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## Planning Commission Staff Report

**Meeting Date:** January 22, 2024

**From:** Isaak Simmers, Planner

**Location:** 1791 Clarkson Rd.

**Description:** Clarkson Square Adj. Lot 1: Amended Architectural Elevations and Landscape Plan for a retail building, zoned "C-8" Planned Commercial located on the northwest corner of Baxter Road and Clarkson Road.

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### PROPOSAL SUMMARY

Dawdy and Associates, on behalf of the Capital Land Company, has submitted Amended Architectural Elevations and a Landscape Plan for a proposed exterior renovation to an existing stand-alone multi-tenant retail building in Clarkson Square Subdivision.



Figure 1: Subject Site

### **HISTORY OF SUBJECT SITE**

The site was zoned “C-8” - Planned Commercial under St. Louis County Zoning prior to City of Chesterfield incorporation. In 1995, [Ordinance 1100](#) amended St. Louis County’s Ordinance 13013 authorizing a “C-8” Planned Commercial District under the City of Chesterfield zoning code. The ordinance for Clarkson Square Subdivision has been amended three times since its adoption. In 2005, the Capital Land Company submitted a request to amend their elevations and landscape plan for an existing 25,401 SF retail building into the current multi-tenant retail building. The upper-level tenant space was previously occupied by Petco but has since been closed and remains vacant due to the low demand for larger retail tenant spaces per the applicant.

### **ZONING & LAND USE**

The subject site is zoned “C-8” Planned Commercial under governing [Ordinance 2020](#) with an amendment to Section 3 of its Attachment A included in [Ordinance 2999](#).

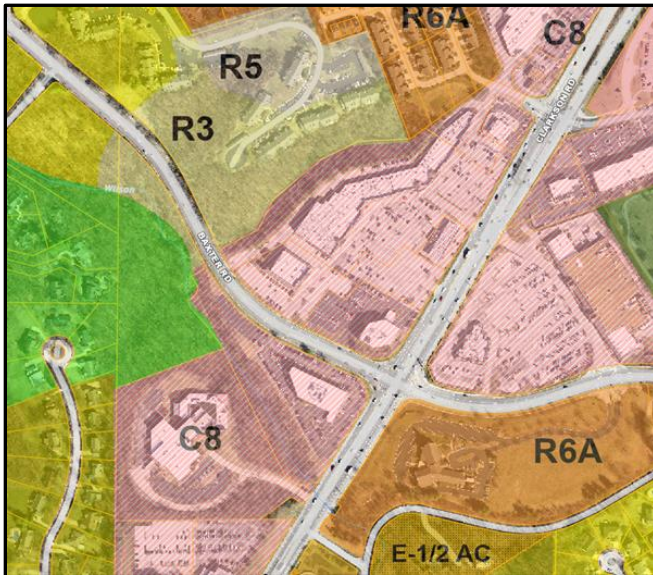


Figure 2: Zoning Map

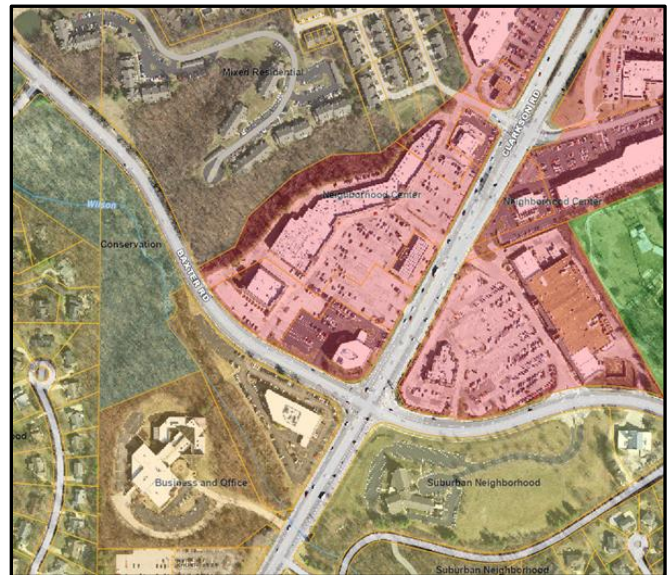


Figure 3: Land Use Map

### **COMPRHENSIVE PLAN**

The City of Chesterfield’s Comprehensive Land Use Plan indicates the subject site as being part of the Neighborhood Center land use designation. The City of Chesterfield provides a character description for this area as, “Land that supports small-scale, commercial centers that provide good and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive and at a scale and design compatible with nearby residential development. The design of neighborhood centers transitions effectively between residential and non-residential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents. While this is primarily a commercial category, some neighborhood commercial centers may include upper story residential”. The development policies for Neighborhood Center are listed on the following page:



- Encourage preservation of existing residential neighborhood’s identity;
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices;
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-development residential development.

**STAFF ANALYSIS**

**A. Circulation System, Parking and Access**

The proposed renovation will be utilizing the existing circulation system, parking, and access points on site which is in compliance with the Section 405.04.040 of the Unified Development Code. Per the applicant, there is estimated to be little or no increased impact on the surrounding commercial area once complete because a multi-tenant retail space already exists prior to the request to amend the elevations.

**B. Landscape Design**

A landscape plan was provided in 2005 during the last review by Planning Commission and the requested landscaping has been updated from the original plan by replacing the plantings that are missing today, and adjusting materials as required to accommodate the renovation.

**C. Screening**

Existing black steel fencing will be expanded around the renovated front covered porch for patron safety.

**D. Materials and Design**

The applicant is proposing modifications to the east elevation (see Figure 4 and Figure 5) of the existing building. The design intent is to divide the existing tenant upper level of the building into a multi-tenant space.



Figure 4: East Elevation (Clarkson view)



Figure 5: South Elevation (Baxter view)

The new canopy element will be slightly below the existing mansard roof coping and will provide future tenants the opportunity to position their signage with sight lines from Clarkson Road. The materials and colors were chosen to be compatible with the existing building aesthetics, with the main material being the EFIS signage band (see Figure 5).

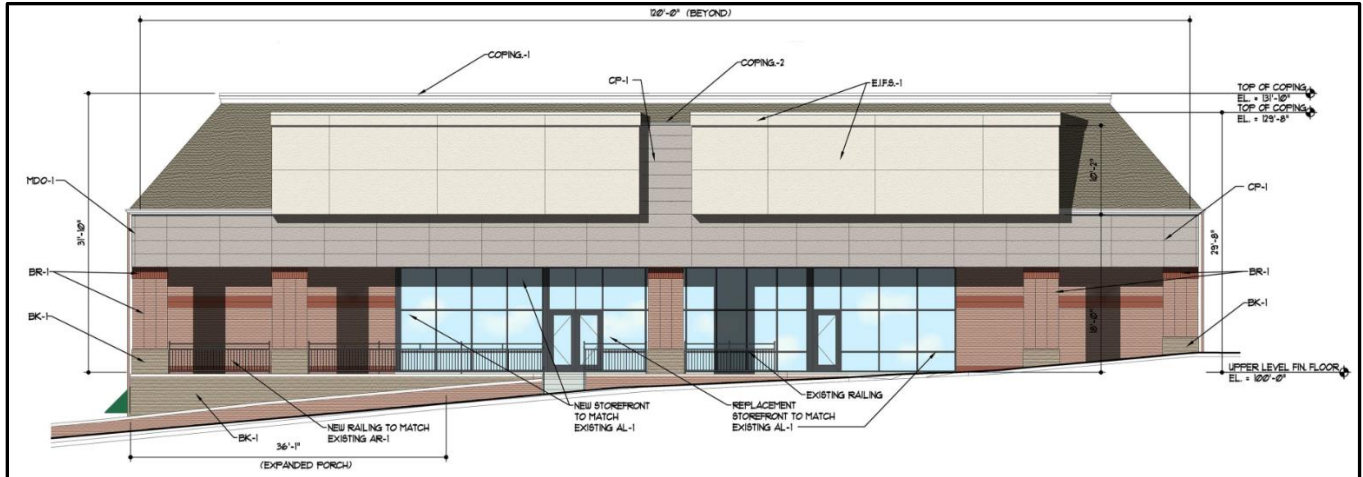


Figure 5: East Elevation

### E. Lighting

Existing lighting will remain and new cut-off LED lighting fixtures will be installed under the renovated canopy for safety during and after operation hours. All site lighting is in compliance with Section 405.04.030 of Unified Development Code.

### ARCHITECTURAL REVIEW BOARD

This project was initially reviewed by Architectural Review Board (ARB) on November 9, 2023 and the main points of concern raised by the Board included the massing of the sign band and the overall cohesiveness of the standalone structure with the rest of the site. The applicant made the request to hold and addressed the Boards concerns in a redesign that was reviewed again by ARB on December 14, 2023. The Board recommended approval as presented.

(Next page)



**RENDERING**



**DEPARTMENT INPUT**

Staff has reviewed this proposed development and found it to be in compliance with the City’s Unified Development Code and site-specific ordinance. All outstanding comments have been addressed at this time and Staff recommends approval of the Amended Elevations and Landscape Plan for Clarkson Square, Adj. Lot 1.

**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 Architectural Elevations and Landscape Plan for Clarkson Square, Adjacent Lot 1, as presented.”
2. “I move to approve the Amended Architectural Elevations and Landscape Plan for Clarkson Square, Adjacent Lot 1 with the following conditions...” (Conditions may be added, eliminated, altered or modified).

Attachments:

1. Applicant Submittal Packet

ADJUSTED LOT 1  
RETAIL RENOVATION  
CLARKSON SQUARE

Chesterfield, Missouri

## ARCHITECT'S STATEMENT OF DESIGN-Clarkson Square

### Introduction:

The project incorporates a tenant improvement of the existing retail building located on Adjusted Lot 1 within the Clarkson Square Shopping Center.

The design intent is to divide the existing single tenant upper level of the building into a multi-tenant space while respecting and harmonizing with the existing shopping center architecture. The design also strives to provide identity and a visual cue for the tenants as the frontage of the building is set back such a distance from Clarkson Road. This is achieved with the new sign band element and extended canopy.

### 1. Scale

The scale of the new canopy element will be at the slightly higher than the existing mansard roof coping but lower than the existing peaked sign element which is to be removed. With the building so far removed from Clarkson Road, 550'+ back from the centerline of the road, this will provide the tenants with an opportunity to position their signage higher up which will help with sight lines from Clarkson Road.

### 2. Design

The new element will provide for a covered sidewalk along the width of the building affording protected access to the shops even during inclement weather and help shade the storefront from morning sun.

While the balance of the building will remain unchanged, the new elements will complement the look and feel of the of the overall shopping center.

### 3. Materials and Colors

Materials and colors were chosen to be compatible with the existing building aesthetics. The main material will be an EFIS sign band chosen for its aesthetic characteristics, ease of construction, serviceability in the event of changing tenants, and its durability. The balance of the materials were chosen to match the existing building materials.

### 4. Landscape Design and Screening

The landscape plan has been updated from the original plan developed when the building was constructed in 2006 and it identifies replacement of original plantings missing today while adjusting materials as required to accommodate the expanded "porch" area at the south end of the east façade.



5. Signage and Sign Package

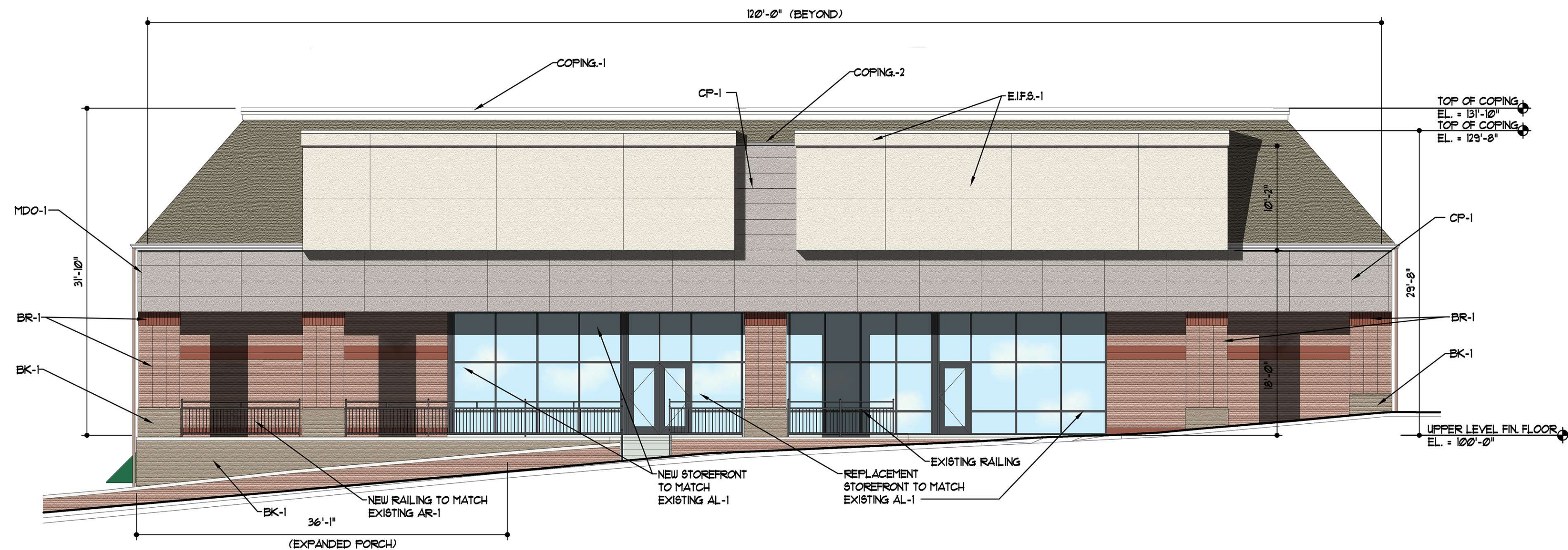
All signage will be incorporated through a separate submittal.

6. Site Lighting

Existing Site lighting will remain in its current condition. New energy efficient LED fixtures will provide a maintain a safe walkway under the element canopy.

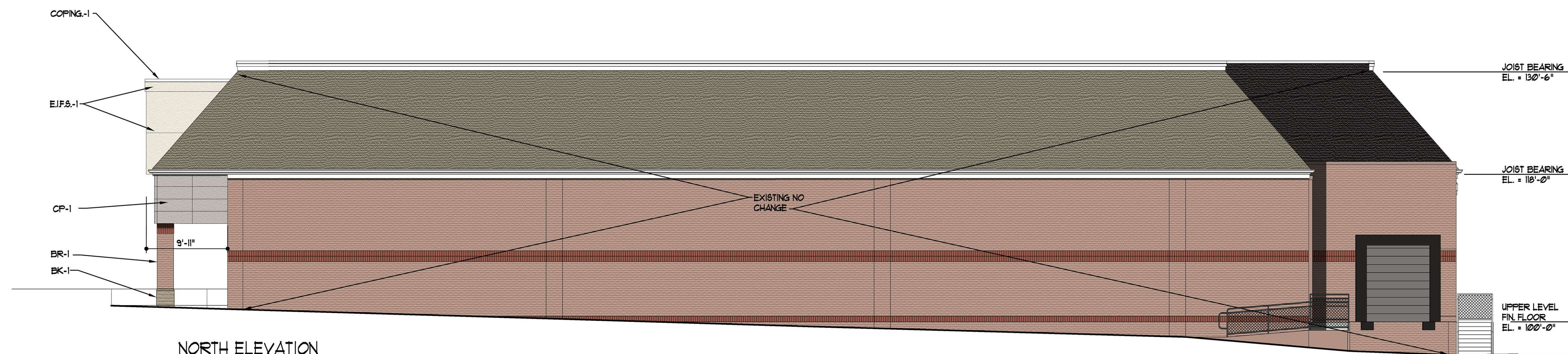




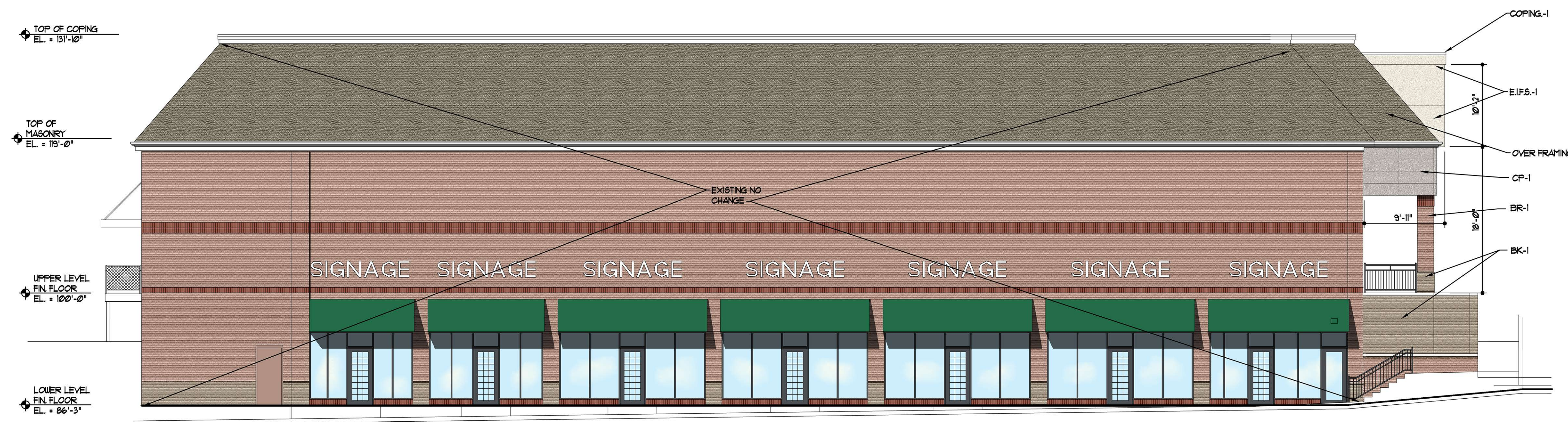


EAST ELEVATION  
SCALE: 1/8" = 1'-0"

| BUILDING MATERIALS |                    |                                 |               |
|--------------------|--------------------|---------------------------------|---------------|
| MATERIAL           | COLOR              | REMARKS                         | COMPANY       |
| AL-1               | DARK BRONZE        | ALUMINUM STOREFRONT             | TBD           |
| AR-1               | MATCH EXISTING     | ALUMINUM RAIL TO MATCH EXISTING | TBD           |
| BR-1               | MATCH EXISTING     | MATCH EXISTING BRICK            | TBD           |
| BK-1               | MATCH EXISTING     | MATCH EXISTING SPLIT FACE BLOCK | TBD           |
| COPING-1           | BONE WHITE         | PREFINISHED SHEET METAL COPING  | McELORY METAL |
| COPING-2           | MATCH CP-1         | PREFINISHED SHEET METAL COPING  | McELORY METAL |
| EIFS-1             | DOVER WHITE 806385 | EIFS FINE FINISH                | DRYVIT        |
| CP-1               | GRAY               | FIBER CEMENT BOARD SIDING       | NICHHA        |



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



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



**CLARKSON SQUARE PLAT FOUR - LOT B**  
 US SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST  
 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
 (C-8 PLANNED COMMERCIAL)

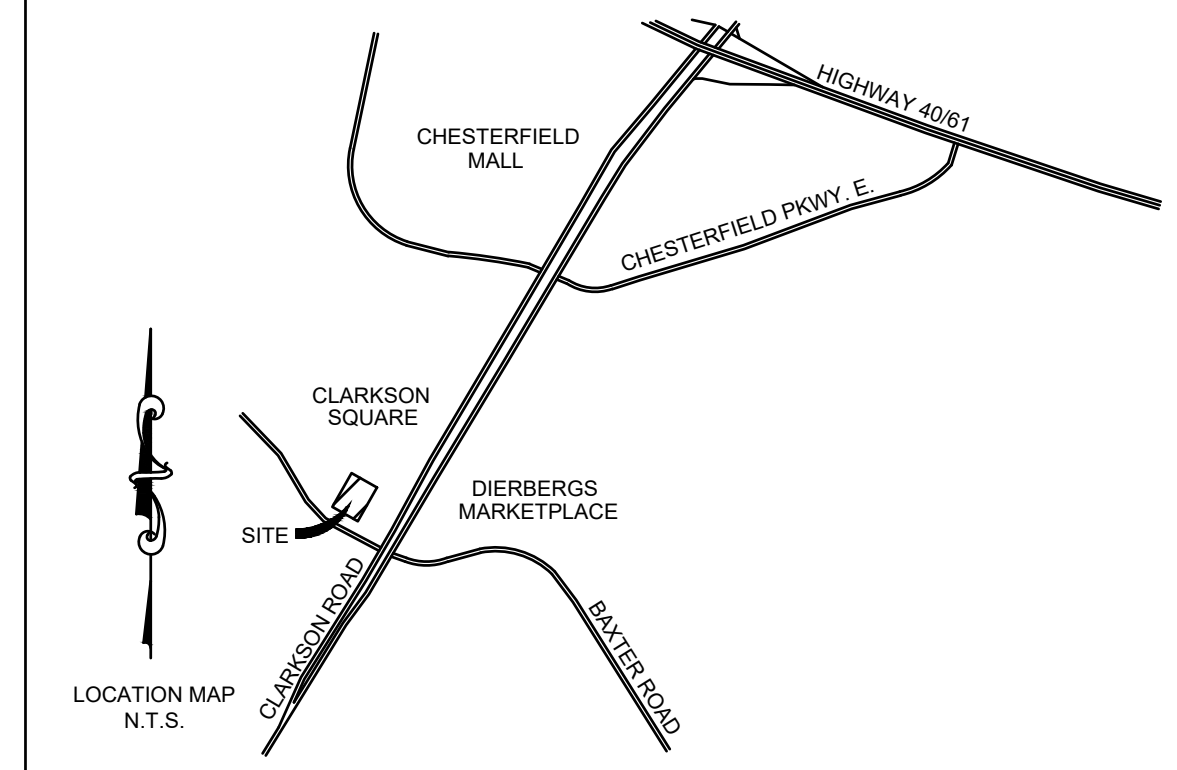
Scale 1" = 50'

**ABBREVIATIONS**

- AI Area Inlet
- ASPH Asphalt
- BW Bottom of Wall
- B/B Back to Back
- CB Catch Basin
- CBH Chord Bearing
- CI Curb Inlet
- CL or t Centerline
- CMP Corrugated Metal Pipe
- Conc Concrete
- CTV Underground Cable TV
- DB Dead Book
- DCB Double Catch Basin
- DCI Double Curb Inlet
- DIP Ductile Iron Pipe
- DS Downspout
- FES Flared End Section
- FF Finished Floor
- FL or t Flow Line
- FO Underground Fiber Optic
- GM Gas Meter
- GV Gas Valve
- GI Grated Inlet
- HDPE High Density Polyethylene Pipe
- L Length of Curve
- MH Manhole
- NF Now or Formerly
- OHE or OHW Overhead Electric or Wires
- OIP Old Iron Pipe
- PG Page
- PB Plat Book
- PL or t Property Line
- PVC Polyvinyl Chloride Pipe
- Pvmt Pavement
- R Radius
- RCP Reinforced Concrete Pipe
- R/W Right of Way
- Trans Transformer
- TW Top of Wall
- Typ Typical
- UGCE Underground Electric
- UGFO Underground Fiber Optic
- UGT Underground Telephone
- VCP Vitrified Clay Pipe
- WM Water Meter
- WW Water Valve
- 32L30175 Sewer Identification #

**SYMBOLS**

- Clean Out
- Catch Basin/Curb Inlet/Area Inlet
- Double Catch Basin/Curb Inlet
- Flared End Section
- Grated Inlet
- Manhole
- Grated Manhole
- HDS Unit
- Drain
- Sign
- Light Standard
- Utility Pole
- Faucet
- Fire Hydrant
- Valve or Meter (Gas or Water)
- Cable TV Box
- Electric Co. Box
- Electric Meter
- Telephone Co. Box
- Traffic Signal
- Traffic Signal Box
- Deciduous Tree
- Evergreen Tree
- Bush
- Test Hole/ Soil Boring
- ADA Parking Space
- Parking Space Count



**PARKING TABLE**

| BUILDING | USE       | GROSS AREA  | REQUIRED PARKING SPACES | PARKING SPACES | FLOOR AREA RATIO | GREEN SPACE PERCENTAGE |
|----------|-----------|-------------|-------------------------|----------------|------------------|------------------------|
| EXISTING | RETAIL    | 25,347 S.F. | 5 P.S. / 1000 S.F.      | 127            | 0.371/250-30     | 15%                    |
| PROPOSED | UNCHANGED |             |                         |                |                  |                        |

TOTAL PARKING PROVIDED = 228 SPACES  
 TOTAL LOADING SPACES REQUIRED AND PROVIDED = 2 @ 10x25' & 1 @ 10x40'  
 REQUIRED SPACES DO NOT REFLECT 20% REDUCTION ALLOWED FROM SHARED USE

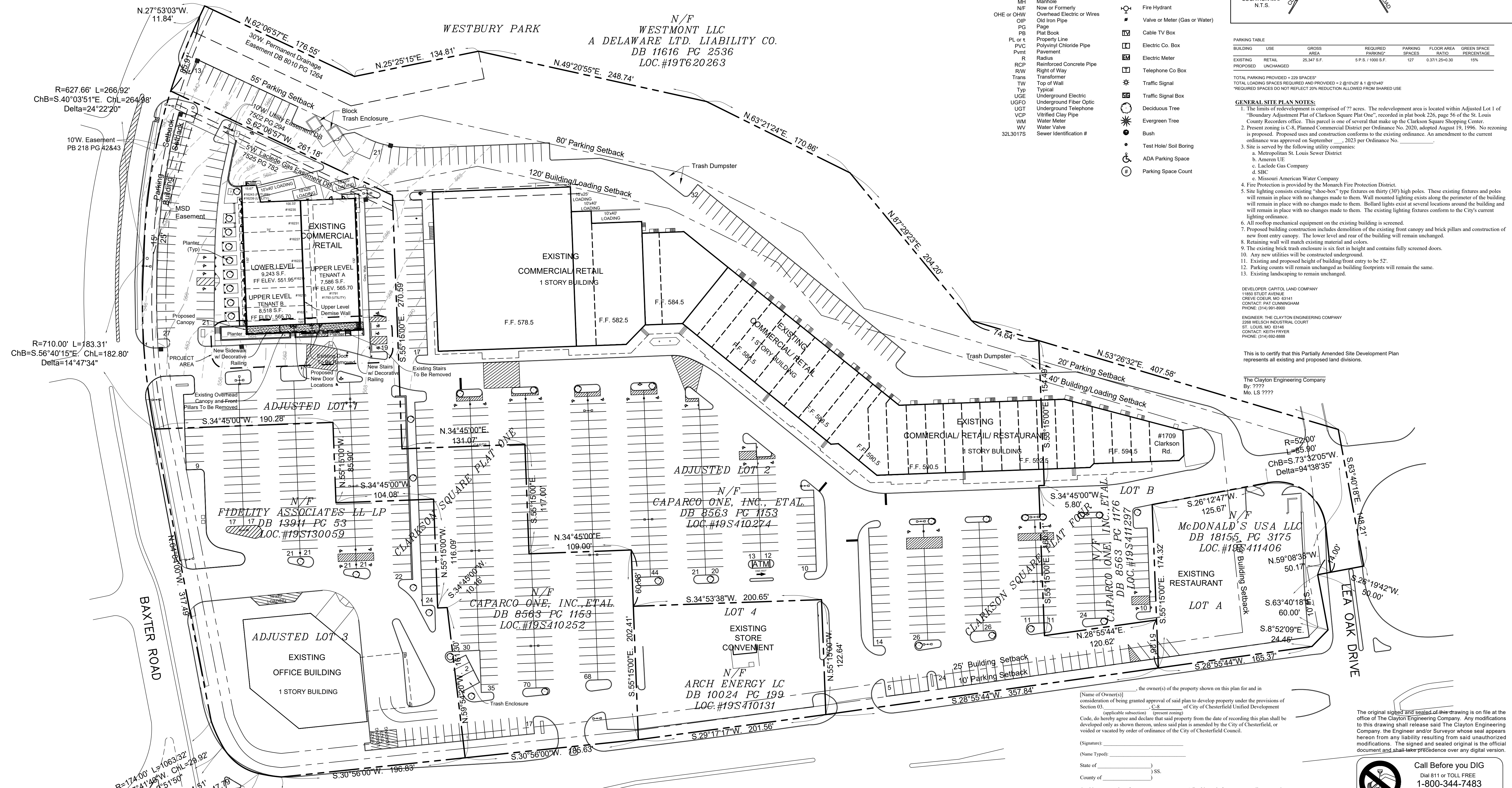
- GENERAL SITE PLAN NOTES:**
- The limits of redevelopment is comprised of 77 acres. The redevelopment area is located within Adjusted Lot 1 of "Boundary Adjustment Plat of Clarkson Square Plat One", recorded in plat book 226, page 56 of the St. Louis County Records office. This parcel is one of several that make up the Clarkson Square Shopping Center.
  - Present zoning is C-8, Planned Commercial District per Ordinance No. 2020, adopted August 19, 1996. No rezoning is proposed. Proposed uses and construction conforms to the existing ordinance. An amendment to the current ordinance was approved on September 2, 2023 per Ordinance No. 2023.
  - Site is served by the following utility companies:
    - Metropolitan St. Louis Sewer District
    - Ameren UE
    - Laclede Gas Company
    - SBC
    - Missouri American Water Company
  - Fire Protection is provided by the Monarch Fire Protection District.
  - Site lighting consists existing "shoe-box" type fixtures on thirty (30) high poles. These existing fixtures and poles will remain in place with no changes made to them. Wall mounted lighting exists along the perimeter of the building will remain in place with no changes made to them. Bollard lights exist at several locations around the building and will remain in place with no changes made to them. The existing lighting fixtures conform to the City's current lighting ordinance.
  - All rooftop mechanical equipment on the existing building is screened.
  - Proposed building construction includes demolition of the existing front canopy and brick pillars and construction of new front entry canopy. The lower level and rear of the building will remain unchanged.
  - Retaining wall will match existing material and colors.
  - The existing brick trash enclosure is six feet in height and contains fully screened doors.
  - Any new utilities will be constructed underground.
  - Existing and proposed height of building/front entry to be 52'.
  - Parking counts will remain unchanged as building footprints will remain the same.
  - Existing landscaping to remain unchanged.

DEVELOPER: CAPITOL LAND COMPANY  
 11850 STUDT AVENUE  
 CHESTERFIELD, MISSOURI 63141  
 CONTACT: PAT CUNNINGHAM  
 PHONE: (314) 991-8900

ENGINEER: THE CLAYTON ENGINEERING COMPANY  
 2288 WELSH INDUSTRIAL COURT  
 ST. LOUIS, MO 63146  
 CONTACT: KETH FEYER  
 PHONE: (314) 692-8888

This is to certify that this Partially Amended Site Development Plan represents all existing and proposed land divisions.

The Clayton Engineering Company  
 By: [Signature]  
 Mo. LS 7777



**ADJUSTED LOT 1**  
 S.34°45'00"W. 190.28'  
 N.55°15'00"W. 117.00'  
 N.55°15'00"E. 117.00'  
 S.34°45'00"E. 134.00'  
 N.55°15'00"W. 116.08'

**ADJUSTED LOT 2**  
 N.34°45'00"E. 134.00'  
 S.34°45'00"W. 190.28'  
 N.55°15'00"W. 116.08'

**ADJUSTED LOT 3**  
 S.30°56'00"W. 196.03'  
 N.55°15'00"W. 116.08'

**ADJUSTED LOT 4**  
 S.34°53'38"W. 200.65'  
 N.55°15'00"E. 202.41'  
 S.28°55'44"W. 165.37'

**WESTMONT LLC**  
 A DELAWARE LTD. LIABILITY CO.  
 DB 11616 PG 2536  
 LOC. #19T620263

**CAPARCO ONE, INC., ETAL**  
 DB 8563 PG 1153  
 LOC. #19S410274

**CAPARCO ONE, INC., ETAL**  
 DB 8563 PG 1153  
 LOC. #19S410252

**ARCH ENERGY LC**  
 DB 10024 PG 199  
 LOC. #19S410131

**FIDELITY ASSOCIATES LL LP**  
 DB 13941 PG 53  
 LOC. #19S130059

**McDONALD'S USA LLC**  
 DB 18155 PG 3175  
 LOC. #19S411406

I, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, C-8, of the 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.

(Signature) \_\_\_\_\_  
 (Name Typed) \_\_\_\_\_  
 State of \_\_\_\_\_, SS.  
 County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known, who, being by me sworn in, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ (Name of Corporation) corporation in the State of \_\_\_\_\_, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ (Officer of Corporation) 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 at my Office in \_\_\_\_\_ (County and State) \_\_\_\_\_ My term expires \_\_\_\_\_ (Notary Public)

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 Dial 811 or TOLL FREE 1-800-344-7483  
 MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

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the clayton engineering company, inc.  
 ENGINEERS • SURVEYORS • PLANNERS  
 2288 WELSH INDUSTRIAL COURT  
 ST. LOUIS, MISSOURI 63146-6222  
 (314) 692-8888 FAX: (314) 692-8888  
 110 Carl LaMotte Pkwy., Ellisville, MO 63021  
 1100 E. Franklin Pkwy., Poplarville, MS 38887

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |

PREPARED FOR:  
 CAPITOL LAND COMPANY  
 11850 Studt Avenue  
 St. Louis, MO 63141  
 314-991-8900

PARTIALLY AMENDED SITE DEVELOPMENT PLAN  
**CLARKSON SQUARE**

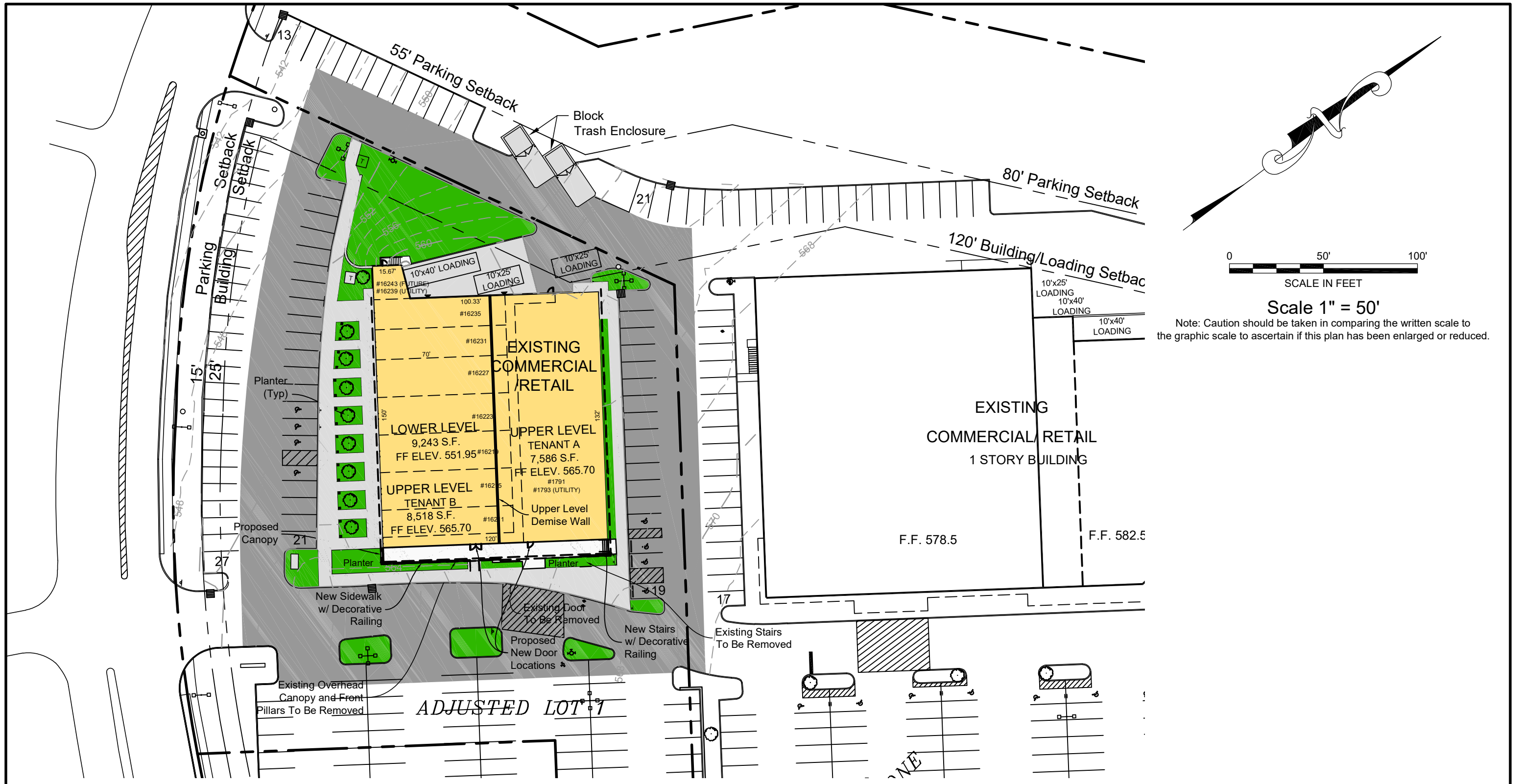
Designed by RKF  
 Drawn by RKF  
 Checked by GMS  
 Date 9-11-23

Project Number 04158.4  
 Sheet Number 1 of 1









Preliminary, not for construction, recording purposes or implementation.

|  |                 |   |     |
|--|-----------------|---|-----|
| Prepared for:  |                 | <b>CAPITOL LAND COMPANY</b>                               |     |
|  |                 | 11850 Studt Avenue<br>St. Louis, MO 63141<br>314-991-8900 |     |
| Project Number:  | 04158.4         | Designed:   | RKF |
|  |                 | Drawn:  | RKF |
| PLOTTED: 9/11/2023 9:15 AM   | BY: KEITH FRYER | F.B.  |     |
| FILE:G:\04xxx\04158-4_CLARKRTL\Prelim\Clarkson Square 1791 SiteDev01.dwg |                 |   |     |


  
**the clayton engineering company, inc.**  
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 ST. LOUIS, MISSOURI 63146-4222  
 (314) 692-8888 FAX: (314) 692-8688 claytoneng.com  
 Mo. Cert. of Authority - Prof. Engineering #000067  
 & Prof. Surveying #000014  
 IL Dept. Financial & Prof. Reg. Prof. Design  
 & Engineering Corp. #184.000879

| REVISIONS | BY  |
|-----------|-----|
| 4/1/2023  | RMM |
|           |     |
|           |     |
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|           |     |
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**landscape TECHNOLOGIES**

61 Jaden Court Drive  
St. Charles, Missouri 63041  
663-528-2520  
P.O. Landscape Professional Corporation K00000192

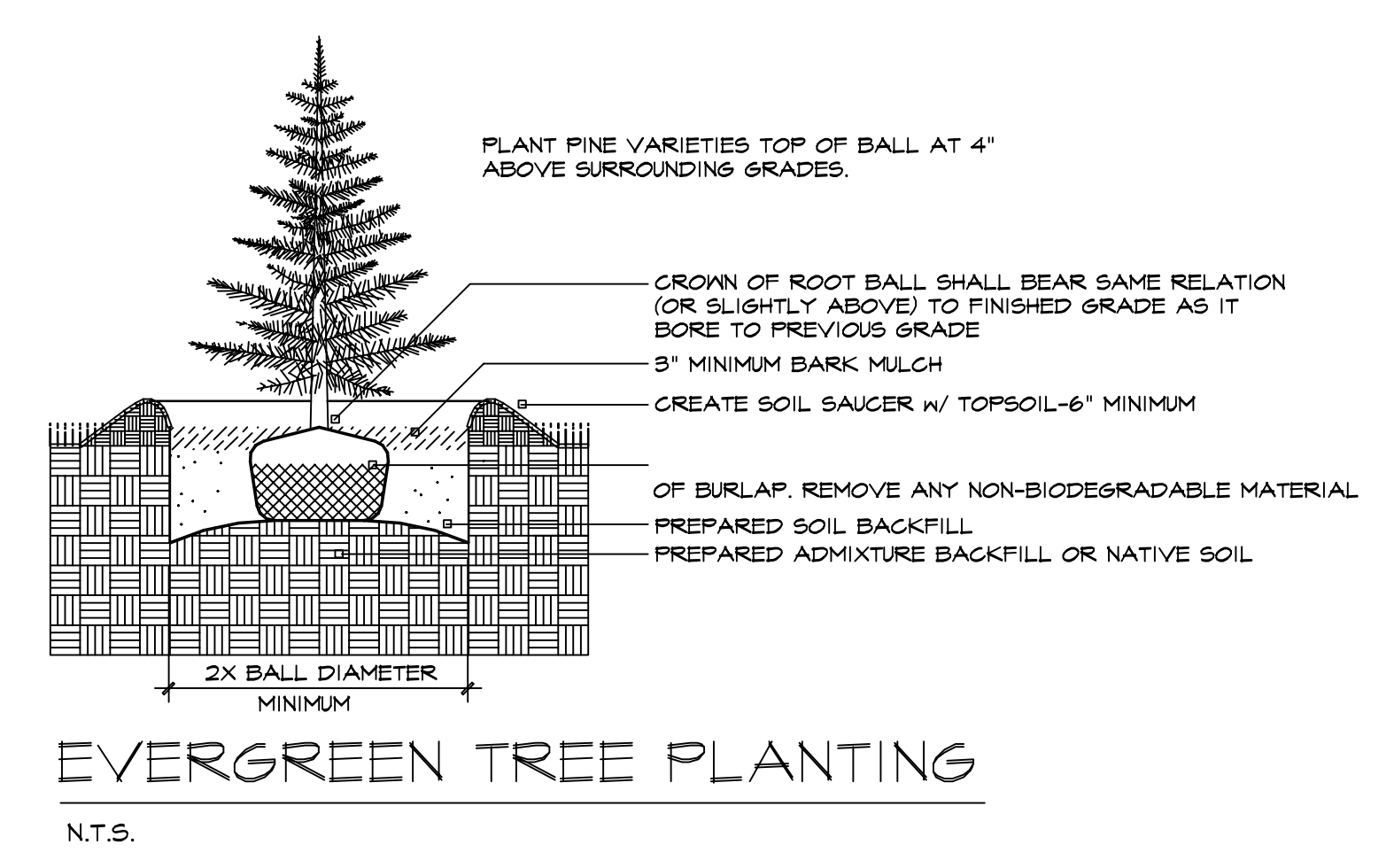
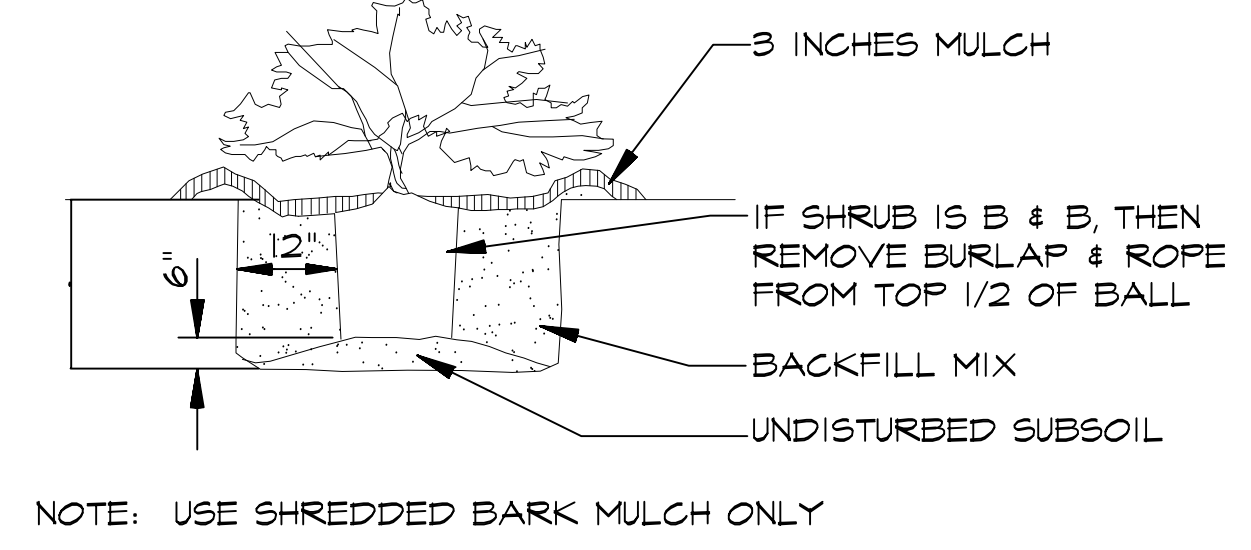
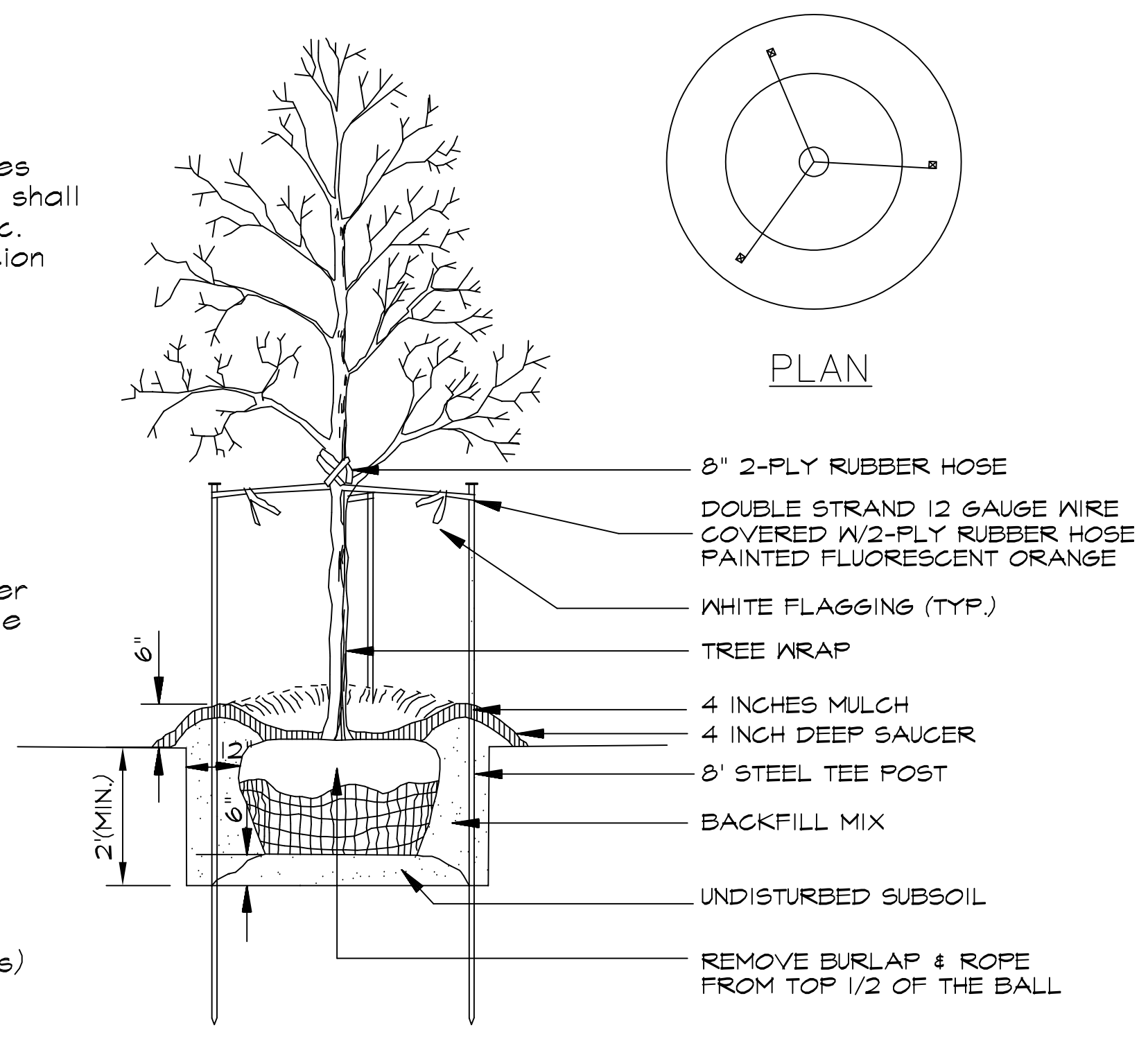
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT #00000192000001  
DATE: 9/11/2022

Partial Planting Plan for the Proposed  
**CLARKSON SQUARE**  
Clarkson Square Chesterfield, MO

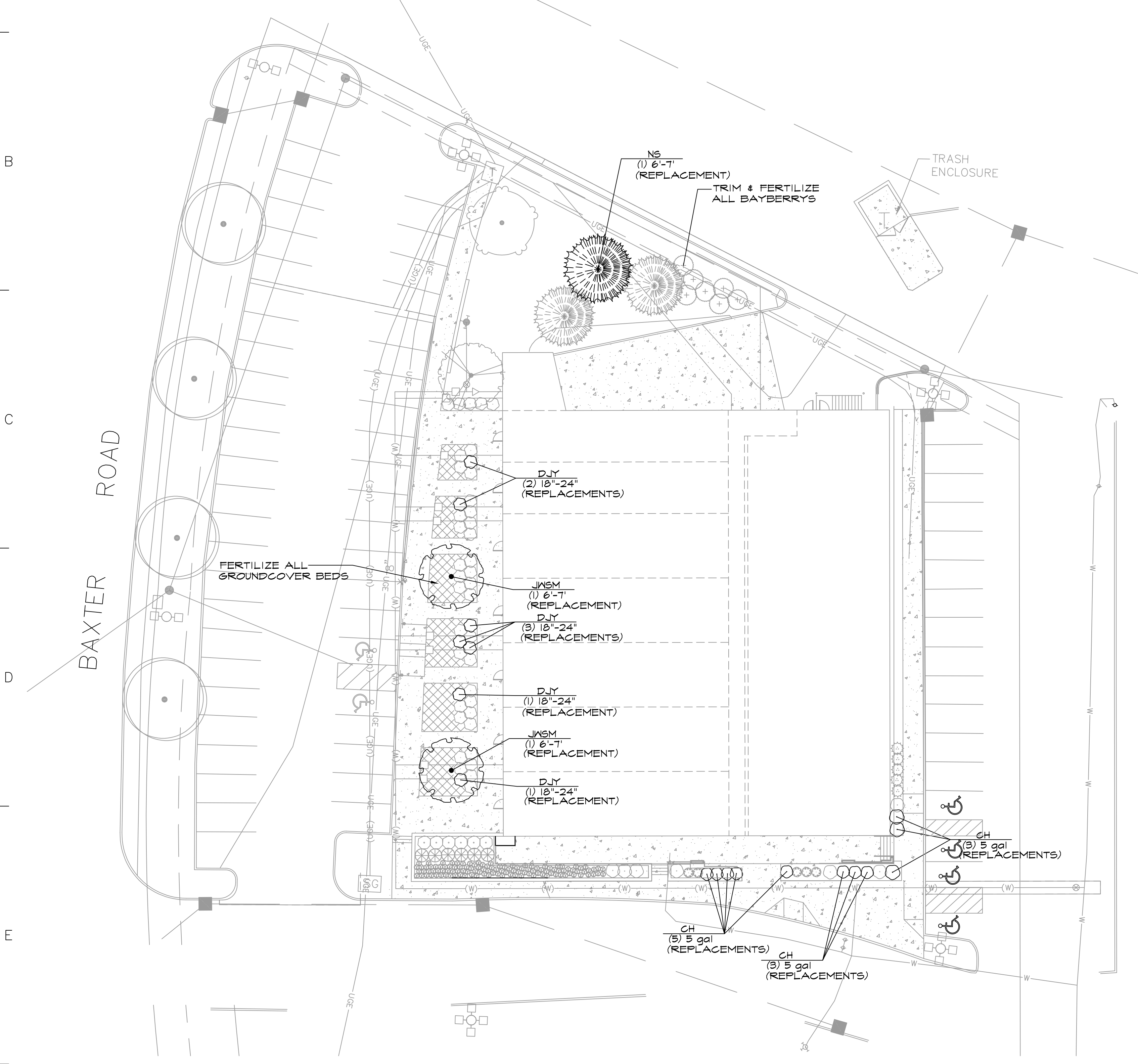
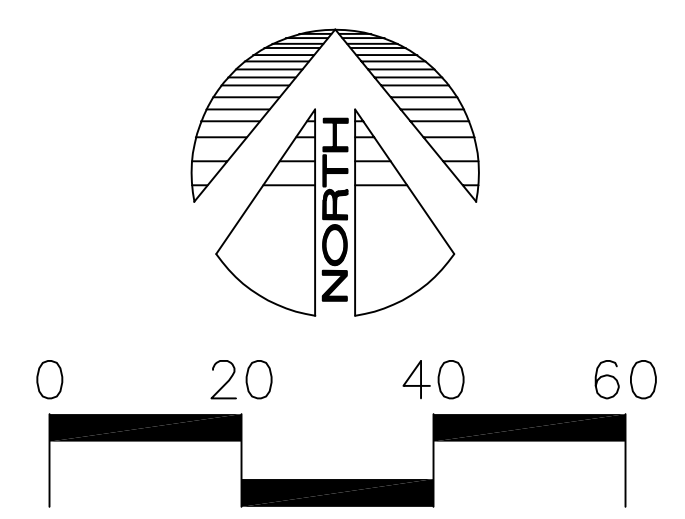
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R. MANDIS  
CHECKED  
RMM / GJB  
DATE  
8/14/2023  
SCALE  
1"=20'  
JOB NO.  
2023-160  
SHEET  
**L-1**  
OF ONE SHEET

**NOTES:**

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded Oak Bark at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials.
- It shall be the landscape contractor's responsibility to:
  - Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
  - All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping. Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.



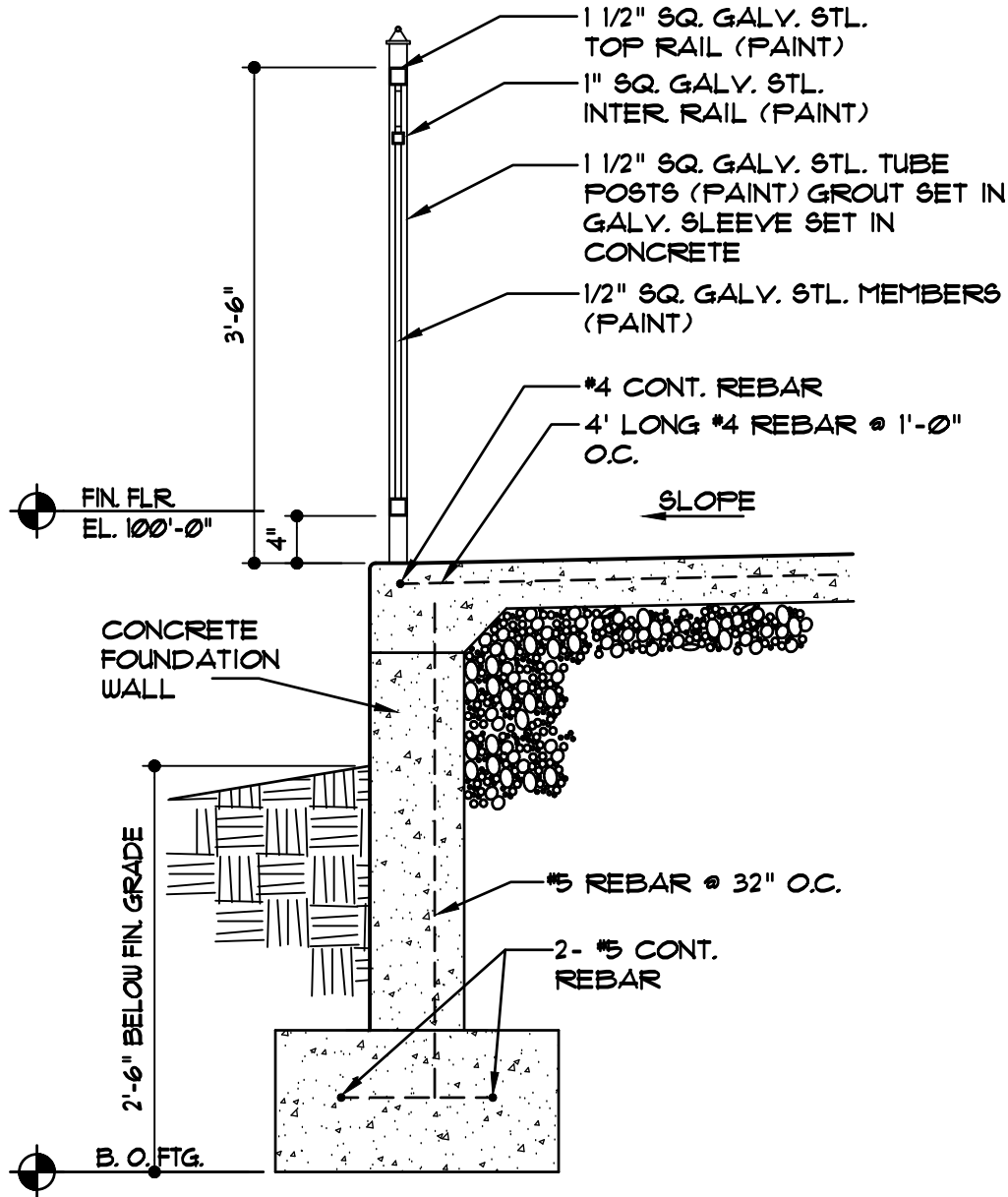
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1-800-344-7483  
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**PLANT SCHEDULE**

| EVERGREEN TREES | QTY | COMMON / BOTANICAL NAME                                   | SIZE    | Slow | Moderate | Fast | < 6" | 6 - 18" | 18 - 36" | > 3' | < 18" | 3 - 6' | 6 - 10' | 10 - 15' | > 15' | < 15' | 15 - 25' | 25 - 40' | 40 - 65' | > 65' |  |  |
|-----------------|-----|---|---------|------|----------|------|------|---------|----------|------|-------|--------|---------|----------|-------|-------|----------|----------|----------|-------|--|--|
| NS              | 1   | NORWAY SPRUCE / PICEA ABIES                               | 6'-7'   |      | X        | X    |      |         |          |      |       |        |         |          |       |       |          |          |          | X     |  |  |
| JWSM            | 2   | SWEETBAY MAGNOLIA / MAGNOLIA VIRGINIANA 'JIM WILSON'      | 6'-7'   |      | X        |      |      |         |          |      |       |        |         |          |       |       | X        |          |          |       |  |  |
| SHRUBS          | QTY | COMMON / BOTANICAL NAME                                   | SIZE    |      |          |      |      |         |          |      |       |        |         |          |       |       |          |          |          |       |  |  |
| CH              | 11  | CHINA BOY/GIRL HOLLY / ILEX MESERVEAE 'CHINA BOY/GIRL' TM | 5 GAL   |      |          |      |      |         |          |      |       |        |         |          |       |       |          |          |          |       |  |  |
| DJY             | 7   | DENSE JAPANESE YEW / TAXUS CUSPIDATA 'DENSIFORMIS'        | 18"-24" |      |          |      |      |         |          |      |       |        |         |          |       |       |          |          |          |       |  |  |





(A) GUARD RAIL DETAIL  
 (A) SCALE: 3/4" = 1'-0"

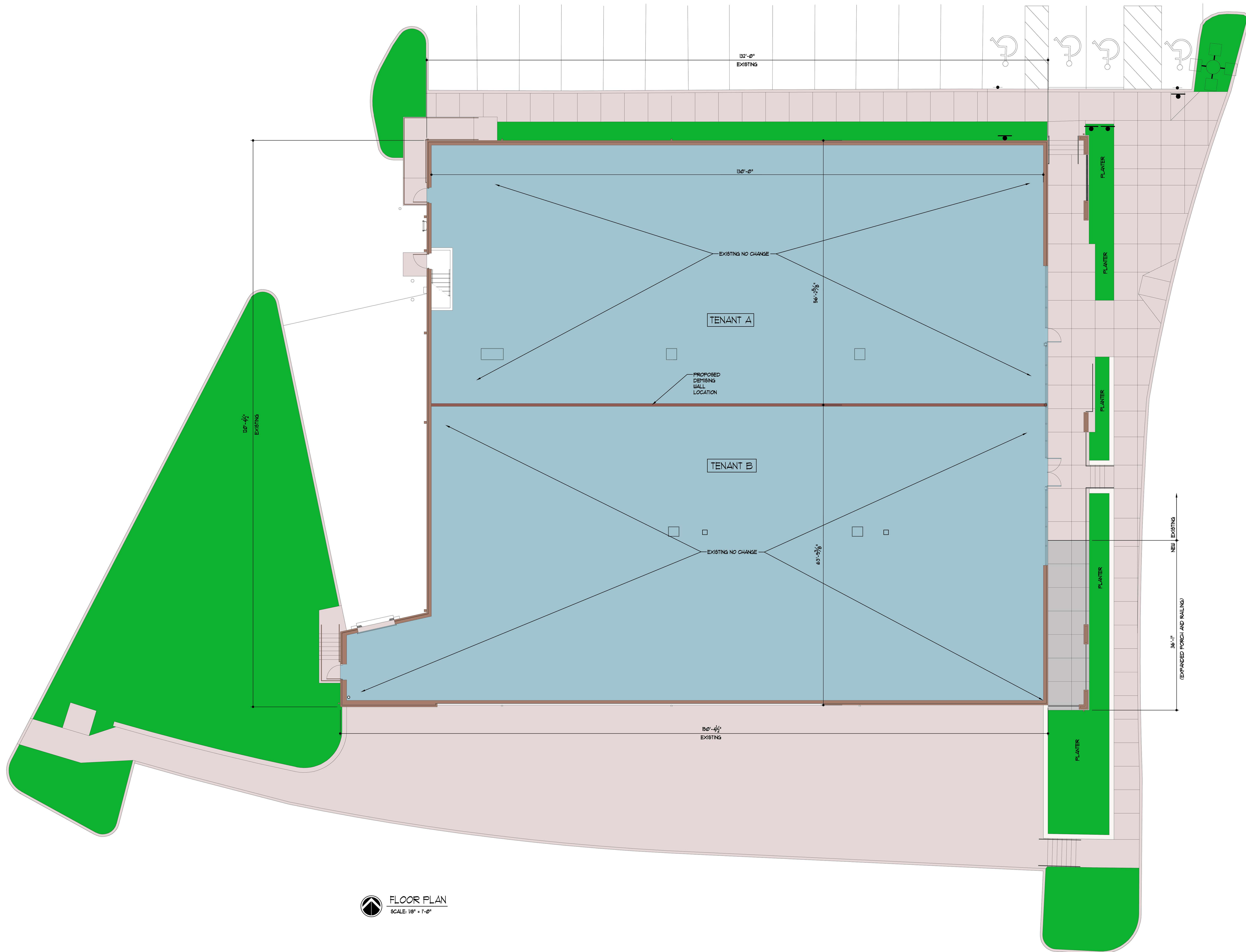
Another  
 Capitol Land  
 Development











FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# CLARKSON SQUARE

Chesterfield, Missouri





CLARKSON SQUARE  
HOT YOGA  
Lalo Salon Edward Jones

YOGA  
Lalo Salon Hearing Care Edward Jones

David Ruiz Art