Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee

From: Kristian Corbin, Project Planner

Date: April 19, 2010

RE: Four Seasons Plaza West (National City Bank ATM): An Amended Site Development

Plan, Architectural Elevations, and Lighting Plan for a 2.35 acre tract of land zoned "PC" Planned Commercial District located on the southwest corner of the

intersection of Olive Boulevard and River Valley Drive.

Summary

At the March 22, 2010 meeting of the City of Chesterfield Planning Commission, a recommendation for approval for the above referenced matter was approved by a vote of 6-0 with the condition to landscape the adjacent parking lot island with small shrubs. This project has automatic power of review.

Attached please find a copy of staff's report, the Amended Site Development Plan, Architectural Elevations, and Lighting Plan.

Respectfully submitted, Respectfully submitted,

Kristian Corbin Project Planner

Kristian Corbin

Mara Perry, AICP Senior Planner

Cc: Michael G. Herring, City Administrator

Rob Heggie, City Attorney

Michael O. Geisel, Director of Planning and Public Works Aimee Nassif, Planning and Development Services Director





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

PLANNING COMMISSION STAFF REPORT

Project Type: Amended Site Development Plan

Meeting Date: March 22, 2010

From: Kristian Corbin, Project Planner

Mara Perry, AICP, Senior Planner

Location: Southwest corner of the intersection of Olive Boulevard and River

Valley Drive.

Applicant: Koelling and Associates Inc.

Description: Four Seasons Plaza West (National City Bank ATM): An

Amended Site Development Plan, Architectural Elevations, and Lighting Plan for a 2.35 acre tract of land zoned "PC" Planned Commercial District located on the southwest corner of the

intersection of Olive Boulevard and River Valley Drive.

PROPOSAL SUMMARY

Koelling and Associates Inc., on behalf of the Schuyler Corporation, has submitted an Amended Site Development Plan, Architectural Elevations and Lighting Plan for your review. The request is to amend the Site Development Plan to add a sixty (60) square foot free-standing Automated Teller Machine (ATM) to the existing development. The ATM is proposed to be located in the northeastern section of the development within the existing parking lot.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Four Seasons Plaza West was zoned "C8" Planned Commercial District via St. Louis County Ordinance Number 11,355 then amended by St. Louis County Ordinance 11,775. A Site Development Plan was approved by St. Louis County in February of 1984.

On April 19, 1993, City of Chesterfield Ordinance 775 amended St. Louis County Ordinances 11,355 and 11,775 which added physical therapy as a permitted use on the subject site. On September 6, 2006, City of Chesterfield Ordinance Number 2297 repealed City of Chesterfield Ordinance 775 and allowed for the addition of financial

Four Seasons Plaza West (National City Bank ATM) Planning Commission March 22, 2010 Page 2 of 4

institutions, medical and dental offices, restaurants and limited drive-thru facilities on the subject site.

On July 20, 2009, City of Chesterfield Ordinance 2559 repealed City of Chesterfield Ordinance 2297 to change the zoning from a "C8" Planned Commercial District to a "PC" Planned Commercial District and to remove the language that limited drive-thru facilities to the eastern most portion of the existing structure.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Land Use	Zoning
North	Park	"PS" Park and Scenic District
South	Residential	"R3" Residence District 10,000 sq. ft.
East	Retail Facility	"PC" Planned Commercial District
West	Residential	"R2" Residence District 15,000 sq. ft.



STAFF ANALYSIS

Zoning

The subject site is currently zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2559. The

Four Seasons Plaza West (National City Bank ATM) Planning Commission March 22, 2010 Page 3 of 4

submittal was reviewed against and adheres to the requirements of the governing ordinance and all applicable Zoning Ordinance requirements.

• Traffic/Access and Circulation

The proposed ATM is located at the northeastern portion of the development within the existing parking lot. The subject site has frontage along Olive Boulevard. The subject site shares access to Olive Boulevard with the Four Seasons Plaza Development directly to the east. Neither access points nor internal circulation to the subject site will be altered by the addition.

Lighting

The Lighting Plan depicts the building lighting, parking lot lighting and lighting for the ATM. The only proposed amendment to the site lighting is the addition of one (1) light for the ATM canopy. Staff has reviewed the proposed lighting and has determined that it complies with City of Chesterfield Lighting ordinance.

Landscaping

The Architectural Review Board made a recommendation that the island adjacent to the ATM be improved with some low level (30"-36") evergreen shrubbery to provide screening to the back of the ATM. The petitioner worked with Staff and agreed to plant low lying shrubs for screening purpose. The proposed species and design are to be determined and will be submitted to Staff for review prior to approval of any Municipal Zoning Approvals of the ATM. See the petitioner's letter attached in the Planning Commission packet.

Parking

The proposal for the subject site will reduce the amount of provided parking spaces from 117 parking spaces to 113 parking spaces. The proposal would meet the required 94 parking spaces for the site.

ARCHITECTURAL REVIEW

This project was before the Architectural Review Board on February 11, 2010 and March 11, 2010. During the February 11, 2010 Architectural Review Board meeting, the Board asked Staff to ensure that the drainage around the ATM is properly addressed.

The Architectural Review Board made a motion to forward this project to the Planning Commission for approval as presented with the following recommendation:

1. Recommendation that the island adjacent to the ATM be improved with some low level (30"-36") evergreen shrubbery to provide screening to the back of the ATM.

The motion was approved 4-0.

Four Seasons Plaza West (National City Bank ATM) Planning Commission March 22, 2010 Page 4 of 4

The petitioner worked with Staff and agreed to add additional landscaping to the site. Evergreen shrubs will be planted along the parking lot island adjacent to the ATM location. See the petitioner's letter attached in the Planning Commission Packet.

The project was before the Architectural Review Board meeting for a second time on March 11, 2010 due to incorrect submittal information and lack of material samples from the previous meeting.

The Architectural Review Board made a motion to forward this project to the Planning Commission for approval as presented.

The motion was approved 6-0.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Plan, Architectural Elevations and Lighting Plan and has found them to be in conformance with the Comprehensive Plan, Zoning Ordinance and City of Chesterfield Ordinance Number 2559.

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, Architectural Elevations and Lighting Plan for Four Seasons Plaza West (National City Bank ATM)."
- 2. "I move to approve the Amended Site Development Plan, Architectural Elevations, and Lighting Plan for Four Seasons Plaza West (National City Bank ATM) with the following conditions..." (Conditions may be added, eliminated altered or modified).

cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Petitioner's Letter

Amended Site Development Plan

Architectural Elevations

Lighting Plan



Land Planning • Engineering • Surveying

March 3, 2010

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

RE: Four Seasons Proposed ATM

Dear Sir:

This is to verify that we will landscape the island directly next to the proposed ATM. It will be designed to provide screening at the lower level. We will submit a landscape plan to the City, for staff approval, prior to construction.

If you have any questions, please do not hesitate to call.

Sincerely,

Mark A. Doering

President

TOPOGRAPHIC SURVEY PREPARED BY DOERING ENGINEERING INC.

SDEWALKS AND CURB RAMPS SHALL BE CONSTRUCTED TO ADA STANDARDS AND

SITE INFORMATION:

PARKING CALCULATION:

PARKING PROMDED: 112 SPACES

GENERAL NOTES:

EXISTING USE:

BUILDING:

AREA OF TRACT 102,366 SF OR 2.35 AC.

22.150 S.F.

TOTAL PARKING AFTER ATM INSTALLATION: 113 SPACES

TOTAL SPACE REQUIRED 112 SPACES

PC-PLANNED COMMERCIAL

1. THE SITE IS LOCATED AT APPROXIMATLY 1500 FEET WEST OF THE INTERSECTION OF CLIVE STREET AND HIGHWAY 141.

ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOUTAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACULTIES, 2000.

A. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND OTY OF CHESTERRELD STANDARDS.

6. HO SLOPE SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY ST. LOUIS COUNTY. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT, SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.

8. ALL ROOFTOP MECHANICAL EQUIPMENT ON BUILDINGS SHALL BE ADECUATELY SCREENED BY FENCING OR OTHER SCREENING MATERIALS AS APPROVED BY THE CITY OF CHESTIFFEED PLANNING COMMISSION.

10. SITE PLAN APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.

14. PLANS SHOWN FROM AVAILABLE RECORDS, SITE SUBJECT TO TOPOGRAPHICAL SURVEY.

In connection with a change of zaning for the following described property from

(Name H Dener(s)) the cener(s) of the property shown on this pion for and in consideration of being granted a permit to develop property under the provisions of Chapter 10003.

(applicable submection) (present confer) upon of City of Chesterneld Drahonce #82%, do hereby (applicable submection) (present confer) upon or of city of the confer and dependent of property from the date of recording this pion shall be developed only as shown thereon, unless sold plan in a creambled by the Pleaning Commission, or volked or vecoted by order of ordinance of the City of Chesterfield Council.

This sits (Development) Plan was approved by the City of Chestarfield Planning Commission and skily verified on the day of 20 by the Chaliperson of add Commission, authorizing the recording of this Skir Plan pursuant to Chresterfield Ordinance Number 200, on attented to by the Planning and Development Services Director and the

11. NO STEP AT ACCESSIBLE ENTRANCE DOORS THROUGHOUT SITE.

13. NO FLOOD PLAIN ON SITE PER FEMA MAPA 2918900145 H

THIS SITE IS COVERNED BY CITY OF CHESTERFIELD CROMANCE 2009.

3. ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY AND CITY OF CHASTERIES D. ADA. STANDARDS.

5. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF CHESTERFELD AND MISD STANDARDS.

9. A LAND DISTURBANCE PERMIT MAY BE REQUIRED.

STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE HATURAL DISCHARGE POINT, SMIKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE CITY OF CHESTERFIELD STANDARDS.

ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

SINAGE APPROVAL IS A SEPRATE PROCESS.

DIMENSIONS ARE TO BACK OF CUIRS AND FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.

EXISTING ABOVE & BELOW GROUND UTILITIES TO BE PROTECTED AND USED IN PLACE, UNILESS OTHERWISE SPECIMENS EXISTING LIGHT POLES ARE 24".

MARKOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER MILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING BITILITIES AND/OR STRUCTURES AFFECTED BY CONSTRUCTION, SITHER SHOWN OR NOT SHOWN ON THE PLANS, SHALL BE ADJUSTED TO GRADE

ALL P.V.C. SEVER PIPE SHALL BE A.S.T.M. D-3034, S.D.R.-35.

WHEN P.Y.C. PIPE IS USED, AN APPROPRIATE RUBBER SEAL WATERSTOP, AS APPROVED BY THE SEMER DISTRICT, SHALL BE INSTALLED BETWEEN P.Y.C. PIPE AND MASONRY (CONCRETE AND BRICK) STRUCTURES.

TRENCH SUPPORT TO BE TO APPLICABLE SPECIFICATIONS IN ORDER FOR SAFE PLACEMENT OF PIPES. IT IS THE SEMER CONTRACTOR'S RESPONSIBILITY TO INSURE SAFETY OF THE SEMER CONTRACTOR OF THE PROPERTY TO INSURE.

CONTRACTOR TO INSTALL STORM SEWERS, SANTRAY SEWERS, WATER LINES, METERS WE'RE BOXES, AND VALVES AS REQUIRED AND IN ACCORDANCE WITH THE LOCAL UTILITIES AND MININCIPALITIES.

LOCATION AND ELEVATION OF EXISTING INLETS, MANHOLES AND PIPES TO BE VERIFIED BY CONTINUOUS PRIOR TO CONSTRUCTION

NEW CONTIDURS ARE SHOWN TO FINISHED TOPSOIL AND PINISHED PAYEMENT GRADES.
CONTRACTOR SHALL GRADE PAYEMENT AND BUILDING PAD AREAS TO SUBGRADE. NEW GRADES SHALL BE WITHIN 0.) FEET, WORE OR LESS, OF THOSE SHOWN ON THE GRADING PLAN.

THE CONTRACTOR SHALL HOTIFY THE ENGINEER IMMEDIATELY CONCERNING ANY DISCREPANCIES IN THE PLANS.

ALL TRASH AND DEBRIS ON SITE. EITHER EGISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.

M.C. JOYES

ALL SEMET CONSTRUCTION AND HATERALS TO BE IN ACCORDANCE WITH THE

ALL SEMET CONSTRUCTION AND HATERALS TO BE IN ACCORDANCE WITH THE

MUTROPOLITAN ST. LOUIS SENGE DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS

SENGER SENGER OF THE AND PETULATIONS AND THE METROPOLITAN ST. LOUIS

SEMER DISTRICT RULES AND PETULATIONS AND DIONESTING OCCUR, REQUIREMENTS

FOR SANITARY SENGER AND STORM SENER DRAMAGE FACILITIES, 2006.

PRIOR TO GETAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAIN ST, LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE RECORRED TO PROVIDE BE DISTRICT WITH A COPY OF AN EXCUSTED CONTRACTOR SHALLING FEMILIANCE BIOLICATING THAT THE PERMITTEE HAS GETAINED AND MILL CONTINUE TO CARRY COMMERCIAL CHECKNESS AND MILL CONTINUE TO CARRY COMMERCIAL CHECKNESS AND THE PROPERTY AND CARRY COMMERCIAL CHECKNESS AND THE PROPERTY OF TH

SEPTIC TANK ARANDONMENT: SEPTIC TANKS SHALL BE ARANDONED IN ACCORDANCE WITH THE METROPOUTAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SECTIONS FOR SEVER AND DEVANGE FACULTIES, 1042.

SPECIFICATIONS FOR SEVER AND DISCHARMS FORWARDS FOR STATE OF THE MOST CURRENT BETAILS LOCATED IN ST. LOUIS COUNTY'S DESIGN CHITERIA BOOK AND THE SEDMENT AND PROSON CONTROL MANUAL.

INSTALLATION OF LANDSCAPING AND CRIMINENTAL EXTRANCE WINNINGST OR DEPATRICATION SIGNACE CONSTRUCTION, IF PROPOSED, SHALL BE REVENUE BY THE DEPATRIBLY OF INCHINISTS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVICE PRIOR TO INSTALLATION OR CONSTRUCTION.

THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL RECORD COMPENSATION FOR RELOCATION TO THERE FACULTIES WITHIN THE PUBLIC ROAD ROAT—OF—WAY THE PRINCE CONTROL OF SHALL BE CONCEDED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER'S ROULD ALSO BE AWARE OF DETORIENT GELAYS IN UTILITY COMPAN RELOCATION AND ADJUSTMENTS. SUCH DELAYS INLL NOT CONSTITUTE OF ALLON COLUPANCY PRIOR TO COMPLETION PRIOR TO COMPLETION OF ROAD MERROY-COLUPANCY PRIOR TO COMPLETION PRIOR TO COMPLETION OF ROAD MERROY-COLUPTION.

ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE

INTERIN' STORM WATER DRAMAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.

THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS. NO SLOPE SHALL EXCEED 3:1 MAXIMUM.

ALL DISTURBED EARTH AREA WITHIN THE CITY OF CHESTERFIELD RIGHT-OF-WAY SHALL BY SCOOTS

ADDITIONAL SETATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF CHESTIFIED.

PERMIT WILL BE RECOURED BY THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS FOR CONSTRUCTION OF RETAINING WALLS. PERMIT WILL BE REQUIRED BY THE CITY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS FOR ROOF DRAIN CONNECTION.

ALL DYFSITE PROPERTY DWNERS SHALL BE CIVEN NOTICE 48 HOURS IN ADVANCE OF

ANY DISTURBED OFFSITE PROPERTY (I.E. BUSINES, TREES, FEMCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN XIND, AT THE DEVELOPER'S EXPENSE.

INTERNAL (PRIVATE) STORM SEMERS WILL REQUIRE A SEPARATE DRAIN LAYER PERMIT FROM (DTY OF CHESTERFIELD DEPARTMENT OF PUBLIC WORKS.

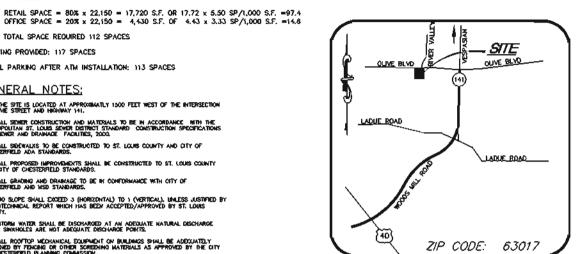
THE STREETS SURROHOMS THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY. THE DEVELOPER SHALL KEEP THE ROAD CLEAR OF MUD AND DEBMS AT ALL TIMES.

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CONSTRUCTION PARKING SHALL NOT BE PERMITTED ON PUBLIC-MARKTAINED ROADWAYS ADEQUATE OFF-STREET STABILIZED PARKING AREA(S) SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES.

FOUR SEASONS PLAZA WEST AMENDED SITE DEVELOPMENT PLAN

A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS. PLAT 6, BOOK 171, PAGE 17 AND IN U.S. SURVEY 207. TOWNSHIP 46 NORTH. RANGE 5 EAST



LOCATION MAP (NOT TO SCALE)

WUNNENBURG'S: AA-17 LOCATOR NO.: 160230260

ADDRESS: 13700 OLIVE BLVD. CHESTERFIELD MO 63017

TOTAL AREA OF TRACT: 2.35 ACRES PRESENT ZONING: PC-PLANNED COMMERCIAL COMMERCIAL DISTRICT

LEGAL DESCRPTION

A TRACT OF LAND BEING LOT 3 OF FOUR SEASONS, PLAT 6, BOOK 171, PAGE 17, AND IN U. S. SURVEY 207, T. GOK., R.BE., ST. LOUIS COUNTY, MISSIGUR, AND RIGHTHER ORSCRIPETS AS TO LONG.

PREPARED FOR:

PHIL HENDRICKS SCHLYER CORPORATION 900 S. HIGHWAY DRIVE FENTON, MISSOURI 63026 (636) 326-9303

LEGEND NEW IMPROVEMENTS

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CURB INLET	•
CLEANOUT / SAMPLE TEE	• co/st
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WATER LINE	——w—
GAS SERVICE	—-c-
ELECTRIC SERVICE	Σ
TELEPHONE SERVICE	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
USE IN PLACE	U.LP.
ADJUST TO GRADE	A.T.G.

LEGEND EXISTING TOPOGRAPHIC

SHEET INDEX

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C2

COVER SHEET

LIGHTING PLAN

SITE PLAN

Sidewolk Building	
Foundation Fence	
Wall	
Tree Line	CCCCC CCCCC
Stream	—…
Brush/Shrub Line	~~~
Index Contour Intermediate Contour	 320
Depression Contour	
Guard Rail	
Swamp Symbol	
Control Point	Z
Spot Elevation	X 325.6
Single Tree	5. M
Lacated Object	8.—
Cotch Bosin	• ~~
Manhole Pole	_
Sign	~ ~
Fire Hydrant	0
Light Pole	,, <u>s</u>
Inlet Symbol	οň
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Electric Box	Ē.
Water Valve	,wv
Woter Meter	โพม
Gas Meter	fg⊮l
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PERTINENT INFORMATION:

1. SEWER DISTRICT: M.S.D. 2. ELECTRIC: **AMERENUE** 3. GAS:

LACLEDE GAS PHONE: SOUTHWESTERN BELL

MISSOURI-AMERICAN WATER 5. WATER: 6. SCHOOL DISTRICT: PARKWAY

7. FIRE DISTRICT:

OPEN SPACE CALCULATION TOAL SITE AREA = 235 AC. OPEN SPACE- 0.55 AC. 0.55 AC/ 2.35 AC - 23X

FLOOR AREA RATIO CALCULATIONS BUILDING- 22,150 S.F. OR 0.51 AC. 051 AC/ 235 AC - 22X

MONARCH FIRE PROTECTION DISTRICT

FLOODMAP FEMA MAP #29189C0145H, EFFECTIVE DATE AUGUST 2, 1995 SUBJECT PROPERTY NOT WITHIN ANY FLOOD ZONES

SLCAMSO BENCHMARK # 8-289: ELEV. 583.33

1.1 ON THE SOUTHWEST CORNER OF A FIRE STATION SIGNAL CONTROL BOY OF CHESTERFIELD FIRE DEPARTMENT STATION # 4 AND ADMINISTRATIVE OFFICES 13725 OLIVE BLVD., 0.1 MILES WEST OF RIVER VALLEY DRIVE



MoDOT underground facilities are not on the DIGRITÉ system. The MoDOT cast number a 314-340-4100.

This is to certify that Doering Engineering, inc. has prepared an amended site development section plan which is a correct representation of all existing and proposed land divisions.

Engineer's Certification:

Mul APring 2/12/10 Mark A Doering PE-23059 Doering Engineering, Inc.

2009



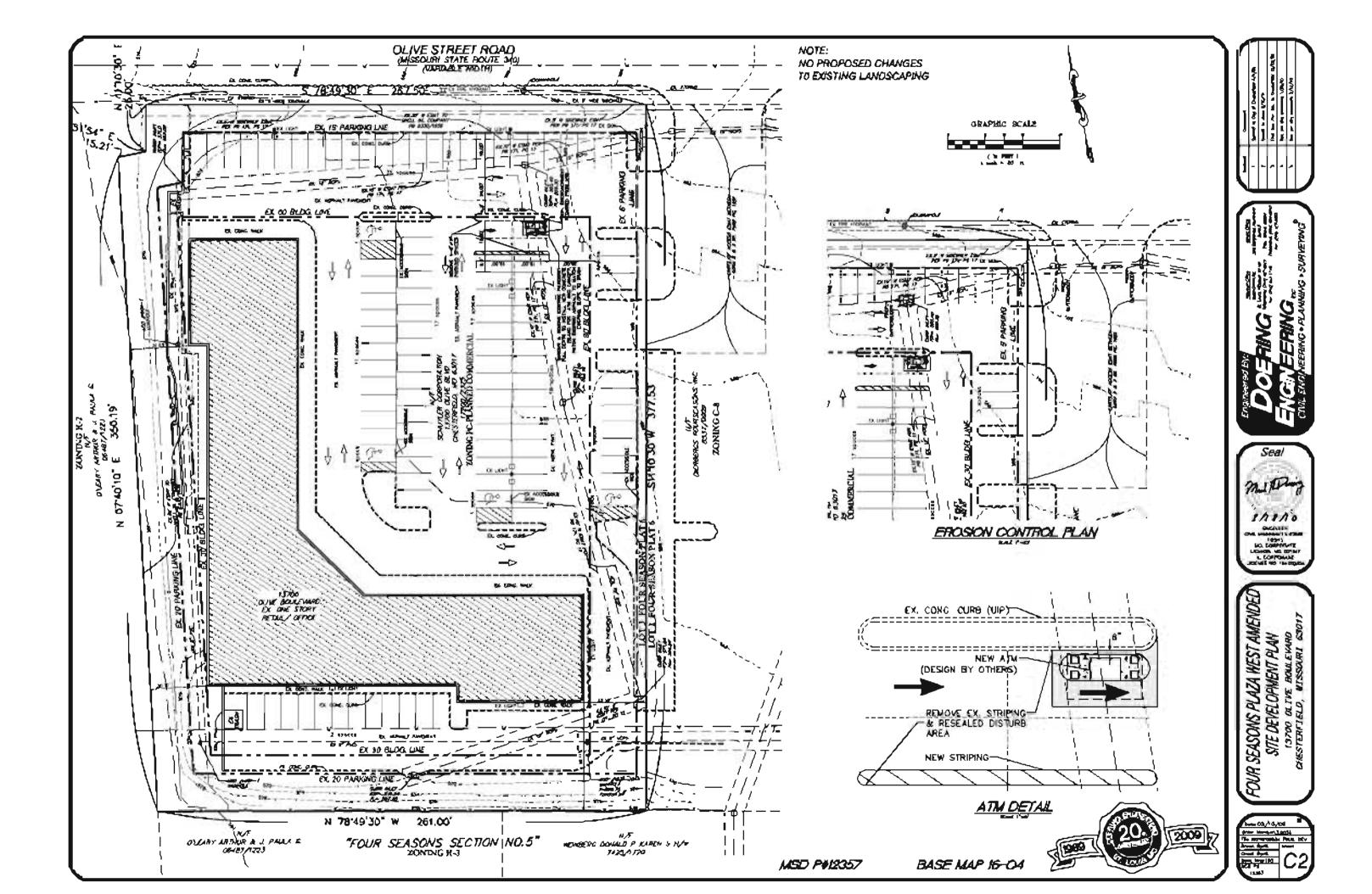
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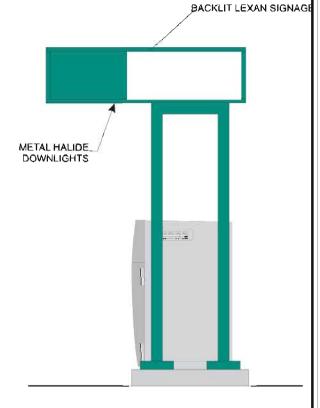
Bown Model BO
MSO P

MSD P# 12357 BASE MAP 16-Q4



APPROVED: DATE:





FRONT ELEVATION

EXIT ELEVATION

Client, NATIONAL CITY BANK Address:

Job Location: MISSOURI

Model: H584 CANOPY

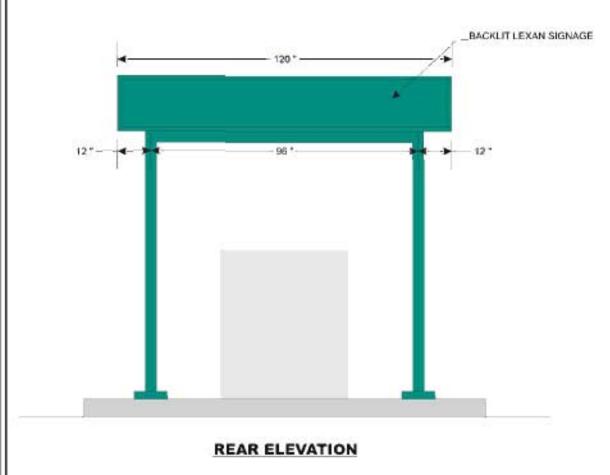
ATM: DIEBOLD OPTEVA 750

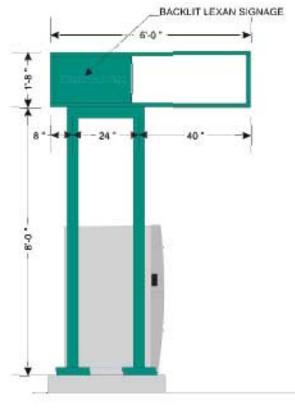
Job # 13185 Date: 4/25/08

File Name: 13185GRX1.CDR Drawn: TAV



Page 1 of 2 7905 'L' Street; Suite 110 Omaha, NE 68127 Phone: (402) 592-0600 Fax: (402) 592-3572 www.tmsservices.com





APPROACH ELEVATION

Client: NATIONAL CITY BANK

Address. Job Location: MISSOURI Model: H584 CANOPY

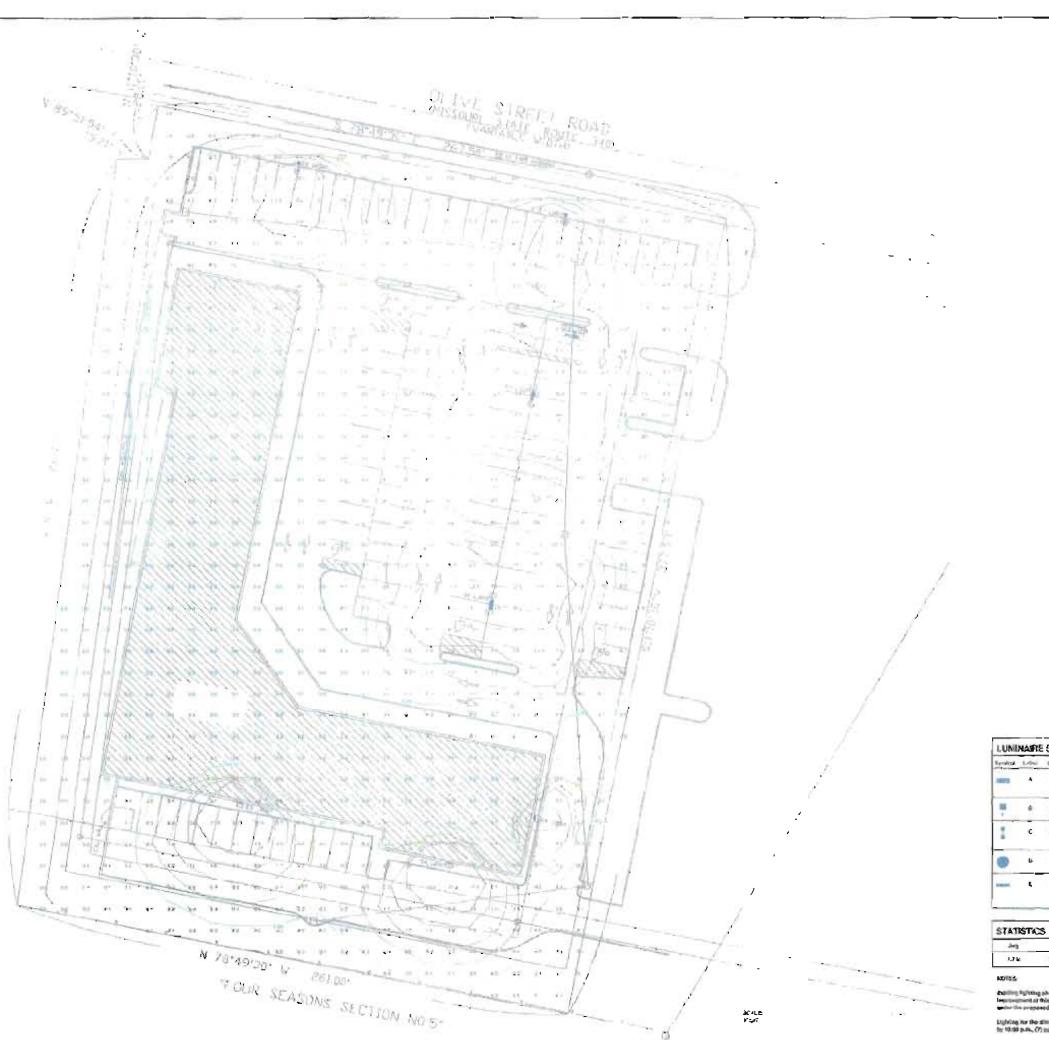
ATM: DIEBOLD OPTEVA 750

Job #: 13185 File Name: 13185GRX1.CDR Date: 4/25/08 Drawn: TAV



Page 2 of 2 7905 "L' Streer, Suite 110 Omaha, NE 68127 Phone: (402) 592-0600

Fac: (402) 592-3572 www.tmpservices.com







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STATISTICS			
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hing for the site, with amounts of scenarity lighting, shall be thomas of 10:00 p.m., (7) select discs a speci.

FOUR SEASONS PLAZA WEST AMENDED SITE DEVELOPMENT SECTION PLAN 13700 OLIVE BOLLEVARD CHESTERFIELD, MISSOURISSO17

Designer

Drawing No.

C3

Date 12/22/09 Scole

