



690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
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April 3, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **April 14, 2008** will include the following item for your consideration:

Spirit Valley Business Park, Lot 11 (Paragon): A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for a 1.93 acre parcel located at 616 Spirit Valley East Drive; west of the intersection of Olive Street Road and Chesterfield Airport Road.

Dear Planning Commission:

Stock and Associates, Inc. has submitted on behalf of Paragon Certified Restoration, A Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

On June 18, 2007 the City Council approved Ordinance Number 2373 rezoning the property from a "NU" Non-Urban District to a "PI" Planned Industrial District.

SUBMITTAL INFORMATION

The request is for a 20,009 square foot building broken out into 5,000 square feet of office space and 15,009 square feet of service area located on a 1.93 acre parcel zoned "PI" Planned Industrial District. The Landscape Plan and Lighting Plan have been reviewed by Staff and have been found to be in compliance with City requirements

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on January 17, 2008. The Architectural Review Board voted, by a vote of 4-0 to forward the above referenced project to Planning Commission with the following recommendations:

1. All rooftop equipment must be screened so as not to be visible.
2. In the event that MSD water quality standards are modified and the water quality features along the northern portion of the building are no longer required, add additional landscaping along the northern side of the building.

The petitioner has provided rooftop screening as requested by the Architectural Review Board. At this time, the water quality features are still required; and as such, the Petitioner is unable to add landscaping along the northern portion of the building.

DEPARTMENTAL INPUT

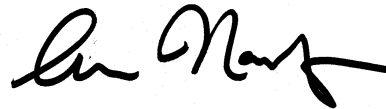
The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works recommends approval of the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations.

Respectfully submitted,



Justin Wyse
Project Planner

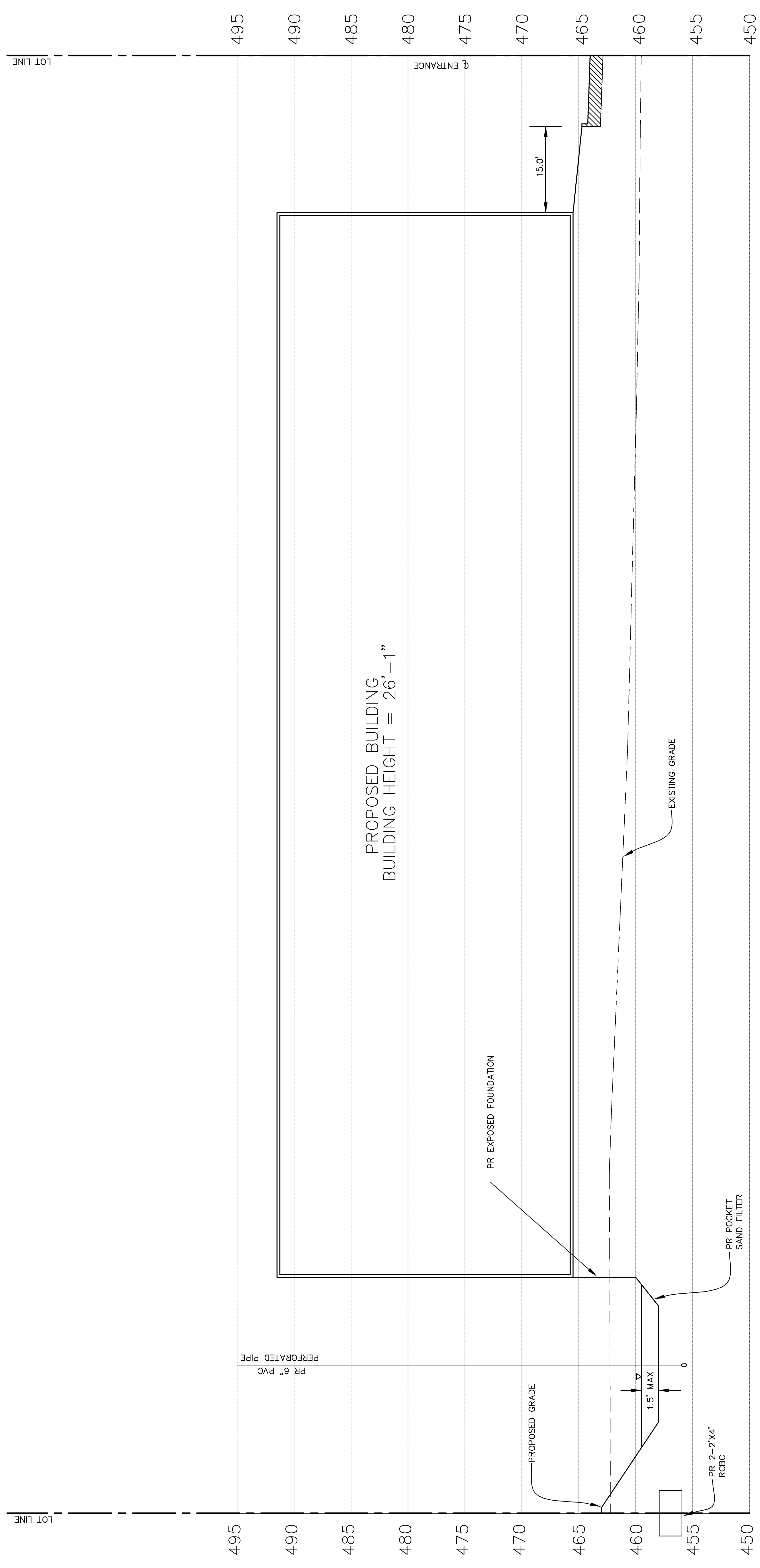
Respectfully submitted,



Aimee Nassif
Senior Planner

Cc: City Administrator
City Attorney
Director of Planning and Public Works

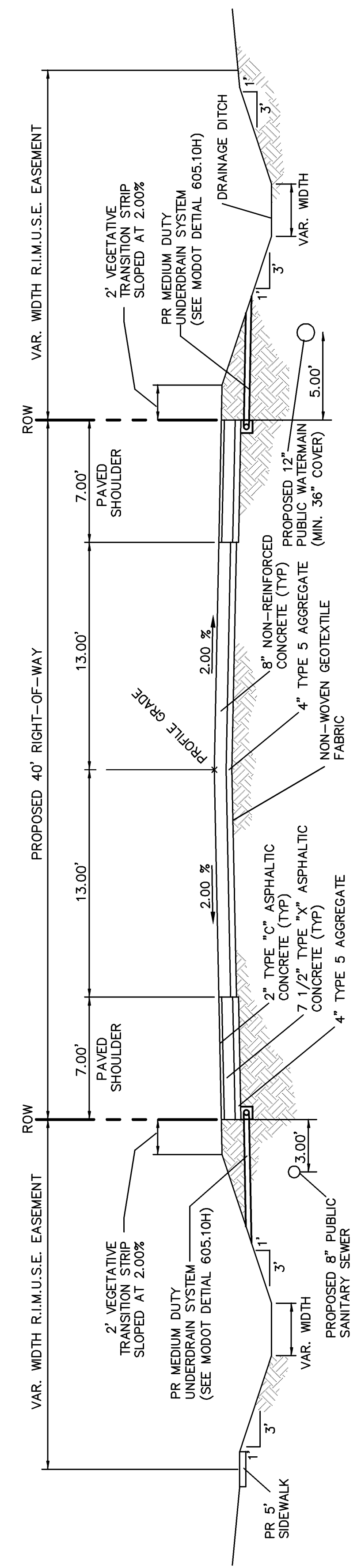
Attachments:
Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations



PROPOSED BUILDING,
BUILDING HEIGHT = 26'-1"

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

NOTE:
BUILDING FOUNDATION WILL NEED TO BE DESIGNED
FOR VARYING UNDERLYING CONDITIONS OF THE
STRUCTURE AND THE ASSOCIATED SATURATED SOIL
CONDITION.



SPIRIT VALLEY EAST DR. TYPICAL SECTION

SCALE= NTS
NOTE: FABRIC UNDER STREET MUST COMPLY WITH AASHTO
M288-96 FOR SEPARATION PURPOSES. NON-WOVEN
FABRIC UNDER SHOULDER AND UNDER PAVED
MINIMUM PERMISSIBLE GROUND COVER SHALL BE 45%
TYP. PAR. 301. CARTRIDGE MILLS FX-60-HS, MIRAFI 162N OR
PRE-APPROVED EQUAL SHALL BE USED.

03/25/08 - REVISED PER CITY/MONARCH FIRE COMMENTS
02/14/08 - REVISED PER CITY/MONARCH FIRE COMMENTS

BUILDING SECTIONS/ROADWAY TYPICAL SECTION
SITE DEVELOPMENT SECTION PLAN

M.S.D. P# _____
BASE MAP # 17W
03/25/08

STOCK & ASSOCIATES
Consulting Engineers, Inc.

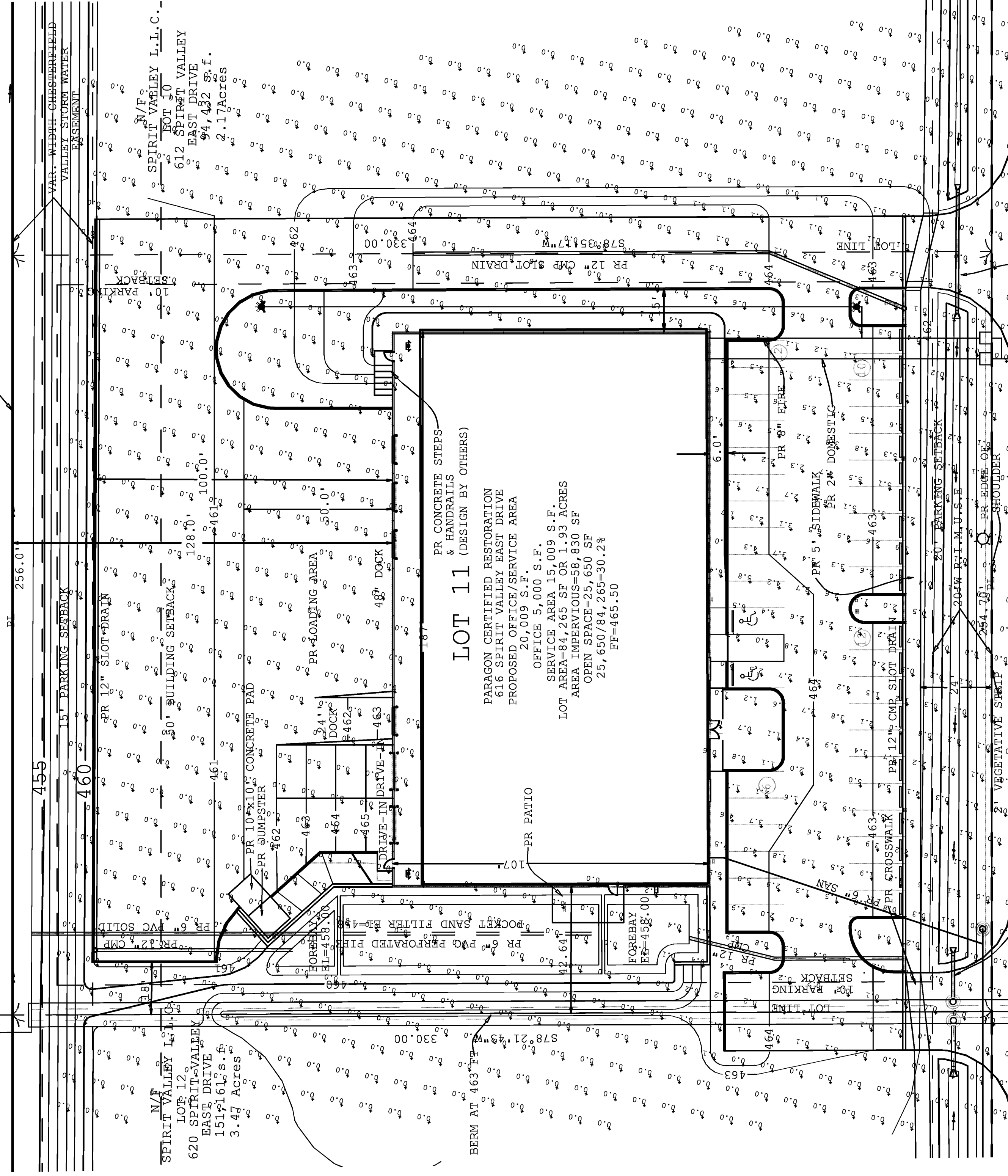
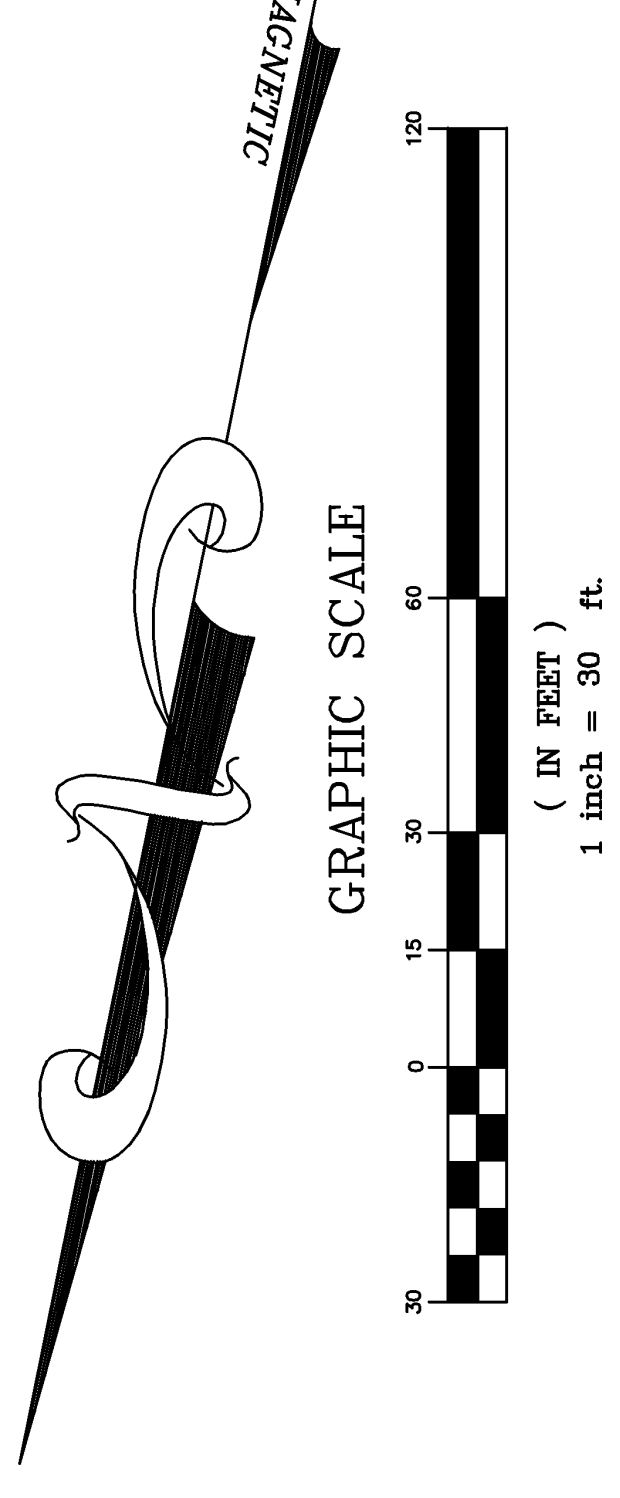
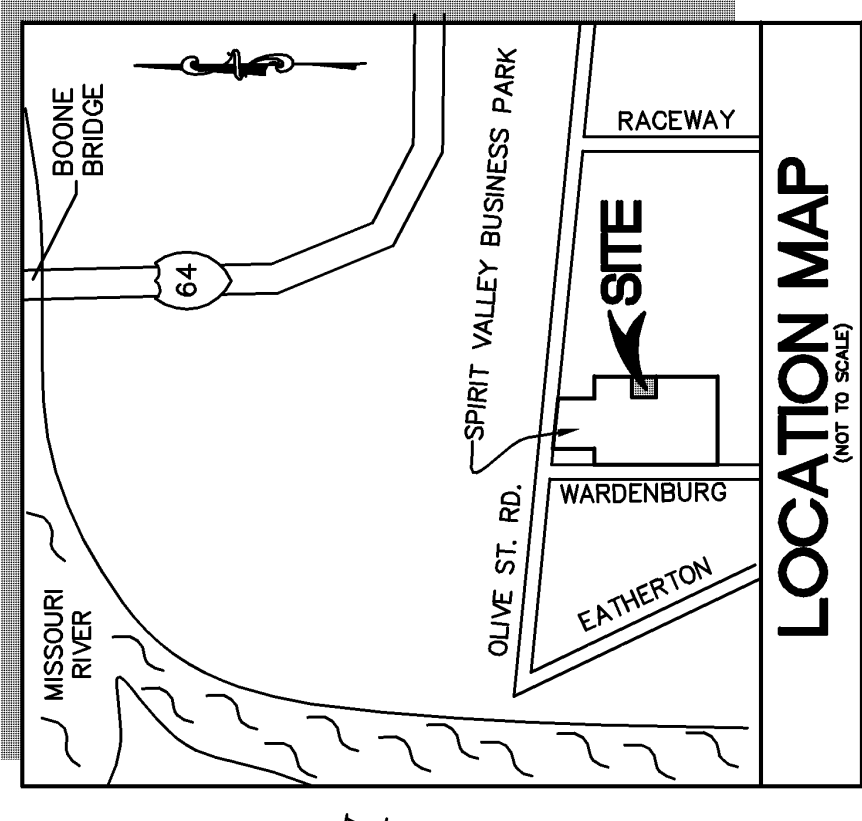
257 Chestersfield Business Parkway
Sylva, NC 28786
PH: (828) 530-9100
FAX: (828) 530-9130
E-mail: general@stockassoc.com
Web: www.stockassoc.com

DATE: 11/09/07
DRAWN BY: E.J.B.
CHECKED BY: G.M.S.
DATE FOR NUMBER: 207-4164
SHEET: C2

SPIRIT VALLEY BUSINESS PARK LOT 11

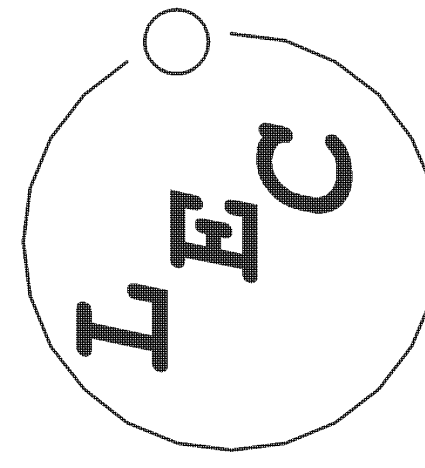
LIGHTING PLAN

ZONING: P1 "PLANNED INDUSTRIAL"
ORDINANCE NO. 2373



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Max/Min
CalcFts	Illuminance	Fc	0.45	7.6	0.0	N.A.
On Parking Lot Surface	Illuminance	Fc	2.89	7.6	0.4	7.23
						19.00

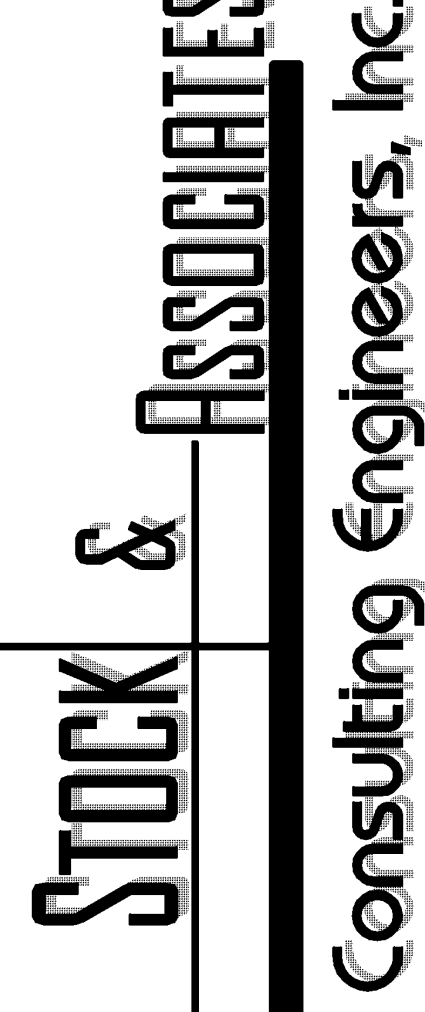
Luminaire Schedule						
Symbol	Qty	Label	Description	Lumens	LLF	
□	3	LMC-175H	FULL CUTOFF WALLPACK MTD. @ 12' ABOVE GRADE	14000	1.000	
□	1	PFM-H25-V3-F-HS	250W MH FULL CUTOFF LUMINAIRE W/HOUSE SIDE SHIELD @ 20' ABOVE GRADE	21000	1.000	
□	2	PFM-H25-V4-F-HS	250W MH FULL CUTOFF LUMINAIRE W/HOUSE SIDE SHIELD @ 20' ABOVE GRADE	21000	1.000	



Filename: Spirit Valley Lot 11-R2.AGI Date: 3/28/2008
 Calculations Prepared by Luikart-Eason-Calcaterra & Company
 11088 Millpark Dr. Ste. 120 Maryland Heights, Missouri 63043
 Phone: 314-298-7500 Fax 314-298-8508 Web: lecltg.com

- ▲ 03/28/08 - REVISED PER CITY COMMENTS
- ▲ 03/25/08 - REVISED PER CITY COMMENTS
- ▲ 02/13/08 - REVISED PER CITY COMMENTS

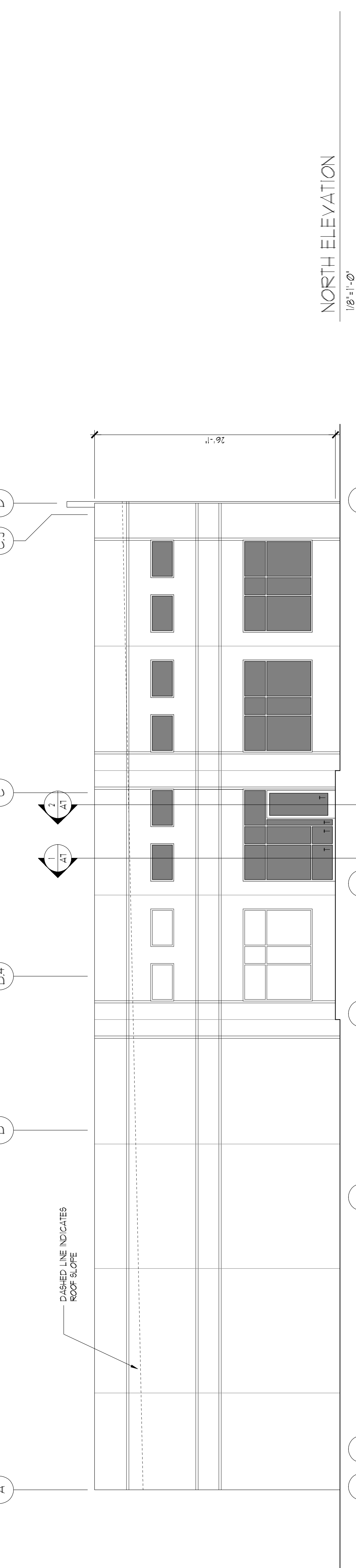
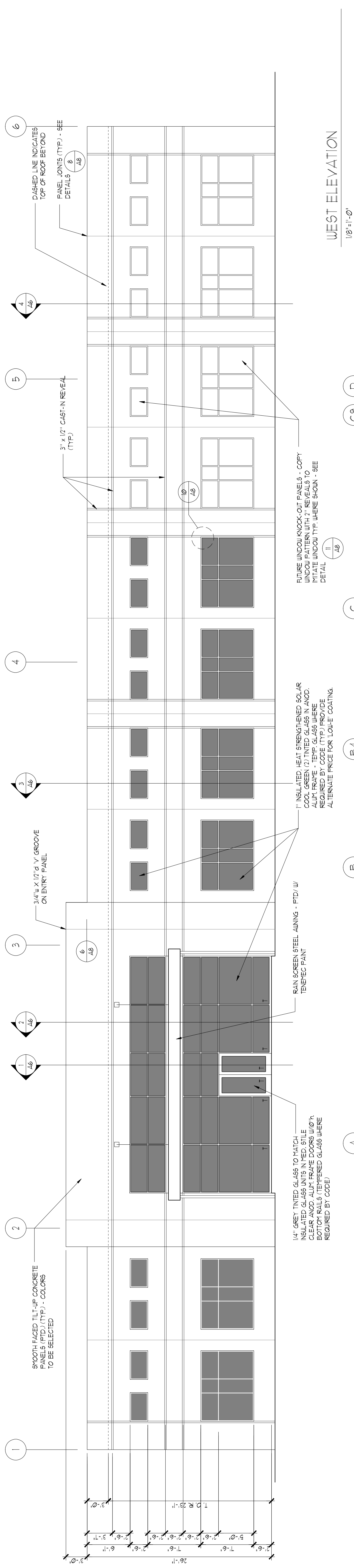
PROPOSED LOT 11 - PARAGON LIGHTING PLAN



257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH: (636) 531-9100
 FAX: (636) 531-9180
 E-mail: general@stockassoc.com
 Web: www.stockassoc.com

DRAWN BY: LUIKART EASON-CALCATERRA & CO. SHEET: 207-4164 C1

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



GLASS AND WINDOW FRAMES:
VISION GLASS - 1\"/>

GUTTER AND DOWNSPOUT NOTES:
1. INSTALL GUTTER EXPANSION UNITS PER SPAN WHERE INDICATED ON DRAWINGS - NOT LESS THAN ONE BETWEEN EACH DOWNSPOUT.
2. INSTALL GUTTER BRACKETS AND STRAPS PER SPAN - NOT FURTHER THAN 3'-0\"/>

GUTTER AND DOWNSPOUT SIZES:
GUTTER SIZE: 8\"/>

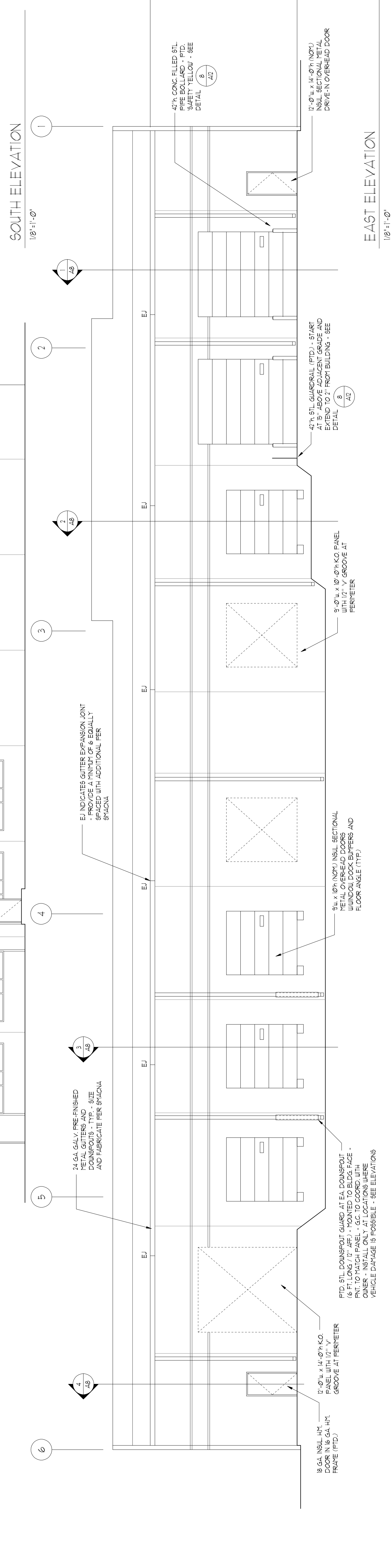


FIG. 91L DOWNSPOUT GUARD AT E4L DOWNSPOUT - MATCH PANEL - GC TO COORD WITH OTHER - INSTALL ONLY AT LOCATIONS WHERE VENTURE DAMAGE IS POSSIBLE - SEE ELEVATIONS

8-0\"/>

3-1/2\"/>

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