROVIDED	6 P.S.
PROVIDED PARKING	25 P.S. TOTAL
REQUIRED PARKING	18 P.S. TOTAL
MIN. PARKING: 3.3/1,000 G.F.A. [OFFICE, GENERAL]	
5,278 G.F.A. x (3.3/1,000)	
REQUIRED HANDICAP PARKING (1-25 TOTAL PARKING)	1 P.S. TOTAL
PROVIDED HANDICAP PARKING	1 P.S. TOTAL

SECTION A - A PROFILE



SECTION B - B PROFILE



SECTIONS

SCALE: HORIZ. = 20'
 VERT. = 20'

BUILDING AND PARKING SETBACKS

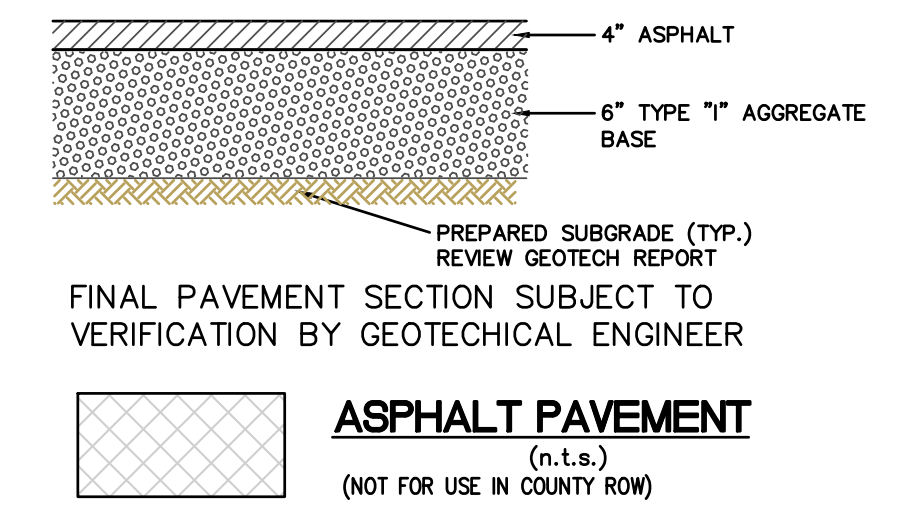
STRUCTURE SETBACKS:

- THIRTY (30) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
- TEN (10) FEET FROM WEST BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT
- TWENTY-FIVE (25) FEET FROM NORTH BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT
- NINE (9) FEET FROM THE EAST BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT

PARKING SETBACKS:

- NINE (9) FEET FROM CHESTERFIELD AIRPORT ROAD RIGHT-OF-WAY
- TEN (10) FEET FROM WEST BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT
- TEN (10) FEET FROM FROM NORTH BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT
- NINE (9) FEET FROM FROM EAST BOUNDARY OF THIS PLANNED INDUSTRIAL DISTRICT

OUTDOOR STORAGE PAVEMENT SECTION

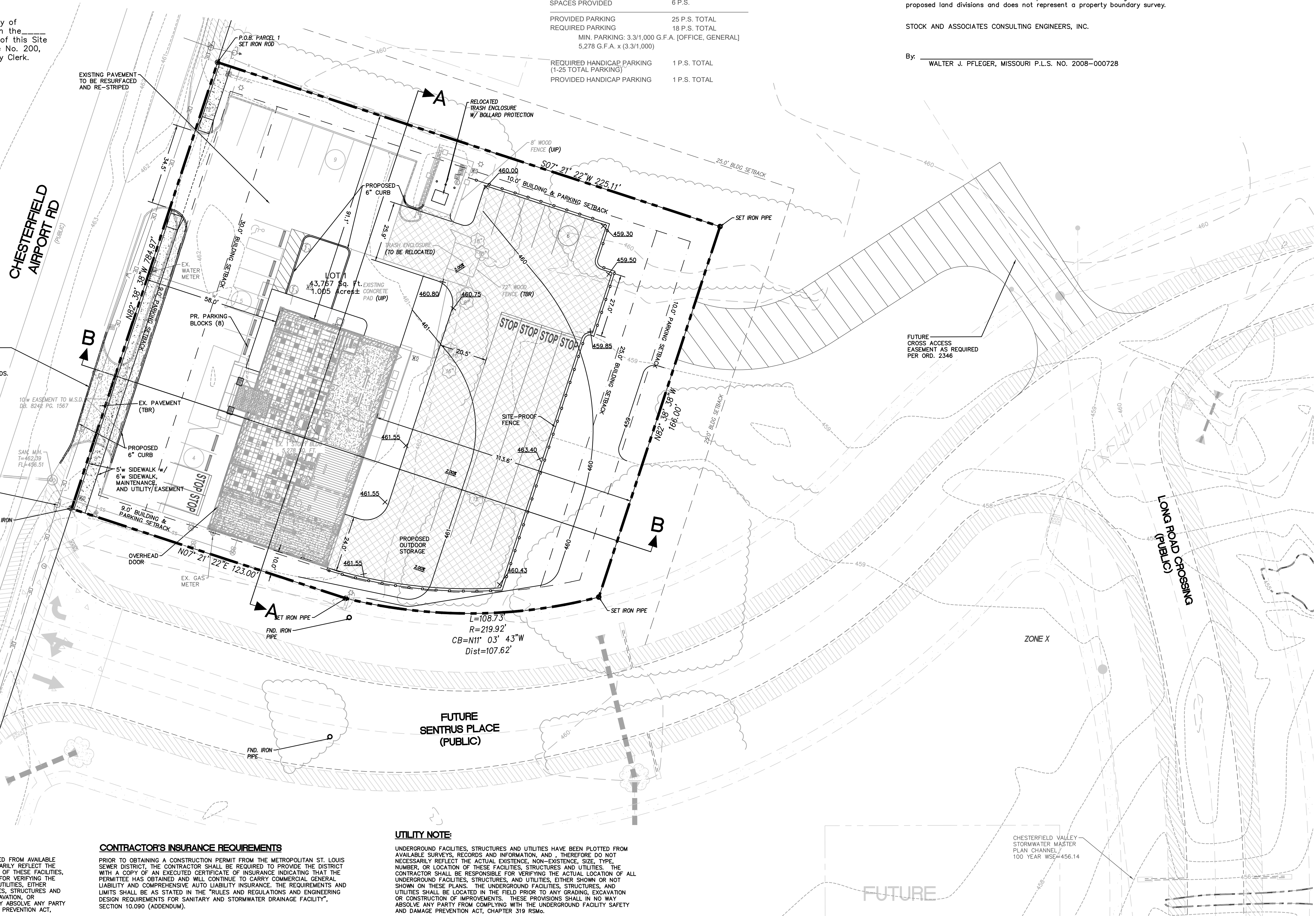


SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions and does not represent a property boundary survey.

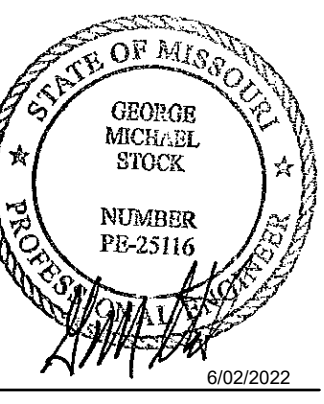
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.

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



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63105 PH: (636) 500-9100 FAX: (636) 530-9100
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

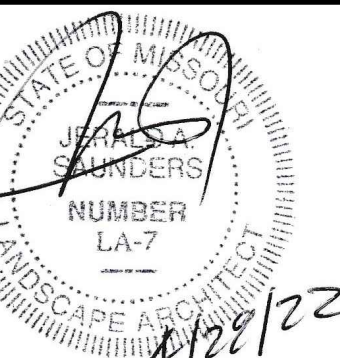
SITE DEVELOPMENT PLAN FOR:
17909 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63005



REVISIONS:
 1. 2022-04-21 CITY
 2. 2022-05-13 CITY
 3. 2022-06-02 CITY

DRAWN BY:	K.S.C./J.P.S.	CHECKED BY:	G.M.S.
DATE:	3/30/22	JOB NO.:	221-6991.1
M.S.D. #:		BASE MAP #:	17V5
S.L.C. MAT #:	7565	MAT SUP. #:	
M.D.N.R. #:			

SHEET TITLE:
SITE DEVELOPMENT PLAN
 SHEET NO.:
C1.0



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

17909 & 17947 CHESTERFIELD AIRPORT ROAD

CHESTERFIELD, MISSOURI 63005



Tree Stand Delineation
SCALE 1"=20'

ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment
1	Pear	14	12	1	Easement, half dead
2	Pear	14	16	2	Easement
3	Arborvitae	8	8	1	
4	Arborvitae	8	5	2	
5	Cottonwood	18	40	2	
6	Cottonwood	10	20	2	
7	Bradford Pear	6	20	1	
8	Cottonwood	8	20	2	
9	Cottonwood	8	20	2	
10	Willow	7	20	2	
11	Willow	10	25	2	
12	Willow	10	20	2	
13	Cottonwood	16	35	2	
14	Cottonwood	9	20	2	
15	Cottonwood	24	60	3	Parcel 2
16	Cottonwood	11	20	2	
17	Cottonwood	11	20	2	
18	Cottonwood	10	20	2	
19	Cottonwood	12	20	2	
20	Cottonwood	6	10	2	Parcel 2
21	Cottonwood	13	30	2	
22	Cottonwood	13	30	2	
23	Cottonwood	9	25	2	
24	Cottonwood	8	20	2	
25	Cottonwood	13	30	2	
26	Cottonwood	15	30	2	
27	Cottonwood	6	12	2	
28	Cottonwood	7	12	2	
29	Cottonwood	8	12	2	
30	Cottonwood	8	12	2	
31	Cottonwood	8	12	2	
32	Cottonwood	12	25	2	
33	Cottonwood	6	15	2	
34	Sycamore	7	25	1	
35	Cottonwood	7	20	1	
36	Cottonwood	9	25	2	
37	Cottonwood	8	25	2	
38	Cottonwood	9	25	2	
39	Cottonwood	8	25	2	
40	Cottonwood	10	30	2	
41	Cottonwood	6	15	2	
42	Cottonwood	8	20	2	
43	Cottonwood	10	25	2	
44	Cottonwood	11	35	2	Twin 9+11
45	Cottonwood	8	25	2	
46	Cottonwood	11	25	2	
47	Cottonwood	6	12	2	
48	Cottonwood	6	12	2	
49	Cottonwood	12	40	2	
50	Cottonwood	6	10	2	
51	Cottonwood	12	35	2	Parcel 2
52	Cottonwood	15	40	2	
53	Cottonwood	15	25	2	
54	Cottonwood	10	25	2	
55	Cottonwood	12	25	2	
56	Cottonwood	15	25	2	
57	Cottonwood	15	30	2	
58	Cottonwood	12	30	2	
59	Cottonwood	18	25	2	
60	Cottonwood	10	25	2	
61	Cottonwood	6	25	2	
62	Cottonwood	8	25	2	
63	Mulberry	8	25	2	

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

- Lot Area** (Site Address 17909) = 24,600 s.f. (0.565 acres)
 - Lot Area** (Site Address 17947) = 19,167 s.f. (0.440 acres)
 - Individual Tree Area** = 9,964 s.f. (0.229 acres)
 - Total Existing Tree Canopy Area** = 9,964 s.f. (0.229 acres)
- Note:** Existing trees in existing easement areas excluded from total

Tree Stand Delineation Narrative
The Tree Stand Delineation map was completed by field inspection. The existing trees are primarily Cottonwood and are overgrown first succession trees not to be considered a resource. There are also some invasive Pear trees and bush honeysuckle. There are no Monarch, state champion, or rare trees found onsite.



Key Plan
SCALE 1"=100'

Legend

Symbol	Description
	Existing individual trees (shaded trees denote tree canopy area)

Tree Stand Delineation Prepared under direction of:
Kristin Provine
Certified Arborist MW-6075A

Kristin Provine

Revisions:

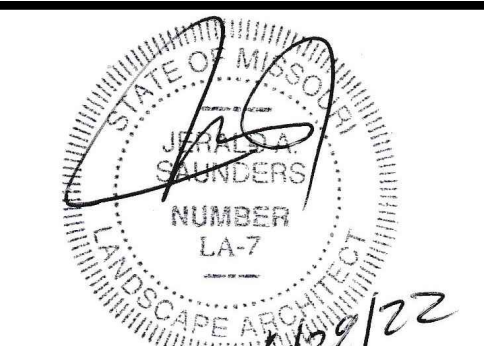
Date	Description	No.
4/28/22	Plan Changes	1

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
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Loomis Associates, Inc.
Missouri State Certificate of Authority # LAC #000019

Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD
Date:	5/17/21
Job #:	813.091



Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

17909 & 17947 CHESTERFIELD AIRPORT ROAD

CHESTERFIELD, MISSOURI 63005



Tree Preservation Plan
SCALE 1"=20'

ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment	Preserved	To Be Removed
1	Pear	14	12	1	Easement, half dead		X
2	Pear	14	16	2	Easement		X
3	Arborvitae	8	8	1			X
4	Arborvitae	8	5	2			X
5	Cottonwood	18	40	2			X
6	Cottonwood	10	20	2			X
7	Bradford Pear	6	20	1			X
8	Cottonwood	8	20	2			X
9	Cottonwood	8	20	2			X
10	Willow	7	20	2			X
11	Willow	10	25	2			X
12	Willow	10	20	2			X
13	Cottonwood	16	35	2			X
14	Cottonwood	9	20	2			X
15	Cottonwood	24	60	3	Parcel 2	X	
16	Cottonwood	11	20	2			X
17	Cottonwood	11	20	2			X
18	Cottonwood	10	20	2			X
19	Cottonwood	12	20	2			X
20	Cottonwood	6	10	2	Parcel 2	X	
21	Cottonwood	13	30	2			X
22	Cottonwood	13	30	2			X
23	Cottonwood	9	25	2			X
24	Cottonwood	8	20	2			X
25	Cottonwood	13	30	2			X
26	Cottonwood	15	30	2			X
27	Cottonwood	6	12	2			X
28	Cottonwood	7	12	2			X
29	Cottonwood	8	12	2			X
30	Cottonwood	8	12	2			X
31	Cottonwood	8	12	2			X
32	Cottonwood	12	25	2			X
33	Cottonwood	6	15	2			X
34	Sycamore	7	25	1			X
35	Cottonwood	7	20	1			X
36	Cottonwood	9	25	2			X
37	Cottonwood	8	25	2			X
38	Cottonwood	9	25	2			X
39	Cottonwood	8	25	2			X
40	Cottonwood	10	30	2			X
41	Cottonwood	6	15	2			X
42	Cottonwood	8	20	2			X
43	Cottonwood	10	25	2			X
44	Cottonwood	11	35	2	Twin 9+11		X
45	Cottonwood	8	25	2			X
46	Cottonwood	11	25	2			X
47	Cottonwood	6	12	2			X
48	Cottonwood	6	12	2			X
49	Cottonwood	12	40	2			X
50	Cottonwood	6	10	2			X
51	Cottonwood	12	35	2	Parcel 2	X	
52	Cottonwood	15	40	2			X
53	Cottonwood	15	25	2			X
54	Cottonwood	10	25	2			X
55	Cottonwood	12	25	2			X
56	Cottonwood	15	25	2			X
57	Cottonwood	15	30	2			X
58	Cottonwood	12	30	2			X
59	Cottonwood	18	25	2			X
60	Cottonwood	10	25	2			X
61	Cottonwood	6	25	2			X
62	Cottonwood	8	25	2			X
63	Mulberry	8	25	2			X

Tree Condition Rating:

Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

Lot Area (Site Address 17909) = 24,600 s.f. (0.565 acres)
Lot Area (Site Address 17947) = 19,167 s.f. (0.440 acres)

Individual Tree Area = 9,964 s.f. (0.229 acres)

Total Existing Tree Canopy Area = 9,964 s.f. (0.229 acres)

Total Existing Tree Canopy Area = 9,964 s.f. (0.229 acres)

Note: Existing trees in existing easement areas excluded from total

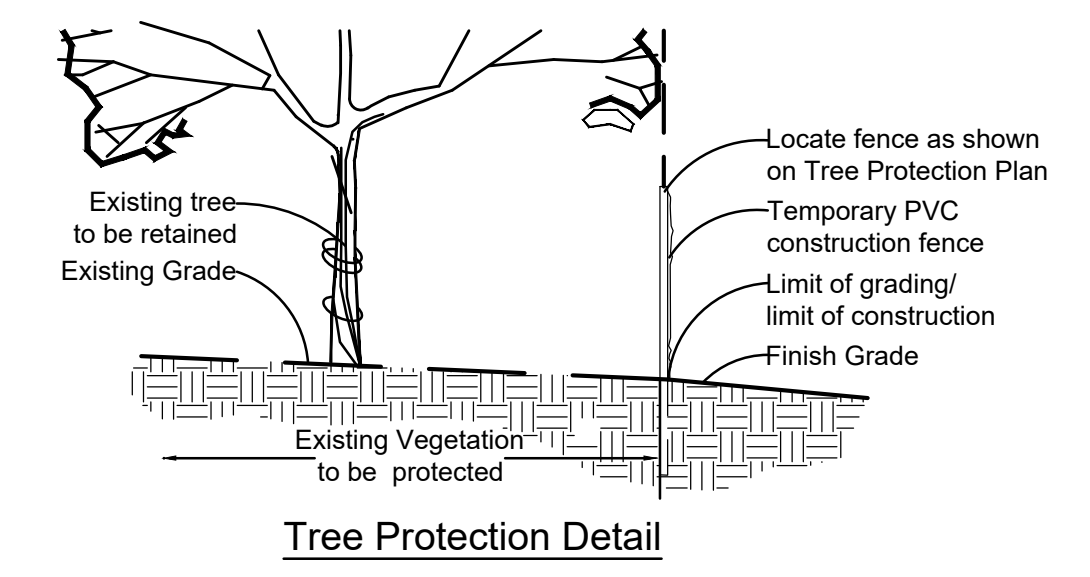
Total Existing Tree Canopy Area = 9,964 s.f. (0.229 acres)
To be removed = 9,964 s.f. (0.229 acres) (100 %)
Total Existing Tree Canopy Area = 0 s.f. (0 acres)
To be preserved = 0 s.f. (0%)

Tree Preservation Plan Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction.

Legend

Symbol	Description
	Existing individual trees (shaded trees denote tree canopy area)
	Existing individual trees to preserve
	Tree protection fence



Tree Preservation Plan Prepared under direction of:
Kristin Provine
Certified Arborist MW-6075A
Kristin Provine



Key Plan
SCALE 1"=100'

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

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Sheet Title:	Tree Preservation Plan
Sheet No.:	TPP
Date:	4/28/22
Job #:	813.091

REVISIONS	BY
4/20/2022	RVM
4/24/2022	RVM

landscape
TECHNOLOGIES

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P.O. Box 100000, St. Louis, MO 63110

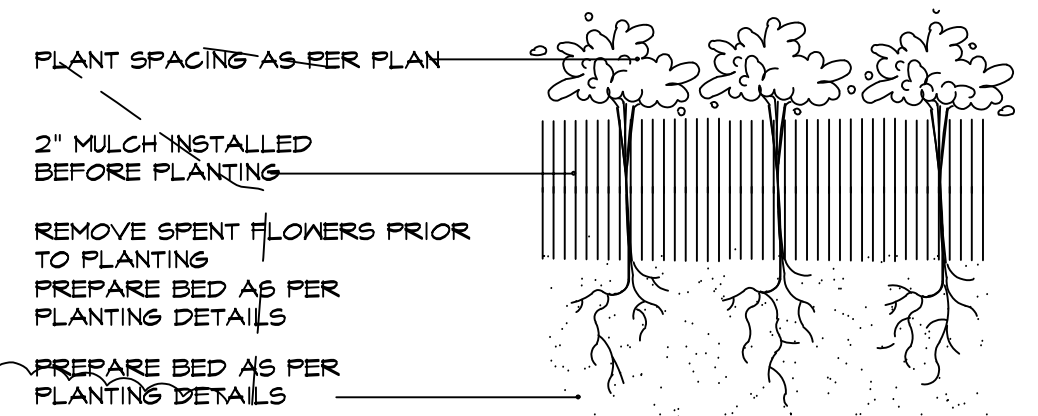
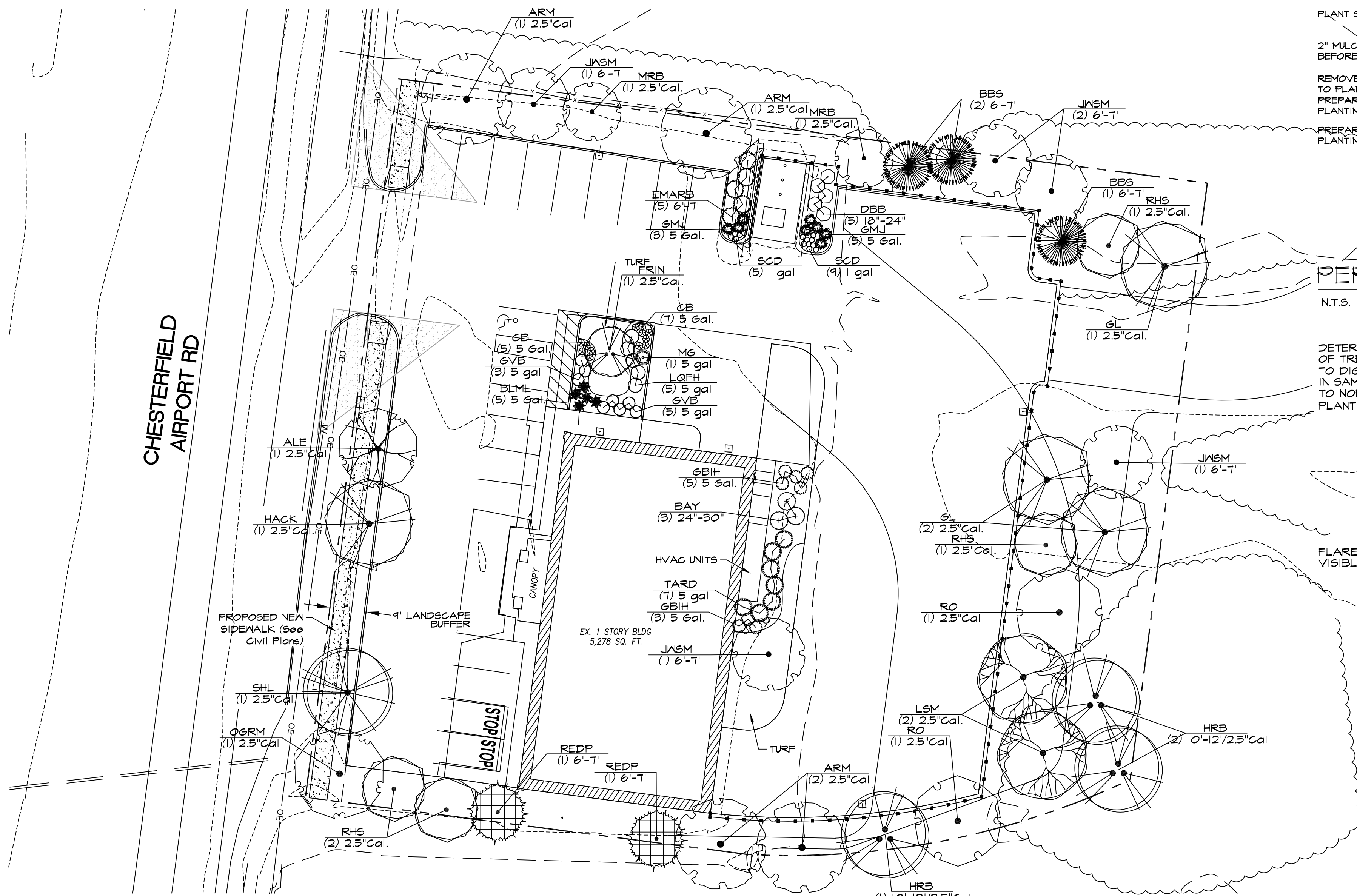
REGISTERED ARCHITECT 0000014
REGISTERED LANDSCAPE ARCHITECT 0000014
DATE: 4/20/2022

PLANTING PLAN FOR THE PROPOSED
17909 Chesterfield Airport Road
 CHESTERFIELD, MISSOURI 63005

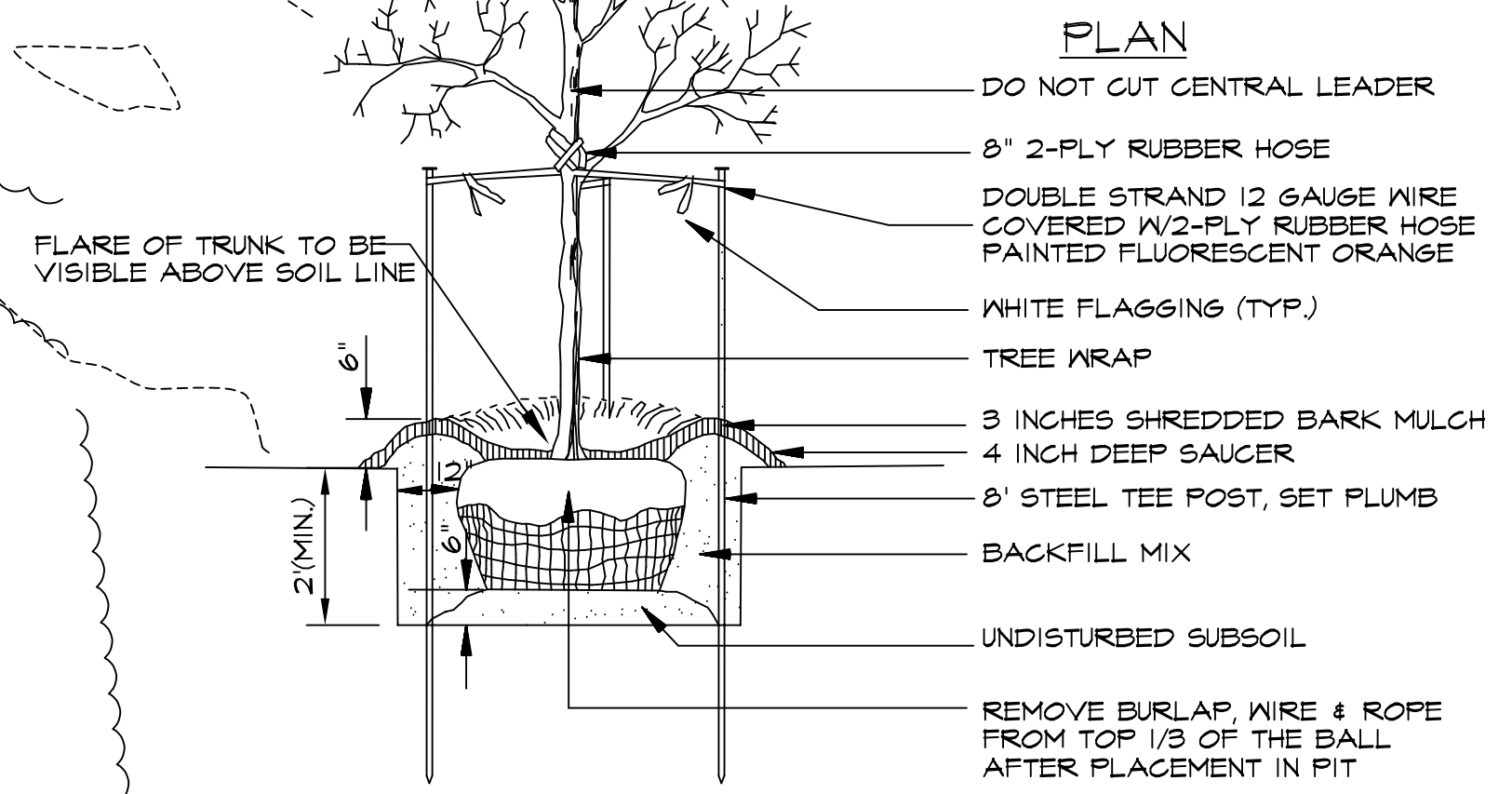
DRAWN	R. HARDS
CHECKED	RMM/EL
DATE	4/1/2022
SCALE	1"=20'-0"
JOB No.	2022-120
SHEET	

1-1

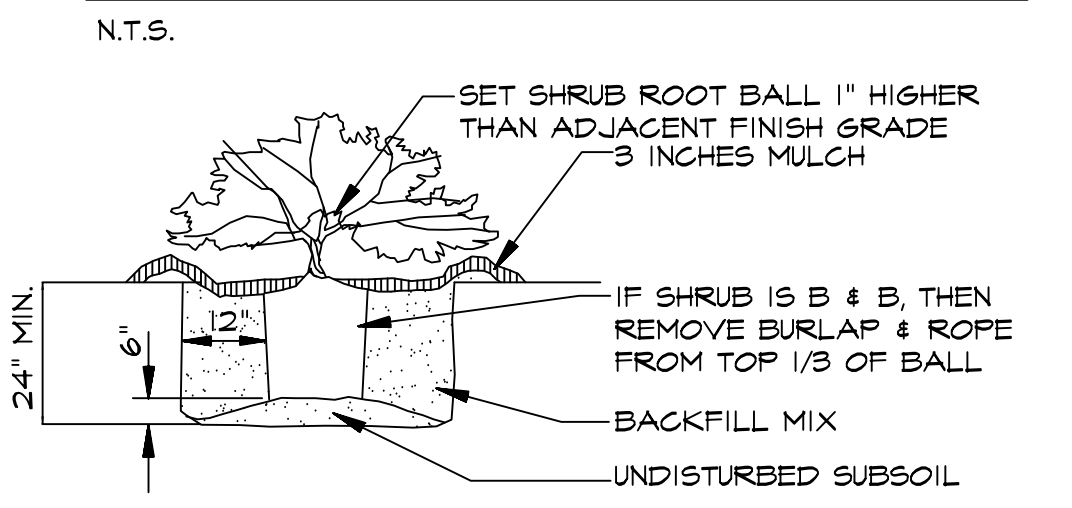
OF TWO SHEETS



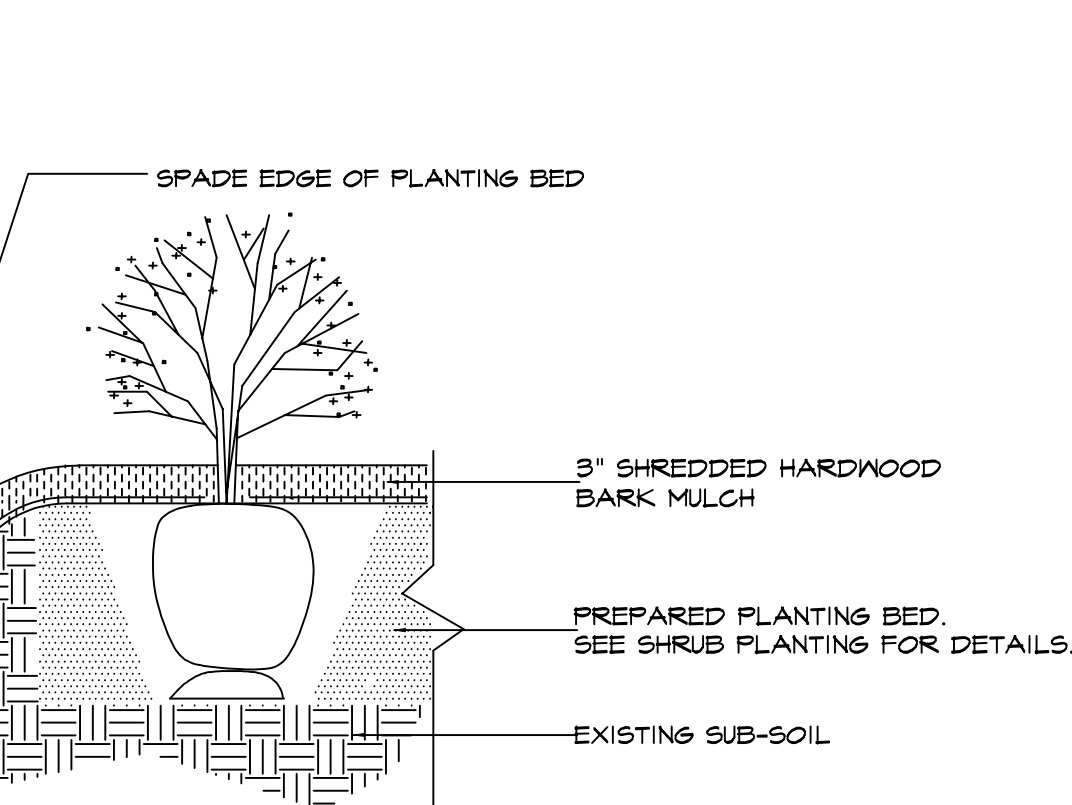
PERENNIAL / ANNUAL PLANTING



DECIDUOUS TREE PLANTING

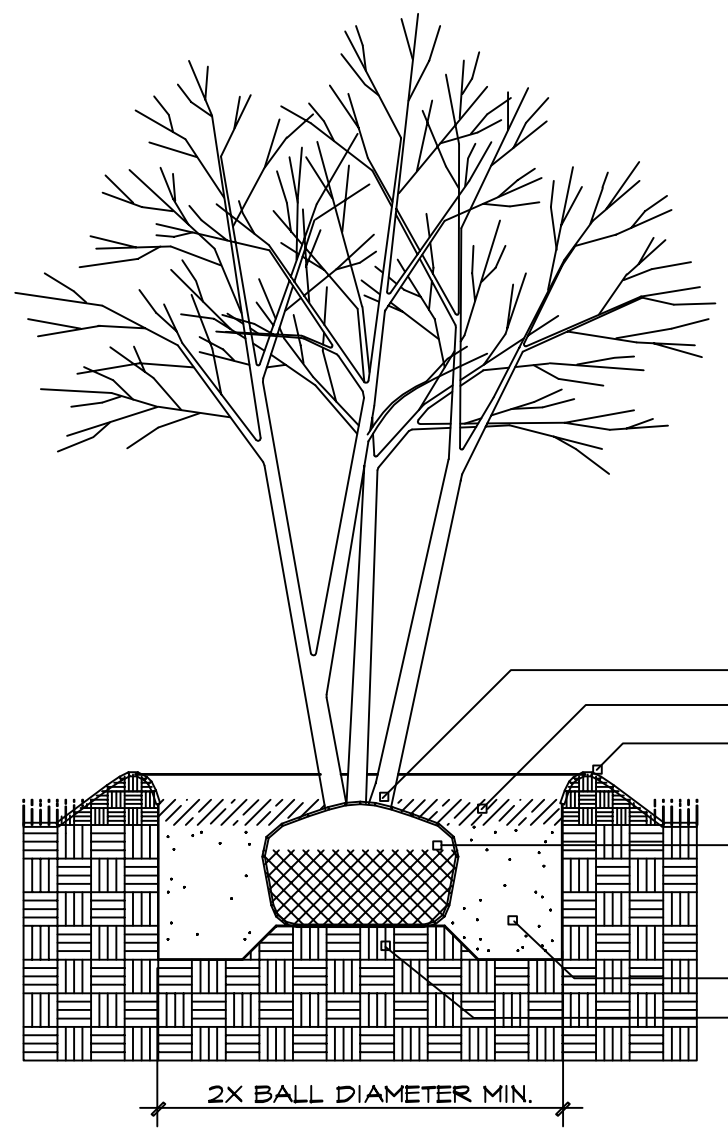


SHRUB PLANTING



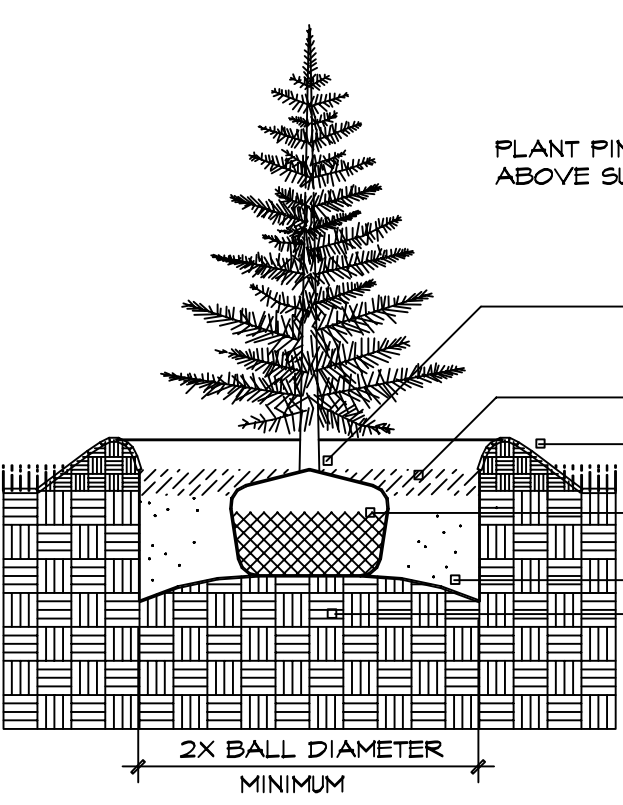
SPADE-CUT EDGE DETAIL

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.

LANDSCAPE REQUIREMENTS:

ALL STREET TREES SHALL BE MIN. 2.5" CALIPER WITH A MAXIMUM OF 20% OF TREES OF ONE SPECIES THROUGHOUT.

SITE SPACES:
 TOTAL SITE: 43,767 SF
 BUILDING AREA: 5,278 SF or 12%
 PARKING / DRIVE AREAS: 22,280 SF or 52%
 OPEN SPACE = 15,843 SF TOTAL or 36% OF SITE (35% MINIMUM REQUIRED)

PLEASE NOTE:

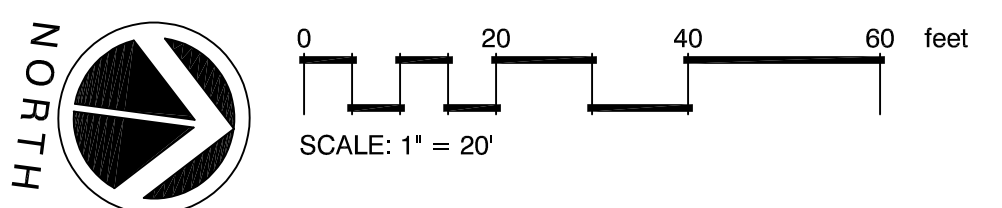
- ALL LANDSCAPE AREAS & ISLANDS SHALL BE PROVIDED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM (BY OTHERS). COORDINATE LANDSCAPING WITH IRRIGATION CONTRACTOR.
- ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND UNDERGROUND UTILITIES.
- NOTE: NO PARKING SPACE SHALL BE FURTHER THAN FIFTY (50) FEET FROM A TREE.
- NO TREES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.
- ALL SHRUBS/PERENNIALS WITHIN 35' SIGHT TRIANGLE ZONES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF TWENTY FOUR INCHES (2 FEET); ALL TREES TO BE MAINTAINED WITH A CLEAR HEIGHT FROM GRADE OF TEN (10) FEET.

STREET TREES: 1 per 50 LF FRONTAGE

- 200.00 LF FRONTAGE @ CHESTERFIELD AIRPORT ROAD, REQUIRING 4 TREES @ 2.5" CALIPER. FOUR (4) TREES ARE PROPOSED.
 - 1) STREET TREES SHALL NOT BE PLANTED CLOSER THAN THREE (3) FEET FROM ANY CURB.
 - 2) STREET TREES SHALL NOT BE PLACED WITHIN 25 FEET OF STREETLIGHTS, STREET SIGNS AND INTERSECTIONS.
 - 3) NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET OF STREET INLETS OR MANHOLES.

TOTAL TREES: 32 TOTAL --- 8 FAST GROWTH (25%) and 24 SLOW-MEDIUM GROWTH (75%)

- 12 DECIDUOUS SHADE TREES (37.5%)
- 13 EVERGREEN TREES (40.6%)
- 7 ORNAMENTAL TREES (21.9%)



1-800-DIG-RITE

G

E

D

C

B

A

CHESTERFIELD AIRPORT RD

PLANT SCHEDULE - BASE LANDSCAPE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
ARM	4	Armstrong Red Maple / <i>Acer</i> 'Armstrong'	2.5"Cal	45' + ht.	Fast
ALE	1	Athena Lacebark Elm / <i>Ulmus parvifolia</i> 'Emer 1'	2.5"Cal	45' + ht.	Moderate
HACK	1	Common Hackberry / <i>Celtis occidentalis</i>	2.5"Cal.	45' + ht.	Slow
LSM	2	Legacy Sugar Maple / <i>Acer saccharum</i> 'Legacy'	2.5"Cal.	45' + ht.	Slow
RO	2	Red Oak / <i>Quercus rubra</i>	2.5"Cal.	45' + ht.	Moderate
OGRM	1	'October Glory' Maple / <i>Acer rubrum</i> 'October Glory'	2.5"Cal.	45' + ht.	Fast
SHL	1	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	2.5"Cal.	45' + ht.	Fast
EVERGREEN TREES					
QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE	
BBS	3	Bakeri Blue Spruce / <i>Picea pungens</i> 'Bakeri'	6'-7'	30 - 40' ht.	Moderate
EMARB	5	Emerald Arborvitae / <i>Thuja occidentalis</i> 'Emerald'	6'-7'	15 - 25' ht.	Slow
REDP	2	Red Pine / <i>Pinus resinosa</i>	6'-7'	45 - 65' ht.	Moderate
JNSM	3	Sweetbay Magnolia / <i>Magnolia virginiana</i> 'Jim Wilson'	6'-7'	15 - 25' ht.	Moderate
FLOWERING TREES					
QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE	
MRB	2	Merlot Redbud / <i>Cercis x Merlot</i> '	2.5"Cal.	25 - 30' ht.	Fast
FRFC	1	Fringetree / <i>Chionanthus virginiana</i>	2.5"Cal.	25 - 30' ht.	Moderate
RHS	4	Robin Hill Serviceberry / <i>Amelanchier X grandiflora</i> 'Robin Hill'	2.5"Cal.	25 - 30' ht.	Slow
SHRUBS					
QTY	COMMON / BOTANICAL NAME	SIZE			
BLML	5	Bloomerang Dark Purple Lilac / <i>Syringa x SMSJBPT</i> TM	5 Gal.		
DBB	5	Compact Burning Bush / <i>Evonymus alatus</i> 'Compactus'	18"-24"		
CB	12	Concorde Barberry / <i>Berberis thunbergii</i> 'Concorde'	5 Gal.		
GBIH	8	Gem Box Inkberry Holly / <i>Ilex glabra</i> 'Gem Box'	5 Gal.		
GMJ	8	Green Mound Juniper / <i>Juniperus procumbens</i> 'Green Mound'	5 Gal.		
GVV	8	Green Velvet Boxwood / <i>Buxus</i> 'Green Velvet'	5 gal		
LQFH	5	Little Quick Fire Hydrangea / <i>Hydrangea paniculata</i> 'Little Quick Fire'	5 gal		
BAY	3	Northern Bayberry / <i>Myrica pensylvanica</i>	24"-30"		
TARD	7	Tardiva Hydrangea / <i>Hydrangea paniculata</i> 'Tardiva'	5 gal		
ANNUALS/PERENNIALS					
QTY	COMMON / BOTANICAL NAME	SIZE			
SCD	14	Strawberry Candy Daylily / <i>Hemerocallis x Strawberry Candy</i> TM	1 gal		
GRASSES					
QTY	COMMON / BOTANICAL NAME	SIZE			
MG	1	Maiden Grass / <i>Miscanthus sinensis</i> 'Gracillimus'	5 gal		

PLANT SCHEDULE - MITIGATION LANDSCAPE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE	CREDITS
GL	3	Greenspire Linden / <i>Tilia cordata</i> 'Greenspire'	2.5"Cal	45' + ht.	Slow / Moderate	1200
HRB	3	Heritage River Birch / <i>Betula niger</i> 'Heritage Improved'	2.5"Cal.	45' + ht.	Fast	1200
JNSM	2	Sweetbay Magnolia / <i>Magnolia virginiana</i> 'Jim Wilson'	6'-7'	15 - 25' ht.	Moderate	600

IRRIGATION GUIDELINE SPECS:

- GENERAL:
- System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
 - Exact top, backflow and controller location to be coordinated with owner or owner's representative.
 - All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
 - All piping to be sleeved in SCH40 PVC when passing under hardscape. PVC sleeve to be a minimum of twice the size of pipe(s) running through.
 - Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
 - Plant material to be installed in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.

LANDSCAPE GUIDELINE SPECS:

- GENERAL:
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional 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 utility location services in municipality).
 - Plant material to be installed in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
 - It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not performing exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
 - Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of 'polished side walls' prior to plant material installation.
 - All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence site/landscape installation.
 - Keep all plant material (except turf) a minimum of 36' clear of fire hydrants.
 - Landscape contractor shall kill & remove all existing weeds within the project site.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - All substitutions of plant material shall be submitted to landscape architect for approval.

- PRUNING:
- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds or branches that extend to the edge of the crown.
 - All pruning shall comply with ANSI A300 standards.
- INSURANCE:
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

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

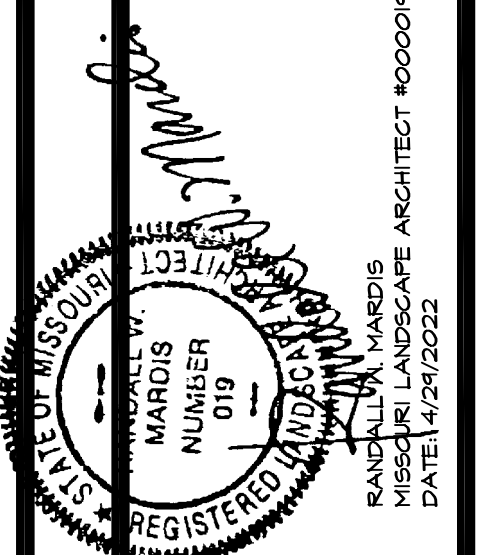
- SIGHT TRIANGLES:
- No landscape material or other obstructions shall be placed or be maintained within the sight triangle area so as to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
 - Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 33' and connecting the points so established to form the sight triangle area.

- TOPSOIL:
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Retain topsoil mix to a depth of 6" minimum and grade smooth.
 - Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor 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.
 - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - 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:
- All disturbed lawn areas to be seeded with a mixture of Turf-type fescue (50% per acre) and bluegrass (10% per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - Seed 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-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
 - The turf contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain owners' 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 points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
 - All sod shall be placed a maximum of 24 hours after harvesting.
 - Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
 - Sod contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

- WARRANTY:
- 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 at 100% of the installed price.
 - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
 - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
 - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
 - A written guarantee shall be provided to the owner per conditions outlined in #1 above.

REVISIONS	BY
4/20/2022	RMM
4/24/2022	RMM



PLANTING PLAN FOR THE PROPOSED
17909 Chesterfield Airport Road
CHESTERFIELD, MISSOURI 63005

DRAWN	R. MARDIS
CHECKED	RMM/EL
DATE	4/1/2022
SCALE	N.A.
JOB No.	2022-120
SHEET	



LOOMIS ASSOCIATES
landscape architects + planners

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chesterfield, missouri 63005
rsaunders@loomis-associates.com
636-519-8668

April 28, 2022

Mr. Justin Wyse
Planning and Development Services Director
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: 17909 & 17947 Chesterfield Airport Road- Special Conditions

Dear Mr. Wyse:

The Owners under contract, Enterprise Leasing Co. of St. Louis, LLC, of the above referenced site request a partial modification to the requirements found in the Chesterfield Missouri Unified Development Code (“UDC”), specifically Article 04 Development Requirements and Design Standards; Section 31-04-02 “Tree Preservation and Landscape Requirements” of the City of Chesterfield.

1. Kristin Provinse, Certified Arborist MW-6075A of Loomis Associates has conducted a Tree Stand Delineation (TSD) dated 5/17/2021 of the subject property and has determined that utilizing the current City of Chesterfield UDC; 9,964 sq.ft. (0.23 acres) of woodland canopy are currently found on the 1.005-acre subject property. There are no Monarch Trees, State Champion Trees or Rare Trees present on this property.
2. Loomis Associates has prepared a Tree Preservation Plan (TPP) dated 4/28/2022 according to the current City of Chesterfield UDC which indicates no preservation of any of the tree canopy.
3. We respectfully request a finding that Special Conditions exist on this property that prohibit the preservation of 30% of the existing tree canopy.
 - This site is very small and is surrounded by future development to the north and to the east. The proposed development plan utilizes the present building and south parking lot and intends to build a new parking and rental vehicle staging area on the north portion of the site. The site is physically lower than the surrounding future road and must be raised to be compatible with these future roads to provide proper stormwater drainage patterns.
 - The trees on this site are primarily volunteer Cottonwoods that have self-seeded on this property and the larger tract to the north and east. They are messy trees that seasonally produce a great deal of “cotton” seed. Further they are fast

Mr. Justin Wyse
17909 & 17947 Chest. Airport Road
April 28, 2022
Page 2

growing trees with a propensity to shed branches and limbs in windstorms. These are not the types of trees which should be adjacent to automobile parking lots.

Please contact myself or Kristin Provinse directly should you require additional information regarding this matter.

Respectfully,

LOOMIS ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Rusty Saunders". The signature is written in a cursive, flowing style with a horizontal line underneath.

Rusty Saunders, PLA, ASLA
Principal

c. George Stock, Zach Studz Randy Mardis

Project	Catalog #	Type
Prepared by	Notes	Date



Lumark Prevail Discrete LED

Area / Site Luminaire

Product Features

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Luminaire packages range from 4,300 - 41,000 nominal lumens (30W - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Product Certifications



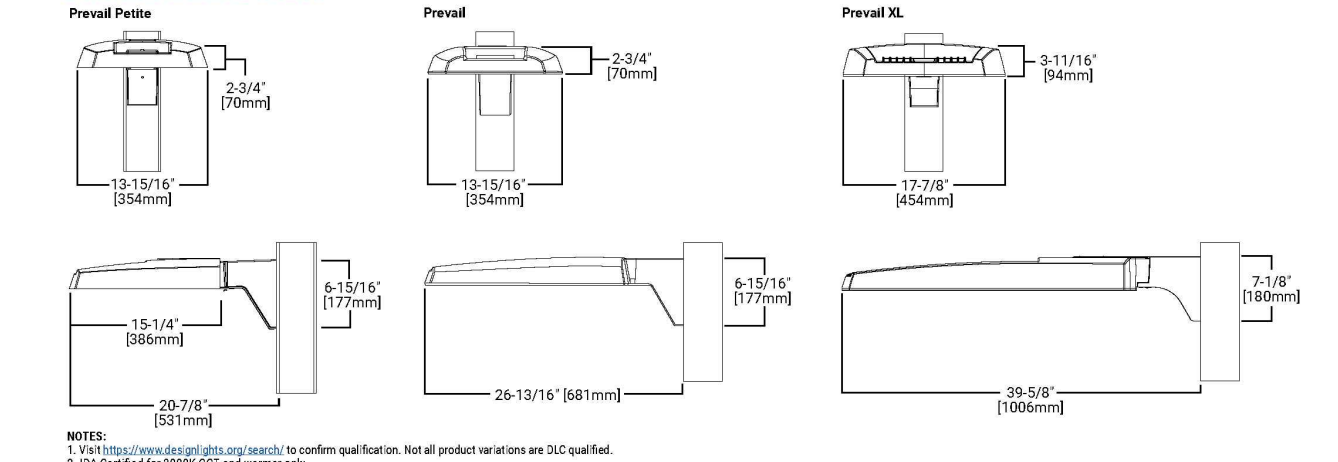
Connected Systems

- WaveLux

Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Luminaire packages range from 4,300 - 41,000 nominal lumens (30W - 300W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Dimensional Details



COOPER Lighting Solutions
 0100100274 Rev 1
 February 14, 2022 5:52 PM

Lumark Prevail Discrete LED

Ordering Information

SAMPLE NUMBER: PRV-XL-PA2A-U-T4W-02Z

Product Family	Configuration	Light Output	Color Temperature	Voltage	Dimensions	Mounting	Finish
PRV-XL-PA2A-U-T4W-02Z	2x LED Rectangles	41,000 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
PRV-XL-PA2A-U-T4W-02Z	2x LED Rectangles	20,500 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
PRV-XL-PA2A-U-T4W-02Z	2x LED Rectangles	10,250 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black

Ordering Information

SAMPLE NUMBER: AXCS1A-AP-347V

Product Family	Configuration	Light Output	Color Temperature	Voltage	Dimensions	Mounting	Finish
AXCS1A-AP-347V	1x LED Rectangle	13,500 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-AP-347V	1x LED Rectangle	6,750 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black

Ordering Information

SAMPLE NUMBER: AXCS1A-AP-347V

Product Family	Configuration	Light Output	Color Temperature	Voltage	Dimensions	Mounting	Finish
AXCS1A-AP-347V	1x LED Rectangle	13,500 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-AP-347V	1x LED Rectangle	6,750 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black

Stock Ordering Information

Part Number	Model Series	Light Output	Color Temperature	Voltage	Dimensions	Mounting	Finish
AXCS1A-10W	AXCS1A-10W	10,250 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-20W	AXCS1A-20W	20,500 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-30W	AXCS1A-30W	30,750 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-40W	AXCS1A-40W	41,000 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black

COOPER Lighting Solutions
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 October 20, 2021 10:58 PM

Lumark Accent

Ordering Information

SAMPLE NUMBER: AXCS1A-AP-347V

Product Family	Configuration	Light Output	Color Temperature	Voltage	Dimensions	Mounting	Finish
AXCS1A-AP-347V	1x LED Rectangle	13,500 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-AP-347V	1x LED Rectangle	6,750 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black

Ordering Information

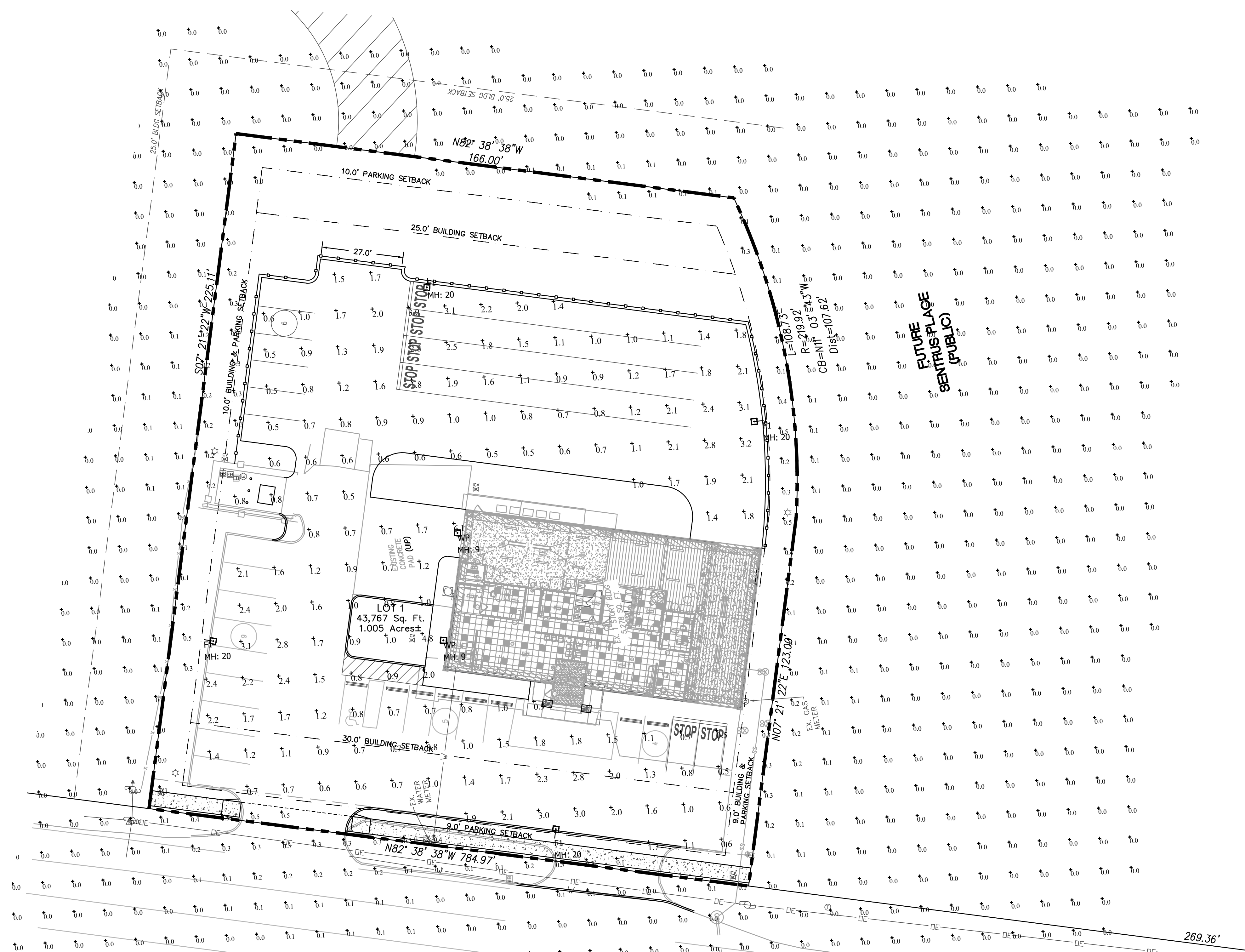
SAMPLE NUMBER: AXCS1A-AP-347V

Product Family	Configuration	Light Output	Color Temperature	Voltage	Dimensions	Mounting	Finish
AXCS1A-AP-347V	1x LED Rectangle	13,500 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-AP-347V	1x LED Rectangle	6,750 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black

Stock Ordering Information

Part Number	Model Series	Light Output	Color Temperature	Voltage	Dimensions	Mounting	Finish
AXCS1A-10W	AXCS1A-10W	10,250 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-20W	AXCS1A-20W	20,500 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-30W	AXCS1A-30W	30,750 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black
AXCS1A-40W	AXCS1A-40W	41,000 lumens	3000K Neutral	120V/277V	12.5" H x 12.5" W x 12.5" D	Universal	Black

COOPER Lighting Solutions
 0100100274 Rev 1
 October 20, 2021 10:58 PM

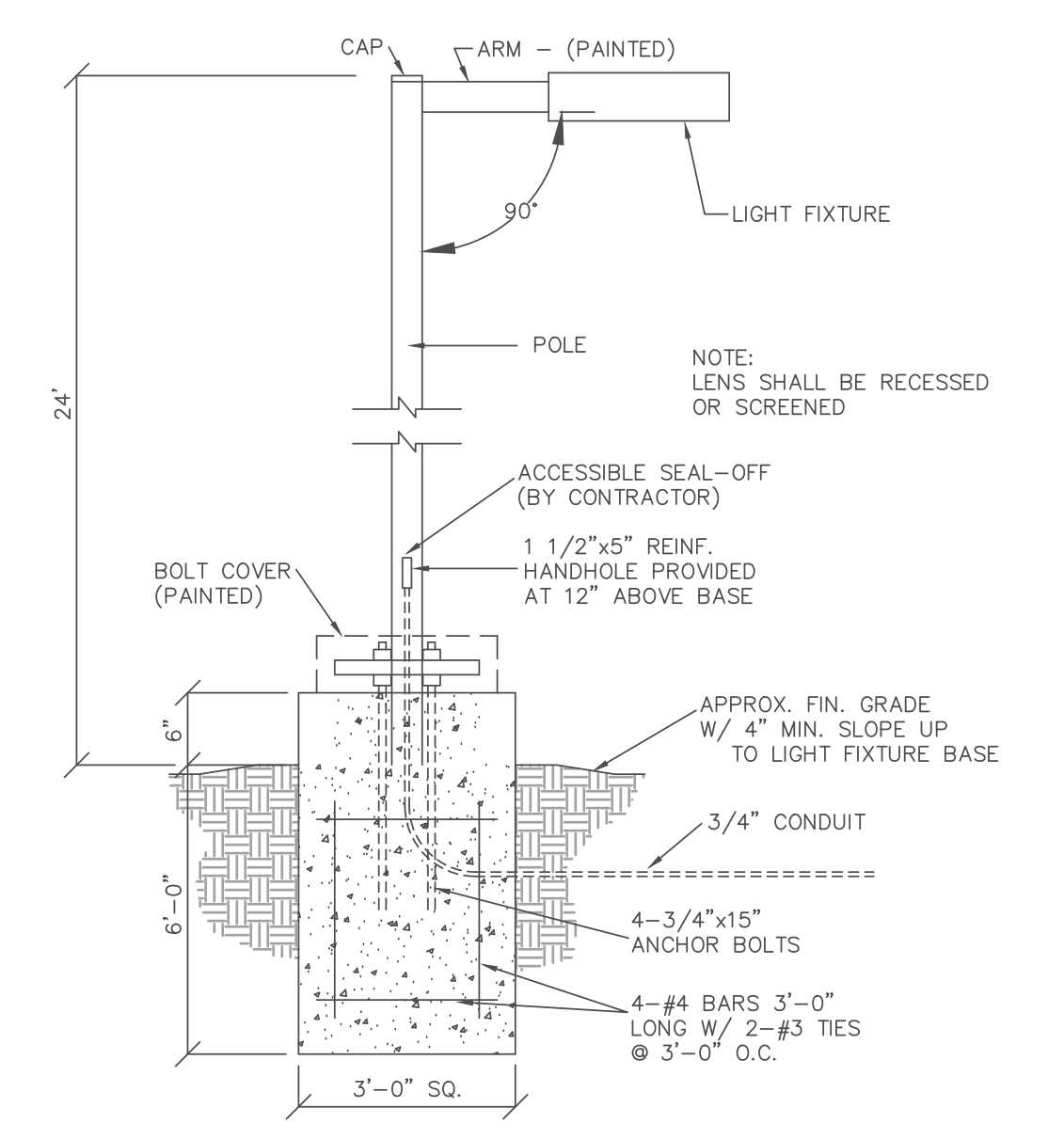


FIXTURES MOUNTED AT 20' INCLUDING BASE
 LIGHT LEVEL CALCULATED ON THE GROUND

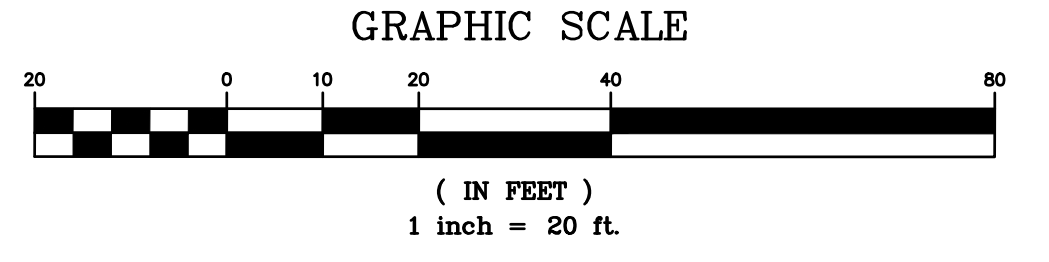
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.41	6.1	0.5	2.82	12.20
SPILL LIGHT	Illuminance	Fc	0.01	0.5	N.A.	N.A.	N.A.

Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
□	4	F1	Single	112	448	0.900	PRV-PA2A-740-U-T4W-HSS
□	2	WP	Single	13.5	27	0.900	AXCS1A

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

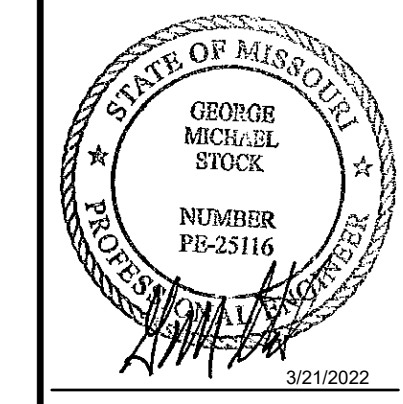


AREA LIGHT & POLE DETAIL (n.t.s.)



PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63105 PH: (636) 500-9300
 500-9300 FAX: (636) 500-9300
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

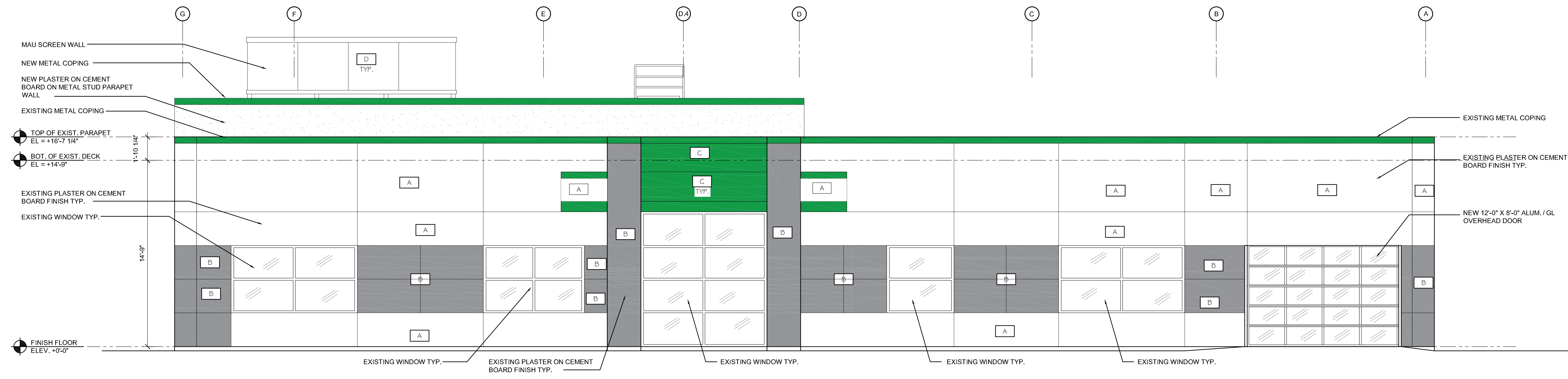
SITE DEVELOPMENT PLAN FOR:
17909 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63005



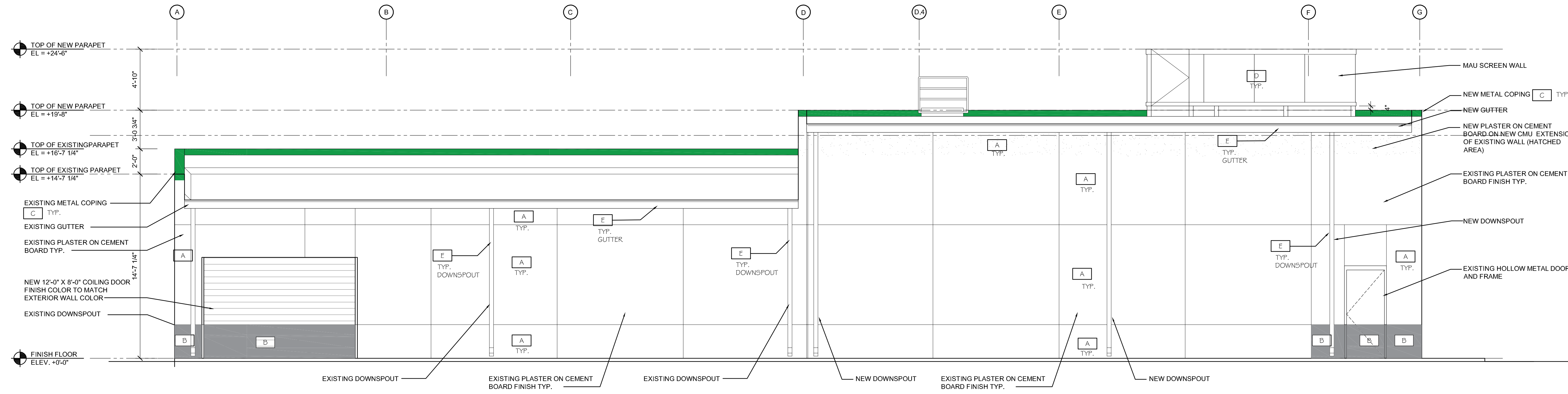
REVISIONS:
 1. 2022-04-21 CITY
 2. 2022-05-13 CITY

DRAWN BY: K.S.C./P.S. CHECKED BY: G.M.S.
 DATE: 3/3/22 JOB NO: 221-6991.1
 M.S.D. # # BASE MAP # 17V5
 S.L.C. MAT # MAT SUP. #
 M.D.N.R. #
 SHEET TITLE: SITE PHOTOMETRIC PLAN
 SHEET NO.: C2.0

three inches = one foot
one and one-half inches = one foot
one inch = one foot
one-half inch = one foot
three-quarters inch = one foot
one-half inch = one foot
three-eighths inch = one foot
one-quarter inch = one foot
one-eighth inch = one foot
one-sixteenth inch = one foot



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES
1. CLEAN ALL EXTERIOR PLASTER WITH PROSOCO ALL PURPOSE CLEANER. USE AS SPECIFIED BY MANUFACTURER.

?	EXTERIOR WALL COLOR:
A	SW6001 - GRAYISH
B	SW6003 - PROPER GRAY
C	ENTERPRISE GREEN
D	JAMES HARDIE COBBLE STONE
E	SW7005 - PURE WHITE

File: 2022-05-24-WRA
X:\2021\069 Enterprise - Chesterfield Renovation\07 CAD\0201-069-1000-COILING

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proposedview

ENTERPRISE HOLDINGS INC.
DAILY RENTAL & TRUCK RENTAL
17909 Chesterfield Airport Road
Chesterfield, Missouri 63005

REVISIONS:

PROJECT: 2021.069

DATE: 05-23-2022

DRAWN:

1/16" = 1' 0" (16x) 1/8" = 1' 0" (8x) 1/4" = 1' 0" (4x) 3/8" = 1' 0" (3x) 1/2" = 1' 0" (2x) 3/4" = 1' 0" (1.5x) 1" = 1' 0" (1x) 1 1/4" = 1' 0" (0.75x) 1 1/2" = 1' 0" (0.67x) 1 3/4" = 1' 0" (0.6x) 2" = 1' 0" (0.5x) 2 1/2" = 1' 0" (0.4x) 3" = 1' 0" (0.33x) 3 1/2" = 1' 0" (0.29x) 4" = 1' 0" (0.25x) 4 1/2" = 1' 0" (0.22x) 5" = 1' 0" (0.2x) 5 1/2" = 1' 0" (0.18x) 6" = 1' 0" (0.17x) 6 1/2" = 1' 0" (0.16x) 7" = 1' 0" (0.14x) 7 1/2" = 1' 0" (0.13x) 8" = 1' 0" (0.125x) 8 1/2" = 1' 0" (0.12x) 9" = 1' 0" (0.11x) 9 1/2" = 1' 0" (0.105x) 10" = 1' 0" (0.1x) 10 1/2" = 1' 0" (0.095x) 11" = 1' 0" (0.09x) 11 1/2" = 1' 0" (0.085x) 12" = 1' 0" (0.083x) 12 1/2" = 1' 0" (0.08x) 13" = 1' 0" (0.077x) 13 1/2" = 1' 0" (0.075x) 14" = 1' 0" (0.071x) 14 1/2" = 1' 0" (0.069x) 15" = 1' 0" (0.067x) 15 1/2" = 1' 0" (0.065x) 16" = 1' 0" (0.063x) 16 1/2" = 1' 0" (0.061x) 17" = 1' 0" (0.059x) 17 1/2" = 1' 0" (0.057x) 18" = 1' 0" (0.056x) 18 1/2" = 1' 0" (0.054x) 19" = 1' 0" (0.053x) 19 1/2" = 1' 0" (0.051x) 20" = 1' 0" (0.05x) 20 1/2" = 1' 0" (0.049x) 21" = 1' 0" (0.048x) 21 1/2" = 1' 0" (0.047x) 22" = 1' 0" (0.046x) 22 1/2" = 1' 0" (0.045x) 23" = 1' 0" (0.044x) 23 1/2" = 1' 0" (0.043x) 24" = 1' 0" (0.043x) 24 1/2" = 1' 0" (0.042x) 25" = 1' 0" (0.041x) 25 1/2" = 1' 0" (0.04x) 26" = 1' 0" (0.04x) 26 1/2" = 1' 0" (0.039x) 27" = 1' 0" (0.038x) 27 1/2" = 1' 0" (0.038x) 28" = 1' 0" (0.037x) 28 1/2" = 1' 0" (0.037x) 29" = 1' 0" (0.036x) 29 1/2" = 1' 0" (0.036x) 30" = 1' 0" (0.035x) 30 1/2" = 1' 0" (0.035x) 31" = 1' 0" (0.034x) 31 1/2" = 1' 0" (0.034x) 32" = 1' 0" (0.033x) 32 1/2" = 1' 0" (0.033x) 33" = 1' 0" (0.033x) 33 1/2" = 1' 0" (0.032x) 34" = 1' 0" (0.032x) 34 1/2" = 1' 0" (0.032x) 35" = 1' 0" (0.031x) 35 1/2" = 1' 0" (0.031x) 36" = 1' 0" (0.031x) 36 1/2" = 1' 0" (0.03x) 37" = 1' 0" (0.03x) 37 1/2" = 1' 0" (0.03x) 38" = 1' 0" (0.03x) 38 1/2" = 1' 0" (0.029x) 39" = 1' 0" (0.029x) 39 1/2" = 1' 0" (0.029x) 40" = 1' 0" (0.028x) 40 1/2" = 1' 0" (0.028x) 41" = 1' 0" (0.028x) 41 1/2" = 1' 0" (0.028x) 42" = 1' 0" (0.027x) 42 1/2" = 1' 0" (0.027x) 43" = 1' 0" (0.027x) 43 1/2" = 1' 0" (0.027x) 44" = 1' 0" (0.026x) 44 1/2" = 1' 0" (0.026x) 45" = 1' 0" (0.026x) 45 1/2" = 1' 0" (0.026x) 46" = 1' 0" (0.025x) 46 1/2" = 1' 0" (0.025x) 47" = 1' 0" (0.025x) 47 1/2" = 1' 0" (0.025x) 48" = 1' 0" (0.025x) 48 1/2" = 1' 0" (0.024x) 49" = 1' 0" (0.024x) 49 1/2" = 1' 0" (0.024x) 50" = 1' 0" (0.024x) 50 1/2" = 1' 0" (0.024x) 51" = 1' 0" (0.023x) 51 1/2" = 1' 0" (0.023x) 52" = 1' 0" (0.023x) 52 1/2" = 1' 0" (0.023x) 53" = 1' 0" (0.023x) 53 1/2" = 1' 0" (0.022x) 54" = 1' 0" (0.022x) 54 1/2" = 1' 0" (0.022x) 55" = 1' 0" (0.022x) 55 1/2" = 1' 0" (0.022x) 56" = 1' 0" (0.021x) 56 1/2" = 1' 0" (0.021x) 57" = 1' 0" (0.021x) 57 1/2" = 1' 0" (0.021x) 58" = 1' 0" (0.021x) 58 1/2" = 1' 0" (0.021x) 59" = 1' 0" (0.02x) 59 1/2" = 1' 0" (0.02x) 60" = 1' 0" (0.02x) 60 1/2" = 1' 0" (0.02x) 61" = 1' 0" (0.02x) 61 1/2" = 1' 0" (0.02x) 62" = 1' 0" (0.02x) 62 1/2" = 1' 0" (0.02x) 63" = 1' 0" (0.02x) 63 1/2" = 1' 0" (0.02x) 64" = 1' 0" (0.02x) 64 1/2" = 1' 0" (0.02x) 65" = 1' 0" (0.02x) 65 1/2" = 1' 0" (0.02x) 66" = 1' 0" (0.02x) 66 1/2" = 1' 0" (0.02x) 67" = 1' 0" (0.02x) 67 1/2" = 1' 0" (0.02x) 68" = 1' 0" (0.02x) 68 1/2" = 1' 0" (0.02x) 69" = 1' 0" (0.02x) 69 1/2" = 1' 0" (0.02x) 70" = 1' 0" (0.02x) 70 1/2" = 1' 0" (0.02x) 71" = 1' 0" (0.02x) 71 1/2" = 1' 0" (0.02x) 72" = 1' 0" (0.02x) 72 1/2" = 1' 0" (0.02x) 73" = 1' 0" (0.02x) 73 1/2" = 1' 0" (0.02x) 74" = 1' 0" (0.02x) 74 1/2" = 1' 0" (0.02x) 75" = 1' 0" (0.02x) 75 1/2" = 1' 0" (0.02x) 76" = 1' 0" (0.02x) 76 1/2" = 1' 0" (0.02x) 77" = 1' 0" (0.02x) 77 1/2" = 1' 0" (0.02x) 78" = 1' 0" (0.02x) 78 1/2" = 1' 0" (0.02x) 79" = 1' 0" (0.02x) 79 1/2" = 1' 0" (0.02x) 80" = 1' 0" (0.02x) 80 1/2" = 1' 0" (0.02x) 81" = 1' 0" (0.02x) 81 1/2" = 1' 0" (0.02x) 82" = 1' 0" (0.02x) 82 1/2" = 1' 0" (0.02x) 83" = 1' 0" (0.02x) 83 1/2" = 1' 0" (0.02x) 84" = 1' 0" (0.02x) 84 1/2" = 1' 0" (0.02x) 85" = 1' 0" (0.02x) 85 1/2" = 1' 0" (0.02x) 86" = 1' 0" (0.02x) 86 1/2" = 1' 0" (0.02x) 87" = 1' 0" (0.02x) 87 1/2" = 1' 0" (0.02x) 88" = 1' 0" (0.02x) 88 1/2" = 1' 0" (0.02x) 89" = 1' 0" (0.02x) 89 1/2" = 1' 0" (0.02x) 90" = 1' 0" (0.02x) 90 1/2" = 1' 0" (0.02x) 91" = 1' 0" (0.02x) 91 1/2" = 1' 0" (0.02x) 92" = 1' 0" (0.02x) 92 1/2" = 1' 0" (0.02x) 93" = 1' 0" (0.02x) 93 1/2" = 1' 0" (0.02x) 94" = 1' 0" (0.02x) 94 1/2" = 1' 0" (0.02x) 95" = 1' 0" (0.02x) 95 1/2" = 1' 0" (0.02x) 96" = 1' 0" (0.02x) 96 1/2" = 1' 0" (0.02x) 97" = 1' 0" (0.02x) 97 1/2" = 1' 0" (0.02x) 98" = 1' 0" (0.02x) 98 1/2" = 1' 0" (0.02x) 99" = 1' 0" (0.02x) 99 1/2" = 1' 0" (0.02x) 100" = 1' 0" (0.02x)