II.

CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD AGENDA
THURSDAY, JUNE 14 6:30 P.M.
CITY HALL – 690 CHESTERFIELD PARKWAY WEST

CONFERENCE ROOM 101

I. CALL TO ORDER

II. PROJECT PRESENTATIONS:

A. Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2): A Site Development Section Plan, Architectural Elevations and Landscape Plan for a medical office in a "C8" Planned Commercial District at the intersection of Chesterfield Parkway East and Swingley Ridge Road.

B. Saturn of West County (Long Road Crossing): A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 5.34 acre lot of land located at the northwest corner of the intersection of Long Road and Chesterfield Airport Road.

III. APPROVAL OF MEETING SUMMARIES

A. FEBRUARY 15, 2007

B. APRIL 12, 2007

IV. OLD BUSINESS

V. NEW BUSINESS

VI. ADJOURNMENT

Note: The Architectural Review Board will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time. Notice is hereby given that the Architectural Review Board may also hold a closed meeting for the purpose of dealing with matters related to one or more of the following: legal actions, cause of action, litigation or privileged communications between the City's representatives and its attorneys. (RSMo 610.021 (1) 1994).

II. A.

City of Chesterfield

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

June 8, 2007

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

Re: **Chesterfield Medical Institute, LLC (Herman Stemme Office Park Lot 2c-2)**: A Site Development Section Plan, Architectural Elevations and Landscape Plan for a medical office in a "C8" Planned Commercial District at the intersection of Chesterfield Parkway East and Swingley Ridge Road.

Dear Board Members:

Feeler Scheer Architects, on behalf of Chesterfield Medical Institute, LLC, has submitted for your review a Site Development Section Plan, Architectural Elevations and Landscape Plan for the above-referenced project. The Department of Planning has reviewed this request and submits the following report:

Submittal Information.

The request is for one (1) new 20,000 square foot medical office building located on a 1.7-acre parcel in the Herman Stemme Office Park. Proposed exterior building materials include: brick, glass, and caststone with aluminum accents. Roof materials are proposed to be a single ply membrane. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, City of Chesterfield governing Ordinance 2319, and the City of Chesterfield Tree Manual. Landscape is being addressed through site plan review for adherence to the City of Chesterfield Tree Manual. Lighting is being addressed through site development plan review for adherence to the Lighting Ordinance. Signage is not reviewed at this juncture and will be reviewed via separate submittal to the Department of Planning.

Actions Requested

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

Respectfully Submitted,

Annissa G. McCaskill-Clay, AICP
Assistant Director of Planning

Attachments:

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: **Chesterfield Medial Institute**
Date of Review: **June 8, 2007**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	**X**		
B. Vegetation	**X**		**Currently addressing landscape via site plan review process.**
C. Site Relationships	**X**		
D. Pedestrian & Vehicular Circulation	**X**		
E. Pedestrian Orientation	**X**		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	**X**		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	**X**		
C. Design	**X**		
D. Relation to Adjacent Development	**X**		
E. Material/Colors	**X**		
II. Residential Structures:			
A. General Residential Architecture	**NA**		
B. Multiple-Family Architecture	**NA**		
III. Non-residential Structures:			
A. General			
B. Building Equipment Service			**See "Design" in Architect's Statement.**
C. Fast Food Restaurant Guidelines	**NA**		
D. Auto Service Station Guidelines	**NA**		
E. Shopping Center Guidelines	**NA**		
F. Chesterfield Valley Guidelines	**NA**		

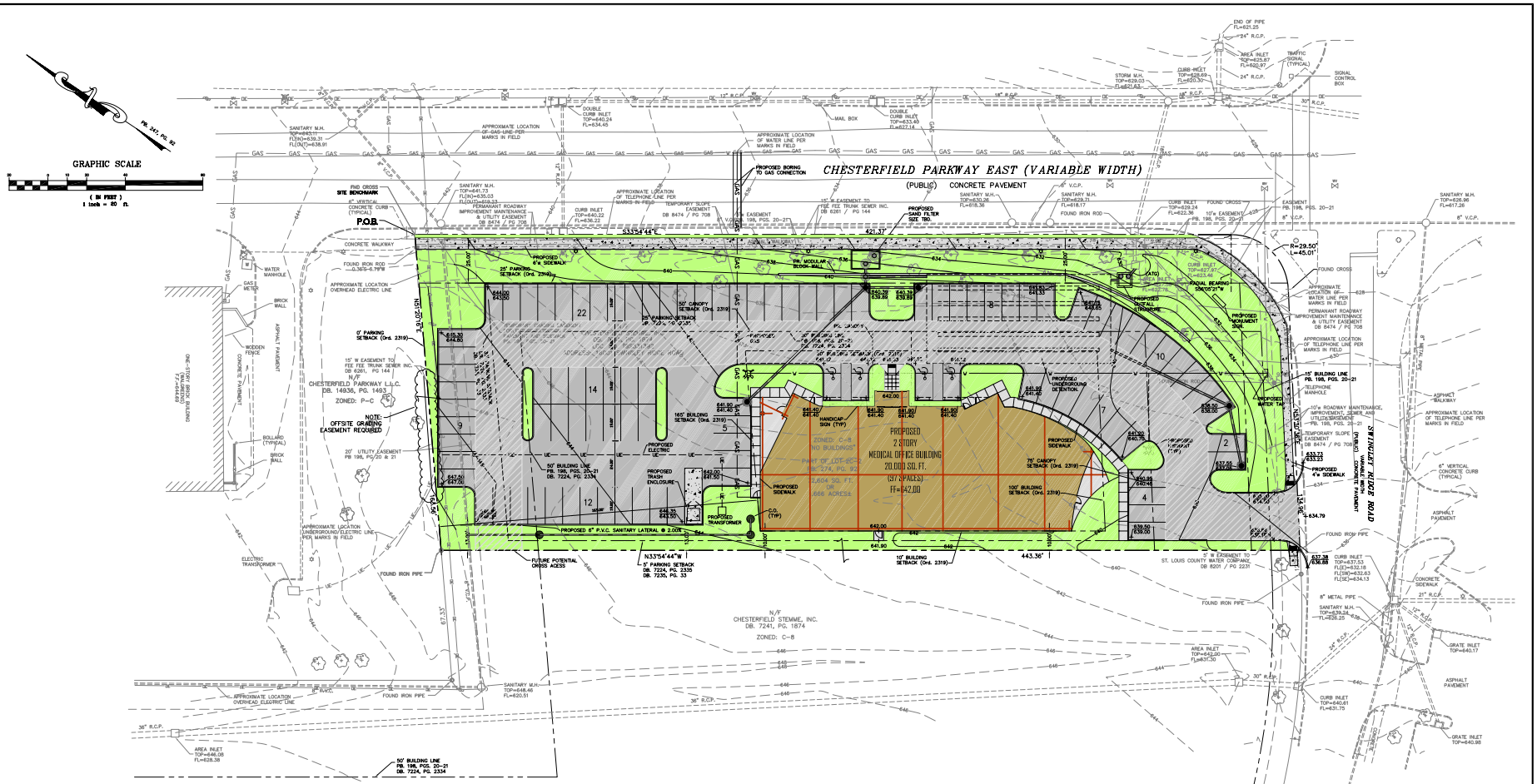
Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			**Landscape is currently being addressed through site plan review for adherence to the City of Chesterfield Tree Manual.**
CHAPTER FOUR: Miscellaneous			
A. Signage			**Signage is not being reviewed at this time.**
B. Lighting			**Lighting is currently being addressed through the site plan review for adherence to the Lighting Ordinance.**
C. Utilities			**Underground utilities are required.**
D. Stormwater Drainage			**This is being reviewed by the City of Chesterfield and MSD.**
E. Energy Conservation			
F. Screening (Fences & Walls)			**Screening is required for all mechanical equipment.**

Notes:

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

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

Form revised: October 2001
January 2002



GENERAL NOTES

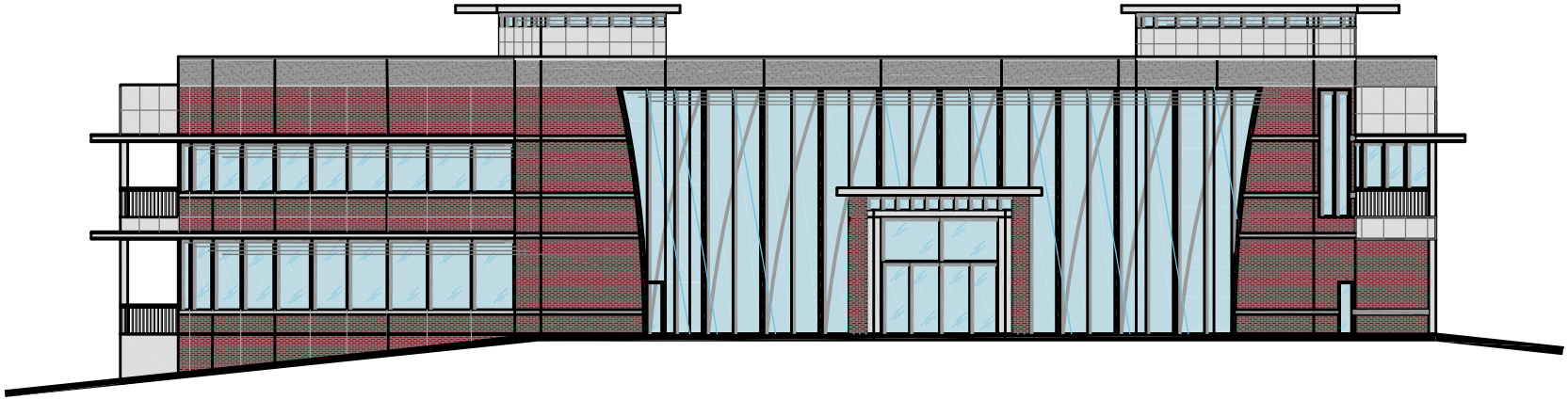
1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. PRESENT ZONING: "C-8" (PLANNED INDUSTRIAL DISTRICT)
   BUILDING SETBACK REQUIREMENTS:
   (A) FROM R/W OF CHESTERFIELD PARKWAY – SIXTY FEET (60')
   (B) FROM N/W BOUNDARY LINE OF C-8 – ONE HUNDRED SIXTY FIVE FEET (165')
   (C) FROM R/W OF SWINGLEY ROAD – ONE HUNDRED FEET (100')
   (D) FROM SW BOUNDARY LINE OF LOT 2C-2B – TEN FEET (10')
4. DEVELOPMENT GOVERNED BY CITY ORDINANCE 2319.
5. PARKING CALCULATIONS:
   PARKING REQUIRED:
   MEDICAL OFFICE = 4.5 SPACES/1000 S.F. OF FLOOR AREA
   (20,000/1,000) * 4.5 = 90 SPACES
   PARKING PROVIDED:
   STANDARD 9'x19' = 93 SPACES
   HANDICAP = 4 SPACES
   TOTAL = 97 SPACES
6. AREA CALCULATIONS:
   BUILDING AREA: 10,000 S.F. = 13.8%
   PAVEMENT AREA: 33,385 S.F. = 46.0%
   OPEN SPACE: 29,196 S.F. = 40.2%
   SITE AREA: 72,604 S.F. = 100%
7. FLOOR/AREA RATIO: 20,000/72,604 = 0.275
8. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
9. PROPOSED CONTOURS SHOWN ARE FINISHED GRADE INCLUDING CONTOURS IN PAVED AREAS.
10. GRADING AND STORM WATER PER M.S.D. AND THE CITY OF CHESTERFIELD MISSOURI MASTER PLAN.
11. NO GRADE SHALL EXCEED 3:1 SLOPE.
12. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT.
13. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE THE CITY OF CHESTERFIELD.
14. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
15. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
16. SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
17. DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
18. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
19. ADA RAMPS SHALL BE CONSTRUCTED AT ALL ENTRANCES.
20. SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1'V:20'H. SLOPES GREATER THAN 1'V:20'H MUST BE DESIGNED AS A RAMP.
21. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
22. ALL ENERGY AND TELEPHONE DISTRIBUTION LINES SHALL BE INSTALLED UNDERGROUND, EXCEPT THOSE OVERHEAD DISTRIBUTION FEEDER LINES NECESSARY TO SERVE THE SUBDIVISION AND IN LOCATIONS AS APPROVED BY THE CITY.
23. NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
    NOT TO EXCEED =20 FEET (INCLUDING BASE)
24. LIGHTING PLAN SHALL BE SUBMITTED UNDER SEPARATE COVER.
25. LIGHTING AND SIGNAGE SHALL BE IN COMPLIANCE WITH THE APPROPRIATE CITY ORDINANCE(S) AND GUIDELINE(S).
26. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNANGE. SIGN APPROVAL IS A SEPARATE PROCESS.
27. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED.
28. ALL TRASH ENCLOSURES SHALL BE SCREENED WITH A 6 FT. TALL (min) ENCLOSURE CONSTRUCTED OF MATERIALS SIMILAR TO PROPOSED BUILDING.
29. BUILDING HEIGHT = 45 FEET.

M.S.D. P# XXXXX
BASE MAP # 18S

CHESTERFIELD MEDICAL INSTITUTE
SITE DEVELOPMENT PLAN

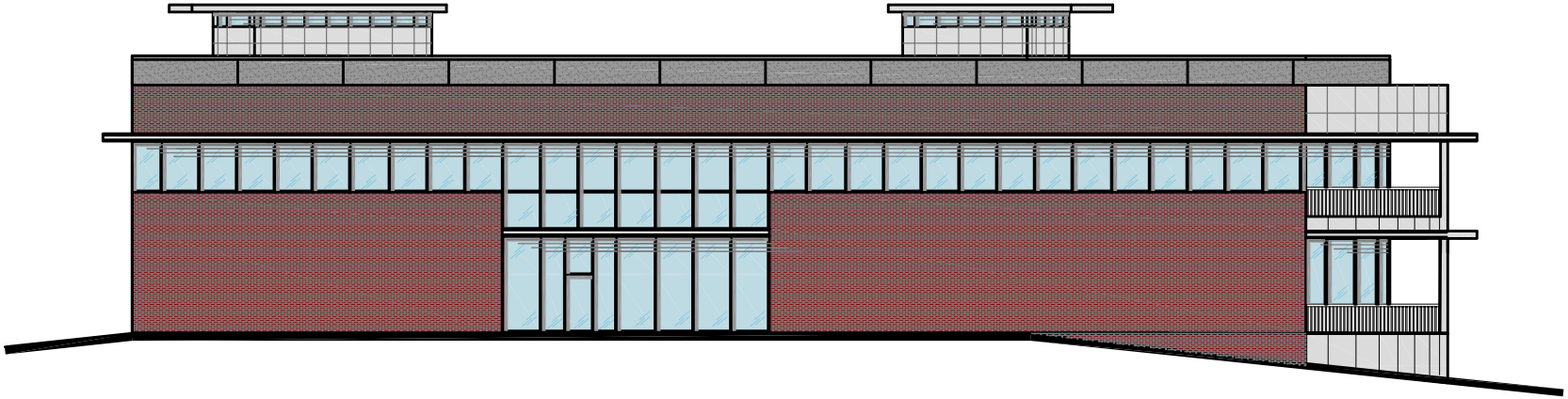
STOCK & ASSOCIATES Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

GEORGE M. STOCK E-25116	DRAWN BY: J.E.B.	DATE: 04/24/07	CHECKED BY: G.M.S.	DATE: 04/24/07	JOB NUMBER: 206-3895	SHEET: 2 of 2



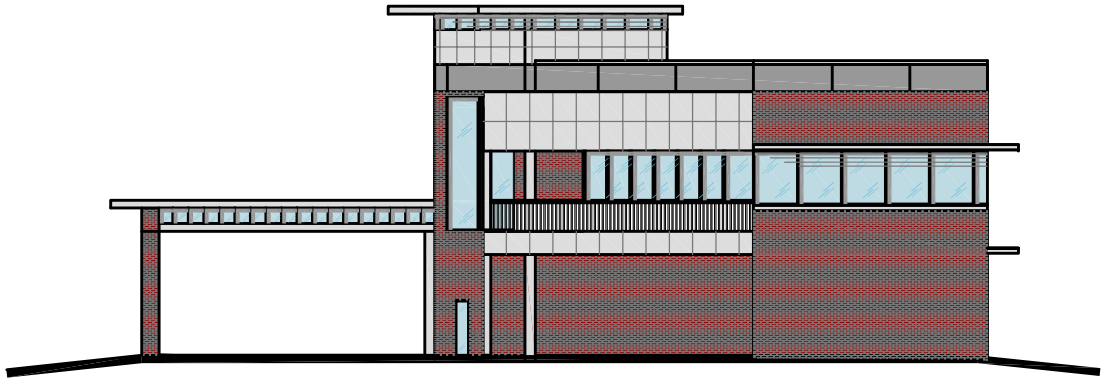
1 FRONT ELEVATION

Scale: 1/16" = 1'-0"



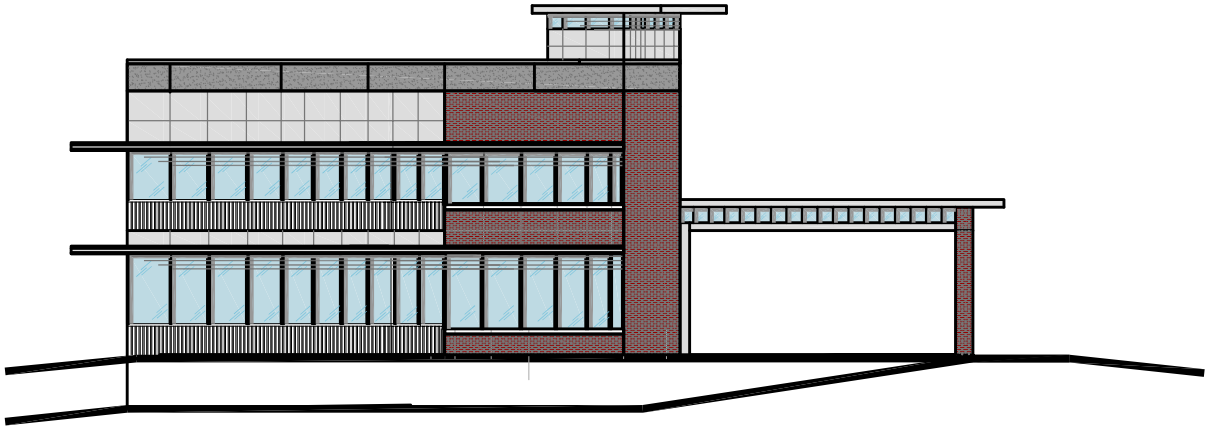
4 BACK ELEVATION

Scale: 1/16" = 1'-0"



2 RIGHT ELEVATION

Scale: 1/16" = 1'-0"



3 LEFT ELEVATION

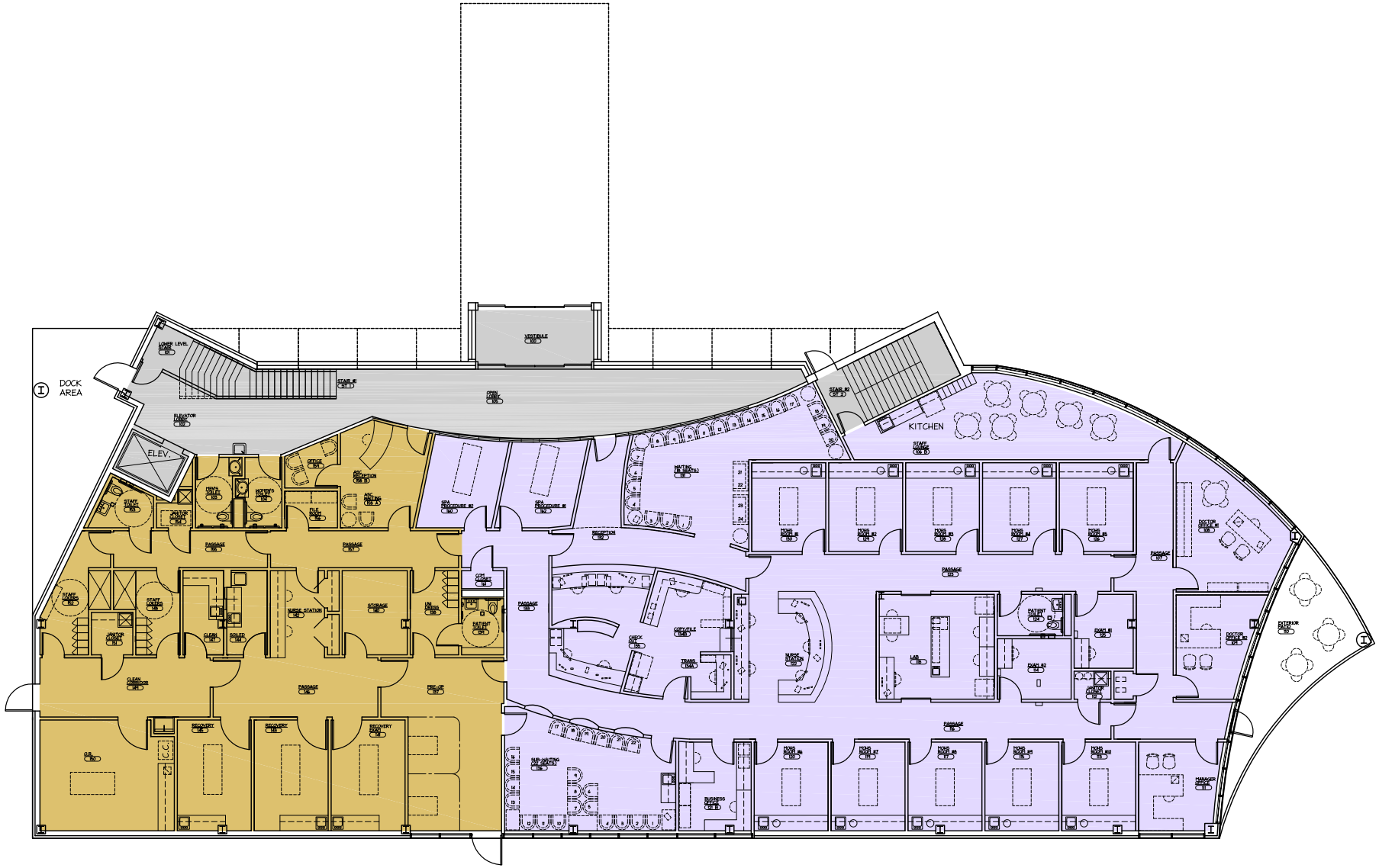
Scale: 1/16" = 1'-0"

East View

West View

South View

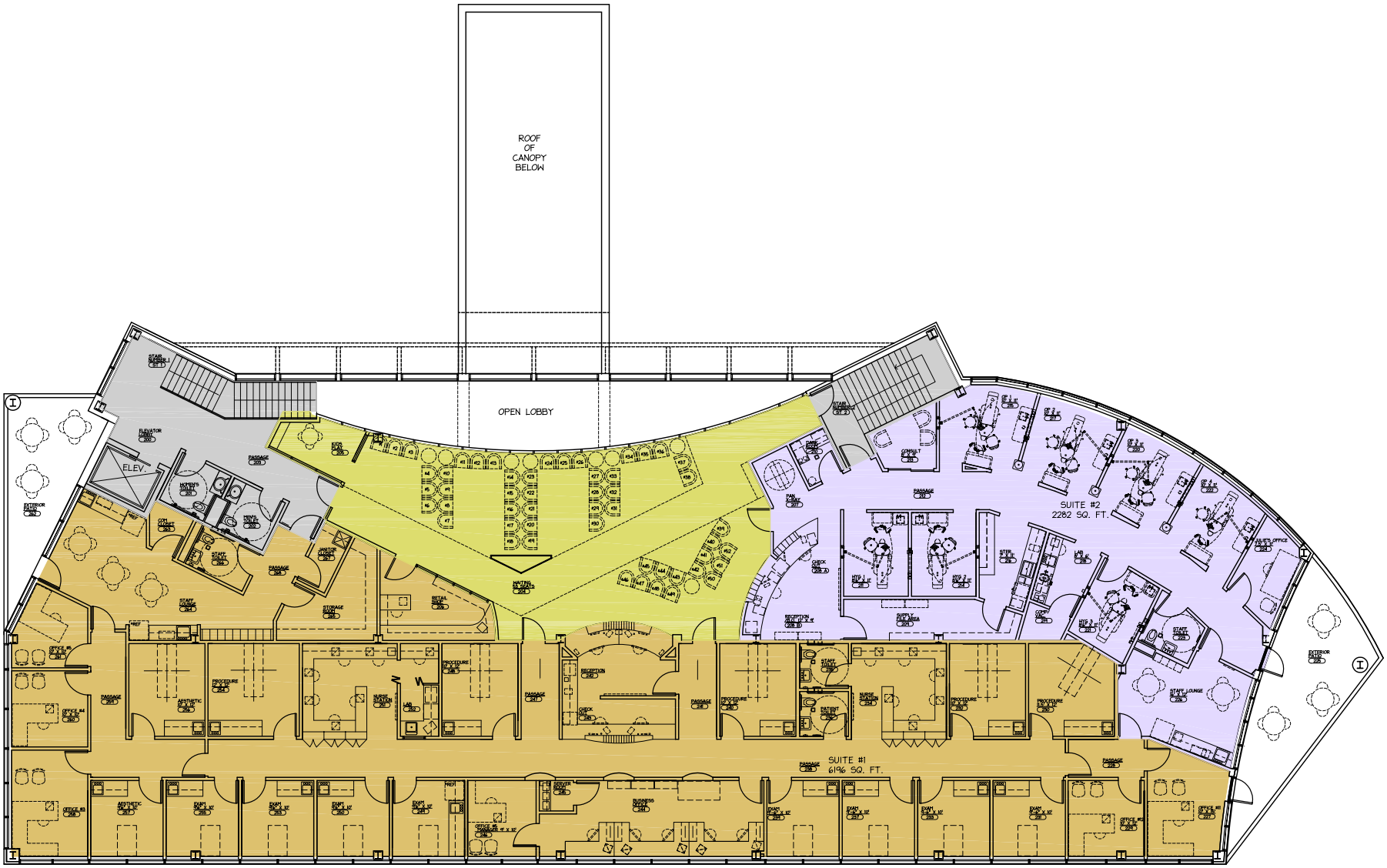
North View



1 GROUND FLOOR PLAN

Scale: N.T.S.

06-01-07



1 SECOND FLOOR PLAN

Scale: N.T.S. 06-01-07

FEELER SCHEER ARCHITECTS LLC
ARCHITECTURE
PLANNING
LAB PLANNING
HEALTHCARE
INTERIORS

CITY OF CHESTERFIELD

DESIGN GUIDELINES

Chapter One / Site Layout

A. Physical Features

1. Design site improvements to minimize changes to existing topography.

2. Utilize topography for screening, buffering and transition and uses and developments.

3. Retain natural site amenities. Preserve creeks, views, trees natural ground forms and similar features unique to the site and incorporate into developmental proposals.

4. Retain the natural slope and topography. Avoid massive grading to create flat building "pads". Avoid abrupt or unnatural appearing grading design. Blend grading with the contours of adjacent properties. Round proposed cut and fill slopes, both horizontally and vertically.

5. Minimize the height and length of retaining walls and screen with appropriate landscaping. Retaining walls shall incorporate design elements of other architectural or natural features of the project. Use terracing as an alternative t5o tall or prominent retaining walls, particularly in highly visible areas on hillsides. Use masonry or textured concrete walls rather then wood retaining walls.

Building is forced to take shape around site requirements.
Building is set to utilize the topography
All natural site amenities are to remain
Massive grading is avoided in the building location
No retaining walls to be used.

B. Vegetation

1. Preserve existing vegetation. Minimize tree removal and changes in topography; maintain the natural environment.

2. Incorporate landscaping into building design.

No trees to be removed and vegetation to remain natural.

Will comply

C. Site relationships of Design

1. Size, design, and orient buildings to be in concert with the existing terrain, existing buildings, and the surrounding area. Design outdoor spaces to recognize and incorporate views, climate, solar angles, and the nature of outdoor activities that could occur in conjunction with the project.

2. Design of buildings shall not impair or interfere with the development or enjoyment of other properties within the area. Through site planning and design, projects proposed adjacent to dissimilar land uses shall carefully address undesirable impacts on existing uses. These impacts may include traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control and security concerns.

3. Unattractive project elements such as delivery zones, storage areas, trash enclosures, transformers, generators and similar features shall be sited in areas which are generally not visible to the public or must also be screened from view.

4. Sites shall be designed to accomplish and transition from the streetscape while providing adequate planting and safe pedestrian movement. Generous yard areas in excess of setback requirements are encouraged to provide for interesting relationships between buildings.

5. Include public plazas, courtyards, landscaping, public art and similar amenities or public art and similar amenities or public assembly areas that are accessible and visible from the street.

6. Phased projects shall have design continuity with the total project.

Building will match surrounding area and existing buildings with scale & materials. Out door patios & design to express the building at each end.

Will comply
All Delivery zones, Storage, Trash enclosures, and Generators will be located in a non visible location and

Pedestrian sidewalks for safe pedestrian movement and landscaping in relationship to the building will be provided.

A public plaza / art will be provided at the street corner

NO phasing

D. Pedestrian and Vehicular Circulation

1. Circulation patterns shall be safe, obvious and simple. All likely pedestrian routes shall be considered in the design phase in order to eliminate "short cuts" which damage landscape areas.

2. Decorative elements (e.g., Fences, walls, etc.), wall extensions, plantings or topographic features shall be utilized to screen parking and loading areas.

3. Access, general circulation, separation of pedestrian and vehicular traffic, and design of parking areas shall be safe and convenient, while not detracting from the design of the building and adjacent properties. Circulation systems shall be designed to avoid conflicts between vehicular, bicycle and pedestrian traffic. Pedestrian circulation shall take precedence over vehicular circulation. Where pedestrian circulation crosses vehicular routes, materials, textures or colors shall be provided to emphasize the conflict point and improve its visibility and safety.

4. Pedestrian linkages between uses in commercial developments shall be emphasized. Distinct pedestrian access from parking areas in large commercial developments, such as shopping centers is necessary.

5. Provisions shall be made for all types of transportation.

6. Bicycle parking shall be in highly visible locations and shall be lockable. And internal bike circulation system is encouraged for large developments located on a city bikeway.

7. Shared driveways, which safely provide vehicular access to more than one site, are encouraged

8. The visual impact and presence of parking shall be minimized through the placement of parking areas to the rear and side of the property rather than along street frontages. Parking areas may be considered in the front of the site in certain retail areas, such as neighborhood shopping centers, provided appropriate landscaping and setbacks are incorporated into the parking design. Underground parking and the screening of parking areas from views both interior and exterior to the site are encouraged.

9. There shall be landscaped separation of parking areas and buildings to create a visual landscaped foreground for buildings.

Circulation patterns shall be simple

Wall extensions and planters or topographic features shall be used to screen parking and loading areas.

Aggregate side walk to be used along building, and pedestrian / vehicle crossings (covered canopy).

N/A

Will Comply

Will Comply

Future connection to another site (see site plan).

Location of building for visibility and drive – no rear parking available because of site set back and curb cut location.

Will Comply

E. Pedestrian Orientation

1. High quality, pedestrian scale and walk-able areas are the objective. Site and building design shall address pedestrian needs and develop creative approaches to improving pedestrian interest, access and enjoyment.

2. Continuous pedestrian activity shall not be interrupted. Spatial gaps created in the street wall by parking or other non-pedestrian open spaces, such as covered walkways, courtyards and plazas, are encouraged, as well as the development of open and attractive passageways between buildings and blocks.

3. Blank walls and other "dead" or dull spaces at the street level shall be avoided. Pedestrian open spaces, such as covered walkways, courtyards and plazas, are encouraged, as well as the development of open and attractive passageways between buildings and blocks.

4. Visually interesting activities shall be maintained and or established to engage pedestrian interest. Outdoor seating and dining areas that faces onto the street are encouraged

Pedestrian scale created with scaled elements thru out site.

Pedestrian activity wall be continuous

Will provide open spaces, walk ways, & courtyards

Outdoor seating will be provided in covered patios, and benches along side walks

Will Comply

Will Comply

I. ALL STRUCTURES

A. General Architectural Guidelines

1. Boxy, unadorned, under-articulated and lineal buildings shall be avoided. Development should create high-quality, interesting, and compatible building environments.

The Chesterfield Medical Institute MOB building is a highly articulated covered steel and glass structure that fits in with the surrounding buildings

B. Scale

1. Scale relationship shall be carefully considered. Buildings should be of a scale compatible with neighboring development. Transitions should be provided where a change of scale is necessary or appropriate.

2. All building designs should achieve a sense of human scale. Wall insets, offsets, balconies and window projections, etc. are examples of building elements that may help reduce the scale of larger buildings.

3. Coordinate the actual and apparent height of adjacent structures. This is especially applicable where buildings are located very close to each other. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses and other horizontal elements in a pattern that compliments the same elements on neighboring buildings.

The scale of the Chesterfield Medical Institute MOB is the same or near scale of the surrounding buildings.

The design is broken up with multiple balconies with small projection in the accent stair towers

The two story structure has similar brick and glass that match its surroundings

C. Design

1. Diversity of quality architectural design shall be encouraged.

2. Linear, repetitive streetscape appearance of building facades shall be avoided. Variations (depth) between the front elevations and the use of landscaping elements shall be provided.

3. Buildings that are stylized in an attempt to use the building itself as advertising shall be discouraged, particularly where the propped architecture is the result of a "corporate" or franchise style.

4. Ordinance-required elements, such as parapet walls or screen walls shall be treated as an integral part of the architecture. These elements shall not visually weaken the design or look applied.

5. All elevations shall receive comparable design consideration as the primary elevation.

6. Harmony and continuity of design shall be achieved in the exterior building design; Features on all elevations shall be coordinated with regard to color, types of materials, number of materials, architectural form and detailing.

7. All rooftop equipment shall be screened.

8. Building entries should afford protection from the elements and should create a sense of entry for the structure. Entry recesses, roof overhangs, wall fins, projecting canopies or other similar features are suggested.

9. All designs should be responsive to energy conservation consideration.

10. Each phase of a phased development should attain visual continuity. Temporary barriers/walls should be painted and trimmed to complement the permanent construction.

The Chesterfield Medical Institute has various flowing lines mixed with both curves and linear along with glass and steel components.

Elevations have the same considerations for design with same materials wrapping the building for flow.

The rooftop units will be screened with the accent stair blocking them from view.

The front entry has a covered entry along with a steel tubing structure to help keep people out of the elements.

With the window louvers on the southern exposure and a modern mechanical system to help conserve energy.

D. Relation to Adjacent Development

1. New development should respect and/or improve the rhythm (horizontal and vertical patterns expressed by architectural features) established by adjacent buildings and development.

2. Architectural design shall be compatible with the developing character of the neighboring area. Design compatibility includes complimentary building style, form, size color and materials.

3. Multiple buildings on the same site shall be designed to create a cohesive visual relationship between the buildings.

4. Building color should be compatible with the neighborhood and should reinforce the visual character of the environment of the proposed buildings. The color should not be such that the building is competing for attention. Building color s should be subdued and not garish, and should not, in any way, constitute "singing" of the building or site. Integral coloring of concrete, stucco and similar materials is encouraged. Differentiations of color should relate to material and/or plane differentiation except as used in "super graphics."

5. Commercial and residential buildings shall be sited to provide functional, livable, outdoor and pubic spaces that enhance the use of the building and the neighboring buildings or properties.

The brick is to match the surrounding environment along with the glass and steel.

The two story structure matches its surroundings with the layout appearance and flow.

Building color is to blend in with the adjacent building complex but still have its own character and visual interest.

There is a large entrance lobby for a functional open flow – the balconies on both sides open the second floor up and bring the outside in, as well as the green space around the building.

E. Materials/Colors

1. Materials should have good architectural character, be durable, and be selected for compatibility with adjoining buildings and properties. (Highly reflective materials are discouraged.)

2. Material or color changes should occur at a change of plane. Material or color changes at the outside corners of structures that give the impression of "thinness" and artificiality of the material are discouraged. Inconsistent adornment and frequent changes in material should be avoided.

3. Architectural consistency of colors. Materials and detailing shall be provided between all building elevations. False or decorative façade treatments, where one or more unrelated materials are placed upon the building, should be avoided. All elevations need not look alike; however, a sense of overall architectural continuity shall occur.

4. Driveways shall be constructed with a visually contrasting paving surface such as bomanite, stamped/colored concrete, and pavers, etc. when a large portion of the front elevation is devoted to driveways and walkways.

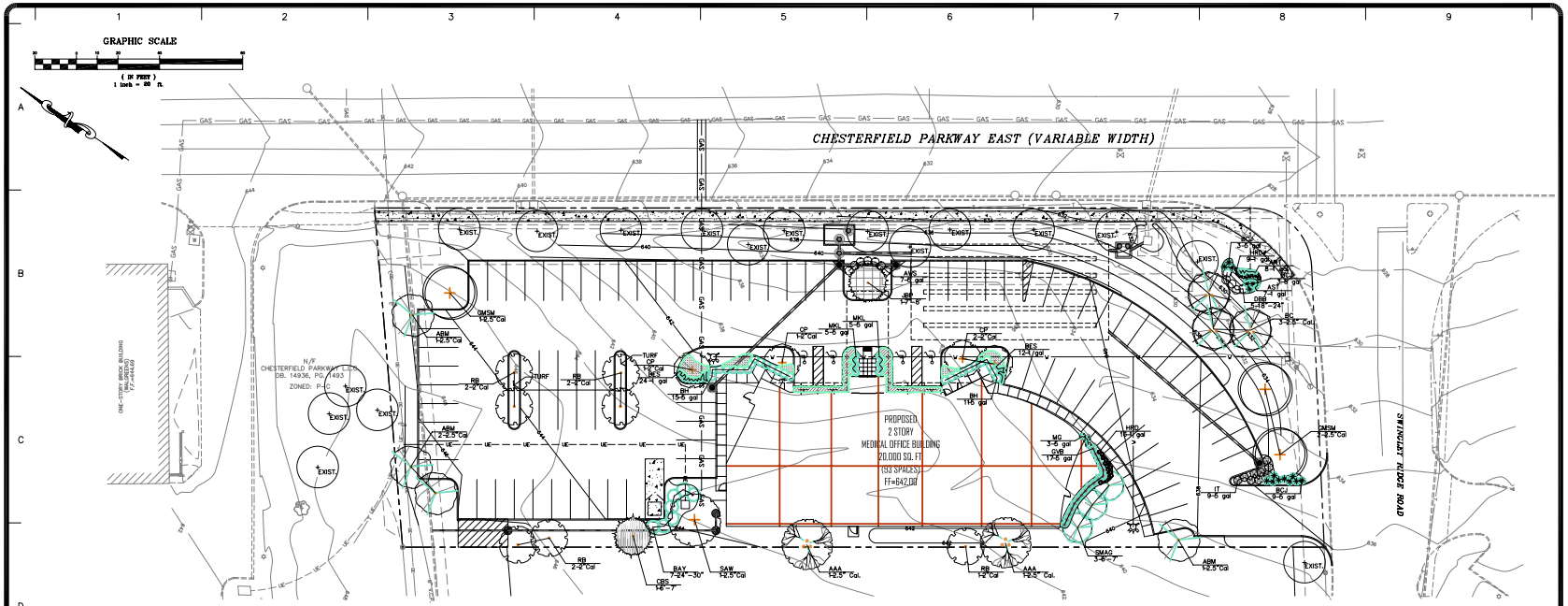
5. Details of soffits and other architectural elements, visible to the public shall be finished in a material compatible with other exterior materials.

The materials are to match the surroundings with similar brick and glass, aluminum, brushed steel and cast steel accents.

All materials wrap the building for a consistent flow.

Front entry to a different paving material for a contrasting appearance.

All soffits, under balconies and etc. to have finished material to match the rest of the building.



NOTES:

1.) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.

2.) The landscape contractor shall be responsible for any coordination with other site work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.

3.) 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).

4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.

5.) All mulch to be shredded bark mulch at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.

6.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately upon decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.

7.) The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.

8.) All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant perennials to within 18" of trunk of trees or shrubs planted within the area.

9.) 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.

10.) All turf areas shall be sod or seeded with a mixture of Kentucky bluegrass (30lb per acre) and bluegrass (15lb 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 grass more than one square foot per any 50 square feet shall be replaced.

11.) 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 material will be accepted without written approval from landscape architect.

12.) Siltation controls may be required to prevent run-off. Straw bales placed, grid-12"-wide and shall be used, anchored with no less than two 2/8" X 24" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.

13.) The minimum setback is 10'-0" from an existing or proposed right of way.

14.) A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.

15.) 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.

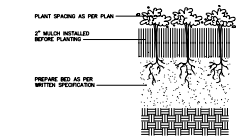
16.) Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.

SITE INFORMATION:

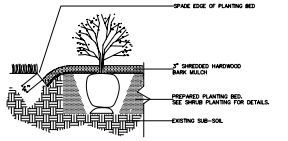
1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOC. CONSULTING ENGINEERS, INC.
2. PARKING PROVIDED:
   STANDARD 9'x19' = 88 SPACES
   HANDICAP = 4 SPACES
   TOTAL = 92 SPACES
3. AREA CALCULATIONS:
   BUILDING AREA: 10,000 S.F. = 13.8%
   PAVEMENT AREA: 32,149 S.F. = 44.3%
   OPEN SPACE: 30,422 S.F. = 41.9%
   SITE AREA: 72,571 S.F. = 100%

PLANT SCHEDULE:

TREES	QTY	COMMON	BOTANICAL	SIZE	EVERGREEN/DECIDUOUS	MATURE SIZE
ABM	4	Autumn Blaze Maple	Acer freemanii 'Jeffersred'	2.5"Cal	DECIDUOUS	45' +
GMSM	3	Green Mountain Sugar Maple	Acer saccharum 'Green Mountain'	2.5"Cal	DECIDUOUS	45' +
AAA	2	Autumn Applause Ash	Fraxinus americana 'Autumn Applause'	2.5" Cal.	DECIDUOUS	45' +
SAW	1	Sawtooth Oak	Quercus acutissima	2.5"Cal	DECIDUOUS	45' +
BC	3	Bald Cypress	Taxodium distichum	2.5" Cal.	DECIDUOUS	45' +
EVERGREEN TREES	**QTY**	**COMMON**	**BOTANICAL**	**SIZE**	**EVERGREEN/DECIDUOUS**	**MATURE SIZE**
CBS	1	Colorado Blue Spruce	Picea pungens	6'-7'	EVERGREEN	45' +
JBP	1	Japanese Black Pine	Pinus thunbergiana	7'-8'	EVERGREEN	45' +
FLOWERING TREES	**QTY**	**COMMON**	**BOTANICAL**	**SIZE**	**EVERGREEN/DECIDUOUS**	**MATURE SIZE**
RB	7	Redbud	Cercis canadensis	2"Cal	DECIDUOUS	25'-30'
SMAG	3	Saucer Magnolia	Magnolia soulangiana	6'-7'	DECIDUOUS	20'-30'
CP	4	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	2"Cal	DECIDUOUS	15'-25'
SHRUBS	**QTY**	**COMMON**	**BOTANICAL**	**SIZE**	**EVERGREEN/DECIDUOUS**	
GVB	17	Green Velvet Boxwood	Buxus 'Green Velvet'	5 gal	DECIDUOUS	
DBB	5	Compact Burning Bush	Euonymus alatus 'Compactus'	18"-24"	EVERGREEN	
BH	26	Blue Holly	Ilex meserveae 'Blue Princess/Prince' TM	5 gal	DECIDUOUS	
IT	9	Henry's Garnet Itea	Itea virginica 'Henry's Garnet'	5 gal	EVERGREEN	
BCJ	15	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal	EVERGREEN	
BAY	7	Northern Bayberry	Myrica pensylvancia	24"-30"	DECIDUOUS	
AWS	7	Anthony Waterer Spirea	Spiraea bumalda 'Anthony Waterer'	5 gal	DECIDUOUS	
MKL	10	Miss Kim Lilac	Syringa patula 'Miss Kim'	5 gal	DECIDUOUS	
ANNUALS/PERENNIALS	**QTY**	**COMMON**	**BOTANICAL**	**SIZE**	**EVERGREEN/DECIDUOUS**	
ART	8	Silver Mound Artemisia	Artemisia schmidtiana 'Silver Mound'	1 gal	DECIDUOUS	
AST	7	Purple Dome Aster	Aster novae-angliae 'Purple Dome'	1 gal	DECIDUOUS	
HRD	25	Happy Returns Daylily	Hemerocallis hybrid 'Happy Returns'	1 gal	DECIDUOUS	
BES	36	Goldsturm Black-eyed Susan	Rudbeckia fulgida 'Goldsturm'	1 gal	DECIDUOUS	
GRASSES	**QTY**	**COMMON**	**BOTANICAL**	**SIZE**	**EVERGREEN/DECIDUOUS**	
MG	3	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gal	EVERGREEN	
GROUND COVERS	**QTY**	**COMMON**	**BOTANICAL**	**SIZE**	**EVERGREEN/DECIDUOUS**	
PWC	288	Purpleleaf Winter Creeper	Euonymus fortunei coloratus	2.25" Pot @ 12" oc	DECIDUOUS	
ANN	288	Mixed Annuals	Min. of Five Varieties	2.25" Pot @ 12" oc		



PERENNIAL / ANNUAL PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
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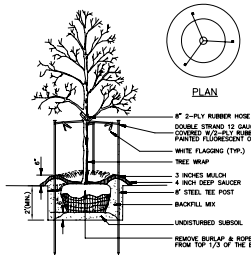

DECIDUOUS TREE PLANTING
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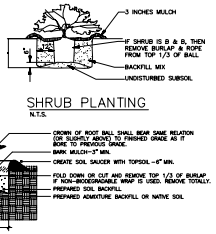

SHRUB PLANTING
N.T.S.

EVERGREEN TREE PLANTING
N.T.S.

REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4083

PLANTING PLAN FOR THE PROPOSED
Chesterfield Medical Institute
CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RWM
DATE	4/30/07
SCALE	1"=20'-0"
JOB No.	2007-144
SHEET	L-1
OF	ONE SHEET

BILL NO. 2496 ORDINANCE NO. 2319

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 1229 and ST. LOUIS COUNTY ORDINANCE NUMBERS 12,959 AND 9523 AND INCORPORATING THOSE CONDITIONS THEREIN INTO THE REVISED ATTACHMENT A FOR A 26.3 ACRE TRACT OF LAND ZONED "C8" PLANNED COMMERCIAL LOCATED AT THE NORTHWEST QUADRANT OF SWINGLEY RIDGE ROAD AND CHESTERFIELD PARKWAY EAST. (Herman Stemme Office Park)

WHEREAS, the petitioner, Michael Doster., has requested an ordinance amendment to allow for an amendment to the medical office use for Lot 2C-2B; and,

WHEREAS, the request was considered by the City of Chesterfield Planning Commission and upon review, the petition went forward with no recommendation; and,

WHEREAS, the City Council upon review of said request, recommended approval with an amendment to the structure setbacks, parking setbacks, sidewalk requirement, and site development section plan criteria.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Ordinance Number 1229 and St. Louis County Ordinance Numbers 12,959 and 9523 is hereby repealed and those conditions therein are incorporated into this Attachment A, which is attached hereto and made a part hereof for Herman Stemme Office Park.

LEGAL DESCRIPTION

A tract of land being part of "Herman Stemme Office Park" as recorded in Plat Book 198, Pages 20 and 21, in the St. Louis County Records in U.S. Surveys 415, 2002 and Fractional Section 10 and a tract of land in Fractional Section 10, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the Northeast corner of U.S. Survey 2002; thence Southwardly along the East line of said U.S. Survey 2002, South 00 degrees 42 minutes 46 seconds East 143.84 feet to a point in the North line of Conway Road, 40 feet wide; thence Westwardly along said North line of Conway Road, 40 feet wide, North 71 degrees 40 minutes 46 seconds West 288.25 feet to a point in the North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40) of varying widths; thence Westwardly along the said North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40), North 57 degrees 40 minutes 15 seconds West 410.78 feet and North 31 degrees 13 minutes 41 seconds West 62.48 feet to a point in the Southeast line of Olive Street Road relocation of varying widths; thence along said Southeast line of Olive Street Road, the following courses and distances: North 37 degrees 47 minutes 56 seconds East 381.05 feet, North 23 degrees 06 minutes 11

seconds East 284.72 feet, North 37 degrees 22 minutes 17 seconds East 144.07 feet, North 39 degrees 16 minutes 08 seconds East 65.69 feet and North 40 degrees 39 minutes 41 seconds East 153.49 feet to the North line of Lot 2 of said "Herman Stemme Office Park"; thence Eastwardly along the North and East lines of said Lot 2 the following courses and distances: South 54 degrees 18 minutes 17 seconds East 255.44 feet, North 51 degrees 20 minutes 16 seconds East 146.17 feet, South 33 degrees 54 minutes 44 seconds East 332.50 feet, North 51 degrees 20 minutes 16 seconds East 230.89 feet to a point in the Southwest line of Chesterfield Parkway (formerly Schoettler Road); thence Southeastwardly along said Southwest line of Chesterfield Parkway (formerly Schoettler Road), South 33 degrees 54 minutes 44 seconds East 543.50 feet to the South line of Swingley Ridge Road, varying width; thence Westwardly along said South line of Swingley Ridge Road, varying width, along a curve to the left, whose radius point bears South 56 degrees 05 minutes 16 seconds West 29.50 feet from the last mentioned point, a distance of 44.91 feet; thence South 58 degrees 51 minutes 10 seconds West 88.13 feet to a point; thence along a curve to the left, whose radius point bears North 31 degrees 08 minutes 50 seconds West 780.91 feet from the last mentioned point, a distance of 78.21 feet to the Northeast corner of Adjusted Lot 3B of the "Boundary Adjustment Plat of Lot 3B and 3C of Herman Stemme Office Park" as recorded in Plat Book 289 page 29; thence Southwardly along the East line of said Adjusted Lot 3B, South 22 degrees 45 minutes 58 seconds East 270.83 feet, South 67 degrees 14 minutes 02 seconds West 140.00 feet and South 00 degrees 24 minutes 35 seconds West 41.41 feet to the South line of said "Herman Stemme Office Park"; thence Westwardly along said South line South 89 degrees 35 minutes 28 seconds West 704.98 feet to the point of beginning and containing 25.93 acres according to calculations by Volz Inc. during August 2006.

Parcel Two

A tract of land being Lot 4 of "Herman Stemme Office Park" as recorded in Plat Book 198, Pages 20 and 21 in the St. Louis County Records, in U.S. Survey 2002 and Fractional Section 10, Township 45 North - Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of the East line of said U.S. Survey 2002 with the North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40) of varying widths; thence Westwardly along the said North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40), North 71 degrees 10 minutes 00 seconds West 82.82 feet and North 57 degrees 40 minutes 15 seconds West 68.56 feet to a point on the South line of Conway Road, 40 feet wide; thence Eastwardly along the said South line of Conway Road, 40 feet wide, South 71 degrees 40 minutes 46 seconds East 143.36 feet, South 75 degrees 58 minutes 00 seconds East 431.19 feet and South 81 degrees 11 minutes 00 seconds East 6.09 feet to a point; thence South 05 degrees 42 minutes 09 seconds East 59.83 feet to a point in the aforesaid North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40); thence Westwardly along said North line of Missouri Interstate Highway 64 (formerly Missouri State Highway 40), North 71 degrees 10 minutes 00 seconds West 454.38 feet to the point of beginning and containing 0.414 acres according to calculations by Volz, Inc. on January 2, 1997.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council, which are set out in the Attachment "A", which is attached hereto and, made a part of.

Section 3. The City Council, pursuant to the request filed by Michael Doster, is requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 6th day of November, 2006.

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: _____

ATTACHMENT A

In keeping with the following Comprehensive Plan policies, these conditions have been developed:

- 1.8 Urban Core
- 3.7.5 Chesterfield Village
- 7.2.9 Access Management

For purposes of review, be advised that LOT 2C-2B of Herman Stemme Office Park has separate review criteria.

THE FOLLOWING SECTIONS PERTAIN TO ALL OF HERMAN STEMME OFFICE PARK EXCEPT FOR LOT 2C-2B.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "C8 Planned Commercial District shall be:

   a. One hotel/motel not in excess of 350 guest rooms and not in excess of six (6) floors in height; in lieu thereof, one (1) office building not in excess of 120,000 gross square feet, and not in excess of six (6) floors in height to include a drive-in banking facility. Said office building shall not contain retail uses or a restaurant (except for an employee cafeteria).

   b. One free-standing restaurant not to exceed 10,300 square feet, or a carwash with gas pumping facilities; and

   c. A maximum of 338,000 gross square feet of office space (not including the above permitted six-story office building) to be contained in not more than nine (9) office building, none of which shall individually contain in excess of 50,000 gross square feet.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. HEIGHT

a. No building fronting Schoettler Road (now known as Chesterfield Parkway East) shall exceed two (2) stories in height, and no other building on the site shall exceed three (3) stories, except the hotel/motel which shall not exceed six (6) stories in height.

C. SETBACKS

1. STRUCTURE SETBACKS
No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. Fifty (50) feet from the right-of-way Schoettler Road (now known as Chesterfield Parkway East).

b. Twenty five (25) feet from the right-of-way of Olive Boulevard.

c. Fifty (50) feet of the southern property line west of the proposed Conway Road Extension.

d. Thirty (30) feet from the southern property line west of the proposed Conway Road Extension.

e. However, no building shall be located within fifty (50) feet of any property line adjoining developed "R" Residence District zoned property.

2. PARKING SETBACKS

No parking stall, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

a. Twenty five (25) feet from the right-of-way of Schoettler Road.

b. Twenty (20) feet from the right-of-way of Olive Boulevard.

c. Fifteen (15) feet from all other property lines, including these property lines adjoining undeveloped and developed "R" District zoned property.

D. PARKING AND LOADING REQUIREMENTS

1. Off-street parking spaces shall be provided at not less than the following requirements:

   a. Three and one-third (3-1/3) parking spaces per 1,000 gross square feet of floor area for each office building.

   b. One-third (1/3) parking spaces per seat plus two-thirds (2/3) parking space per employee on the maximum shift for the free-standing restaurant.

   c. One (1) parking area per guest room in the hotel/motel plus one-third (1/3) parking space per every two (2) seats and two-thirds (2/3) parking space per every two (2) employees on the maximum shift for the restaurant within the hotel/motel structure.

2. Off-street loading requirements for office buildings shall be provided according to the following ratio:

   a. One (1) space for each building containing from 5,000 gross square feet to 24,000 gross square feet of floor area.

   b. Two (2) spaces for each building containing from 24,000 gross square feet to 60,000 gross square feet of floor area.

3. Construction Parking

   a. The petitioner shall be required to provide temporary off-street parking for construction employees. Parking on non-paved surfaces shall be prohibited.

E. LANDSCAPE AND TREE REQUIREMENTS

1. A landscape buffer shall be provided along a twenty-five (25) foot strip of land adjoining the new right-of-way of Schoettler Road. (now known as Chesterfield Parkway East.) This buffer shall contain a combination of deciduous and evergreen trees and an earth berm, in order to buffer the adjoining parcels of land, as approved by the Planning Commission. In addition, setbacks along all other property lines, as well as individual lots, shall be landscape as deemed necessary by the Planning Commission.

2. The Petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of all landscaping as

required on the Final Development Plan. Said bond or escrow shall be based on estimated costs determined by a plant nursery for such improvements and approved by the Department of Planning.

F. SIGN REQUIREMENTS

1. Sign regulations shall be in accord with Section 1003.168 of the City of Chesterfield Zoning Ordinance and applying to "C-6" District, except there shall be no more than one (1) free-standing business sign for each lot.

G. LIGHT REQUIREMENTS

1. No on-site light standards shall exceed twenty (20) feet in height and shall be so situated and constructed so that no light is cast directly on adjoining properties or public right-of-way.

H. ACCESS/ACCESS MANAGEMENT

1. Access to the site shall be through one (1) primary entrance onto Olive Boulevard at a point approved by the Missouri State Highway Department and a secondary access onto Schoettler Road (now known as Chesterfield Parkway East) at a location approved by the Planning Commission. In addition, access shall be provided by an extension of Conway Road from its present terminus, northward into the subject site. The only other entrance into this property shall be a driveway access onto Olive Boulevard for the sole use of the car wash/gas pumping facility. At such time when left turns are prohibited in and out of the car wash/gas pumping facility to and from Olive Boulevard, an access shall be provided through the office park site to accommodate those automobiles traveling southbound on Olive Boulevard.

I. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Conway Road will be extended from its present terminus northwardly, past its intersection with the internal street running east and west between Olive Boulevard and Schoettler Road (now known as Chesterfield Parkway East). The portion of Conway Road within the proposed development shall be improved full width to sixty (60) foot right-of-way and twenty-four (24) foot pavement, or if developer improves said extension of Conway Road with curbs and gutters, the right-of-way may be reduced to thirty-one (31) feet, plus (10) foot easements on both sides for roadway maintenance, sidewalk and utility uses.

2. Schoettler Road (now known as Chesterfield Parkway East) shall be improved to one-half of a sixty (60) foot right-of-way and a thirty-eight (38) foot pavement. Additional right-of-way and pavement width required to establish left turn facilities on Schoettler Road (now known as Chesterfield Parkway East) located to serve the street access to the development shall be provided. A sidewalk shall be constructed along Schoettler Road (now known as Chesterfield Parkway East).

3. Roadway improvements must conform to Missouri State Highway Department comments concerning a number of roadway geometrics which may be required to conform to the Master (Road) Plan for the City of Chesterfield.

J. MISCELLANEOUS

1. Provide verification to the Department of Planning of a preliminary plan approved by the Department of Public Works, indicating adequate handling of differential runoff due to proposed impervious areas by use of reservoir or ponding on the site.

2. Submit verification of approval by the St. Louis County Departments of Highways and Traffic and/or City of Chesterfield of location of all curb cuts.

3. Record a copy of the approved permit and legal description for the tract covered by said permit.

4. Comply with all applicable provisions of the Chesterfield Subdivision Ordinance as necessary to ensure adequate access and establishment of a legal lot.

5. Submit to the Department of Community Health and Medical Care, plans for the proposed restaurant facility.

6. Record the final development section plan with St. Louis County Recorder of Deeds Office.

7. The transfer of ownership or lease of property shall include in the transfer or lease agreement, a provision that the purchaser or lessee agrees to be bound by the conditions herein set forth, and included in the approved development plan for the property. A copy of all herein attached conditions shall be furnished by the owner or petitioner to the operator(s), owner(s), or manager(s), including successive operator(s), owner(s), or manager(s), who shall forward the Zoning Enforcement Officer an acknowledgement that he or she has read and understood each of these conditions and agrees to comply therewith.

II. COMMENCEMENT OF CONSTRUCTION

A. Within twelve (12) months of the date of approval of the first Final Development Section Plan by the Planning Commission, construction shall commence. Said time limit may be extended on approval by the Planning Commission.

III. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

A. Within twelve (12) months of the date of the approval of the preliminary development plan by the St. Louis County Council, and prior to any site preparation, the petitioner shall submit to the Planning Commission a Final Development Concept plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to, and approval by, the Planning Commission. Said plan shall include, but not be limited to, the following:

1. The conceptual location and size of all proposed building structures, including major retaining walls, and use of each building.

2. Project road rights-of-way and estimated street grades.

3. Approximate curb cut locations on peripheral and primary internal roads.

4. Parking and building setbacks along all roadways and property lines, including required landscape buffering strips adjoining residential properties and along Schoettler Road.

5. Major utility easements.

6. Parking ratio for all land use types and the conceptual location and size of all parking areas.

7. Indication of all sidewalks, major internal landscape areas, and common area, if proposed.

8. Location and size of all project identification signs.

9. Indication of maximum total site coverage by buildings.

10. Maximum gross square footage and maximum height of all proposed buildings.

B. Within twelve (12) months of the date of approval of the Final Development Concept Plan, and after this Concept Plan has been recorded with the St. Louis County Recorder of Deeds Office, the petitioner shall submit to the Planning Commission for its review and approval, the first Final Development Section Plan. Where due cause is shown by the petitioner, this time interval may be extended through appeal to, and approval by, the Planning Commission. Said Final Development Section Plan shall include, but not be limited to, the following:

1. The location and size of all proposed structures and development phasing on the same parcel, if anticipated.

2. Existing and proposed contours at two (2) foot intervals.

3. Location and size of all parking areas.

4. Roadways and driveways on and adjacent to the property in question.

5. The design, location and size of all proposed free-standing signs, lighting, fences, and trash areas.

6. A landscape plan, including, but not limited to, the location, size and type of all plan and other material to be used. All new deciduous trees shall be a minimum of two and one-half (2 ½) inch caliper. All new evergreen trees shall be a minimum of four (4) feet in height and all shrubs shall have a minimum diameter of eighteen (18) inches.

7. The use of all proposed structures.

IV. GRADING AND IMPROVEMENT PLAN REQUIREMENTS

A. If development phasing is anticipated, the petitioner shall furnish a bond or place into a three (3) year City approved escrow, the monies necessary to ensure the construction of improvements as necessary to each phase of development within this complex.

V. TRUST FUND CONTRIBUTION

A. The Petitioner shall deposit in a trust fund to be held by the St. Louis County Treasurer, funds necessary to help defray the cost for engineering, right-of-way acquisition, construction of a roadway bridge, and interchange at U.s. Highway 40, as shown on the recorded Final Development Plan for Chesterfield Village. The amount of petitioner's contribution to this fund will be computed on the basis of $0.128 for each gross square foot of office floor space, and $0.699 for each gross square foot of all other commercial floor space. Said amount of this required contribution shall escalate at the rate of five (5) percent per year, effective the first day of each calendar year thereafter.

VI. RECORDING

A. Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. Provide verification to the Department of Planning of a plan approved by the Chesterfield Department of Public works, indicating adequate provision of sanitary services.

B. Provide verification to the Department of Planning of a plan approved by the St. Louis County Department of Highways and Traffic or Department of Public Works, indicating adequate handling of storm water runoff of the subject property at abutting roadways.

VIII. VERIFICATION PRIOR TO OCCUPANCY PERMITS

A. Prior to issuance of any occupancy permit, all required road improvements and right-of-way dedication shall be completed.

IX. GENERAL DEVELOPMENT CONDITIONS

A. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, a fast germinating annual such as rye grasses and sudan grasses shall be utilized to retard erosions.

X. ENFORCEMENT

A. The above conditions of the "C-8" Planned Commercial District shall be enforced in compliance with the Final Development Plan approved by the St. Louis County Planning Commission.

B. In addition to the conditions herein imposed, this Planned Commercial District shall be subject to all applicable provisions of the Chesterfield Zoning and Subdivision Ordinances. The Zoning Inspector of the City of Chesterfield shall be charged with the duty of enforced the conditions of this permit.

THE FOLLOWING SECTIONS PERTAIN TO LOT 2C-2B OF HERMAN STEMME OFFICE PARK ONLY.

In keeping with the following Comprehensive Plan policies, these conditions have been developed:

- 1.4 Quality New Development
- 1.8 Urban Core
- 3.7.5 Chesterfield Village
- 7.2.9 Access Management
- 4.3 Low Density Office Development

I. SPECIFIC CRITERIA

A. **Information to be shown on the Site Development Concept Plan shall adhere to conditions specified under General Criteria-Concept Plan. Site Development Plans and Site Development Section Plans shall adhere to specific design criteria.**

B. **Definitions**

1. **A Site Development Concept Plan is a conceptual plan for development in a planned district being done in phases.**

2. **A Site Development Section Plan is a plan for development for sections of the overall concept plan.**

3. **A Site Development Plan is a plan for development in planned districts that is being done in one phase.**

C. PERMITTED USES

1. The uses allowed in this "C8" Planned Commercial District shall be:

a. Medical office

D. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

2. FLOOR AREA

Total building floor area shall not exceed 20,000 square feet.

3. HEIGHT

a. The maximum height of the building, exclusive of roof screening, shall not exceed seventy (70) feet.

4. BUILDING REQUIREMENTS

a. Openspace: Openspace includes all areas excluding the building or areas for vehicular circulation

A minimum of 40% openspace is required for this development.

b. Floor Area Ratio: F.A.R. is the gross floor area of all buildings on a lot divided by the total lot area. This square footage does not include any structured or surface parking. Planning Commission may request two (2) calculations: one (1) calculation for those areas above grade and another that includes building area below grade.

This development shall have a maximum Floor Area Ratio (F.A.R.) of .55.

E. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. Sixty (60) feet from the right-of-way of Chesterfield Parkway East.

b. One hundred and sixty five (165) feet from the northwest boundary of the "C-8" Planned Commercial District.

c. One hundred (100) feet from the right-of-way of Swingley Ridge Road.

d. Ten (10) feet from the southwest boundary of Lot 2C-2B.

e. The setback for the canopy shall be seventy five (75) feet from the right-of-way of Swingley Ridge Road and fifty (50) feet from Chesterfield Parkway East.

2. PARKING SETBACKS

No parking stall, internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

a. Twenty five (25) feet from the right-of-way of Chesterfield Parkway East.

b. Thirty-five (35) feet from the northwest boundary of the "C-8" Planned Commercial District.

c. Twenty five (25) feet from the right-of-way of Swingley Ridge Road.

d. Zero (0) feet from the northwest boundary of the "C-8" Planned Commercial District, due to the extensive greenspace on the adjoining lot.

3. LOADING SPACE SETBACKS

No loading space will be located within the following setbacks:

a. Ten (10) feet from the western boundary of Lot 2C-2B.

F. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

a. The streets surrounding 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 debris at all times.

b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

c. Construction parking shall not be permitted on public-maintained roadways. Adequate off-street stabilized parking area(s) shall be provided for construction employees.

3. Parking lots shall not be used as streets.

G. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall submit a landscape plan, tree stand delineation, and tree preservation plan which adheres to the Tree Manual of the City of Chesterfield Code.

2. A landscape buffer of twenty five (25) feet shall be required along Chesterfield Parkway East.

3. A landscape buffer of twenty five (25) feet shall be required along Swingley Ridge Road.

4. Landscaping in the right of way, if proposed, shall be reviewed by the City of Chesterfield Department of Public Works, and/or the St. Louis County Department of Highways and Traffic.

H. SIGN REQUIREMENTS

1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

I. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

2. No on-site light standards shall exceed twenty (20) feet in height and shall be so situated and constructed so that no light is cast directly on adjoining properties or public right-of-way.

J. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.

2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient

building articulation and landscaping to avoid a monotonous or overpowering appearance.

3. Trash enclosures: The location and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. The material will be as approved by the Planning Commission in conjunction with the Site Development Plan.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.

K. ACCESS/ACCESS MANAGEMENT

1. Streets and drives related to this development shall be designed and located in conformance with the Chesterfield Driveway Access Location and Design Standards, as originally adopted by Ordinance No. 2103 and as may be amended from time to time.

2. Any secondary entrance onto Swingley Ridge Road shall be at least 135 feet from the back of the curb on Chesterfield Parkway East and shall align with the existing entrance on the opposite side of Swingley Ridge Road.

3. Cross access shall be provided to adjacent parcels as directed by the City of Chesterfield.

L. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a five (5) foot wide sidewalk along Chesterfield Parkway East and Swingley Ridge Road as directed by the City of Chesterfield. The sidewalk shall be constructed within the landscape buffer.

2. Pedestrian circulation shall be encouraged to adjacent parcels within the Herman Stemme Office Park.

3. Address Pathway on the Parkway Specifications as directed by the City of Chesterfield.

M. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

N. STORMWATER AND SANITARY SEWER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. The adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.

2. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Department of Public Works.

O. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

P. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. Sleeves for future telecommunication services are required to be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

A. The developer shall submit a concept plan within 18 months of City Council approval of the Preliminary Development Plan. This requirement shall be accomplished prior to issuance of building permits.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the Preliminary Development Plan by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the preliminary development plan and will require a new public hearing.

D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

C. Grading and Improvement Plan Requirements shall be met prior to start of work.

D. A grading permit or improvement plan approval is required prior to any clearing or grading.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than 1 inch equals 100 feet.

2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

3. Provide open space percentage for overall development including separate percentage for each lot on the plan.

4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.

6. A note indicating signage approval is separate process.

7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

8. Specific structure and parking setbacks along all roadways and property lines.

9. Indicate location of all existing and proposed freestanding monument signs

10. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

11. Floodplain boundaries.

12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

15. Depict existing and proposed contours at intervals of not more than two (2) feet, and extending one hundred fifty (150) feet beyond the limits of the site as directed.

16. Address trees and landscaping in accordance with the City of Chesterfield Code.

17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.

18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

19. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport.

20. Compliance with Sky Exposure Plane.

21. Prior to site development section plan approval, provide verification that the thirty five (35) foot setback deed restriction has been relieved.

V. GRADING AND IMPROVEMENT PLAN REQUIREMENTS

A. A Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a grading permit or approval of improvement plans.

B. Prior to approval of a grading permit or improvement plans, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved. The SWPPP shall address installation and maintenance of required erosion control practices specific to site conditions. The purpose of the SWPPP is to ensure the design, implementation, management and maintenance of Best Management Practices (BMPs) to control erosion and reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities, and ensure compliance with the terms and conditions stated in the Sediment and Erosion Control Manual.

C. No grading which results in a change in watersheds will be permitted.

D. If existing City maintained streets are to be used as construction access to this site, prior to approval of a grading permit or improvement plans, or any construction related traffic or delivery of any construction equipment to the site, the following items must be addressed:

1. The travel route must be approved by the Department of Public Works. No deviation from the approved route will be permitted.

2. An evaluation, including film record, of the current condition of the pavement on the approved travel route must be submitted.

3. An appropriate bond must be submitted, as approved by the City of Chesterfield, to ensure that any damage to existing pavement is repaired. Repair of damage to existing streets will not be included in the subdivision escrow; a separate bond must be established.

4. All plan sheets shall indicate that vehicle loads of construction traffic using this route are not to exceed 22,400 pounds axle load or 60,000 gross vehicle weight, and that no tri-axle trucks are to be used. Weight tickets may be used to determine conformance with this requirement.

5. Additional protective measures, as deemed necessary by the Department of Public Works, may also be required.

E Prior to grading permit or improvement plan approval, provide comments/approvals from the appropriate Fire District, St. Louis County Department of Highways and Traffic, Spirit of St. Louis Airport and the Metropolitan St. Louis Sewer District.

F. Prior to approval of a grading permit or improvement plans, copies of recorded easements, including book and page of record, for all off-site work and off-site areas inundated by headwater from on-site improvements must be submitted.

VI. TRUST FUND CONTRIBUTION

A. The developer will contribute to a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (Trust Fund No. 554). This contribution will not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

Type of Development	Required Contribution
Medical Office	$1,611.66/Parking Space
General Retail	$1,611.66/Parking Space
General Office	$537.19/Parking Space
Loading Space	$2,367.29/Space

(Parking spaces as required by the City of Chesterfield Code.)
If types of development differ from those listed, the Department of Highways and Traffic will provide rates.

Allowable credits for roadway improvements will be awarded as directed by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

As this development is located within a trust fund area established by St. Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2007 will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Traffic generation assessment contributions will be deposited with the City of Chesterfield or St. Louis County in the form of a check made payable to the City of Chesterfield or to St. Louis county as directed by the Department of Planning prior to the issuance of building permits. If development phasing is anticipated, the developer will provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

VII. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VIII. VERIFICATION PRIOR TO SPECIAL USE PERMIT ISSUANCE

Prior to any Special Use Permit being issued by St. Louis County Department of Highways and Traffic, a special cash escrow must be established with this Department to guarantee completion of the required roadway improvements.

IX. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. A grading permit or improvement plan approval is required prior to issuance of a building permit. In extenuating circumstances, an exception to this requirement may be granted.

B. Prior to the issuance of foundation or building permits, all approvals from all applicable agencies and the Department of Public Works, as applicable, must be received by the City of Chesterfield Department of Planning.

C. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield, the Missouri Department of Transportation

Department of Highways and Traffic and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

X. OCCUPANCY PERMIT/FINAL OCCUPANCY

A. All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued in cases of undue hardship because of unfavorable ground conditions. Seed and mulch shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.

B. Prior to final occupancy of any building, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

XI. GENERAL DEVELOPMENT CONDITIONS

A. Erosion and siltation control devices shall be installed prior to any clearing or grading and be maintained throughout the project until adequate vegetative growth insures no future erosion of the soil and work is accepted by the owner and controlling regulatory agency.

B. When clearing and/or grading operations are completed or will be suspended for more than five (5) days, all necessary precautions shall be taken to retain soil materials on site. Protective measures may include a combination of seeding, periodic wetting, mulching, or other suitable means.

C. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, unless alternate storm water detention and erosion control devices have been designed and established, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.

D. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the Director of Public Works. Approval of steeper slopes is limited to individual and isolated slopes, rock dikes, undisturbed and stable natural slopes and slopes blending with the natural terrain.

Design of the steep slopes must be performed by a registered professional engineer and include recommendations regarding construction methods and long-term maintenance of the slope. Any steep slope proposed on a Site Development Plan shall be labeled and referenced with the following note: *Approval of this plan does not*

constitute approval of slopes in excess of 3:1. Steep slopes are subject to the review and approval of the Director of Public Works. Review of the proposed steep slope will be concurrent with the review of the grading permit or improvement plans for the project.

E. Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. This material shall not be placed in proposed public right-of-way locations or in any storm sewer location.

F. All fills placed under proposed storm and sanitary sewer lines and/or paved areas, including trench backfill within and off the road right-of-way, shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557) for the entire depth of the fill. Compacted granular backfill is required in all trench excavation within the street right-of-way and under all paved areas. All tests shall be performed concurrent with grading and backfilling operations under the direction of a geotechnical engineer who shall verify the test results.

G. Should the design of the subdivision include retaining walls that serve multiple properties, those walls shall be located within common ground or special easements, including easements needed for access to the walls.

H. This development may require an NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one or more acres.

XII. ENFORCEMENT

A. City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

FEELER
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City of Chesterfield

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

II. B.

June 4, 2007

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

Re: **Saturn of West County (Long Road Crossing)**: A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 5.34 acre lot of land located at the northwest corner of the intersection of Long Road and Chesterfield Airport Road.

Dear Board Members:

Bauer and Associates Architects Inc., has submitted on behalf of Butler Investment Partnership, L.P., a Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for a Saturn dealership, located on a parcel zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2351. The exterior building materials will be comprised of masonry, aluminum panels and insulated glazing. The roof is proposed to be either a built up or EPDM membrane flat roof. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines. In addition, the plan was reviewed for compliance with City of Chesterfield Ordinance Number 2351, which governs the site. Landscape, lighting and signage are being addressed through the site development plan review process for adherence to the City Code.

Actions Requested

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

Respectfully Submitted,

Jennifer L. Yackley

Jennifer Yackley
Project Planner

Respectfully Submitted,

Aimee Nassif
Senior Planner

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Saturn of West County (Long Road Crossing)

Date of Review: June 4, 2007

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

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	N/A		
B. Multiple-Family Architecture	N/A		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	N/A		
D. Auto Service Station Guidelines	N/A		
E. Shopping Center Guidelines	N/A		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			**Landscaping is being reviewed during site development plan review for adherence to the City Code.**
CHAPTER FOUR: Miscellaneous			
A. Signage			**Will be reviewed under a separate process.**
B. Lighting			**Lighting is being reviewed during site development plan review for adherence to City Code.**
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

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

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

Form revised: October 2001
January 2002

City of Chesterfield

ARCHITECTURAL REVIEW BOARD
Project Statistics Application

RECEIVED JUN - 1 2007 PLANNING DEPARTMENT

Project Title: SATURN OF WEST COUNTY

Developer: BUTLER INVESTMENT PARTNERSHIP L.P. Architect: BAUER & ASSOC. ARCHITECTS, INC. Engineer: CIVIL ENGINEERING DESIGN CONSULTANTS, INC.

Location: N.W. CORNER OF THE INTERSECTION OF LONG ROAD + CHESTERFIELD AIRPORT ROAD

PROJECT STATISTICS:

Size of site (in acres): 5.34 Total Square Footage: 18,594 SF Building Height: 30' @ TOP OF PARAPET

Proposed Usage: SATURN CAR DEALERSHIP - NEW + USED CAR SALES AND REPAIR

Exterior Building Materials: MASONRY, ALUMINUM PANELS & INSULATED GLAZING

Construction Type: II B - UN PROTECTED NON-COMBUSTIBLE

Roof Material & Design: BUILT-UP OR EPDM MEMBRANE - FLAT ROOF

Screening Material & Design: ROOF TOP EQUIPMENT IS SCREENED BY MASONRY PARAPET WALLS TRASH ENCLOSURE IS MADE OF MASONRY TO MATCH BLDG.

Landscape Guidelines: ✓ Commercial ____ Institutional ✓ Valley ____ Residential

Building Setbacks: 90' Front 30' WEST 15' EAST Side 30' Rear 2-STORIES Max Bldg Ht. 1 ACRE Min. Lot Req.

Description of art or architecturally significant features (if any): SEE ATTACHED ARCHITECT'S STATEMENT

ADDITIONAL PROJECT INFORMATION:

SEE ATTACHED ARCHITECT'S STATEMENT.

G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1of1
G/Planning/ARB/Arch. Review Book/Project Statistics App.

Saturn of West County
Architects Statement

Executive Summary

Our new Saturn facility is a clean, distinctive, well articulated and highly functional building with a unique contemporary architectural character.

This project is one of the first of the new national design prototype for all the new Saturn facilities across the country. It features high quality architectural aluminum composite panels, with split faced, integrally colored masonry and clear insulated glazing.

We have used the functional massing of the facility to vary parapet heights and create visual interest by changing materials at the various building elements.

The design also features an architecturally integrated Saturn logo window box and red parapet horizon element. The window box behind the logo is internally illuminated and slowly changes background colors at night.

The public entries have low arched canopies with adjacent landscaping at the patio/display area.

The primary building façade facing I64/US40 features the main pedestrian entry, the vehicle delivery module and entrances to the Service Reception Area. No service work is done in the Service Reception Area, it is simply a place indoors for customers to drop off their vehicles.

Since all sides of the building are exposed, we have extended the architectural aluminum panels around the East and West elevations. We have also treated the South Elevation (rear of the building, but still facing Long Road Crossing) architecturally with a darker recessed block area at the service doors and augmented the parapet with the signature window box logo and the red horizon element.

Parapets have all been raised to screen any rooftop equipment.

Building colors are off white (matching Benjamin Moore – "#857 Sheeps Wool") for masonry and the main composite aluminum panel system, gray (matching Apolic "Hairline Aluminum"), for the darker composite aluminum panels and recessed masonry at the rear of the building, clear insulated glass and red (matching Apolic "Elm Red II") for the horizon parapet metal panel accent and the pipe bollards at all drive-in entrances.

Response to Design Guidelines

Chapter One / Site Layout

A.Physical Features

1. Site improvements have been designed to minimize changes in the existing topography.
2. We are the first development in this area. There are no use transitions to buffer or screen.
3. The site is flat with no natural amenities. There are two existing trees off site to the North between our site and Highway 40, which will remain.
4. We are working with the natural slope on site.
5. There are no retaining walls. There are masonry screen walls at the trash enclosure that match the building.

B.Vegetation

1. There is no existing vegetation on the site.
2. Landscaping has been incorporated. See Landscape plan.

C.Site Relationships of Design

1. The building has been sited, sized and oriented to take advantage of visibility from and to Highway 40.
2. Our design does not impair or interfere with the development or enjoyment of other properties.
3. Our unattractive project elements such as our delivery zone and trash enclosure are located at the rear of the building, away from public access.
4. Our site layout has addressed safe pedestrian movement and our landscape meets or exceeds the Chesterfield guidelines.
5. Outdoor planting and patio display spaces have also been incorporated that are accessible and visible from the street/highway.
6. This is not a phased project.

D.Pedestrian and Vehicular Circulation

1. Our circulation patterns are safe, obvious and simple. Sidewalk access is clearly available for the customers.
2. Plantings have been used to screen parking an loading areas.
3. Our site access, general circulation, separation of pedestrian and vehicular traffic and design of our parking spaces is safe and convenient.
4. There are presently no other commercial developments adjacent to our site for us to link to.
5. Provisions for passenger vehicles, trucks, trash trucks, delivery trucks and bicycles have all been included.
6. There will be a lockable bike rack on the East side of the building.
7. We are sharing our East entry drive with the adjacent property.
8. Most of our parking is behind and to the sides of our front (North) building elevation.
9. We have landscaped separation from our parking lot to our building.

E.Pedestrian Orientation

1. Our interior street frontage has sidewalk along the entire length.
2. There is no interruption to pedestrian activity.
3. We have no blank walls. As stated previously, we do have outdoor patio display areas, accessible by pedestrians.
4. Our outdoor vehicle display and patio areas are designed to engage and encourage pedestrian interest. We do not have outdoor dining or seating.
5. Our building is set back significantly from the street, and accordingly will not conflict with the streetscape.
6. We have enhanced our rear building façade, all public access is from the customer parking at the front of the building and the East side.

Chapter Two / Buildings

I. ALL STRUCTURES

A.General Architectural Guidelines

1. Our new Saturn facility is a clean, well articulated and highly functional building with a unique contemporary architectural character.

B.Scale

1. Our facility is the first project in this immediate area. There are no other projects immediately adjacent requiring a coordination of scale.
2. Our building uses a variety of design elements to appeal to a sense of human scale. These elements include canopies, entries, wall offsets and exterior material changes.
3. There are no adjacent structures with which to coordinate actual and apparent height.

C.Design

1. Our quality building design is unique in the Chesterfield valley and therefore promotes the desired diversity.
2. Our building design is non-linear and non-repetitive and is well integrated with the landscape plan.
3. While the building is prototypical, it is not hyper-stylized into an advertising statement.
4. Our required equipment screening is accomplished with integrated parapet walls.
5. All of our elevations have been given equal design consideration as the primary elevation.
6. The exterior building design and materials extend to all sides of the structure.
7. All rooftop units are screened with integral parapet walls.
8. Canopies and recesses have been incorporated into the building entry and other access points.
9. The building will utilize Low E glazing and will have a energy efficient insulation package.
10. Our project is not phased.

D.Relation to Adjacent Development

1. Our building is the first project in this development area. No other buildings are immediately adjacent.
2. See item 1.
3. See Item 1.
4. Our colors are neutral off-white and gray with red accents. Color changes occur logically at material changes and offsets.
5. As stated previously, we have provided outdoor patio display areas.

E.Materials/Colors

1. Our project utilizes masonry and architectural aluminum panels with clear, Low E glass. All are considered durable and attractive materials.
2. Material changes occur at logical architectural planes, joints and offsets.
3. Our materials, colors and detailing is consistent across all elevations.
4. A large portion of our front elevation is devoted to driveways and entry patio display areas. Our parking lot material is asphalt and our building entries are scored and broom finished concrete.
5. All visible soffits and related architectural elements will be detailed and finished in a manner that is consistent and compatible with the other exterior materials.

II. RESIDENTIAL ARCHITECTURE

Not applicable

III NON-RESIDENTIAL ARCHITECTURE

A.General

1. All of our elevations have been given equal design consideration as the primary elevation.
2. Outdoor planting and patio display spaces have been incorporated into our project.
3. We have avoided long or continuous wall planes. Our building has close up, pedestrian viewable detail.
4. Our building is single story and does utilize changes in wall plane for visual interest.

B.Building Equipment and Service

1. Service access is at the rear of our facility.
2. All building equipment and utilities are screened from view.
3. We are not a large commercial development.
4. Our utility meters will be located at the rear of the building and will be screened.

C.Fast Food Restaurant Guidelines

Not applicable

D.Auto Service Station Guidelines

Not applicable

E.Shopping Center Guidelines

Not applicable

F.Chesterfield Valley Guidelines

1. General Guidelines for Chesterfield Valley
Our project is adjacent to Highway I64/US 40.

1. Our project's primary building façade faces Highway I64/US40.
2. Our parking lot lighting will be per Chesterfield Valley Guidelines. Our building will utilize architecturally integrated, multicolored accent lighting.
3. We will have a compliant monument sign along I64/US40.
4. Our parking is primarily to the sides and rear of the primary building façade. Customer parking adjacent to Highway I64/40 is less than the allowable double row width.
5. Automobile sales, repair and storage have been approved for this site by our adopting ordinance. Customer parking only is provided along I64/US40, with the exception of 3 small individual paved display areas and the outdoor patio/display area at our building entry. Car inventory and repair vehicles, are positioned in back and to the sides of our primary building facade. No trash, loading or service areas are visible from I64/US40.
6. Street lighting will be provided per the City's Street Lighting Plan.
7. Five foot wide, ADA accessible, sidewalks have been provided.
8. All utilities are underground.
9. All elevations are uniform in materials.
10. Our Open Space/Green-scape percentage is 32%.
11. Our landscape plan has been designed per the Landscape Guidelines for Chesterfield.

2. Specific Guidelines in Geographical Sub-areas of Chesterfield Valley
1. We are not in one of the defined sub-areas.

Chapter Three / Landscape Design

1. Our design exhibits a concept.
2. Our design is consistent throughout the site.
3. Our setbacks are landscaped.
4. All landscaped areas are contained by curbs and are protected from traffic.
5. Our parking areas are landscaped per Chesterfield guidelines.
6. No artwork or fountains have been provided.
7. Landscape areas have been maximized and balanced throughout the site. Tree and shrub groupings have been provided.
8. The landscape plan is integrated with the site lighting and outdoor patio areas.
9. The scale and nature of the landscape materials are appropriate to the size and scale of the structure.
10. There are no existing landscape elements on this site.
11. Our irrigation system will be designed to not overspray buildings, walks, fences or parking areas.
12. We understand this item.
13, There are no parking structures on our site.

Chapter Four / Miscellaneous

A.Signage

B.Lighting

1. No exterior lighting will be directed offsite and all sources will be shielded from direct offsite viewing.
2. The light sources for our externally illuminated signage will not be visible or create glare.
3. Our exterior lighting will be architecturally integrated with our building style.
4. Our fixture mounting height will be appropriate for our project and setting and will comply with City guidelines.
5. We understand this comment.
6. Our raised pole bases, if any, will be attractively designed and detailed to be compatible with the overall project.
7. There will be no neon on our project.

C.Utilities

1. All of our utilities will be underground with transformers screened.

D.Stormwater Drainage

1. Our roof drainage will be piped underground. Our surface drainage shall not be conveyed into planter areas without a drain inlet.
2. Our drainage avoids all tree drip lines.
3. Drainage from our landscape areas does not drain freely across sidewalks.
4. Our site utilizes open drainage ditches for detention.

E.Energy Conservation

1. Our building will feature energy conservation measures such as orientation, Low E glazing, increased insulation.

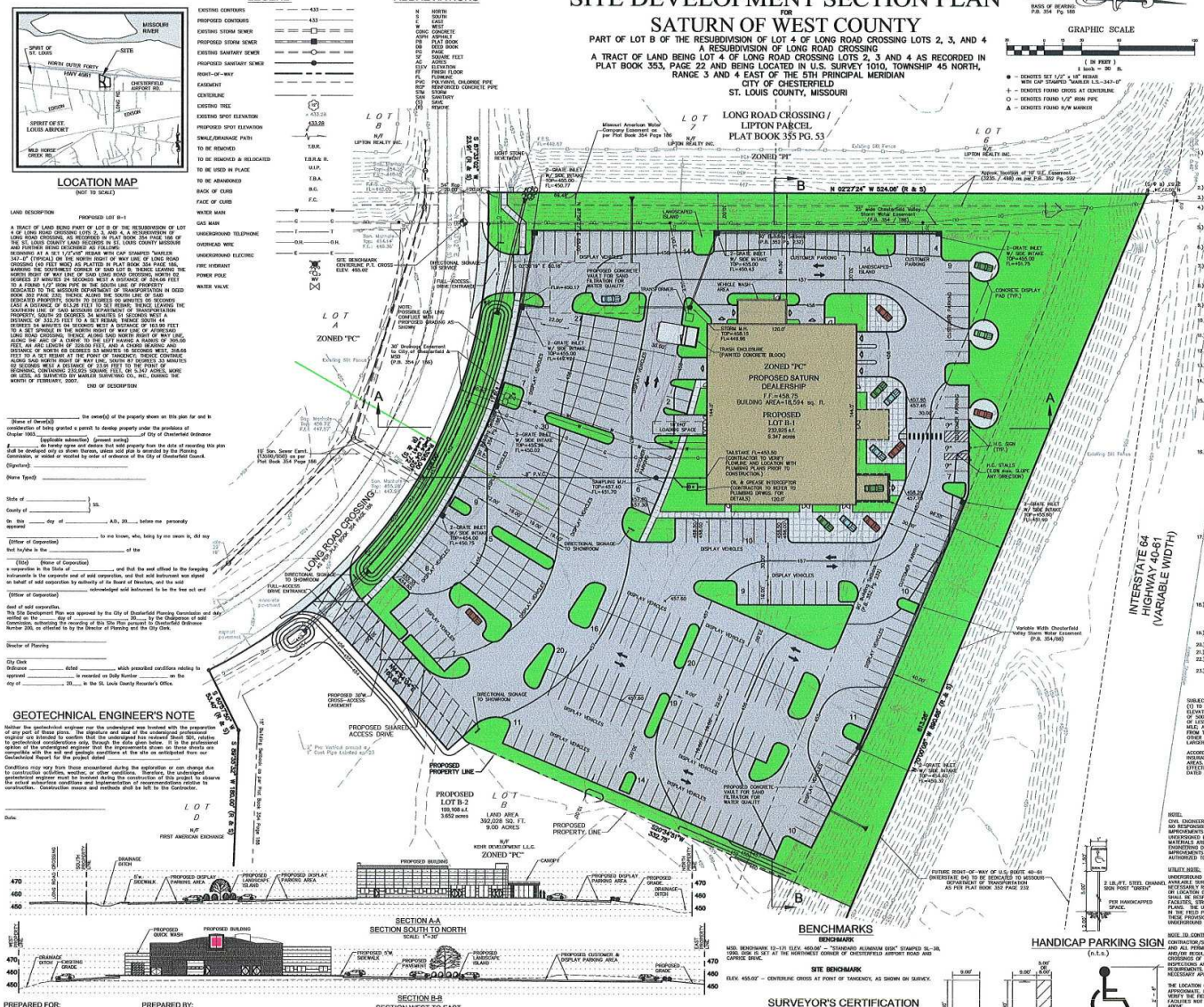
F.Screening (Fences and Walls)

1. We have no sound walls. Our trash enclosure walls are 6' masonry and match the building.
2. See Item 1.
3. We have no fencing.
4. See Item 3.
5. See Item 3.
6. All exterior trash areas are screened. All utilities are at the rear of the building and will be hidden by landscaping.

SITE DEVELOPMENT SECTION PLAN
FOR
SATURN OF WEST COUNTY

PART OF LOT B OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4
A RESUBDIVISION OF LONG ROAD CROSSING
A TRACT OF LAND BEING LOT 4 OF LONG ROAD CROSSING LOTS 2, 3 AND 4 AS RECORDED IN PLAT BOOK 353, PAGE 22 AND BEING LOCATED IN U.S. SURVEY 1010, TOWNSHIP 45 NORTH, RANGE 3 AND 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

LONG ROAD CROSSING / LIPTON PARCEL
PLAT BOOK 355 PG. 53



SECTION A-A
SECTION SOUTH TO NORTH
SCALE: 1"=30'

SECTION B-B
SECTION WEST TO EAST
SCALE: 1"=30'

LEGEND

EXISTING CONTOURS
PROPOSED CONTOURS
EXISTING STORM SEWER
PROPOSED STORM SEWER
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
RIGHT-OF-WAY
EASEMENT
CENTERLINE
EXISTING TREE
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
SWALE/DRAINAGE PATH
TO BE REMOVED
TO BE REMOVED & RELOCATED
TO BE USED IN PLACE
TO BE ABANDONED
BACK OF CURB
FACE OF CURB
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE
OVERHEAD WIRE
UNDERGROUND ELECTRIC
FIRE HYDRANT
POWER POLE
WATER VALVE

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE

LOCATION MAP
(NOT TO SCALE)

LAND DESCRIPTION

PROPOSED LOT B-1

A TRACT OF LAND BEING PART OF LOT B OF THE RESUBDIVISION OF LOT 4 OF LONG ROAD CROSSING LOTS 2, 3, AND 4, A RESUBDIVISION OF LONG ROAD CROSSING, ACCORDING TO PLAT BOOK 354 PAGE 186 OF THE ST. LOUIS COUNTY LAND RECORDS IN ST. LOUIS COUNTY MISSOURI AND FURTHER BOUND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" I.D./1/2" REBAR WITH CAP STAMPED "MARLER 347-D" (TYPICAL) ON THE NORTH RIGHT OF WAY LINE OF LONG ROAD CROSSING (40 FEET WIDE) AS PLATTED IN PLAT BOOK 354 PAGE 186, MARKING THE SOUTHWEST CORNER OF SAID LOT B; THENCE LEAVING THE NORTH RIGHT OF WAY LINE OF LONG ROAD CROSSING, NORTH 02 DEGREES 27 MINUTES 24 SECONDS WEST A DISTANCE OF 524.06 FEET TO A FOUND 1/2" IRON PIPE IN THE SOUTH LINE OF PROPERTY DEDICATED TO THE MISSOURI DEPARTMENT OF TRANSPORTATION IN DEED BOOK 352 PAGE 232; THENCE ALONG THE SOUTH LINE OF SAID DEDICATED PROPERTY, SOUTH 70 DEGREES 50 MINUTES 00 SECONDS EAST A DISTANCE OF 52.00 FEET; THENCE ALONG THE SOUTH LINE OF THE SOUTHERN LINE OF SAID MISSOURI DEPARTMENT OF TRANSPORTATION PROPERTY, SOUTH 20 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 332.25 FEET TO A SET REBAR; THENCE SOUTH 44 DEGREES 34 MINUTES 04 SECONDS WEST A DISTANCE OF 163.99 FEET TO A SET SPIKE IN THE NORTH RIGHT OF WAY LINE OF LONG ROAD CROSSING; THENCE ALONG THE NORTH RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 305.00 FEET, AN ARC LENGTH OF 328.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 53 MINUTES 16 SECONDS WEST, 312.66 FEET TO A SET REBAR AT THE POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH RIGHT OF WAY LINE OF LONG ROAD CROSSING, NORTH 37 DEGREES 52 SECONDS WEST A DISTANCE OF 33.05 FEET TO THE POINT OF BEGINNING, CONTAINING 232,025 SQUARE FEET, OR 5.347 ACRES; MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC., DURING THE MONTH OF FEBRUARY, 2007.

END OF DESCRIPTION

_____, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1005 _____ (applicable subsection) (present zoning) _____ of City of Chesterfield Ordinance #_____, 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 Planning Commission, or vacated or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____

(Name Typed): _____

State of _____ }
County of _____ } SS.

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 the

_____ (Title) (Name of Corporation)

a corporation in the State of _____, and that the seal affixed to the foregoing instrument 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

_____, acknowledged said instrument to be the free act and

(Officer of Corporation)

deed of said corporation.

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20_____, by the Chairperson of said Commission authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

_____
Director of Planning

_____
City Clerk

Ordinance _____ dated _____, which prescribed conditions relating to approval _____ is recorded as Daily Number _____ on the day of _____, 20_____, in the St. Louis County Recorder's Office.

GEOTECHNICAL ENGINEER'S NOTE

Neither the geotechnical engineer nor the undersigned was involved with the preparation of any part of these plans. The signature and seal of the undersigned professional engineer are intended to confirm that the undersigned has reviewed Sheet SD1, relative to geotechnical considerations only. Through the data given below, it is the professional opinion of the geotechnical engineer that the improvements shown on these sheets are compatible with the soil and geologic conditions at the site as anticipated from our Geotechnical Report for the project dated _____.

Conditions may vary from those encountered during the exploration or can change due to natural events or man-made events. Additional investigation and recommendations by a geotechnical engineer must be involved during the construction of this project to observe the actual subsurface conditions and implementation of recommendations relative to construction. Construction means and methods shall be left to the Contractor.

Date: _____

PREPARED FOR:

Bauer & Associates
12412 Powerscourt Drive
Suite 275
St. Louis, Missouri 63131
PHONE: 314-835-9000
FAX: 314-835-9009

PREPARED BY:

CIVIL ENGINEERING DESIGN CONSULTANTS, INC.
11402 DRAKOS ROAD SUITE 100 SAINT LOUIS MISSOURI 63146
314.729.1400 Fax 314.729.1404 info@cedc.net www.cedc.net

BENCHMARKS

BENCHMARK

MSD. BENCHMARK 12-171 ELEV. 465.06' – "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

SITE BENCHMARK

ELEV. 455.07' – CENTERLINE CROSS AT POINT OF TANGENCY, AS SHOWN ON SURVEY.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.
MARLER SURVEYING COMPANY
BY MARTY L. MARLER

MARTY L. MARLER, R.L.S.

BASIS OF BEARINGS
P.B. 354 Pg. 180

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

● – DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
+ – DENOTES FOUND CROSS AT CENTERLINE
O – DENOTES FOUND 1/2" IRON PIPE
Δ – DENOTES FOUND R/W MARKER

PROPERTY DATA

OWNER	= KDHR DEVELOPMENT LLC
OWNER UNDER CONTRACT	= BUTLER INVESTMENT PARTNERSHIP
CURRENT ZONING DISTRICT	= "PC"
EXISTING ZONING	= "PC" PLANNED COMMERCIAL (ORD. 2355)
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= ROCKWOOD R-4
SEWER DISTRICT	= METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0140K, EFFECTIVE DATE: JAN. 6, 1998 WITH LOMR TO REFLECT LOMR APR. 17, 2000
ELECTRIC COMPANY	= AMEREN UE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER CO.

GENERAL NOTES

1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE THEIR UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE OR RECORD WITH THE MISSOURI ONE CALL SYSTEM.

2.) ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK

3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.

4.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.

5.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.

6.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.

7.) GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.

8.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH EXCAVATED FREE FROM BROKEN CONCRETE, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.

9.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.

10.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.

11.) GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.

12.) DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.

13.) SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.

14.) SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2% AND SLOPES GREATER THAN 5% SHALL NOT BE DESIGNED AS A RAMP.

15.) SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.

16.) PARKING CALCULATIONS
PARKING REQUIRED:
3.33 SPACES / 1,000 S.F. OF SHOWROOM & SALES
3.33 x 3,220 S.F. / 1,000 = 11 SPACES
3 SPACES / SERVICE BAY
3 x 9 SERVICE BAYS = 27 SPACES
1 SPACE / SERVICE VEHICLE
1 SERVICE VEHICLE = 1 SPACES
39 SPACES
PLUS ONE LOADING SPACE (10' x 40') REQUIRED.
PARKING PROVIDED:
CUSTOMER PARKING = 52 SPACES (INCLUDES 3 ADA SPACES)
VEHICLE DISPLAY = 258 SPACES
LOADING SPACES = 1 (10'x40')

17.) DENSITY CALCULATIONS
GREEN SPACE PERCENTAGE: OPEN AREA PLUS ALL NON-PAVED PERVIOUS AREAS DIVIDED BY THE TOTAL AREA OF THE SITE MINUS THE AREA OF THE PEDESTRIAN ACCESS WAYS AS APPROVED BY THE CITY OF CHESTERFIELD.
74,795 s.f.
(332,925-1,880 of sidewalk)
X 100 = 32%
F.A.R.
18,594 s.f. bldg.
332,925 s.f. total site
= 0.06

18.) NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ONTO ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.

19.) APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.

20.) ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND

21.) ROOF TOP EQUIPMENT SHALL BE SCREENED

22.) THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.

23.) NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF LONG ROAD CROSSING.

FLOOD NOTE

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (FLOOD DEPTHS OF ONE (1) TO THREE (3) FEET) (USUALLY AREAS OF PONDING) BASE FLOOD ELEVATION DETERMINED (ELEVATION 454) FLOOD ZONE "SHADED X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN TEN SQUARE MILE; AND PROTECTED FROM 100-YEAR FLOOD. THIS AREA PROCEEDED FROM THE (%) ANNUAL CHANCE (100-YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURE SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0140 WITH AN EFFECTIVE DATE OF JANUARY 6, 1998, AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.

NOTE:

CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY TO VERIFY THAT THIS PLAN AND ALL DRAWINGS ARE ACCURATELY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, 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.

NOTE TO CONTRACTOR

CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR OTHERWISE WORKING ON THEIR RESPECTIVE UTILITIES, FACILITIES, STRUCTURES, EASEMENTS, RIGHTS-OF-WAY, PERMITS, CLEARANCES AND THE EXISTENCE OF ANY SPECIAL PROJECT REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE LOCATIONS, APPROPRIATE CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

NOTE:

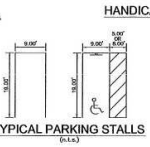
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The location of the existing underground utilities, either shown or not shown on the plans, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

MISSOURI ONE CALL TICKET NUMBER 70470642, 70470662, 70470672, 70470677 & 70470681.

HANDICAP PARKING SIGN
(n.t.s.)

PAINT GRAPHIC ON PAVING SURFACE STALLS PAINTED BLUE

TYPICAL PARKING STALLS
(n.t.s.)



HANDICAP SIGN
(n.t.s.)

Revisions

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SAYERS DESIGN, INC.
LANDSCAPE ARCHITECTURE

SATURN.

BAUER & ASSOCIATES ARCHITECTS
Michael E. Bauer
President
12412 Powerscourt - Suite 275
Saint Louis, Missouri 63131
Office: 314-835-9000 Fax: 314-835-9009
Mobile: 314-914-6255

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JUN - 1 2007
PLANNING DEPARTMENT

Site Development Section Plan For:
Saturn of West County
Longroad Crossing
Chesterfield, Missouri

Job No. 0600

SD1

Date: 5-14-07

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PLANNING
DEPARTMENT

EXTERIOR FINISH SCHEDULE

- (A) COMPOSITE METAL PANEL SYSTEM – COLOR AND STYLE TO MATCH ALPOLIC ELM RED II.
- (B) COMPOSITE METAL PANEL SYSTEM – COLOR AND STYLE TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (C) COMPOSITE METAL PANEL SYSTEM – COLOR AND STYLE TO MATCH ALPOLIC HAIRLINE ALUMINUM.
- (D) INTEGRALLY COLORED CONCRETE MASONRY UNIT (CMU) WITH MATCHING GROUT – SMOOTH FACED (TOP & BOTTOM COURSES) – COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (E) INTEGRALLY COLORED CONCRETE MASONRY UNIT (CMU) WITH MATCHING GROUT – SPLIT FACED (TOP & BOTTOM COURSES) – COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (F) PREFINISHED METAL COPING – COLOR TO MATCH ALPOLIC HAIRLINE ALUMINUM.
- (G) PREFINISHED METAL COPING – COLOR TO MATCH ALPOLIC ELM RED II.
- (H) PREFINISHED STANDING SEAM METAL ROOFING SYSTEM WITH CONSEALED FASTENERS – COLOR TO MATCH ALPOLIC hairline aluminum.
- (J) STOREFRONT GLAZING/FRAMING SYSTEM – 1" CLEAR INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES – "KAWNEER" 2250 S.S.G. OR EQUAL.
- (K) CLEAR INSULATED GLAZING IN PAINTED HOLLOW METAL FRAMES – PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (L) STEEL FRAME AND INSULATED STEEL OVERHEAD DOOR WITH CLEAR GLASS LITES – PAINT COLOR TO MATCH BENJAMIN MOORE #857 SHEEP'S WOOL.
- (M) INSULATED HOLLOW METAL MAN DOORS AND FRAMES – PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (N) SIGNAGE SUPPLIED BY OTHERS AND INSTALLED BY GENERAL CONTRACTOR – PROVIDE MINIMUM 5/8" EXTERIOR PLYWOOD BACKER BOARD AT ALL SIGNAGE.
- (O) 6" DIA. CONCRETE FILLED STEEL BOLLARD – PAINT COLOR TO MATCH OSHA SAFETY RED.
- (P) METAL LOUVERED VENT IN HOLLOW METAL FRAME – PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (R) PREFINISHED ALUMINUM AND GLASS OVERHEAD DOOR WITH PAINTED STEEL FRAME – CLEAR ANODIZED ALUMINUM DOOR WITH CLEAR GLASS LITES, FRAME PAINT COLOR TO MATCH BENJAMIN MOORE CLASSIC COLORS #857 SHEEP'S WOOL.
- (S) EXTERIOR WALL SCONCE LIGHT – TO MATCH BEGA–US LOW VOLTAGE #1123 WITH GUARD –4 3/4" DIAMETER WITH STAINLESS STEEL FINISH.
- (T) 8'–0"W X 6'–0"H TRASH ENCLOSURE.

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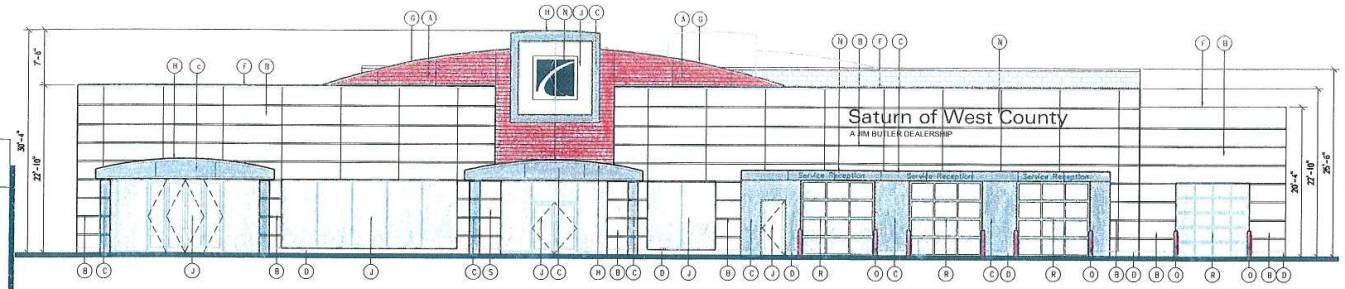
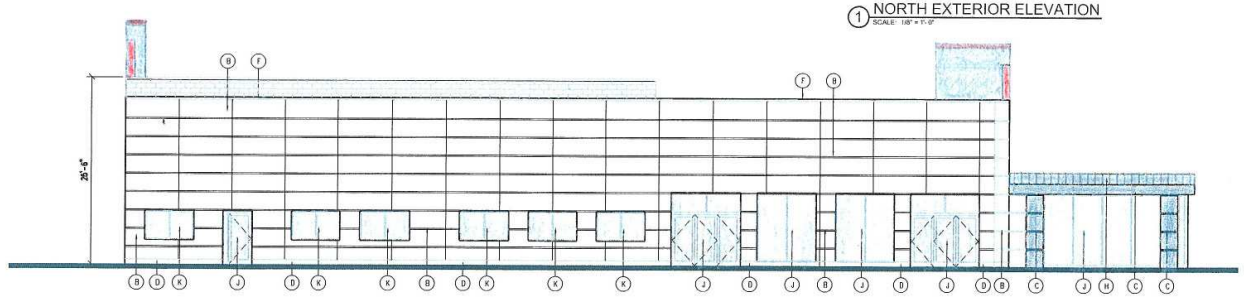
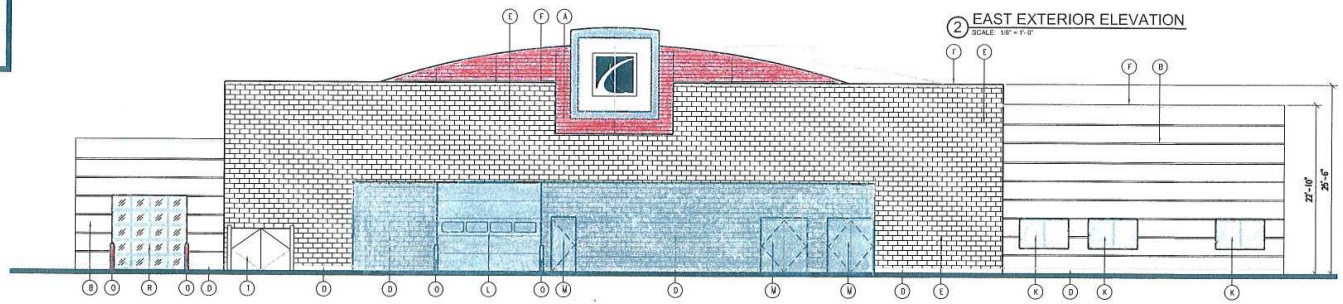
JUN - 1 2007
PLANNING DEPARTMENT

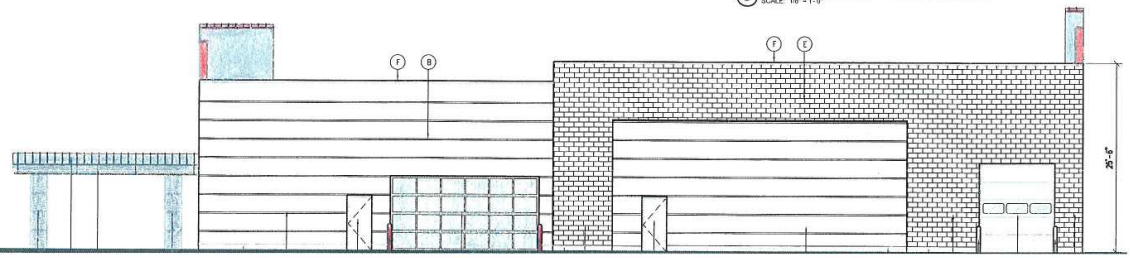


1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"





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



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

Revisions

SAYERS DESIGN, INC.

Construction Documents For:
Saturn of West County
Longroad Crossing
Chesterfield, Missouri

SATURN®

BAUER & ASSOCIATES ARCHITECTS
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13415 Powerscourt - Suite 375
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SITE PHOTOS 1 OF 2

VIEW NORTH @ WEST PROP. LINE TOWARDS I64/US40

VIEW NORTH FROM CENTER OF SITE TOWARDS I64/US40

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VIEW WEST FROM PROP. TOWARDS VACANT LOT.

VIEW NORTHEAST ACROSS SITE TO LONG RD BRIDGE @ I64/US40

SITE PHOTOS 2 OF 2

VIEW EAST TOWARDS VACANT LOT & LONG ROAD

VIEW SOUTH ACROSS VACANT LOT TO BACK OF BRZAH

VIEW NORTH EAST FROM LOT CENTER TO LONG ROAD BRIDGE

VIEW SOUTH EAST ACROSS VACANT LOT TO BACK OF WALGREENS

TREE PLANTING

SHRUB PLANTING

GROUNDCOVER PLANTING

GENERAL NOTES

1. SEE PLANTING SCHEDULES FOR PLANT SIZE, TYPE, METHOD AND SPACING--QUANTITIES SHOWN ARE APPROXIMATE ONLY-CONTRACTOR TO FIELD VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
2. UNDERGROUND FACILITIES,STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS,AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS,THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN.IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
3. CONTRACTOR TO VERIFY EXISTANCE OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND MAKE REPAIRS TO ANY UTILITIES TO CONSTRUCTION WORK.
4. ALL DISTURBED LAWN AREAS TO BE SEED OR SOD PER SPECIFICATIONS UNLESS OTHERWISE INDICATED.
5. ALL LANDSCAPED AREAS TO BE AUTOMATICALLY IRRIGATED BY AN UNDERGROUND SPRINKLER SYSTEM.

EXTERIOR PLANTING SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	METHOD	SPACING	CONTENTS	MATURE HEIGHT
A	21	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	2.5" CAL.	B&B	AS SHOWN	MULCHED FULL RADIUS STRAIGHT TRUNK	40'-50'
B	28	PLATANUS PARACIFOLIA 'VARIEGATA'	VARIEGATED LONDON PLANE	2.5" CAL.	B&B	AS SHOWN	MULCHED FULL RADIUS STRAIGHT TRUNK	40'-50'
C	4	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL.	B&B	AS SHOWN	MULCHED FULL RADIUS STRAIGHT TRUNK	40'-50'
D	4	ILEX X ATTENUATA 'POSTER'	POSTER HOLLY	6' HT.	B&B	AS SHOWN	MULCHED FULL RADIUS STRAIGHT TRUNK	40'-50'
E	5	PICEA ABIES	NORWAY SPRUCE	6' HT.	B&B	AS SHOWN	MULCHED FULL, SINGLE LEADER	40'-50'
F	10	PRUNUS MUGO	MUGO CRANBERRY	2.5" CAL.	B&B	AS SHOWN	MULCHED FULL RADIUS STRAIGHT TRUNK	20'-30'
G	28	JUNIPERUS CHINENSIS 'BRADFORDIANA'	BRADFORDIAN JUNIPER	24"	B&B	36" OC	MULCHED FULL	
H	46	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	24"	B&B	36" OC	MULCHED FULL	
I	46	HELICOTRICHON SEMPERVIRENS 'BLAUELIGHT'	HAKON GRASS	1 GC	CONT.	AS SHOWN	MULCHED FULL	
	86 CY	MARBLE BLACK TRAPEZOIDE GRAVEL - 2" DEEP, INSTALLED OVER 6OZ BY FIBER BARRIER MATERIAL						
	2300	BERGIA MATRIMANTIGIA	PALUSTRAMERICA BERGIA	2" POT	POT	12" OC	MULCHED FULL	
	54	ECHINACEA PURPUREA 'DOMINO'	DOMINO PURPLE CONEFLOWER	1 GC	CONT.	18" OC	MULCHED FULL	
	54	SALVIA NEMOROSA 'WINTER ROSE'	WINTER ROSE SAGE	1 GC	CONT.	18" OC	MULCHED FULL	
	1780	PACHYSANDRA TERMINALIS	PACHYSANDRA	2" POT	POT	12" OC	MULCHED FULL	
	40 CY	SHREDDED BARK MULCH						
	325 SY	SOD LAWN						
	325 SY	SEED LAWN						

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Revision

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Construction Documents For:
Saturn of West County

SATU

BAU
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Job No. 0

III. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
FEBRUARY 15, 2007

PRESENT	**ABSENT**
Mr. Matt Adams	
Mr. Rick Clawson	
Mr. Bryant Conant	
Mr. Bud Gruchalla	
Mr. Dave Whitfield	
Mr. Dave Asmus, PC Liaison	
Ms. Mara Perry, Senior Planner	
Mr. Charlie Campo, Project Planner	
Ms. Joyce Collins-Catling, Executive Secretary	

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m.

II. PROJECT PRESENTATIONS:

A. Pfizer PGM Biopharma Building: A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architects Statement of Design for a 200.51 acre lot of land located at the Northwest corner of 700 Chesterfield Parkway West.

Project Planner Charlie Campo presented the project requesting a 46,000 sq.ft. building with two levels used for office, third level to contain mostly equipment, and the laboratory will be at the rear of the building. Exterior materials will consist of brick, metal pane, and glass. After review of the project, the Department of Planning found no outstanding issues.

Item(s) Discussed:

- Matching materials
- Metal panel used for laboratory at rear of building
- First floor is underground

Area(s) of Concern:

- None

Bryant Conant made a motion to forward the project for approval as presented.
Rick Clawson seconded the motion.
The motion passed by voice vote 5-0

B. Sentrus Office Building (Sentrus Place): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an office building and research facility in a "PI" Planned Industrial District located in the northeast corner of the Sentrus Place development, north of Chesterfield Airport Road across from the intersection with Cepi Drive.

Senior Planner Mara Perry presented the project requesting 100,000 sq.ft. for an office building and research facility in the new Sentrus development. Building materials will consist of granite composite panels and glass. There will be underground parking and pneumatic bollards on site. The Department is currently working with the petitioner regarding re-zoning, landscape issues resulting from the drainage area, and their site plan.

Item(s) Discussed:

- Bollards will come out of the ground after the building is closed; Fire Department can operate bollards by remote control whenever access is necessary
- Screened rooftop mechanical units
- Trash enclosures will have similar building materials and landscape buffer
- Elevation does not show entrance to parking garage
- Drop-off/walkway is too far away from building entrance
- Good mix of evergreen and deciduous trees
- No continuing lights
- Good quality of materials

Area(s) of Concern:

- Issues with sidewalk and pedestrian connections.

Staff's Review:

- ✓ Staff is to address the issue of additional pedestrian connections during site plan review.

Dave Whitfield made a motion to forward the project for approval with the following recommendation:

1.) **Addition of a sidewalk/pedestrian area from turnaround in front of main entrance.**
2.) **Extend the south sidewalk further south to the driveway of the parking area**

Matt Adams seconded the motion.

The motion passed by voice vote 5-0

The Board complimented the landscaping and parking lot design.

III. APPROVAL OF THE DECEMBER 14, 2006 MEETING SUMMARY

The meeting summary was approved as written.

IV. OLD BUSINESS

- **ARB Guidelines**
  - **The section is still being worked on by staff along with the rest of the Unified Development Code**

V. NEW BUSINESS

- **Online Packets**
  - **Packets are now available online for viewing and/or printing**
  - **Department will continue to have hard copies available as usual**

VI. ADJOURNMENT

Meeting adjourned at 7:40 p.m.

III.B.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
APRIL 12, 2007

PRESENT	**ABSENT**
Mr. Rick Clawson	Mr. Matt Adams
Mr. Bud Gruchalla	Mr. Bryant Conant
Mr. Dave Whitfield	
Ms. Wendy Goeckler, PC Liaison	
Ms. Mara Perry, Senior Planner	
Ms. Joyce Collins-Catling, Executive Secretary	

I. CALL TO ORDER: Bud Gruchalla, Chair, called the meeting to order at 6:30 p.m. stating that the Board would only make recommendations of projects since there is no quorum present tonight.

II. PROJECT PRESENTATIONS:

A. MPD Investments, LLC (Larry Enterprises/Lynch Hummer Lot A): Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for two office buildings with first floor retail in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

Board member Clawson recused himself from the discussion of this project due to his direct involvement.

Senior Planner Mara Perry presented the project requesting two office buildings with first floor retail on Lot A of the development (66,000 sq. ft./building). Exterior materials will consist of architectural precast, brick accent panels and glass; roof materials will be a flat membrane. After review of the project, the Department of Planning found no outstanding issues, but is currently addressing landscaping issues; and a new Fire Department regulation regarding the width of the drive aisle for fire truck ladders reaching a three-story building.

Item(s) Discussed:

- Rear of building is located in seepage berm; no planting
- Landscape Plan allows for more planting in front
- No trees can be planted in the rear
- Two buildings will mirror each other
- Materials match
- Mechanical screen will be a matching colored metal

Area(s) of Concern:

- None

The Board recommended that the project be forwarded for approval with the following comments:

1.) **Modifications be made per Fire Department regulations**
2.) **Landscaping in the front of building since no planting will be allowed in the rear**

The Board complimented the attractiveness of the building design, and commended the architect.

III. APPROVAL OF THE FEBRUARY 15, 2007 MEETING SUMMARY

The approval of the meeting summary was tabled until the next meeting.

IV. OLD BUSINESS

- **ARB Guidelines**
  - **The Department of Planning will send the latest version to this Board and the Planning Commission simultaneously**

V. NEW BUSINESS

- **Online Packets**
  - **The Board is pleased with the ability to review the entire meeting packet online prior to scheduled meeting**

VI. ADJOURNMENT

Meeting adjourned at 6:45 p.m.