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January 10, 2008

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

**Re: Spirit Valley Business Park Lot 11 (Paragon):** A Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for a 1.94 acre parcel located at 616 Spirit Valley East Drive, west of the intersection of Olive Street Road and Chesterfield Airport Road.

Dear Board Members:

Dial Architects has submitted, on behalf of Paragon Certified Restoration, a Site Development Section Plan, Architectural Elevations, Landscape Plan, Lighting Plan and Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

**Submittal Information**

The request is for a new 20,009 square foot building that provides full service fire and water restoration specializing in insurance related property damage repair, located on a 1.94 acre parcel zoned "PI" Planned Industrial District. The parcel is governed by the terms and conditions of City of Chesterfield Ordinance Number 2373. The exterior building materials will be comprised of tilt-up concrete and glass. The roof will be Thermoplastic Olefin (T.P.O.) white roof at ¼" per foot slope to the gutter and downspout. 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 and City of Chesterfield Ordinance Number 2373. Landscape, lighting and signage are being addressed through the Site Development Section Plan review process for adherence to the City Code.

**Actions Requested**

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse". The signature is stylized and cursive.

Justin Wyse  
Project Planner

Attachments

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

**CITY OF CHESTERFIELD**  
**Design Guidelines: Review Checklist**

**Project Name: Spirit Valley Business Park Lot 11 (Paragon) SDSP**

**Date of Review: January 10, 2008**

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

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

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
<b>CHAPTER THREE: Landscape Design</b>	<b>X</b>		
<b>CHAPTER FOUR: Miscellaneous</b>			
A. Signage	<b>X</b>		
B. Lighting	<b>X</b>		
C. Utilities	<b>X</b>		
D. Stormwater Drainage	<b>X</b>		
E. Energy Conservation	<b>X</b>		
F. Screening (Fences & Walls)	<b>X</b>		

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

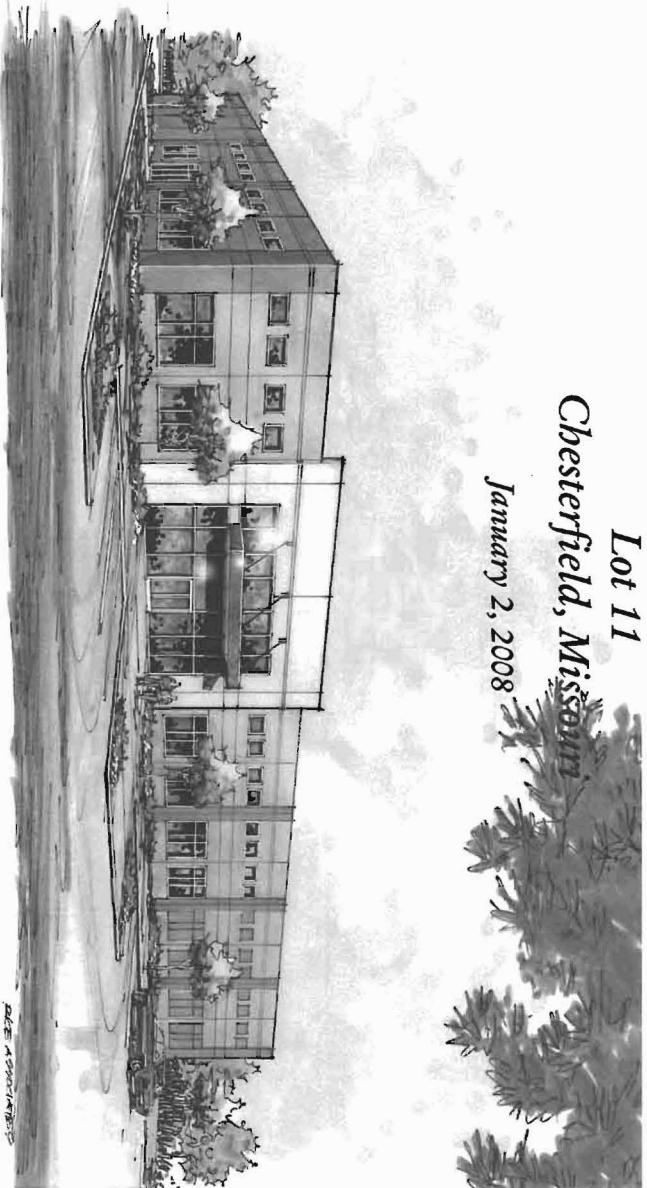
Paragon Certified Restoration

*Spirit Valley Business Park*

*Lot 11*

*Chesterfield, Missouri*

*January 2, 2008*



Owner:

**Paragon Certified Restoration**

Architect:

**David W. Dial Architects, P.C.**

General Contractor:

**Keystone Construction Company**

Civil Engineer:

**Stock & Associates Consulting  
Engineers, Inc.**

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(Material samples will be brought to the ARB Meeting for display)



ARCHITECTURAL REVIEW BOARD  
Project Statistics Application

Project Title: PARAGON CERTIFIED RESTORATION

Developer: OWNER: SR PROPERTIES II Architect: DAVID W. DIAL ARCHITECTS, P.C. STOCK & ASSOCIATES  
Engineer: CONSULTING ENGINEERS

Location: SPLIT VALLEY BUSINESS PARK - LOT 11

PROJECT STATISTICS:

Size of site (in acres): 4.1944 ac Total Square Footage: 420,000 SF Building Height: 4-30'-0"

Proposed Usage: OFFICE /NON-OFFICE SERVICE AREA

Exterior Building Materials: TILT-UP CONCRETE & GLASS

Construction Type: CONVENTIONAL STEEL FRAME WITH TILT-UP CONCRETE PANELS

Roof Material & Design: TPO. WHITE ROOF AT 1/4"/FT. SLOPE TO GUTTER & DOWNSPOUT

Screening Material & Design: NO ROOF SCREENS ARE INCLUDED - RTU'S ARE SCREENED BY PARAPETS.

Landscape Guidelines:  Commercial  Institutional  Valley  Residential

Building Setbacks: 20' Front 10' Side 50' Rear 40' Max Bldg Ht. 1 acre Min. Lot Req.

Description of art or architecturally significant features (if any): WINDOWS ARE SET BOTH HIGH & LOW, IN A RHYTHMICALLY PLEASING PATTERN TO BREAK UP THE LARGE HORIZONTAL PANELS.

ADDITIONAL PROJECT INFORMATION: SEE ARCHITECTS STATEMENT





# City of Chesterfield

## DEPARTMENT OF PLANNING

### APPLICATION FOR ARCHITECTURAL REVIEW

*Prior to submitting an application to the Department of Planning for review by the Architectural Review Board, the Petitioner is strongly urged to discuss their project with their Project Planner. For questions about this application, please contact the "Planner of the Day" at 636-537-4733.*

*For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at [www.Chesterfield.mo.us](http://www.Chesterfield.mo.us).*

**Check application type:**

- |  |  |
|--|--|
| <input type="checkbox"/> Site Plan                     | <input type="checkbox"/> Amended Site Plan   |
| <input type="checkbox"/> Site Development Plan         | <input type="checkbox"/> Amended Site Development Plan                                 |
| <input type="checkbox"/> Site Development Concept Plan | <input type="checkbox"/> Amended Site Development Concept Plan                         |
| <input type="checkbox"/> Site Development Section Plan | <input type="checkbox"/> Amended Site Development Section Plan                         |
| <input type="checkbox"/> Amend Elevations              | <input checked="" type="checkbox"/> Other (specify): <u>ARCHITECTURAL REVIEW BOARD</u> |

**Definitions**

- **Site Plan:** Plan for non-residential development over 1,000 square feet *not* in a planned district.
- **Site Development Plan:** Plan for development in planned districts that is being done in one phase.
- **Site Development Concept Plan:** Conceptual plan for development in planned districts being done in phases. A Concept Plan provides an overall picture of a development that is being divided into sections to be developed in phases.
- **Site Development Section Plan:** Phased sections of a Concept Plan.

### I. APPLICANT INFORMATION

Project Name: PARAGON CERTIFIED RESTORATION

Development Firm: OWNER: SR PROPERTIES II

Architectural Firm: DAVID W DIAZ ARCHITECTS, P.C.

Engineering Firm: STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

Approximate Location of Project: SPIRIT VALLEY BUSINESS PARK, LOT 11

3

Record: OWNER: SR PROPERTIES II

Address: 717-A Crown Industrial Ct.

City: CHESTERFIELD State: MO Zip: 63005

Tel.: 636-728-0580 Fax: 636-537-1350

\* Attach additional sheets as necessary.

Applicant, if other than owner(s): DAVID W. DINE ARCHITECTS, P.C.

Address: 425 SOUTH WOODSMILL ROAD, SUITE 290

City: CHESTERFIELD State: MO Zip: 63017

Tel.: 314-439-9353 Fax: 314-439-9373

Legal Interest: \_\_\_\_\_

(Provide date of contract and date of expiration of contract)

\* Attach additional sheets as necessary.

### II. PROJECT STATISTICS

Acreage: 1.94 AC Gross Floor Area: 71,20,009 SF Building Height: 4 30'-0"

Existing Overlay Districts: Check (✓) all that apply I  C.U.P. I  C.S.P. I  L.P.A.

Proposed Usage: OFFICE / NON-OFFICE SERVICE AREA

Exterior Building Materials: TILT-UP CONCRETE & GLASS

Construction Type: CONVENTIONAL STEEL FRAME W/ TILT-UP CONCRETE PANELS

Roof Material and Design: T.P.O. WHITE ROOF AT 1/4" / FT SLOPE TO GUTTER & DOWNSPOUT

Building Setbacks: Front Yard: 20' Side Yard: 10' Rear Yard: 50'

Max. Building Height: 40' Min. Lot Requirement: 1 ACRE

Description of art or architecturally significant features (if any): WINDOWS ARE SET, BOTH

HIGH & LOW, IN A RHYTHMICALLY PENSING PATTERN TO BREAK UP THE LARGE

SCREENING MATERIAL AND DESIGN: HORIZONTAL PANELS.

NO ROOF SCREENS ARE INCLUDED - R.T.U.'S ARE SCREENED BY PARAPETS.

Additional Project Information, if any: SEE ARCHITECTS STATEMENT

### III. ZONING

Current Zoning District: P11 PLANNED INDUSTRIAL DISTRICT

Existing Uses(s) on property: NONE

Proposed Use(s) on property: OFFICE / SERVICE

Proposed Development Intensity: N/A du / sf (circle one)\*

\* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)

**IV. SITE SPECIFIC GUIDELINES**

Landscape Guidelines: \_\_\_\_\_ Residential: \_\_\_\_\_ Commercial: \_\_\_\_\_ Institutional:

Is the property located in a Chesterfield Valley Sub-Area? If yes, circle one: 1 2 3 4

Any site-specific design guidelines: SPIRIT VALLEY BUSINESS PARK

**V. ADJACENT PROPERTY**

Identify surrounding land uses and zoning designations. Include existing/approved square footage or number of dwelling units, type of units, and density.

Property	Land Use	Zoning	Existing Use	Approved Use <small>(use separate sheet as needed)</small>
North	INDUSTRIAL	P1	NONE	INDUSTRIAL
South	INDUSTRIAL	P1	NONE	INDUSTRIAL
East	PLANNED INDUSTRIAL	M3	NONE <small>FENCE COMPANY</small>	INDUSTRIAL
West	INDUSTRIAL	P1	NONE	INDUSTRIAL

**VI. PARTIES OF INTEREST**

Principal Contact: George Stock Title: \_\_\_\_\_

Address: 257 CHESTERFIELD BUSINESS PARKWAY

City: CHESTERFIELD State: MO Zip: 63005

Tel.: 636-530-9100 Fax: 636-530-9130

Email: GSTOCK@STOCKASSOC.COM

Other Contact: DAVID DIM

Address: 425 SOUTH WOODSMILL ROAD, SUITE 290

City: CHESTERFIELD State: MO Zip: 63017

Tel.: 314-439-9353 Fax: 314-439-9373

Email: DAVID@DIMARCHITECTS.COM

Other Contact: BILL HARDIE

Address: 732 SPIRIT 40 PARK DR.

City: CHESTERFIELD State: MO Zip: 63005

Tel.: 636-519-7900 Fax: 636-519-9730

Email: B.HARDIE@KEYSTONE-STL.COM



# City of Chesterfield

## ARCHITECTURAL REVIEW BOARD Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- Color site plan with contours, site location map, and identification of adjacent uses.**
- Color elevations for all building faces.**
- Color rendering or model reflecting proposed topography.**
- Large exterior material samples. \***
- Photos' reflecting all views of adjacent uses and sites.**
- Details for screening, retaining walls, etc. \***
- Section plans highlighting any building off-sets, etc.**
- Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.**
- Landscape plan.**
- Any other exhibits which would aid understanding of design proposal.**
- Governing ordinance requirements.**

\* Denotes that item will be brought to meeting by the petitioner

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
Ph. (636)537-4746 Fax (636)537-4798 www.chesterfield.mo.us

January 2, 2008

City of Chesterfield  
Department of Planning  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017-0760

Members of the Architectural Review Board

Re: Submittal for Approval of New Facility for Paragon Certified Restoration  
Spirit Valley Business Park, Lot 11

The Architectural Statement below addresses the City of Chesterfield 'Architectural Review Process' booklet. Some items in the booklet may be been addressed individually while others are answered in general text.

Paragon Certified Restoration Information and Background

Paragon Certified Restoration is currently a business resident of Chesterfield Valley. Due to expansion, they are proposing to build and move to a new facility nearby their existing business in the Valley. Paragon Certified Restoration is a full service fire and water restoration company specializing in insurance related property damage repair using the latest equipment and techniques.

Chapter One / Site Layout

**A. Physical Features:**

This project consists of a one-story single tenant office/service building. The construction site is located on Spirit Valley Drive East near Olive Street Road across from Rombach's Pumpkin Farm.

The site is treeless and generally flat other than the drainage ditch and is otherwise featureless. The 'front' of the building faces Spirit Valley Drive East, which is the street address of the property.

The finish floor elevation is designed to be consistent with the adjacent properties and as required to aid in site drainage. There are no natural features such as creeks to retain. The civil engineer is working with the city engineer to ensure compliance with the site and overall development drainage issues.

We are not proposing the use of any retaining walls on the site at this time.

The building is located on the site to be compatible with the existing drainage system for the development.

**B. Vegetation:**

There are no existing trees or other natural features on the site. The proposed design, does however, include landscaped islands in the parking lot and a large grass area along Spirit Valley Drive East. The landscape plan is compliant with the City of Chesterfield landscape guidelines.

**C. Site Relationships of Design:**

This building is located within the setback requirements, power lines easements, drainage ditch easements and runway requirements. This site, being rectangular shaped, along with the other site constraints, dictated the building size and shape. The site has been designed to maximize grassy areas near the building, the building and parking and the streets and the property lines.

Automobile parking is located between the building and Spirit Valley Drive East.

This site and building is designed and is compliant with the Park covenence and will be reviewed by the trustees. To the north and south are planned similar uses with planned similar site designs. The original design of these lots leaves few options for building and parking layout.

Site lighting is limited to the parking lot and safety lighting around the facility and will not shine off of this site. Care has been taken to minimize spillage of light from our site in consideration of the residences on the hill above the valley.

The delivery zones are all accessed from the east side of the building (rear) away from the street and the view from Spirit Valley Drive East. The trash enclosure will be hidden on the east side of the building behind site proof fencing.

This building is situated on the site with parking in the front then the building and the truck court at the rear. We have included a generous 'plaza' at the front entry.

This building is designed as one phase of construction only.

**D. Pedestrian and Vehicular Circulation:**

The building is setback from Spirit Valley Drive East which allows for good visibility for vehicular traffic and bicyclers. As mentioned above, car parking is along Spirit Valley Drive East to provide the most direct and safe access to building while concurrently maximizing separation from shipping area at rear. There are two shared access points to Spirit Valley Drive East. The access points are centered on the property lines with the neighbors to the north and south. Parking is spread out in front of the building which is designed with added elements to enhance the overall design of the facility.

**E. Pedestrian Orientation:**

A generous pedestrian entry plaza leads directly into the covered entry. The front entry has a suspended metal canopy that invites visitors from the parking lot into the building. This site is not a high pedestrian traffic location.

The sides of the buildings have each been treated with additional design elements such as windows and panel designs as on the front. This provides a 'depth' to the street façade that is lacking in many other office/warehouse facilities.

Landscaping is provided as mentioned above with landscaped areas as required by ordinance.

**Chapter Two / Buildings:**

- A. General Architectural Guidelines,**
- B. Scale,**
- C. And Design:**

The owner of this facility, being a current business resident of the City of Chesterfield, wants this building to represent the quality that they have offered in their many years of service and, as such, has placed a high priority on the appearance of his facility.

The front elevation is articulated with a change of heights and planes, both up-and-down and in-and-out and includes a suspended canopy over the front entrance. The sides of the buildings are designed similar to the front by adding large windows and panels articulated to be similar to the office area. Rhythmically pleasing geometric patterns with accent colors and glass add interest, depth and shadow lines to the elevations.

The entrance is not simply a door into the building. It is articulated with a large overhanging canopy suspended like a draw-bridge with metal turnbuckles. The intent here is to add more human scale to the entry along with nice shadow lines and much more interest. The entry is flanked by glass elements that further define and separate the street elevation.

The end result is a building with very nice facades that incorporate shadow lines, steps in vertical and horizontal planes, color and glass to create a very interesting, quality, historic appearance. In fact, there is a large amount of glass at the entry that will add light into the building.

The higher than normal parapet design on the front and somewhat higher than normal on the sides of the building are intended to screen any roof top mechanical units from view. A site line study can be prepared to show the exact line of site for each unit.

As seen on the attached rendering, the building will utilize three earth tone colors, gray tinted glass and color finished metal window frames and canopies. The colors, glass and metal items are juxtaposed on the façades of the building to create a very nice overall building design. These include a main building color of a warm taupe and both lighter and darker accent colors of similar nature. The canopy color, while shown in red on the rendering, will be toned down at the owners request.

The building is constructed of tilt-up concrete panels, which is similar to other buildings planned for this area. A special elastomeric coating designed specifically for concrete will protect the concrete panels. This coating is the best that we have found for concrete and has been designed by the manufacturer to move as the panel breaths and to not 'flake' off. We do not allow the use of 'house paint' on our tilt-up buildings, which can cause most of the peeling paint that shows up on other concrete panel buildings.

The glass will be an energy efficient, tinted, glass in Kynar finish aluminum frames. As you can see on the attached elevations and rendering, we have used the glass as a major design element in the elevational articulation.

**D. Relation to Adjacent Development:**

The design is respectful of the surrounding development in general and is harmonious well in scale, material, and color. Nearby buildings are also constructed of tilt-up concrete and/or earth tone colors and materials similar to ours.

**E. Materials/Colors:**

Materials and colors have been addressed above, however, it remains to be stated that a mixture of glass, concrete, and color along with landscaping will be used to create a harmonious environment within the community that is strong in continuity yet functional and pleasing to the eye.

**III - Non Residential Architecture:**

**A - General:**

As mentioned above, all elevations of this building have been 'designed' and are in harmony with the surrounding buildings. The elevations are articulated in such a fashion that creates a more vertical appearance on a horizontal building.

Signage will be applied to the building.

Site lighting is planned to be mounted on light standards in the front of the building with wall-mounted, shoebox type fixtures on the sides and rear of the building.

See the site development section plan for drainage information.

**B – Building Equipment and Services**

A trash enclosure is located per fire marshal guidelines and is screened by a tilt-up concrete privacy fence which matches the building. See civil drawings.

All utility metering will be on the rear of the building.

**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:**

As mentioned in other sections of this report, this site is fronting Spirit Valley Drive East and is south of Olive Blvd. This building is not a highway 40/64 corridor project and is not visible from the highway.

Sidewalks are included in the developments and therefore we have included them on our site.

The truck court area is at the rear of the building with limited visibility from Spirit Valley Drive East.

Street lighting is included in our project and will be selected by the development owner.

This project has a 5' wide sidewalk parallel to Spirit Valley Drive East to provide pedestrian circulation between developments.

All utilities to this building are underground.

Please see other sections of this report for the architectural treatment of the elevations. All are the same material, color scheme, and all have reveals. See elevations and rendering and building description in the architectural treatment portion of this report.

This site is designed with 30% open space, which is equal to the 30% requirement.

Also as mentioned elsewhere in this report, landscaping has been designed per city ordinance and to meet the requirements of this section. See landscape plan.

### **2. Specific Guidelines in Geographic Sub-Areas of Chesterfield Valley**

Since we are in the Spirit Valley Business Park development most of these requirements have been addressed in the development of the park and we have certainly designed a facility that will be similar to, or nicer than the others in the park. On our site, however, we have addressed each requirement listed as discussed elsewhere in this report.

- Our use is an office/light warehouse, single tenant facility.
- We have retained the required open space as mentioned above.
- At a maximum height of +/- 30' at the highest point, the building height is lower than the required 40'-0" maximum.
- Parking ratios have been met and are indicated on the attached civil drawings.
- All utilities are underground.

### **Chapter Three / Landscape Design:**

#### **1. All landscape plans should exhibit a concept:**

The Spirit Valley Development is located in Chesterfield Valley and has unique opportunities and constraints with regard to conceptual landscaping.

- Combined driveways occur on many of the lots. This reduces the amount of pavement, and dictates a consistency of landscape treatments between lots with shared drives.
- Street tree must be located relatively close to the pavements due to the storm-water conveyance channels.
- Buffering and landscape screening opportunities are limited due to the storm-water conveyance channels. Plantings need to be strategically located to be effective while not preventing the function of the conveyance channels.

**2. There should be a consistency of landscape design:**

The Spirit Valley Development is new, therefore, we have the opportunity to establish a design theme that the future lots can emulate. All plants are a selection from the Chesterfield Tree Manual for Valley Sites.

**3. Setbacks should be landscaped:**

- We selected an Upright Armstrong Red Maple as the street trees due to the limited area available in which street tree plantings can occur. This tree has a columnar growth habit, good fall color and is a relatively fast growing tree. Armstrong Maples will not interfere with trucks traveling along Spirit Valley East Drive. The trees were spaced in order to be equidistant from the street light.
- Perimeter areas not used for driveways are used for storm water conveyance channels, limiting the amount and extent of landscape screening and buffering.
- Along the eastern edge of the rear parking lot, we have placed Bald Cypress, a deciduous conifer. These trees are water loving trees that will have a screening effect for the rear of the building when viewed from the opposite side of the perimeter conveyance ditch.

**4. Where landscape materials may be susceptible to damage:**

We have selected trees that have size and growth habits that are consistent with the space available.

**5. Parking areas, traffic-ways and parking structures are to be enhanced with landscaped spaces containing trees, tree groupings and shrubbery or other landscape enhancements, including berms:**

Shrubs and ornamental grasses are used at the building entry points to provide color and texture for the users of the building. Groupings of Maiden Grass are placed along the parking lot edge to provide a partial visual screen of the parking areas to “break-up” the linear parking and to provide some interest for pedestrians utilizing the sidewalk.

**6. Utilization of works of art:**

This small site and the nature of the business does not warrant the incorporation of artwork or fountain elements.

**7. Landscaped areas should be maximized and balanced throughout the site:**

This plan clusters the plantings to serve specific purposes whether it is screening or accent to gain a more natural appearance.

**8. Landscape plans should incorporate all site elements:**

This plan was coordinated with the proposed lighting plan. The trash enclosure is screened with architectural elements and softened by evergreen plantings. White pine was selected to provide evergreen screening with Lot 12 to indicate the terminus of the rear drive. This will aid drivers in recognizing the landscape areas between the parking lots. We also used White Pine to screen and soften the trash enclosure.

**9. The scale and nature of the landscape materials shall be appropriate:**

We have selected the plant material to be consistent with the size of the building and the purpose that the plant material is to perform. Japanese Zelkova and Swamp White Oak were selected for parking lot trees due to their ability to provide long-term effective shading of the parking lot. Historically, these are both trees that will do well in this environment. European Hornbeam was selected for the areas immediately between the parking and the building. These are small, tight headed columnar trees useful in narrow spaces.

**10. Existing landscape elements should be incorporated into the landscape plans:**

This site had no existing preserved trees to be incorporated into the plan. There were no other significant site elements.

**11. Irrigation systems should be designed so as not to over-spray buildings, walks, fences, etc.:**

This site will have a carefully designed irrigation system that will minimize over-watering and overspray.

**12. Berms shall be an effective form of screening:**

This is a relatively small site with a rather complex storm-water management system. As this is a valley site, the dominant topographic element is the vegetated storm-water conveyance channels. These elements have prevented the use of landscape screening berms on this property.

**13. There should be intense landscaping on all the facades of parking structures with a variety of types and sizes:**

There is no parking structure on this property.

**Chapter Four / Miscellaneous:**

**A. Signage:**

Signage will be compliant with ordinances and are planned to be provided by the owner under a separate contract from a professional sign company.

**B. Lighting:**

Exterior lighting will include recessed can lights on the underside of the entrance canopies and by pole mounted light fixtures. See previously submitted photometrics plan.

Paragon Certified Restoration  
January 2, 2008

C. Utilities

All utilities will be provided underground.

D. Storm water Drainage

See included civil and landscape drawings.

E. Energy Conservation

This building will comply with current building codes and current standard practice for buildings of this type within this same development and area.

F. Screening

There will be no fencing or site walls on this site with the exception of the trash enclosure which will be constructed of tilt-up concrete or masonry, site proof fencing and gates. Trash enclosure design will be submitted in the architectural and civil drawings for review by staff.

It remains our intentions to provide a design that will enhance the local environment while blending with the building types already in the Spirit Valley Business Park. The owners are excited about moving to their new facility and remaining a resident of the City of Chesterfield.

Thank you for your assistance.

As required, building materials that will be brought to the ARB meeting will include:

Glass and frame sample,

Color samples of the concrete coatings,

Metal canopy samples,

And light standard cut sheets.

We will also bring a large format rendering for review by the board members.

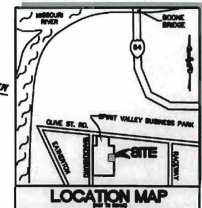
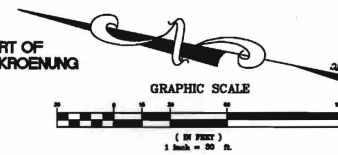
End of Architects Statement

# SPIRIT VALLEY BUSINESS PARK LOT 11

A TRACT OF LAND BEING PART OF LOT 5 OF THE AMELIA BOISSELER ESTATE AS RECORDED IN PLAT BOOK 16 PAGE 27 AND PART OF COSMOS TAMIAN KROENUNG AND HERMAN SCHAEFER AND AGNES SCHAEFER PARCELS OF THE PARTITION IN ESTATE OF VALENTINE KROENUNG LOCATED IN U.S. SURVEYS 193 AND 193, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## SITE DEVELOPMENT SECTION PLAN

ZONING P1 PLANNED INDUSTRIAL  
ORDINANCE NO. 2373

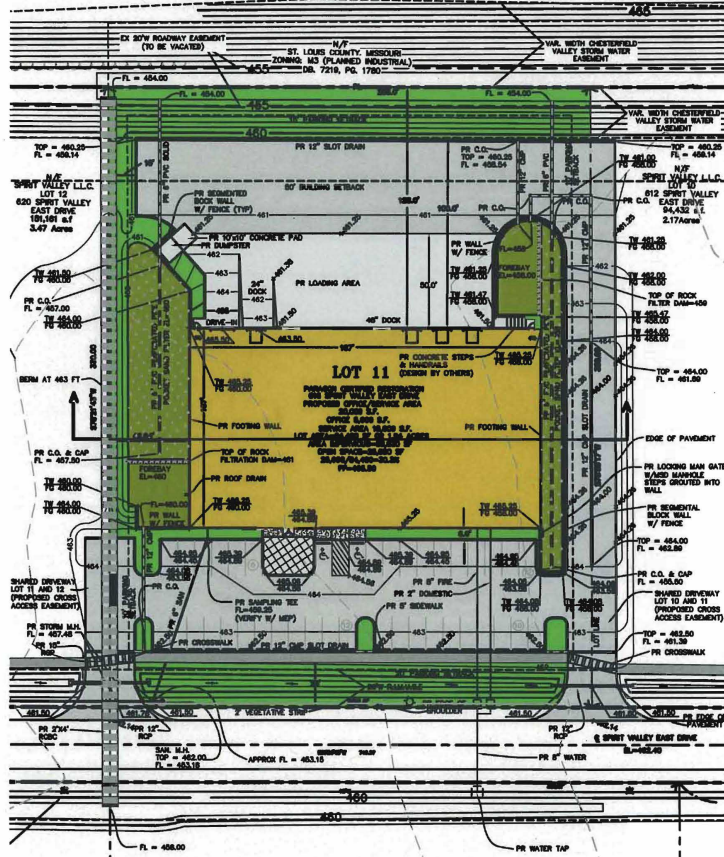


### GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASE OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND 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. 29080202D WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460 PER CHESTERFIELD MASTER PLAN MODEL)
- 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.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINCHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- THE MAXIMUM HEIGHT OF BUILDINGS, EXCLUSIVE OF ROOF SCREENING, SHALL NOT EXCEED FORTY (40) FEET.
- UNTIL SUCH TIME AS THE CONNECTION OF THE SITE TO A PERMANENT SANITARY SEWER SYSTEM, A MINIMUM FIFTY PERCENT (50%) OPENSPACE IS REQUIRED FOR THIS DEVELOPMENT. UPON CONNECTION TO A SANITARY SEWER SYSTEM, A MINIMUM THIRTY PERCENT (30%) OPENSPACE WILL BE REQUIRED FOR THIS DEVELOPMENT.
- THIS SITE DEVELOPMENT SECTION PLAN WILL ADHERE TO THE PARKING AND LOADING REGULATIONS OF THE CITY OF CHESTERFIELD CODE.
- NO PARKING SHALL BE PERMITTED ON ANY ROADWAY IN OR ADJACENT TO THE DEVELOPMENT AS REQUIRED BY THE SITE SPECIFIC ORDINANCE, ORDINANCE NO. 2373
- 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.
- SIGNAGE IN ACCORDANCE WITH THE REQUIRED SPIRIT VALLEY SIGN PACKAGE SHALL BE PROVIDED FOR THIS LOT.
- ALL LIGHTING SHALL CONFORM TO THE LIGHTING ORDINANCE OF THE CITY OF CHESTERFIELD.

### PARKING CALCULATIONS

REQUIRED PARKING: 18 EMPLOYEES WORKING ON A MAXIMUM SHIFT X 2.3 = 12 SPACES  
7 WORK RELATED VEHICLES THAT COULD BE STORED ON SITE = 7 SPACES  
TOTAL REQUIRED PARKING = 19 SPACES  
PROPOSED PARKING: 32 SPACES INCLUDING 2 HANDICAP SPACES.



I, 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 \_\_\_\_\_ (Ordinance No. 2373) of the City of Chesterfield (Ordinance No. 2373) 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 voted or vacated by order of the City of Chesterfield Council.

(Witness)

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2007, before me personally appeared \_\_\_\_\_ who being by me duly sworn, did say he is the \_\_\_\_\_ and that said instrument was signed on behalf of said limited liability company, and that said \_\_\_\_\_ 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 this \_\_\_\_\_ day and year first above written.

Notary Public: \_\_\_\_\_  
Print Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

### SITE INFORMATION

ADDRESS	= 616 SPIRIT VALLEY EAST DRIVE CHESTERFIELD, MO 63005
SITE AREA	= 84,480 S.F.
OWNER	= PARAGON CERTIFIED RESTORATION
CITY	= CITY OF CHESTERFIELD
FLOOD MAP	= 29189C0120H
SEWER DISTRICT	= MSD
WATERSHED	= MISSOURI RIVER
FIRE DISTRICT	= MONARCH CHESTERFIELD
SCHOOL DISTRICT	= ROCKWOOD R-6
ELECTRIC SERVICE	= AMEREN U.E.
GAS SERVICE	= LACLEDE GAS
PHONE SERVICE	= SWBT
WATER SERVICE	= MO. AMERICAN WATER CO.
CABLE SERVICE	= CHARTER COMMUNICATIONS

### TEMPORARY SITE BENCHMARK

BARROAD SPINE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD PARK AND TREE COMPANY 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD. ELEV=464.15
---

### DNM BENCHMARK

BARROAD SPINE DISC STAMPED "B-40, 1980" ON THE NORTH SIDE OF NORTH OLIVE 40 RD. ADJACENT FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV=468.20
--

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as amended by the Director of Planning and the City Clerk.

Planning and Development Services Director



MODOT LOCATE 694 940-800

### UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND ACCORDING TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 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.

### GEOTECHNICAL STATEMENT

On the basis of the request of Spirit Valley Development L.L.C. has provided geotechnical services for the project proposed herein. A geotechnical investigation was conducted during July 2006 for the development proposed herein. Our findings indicate that the earth-related conditions are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our August 5, 2006 report titled Preliminary Subsurface Exploration - Proposed Spirit Valley Industrial Park - Chesterfield, Missouri.

### SURVEYOR'S CERTIFICATION

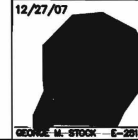
THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SITE DEVELOPMENT SECTION PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
L.S. No. 222-1  
By: DANIEL DELMANN, MISSOURI L.S. No. 2215

PREPARED FOR:  
KEYSTONE CONSTRUCTION CO.  
732 SPIRIT 40 PARK DRIVE  
CHESTERFIELD, MO 63005  
PHONE: (636) 519-7900  
CONTACT: MR. BILL HARDIE

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHER ENGINEERS OR ARCHITECTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 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.

M.S.D. P# \_\_\_\_\_  
BASE MAP # 17W



12/27/07 - REVISED PER CITY COMMENTS

PROPOSED LOT 11 - PARAGON  
SITE DEVELOPMENT SECTION PLAN

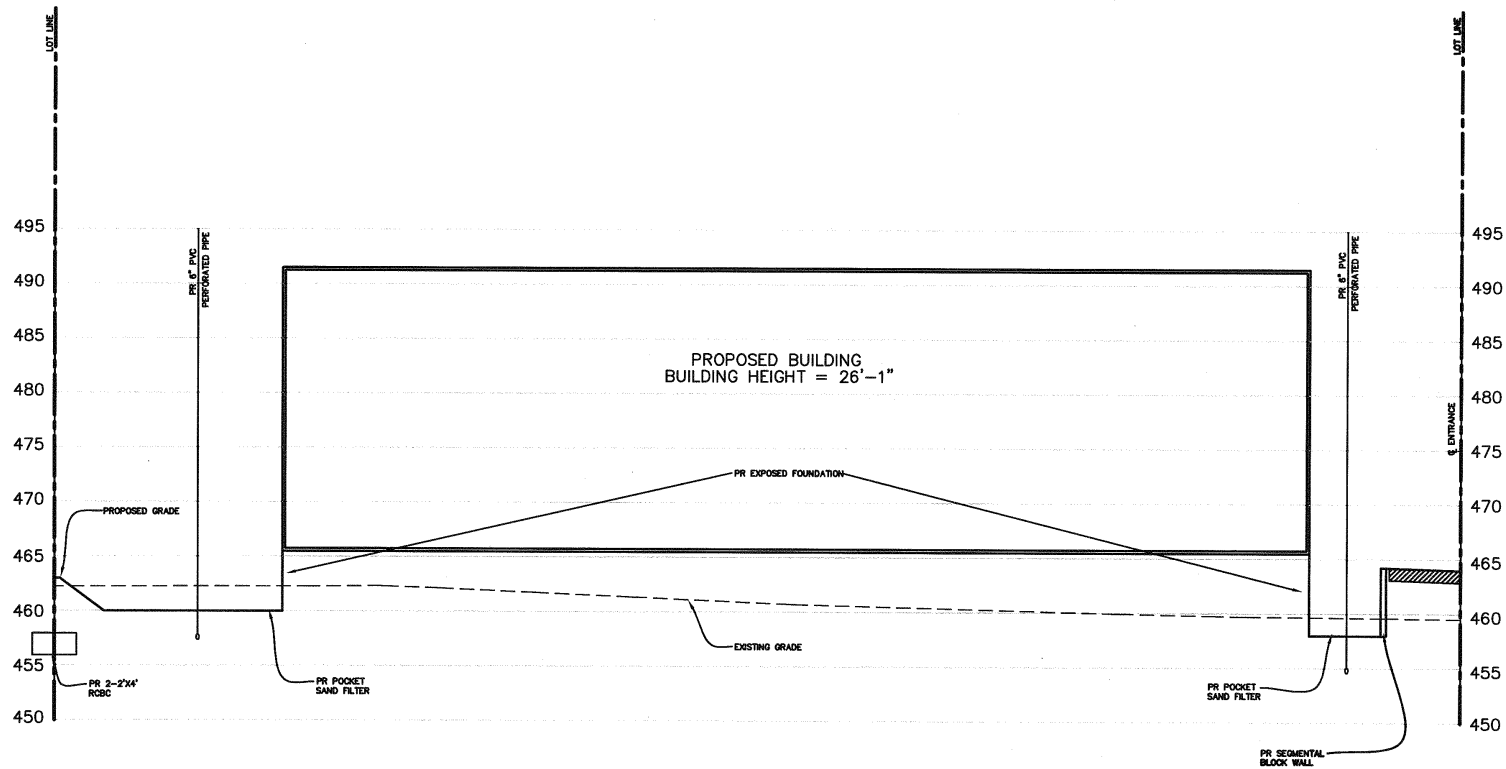
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 520-9100  
FAX: (636) 520-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

Drawn by: \_\_\_\_\_  
Date: 11/09/07

Checked by: \_\_\_\_\_  
Date: 11/09/07

Scale: 207-4164

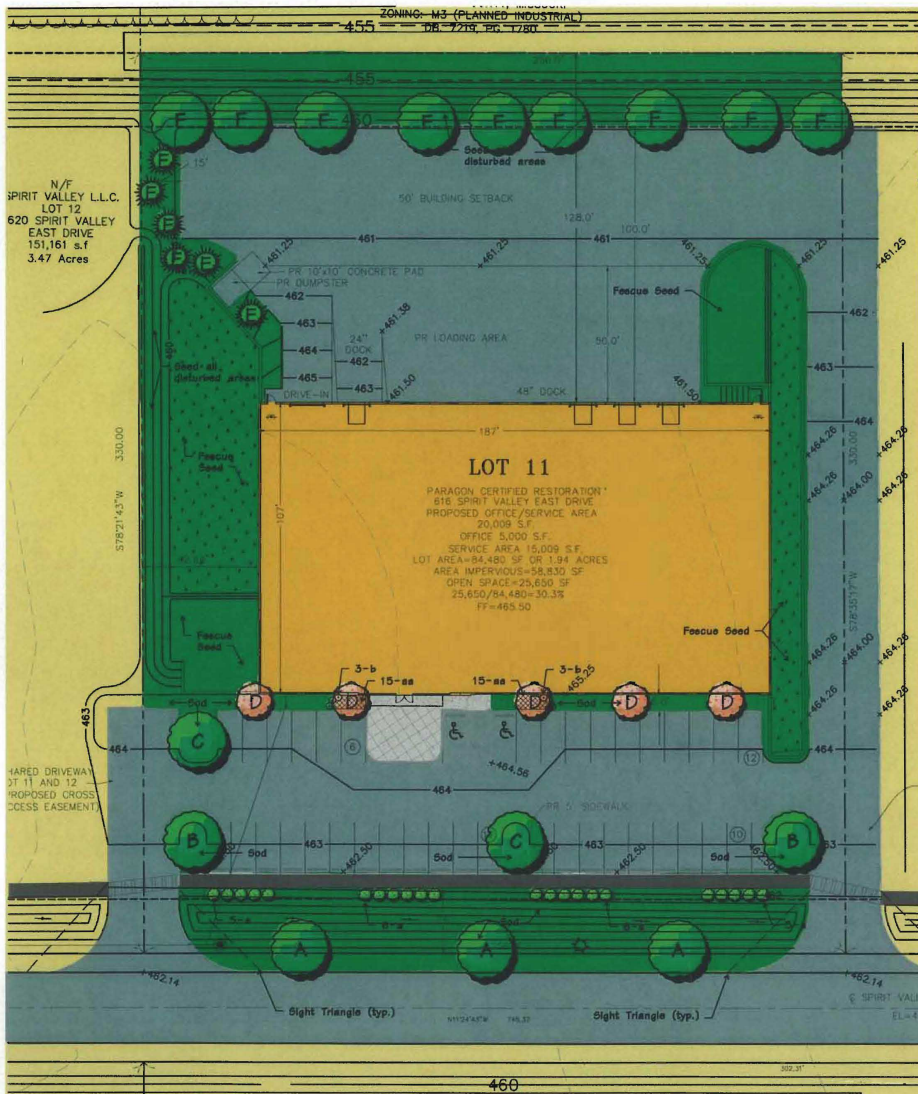


SECTION A-A  
 SCALE  
 HORIZONTAL: 1"=10'  
 VERTICAL: 1"=5'

NOTE:  
 BUILDING FOUNDATION WILL NEED TO BE DESIGNED  
 TO ACCOUNT FOR WATER PONDING AGAINST THE  
 STRUCTURE AND THE ASSOCIATED SATURATED SOIL  
 CONDITION.

12/27/07 - REVISED PER CITY COMMENTS			
<b>BUILDING SECTIONS</b>			
SITE DEVELOPMENT SECTION PLAN			
<b>STOCK &amp; ASSOCIATES</b>		257 Chesterfield Business Parkway St. Louis, MO 63005 PH (636) 533-8100 FAX (636) 533-8130 e-mail: general@stockassoc.com Web: www.stockassoc.com	
M.S.D. P#	BASE MAP #	DATE	SCALE
12/27/07	17W	11/08/07	C2
DESIGNED BY GEORGE H. STOCK E-28118	CHECKED BY E.A.B.	DATE 11/08/07	DATE 11/08/07
PROJECT NO. 207-4164		SHEET NO. C2	

16



LANDSCAPE DEVELOPMENT PLAN

PLANTING SCHEDULE						
PLANT	QUANTITY	COMMON NAME	COMMON NAME	SIZE	EMERGENCY	MAINTENANCE HEIGHT
A	3	Acer rubrum 'Armstrong'	Upright Armstrong Maple	2.5'	Deciduous	35' - 45'
B	2	Zelkova serrata	Japanese Zelkova	2.5'	Deciduous	45' +
C	2	Quercus bicolor	Swamp White Oak	2.5'	Deciduous	45' +
D	5	Carpinus betulus	European Hornbeam	2.5'	Deciduous	35' - 40'
E	6	Pinus strobus	White Pine	6'	Evergreen	45' +
F	9	Taxodium distichum	Bald Cypress	2.5'	Deciduous	45' +
a	22	Miscanthus sinensis	Maiden Grass	5 gal.		
b	6	Spiraea x Goldmound	Goldmound Spiraea	10-24"		
ss	30	Hemerocallis 'Stella D'Ore'	Stella D'Ore Daylily	2 qt.	12" o.c.	

- GENERAL NOTES:
- 1) All disturbed areas will be seeded unless otherwise noted
  - 2) In ground automatic irrigation system to be provided for landscape areas
  - 3) Open space percentage = 30.3%

Consultants:

Spirit Valley Business Park  
Lot 11

Chesterfield, Missouri

Revisions:

Date	Description	No.
12-5-07	City Comments	1
12-28-07	City Comments	2

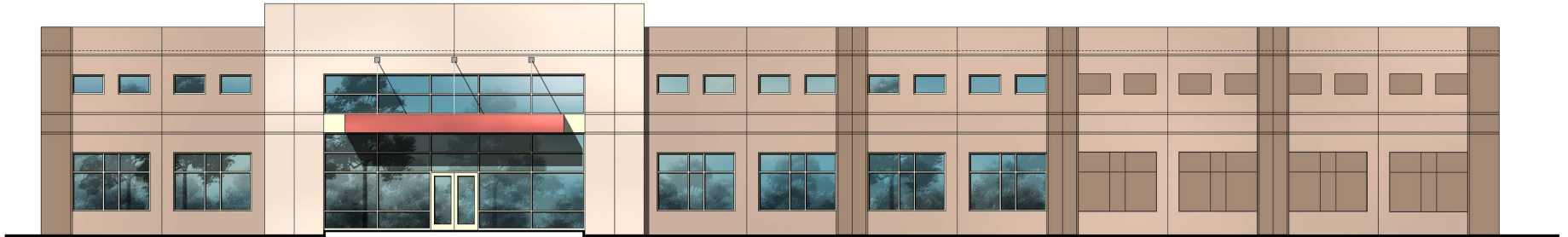
Drawn: JJ  
Checked: RG

**loomis-associates**



Sheet Title: Landscape Plan  
Sheet No: L-1

Date: 11/09/07  
Job #: 607.007

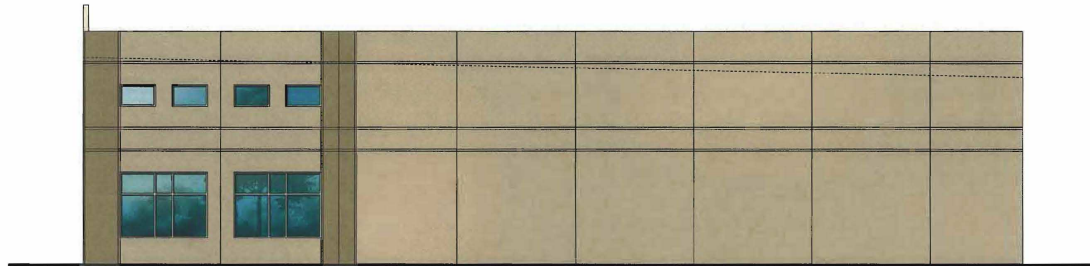


WEST ELEVATION

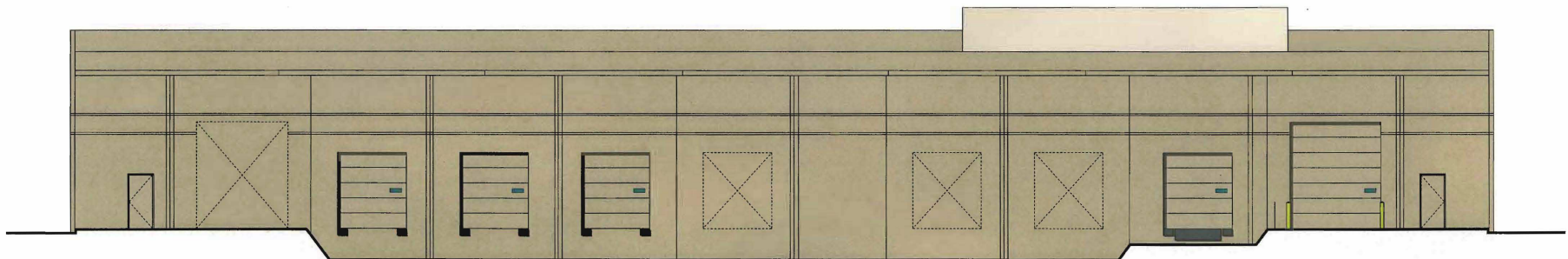


NORTH ELEVATION





SOUTH ELEVATION



EAST ELEVATION

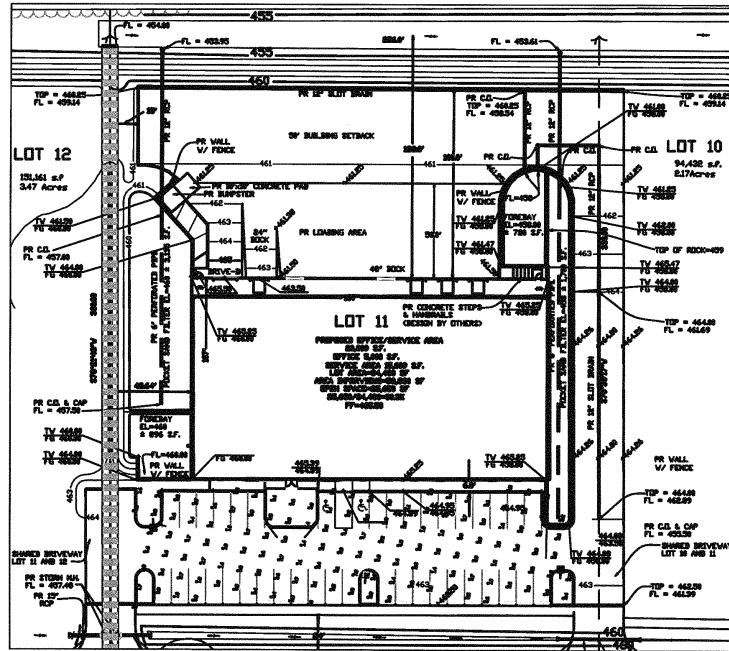
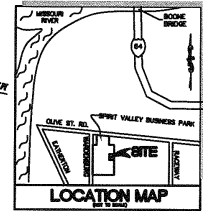
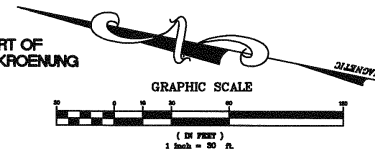


RLE ASSOCIATES

# SPIRIT VALLEY BUSINESS PARK LOT 11

A TRACT OF LAND BEING PART OF LOT 5 OF THE AMELIA BOISSELER ESTATE AS RECORDED IN PLAT BOOK 16 PAGE 27 AND PART OF COSMOS TAMIAN KROENUNG AND HERMAN SCHAEFER AND AGNES SCHAEFER PARCELS OF THE PARTITION IN ESTATE OF VALENTINE KROENUNG LOCATED IN U.S. SURVEYS 133 AND 153, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

## LIGHTING PLAN ZONING PI 'PLANNED INDUSTRIAL' ORDINANCE NO. 2373



Calculations Prepared by Luikart-Eason-Calcatera & Company

Luminaire Schedule						
Symbol	Qty	Label	Description	Arrangement	Lumens	LLF
— —	3	PFM-H40-V4-F	20' ABOVE GRADE	SINGLE	36000	0.700

Numeric Summary						
Label	CalcType	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	2.33	7.0	0.4	5.83	17.50

PREPARED FOR:  
KEYSTONE CONSTRUCTION CO.  
732 SPIRIT 40 PARK DRIVE  
CHESTERFIELD, MO 63005  
PHONE: (636) 519-7900  
CONTACT: MR. BILL HARDE

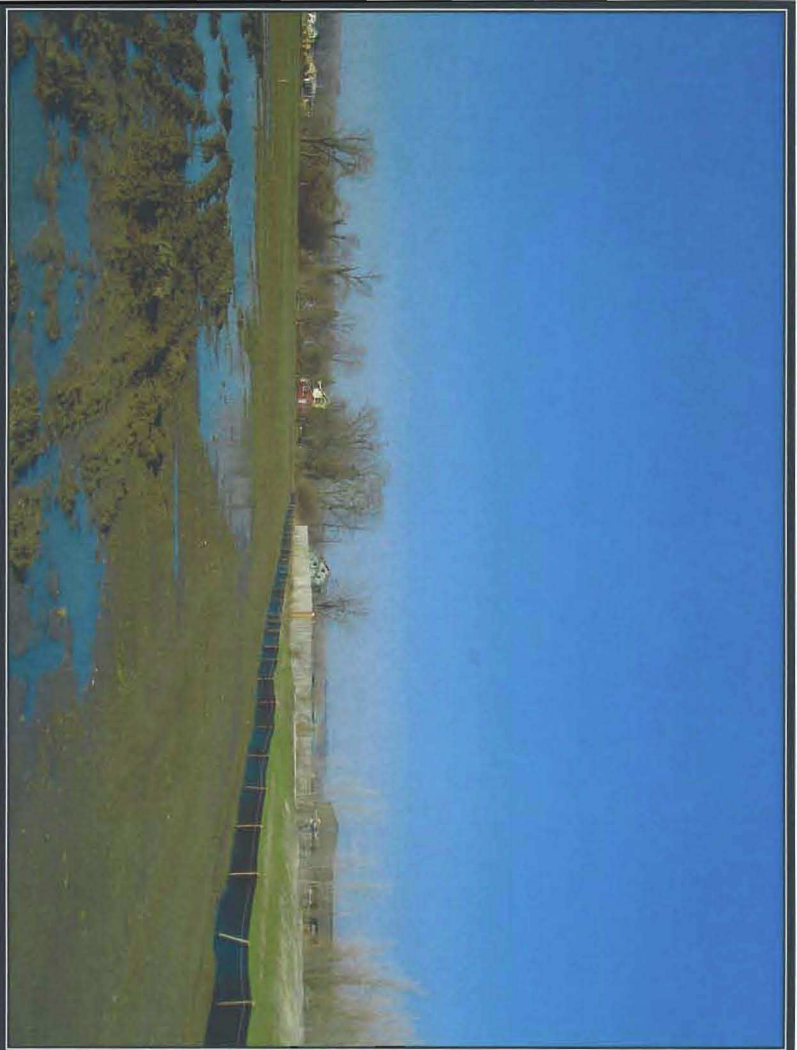
12/28/07 - REVISED PER CITY COMMENTS

### PROPOSED LOT 11 - PARAGON LIGHTING PLAN

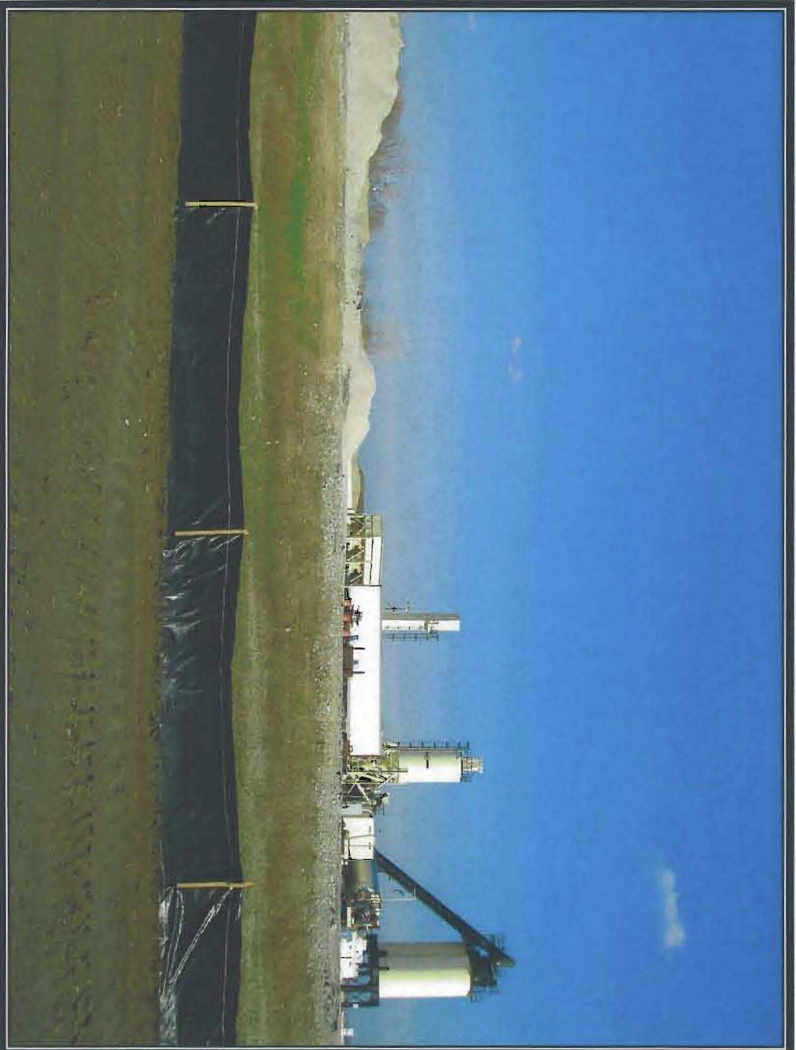
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9100  
e-mail: general@stockassoc.com  
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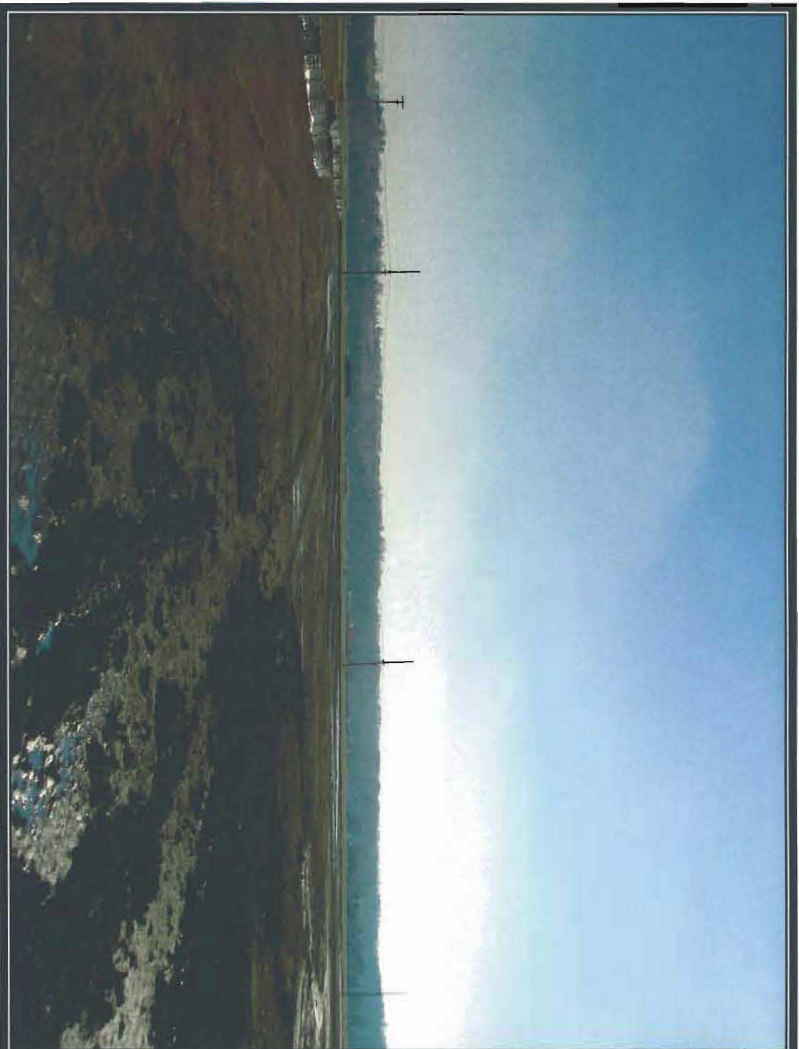
DRAWN BY: LUKART EASON-CALCATERA & CO. 12/28/07 207-4164 C1



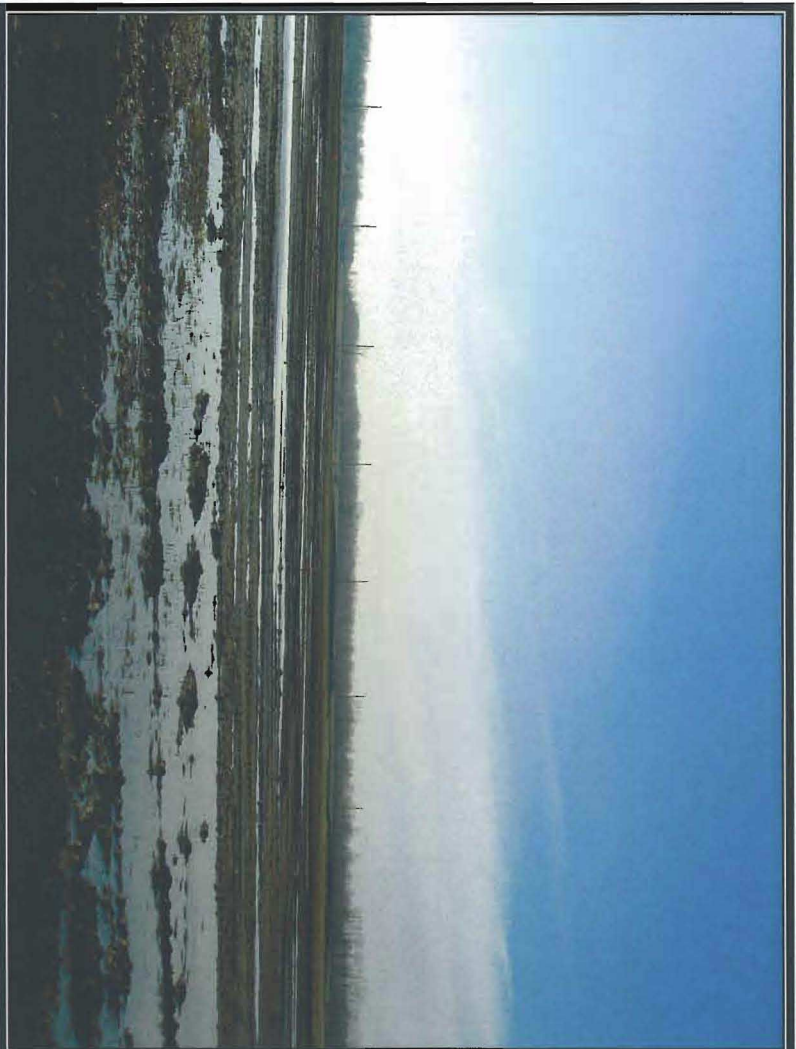
LOOKING NORTH



LOOKING EAST



LOOKING SOUTH



LOOKING WEST

