CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD AGENDA
THURSDAY, NOVEMBER 8, 2007 6:30 P.M.
CITY HALL – 690 CHESTERFIELD PARKWAY WEST

CONFERENCE ROOM 101

I. CALL TO ORDER

II. PROJECT PRESENTATIONS:

A. <u>Outdoor Equipment Lot 1 (17485 N. Outer 40):</u> Amended Site Development Plan, Landscape Plan, Lighting Cut Sheet, Architectural Elevations, and Architect's Statement of Design for an existing warehouse buildings in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

III. APPROVAL OF MEETING SUMMARIES

A. October 11, 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).

City of Chesterfield

II. A.

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

November 2, 2007

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

Re: **Outdoor Equipment Lot 1 (17485 N. Outer 40):** Amended Site Development Plan, Landscape Plan, Lighting Cut Sheet, Architectural Elevations, and Architect's Statement of Design for an existing warehouse buildings in a "PI" Planned Industrial District located east of Boone's Crossing on the north side of North Outer Forty Road.

Dear Board Members:

HDA Architects has submitted, on behalf of MPD Investments, L.L.C. an Amended Site Development Plan, Landscape Plan, Lighting Cut Sheet, Architectural Elevations, and Architect's 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 amended architectural elevations for an existing 30,600 square foot warehouse building to become a retail, office, and warehouse use. Exterior materials will match the existing 8" scored CMU, 8" Glass block and storefront glazing. Roof materials are the existing fully adhered TPO 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, the draft governing ordinance currently before the City Council under P.Z. 32-2007, the City of Chesterfield Tree Manual and the City of Chesterfield Lighting ordinance. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning.

Actions Requested

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

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: **Outdoor Equipment (17485 N. Outer 40)**
Date of Review: **11-02-07**

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	**X**		
B. Vegetation			**Currently addressing landscape in site plan review. Additional requirements are placed on the site due to the location of the seepage berm and future improvements to be made to the site.**
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	**X**		
B. Building Equipment Service	**X**		
C. Fast Food Restaurant Guidelines	**NA**		
D. Auto Service Station Guidelines	**NA**		
E. Shopping Center Guidelines	**NA**		
F. Chesterfield Valley Guidelines	**X**		

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	**X**		**Lighting is currently being addressed through site plan review for adherence to the Lighting Ordinance.**
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

Project Title: Outdoor Equipment Lot 1

Developer: MPD investments Architect: HDA Architects Engineer: Civil- Stock & Associates Landscape - Loomis & Associates

Location: 17485 N. Outer Forty Road, 2,900 feet west of Boone's Crossing

PROJECT STATISTICS:

Size of site (in acres): 4.018 acres Total Square Footage: 30,600 ft Building Height: 22'-8"

Proposed Usage: Retail/Office/Warehousing

Exterior Building Materials: Existing: 8" scored CMU, 8" glass block, storefront glazing, fabric awnings

Construction Type: 2B

Roof Material & Design: fully adhered TPO membrane roofing

Screening Material & Design: Continuous parapets provide screening on east, south & west side.

Landscape Guidelines: ✓ Commercial ____ Institutional ____ Valley ____ Residential

Building Setbacks: 50' (south) Front 40' (west) Side 165' (north) Rear ____ Max Bldg Ht. ____ Min. Lot Req.
5' (east)

Description of art or architecturally significant features (if any): Curved glass block elements on east & west elevation. New fabric awnings & new exterior accent lighting.

ADDITIONAL PROJECT INFORMATION:

This is an existing warehouse that we intend on providing a number of items to update its look & feel in relation to the surrounding architecture. These items include new paint for the entire building, accent paint bands, fabric awnings, and new storefront openings on east & west elevations.

690 Chesterfield Parkway West, Chesterfield MO 63017-0760
Ph. (636) 537-4000 Fax (636) 537-4798 www.chesterfield.mo.us

hdai
holleran.dultsman.architects

October 31, 2007

RECEIVED
OCT 30 2007
PLANNING
DEPARTMENT

Ms. Mara M. Perry, AICP
Senior Planner of Plan Review
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

RE: Outdoor Equipment Building
HDA Project No.: 07.052

Dear Mara,

The following is being submitted to assist your understanding of the proposed work at the former Outdoor Equipment Building.

<u>City of Chesterfield Design Guidelines</u>

Chapter One: Site Layout

- Changes to the existing "flat" Valley topography were minimized. Existing topography was only modified to provide minimum positive drainage for the paved areas and appropriate drainage ditches necessary. Several existing trees along the Eastern area will be maintained. No retaining walls were utilized to achieve any of the revised grades required for drainage. Cast in place concrete retaining walls are to be installed in the rear of the site to create a truck dock access point.

- As indicated above, several existing trees along the Eastern area will be maintained. An extensive Landscaping plan around the site will restore removed landscaping and enhance the front and both sides of the parcel. No landscaping is permitted in the rear of the site due to restrictions imposed by the Monarch-Chesterfield Levee District regarding planting within the Seepage Berm easement area. The new trash enclosure area was placed as far towards the rear of the site and was controlled by the Seepage Berm easement. Existing and proposed landscaping will effectively screen the new trash enclosure area.

14755 North Outer Forty, Suite 518 • St. Louis, Missouri 63017 • p.636.449.1175 • f.636.449.1176 • www.hdai.com

- All "unattractive" project elements (i.e. - Dock area, trash enclosure, relocated propane tanks) are pushed towards the rear of the site and the rear of the Eastern area. These areas will be out of public site or will be effectively screened by existing and proposed landscaping.

- In addition to the proposed landscaping, the existing two entrances from North Outer Forty Road will be enhanced with a new curb & gutter system and will be "used in place". They will allow easy access of both pedestrian and delivery vehicles exiting North Outer Forty Road. Straight through aisles will direct delivery vehicles towards the rear of the site where loading spaces and dock areas are available. Pedestrian vehicle parking is provided along the front and both sides of the site. A new concrete sidewalk along the entire existing building front will provide safe, pedestrian circulation to the front access doors of the tenants. This sidewalk will also delineate the drive aisle while providing a clean, front elevation for pedestrians to determine location of respective tenant they are visiting. The front parking varies in it's orientation to North Outer Forty Road (i.e. - Is not simply parallel along the entire length) which helps to vary the visual aspect of the front parking area. Disabled parking is located on the front portion of the West side and has direct access to the new front sidewalk. Both entrances, as well as the parking areas and proposed monument sign locations are to receive extensive landscaping to provide a "natural" appearance to this site.

- Again, a new concrete sidewalk along the entire existing building front will provide pedestrian circulation to the front access doors of the tenants. This sidewalk will also delineate the drive aisle while providing a clean, front elevation for pedestrians to determine location of respective tenant they are visiting. The proposed monument sign has been properly placed with respect to the existing entrances. Extensive landscaping has been provided along the frontage of this site and the undulating front parking / drainage ditch will provide a "natural" appearance to this site.

Chapter Two: Buildings
Section One- All Structures

- The project is an existing warehouse facility which will be converted into a multi tenant facility encompassing retail, office and small warehouse storage. The existing aged look will be replaced by updated design features, exterior lighting pleasing to the eye, and new paint on the exterior to bring it into context with the surrounding developments.

- In regards to scale, we are introducing some design features that will help break down the large expanse of 8" scored CMU on the west and east elevations. These design features include a number of storefront window openings strategically placed along either side of the building that will allow views into and out of the future tenant spaces. Breaking down the existing proportions further, we are introducing an accent color band on the south elevation that will complement the new building color, as well as the addition of fabric awnings and decorative exterior light fixtures that will soften the existing warehouse look, making it more aesthetically pleasing to look at from Highway 40.

- Any changes to the overall building design will be minimal. The intent is to update the outside appearance of the building while providing multiple tenant spaces inside. Existing areas that will be left in tact include the protected entry areas on the east and west elevations leading into the building. 8" glazed block screen walls provide a sound barrier for those occupying the outside space from the vehicular sounds from Highway 40. Additional sheltered entrances to future tenant spaces will be added along the south elevation. The existing building already provides adequate screening of roof top equipment. The colored elevations explain the universal look and continuity we wish to achieve from one side of the building to the other.

- The color schemes and design elements introduced were brought about in a response to the motifs and characteristics of the surrounding developments to ensure that the building will look timeless & not require excessive maintenance.

- Leaving the building materials in tact, our intent is to introduce new high performance paints on all exterior walls to minimize excessive maintenance of the facility in the future. Other materials have been introduced on the south elevation to breakdown the expanse of exposed CMU, and help soften the look of the building from Highway 40. All proposed new storefront openings will have frame colors and glazing to match existing so that the buildings continuity will not be sacrificed.

Section Two

- Residential Architecture - Not applicable

- Multiple Family Architecture - Not applicable

- Non-residential architecture

- Service vehicles will utilize existing sheltered entrances on the east and west elevations, as well as overhead doors on the north elevation that will be utilized by larger deliveries. Additional parking has been added so that delivery traffic can be diverted to the rear of the site, and not congest vehicular or pedestrian traffic along the sides or front of the building. A new trash enclosure has bee indicated on the exterior elevation sheet, to be located on the site by the civil engineer. Building materials and colors of the enclosure to match that of the existing building.

- Fast Food Restaurant Guidelines- Not applicable

- Auto Service Station Guidelines- Not applicable

- Shopping Center Guidelines- Not applicable

- Chesterfield Valley Guidelines. The primary facade of the existing warehouse facility is along Highway 40. Due to its vacancy for a number of years, the facility looks dated, and in need of exterior maintenance to bring it to a level comparable to that of the surrounding architecture. The new look will be aesthetically pleasing to the eye, uniform in color scheme and design, with additional features that will represent a more commercial and retail feel. Existing parking, as well as newly provided parking is primarily along the east and west facades as well as at the rear of the building.

- Additional decorative exterior lighting has been added to accent the façade and the new entrances to future tenants of the facility.

- New monument signage has been proposed and located on the civil drawings. Material & color will match those of the existing building.

- All existing and proposed parking will be located on the east, west and north façade, away from the main elevation facing Highway 40.

- The only truck parking that will occur will be delivery trucks that can delivery at the entrances on the east and west elevations, as well as the proposed delivery area on the north side of the building. Depending on the final location of the proposed trash enclosure, screening will be provided in the form of a masonry wall with color and scoring pattern to match the existing building.

- Street Lighting - refer to civil drawings.

- Sidewalks - refer to civil drawings.
- Utilities are existing to remain
- Landscaping - refer to landscape drawings.

Section Three: Landscape Design

- The landscape plan for this site was prepared in a way to comply with both the Chesterfield Tree Manual and the Landscape Design Guidelines. Existing trees (River Birch, Bald Cypress, Pear) will be saved along the eastern property line to provide a buffer between this property and the site to the east. A landscape buffer has been provided along the southern property line (street frontage), concentrated on the corners of the property and at the entrances. Deciduous and Evergreen trees are used, as well as large shrubs to provide a landscape cushion between the road and the building.
- Five varieties of canopy trees are used – this will provide a diverse landscape, as well as a variety of fall color. Two colorful landscape beds will be added on the two front corners of the building. These landscape areas will have flowering trees, flowering shrubs, and perennial beds. This area will have a big impact in the spring when the flowering plant material is in full bloom.
- Evergreen trees were added to provide screening for the trash enclosure. Existing trees were also saved in this area to provide additional screening.

Respectfully submitted,
HDA Architects

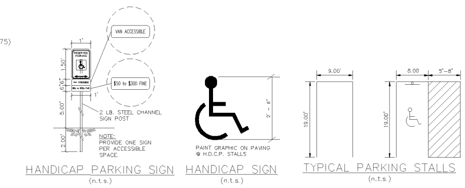
Dennis Dueing
Associate

OUTDOOR EQUIPMENT LOT 1
3RD AMENDED SITE DEVELOPMENT PLAN
17485 NORTH OUTER FORTY ROAD
FOR A
"PLANNED INDUSTRIAL" DISTRICT

A TRACT OF LAND BEING LOT 1 OF AMENDED OUTDOOR EQUIPMENT SUBDIVISION AS RECORDED IN PLAT BOOK 353 PAGE 948, LOCATED IN U.S. SURVEY 125, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.

PERTINENT DATA

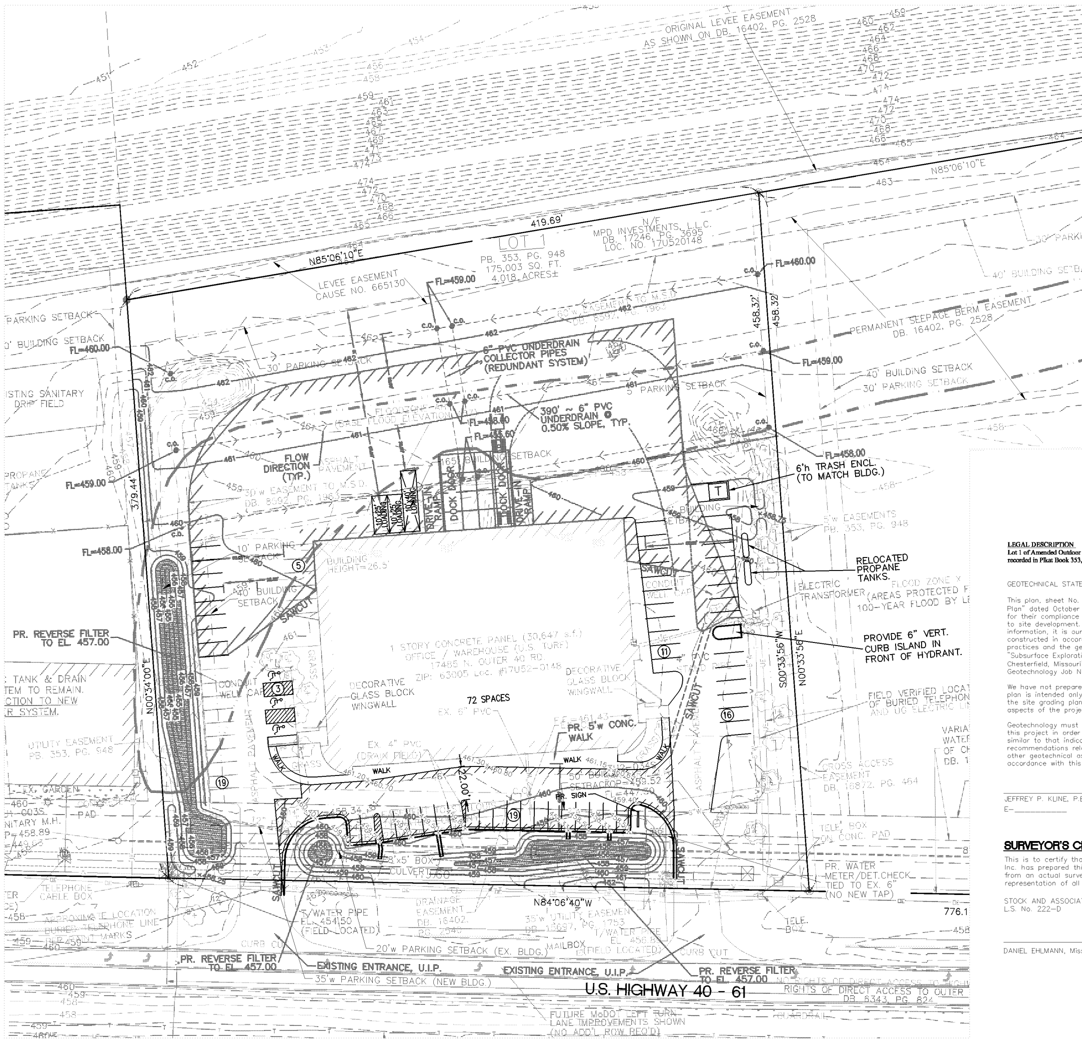
OWNER (1/9/07)	=	MPD INVESTMENTS, L.L.C. (SPECIAL WARRANTY DEED, DB. 17417, PG. 875)
ADDRESS	=	17485 N. OUTER 40 ROAD CHESTERFIELD, MO 63005
EXISTING ZONING	=	C8
PROPOSED ZONING	=	P.I.
ORDINANCE No.	=	239
AMENDED ORDINANCE No.	=	239
LOCATOR NUMBER,s	=	17U52-0148
ACREAGE	=	4.018 Ac.s±
ELECTRIC SERVICE	=	AMERENUE ELECTRIC COMPANY
FIRE DISTRICT	=	MONARCH FIRE PROTECTION DISTRICT
GAS SERVICE	=	LACLEDE GAS COMPANY
PHONE SERVICE	=	SBC
SCHOOL DISTRICT	=	ROCKWOOD R6
SEWER DISTRICT	=	M.S.D.
WATER SHED	=	BONHOMME CREEK
WATER SERVICE	=	MISSOURI AMERICAN WATER COMPANY
WUNNENBERG'S	=	PAGE 20, GRID HH17



HANDICAP PARKING SIGN (n.t.s.)

HANDICAP SIGN (n.t.s.)

TYPICAL PARKING STALLS (n.t.s.)



PREPARED FOR:
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000

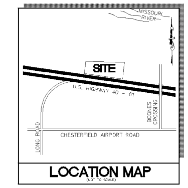
OWNER (as of 1/9/07)
MPD INVESTMENTS, L.L.C.
c/o BRETT PHILLIPS
2445 DUNHEATH LANE
O'FALLON, MO 63368
PHONE: (314) 749-0000

LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWERS
EXISTING STORM SEWER
PROPOSED STORM SEWERS
EXISTING TREE
EXISTING BUILDING
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED INTERIM CONTOUR
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING UTILITIES
PROPOSED GAS
PROPOSED WATER
PROPOSED UNDERGROUND ELECTRIC
SET 1/2" X 24" REBAR W/ 2" ALUMINUM CAP TO BE SET AFTER CONSTRUCTION AND/OR WITHIN 12 MONTHS AFTER RECORDING OF THIS PLAT
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STONE
FIRE HYDRANT – EXISTING/PROPOSED
EXISTING LIGHT STANDARD
PROPOSED LIGHT – WALL/POLE
BUSH
SIGN
NOTES PARKING SPACES
GUY WIRE
POWER POLE
WATER VALVE
DENOTES RECORD INFORMATION
HANDICAPPED PARKING
CENTERLINE
EASEMENT
CONCRETE PAVEMENT
TRAFFIC FLOW
PROPOSED DRAINAGE SWALE
PROPOSED SILTATION CONTROL

ABBREVIATIONS

A.T.G. – ADJUST TO GRADE
ASPH. – ASPHALT
BLDG. – BUILDING
CL – CENTERLINE
CONC. – CONCRETE
C.O. – CLEANOUT
DB. – DEED BOOK
E – ELECTRIC
ESMT. – EASEMENT
FL – FLOWLINE
FT – FEET
FND. – FOUND
G – GAS
M.H. – MANHOLE
N/F – NOW OR FORMERLY
O.H. – OVERHEAD WIRES
PVMT. – PAVEMENT
PB. – PLAT BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.P. – POWER POLE
P.V.C. – POLYVINYL CHLORIDE PIPE
R.C.P. – REINFORCED CONCRETE PIPE
SQ. – SQUARE
T – TELEPHONE CABLE
T.B.A. – TO BE ADJUSTED
T.B.R. – TO BE REMOVED
T.B.R.&R. – TO BE REMOVED & RELOCATED
T.B.V. – TO BE VACATED
TYP. – TYPICAL
U.G. – UNDERGROUND
U.I.P. – USED IN PLACE
V.C.P. – VETRIFIED CLAY PIPE
W – WATER
(86'W) – RIGHT-OF-WAY WIDTH



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK AND 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
3. NO GRADE SHALL EXCEED 3:1 SLOPE.
4. AREA CALCULATIONS –
5. THE DEVELOPER SHALL BE REQUIRED TO CONTRIBUTE TO THE CHESTERFIELD VALLEY ROAD IMPROVEMENT PLAN TRUST FUND.
6. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
7. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
8. GRADING AND STORM WATER PER M.S.D., CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
9. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
10. NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
11. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
12. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS.
13. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED; BASE FLOOD ELEVATION = 457, 459) AND FLOOD ZONE "X" (AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0140 H WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
14. STORMWATER DESIGN SHALL COMPLY WITH CHESTERFIELD VALLEY MASTER STORMWATER PLAN.
15. PARKING CALCULATIONS:

PARKING REQUIRED:
RETAIL/OFFICE 16,000 SF @ 4 SPACES/1000 SF = 64 SPACES
WAREHOUSE 12 EMPLOYEES @ 2 SPACES/3 EMPLOYEES = 8 SPACES
TOTAL = 72 SPACES

PARKING PROVIDED:
STANDARD 9'x19' SPACES = 69 SPACES
HANDICAP SPACES = 3 SPACES
TOTAL = 72 SPACES

LOADING REQUIREMENTS:
PROVIDED (2) 10'x25' LOADING SPACES AND (1) 10'x40' LOADING SPACE AS REQUIRED FOR WAREHOUSE SPACE LESS THAN 24,000 SF

LEGAL DESCRIPTION
Lot 1 of Amended Outdoor Equipment Subdivision, according to the plat thereof recorded in Plat Book 353, Page 948 of the St. Louis County Records.

GEOTECHNICAL STATEMENT

This plan, sheet No. 1 of 1, titled "3rd Amended Site Development Plan" dated October 11, 2007 has been reviewed by Geotechnology for their compliance regarding geotechnical recommendations related to site development. Based on this review and available subsurface information, it is our opinion that the site may generally be constructed in accordance with the plans, good construction practices and the general recommendations given in our report titled "Subsurface Exploration, Proposed renovations to US Turf Facility, Chesterfield, Missouri" prepared for Keystone Construction Company, Geotechnology Job No. 0966401.71DG, dated August 15, 2007.

We have not prepared any part of this plan and my seal on this plan is intended only to confirm my personal review and approval of the site grading plan as it relates to the geotechnical-related aspects of the project.

Geotechnology must be involved during the construction phase of this project in order to determine if the subsurface conditions are similar to that indicated by the field exploration data, that our recommendations relative to site grading are implemented, and that other geotechnical aspects of site development are performed in accordance with this plan.

JEFFREY P. KLINE, P.E.
E-__________

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this 3rd Amended Site Development Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions.

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

DANIEL EHLMANN, Missouri L.S. No. 2215

SITE BENCHMARK
ELEV. 457.78
"IRON ROD" BEING THE SOUTHEAST PROPERTY CORNER OF PROPERTY AT 17401 NORTH OUTER 40 DRIVE. (U.S.G.S. (NGVD 1929))

ST. LOUIS COUNTY BENCHMARK
12-171 ELEV. 460.06
"STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE. (U.S.G.S. (NGVD 1929))

Brett Phillips, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter __________

1003.150 "PI" – Planned Industrial of the City of Chesterfield
(applicable subsection) (present zoning)

Ordinance No.________, do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) __________________
Brett Phillips

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

On this_____day of__________________, 2007, before me personally appeared Brett Phillips, who being by me duly sworn, did say he is the OWNER of MPD INVESTMENTS, L.L.C., a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and that said Brett Phillips acknowledged said instrument to be the free act and deed of said limited liability company.

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

____
Notary Public

____
Print Name

My commission expires: __________

This 3rd Amended Site Development Plan was approved by the City of Chesterfield and duly verified on the ________ day of ____________ 2007, by the Planning and Development Services Director, authorizing the recording of this 3rd Amended Site Development Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Planning and Development Services Director and the City Clerk.
CITY OF CHESTERFIELD, MISSOURI

By: ______________________
Planning and Development Services Director

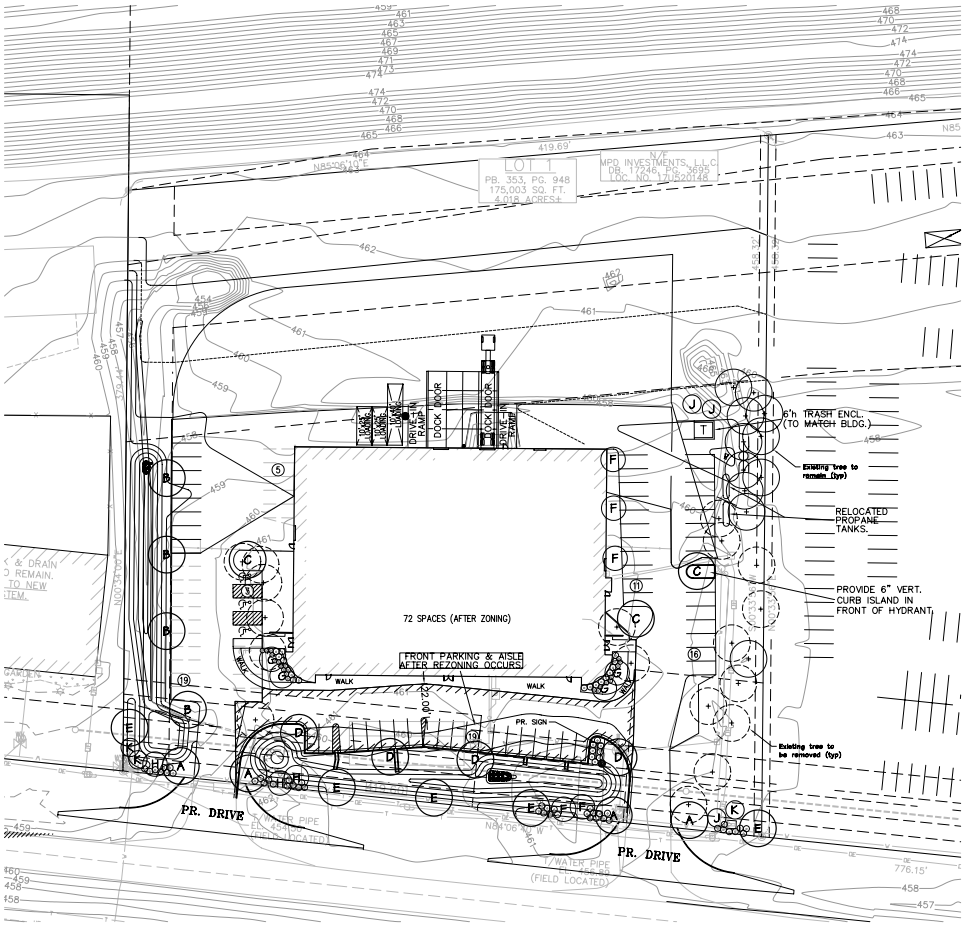
By: ______________________
City Clerk

GEOTECHNICAL NOTE
CONSULT GEOTECHNICAL REPORT No.0966401.71DG DATED AUG 15, 2007 BY GEOTECHNOLOGY, INC. (JEFFREY P. KLINE, 314-997-7440) FOR RECOMMENDATIONS RELEVANT TO THIS CONSTRUCTION. NEW PAVEMENT AREAS ALONG NORTH SIDE OF PARCEL WILL REQUIRE REMOVAL AND RECOMPACTION OF THE EXISITING SOILS AND THE POSSIBILITY OF GEOGRID (TENSAR BX-1100) INSTALLATION.

1 10/25/07 – PER MONARCH FPD 10/22 & CITY 10/25 COMMENTS

GEORGE M. STOCK E-25116

OUTDOOR EQUIPMENT LOT 1				
3rd AMENDED 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		
DRAWN BY: J.P.W.	DATE: 10/11/07	CHECKED BY: G.M.S.	DATE: 10/11/07	JOB NUMBER: 206-3961.1
SHEET: 1 of 1				



LANDSCAPE PLAN

SCALE 1" = 30'

PLANTING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE
A	4	Acer rubrum 'Franksred'	Red Sunset Maple	2 1/2"	45'+	Deciduous
B	4	Quercus imbricaria	Shingle Oak	2 1/2"	45'+	Deciduous
C	3	Gleditsia triacanthos inermis	Thornless Honeylocust	2 1/2"	45'+	Deciduous
D	4	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2 1/2"	45'+	Deciduous
E	5	Zelkova serrata	Japanese Zelkova	2 1/2"	45'+	Deciduous
F	5	Cercis canadensis	Eastern Redbud	2 1/2"	25-30'	Deciduous
G	4	Magnolia soulangiana	Saucer Magnolia	2 1/2"	20-30'	Deciduous
H	3	Crataegus viridis 'Winter King'	Winter King Hawthorn	2 1/2"	25-30'	Deciduous
J	3	Pinus strobus	White Pine	6'	45'+	Evergreen
K	3	Picea glauca	White Spruce	6'	45'+	Evergreen
⊙	21	Ilex glabra 'Shamrock'	Shamrock Inkberry	18-24"		Evergreen
		Spiraea x bumalda 'Goldflame'	Goldflame Spirea	18-24"		Deciduous
		Hypericum frondosum 'Sunburst'	Sunburst Hypericum	18-24"		Deciduous
⊙	67	Ilex 'China Girl'	China Girl Holly	2-3'		Evergreen
		Juniperus chinensis 'Sea Green'	Sea Green Juniper	2-3'		Evergreen
		Viburnum rhytidophyllum	Leatherleaf Viburnum	2-3'		Deciduous

GENERAL NOTES:

1) Canopy of existing tree to remain: 5,100 SF
Canopy of existing trees to be removed: 9,400 SF.
Percentage of canopy to remain: 35.1%.
2) All street trees will be located at least 3' from proposed curb.
3) All street trees will be located at least 10' from all storm sewer structures.
4) Any existing trees to remain that are damaged during construction will be replaced with similar varieties of trees.
5) All turf areas will be seeded.
6) An in-ground irrigation system will be provided.

Consultants:

17485 North Outer Forty Chesterfield, MO

MPD Investments

Revisions:

Date	Description	No.

Drawn: BAR
Checked: JAS

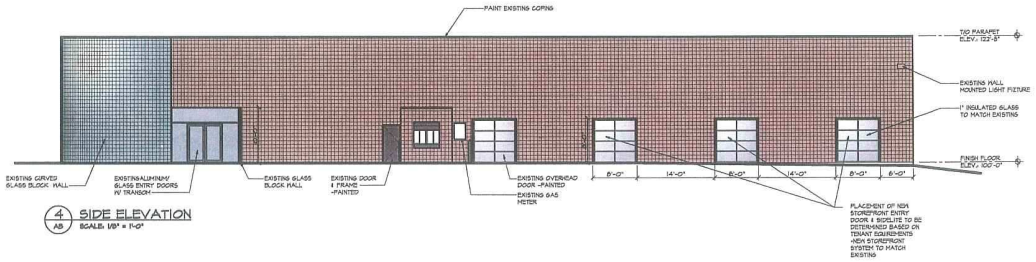
loomis/Associates

Landscape Architects/Planners
Site Design Planning
Subdivision Design
Land Development
Consultation
Tree Preservation

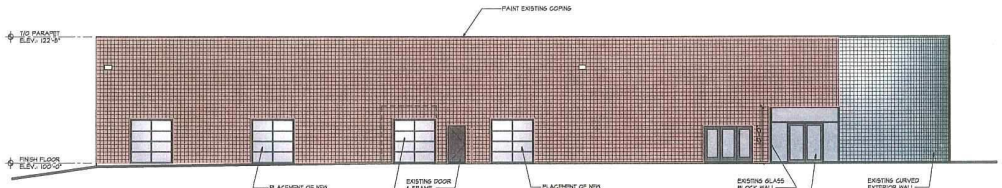
Sheet Title: Landscape Plan

Sheet No: L-1

Date: 10/26/07
Job #: 667.005

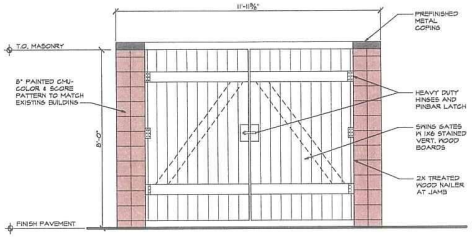


4 A3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

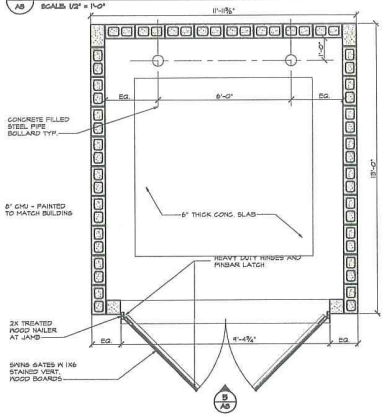


3 A3 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

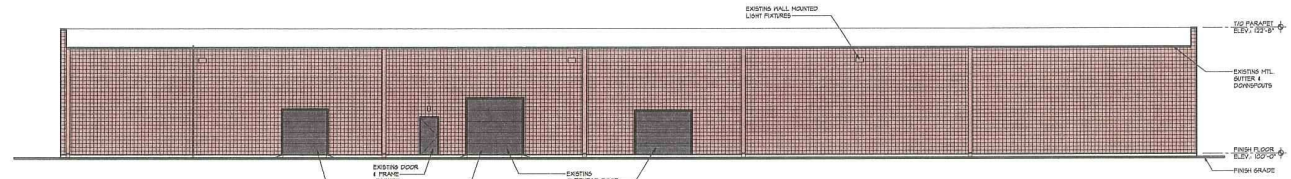
EXTERIOR FINISH LEGEND		
AWNINGS		SUNBRELLA 4652 GRANITE
BUILDING ACCENT PAINT		SHERWIN WILLIAMS - TRIGORN BLACK #288
BUILDING PAINT		BENJAMIN-MOORE - BISON BROWN 213-50
EXTERIOR LIGHTING		VISTA LIGHTING - OW336 -SEE CUT SHEET
GLAZING		MATCH EXISTING GLAZING
WINDOW FRAME		MATCH EXISTING STOREFRONT COLOR



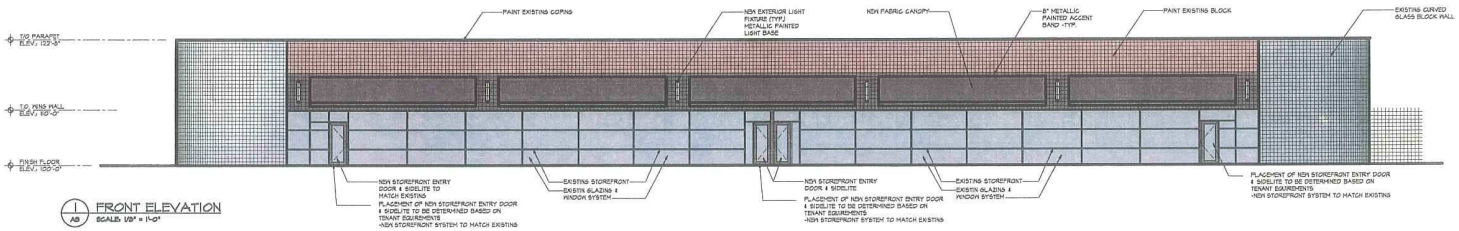
5 A3 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2" = 1'-0"



6 A3 TRASH ENCLOSURE PLAN
SCALE: 1/2" = 1'-0"



2 A3 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 A3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Revisions:

U.S. Turf Building

Chesterfield, MO

hd architects
14755 North Outer Forty Road, Suite 510
St. Louis, MO 63017
(636) 449-1176 / fax (636) 449-1176

Professional Seal:

Drawn By: Checked By:

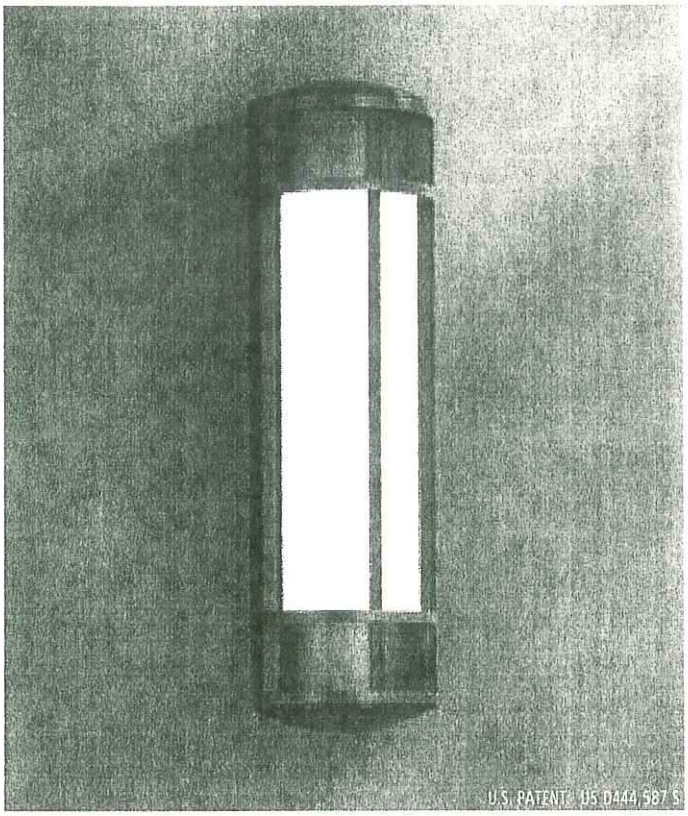
Sheet Title: EXTERIOR ELEVATIONS

Sheet Number: A3

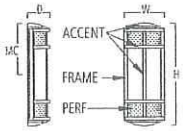
Date: 10.28.07

Project Number: 07.020

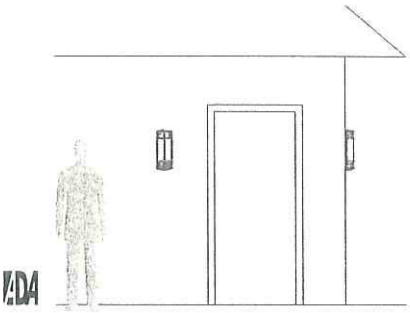
METRO™



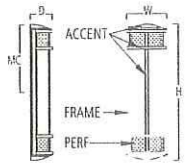
OW1330



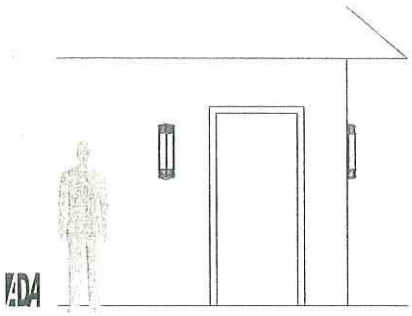
W	H	D	MC
7-1/4"	18-1/4"	4"	9-1/8"
184mm	464mm	102mm	232mm



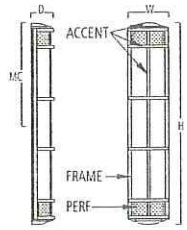
OW1332



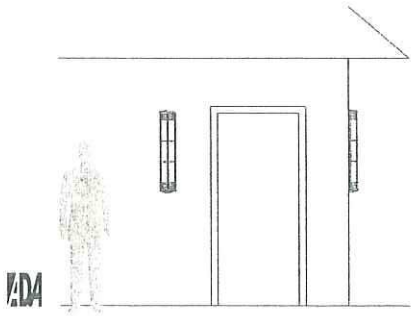
W	H	D	MC
7-1/4"	24-1/4"	4"	12-1/8"
184mm	616mm	102mm	308mm



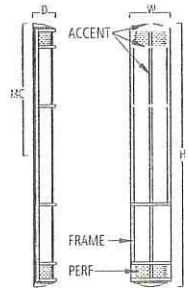
OW1334



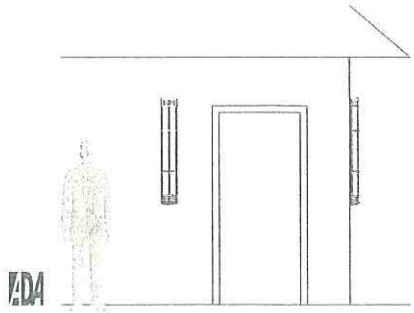
W	H	D	MC
7-1/4"	36"	4"	18"
184mm	914mm	102mm	457mm



OW1336



W	H	D	MC
7-1/4"	47-3/4"	4"	23-7/8"
184mm	1213mm	102mm	606mm



Sample Catalog Number

OW1332	-	1F50(120V)	-	CAL	-	GAL	-	FU
Model		Lamp (Voltage)		Frame and Perf Finish		Accent Bars and End Cap Finish		Option

Model	Lamp (Voltage)	Frame and Perf Finish	Accent Bars and End Cap Finish	Options
OW1330	**1F39** 39w long twin tube, 2G11 base (Voltage) **120V** **277V**	**PTD** Painted - specify color code, see page 519 (ex. **WHT** for White)	**PTD** Painted - specify color code, see page 519 (ex. **WHT** for White) **BSS** Brushed Stainless Steel **PSS** Polished Stainless Steel • **PVD** Zirconium Nitride Outdoor Polished Brass	**FU** Fusing **XPS** Express 10 day shipment • Option is not available with **XPS** program

Model	Lamp (Voltage)	Frame and Perf Finish	Accent Bars and End Cap Finish	Options
OW1332	**2FS14** 14w T-5, mini bi-pin base **1F40** 40w long twin tube, 2G11 base **1F50** 50w long twin tube, 2G11 base (Voltage) **120V** **277V**	**PTD** Painted - specify color code, see page 519 (ex. **WHT** for White)	**PTD** Painted - specify color code, see page 519 (ex. **WHT** for White) **BSS** Brushed Stainless Steel **PSS** Polished Stainless Steel • **PVD** Zirconium Nitride Outdoor Polished Brass	**FU** Fusing **XPS** Express 10 day shipment • Option is not available with **XPS** program

Model	Lamp (Voltage)	Frame and Perf Finish	Accent Bars and End Cap Finish	Options
OW1334	**2FS21** 21w T-5, mini bi-pin base **2F39** 39w long twin tube, 2G11 base (Voltage) **120V** **277V**	**PTD** Painted - specify color code, see page 519 (ex. **WHT** for White)	**PTD** Painted - specify color code, see page 519 (ex. **WHT** for White) **BSS** Brushed Stainless Steel **PSS** Polished Stainless Steel • **PVD** Zirconium Nitride Outdoor Polished Brass	**FU** Fusing **HM** Express 10 day shipment **XPS** • Option is not available with **XPS** program

Model	Lamp (Voltage)	Frame and Perf Finish	Accent Bars and End Cap Finish	Options
OW1336	**2FS28** 28w T-5, mini bi-pin base **2F40** 40w long twin tube, 2G11 base **2F50** 50w long twin tube, 2G11 base (Voltage) **120V** **277V**	**PTD** Painted - specify color code, see page 519 (ex. **WHT** for White)	**PTD** Painted - specify color code, see page 519 (ex. **WHT** for White) **BSS** Brushed Stainless Steel **PSS** Polished Stainless Steel • **PVD** Zirconium Nitride Outdoor Polished Brass	**FU** Fusing **XPS** Express 10 day shipment • Option is not available with **XPS** program

Features

- ADA compliant
- Removable cam-action, hinged frame for ease of maintenance
- Extruded aluminum backplate and die cast end caps
- Extruded aluminum frame side rails
- Solid, rolled aluminum accent bars and perf accents
- Gasketed and sealed construction
- Thermoset acrylic powder coat finish
- Extruded 1/8" thick white virgin 45% DR high impact acrylic diffuser, F1 rated, UV stable
- Easy relamping
- Fluorescent lamping
- High power factor, -20° C starting temperature, electronic ballast
- Vertical or horizontal mounting
- Mounts to all standard electrical junction boxes (by others) with hardware provided. Requires auxiliary mounting fasteners (provided)
- Includes compressible gaskets to seal fixture to junction box on surfaces that have a peak to valley distance of 1/4" within the mounting area of the fixture
- UL wet location listed for mounting 3' above grade
- 5 year product warranty

UL & C UL Wet Locations

Variations

- Specialty finishes to match architectural detail
- Increase/decrease fixture length
- Eliminate center bar
- Add roll bars or rearrange roll bar locations
- Addition of perforated metal overlay
- Alternate lamping up to rated wattage

Materials and Finishes

New Alternative Finishes

Visa Lighting continuously strives to develop alternatives to increase product value, without degrading performance or quality. In this catalog, three such finishes have been added:

SNA - Satin Nickel Alternative

BCA - Brushed Chrome Alternative

This process utilizes a dye application within a UV resistant clear coating over an aluminum substrate. The end results are finishes with a natural metal appearance that closely match Satin Nickel and Brushed Chrome Plating - at a fraction of the cost. There is no impact to lead time, and none of the environmental impact associated with conventional plating. Additionally, these new finishes can be applied to product designs not well suited to plating.

ABA - Alabaster Alternative

This process utilizes multi-layered hand painting, over an acrylic substrate to produce a luminous diffuser with the character and natural appearance of alabaster at a fraction of the cost and with less fixture weight. This finish can also be applied to designs that cannot be produced in real marble materials.

New Standard Matte Acrylic Diffuser Finish

All luminous acrylic diffusers used indoors include a matte finish to enhance softness of illumination, and to produce a more glass-like appearance. This scratch resistant surface is specifically designed to be durable and easily cleaned using mild cleansers during routine building maintenance.

RAL Color System

The RAL color system is a worldwide color standard which assures that product finishes from diverse manufacturers match each other when installed on the job. The most recognized samples set is the RAL Classics, a collection of 210 colors used widely in architecture. Visa Lighting surface finishes are satin surface, which closely match the RAL K-5 series of color samples.

Visa recognizes the use of the RAL standard, and provides color matching to any of the Classic series colors at a lower premium than matching custom colors. In those instances which a Visa standard color matches an RAL standard, the RAL color reference is included in the color description in this catalog.

For more information on the RAL color system, or to obtain a color collection, see the RAL website at: www.ral.de

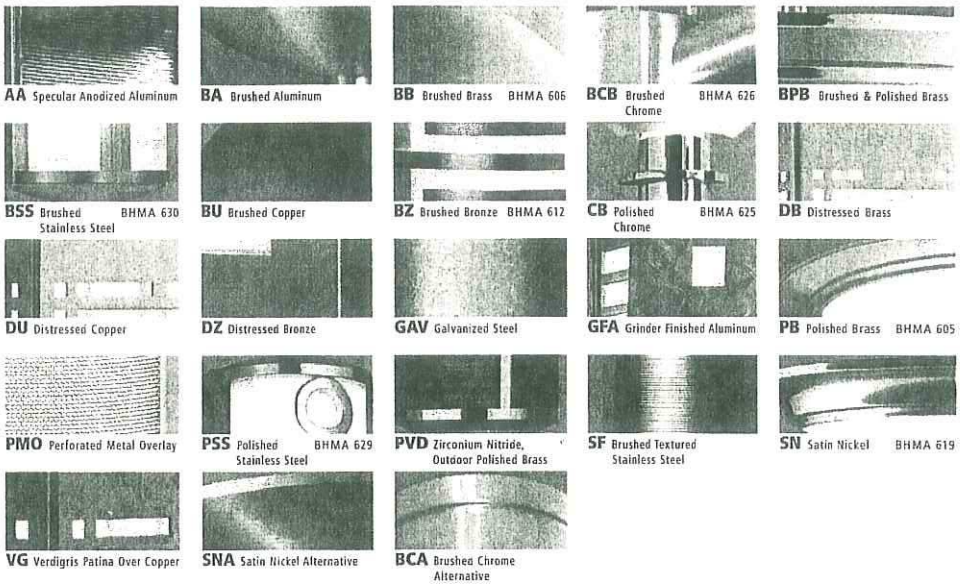
ANSI/BHMA Material Finish Standards

The ANSI/BHMA finish standard, which has replaced the original US standards for metal finishing in building hardware, establishes a broad standard for color and surface finishing of metalwork within architecture.

Visa recognizes the use of ANSI/BHMA standard as a method of communicating a desired finish treatment during product specification. Where Visa metal finishes match an ANSI/BHMA finish standard, the reference number is provided in the finish description. All Visa finishes are grade level 1. Visa also utilizes this standard as a means for specifiers to communicate a desired surface treatment, should one be desired that is not offered as a standard finish.

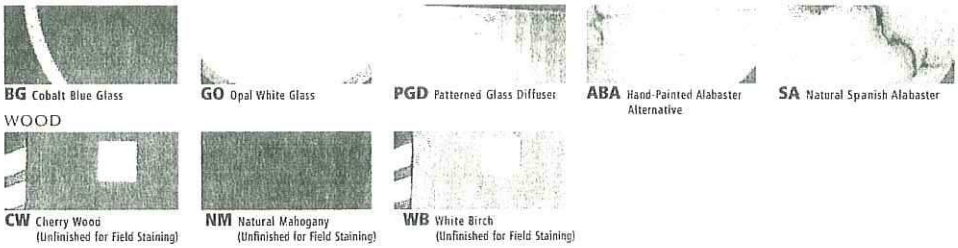
For more on the ANSI/BHMA standard, or to obtain a complete color samples kit, see the BHMA website at: www.buildershardware.com

Metal Finishes



AA Specular Anodized Aluminum
BA Brushed Aluminum
BB Brushed Brass BHMA 606
BCB Brushed Chrome BHMA 626
BPB Brushed & Polished Brass
BSS Brushed Stainless Steel BHMA 630
BU Brushed Copper
BZ Brushed Bronze BHMA 612
CB Polished Chrome BHMA 625
DB Distressed Brass
DU Distressed Copper
DZ Distressed Bronze
GAV Galvanized Steel
GFA Grinder Finished Aluminum
PB Polished Brass BHMA 605
PMO Perforated Metal Overlay
PSS Polished Stainless Steel BHMA 629
PVD Zirconium Nitride, Outdoor Polished Brass
SF Brushed Textured Stainless Steel
SN Satin Nickel BHMA 619
VG Verdigris Patina Over Copper
SNA Satin Nickel Alternative
BCA Brushed Chrome Alternative

Other Materials



GLASS

BG Cobalt Blue Glass
GO Opal White Glass
PGD Patterned Glass Diffuser

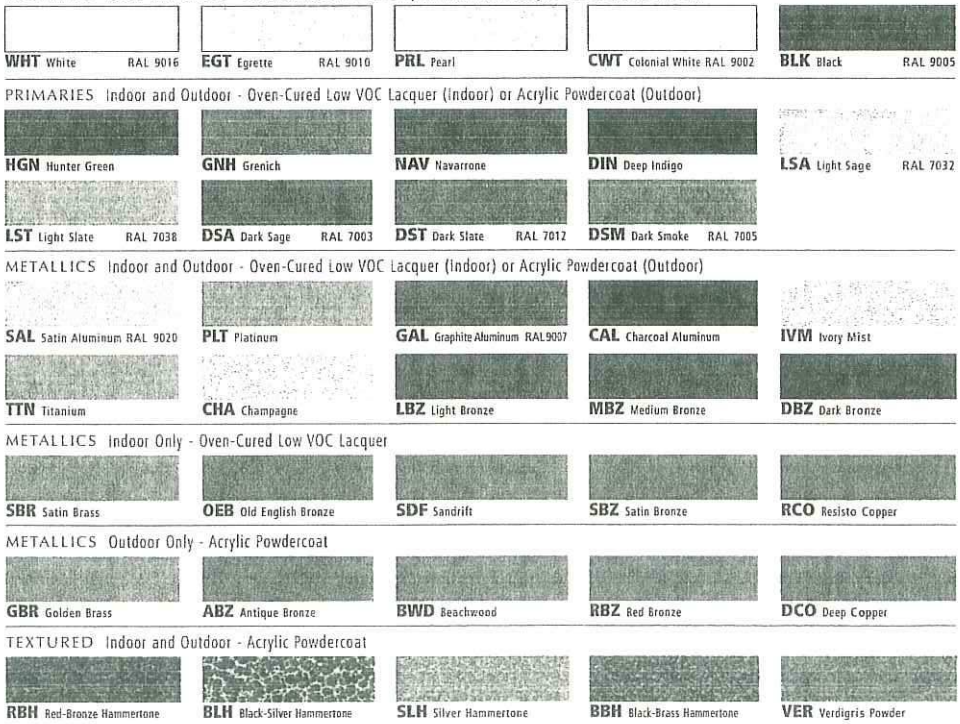
ALABASTER

ABA Hand-Painted Alabaster Alternative
SA Natural Spanish Alabaster

WOOD

CW Cherry Wood (Unfinished for Field Staining)
NM Natural Mahogany (Unfinished for Field Staining)
WB White Birch (Unfinished for Field Staining)

Painted Finishes



NEUTRALS Indoor and Outdoor - Oven-Cured Low VOC Lacquer (Indoor) or Acrylic Powdercoat (Outdoor)

WHT White RAL 9016
EGT Egrette RAL 9010
PRL Pearl
CWT Colonial White RAL 9002
BLK Black RAL 9005

PRIMARIES Indoor and Outdoor - Oven-Cured Low VOC Lacquer (Indoor) or Acrylic Powdercoat (Outdoor)

HGN Hunter Green
GNH Grenich
NAV Navarrone
DIN Deep Indigo
LSA Light Sage RAL 7032
LST Light Slate RAL 7038
DSA Dark Sage RAL 7003
DST Dark Slate RAL 7012
DSM Dark Smoke RAL 7005

METALLICS Indoor and Outdoor - Oven-Cured Low VOC Lacquer (Indoor) or Acrylic Powdercoat (Outdoor)

SAL Satin Aluminum RAL 9020
PLT Platinum
GAL Graphite Aluminum RAL 9007
CAL Charcoal Aluminum
IVM Ivory Mist
TTN Titanium
CHA Champagne
LBZ Light Bronze
MBZ Medium Bronze
DBZ Dark Bronze

METALLICS Indoor Only - Oven-Cured Low VOC Lacquer

SBR Satin Brass
OEB Old English Bronze
SDF Sandrift
SBZ Satin Bronze
RCO Resisto Copper

METALLICS Outdoor Only - Acrylic Powdercoat

GBR Golden Brass
ABZ Antique Bronze
BWD Beachwood
RBZ Red Bronze
DCO Deep Copper

TEXTURED Indoor and Outdoor - Acrylic Powdercoat

RBH Red-Bronze Hammertone
BLH Black-Silver Hammertone
SLH Silver Hammertone
BBH Black-Brass Hammertone
VER Verdigris Powder

Slight variation in color and luster may be present in these examples due to limitations in the reproduction process. For accurate color verification, actual finish samples are available upon request.

III. A.

THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
October 11, 2007

PRESENT	**ABSENT**
Mrs. Mary Brown	Mr. Matt Adams
Mr. Rick Clawson	Mr. Bryant Conant
Mr. Bud Gruchalla	
Mr. Gary Perkins	
Mr. Dave Whitfield	
Ms. Lu Perantoni, Planning Commission Liason	
Mr. Wendy Geckeler, Planning Commission Liason	
Ms. Aimee Nassif, Senior Planner	
Ms. Jennifer Yackley, Project Planner	
Councilmember Bruce Geiger, Ward 2	
Councilmember Dan Hurt, Ward 4	

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

II. PROJECT PRESENTATIONS:

A. Conway Point Office: A Site Development Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 1.49 acre parcel located at the southwest corner of Chesterfield Parkway and Conway Road.

Project Planner Jennifer Yackley presented the project requesting approximately 27,000 square foot office building at the southwest corner of Chesterfield Parkway and Conway Road. The exterior building materials will be comprised of brick, cast stone and low "E" glazing. The roof will be light gauge, multiple truss and architectural shingle. After review of the project, staff is currently working with the petitioner on the landscape plan and the lighting plan. Signage will be reviewed as a separate process.

Item(s) Discussed:

- Color of brick and awning over the parking entrance being monotone.
- Mechanical equipment on the roof.

- Lack of landscaping near foundation of building.
- Usage of split face block vs. cast stone on the building.
- Trash enclosure screening to be of the same material as the building.
- Pedestrian connection through the parking lot to the sidewalk along Conway Road.
- Emergency exits for the building located in parking garage.
- Sidewalks for the emergency exits.
- Attention or accent features to show off entrance to the building.
- Color of metal and mullions.
- Color of glass tinting.
- Color of architectural shingles to be Georgetown Gray.
- Location of monument signs and building signs.
- Parking lot lighting.

Area(s) of Concern:

- Larger plantings in scale with building and near building.
- Trash enclosure materials to be of same material as the building.
- Glass color
- Metal and mullion color
- Brick and cast stone to be used. Split faced block is not to be used.
- Additional landscaping near the building itself.
- Pedestrian access from the building to the sidewalk on Conway Road.

Staff's Review:

- ✓ Staff is to review the proposed color of metal, mullions and the glass tint for compliance with the Board's recommendation.

Rick Clawson made a motion to forward the project for approval with the following recommendations:

1.) **Trash enclosure to have materials that match building materials.**
2.) **Glass color to be gray tint.**
3.) **Metal mullions to be champagne color.**
4.) **Brick and cast stone building materials.**
5.) **Special or additional landscaping around the building.**
6.) **Pedestrian connection to sidewalk along Conway Road.**

Mary Brown seconded the motion.
The motion passed by voice vote 5-0

B. Simply Self Storage: A Site Development Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 2.31 acre parcel located east of the intersection of Long Road and Chesterfield Airport Road.

Rick Clausen recused himself from the discussion of this project because he had been contacted by the petitioner as a consultant.

Project Planner Jennifer Yackley presented the project requesting a 103,476 square foot retail and self storage building. The exterior building materials will be comprised of masonry, glass, stucco and granite stone panel. The developer proposes integrated masonry columns, decorative window treatments, arches, finials, colored metal roofing, thick, sculpted trims and lively, colorful canopies. The roof will be standing seam metal, hip and low slope. Staff is currently working with the petitioner on the landscape plan and the lighting plan.

Item(s) Discussed:

- Landscape plan in the packet does not match the site plan.
- Function of the retail and the storage portions of the buildings.
- Firewall between storage portion and retail portion.
- Retaining wall location and height on east side of the property.
- Retaining wall materials and color.
- Masonry up to 14 feet then granite stone above the height of 14 feet.
- Stucco material on the south and west elevations on the storage portion of the building that is stepped back from the retail portion.
- Screening of HVAC units.
- Trash enclosure materials, colors and style to match the columns on the building.
- Number and colors of the canopies.
- Panels on the eastern elevation and the differences between the eastern and western elevations.
- Functionality of the windows in the storage area.
- Building lighting.
- Parking requirements.
- Screening of the pad transformer on the east side of the building.

Area(s) of Concern:

- Ensure that the rooftop HVAC units are screened.
- Trash enclosure match building materials.
- Change east elevation to match north elevation.
- Screening of automobiles along Chesterfield Airport Road.

Staff's Review:

- ✓ Staff is to review the Landscape Plan to be in compliance with City regulations and the inclusion of automobile screening along Chesterfield Airport Road.
- ✓ Staff is to review pedestrian connection from the sidewalk along Chesterfield Airport Road.

Mary Brown made a motion to forward the project for approval with the following recommendations:

1.) **Visible rooftop units to be screened.**
2.) **Trash enclosure to match color and masonry pattern of building.**
3.) **East elevation to match north elevation.**
4.) **Low level screening of parking lot along Chesterfield Airport Road.**

Gary Perkins seconded the motion.
The motion passed by voice vote 4-0

III. APPROVAL OF THE MEETING SUMMARY

A. September 20, 2007
Liason was added to Commissioner Grissom's title.
The meeting summary was approved as amended.

IV. OLD BUSINESS

- **Draft of the ARB Guidelines**
  - **Staff is working on the draft of the ARB Guidelines. Must be reviewed by Mr. Geisel before coming to the ARB for review and comment.**
  - **Councilmember Hurt discussed a memo to him from Staff regarding the authority of the ARB and establishment of the ARB. Councilmember Hurt clarified that the ARB was established by an ordinance of City Council. The membership of the ARB was approved by the Planning Commission after the establishing ordinance. Planning Commission, at the time of establishment, did not formally approve the technical guidelines for the authority and scope of the ARB.**
  - **ARB agrees that they have specific guidelines for buildings in Chesterfield Valley. They would like to have specific guidelines for the entire city.**
  - **The Board discussed their previous comments regarding the Draft ARB Guidelines.**

V. NEW BUSINESS

VI. ADJOURNMENT

Meeting adjourned at 8:08 p.m.