



II.A.

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

Architectural Review Board Staff Report

Project Type: Site Development Section Plan

Meeting Date: May 10, 2012

From: Justin Wyse, AICP
Senior Planner

Location: Spirit Valley East Dr., south of Olive Street Rd.

Applicant: MMLD Properties

Description: **Spirit Valley Business Park, Adjusted Lot 10:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architects Statement of Design for a 1.1 acre tract of land zoned "PI" Planned Industrial District located on the east side of Spirit Valley East Dr., south of Olive Street Rd.

PROPOSAL SUMMARY

The request is for a 10,000 square foot office / warehouse building located on the eastern perimeter of the Spirit Valley Business Park development. The subject site is zoned "PI" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2456. The exterior building materials will be comprised of tilt-up concrete and glass. The proposal includes a TPO roof. The rear of the site is proposed to include chain-link fencing with vinyl slats similar to previously approved projects within the development.

HISTORY OF SUBJECT SITE

On June 18th, 2007, the City of Chesterfield approved Ordinance 2373, which zoned the subject site from a "NU" Non-Urban District to a "PI" Planned Industrial District. A Site Development Concept Plan was approved by the City of Chesterfield on October 2, 2007 which included 16 lots served by a loop road and providing a connection to the west for an eventual second phase of the development. Ordinance 2373 was repealed on May 5th, 2008 to add a use to permit warehouses within the development. A Boundary Adjustment Plat will be on the agenda for the May 7th, 2012 City Council meeting to modify the lot lines between lots 9 and 10.



STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

Addressed As Written *Addressed with Modification* *Not Applicable*

The subject site is adjacent to other lots in the Spirit Valley Business Park development to the north (developed as Paragon), south (vacant) and west (vacant). The parcel to the east is part of the Spirit of St. Louis Airpark development and includes an asphalt plant. The proposed building uses similar materials and design as other buildings constructed in the area.

B. Circulation System and Access

Addressed As Written *Addressed with Modification* *Not Applicable*

The site proposes one access point off Spirit Valley East Drive that will utilize an existing cross access easement with the property to the north. The plan also depicts a five foot sidewalk along the frontage of the site that will ultimately provide a continuous sidewalk throughout the development.

C. Topography

Addressed As Written *Addressed with Modification* *Not Applicable*

The existing grade of the property is flat. Minimal changes to the existing topography are planned.

D. Retaining Walls

Addressed As Written *Addressed with Modification* *Not Applicable*

No retaining walls are proposed on the site.



General Requirements for Building Design:

A. Scale

Addressed As Written Addressed with Modification Not Applicable

The Statement of Design indicates the proposed scale of the building is consistent with other buildings within the development. The design includes a single-story office / warehouse building similar to adjacent properties.

B. Design

Addressed As Written Addressed with Modification Not Applicable

The proposed development of Adjusted Lot 10 is similar to other nearby buildings in both materials and design. The site proposes to utilize a shared drive with Lot 11 which will serve both the parking lot on the front of the site and the loading areas on the rear of the building.

C. Materials and Color

Addressed As Written Addressed with Modification Not Applicable

As mentioned previously, the building will be primarily comprised of tilt-up concrete panels. The front of the building is articulated with glass (gray tinted), reveals, and different paint colors (two earth tone colors).

D. Landscape Design and Screening

Addressed As Written Addressed with Modification Not Applicable

The proposal includes landscaping required by the City of Chesterfield Tree Preservation and Landscape Requirements ordinance. Additionally, landscaping is included at the access off the shared driveway into the parking lot and landscaping to highlight the entrance to the buildings.

The building is proposes use of an energy efficient heat pump system that eliminates the need for rooftop equipment.

The proposed site plan does not include a separate trash enclosure. Staff has advised the applicant that a separate enclosure, matching the building is required for the site. The applicant has submitted the plans without the inclusion of a separate enclosure. For reference, all three of the previously developed lots in the Spirit Valley Business Park development include a separate enclosure with materials matching the building (i.e. not the chain-link with vinyl slats) even where a separate perimeter fence is provided.

E. Signage

Addressed As Written Addressed with Modification Not Applicable

Signage is not included at this time. Signage will be submitted in the future for separate review.

F. Lighting

Addressed As Written Addressed with Modification Not Applicable

As proposed, lighting will primarily be for utilitarian purposes. All proposed light fixtures will be required to adhere to the City of Chesterfield Lighting Ordinance.

Use Type: Commercial and Industrial Architecture

Access: Loading areas for the proposed business are located in the rear of the building, screened from Spirit Valley East Dr.

Exterior Elements: Addressed above in the *Requirements for Building Design*.

Landscaping and Screening: The Statement of Design notes that no new transformers are required for the development of this lot.

Scale: Addressed above in the *Requirements for Building Design*.

Site Design: See *Section C. Materials and Colors* and *Section D. Landscape Design and Screening* for more information.

Specific Requirements for the Chesterfield Valley

Facades: The proposed building includes glass windows on the west (front) and northern (closest to Olive Street Rd.) elevations. The southern and eastern facades include knock out panels. The use of two colors is consistent on all four facades. As mentioned above under Landscape Design and Screening, a separate trash enclosure is not included at this time.

Storage: The proposal utilizes a chain-link fence with vinyl slates, similar to previously approved lots within the development.

Utilities: Electrical service will be accommodated through an existing transformer and all utilities to the building will be installed underground.

Parking: Parking is proposed on the front of the building, with loading areas located in the rear. See *Storage* above for information on screening of the loading area.

DEPARTMENT INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design. An initial comment letter has been sent to the applicant regarding Staff issues. Action is requested on the Site Development Section Plan for Spirit Valley Business Park, Adjusted Lot 10.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architects Statement of Design for Spirit Valley Business Park, Adjusted Lot 10, as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architects Statement of Design for Spirit Valley Business Park, Adjusted Lot 10, to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal

MMLD Properties

*Spirit Valley Business Park
Adjusted Lot 10
Chesterfield, Missouri*

April 26, 2012



Owner:

MMLD Properties

Architect:

David W. Dial Architects, P.C.

General Contractor:

Keystone Construction Company

Civil Engineer:

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



ARCHITECTURAL REVIEW BOARD
Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield _____

Project Title: MMLD PROPERTIES Location: SPIRIT VALLEY BUSINESS PARK

Developer: KEYSTONE CONST. Architect: DIAL ARCHITECTS Engineer: STOCK & ASSOCIATES

PROJECT STATISTICS:

Size of site (in acres): 1.1 AC Total Square Footage: 10,000 SF Building Height: 27'-0"

Proposed Usage: OFFICE WAREHOUSE

Exterior Building Materials: TILT-UP CONCRETE & GLASS

Roof Material & Design: TPO ROOF w/ 1/4" / FT SLOPE TO GUTTER & DOWNSPOUTS

Screening Material & Design: SITE = CHAINLINK FENCE w/ VINYL SLATS

Description of art or architecturally significant features (if any): SEE ARCHITECTS STATEMENT

ADDITIONAL PROJECT INFORMATION: NO ROOFTOP UNITS / NO ROOF SCREENS
SEE ARCHITECTS STATEMENT

Checklist: Items to be provided in an 11" x 17" format

- 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.
- Photos reflecting all views of adjacent uses and sites.
- Details of screening, retaining walls, etc.
- Section plans highlighting any building off-sets, etc. (as applicable)
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS 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. 29189C0120 H 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. SINKHOLES 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%) OPENSACE IS REQUIRED FOR THIS DEVELOPMENT. UPON CONNECTION TO A SANITARY SEWER SYSTEM, A MINIMUM THIRTY PERCENT (30%) OPENSACE 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. 11. 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.
- ALL TRASH DUMPSTERS SHALL BE SCREENED WITH A 6 FT. TALL (min) ENCLOSURE

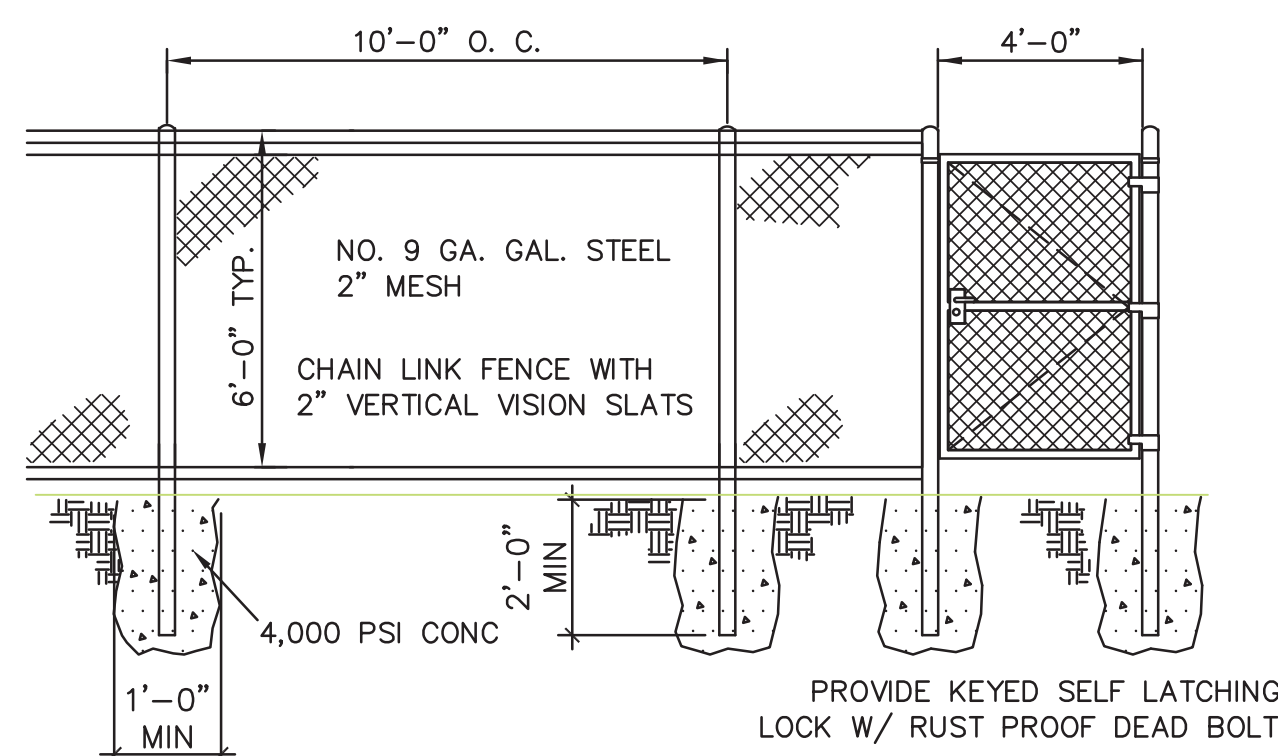
PARKING CALCULATIONS

REQUIRED PARKING:

OFFICE:	3.3 SPACES PER 1,000 GROSS FLOOR AREA OF OFFICE (3.3 x 2,767 = 9.1 SPACES)
WAREHOUSE:	1.2 SPACES FOR EVERY EMPLOYEE ON THE MAXIMUM SHIFT (1 EMPLOYEE = 1.2 SPACES)
SERVICE VEHICLES:	7 SERVICE VEHICLES (7 SPACES)
TOTAL REQUIRED:	17.3 SPACES
TOTAL PROVIDED:	22 SPACES (1 ACCESSIBLE)

REQUIRED LOADING: 10x40 LOADING SPACE (1)

TOTAL REQUIRED:	1 SPACE
TOTAL PROVIDED:	1 SPACE



CHAIN LINK FENCE DETAIL
(NTS)

UTILITY NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.



GEOTECHNICAL STATEMENT

at the request of Keystone Construction Company has provided geotechnical services for the project proposed hereon. A geotechnical investigation was conducted during for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our

Date

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.

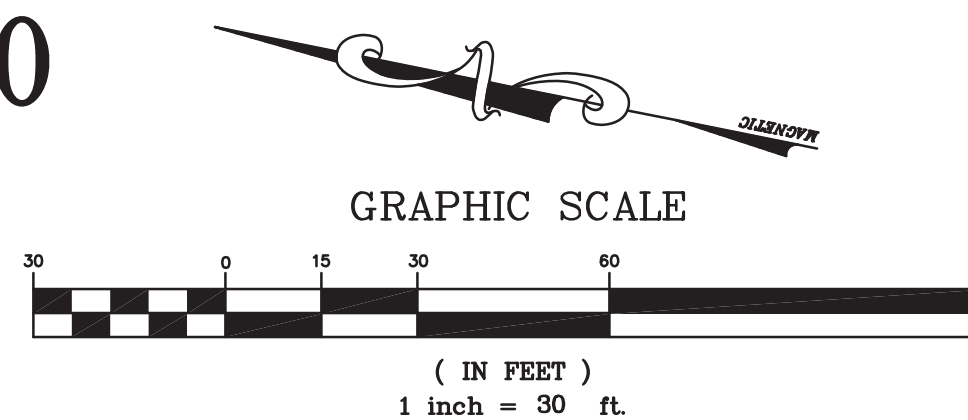
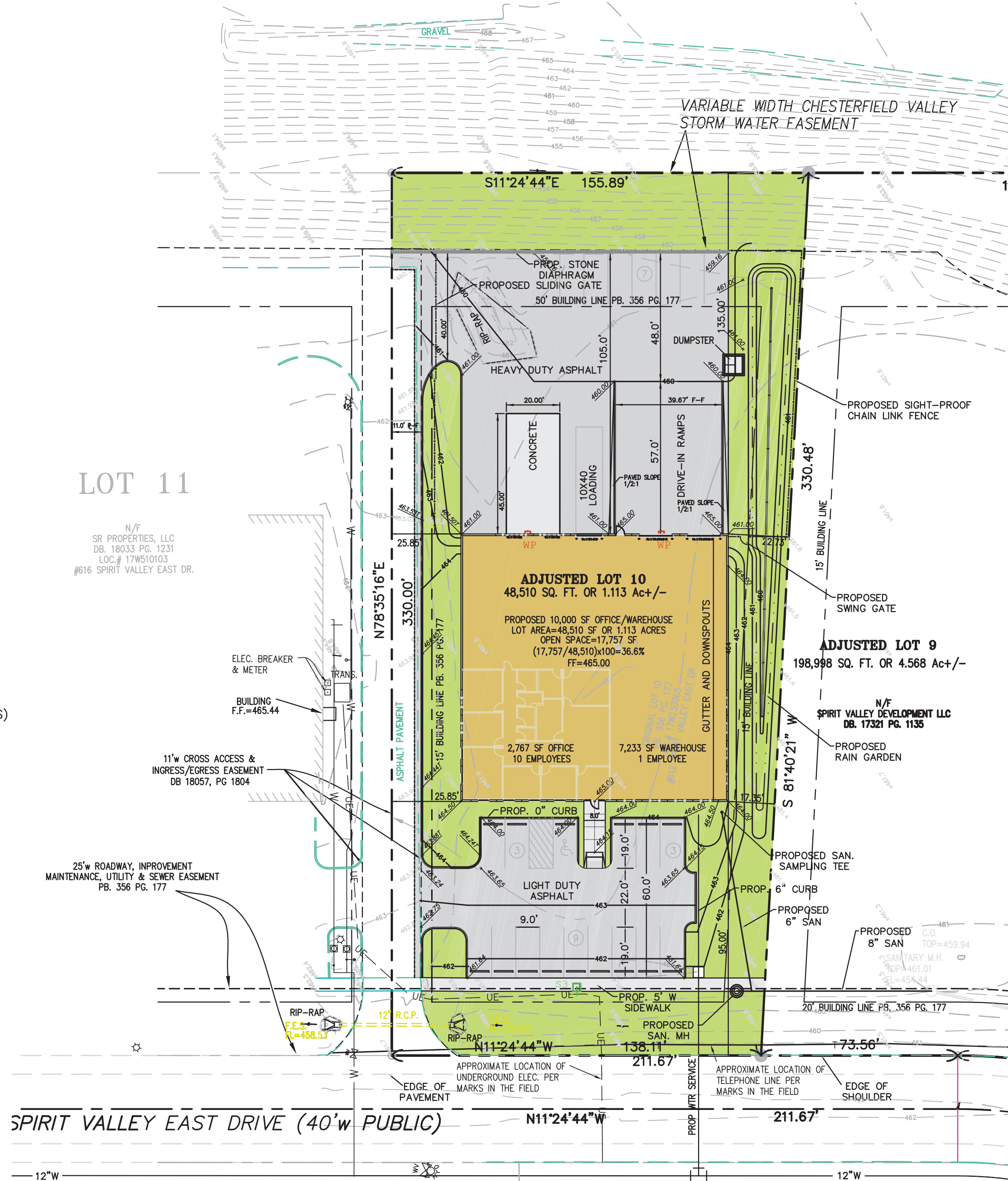
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D

By: DANIEL EHLMANN, MISSOURI L.S. NO. 2215

SPIRIT VALLEY BUSINESS PARK ADJUSTED LOT 10 SITE DEVELOPMENT SECTION PLAN

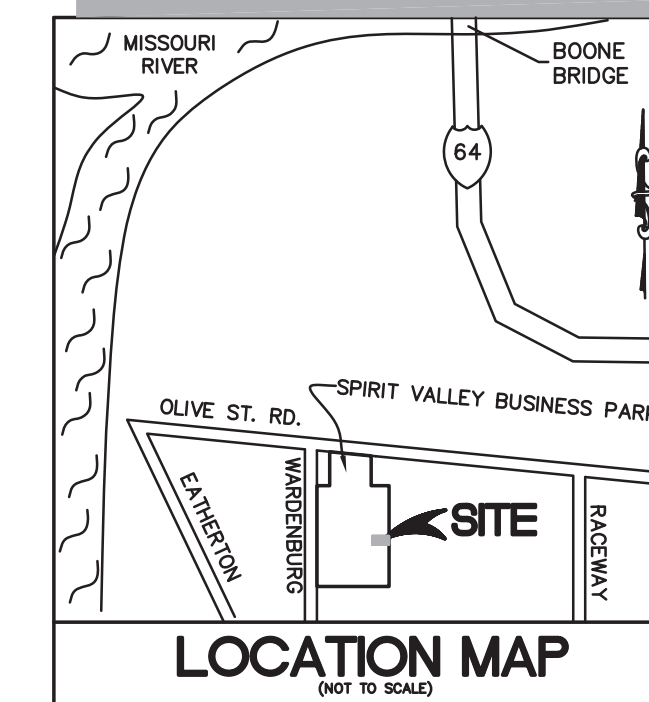
A TRACT OF LAND BEING LOT 11 OF "SPIRIT VALLEY BUSINESS PARK" AS RECORDED IN PLAT BOOK 356 PAGE 177,
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONING: PI "PLANNED INDUSTRIAL"
ORDINANCE NO. 2456



SITE INFORMATION

ADDRESS	= 612 SPIRIT VALLEY DRIVE EAST CHESTERFIELD, MO 63005
SITE AREA	= 48,510 S.F. OR 1.113 ACRES
OWNER UNDER CONTRACT	= MMDL PROPERTIES, LLC
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



APPROXIMATELY 4100' WEST OF INTERSECTION OF OLIVE STREET RD. AND CHESTERFIELD AIRPORT RD.

TEMPORARY SITE BENCHMARK

RAILROAD SPIKE IN POWER POLE ON THE SOUTH SIDE OF OLIVE STREET ROAD AND EAST SIDE OF ASPHALT ENTRANCE TO CHESTERFIELD FENCE AND DECK COMPANY; 0.7 MILES WEST OF INTERSECTION OF OLIVE STREET ROAD AND CHESTERFIELD AIRPORT ROAD. ELEV.=464.15

D.N.R. BENCHMARK

SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV.=486.55

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

Planned Industrial of the City of Chesterfield (applicable subsection) (present zoning) Ordinance No. 2456 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)

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

On this day of 2012, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____ 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 the day and year first above written.

Notary Public

Print Name

My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the day of 2012, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Almee Nassif,
Planning and Development Services Director

Judy Naggar
City Clerk

LEGAL DESCRIPTION

A TRACT OF LAND BEING ADJUSTED LOT 10 OF "SPIRIT VALLEY BUSINESS PARK" AS RECORDED IN PLAT BOOK _____ PAGE _____, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

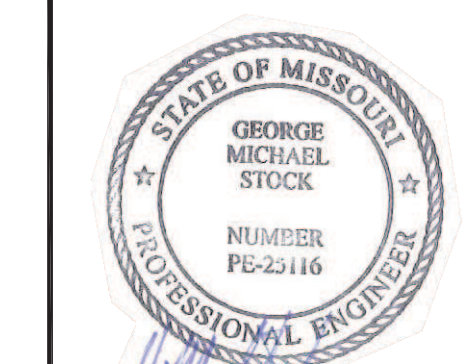
ADJUSTED LOT 10 - MMDL PROPERTIES, LLC

SITE DEVELOPMENT SECTION 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

M.S.D. # _____
BASE MAP # 17W



DATE: 04/24/2012
DRAWN BY: GEORGE M. STOCK E-25116

DRAWN BY: D.P.B. 03/30/12
CHECKED BY: G.M.S. 03/30/12
DATE: 03/30/12
JOB NUMBER: 212-4948
SHEET: SDSP-01

PREPARED FOR:
MMDL Properties, LLC
759 Spiceberry Lane
Wildwood, MO 63005
PHONE: (314) 574-0715

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

LAREDO SERIES

Table with columns: Cat. #, Job, Type, Approvals

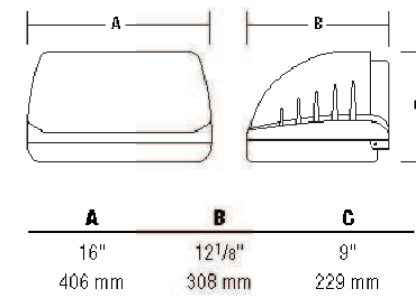


MSV SERIES M - P U L S I V E

Table with columns: Cat. #, Job, Type, Approvals

SPAULDING LIGHTING

- APPLICATIONS: Full cutoff perimeter lighting. SPECIFICATIONS: Decorative cast aluminum housing and door. Wide selection of voltage and sources including pulse start and electronic metal halide.



ORDERING INFORMATION

ORDERING EXAMPLE: LMC 175P 8 1 TL

Table with columns: SERIES, WATTAGE/SOURCE, FINISH, OPTIONS

Table with columns: VOLTAGE, FINISH, OPTIONS

Table with columns: OPTIONS, ACCESSORIES

HUBBELL OUTDOOR LIGHTING

SHEET # LAR-SPEC705

PHOTOMETRICS

Table with columns: Unit Description, IES File #

*Subject for magnetic pulse start on electronic ballast.

SPECIFICATIONS

HOUSING: Die formed refractor housing to house continuous course seals creating a seamless one piece enclosure. HOUSING: Die formed refractor housing to house continuous course seals creating a seamless one piece enclosure.

MSV EPA VALUES

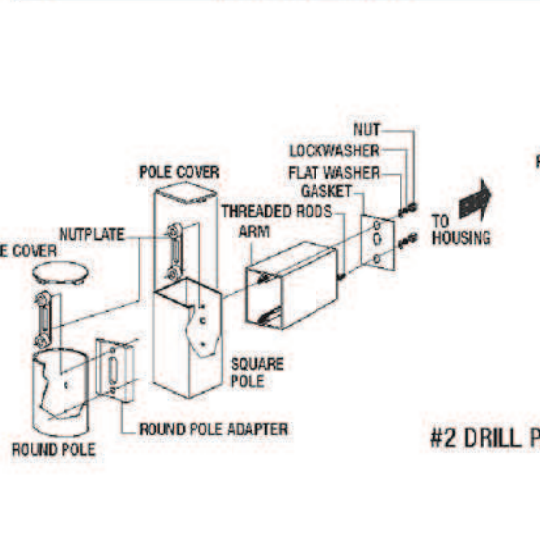
Table with columns: Mounting Logic for Pole, Configuration, Flat Lens w/ 4" Arm, Convex Lens w/ 4" Arm

ACCESSORIES

Table with columns: Catalog #, Description

PHOTOCONTROL EQUIPMENT

Table with columns: CATALOG #, DESCRIPTION



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

HUBBELL Outdoor Lighting • 101 Corporate Drive, Suite L • Spartanburg, SC 29303 • PHONE: 864-599-6000

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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

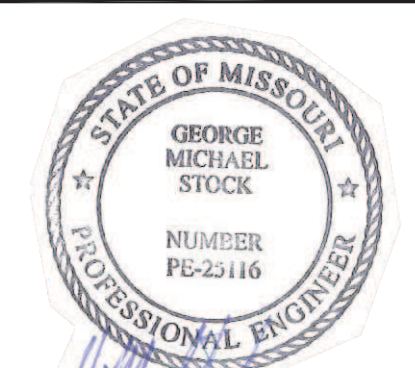
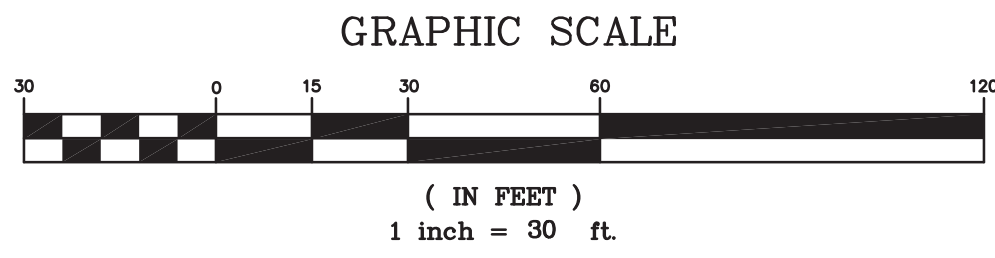
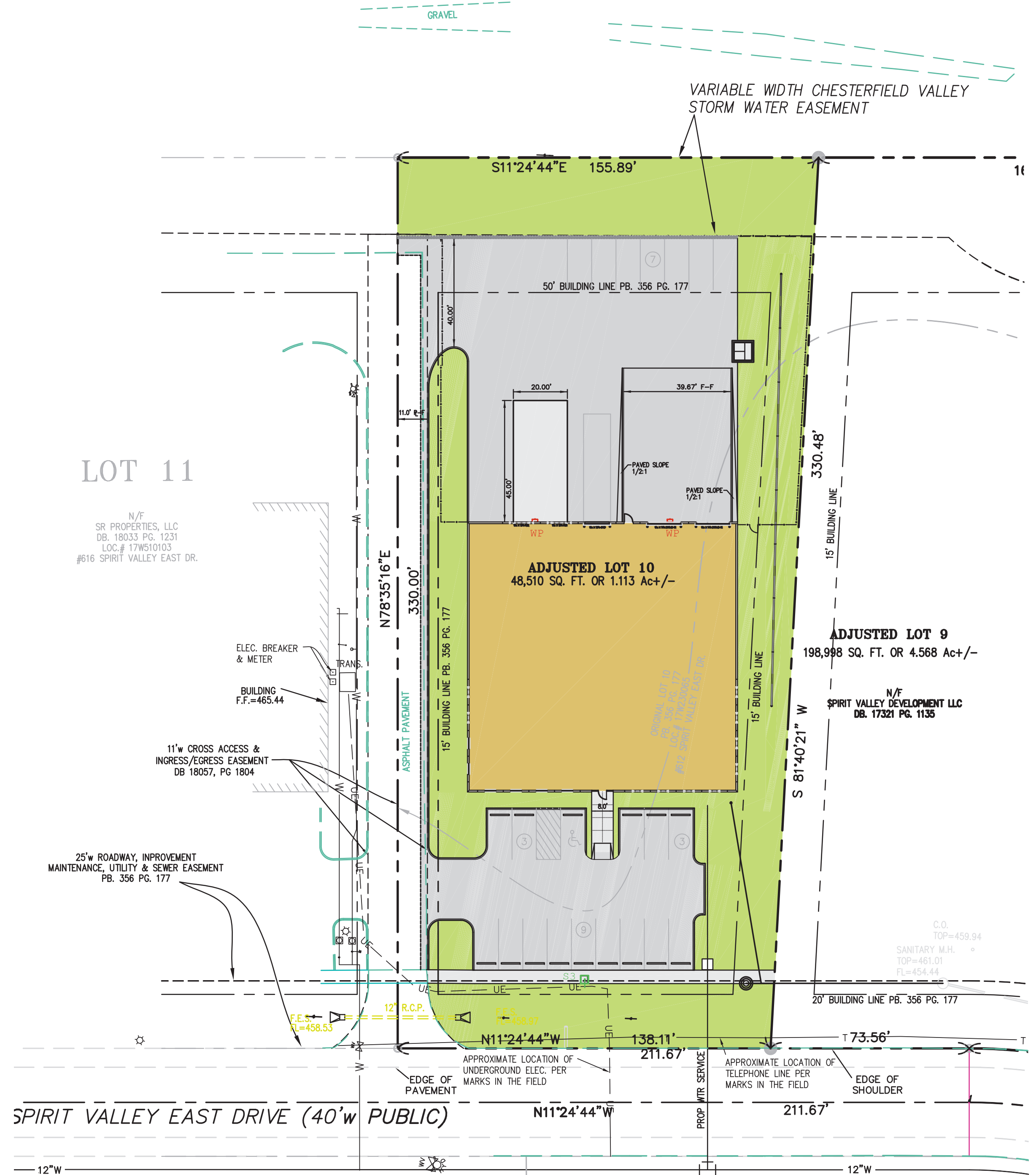
SPAULDING Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • PHONE: 864-678-1000

Copyright © 2010 SPAULDING LIGHTING. All Rights Reserved. MSV-SPEC110 Printed in USA

Luminaire Schedule table with columns: Symbol, Qty, Label, Description, Arrangement, Total Lamp Lumens, LLF



Filename: MMDL LOT 10.AGI Date: 3/29/2012 Calculations Provided by Luikart-Eason-Calcaterra & Co.



ADJUSTED LOT 10 - MMDL PROPERTIES, LLC LIGHTING PLAN

STOCK & ASSOCIATES Consulting Engineers, Inc. 257 Chesterfield Business Parkway St. Louis, MO 63005

Table with columns: DRAWN BY, DATE, CHECKED BY, DATE, JOB NUMBER, SHEET

General Contractor:



Civil Engineer:



New Facility for:
MMLD Properties
Adjusted Lot 10, Spirit Valley East Drive
Chesterfield, Missouri 63005

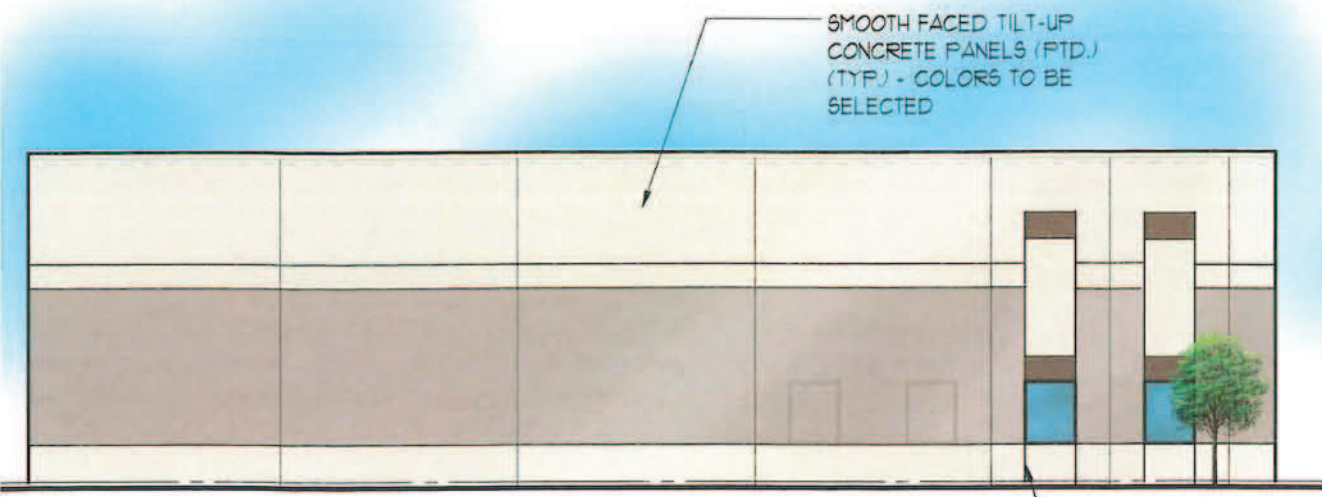
ISSUE DATES	
SITE DEVELOPMENT:	03-29-12
ARR SUBMITTAL:	04-19-12

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DAVID W. DIAL ARCHITECTS, P.C.
14368 Manchester Road
Suite 300
Manchester, Missouri 63011
Phone (636) 230-0400
Fax (636) 230-0401
www.dialarchitects.com

SHEET NUMBER:	A1
ELEVATIONS	
PROJECT NUMBER: 12090	DATE: 04-19-12



NORTH ELEVATION

1/8" = 1'-0"



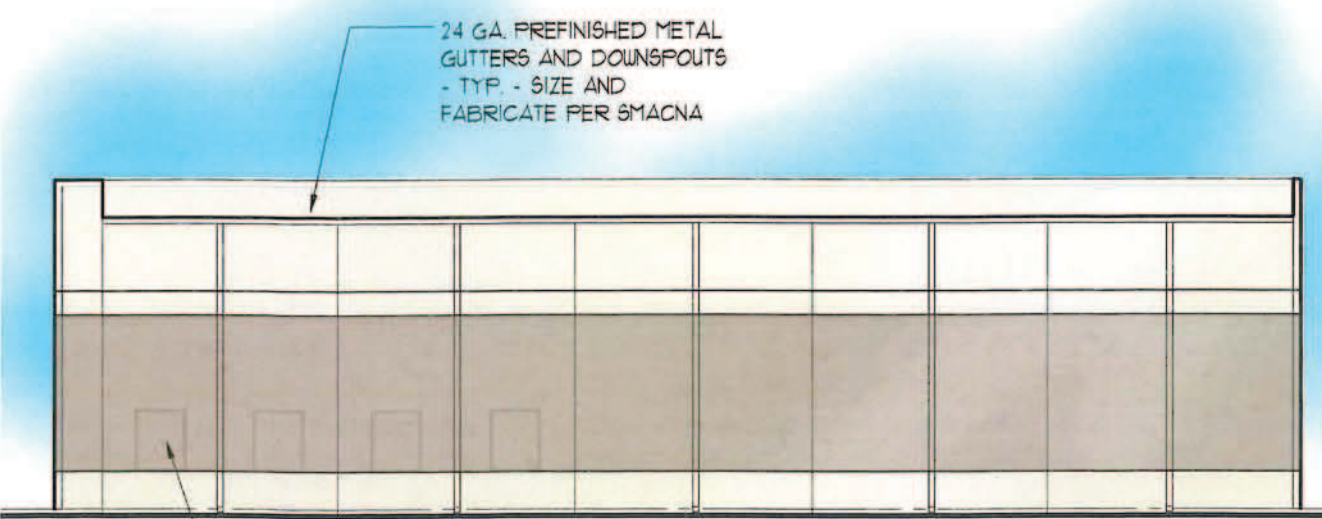
WEST ELEVATION

1/8" = 1'-0"

1" INSULATED, TINTED GLASS (SOLAR COOL GREY #2) IN ANOD. ALUM. FRAME - TEMP. GLASS WHERE REQUIRED BY CODE (TYP.)

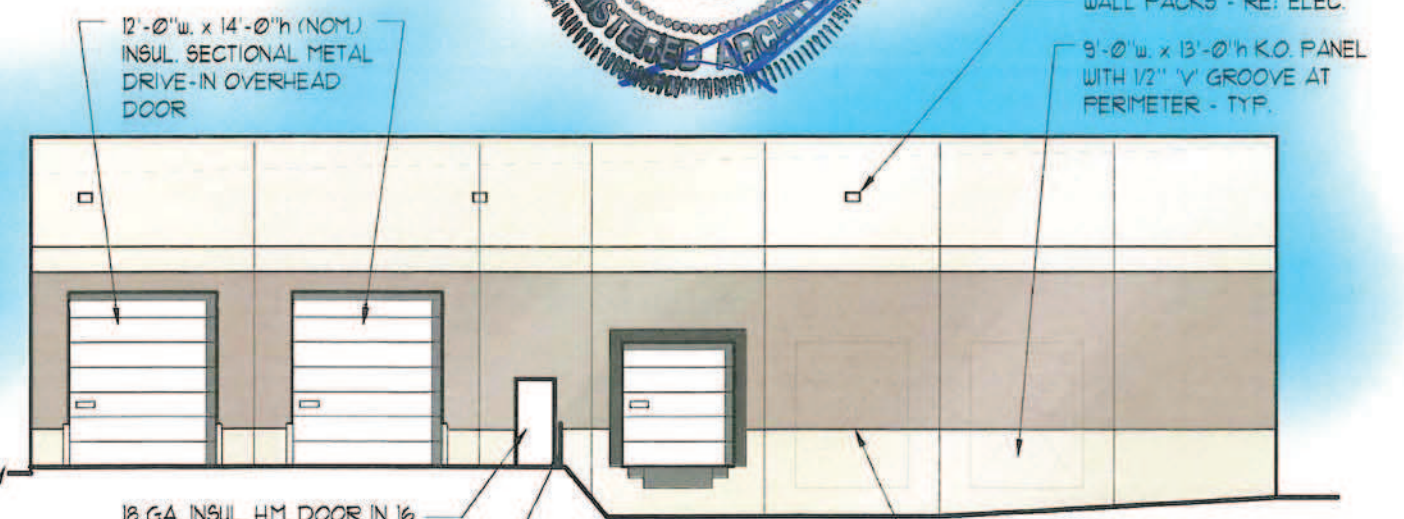
1/4" TINTED GLASS TO MATCH INSULATED GLASS UNITS IN MED. STILE CLEAR ANOD. ALUM. FRAME DOORS W/10" h. BOTTOM RAILS (TEMPERED GLASS WHERE REQUIRED BY CODE)

APR 26 2012



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"







LOOKING NORTH



LOOKING EAST



LOOKING SOUTH



LOOKING WEST

April 26, 2012

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

Members of the Architectural Review Board

Re: Architectural Statement
Submittal for Approval of New Facility for MMLD Properties
Spirit Valley Business Park Adjusted Lot 10

MMLD Properties Information and Background

MMLD Properties is a locally owned and operated company located in Chesterfield Valley for over 20 years. They are proposing to construct and move to a new facility located in Spirit Valley Business Park. MMLD Properties specializes in installing, repairing and servicing a vast array of heating and cooling equipment for its residential customers.

10. General Requirements for Site Design

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.

As you can see from the photos in this packet, the rectangular site is treeless and generally flat other than the drainage ditch and is otherwise featureless. The building is strategically located on the site to be compatible with the existing drainage system for the development while maintaining compatibility with neighboring developments.

This project has a 5' wide sidewalk parallel to Spirit Valley Drive East to provide pedestrian circulation. The transition from the street to the site effectively utilizes a shared entrance for both automobile and truck traffic with the neighbor to the north to help eliminate multiple curb cuts. The automobile parking in the front of the building, with added elements to enhance the overall design of the facility, provides safe passage to the entry plaza away from truck and delivery traffic.

In keeping the existing standards of our neighbors we are providing a chain-link slatted fence at the back of the building around the rear yard with an automatic gate. This fence encloses the service vehicles (stored nightly) and the truck court and trash receptacle effectively screening the outdoor working center from view.

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

Landscaping has been designed per city ordinance in a similar fashion to the adjacent developments. Please see attached landscape plan.

11. General Requirements for Building Design

The owner of this facility, being a long time and 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 glass, reveals and paint colors. The north side of the building is designed similar to the front by adding large windows and reveals in rhythmically pleasing geometric patterns with accent colors to add depth to the elevations.

As seen on the attached elevations, the building will utilize two earth tone colors, gray tinted glass and clear anodized aluminum window frames. 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 light warm taupe and darker accent color of similar nature.

The building is constructed of tilt-up concrete panels, which is the same material as the other buildings in for this business park. A special elastomeric coating designed specifically for concrete will protect the concrete panels.

The glass will be an energy efficient, tinted, glass in clear anodized aluminum frames. As you can see on the attached elevations, we have used the glass as an effective design element in the elevational articulation.

The design is respectful of the surrounding development in general and is harmonious in scale, material, and color. Nearby buildings are also constructed of tilt-up concrete and/or earth tone colors and materials similar to ours. Signage will be applied to the building in a similar fashion as adjacent buildings.

Site lighting is planned to be a single light standard in the front of the building with wall-mounted, shoebox type fixtures on the rear of the building that will not shine off of the property in an unnecessary fashion.

Please see the site development section plan for drainage information.

This facility is being designed with an energy efficient heat pump system that will eliminate the need for roof top equipment. Therefore no roof screening is required or provided.

Specific Requirements for the Chesterfield Valley

As stated above we encompass the building with reveals and colors for continuity while highlighting the visible front with glass. The rear of the building is enclosed with a vinyl slatted chain-link fence (consistent with established businesses in the same development) which encloses the truck court and trash receptacle from public view.

The electrical service will be provided by the existing transformer located north of the existing north drive so no new electrical transformer will be added. All utilities to this building are underground.

I-64/US-40 is to the north of this property and is not readily visible from the property. Automobile parking is west of the building and the service/loading area is on the east side of the building.

No street lighting is included in this project as the pattern of light standards falls on either side of this property.

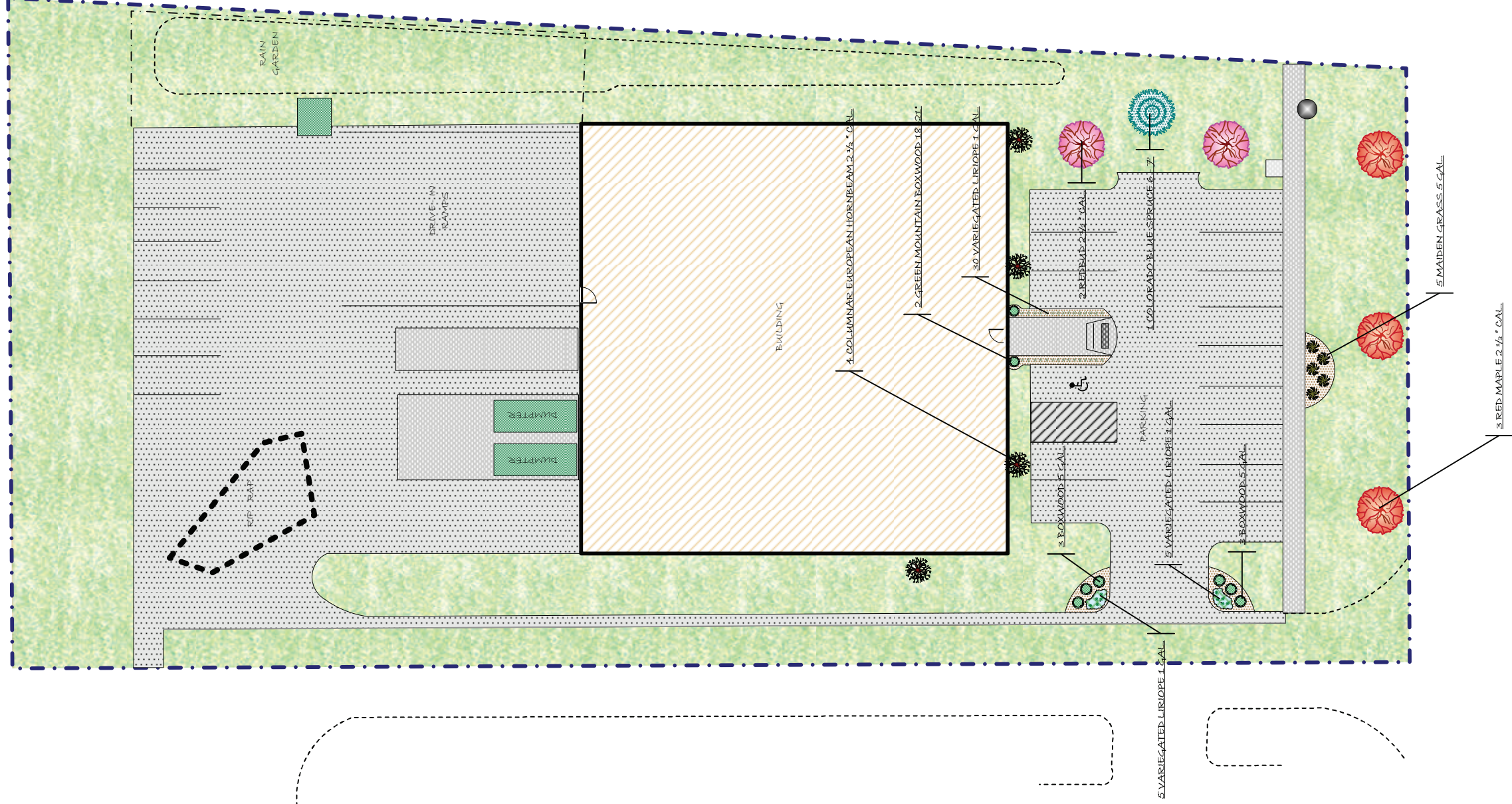
It remains our intentions to provide a design that will enhance the local environment while blending with the building types already in the Spirit Valley Business Park. The owner is excited about moving to their new facility and remaining a resident of the City of Chesterfield.

Thank you for your assistance.

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

Glass and frame sample, and
Color samples of the concrete coatings.

End of Architects Statement



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**LANDSCAPE DEVELOPMENT PLAN FOR
SPIRIT VALLEY BUSINESS PARK**
Lot 10 Spirit Valley East Drive
Chesterfield, MO

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Chesterfield, MO 63105 www.baxtergardens.com

DESIGNED BY: Chris Weishaar
SCALE: 1" = 30' 0"
ORIGINAL DATE: April 25, 2012
REVISION DATE:
GRAPHIC ART: MHS



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Low Pressure Sodium

Intended Use
For parking lots, walkways, building facades, industrial sites and entrances. Designated for intrinsically dark areas, such as those surround observatories and sea turtle habitats.


Construction
Housing: Heavy-gauge aluminum housing, rectilinear shape, continuously welded seams for weather-tight integrity. Dark bronze polyester powder finish (DDB) standard, other architectural colors available.

Door frame: Natural, anodized, extruded aluminum frame with mitered corners, retained with two hinge pins and secure with one, quarter turn quick release fastener. Integrally designed, extruded silicone gasket provides weather-proof seal between housing and frame.

Optics
Lens: Clear glass lens standard, polycarbonate lens available.

Electrical
High-reactance autotransformer, copper wound and 100% factory tested standard.

Listings
UL Listed (standard). CSA Certified (see Options). Suitable for wet locations.



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SSA - Square Straight

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SSA - Square Straight

Intended Use

Square straight aluminum general purpose pole for up to 35-foot mounting heights.

Construction

Shaft: Made from extruded 6063-T6 or 6061-T6 aluminum alloy, square tube is uniform in cross-section down length of shaft with no taper.

Anchor base: Cast from A356 aluminum alloy and heat treated to T6 temper. Base plate and shaft are circumferentially welded top and bottom. Anchor bolt holes are recessed and are covered by tamper-resistant aluminum nut-cover discs

Anchor bolts: Fabricated from carbon steel bar with minimum-yield strength of 55,000 psi. Bolts have an "L" bend on lower end and are galvanized a minimum of 12 inches on the threaded end per ASTM A-153. Each anchor bolt is furnished with two hex nuts and two flat washers.

Grounding: Provision located inside hand hole rim. Grounding hardware is not included (provided by others).

Hand hole: Reinforced rectangular hand hole is located 18" above base. 4" poles have 2" x 4" hand hole; 5" and 6" poles have 2.5" x 4" hand hole. Hand-hole cover plate made from aluminum alloy

Hardware: Stainless steel.

Top cap: Removable top cap provided with drill-mount poles.

Bolt covers: Nut-cover discs provided.

Finish: [Must specify finish.](#)



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Building Mounted (70-100W)

Contractor Select

Intended Use
Building-mounted light for entrances, stairwells, corridors and other pedestrian areas.

Construction
W: Cast aluminum backplate with polycarbonate cover. WC: Rugged, corrosion-resistant, die-cast aluminum back housing and hinged door frame. Dark bronze finish.

Optics
Anodized aluminum reflector.

Electrical
Ballast: W: 120V normal power factor. WC: Quad tap, high reactance, high power factor. Medium-base lamp included.

Installation
Housing configured for mounting directly over a standard 4" outlet box or for surface wiring via any of the convenient conduit entry hubs (W: Two 3/4" unthreaded knockouts, one each on bottom and back. WC: Four threaded 1/2" plugs, one each side, top, and bottom.)

Listings
Listed and labeled to UL standards for wet locations. Listed and labeled to CSA standards. 25°C maximum ambient temperature. Fixtures are covered by Lithonia Lighting 12-month warranty against mechanical defects in manufacture.

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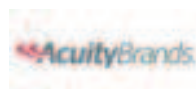
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Building Mounted (150-400W)

Contractor Select

Intended Use

Ideal for entrances, stairwells, corridors and other pedestrian areas.

Construction

Rugged, corrosion-resistant, die-cast aluminum back housing and hinged door frame. Features anodized aluminum reflector.

Castings are sealed with a one-piece gasket to seal against contamination. Housing configured for mounting directly over a standard 4" outlet box. Suitable for surface wiring via any of three convenient 3/4" threaded conduit entry hubs.

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Entry Lights



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