



III. C.

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Architectural Review Board Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: May 10, 2018

From: Mike Knight, Project Planner

Location: A 0.8 acre tract of land located northeast of the intersection of Goddard Avenue and Edison Avenue.

Description: **Insituform Lots A & B (580 Goddard Avenue)**: A Site Development Section Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.8 acre tract of land located northeast of the intersection of Goddard Avenue and Edison Avenue.

PROPOSAL SUMMARY

Insituform, a subsidiary of Aegion Corporation, is proposing to upgrade its training center building located northeast of the intersection of Goddard Avenue and Edison Avenue. The footprint of the training building itself will not be altered, but the portion which was originally a metal warehouse is proposed to be replaced with split-face concrete block to match the existing front office portion of the building. When completed, the campus will have a more cohesive look than its current state. Large windows will also be cut into the façade using low-e tinted insulating glass. Due to the quantity and expansive nature of the changes, the Amended Architectural Elevations as proposed must be re-submitted to the Architectural Review Board (ARB). A minor amount of site work will also be accomplished primarily on Lot A, and a small amount on Lot B.

HISTORY OF SUBJECT SITE

The subject site was zoned "M3" Planned Industrial by St. Louis County prior to the City's incorporation. The "M-3" Planned Industrial District zoned Spirit of St. Louis Airport, located on the south side of Chesterfield Airport Road, east and west of Spirit of St. Louis Industrial Boulevard, was approved via St. Louis County Ordinance 2,212 and subsequently amended by St. Louis County Ordinance numbers 9,642, 11,768 and 13,838.

The City of Chesterfield has made multiple amendments to those ordinances over the years, with the most recent being in 1998. This amendment resulted in the current governing City of Chesterfield Ordinance #1430.



Figure 1: Aerial Photo

PROPOSED SITE CHANGES

The subject site is located on the northeastern corner of Goddard Avenue and Edison Avenue. Although the majority of this request is to update the architectural elevations and upgrade its training center building on Lot A, there are a few minor amendments to the Site Development Section Plan itself.

Figure 2, on the next page, has the Color Site Plan that reflects the changes within the Amended Site Development Section Plan submitted. The site location is in what is known as the Chesterfield Valley Area within the City of Chesterfield’s Comprehensive Plan, has the Land Use Designation of “Spirit Airport”, and is currently zoned “M-3” Planned Industrial. Edison Avenue located to the south of the site is owned and operated by the City of Chesterfield and classified as a minor arterial. Goddard Avenue to the west of the site is owned and operated by St. Louis County and classified as a local road.

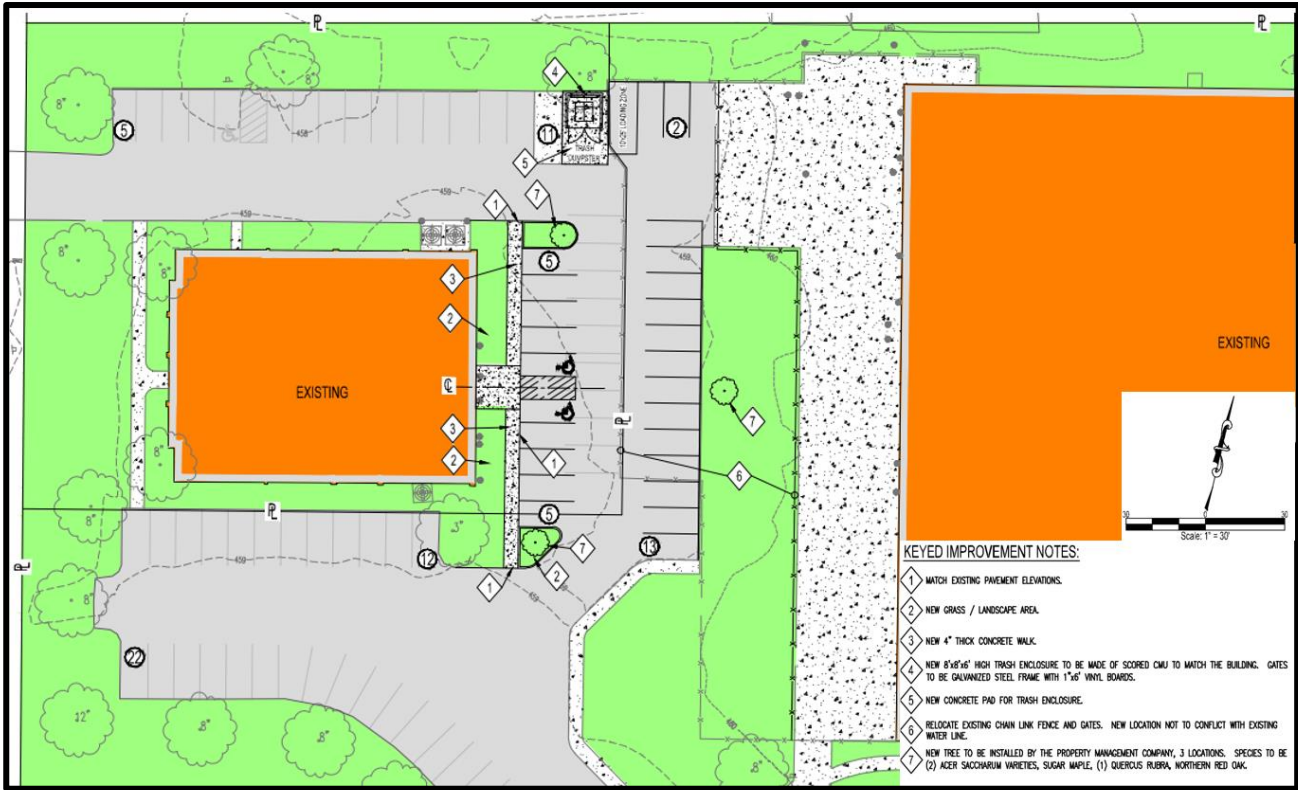


Figure 2: Color Site Plan

1. Match existing pavement elevations

A new sidewalk is proposed to the east of the existing building on Lot A. The sidewalk will match the existing pavement elevations and virtually mimic the sidewalk that currently exists to the west of the building.

2. New grass / landscape area

New landscaping is proposed to be added directly to the north and east of the building, providing cohesiveness with the western and southern building lawn area while also providing additional open space.

3. New 4" thick concrete walk

As previously mentioned in number 1, a new rear sidewalk will be built. This enhances pedestrian circulation throughout the site and directs an individual to the rear of the building.

4. New 8'x8'x6' high trash enclosure to be made of scored CMU to match the building

The trash enclosure will fully screen the container on all sides. Additional screening details may be found within the packet. This will be constructed from the same building materials as the building front façade.

5. New concrete pad for trash enclosure

This is a structural improvement to support the trash container and enclosure.

6. Relocate existing fence and gate

Relocate existing fence from Lot A to Lot B and allow for additional parking on Lot A. The additional parking does not exceed any of the UDC parking requirements.

7. New trees to be installed by the Property Management Company

Three new trees are to be planted near the parking area. Species are 2 Sugar Maple and 1 Northern Red Oak. Both of these species are on the approved street and parking lot tree list within the Unified Development Code.

PROPOSED ELEVATION CHANGES

The applicant submitted a request for Amended Architectural Elevations. Due to the quantity and expansive nature of the changes, the Amended Architectural Elevations as proposed must be re-submitted to the Architectural Review Board (ARB). Below are the proposed elevations in relation to the existing conditions.

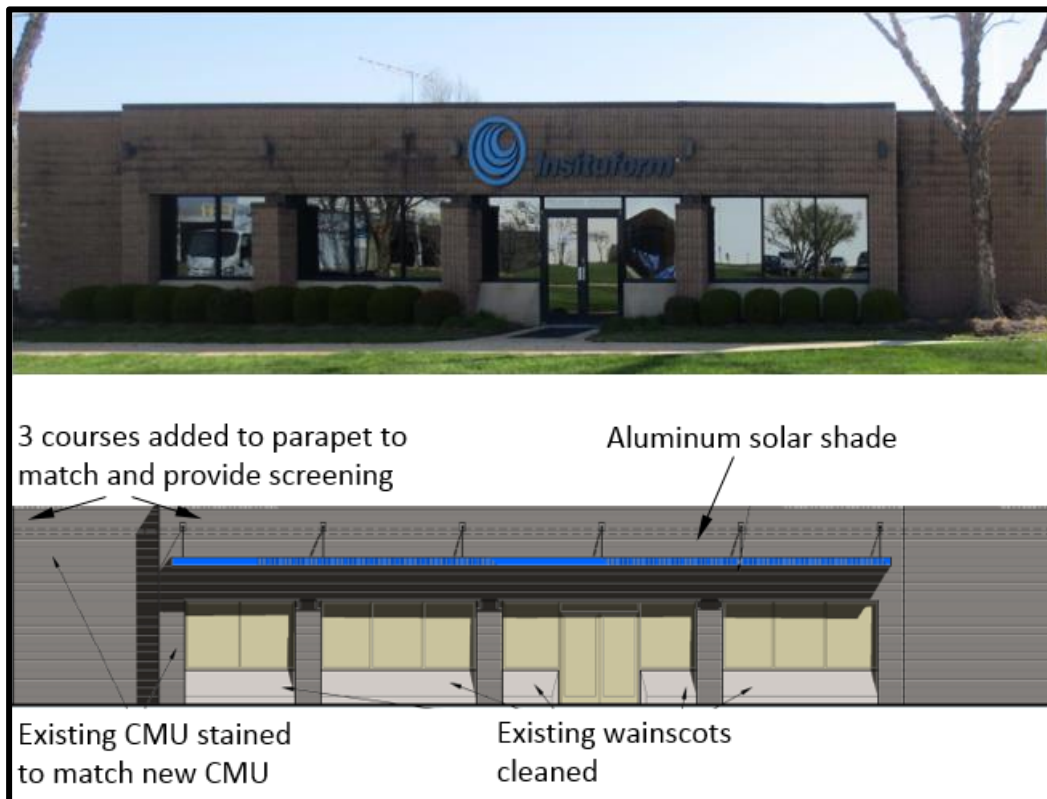


Figure 3: Current & Proposed West Elevation

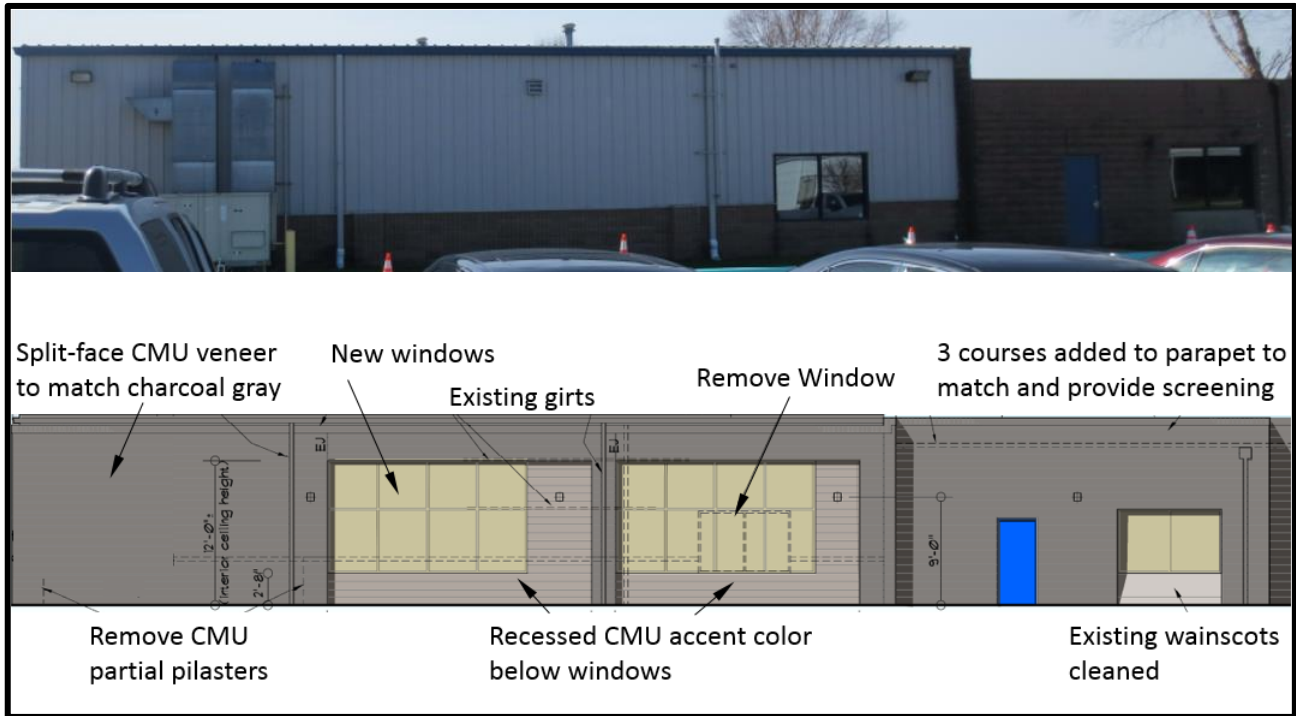


Figure 4: Current & Proposed North Elevation

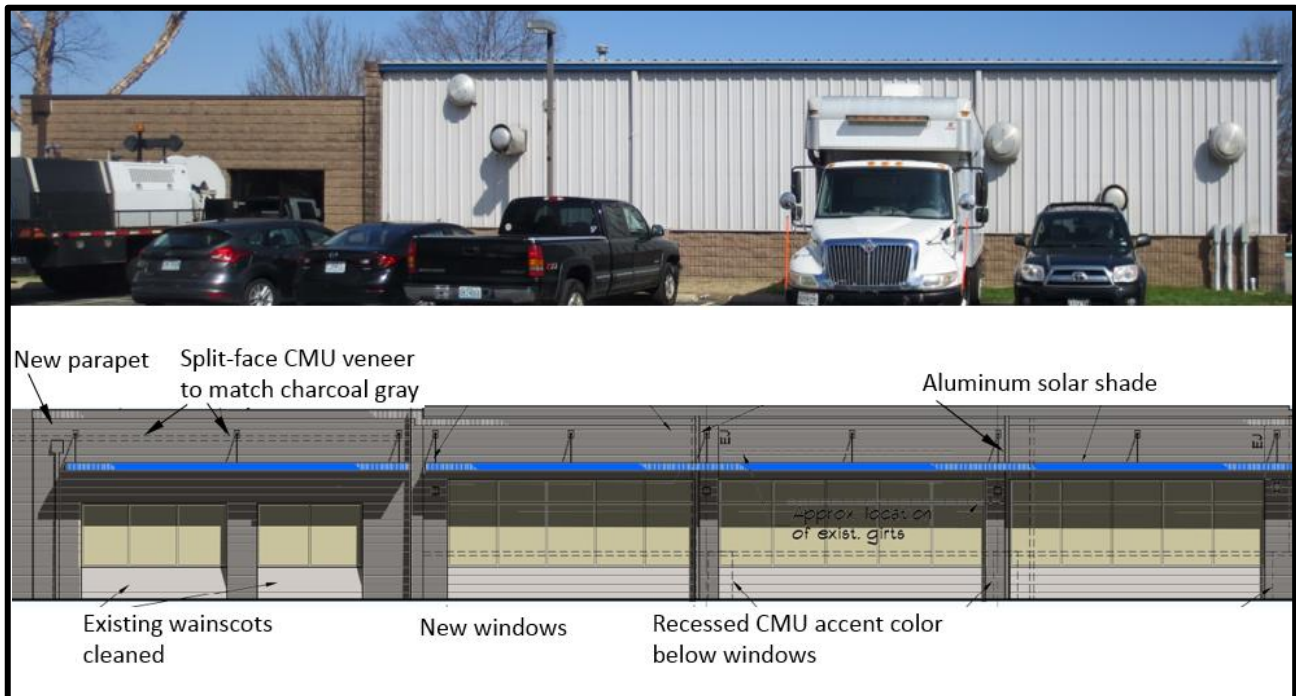


Figure 5: Current & Proposed South Elevation

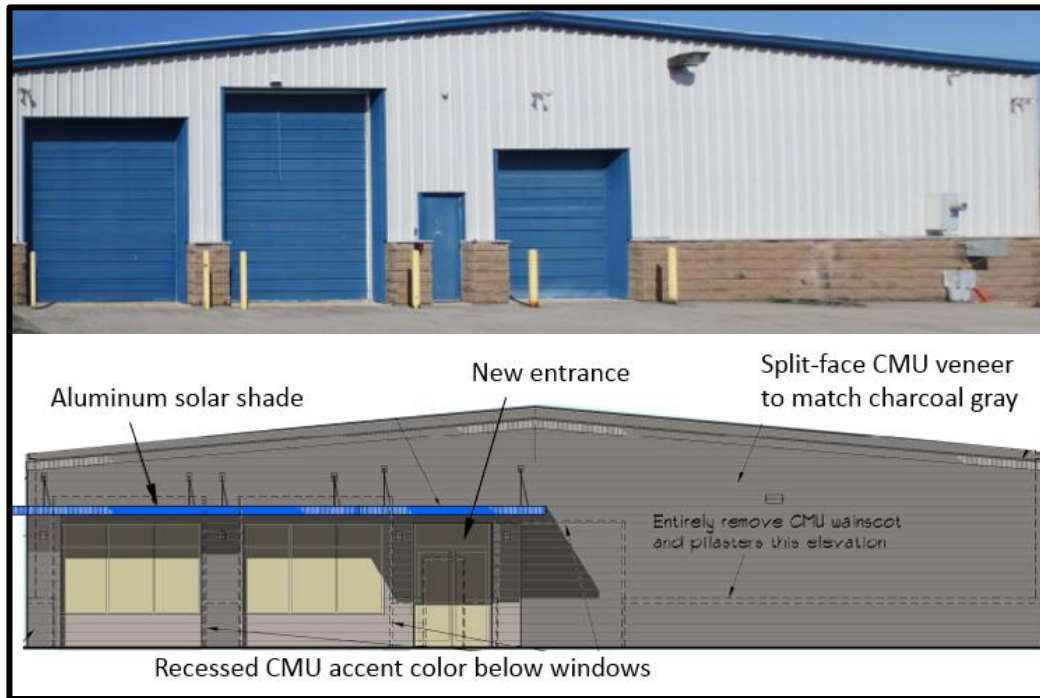


Figure 6: Current & Proposed East Elevation

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed until all outstanding items have been addressed. Staff requests review and recommendation on this submittal for Insituform Lots A & B (580 Goddard Avenue).

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, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Insituform Lots A & B (580 Goddard Avenue) to City Staff, as presented, with a recommendation for approval (or denial) to City Staff."
- 2) "I move to forward the Site Development Section Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Insituform Lots A & B (580 Goddard Avenue) to City Staff with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



ARCHITECT'S STATEMENT OF DESIGN

Project: Proposed Alterations to Portion of Existing Parking Lot due to
Proposed Alterations to Existing Training Center Building
Aegion Corporation World Headquarters Campus
580 Goddard Avenue
Chesterfield, MO 63005

Mar. 12, 2018

Aegion Corporation proposes to renovate and upgrade its Training Center Building, and as part of that project a second major entry on the building's east side will be provided in addition to the existing entrance on the west. It is appropriate to repave and restripe the portion of the existing parking lot outside the east entrance; but Aegion also desires to improve the area functionally and aesthetically.

A new lawn area with trees will be provided against the building where presently only asphalt paving exists, adding to the percentage of green space on the site. At the same time, two unsightly condensing units outside the building will be removed entirely, as will all existing wall-mounted exhaust hoods.

A concrete sidewalk with curb ramps is being provided for the safety of pedestrians approaching the entrance from parking or from the headquarters building across Edison Avenue. Two van-accessible parking spaces will be added in addition to existing spaces.

No retaining walls or major grading will be required, as the area presently slopes gently away from the building. Drainage from the lot will continue to be directed to nearby storm sewers. One screen wall enclosure will be built to mask trash dumpsters; this will be constructed from the same materials as the building's facade.

Lighting will be improved by replacing heads of existing light poles with LED fixtures, and LED accent lighting will be mounted on the building.

The footprint of the Training Building itself will not be altered, but at the portion which originally was a metal warehouse, the existing metal panels will be replaced with split-facc concrete block to match the existing front office portion of the building; when completed it will appear as one building. In addition, the front office's parapets are being raised by two feet, which will better mask rooftop HVAC equipment. Also in the present metal portion of the building, large windows will be cut into the facade, using low-e tinted, insulating glass.

We are certain that Aegion and its employees will be proud of the many improvements planned as part of this project, and we feel that they will be beneficial to the environment of Chesterfield as well.

Very truly yours,

A handwritten signature in blue ink, appearing to read "M. Felder".

Merrick Felder
Architect

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and ULc/UL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT to 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 800mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

McGraw-Edison

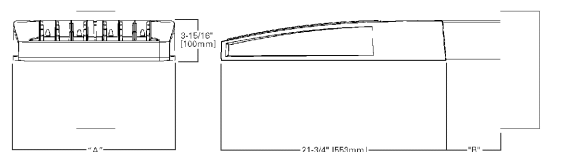
Catalog #	Type
Project	Date
Comments	
Prepared by	



GLEON GALLEON LED

1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE

DIMENSIONS



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length	Weight with Arm (lbs.)	EPA with Arm (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.36
5-6	21-5/8" (548mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	10" (254mm)	54 (24.5 kgs.)	1.07
9-10	32-3/4" (837mm)	7" (178mm)	10" (254mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



*www.designlights.org

CERTIFICATION DATA
ULc/UL Wet Location Listed (ISO 9001)
LM79 / LM80 Compliant
IP66 Housing Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
+0.9 Power Factor
+20% Total Harmonic Distortion
120-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

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DESCRIPTION

The Galleon™ wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction
Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protectors to maintain IP rating.

Optics
Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical
LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -30°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

McGraw-Edison

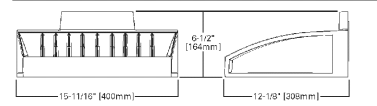
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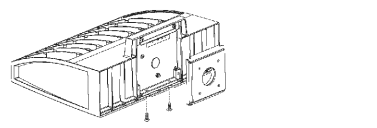
GWC GALLEON WALL LUMINAIRE

1-2 Light Squares
Solid State LED
WALL MOUNT LUMINAIRE

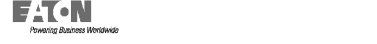
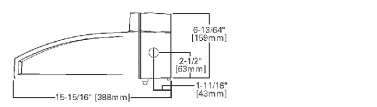
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



*www.designlights.org

CERTIFICATION DATA
ULc/UL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
+0.9 Power Factor
+20% Total Harmonic Distortion
120-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA
Approximate Net Weight:
27 lbs (12.2 kgs.)

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February 28, 2018 2:28 PM

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 36W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff luminaire. Available in seven lumen packages: 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 36W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 85% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

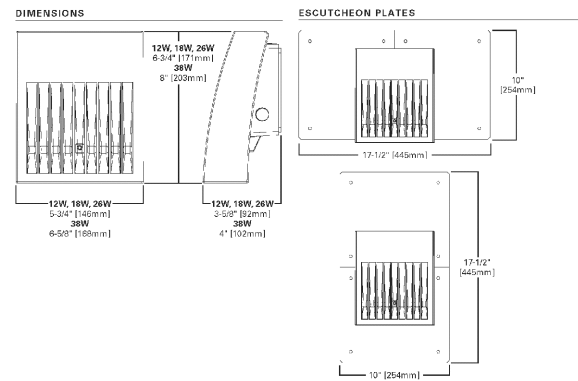
electrical wiring compartment. Integrated LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC Carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

XTOR CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING



*www.designlights.org

CERTIFICATION DATA
ULc/UL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NEMA Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium™ Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B-0.34
XTOR4B-0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.25 lbs (1.7 - 2.4 kgs.)

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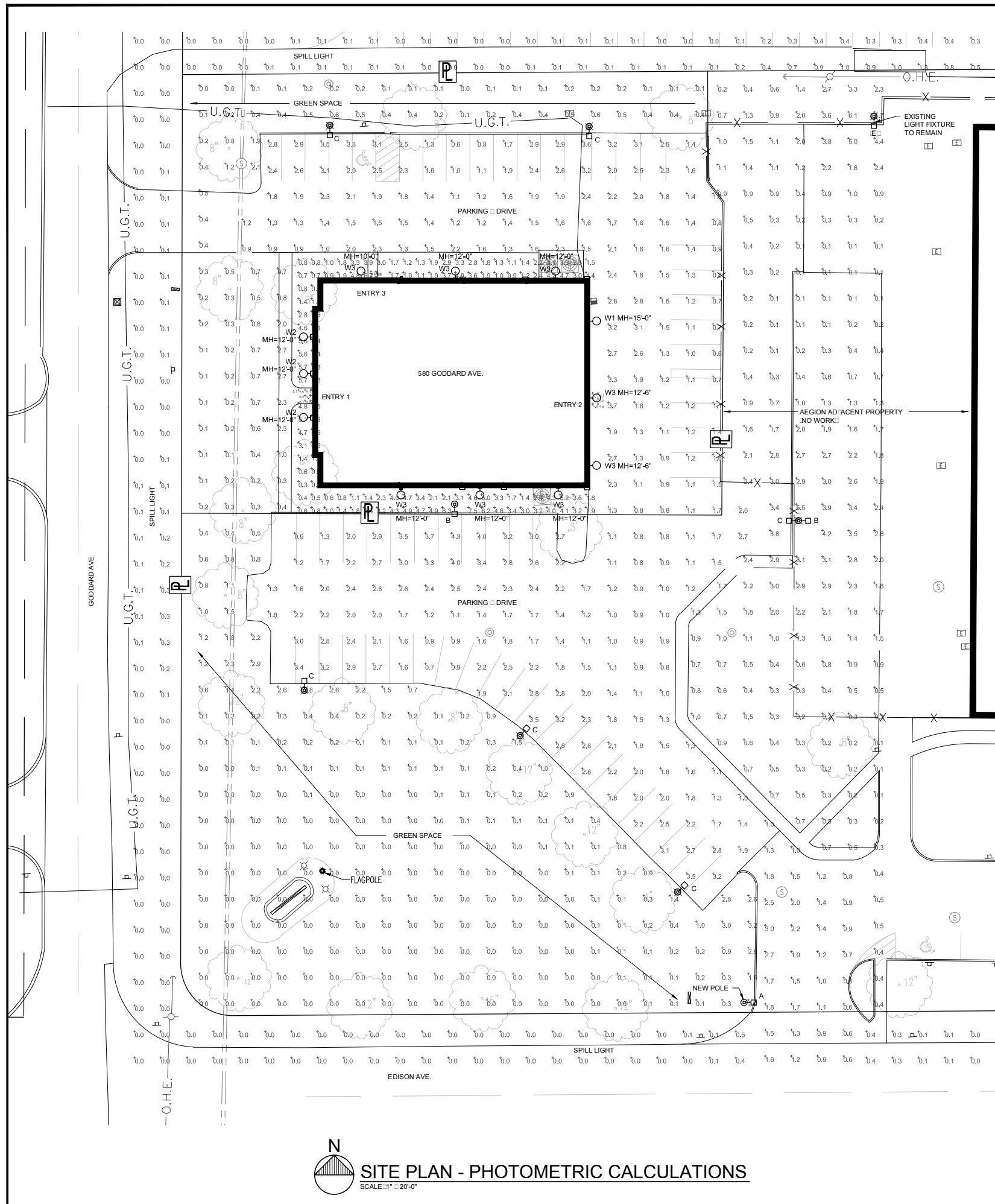
INTERIOR AND EXTERIOR ALTERATIONS TO
Training Center Building
Aegion Corporation
580 Goddard Ave. Chesterfield, Missouri 63005

REVISIONS

ISSUE DATE
MAR. 29, 2018

PROJECT NO.
17021

SHEET NO.
E4.1



SITE PLAN - PHOTOMETRIC CALCULATIONS
 SCALE: 1" = 20'-0"

Category	Spill	A	Mx	M	MxM	A:M	A:Mx
ADJACENT PROPERTY	+	12	3.1	0.1	61.01	12.01	0.21
EDGE OF BUILDING	+	2.9	7.5	0.3	25.91	2.71	0.41
ENTRY 1	+	5.0	5.5	4.6	1.21	1.11	0.91
ENTRY 2	+	4.9	5.1	4.6	1.13	1.13	1.01
ENTRY 3	+	5.0	5.7	4.2	1.41	1.21	0.91
GREEN SPACE	+	0.4	3.8	0.0	N/A	N/A	0.11
PARKING DRIVE	+	1.8	4.3	0.6	7.21	3.01	0.41
SPILL LIGHT	+	0.1	1.3	0.0	N/A	N/A	0.11

Symbol	Location	Manufacturer	Model	Description	Quantity	Manufacturer Part No.	Manufacturer Price	Notes
⊕	A	EATON - M. GRAY-EDISON FORMER COOPER LIGHTING	GLEON-AF-01-LED-E1-SL4	GALLEON AREA AND ROADWAY LUMINAIRE 1.70 CRI, 4000K, 1650-A LIGHTS: UARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS R... R...W...S...S...S...S... R...V...R...W... ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	16	GLEON-AF-01-LED-E1-SL4	370.4238	59
⊕	B	EATON - M. GRAY-EDISON FORMER COOPER LIGHTING	GLEON-AF-02-LED-E1-SL3	GALLEON AREA AND ROADWAY LUMINAIRE 2.70 CRI, 4000K, 1650-A LIGHTS: UARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS R... R...W...S...S...S...S... R...V...R...W... ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	32	GLEON-AF-02-LED-E1-SL3	380.4238	113
⊕	C	EATON - M. GRAY-EDISON FORMER COOPER LIGHTING	GLEON-AF-02-LED-E1-SL4	GALLEON AREA AND ROADWAY LUMINAIRE 2.70 CRI, 4000K, 1650-A LIGHTS: UARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS R... R...W...S...S...S...S... R...V...R...W... ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	32	GLEON-AF-02-LED-E1-SL4	301.9158	113
⊙	W1	EATON - M. GRAY-EDISON FORMER COOPER LIGHTING	GWC-AF-01-LED-E1-T4FT	GALLEON WALL LUMINAIRE 1.70 CRI, 4000K, 1550-A LIGHTS: UARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS R... R...W...S...S...S...S... R...V...R...W... ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	16	GWC-AF-01-LED-E1-T4FT	398.8894	59
⊙	W2	EATON - LUMARK FORMER COOPER LIGHTING	XTOR2B	CROSSTOUR 18W WALL MOUNT LED	1	XTOR2B	2134.062	18.2
⊙	W3	EATON - LUMARK FORMER COOPER LIGHTING	XTOR1B	CROSSTOUR 12W WALL MOUNT LED	1	XTOR1B	1417.286	12.2
⊕	E	EATON - M. GRAY-EDISON FORMER COOPER LIGHTING	GSM-XX-250-MP-XX-2S-FG	THIS IS FILE IS BEING USED TO APPROXIMATE THE EXISTING LIGHT FIXTURE AND DOES NOT REPRESENT EXACT LIGHT LEVELS FOR THE EXISTING FIXTURE.	1	GSM-XX-250-MP-XX-2S-FG	22000	283

EXTERIOR LIGHTING SHALL BE FULLY SHIELDED AND FLAT-LENS ENCLOSED LUMINAIRES.
 MOUNTING HEIGHT OF POLE LIGHT FIXTURES A, B, C ⊕ 20'-0"
 ALL LIGHT POLES SHOWN ARE EXISTING UNLESS NOTED OTHERWISE.

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 MISSOURI STATE CONTRACTOR AUTHORITY # 2009257

Merrick Felder
 architects
 31 Crabapple Court
 St. Louis, Missouri 63132
 314.692.7624
 mfeldero@beldersrch.com

INTERIOR AND EXTERIOR ALTERATIONS TO
Training Center Building
 Aegion Corporation
 580 Goddard Ave. Chesterfield, Missouri 63005

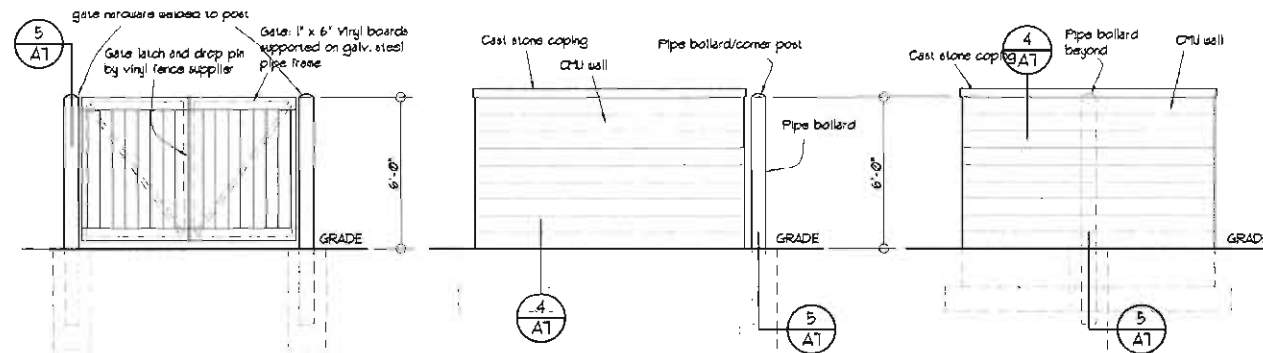
REVISIONS

ISSUE DATE
 MAR. 29, 2018

PROJECT NO.
 17021

SHEET NO.
E4.0
SITE PLAN - PHOTOMETRIC CALCULATIONS

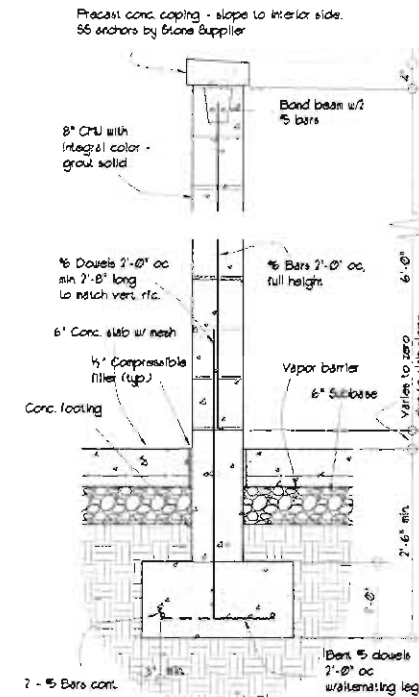
Split-face concrete masonry unit walls will match building



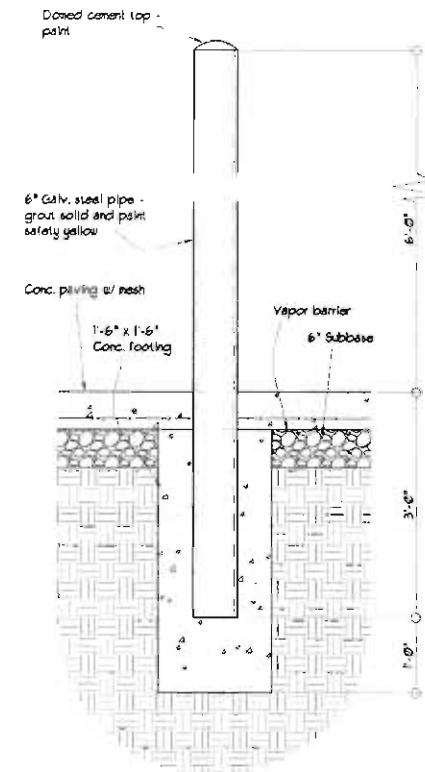
1 FRONT ELEV.

2 LEFT SIDE ELEV.

3 REAR ELEV.



4 SECTION @ CMU WALL



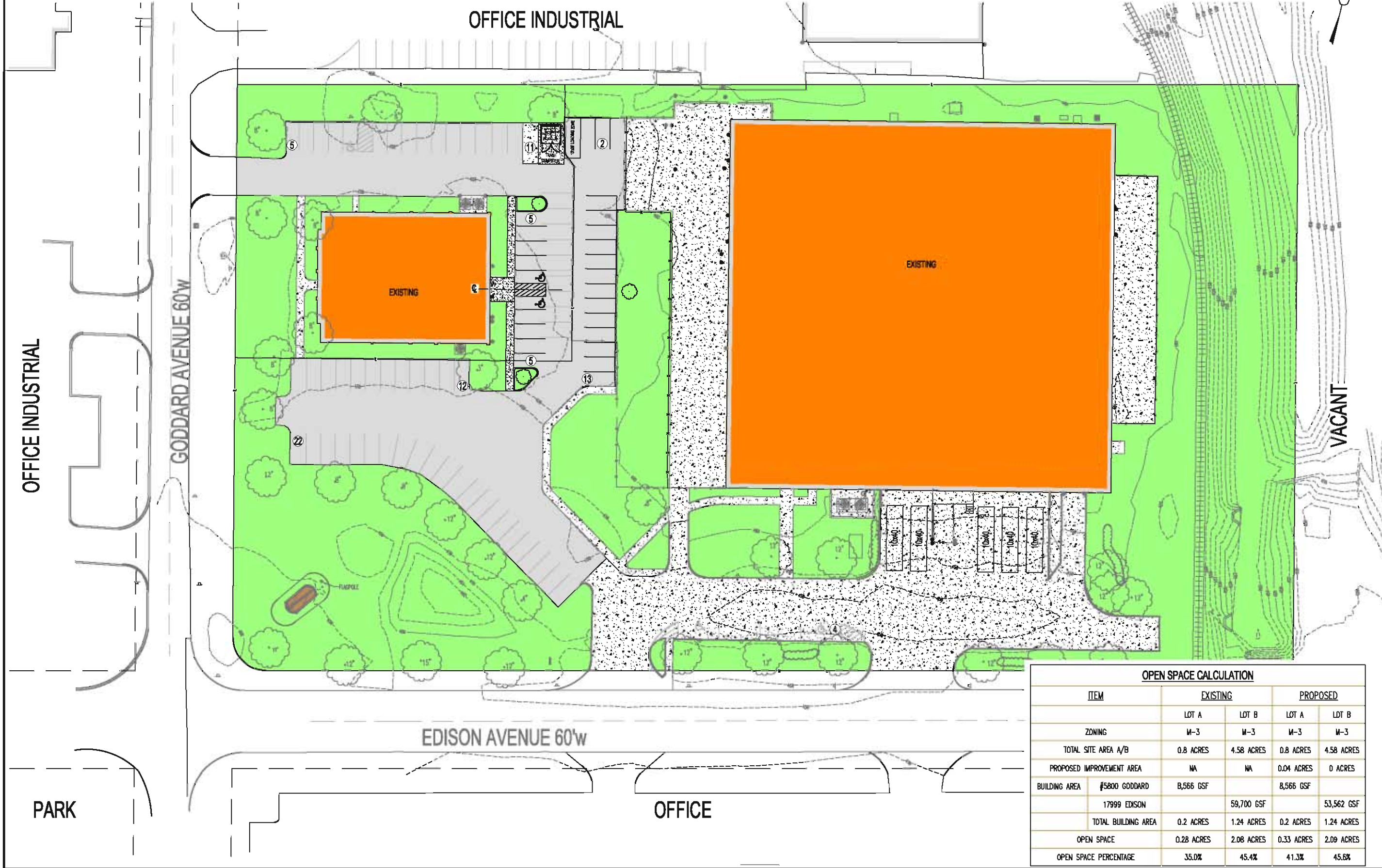
5 SECTION @ BOLLARD

Merrick Felder
architect

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Dumpster Screen Details
AEGION TRAINING CENTER
Parking at New Entry

"AEGION CORPORATION AMENDED SITE DEVELOPMENT SECTION PLAN"
 LOTS A AND B OF INSITUFORM, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN
 PLAT BOOK 346 PAGE 503 AND 504 OF THE ST. LOUIS COUNTY RECORDS.



OPEN SPACE CALCULATION				
ITEM	EXISTING		PROPOSED	
	LOT A	LOT B	LOT A	LOT B
ZONING	M-3	M-3	M-3	M-3
TOTAL SITE AREA A/B	0.8 ACRES	4.58 ACRES	0.8 ACRES	4.58 ACRES
PROPOSED IMPROVEMENT AREA	NA	NA	0.04 ACRES	0 ACRES
BUILDING AREA	#5800 GODDARD	8,566 GSF	8,566 GSF	
	17999 EDISON		59,700 GSF	53,562 GSF
TOTAL BUILDING AREA	0.2 ACRES	1.24 ACRES	0.2 ACRES	1.24 ACRES
OPEN SPACE	0.28 ACRES	2.08 ACRES	0.33 ACRES	2.09 ACRES
OPEN SPACE PERCENTAGE	35.0%	45.4%	41.3%	45.6%

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 LAND SURVEYING LICENSE 0017285



DATE:	4/2/18
CHECKED:	S.P.M.
DRAWN:	A.P.
SCALE:	N.T.S.

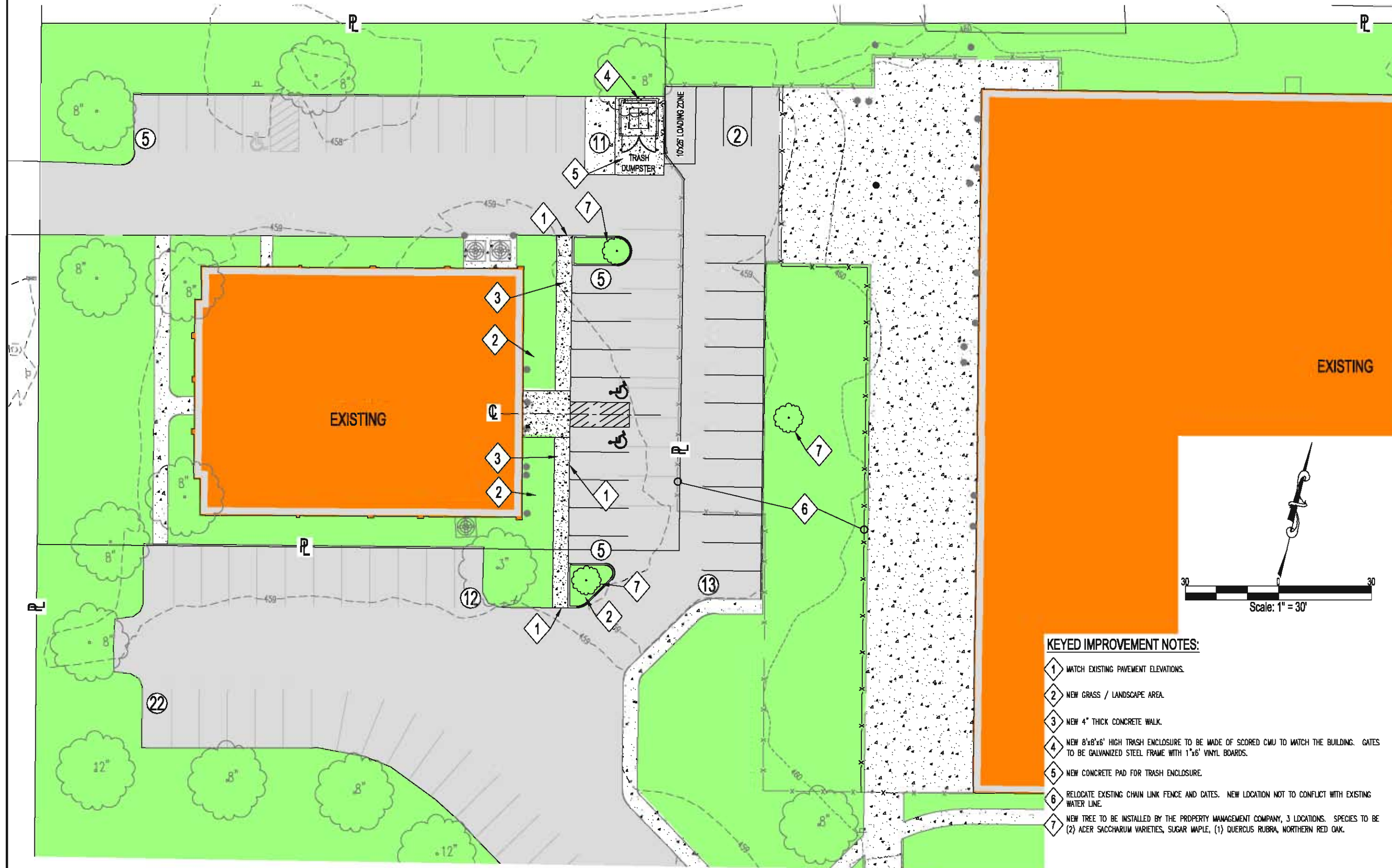
AMENDED SITE DEVELOPMENT SECTION PLAN - COLOR PLAN
AEGION CORPORATION
 17988 EDISON AVENUE
 PROPOSED NEW PARKING LOT EXPANSION
 CHESTERFIELD, ST. LOUIS COUNTY, MO. 63005

SHEET NO. **ASDP2.0**

1 OF 2

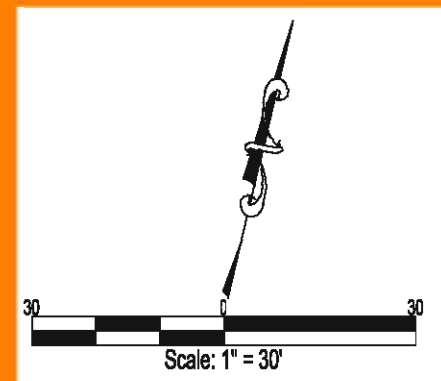
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"AEGION CORPORATION AMENDED SITE DEVELOPMENT SECTION PLAN"
 LOTS A AND B OF INSITUFORM, A SUBDIVISION IN ST. LOUIS COUNTY, MISSOURI, AS PER PLAT THEREOF RECORDED IN
 PLAT BOOK 346 PAGE 503 AND 504 OF THE ST. LOUIS COUNTY RECORDS.



KEYED IMPROVEMENT NOTES:

- ① MATCH EXISTING PAVEMENT ELEVATIONS.
- ② NEW GRASS / LANDSCAPE AREA.
- ③ NEW 4" THICK CONCRETE WALK.
- ④ NEW 8'x8'x6" HIGH TRASH ENCLOSURE TO BE MADE OF SCORED CMU TO MATCH THE BUILDING. GATES TO BE GALVANIZED STEEL FRAME WITH 1"x6" VINYL BOARDS.
- ⑤ NEW CONCRETE PAD FOR TRASH ENCLOSURE.
- ⑥ RELOCATE EXISTING CHAIN LINK FENCE AND GATES. NEW LOCATION NOT TO CONFLICT WITH EXISTING WATER LINE.
- ⑦ NEW TREE TO BE INSTALLED BY THE PROPERTY MANAGEMENT COMPANY, 3 LOCATIONS. SPECIES TO BE (2) ACER SACCHARUM VARIETIES, SUGAR MAPLE, (1) QUERCUS RUBRA, NORTHERN RED OAK.



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 LAND SURVEYING: 000882

DATE: 4/2/18
 CHECKED: S.P.M.
 DRAWN: A.P.
 SCALE: 1" = 30'

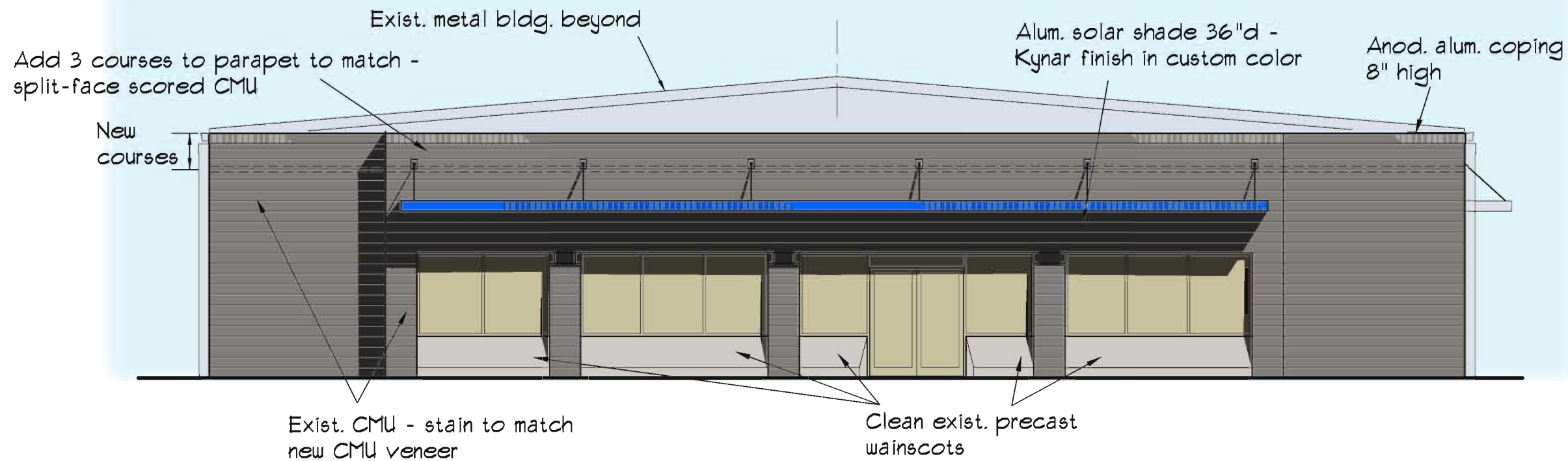
AMENDED SITE DEVELOPMENT SECTION PLAN - COLOR PLAN
AEGION CORPORATION
 17988 EDISON AVENUE
 PROPOSED NEW PARKING LOT EXPANSION
 CHESTERFIELD, ST. LOUIS COUNTY, MO. 63005

SHEET NO. **ASDP2.1**
 2 OF 2

ELEVATIONS

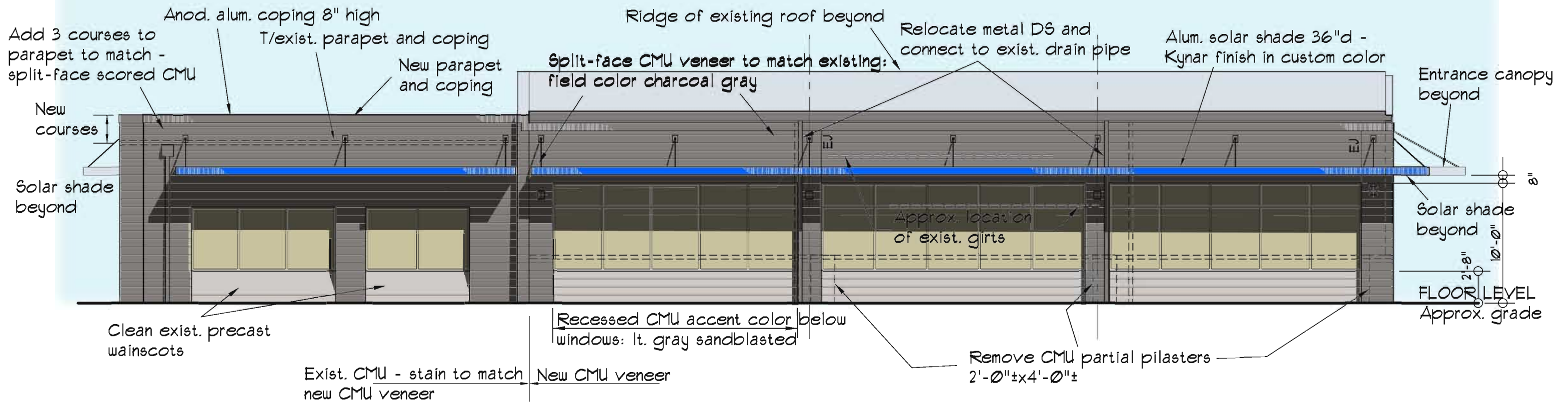
1/8" = 1'-0"

Apr. 2, 2018



WEST ELEVATION - PROPOSED

1/8" = 1'-0"



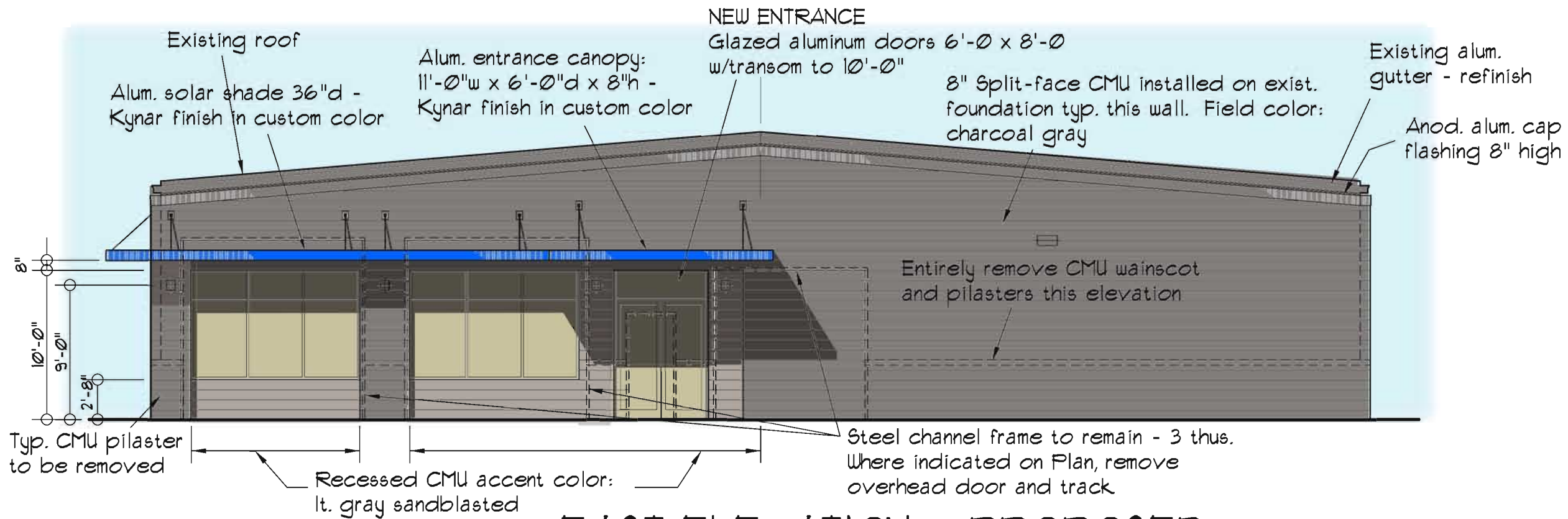
SOUTH ELEVATION - PROPOSED

1/8" = 1'-0"

ELEVATIONS

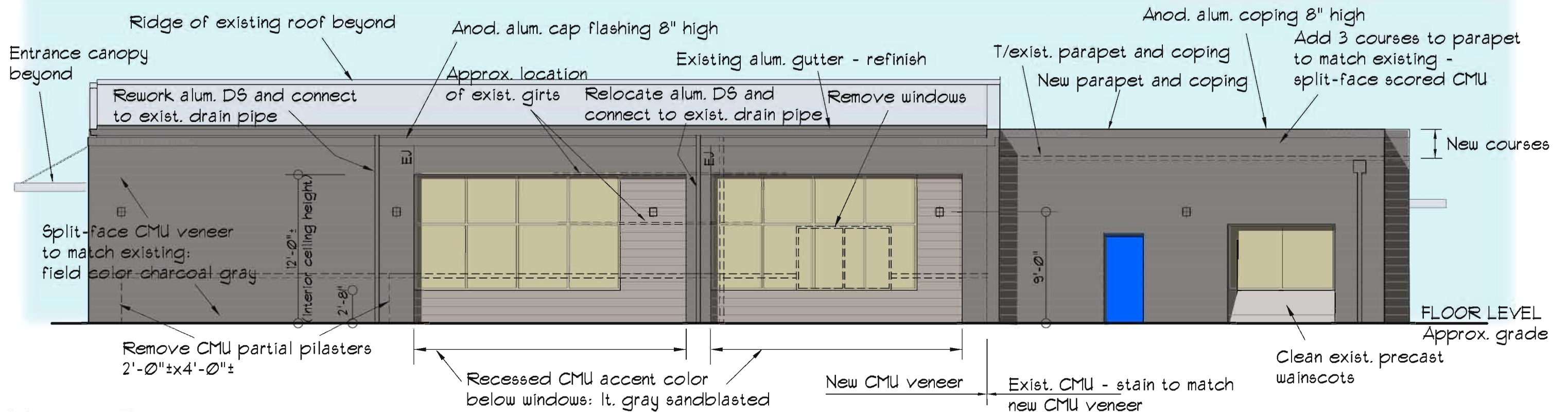
1/8" = 1'-0"

Apr. 2, 2018



EAST ELEVATION - PROPOSED

1/8" = 1'-0"



NORTH ELEVATION - PROPOSED

1/8" = 1'-0"



WEST

Alterations to Training Center

AEGION

EXISTING
ELEVATIONS

Apr. 6, 2018



SOUTH

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Alterations to Training Center

AEGION

EXISTING
ELEVATIONS

Apr. 6, 2018



EAST



NORTH

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East view: Aegion industrial building



South view: Aegion Headquarters office building



West view: industrial building



North view: industrial building

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Views of Adjacent Sites
AEGION TRAINING CENTER
Parking at New Entry

