



# VII. B.

---

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

---

## Planning Commission Staff Report

**Project Type:** Site Development Section Plan

**Meeting Date:** May 29, 2013

**From:** Purvi Patel  
Project Planner

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

**Applicant:** Stock and Associates Consulting Engineers, Inc., on behalf of Pets and Company

**Description:** **Spirit Valley Business Park, Lot 1A (Pets and Company):** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.502 acre tract of land zoned "PI" Planned Industrial District located on the west side of Spirit Valley Central Drive, south of Olive Street Road.

---

### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers, Inc., on behalf of Pets and Company, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for review. The request is for a 10,296 square foot pet kennel located on the western 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 2745. The exterior building materials will be comprised of fiber cement siding, stone veneer, vinyl windows and shutters, and aluminum cladding.

Associated with the Site Development Section Plan application was an application for an Ordinance Amendment to allow for the kennel use and a Lot Split application to subdivide Lot 1 into Lot 1A and Lot 1B. Both the Ordinance Amendment and Lot Split were approved at City Council on May 20, 2013.

### **HISTORY OF SUBJECT SITE**

On June 18<sup>th</sup>, 2007, the City of Chesterfield approved Ordinance Number 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 Ordinance Number 2373 was repealed on May 5<sup>th</sup>, 2008 to add a use to permit warehouses within the

development. And as mentioned above, Ordinance Number 2745 was approved on May 20<sup>th</sup> to allow for the kennel use and at the same City Council meeting, a Lot Split for Lot 1 was approved.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Agriculture	"AG" Agricultural District
South	Office / Warehouse	"PI" Planned Industrial District
East	Office/Warehouse	"PI" Planned Industrial District
West	Residence	"NU" Non-Urban



**STAFF ANALYSIS**

Zoning

The subject site is currently zoned "PI" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 2745. The submittal was reviewed against the requirements of Ordinance Number 2745 and all applicable Zoning Ordinance requirements.

Traffic Access and Circulation

Proposed access to the site is provided by a shared access on the southern property line. Access to the site is off Spirit Valley Central Drive which currently has two intersections onto Olive Street Road. There is an existing stub street on the southwest side of Spirit Valley Business Park that will eventually connect to Spirit Valley Business Park, Phase II which will include a third intersection with Olive Street Road.

Pedestrian circulation within the development consists of a sidewalk along the northern and eastern boundaries of the site. There is currently a sidewalk installed along Olive Street Road and the developer will install a five foot-wide sidewalk along the eastern perimeter of the property to tie into the existing sidewalk to the north and a future sidewalk to the south to ultimately provide a continuous sidewalk throughout the development.

#### Open Space

City of Chesterfield Ordinance Number 2745 requires a minimum of 30% open space for the development. The site, as proposed, shows 64% open space. Open space is generally spread around the site and includes an area for a rain garden (west side of site).

#### Landscaping

A Landscape Plan has been submitted showing new trees and shrubs to be installed on the site. The plan adheres to the Tree Preservation and Landscape Requirements Ordinance; however, the Architectural Review Board did include recommendations on the proposed landscaping (see *Architectural Elevations* section below) that have been met.

#### Parking

Parking for the site is provided to the east of the building and on the east side of the lot. The number of parking spaces provided meets the requirements of the Off-Street Parking, Stacking, and Loading Regulations section of the City of Chesterfield Zoning Ordinance.

#### Architectural Elevations

The proposed building will be primarily comprised of fiber cement siding with stone veneer accents; additional materials proposed are vinyl windows and shutters, and aluminum cladding. The material colors proposed match the earth tone color palette of the surrounding structures. The proposal, also, includes both an asphalt shingle mansard roof and a flat TPO roof with parapets.

The proposed project was reviewed by the Architectural Review Board on May 09, 2013. ARB passed a motion that included a couple recommendations.

1. *Extend the horizontal stonework along the entire eastern elevation.*

The Board noted that the proposed stone veneer on the east elevation stopped at awkward and arbitrary points on a highly public façade of the building, as it faces the internal drive. The Board recommended carrying the stone veneer continuously across the elevation.

To address this issue, the project now includes a continuous stone veneer accent along the eastern elevation.

2. *Encourage planting additional shrubbery at the entryway and along the dog play areas.*

The rendering showed some additional low plantings that were not included in the Landscape Plan and therefore the Board suggested adding some low plantings similar to what was shown on the rendering to help soften the appearance of the building.

The applicant has added landscaping along the front entrance of the building and the dog play area as shown in the rendering presented to the Architectural Review Board.

**DEPARTMENT INPUT**

A Site Development Section Plan had initially been reviewed and approved for Pets and Company for Lot 12D of Spirit Trade Center on November 10, 2011; followed by Amended Architectural Elevations on April 12, 2012. The project was not developed in Spirit Trade Center and the applicant is now proposing development in Spirit Valley Business Park. The proposed elevations are very similar to the Amended Architectural Elevations approved in 2012. Images of the previous approval will be presented at the meeting for reference.

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance and all City Code requirements. Staff recommends approval of the proposed development of Spirit Valley Business Park, Lot 1A (Pets and Company).

**MOTION**

The following options are provided to the Planning Commission for consideration relative to this application:

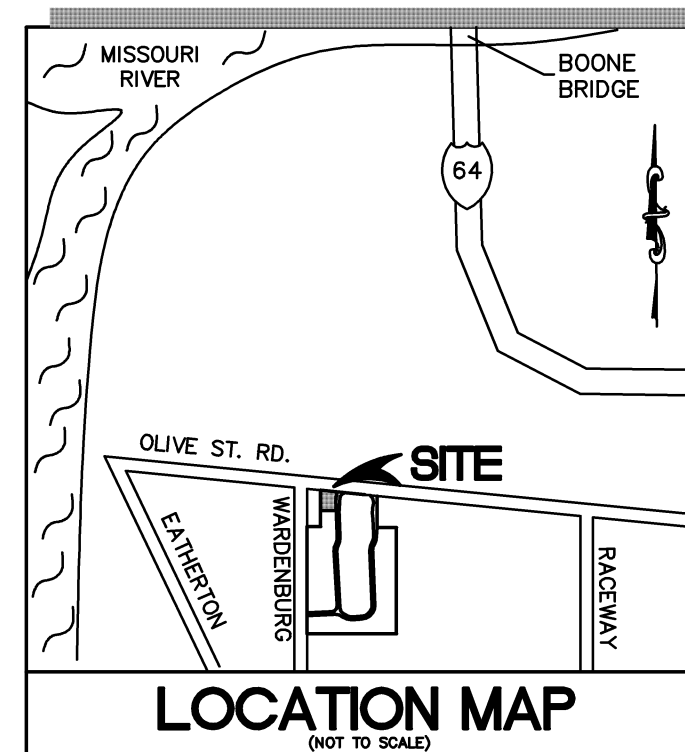
- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit Valley Business Park, Lot 1A (Pets and Company)
  
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Spirit Valley Business Park, Lot 1A (Pets and Company, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Architect's Statement of Design  
Architectural Elevations

# PETS AND COMPANY KENNEL SITE DEVELOPMENT SECTION PLAN LOT 1A OF SPIRIT VALLEY BUSINESS PARK

TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONING: P1 "PLANNED INDUSTRIAL"



### SITE INFORMATION

ADDRESS LOT 1A = 669 SPIRIT VALLEY CENTRAL DRIVE  
CHESTERFIELD, MO 63005

SITE AREA = LOT 1A: 1.502 ACRES

OWNER = SPIRIT VALLEY DEVELOPMENT, LLC

CITY = CITY OF CHESTERFIELD

FLOOD MAP = 29189CO120H

SEWER DISTRICT = MSD

WATERSHED = MISSOURI RIVER

FIRE DISTRICT = MONARCH CHESTERFIELD

SCHOOL DISTRICT = ROCKWOOD R-6

ELECTRIC SERVICE = AMEREN

GAS SERVICE = LACLEDE GAS

PHONE SERVICE = ATT

WATER SERVICE = MO. AMERICAN WATER CO.

CABLE SERVICE = CHARTER COMMUNICATIONS

### 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. 29189CO120 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.
- NO PARKING SHALL BE PERMITTED ON ANY ROADWAY IN OR ADJACENT TO THE DEVELOPMENT AS REQUIRED BY THE SITE SPECIFIC ORDINANCE NO. \_\_\_\_\_
- 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 6 FT. TALL WALLS AND GATED ENCLOSURE.
- PLANS SUBJECT TO CHANGE PENDING AGENCY REVIEWS AND FINAL ENGINEERING.

### LEGEND

ELECTRIC MANHOLE	==	○
EXISTING SANITARY SEWER	==	○
EXISTING STORM SEWER	==	○
EXISTING TREE		⊗
EXISTING BUILDING		▭
EXISTING CONTOUR		- - - -
EXISTING SPOT ELEVATION		+533.25
EXISTING UTILITIES		G-W-T-E
PROPOSED CONTOUR		530
PROPOSED SPOT		+530.50
PROPOSED STORM SEWER		SS
PROPOSED SANITARY SEWER		SS
FIRE HYDRANT		⊙
LIGHT STANDARD		⊙
BUSH		⊙
SIGN		⊙
NOTES PARKING SPACES		⊙
GUY WIRE		↑
POWER POLE		⊙
WATER MANHOLE		⊙
WATER VALVE		⊙
DENOTES RECORD INFORMATION		( )
HANDICAPPED PARKING		♿
PHONE MANHOLE		⊙
OVERHEAD ELECTRIC		OE
UNDERGROUND TELEPHONE		UT
CONCRETE		CONC
ASPHALT		ASPH
POLYVINYL CHLORIDE		PVC
DENOTES WITH		W/
TRANSFORMER		T
SANITARY		SAN
SWALE		↔
CHAIN-LINK FENCE		⊕
TRAFFIC FLOW		→
SAWCUT		- - - -

### ABBREVIATIONS

W	- WATER	DB	- DEED BOOK
E	- ELECTRIC	PB	- PLAT BOOK
OE	- OVERHEAD ELECTRIC	PG	- PAGE
UE	- UNDERGROUND ELECTRIC	(-W)	- RIGHT-OF-WAY WIDTH
G	- GAS	(REC)	- RECORD INFORMATION
T	- TELEPHONE	FT	- FEET
TBR	- TO BE REMOVED	N/F	- NOW OR FORMERLY
TBR & R	- TO BE REMOVED AND REPLACED	FND	- FOUND
UIP	- USE IN PLACE	SQ	- SQUARE
ATG	- ADJUST TO GRADE	CO	- CLEANOUT
BC	- BACK OF CURB	MH	- MANHOLE
FC	- FACE OF CURB	AI	- AREA INLET
TW	- TOP OF WALL	CI	- CURB INLET
BW	- BOTTOM OF WALL	GI	- GRATE INLET
PVMT	- PAVEMENT	YD	- YARD DRAIN
ASPH	- ASPHALT	PVC	- POLYVINYL CHLORIDE PIPE
CONC	- CONCRETE	RCP	- REINFORCED CONCRETE PIPE
GRND	- GROUND	CMP	- CORRUGATED METAL PIPE
FG	- FINISHED GRADE	VCP	- CLAY PIPE
FF	- FINISHED FLOOR	FL	- FLOWLINE
LL	- LOWER LEVEL	TS	- TAILSTAKE
TT	- TOP OF TURF	ELEV. EL	- ELEVATION
TC	- TOP OF CURB	PROP. PR	- PROPOSED
SG	- SUBGRADE	EXIST. EX	- EXISTING
MG	- METHANE GAS	TYP	- TYPICAL
		BMP	- BEST MANAGEMENT PRACTICES
		SWPPP	- STORMWATER POLLUTION PREVENTION PLAN

**PREPARED FOR:**  
CONTRACTOR: KEYSTONE CONSTRUCTION COMPANY  
732 SPIRIT 40 PARK DRIVE  
CHESTERFIELD, MISSOURI 63005  
ATTN: BILL HARDIE, PRESIDENT  
PHONE: 636-519-7900  
CEL: 314-486-4234  
FAX: 636-519-9730  
B.HARDIE@KEYSTONE-STL.COM

**BUSINESS OWNER: C&M CREATIONS LLC**  
2055 HIGHWAY T  
FORISTELL, MISSOURI 63348  
ATTN: MEREDITH GOLDENHERS  
PHONE: 636-398-4934, CEL 636-697-3096  
FAX: 636-698-4934  
MEREDITHGOLDENHERS@YAHOO.COM

**ARCHITECT: FEELER SCHEER ARCHITECTS LLC**  
17269 WILD HORSE CREEK RD, SUITE 210  
CHESTERFIELD, MO 63005  
ATTN: MIKE LEHR  
PHONE: 636-530-7362  
FAX: 636-530-7363  
MLEHR@FSASTL.COM

**LANDOWNER: SPIRIT VALLEY DEVELOPMENT, LLC**  
8235 FORSYTH BOULEVARD, SUITE 210  
ST. LOUIS, MO 63105  
ATTN: DANIEL W. HAYES  
PHONE: 314-994-4068  
FAX: 314-994-4088  
DHAYES@NAIDESCO.COM

Midwest Testing and the undersigned engineer have not prepared the plan on this sheet. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the plans and that, in his opinion, the grading and improvements as shown on the plans, are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the development, titled *Geotechnical Exploration - MT Job No. 13253 - Pets & Company Kennel - Chesterfield, Missouri* and dated 4/29/13.

Midwest Testing and the undersigned assume no responsibility for services by others, pursuant to RSMO 327.411.

Construction means and methods for implementation of the grading plan shall be left to the developer/contractor. Observations of the developer/contractor's compliance with the applicable specifications shall be identified and verified in writing.

*Daniel J. Barczykowski, P.E.*  
Daniel J. Barczykowski, P.E.  
Missouri Registration No. E-25861



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.

### 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.



**PARKING CALCULATIONS:**  
PARKING REQUIRED (1003.165,4.E.):  
KENNEL: 2.5 SP/1,000 GFA x 9,870± GFA = 25 SPACES

**PARKING PROVIDED:**  
STANDARD 9'x19' = 23 SPACES  
HANDICAP = 2 SPACES  
TOTAL = 25 SPACES

**OPENSACE CALCULATIONS (ORD 2456, B.2.A.):**  
BUILDING FOOTPRINT (4/03/2013 FSA): 10,296± S.F.  
VEHICLE PAVEMENT (DRIVES, PARKING, Trash Enc): 13,220 S.F.  
SITE COVERAGE: 23,516 S.F.  
OPENSACE: 65,441 - 23,516 S.F. = 41,925 SF  
OPENSACE %: 41,925/65,441 X 100 = 64% > 30% O.K.

MAX. HT. 40' > 26'-10 1/8"± TO PEAK OF ROOF (03/13/2013 FSA), O.K.

C & M CREATIONS, LLC, the owner(s) of the property (Name of Owner(s)) shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.150

(applicable subsection) P.1. of the City of Chesterfield (present zoning)

Ordinance No. \_\_\_\_\_ do hereby agree and declare 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): \_\_\_\_\_

(Name Typed): \_\_\_\_\_

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

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2013, before me personally appeared

(Officer of Corporation) \_\_\_\_\_, to me known, who, being by me duly sworn in, did say that he/she is the \_\_\_\_\_ of C & M CREATIONS, LLC, \_\_\_\_\_ (Title) (Name of Corporation)

a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said

(Officer of Corporation) \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

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 \_\_\_\_\_, 2013, 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 Planning and Development Services Director.

Aimee E. Nassif, AICP  
Planning and Development Services Director  
City of Chesterfield, Missouri

Vickie Haas, City Clerk  
City of 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-D

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

### DNR BENCHMARK

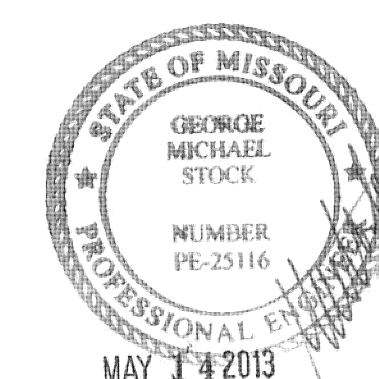
SL-40: BRASS DISC STAMPED "SL-40, 1990" ON THE NORTH SIDE OF NORTH OUTER 40 RD, ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV.=486.55

### SITE BENCHMARK

ELEV.=464.30  
RAILROAD SPIKE IN TELEPHONE POLE AS SHOWN HEREON.

PREPARED BY:

PETS AND COMPANY KENNEL  
LOT 1A OF SPIRIT VALLEY BUSINESS PARK  
663 SPIRIT VALLEY CENTRAL DRIVE  
CHESTERFIELD, MISSOURI 63005



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:	
1	02/28/2013 CLIENT COMMENTS
2	03/14/2013 CITY SUBMITTAL
3	04/04/2013 CITY SUBMITTAL
4	04/05/2013 MSD SUBMITTAL
5	04/15/2013 CITY SUBMITTAL
6	05/14/2013 CITY, MSD

DATE:	C.A.M.	CHECKED BY:	G.M.S.
DATE:	02/28/13	JOB NO.:	213-5096
M.S.D. #:	P-0029750-00	BASE MAP #:	17-W1
S.L.C. MAP #:		HAT SUP. #:	
M.S.D. #:		HAT PROJECT #:	

SHEET TITLE:

TITLE SHEET

SHEET NO.:

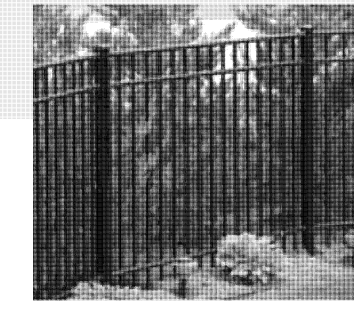
SDSP-1

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

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

Home » Fencing » Res-Com Fences » UAF-200 Flat Top

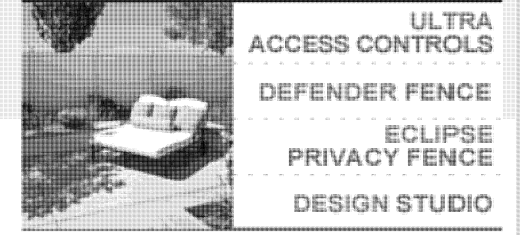
**UAF-200 Flat Top**



This three-rail design features clean, simple lines and quality engineering. Available in Residential Series, Residential Series Premium, Commercial Series, and Commercial Series Premium. Ultra's Premium grades have a reinforced double-wall rail with hidden fasteners. Standard sections are 6' wide x 3', 3-1/2', 4', 4-1/2', 5' or 6' high. Sections come fully assembled. Custom width or height sections are available.

- Pickets: Residential 5/8" square x .050; Commercial 1/2" square x .055
- Spacing between Pickets: Residential standard 3-13/16" and optional 1-5/8"; Commercial standard 3-5/8" and optional 1-1/2"
- Fasteners: Stainless steel
- Horizontal Rails: Residential 1 1/8" x 1" with .080" side walls and .062" top walls; Commercial 1-1/4" x 1-3/8" with .080" side walls and .065" top walls
- Posts: Residential 2" square x .060, .080, or .125; 2-1/2" square x .100; Commercial 2" square x .080, or .125; 2-1/2" square x .100; and 3" square x .125
- Alloy: High-strength Ultratum™ 6005-T5 alloy, min. strength 35,000 PSI
- Finish: Powercoat™ When applied, Powercoat is twice the thickness and hardness of a typical acrylic, baked enamel or "wet paint" finish, making it more durable, fade-resistant and scratch-resistant than other coatings.
- Colors: Black, Satin Black, Bronze, Satin Bronze, Beige, Satin Khaki, White, Satin White, Forest Green

**Whats New at Ultra Aluminum**



- ULTRA ACCESS CONTROLS
- DEFENDER FENCE
- ECLIPSE PRIVACY FENCE
- DESIGN STUDIO
- COLOR SELECTION
- DESIGNER ACCESSORIES
- ULTRA HARDWARE
- ULTRA FEATURES
- PRODUCT LITERATURE
- FREQUENTLY ASKED QUESTIONS

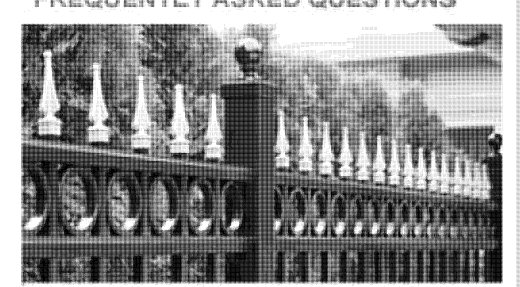


PHOTO GALLERY

PREPARED BY:

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

**PETS AND COMPANY KENNEL**  
**LOT 1A OF SPIRIT VALLEY BUSINESS PARK**  
663 SPIRIT VALLEY CENTRAL DRIVE  
CHESTERFIELD, MISSOURI 63005



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

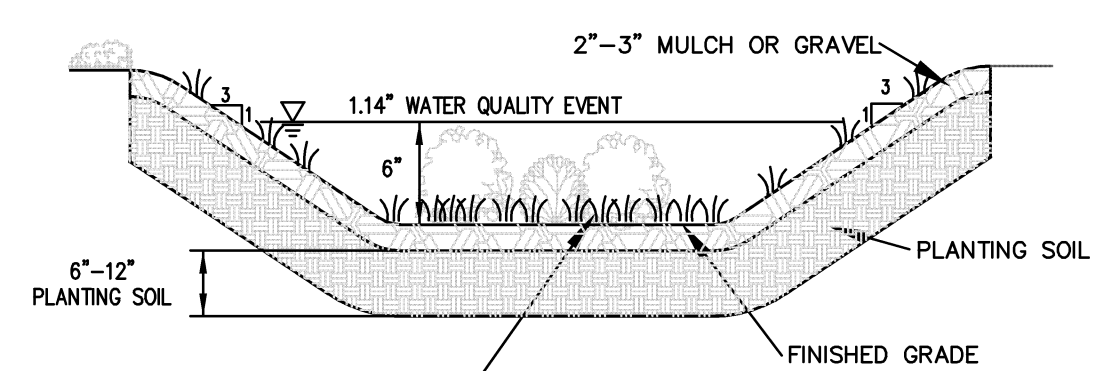
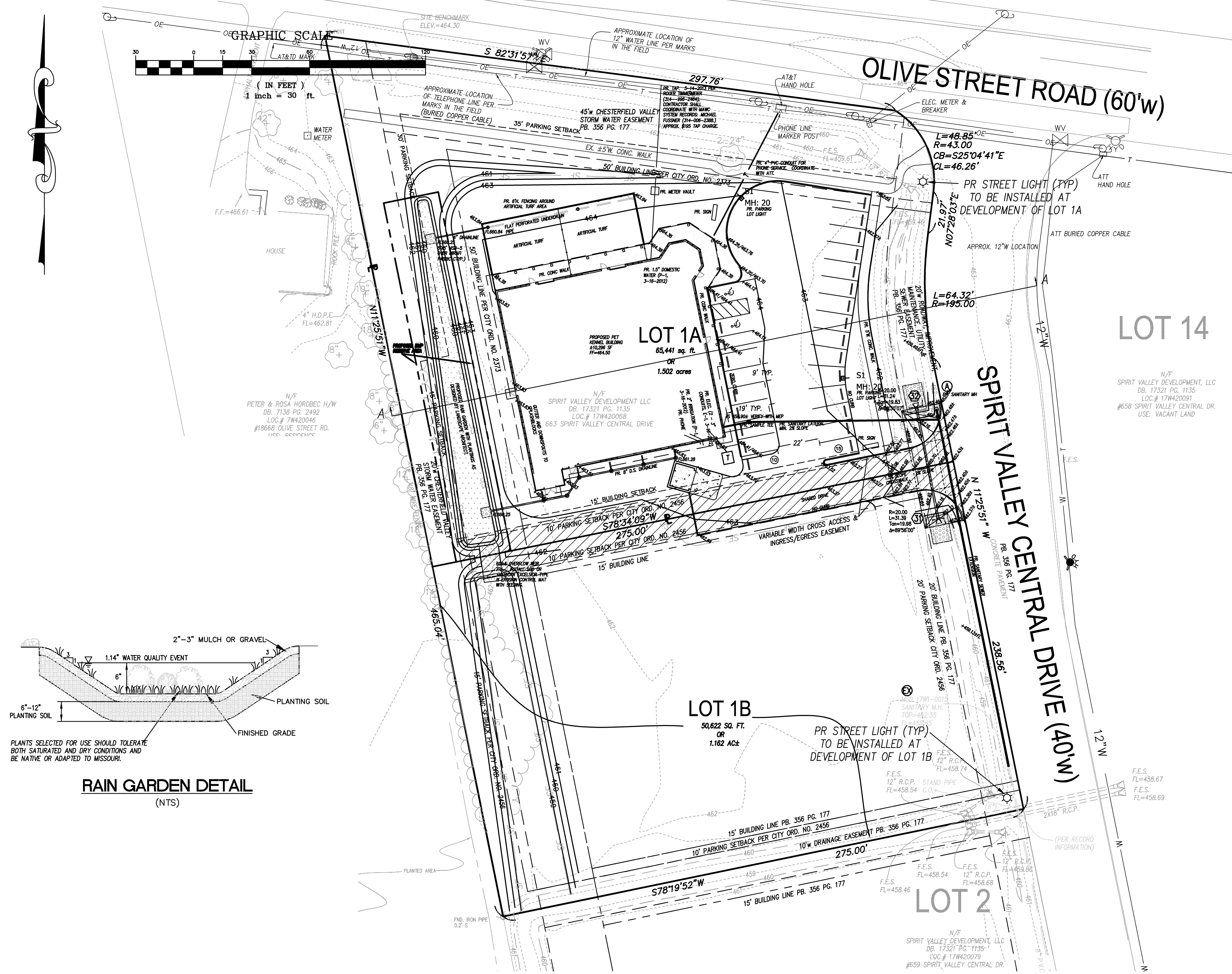
REVISIONS:

1	02/28/2013	CLIENT COMMENTS
2	03/14/2013	CITY SUBMITTAL
3	04/04/2013	CITY SUBMITTAL
4	04/05/2013	MSD SUBMITTAL
5	04/15/2013	CITY SUBMITTAL
6	05/14/2013	CITY, MSD

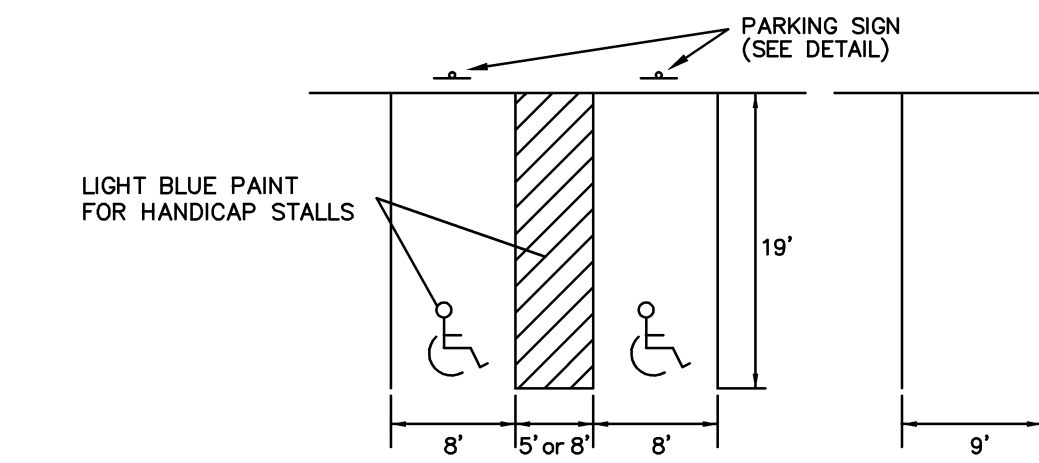
DATE:	02/28/13	CHECKED BY:	G.M.S.
DATE:	02/28/13	JOB NO.:	213-5096
MSD. #:	P-0029750-00	BASE MAP #:	17-W1
SLC. MAT #:		MAT SUP. #:	
MSD. #:		MAT PROJECT #:	

SHEET TITLE:  
**SITE PLAN**

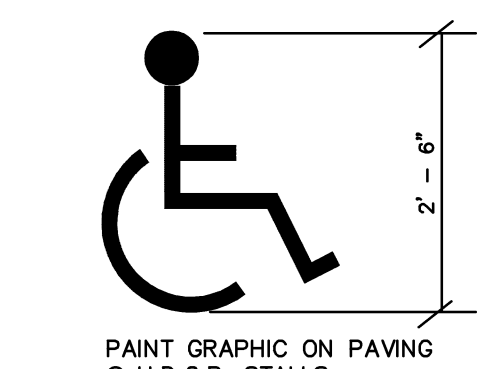
SHEET NO.:  
**SDSP-2**



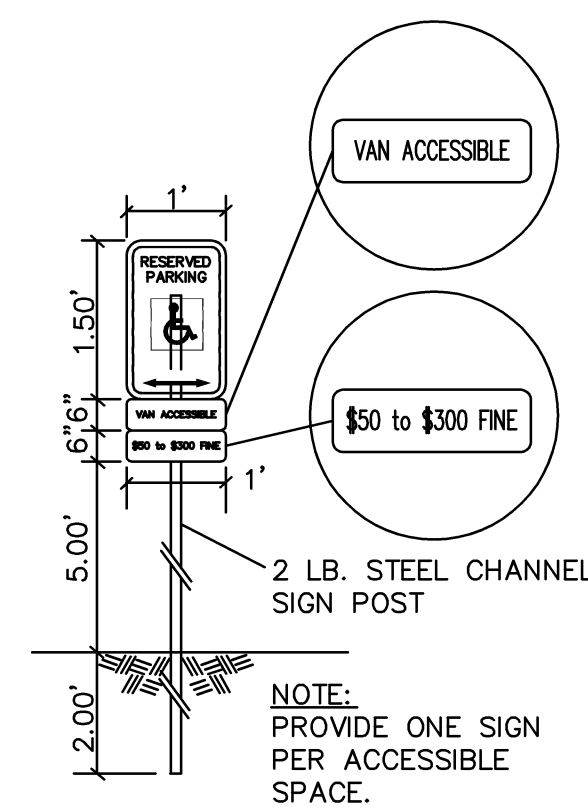
**RAIN GARDEN DETAIL**  
(NTS)



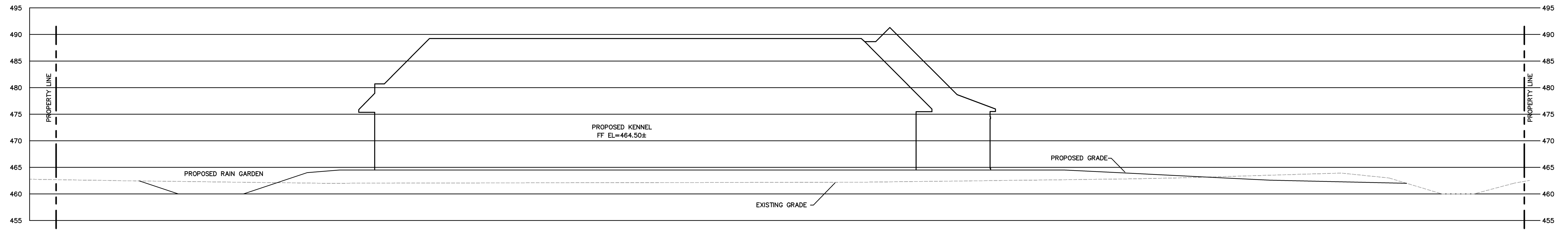
**TYPICAL PARKING STALLS DETAIL**  
(n.t.s.)



**HANDICAP PARKING SYMBOL DETAIL**  
(n.t.s.)



**HANDICAP PARKING SIGN**  
(n.t.s.)



**SITE SECTION A-A**  
SCALE: 1"=10'

DRAWING FILE: C:\DWGFILES\2013\SDSP-2\SDSP-2.DWG; PLOTTED: MON, 02/28/2013 2:06PM; PLOTTED BY: GMS





Jerald Saunders - Landscape Architect  
MO License # LA-007

Consultants:

# Pets and Company Kennel Spirit Valley Business Park

Chesterfield, Missouri

Revisions:

Date	Description	No.
04/03/13	City Comments	1
04/12/13	City Comments	2

Drawn: BR  
Checked: RG

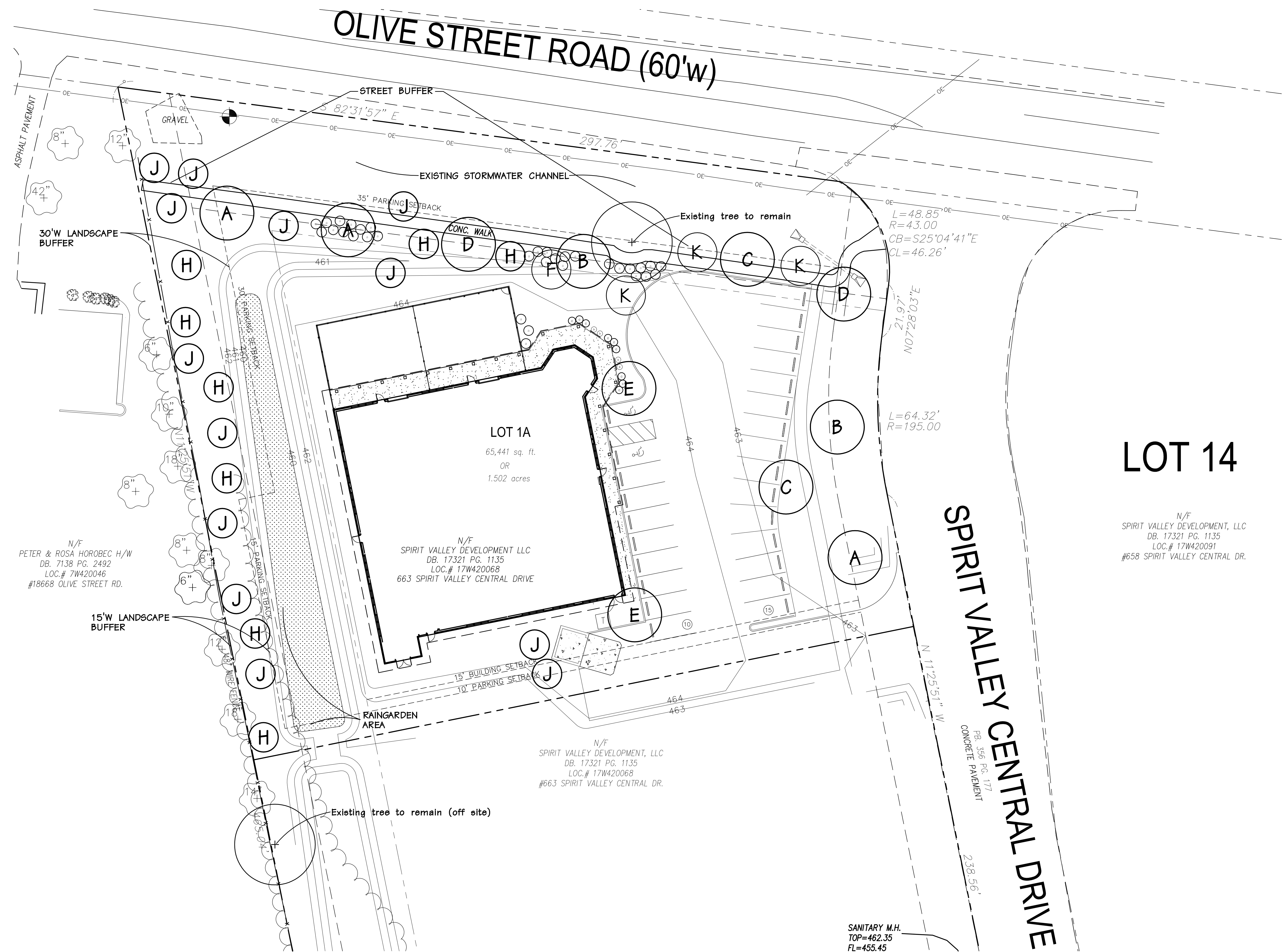
**loomisAssociates**  
Landscape Architects/Planners  
707 Spirit Valley Park Drive, Suite 105  
Chesterfield, Missouri 63005-1704  
Phone: 636.833.1707  
Email: info@loomisassociates.com

Loomis Associates Inc.  
Missouri State Certificate of Authority #: LAC-#0000191

Sheet Title: Landscape Plan

Sheet No: L-1

Date: 3/12/2013  
Job #: 613.020



**LANDSCAPE PLAN**  
SCALE 1" = 20'

PLANTING SCHEDULE							
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	MATURE HEIGHT	GROWTH RATE
A	3	Acer rubrum 'Sunset'	Sunset Red Maple	2 1/2"	Deciduous	45'+	Fast
B	2	Gleditsia triacanthos 'Inermis'	Thornless Honeylocust	2 1/2"	Deciduous	45'+	Fast
C	2	Tilia cordata	Littleleaf Linden	2 1/2"	Deciduous	45'+	Slow/Med
D	2	Quercus bicolor	Swamp White Oak	2 1/2"	Deciduous	45'+	Medium
E	2	Zelkova serrata	Japanese Zelkova	2 1/2"	Deciduous	45'+	Fast
F	1	Crataegus virdie 'Winter King'	Winter King Hawthorn	2 1/2"	Ornamental	20-30'	Medium
K	3	Prunus sargentii 'Columnaris'	Columnar Cherry	2 1/2"	Ornamental	30-40'	Medium
H	8	Picea glauca	White Spruce	8'	Evergreen	30-40'	Medium
J	13	Pinus strobus	White Pine	8'	Evergreen	45'+	Fast
a	32	Viburnum x burkwoodii	Burkwood Viburnum	18-24"			
b	4	Spirea x bumalda 'Goldflame'	Goldflame Spirea	1 Gal			
c	9	Itea virginica 'Henry's Garnet'	Henry's Garnet Itea	1 Gal			

Note: All disturbed areas to be seeded.



## Architectural Statement

### I. GENERAL REQUIREMENTS FOR SITE DESIGN:

#### a. Site Relationships

- i. The building is set back from the street with green space including a fenced in dog yard. The parking has been held to the east side for safe access to the building. The building is accessed under a deep overhang which will protect the public from the elements and will provide good solar protection of the main lobby.
- ii. The proposed building is one story with a mansard roof on the east and north. This will allow sufficient site lines from the street. The parking lot lighting will maintain minimum heights with sharp cutoff so no light pollution will be produced. The dumpsters will be located in an enclosure that will match the design of the building so that it's not visible to the public.

#### b. Circulation System and Access

- i. Bicycle parking will be located under the overhang of the building; this will allow bicycles to be separated from the automobile parking. Sufficient space has been left to the east, with access both inside and outside of the building. The building is easily accessed from Spirit Valley Central Drive which allows for public transportation access. The parking will be located to the east side off of the existing curb cut which currently feeds the existing buildings. This will minimize disruption to Spirit Valley Central Drive.
- ii. The pedestrian orientation of the porch will face the east, but will be visible from the northeast also. The overhang with recessed lighting will create a visual interest. The large overhang at the porch will provide for protected open space. The existing site is flat.

### 2. GENERAL REQUIREMENTS FOR BUILDING DESIGN:

#### a. Scale

- i. Residential type windows, mansard roofs, low fences, & large overhangs provide a good sense of human scale. The overall scale will match adjacent structures.

#### b. Material and Colors

- i. Concrete Stone finish and similar window heights will also tie the surrounding structures. The façade will include stone masonry and concrete siding to coordinate with surrounding buildings.
- ii. With the use of stone masonry and concrete siding, warm organic colors will tie in nicely with surrounding buildings.
- iii. The parking lot will be asphalt to match all surrounding buildings, with entry material being concrete for contrast between the automobile and pedestrian area.

#### c. Signage

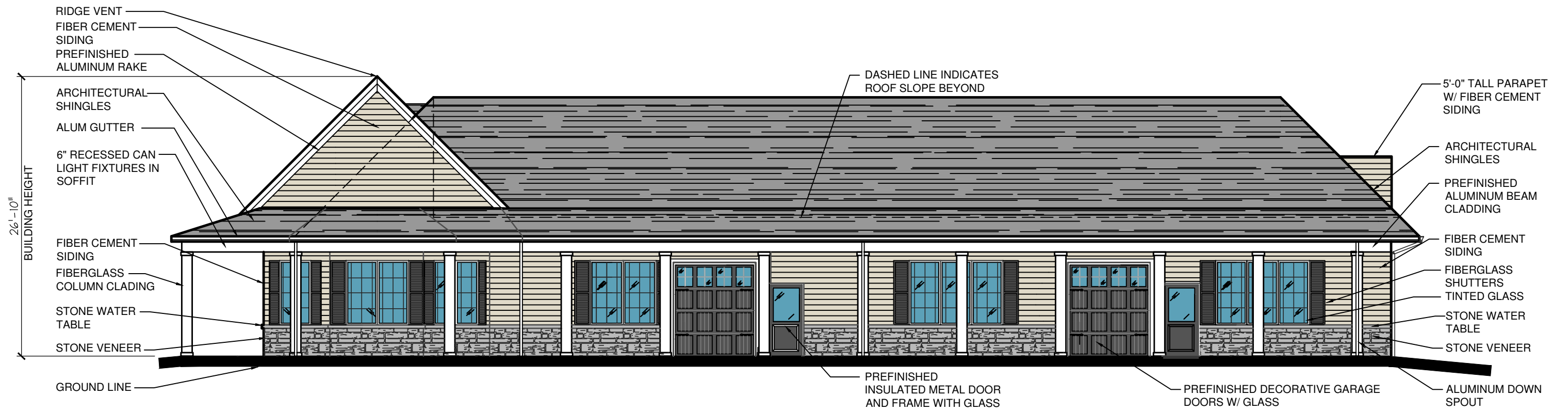
- i. Besides a small sign there will not be any advertising on the building.

**d. Design**

- i. Large overhangs will provide for an energy efficient building with protection from the elements.
- ii. Roof top equipment will be located on the back of the building. This area will have a flat roof surrounded by gables, so no equipment will be seen from the ground.

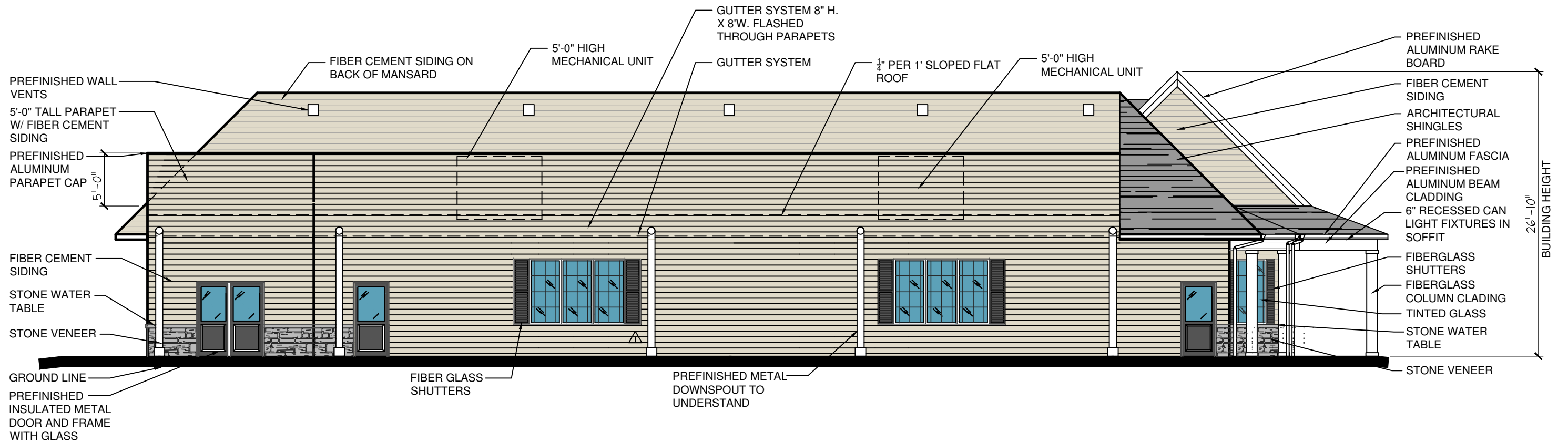
**e. Landscape Design and Screening**

- i. The existing site is bare of trees or landscaping. The new design will include grasses, fences, trees, shrubs, and pedestrian / dog pathways. Building is set back from street with grass, trees and shrubs which will further buffer the building from the street. The fence will be dark aluminum fence.
- ii. The trash enclosure will be screened with matching building colors and materials. The electric transformer will be screened with landscape planting.



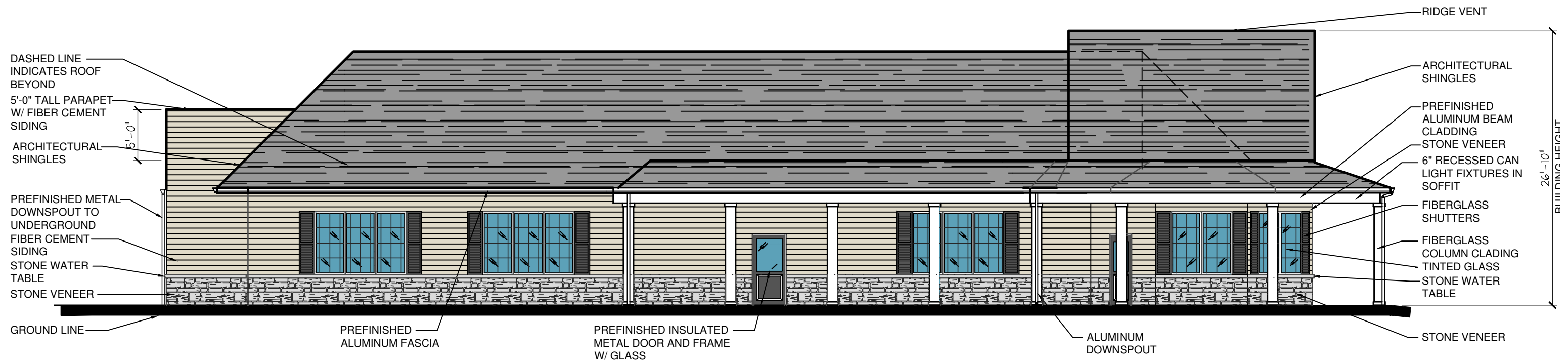
**2 NORTH ELEVATION**  
 Scale: 1/8" = 1'0"





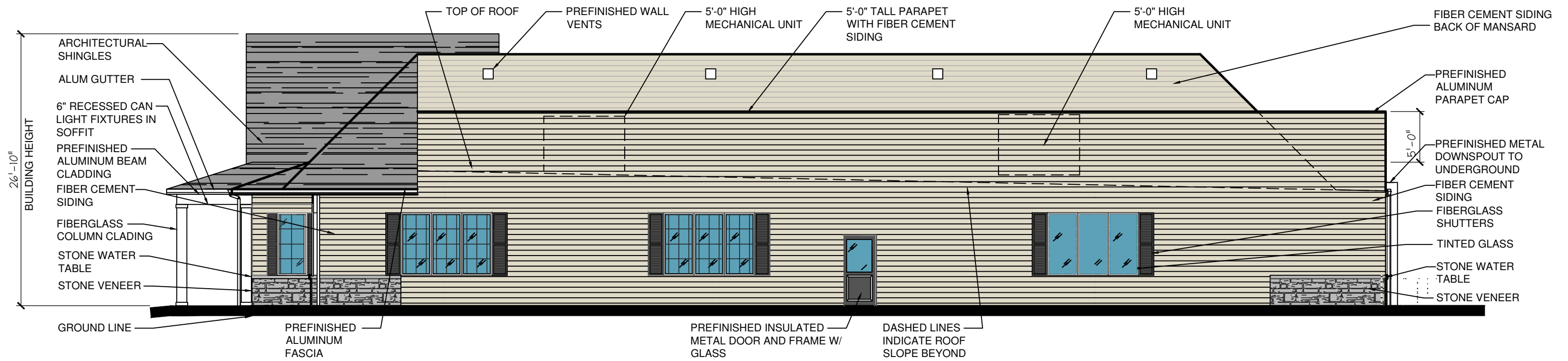
**3 SOUTH ELEVATION**  
 Scale: 1/8" = 1'0"





**1 EAST ELEVATION**  
 Scale: 1/8" = 1'-0"





**4 WEST ELEVATION**  
 Scale: 1/8" = 1'0"





## DESCRIPTION

Recessed 8 inch aperture lens downlight for one horizontal 26W double twin tube or 26/32/42W triple twin tube compact fluorescent lamp. Fixture is suitable for commercial construction and wet location listed. Insulation must be kept 3" from top and sides of housing. Universal input electronic ballast with dimming and emergency options.

Catalog #		Type
Project		
Comments		Date
Prepared by		

## SPECIFICATION FEATURES

### MECHANICAL

#### Frame

Boat shaped galvanized steel frame with 1/2" plaster lip accommodates ceilings up to 2" thick. May be used for new construction or remodeling installations. Provided with (2) remodel clips to secure frame when installed from below the ceiling.

#### Mounting Brackets

Bar hanger receivers adjust 2" vertically from above the ceiling or thru the aperture. Use with No Fuss™ bar hangers or with 1/2" EMT. Removable to facilitate installation from below the ceiling.

#### No Fuss™ Bar Hangers

Pre-installed and centered bar hanger locks to tee grid with a screwdriver or pliers. Centering marks on the bar hanger mechanism allows consistent positioning of fixtures.

### OPTICAL

#### Reflector

One piece aluminum reflector secures lens in place with integrated spring clips for a visually comfortable optic and allows for tool-less lens exchange from below the ceiling. Available with clear, diffuse, prismatic, fresnel or drop opal glass lens. Optional cross blade louver provides sharper cutoff to lamp. Self flanged standard.

- **Specular Reflectors** - Polished flange standard with white painted flange option.
- **Baffles and White Reflector** - White painted flange standard.

#### Trim Retention

Reflector is retained with two torsion springs and held tightly to the finished ceiling surface.

### ELECTRICAL

#### Junction Box

(6) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs. Listed for (12) #12 AWG (six in, six out) 90°C conductors and feed thru branch wiring.

#### Lamp Socket

4-pin G24q base accepts (1) 26W DTT or 26/32/42W TTT lamp.

#### Socket Housing

Galvanized steel socket housing attached securely to reflector with captive thumbscrew. Vents provide effective lamp thermal management.

#### Control Gear

Universal 120V - 277V UNV or 347V input electronic ballast for 26/32/42W compact fluorescent lamp.

#### Emergency Battery Pack

REM - Remote emergency test switch. Housing includes 120V/277V, 60Hz dual-tap battery pack provides 90 minutes of emergency illumination. Long life maintenance free sealed nickel cadmium batteries recharge fully in 24 hours. REM configuration includes prewired and attached remote test switch plate and indicator light. REM option is the standard emergency configuration, and is compatible with all standard reflector options, ordered separately.

IEM - Integral emergency test switch. Housing includes 120V/277V, 60Hz dual-tap battery pack provides 90 minutes of emergency illumination. Long life maintenance free sealed nickel cadmium batteries recharge fully in 24 hours. IEM configuration includes a prewired integral

emergency test switch and indicator light that are both accessible inside the reflector. The IEM option requires "EM" designated reflectors only, ordered separately.

Emergency Battery Pack - Average Lamp Lumen Ratings

REM option: 26W 425lm, 32W 600lm, 42W 750lm

IEM option: 26W 810lm, 32W 910lm, 42W 1040lm

(Note: average lamp lumens are based upon REM and IEM manufacturer ratings. Delivered lumens depend upon trim; refer to trim photometry to factor delivered lumens).

#### Code Compliance

- Thermally protected and cULus listed for wet locations.
- IP44 rated for lens trims
- NFPA Life Safety (Emergency Battery Pack)
- EMI/RFI per FCC Title 47 CFR, Part 18, non consumer limits.
- Peel down wattage label from 42W to 32W and 26W. Allows de-rating to set max. relamp wattage per project specifications (multi-wattage housings only).
- DR - De-rated label housings are wattage specific for 26/32W or 26W.
- High efficacy luminaire may be used to meet IECC, ASHRAE, and Title 24 commercial standards.



**PD8H142  
82H**

**(1) 26W DTT  
26/32/42W TTT**

**Compact Fluorescent**

**8-Inch Aperture  
Lens Downlight**

**New Construction or  
Remodel  
Non-IC**

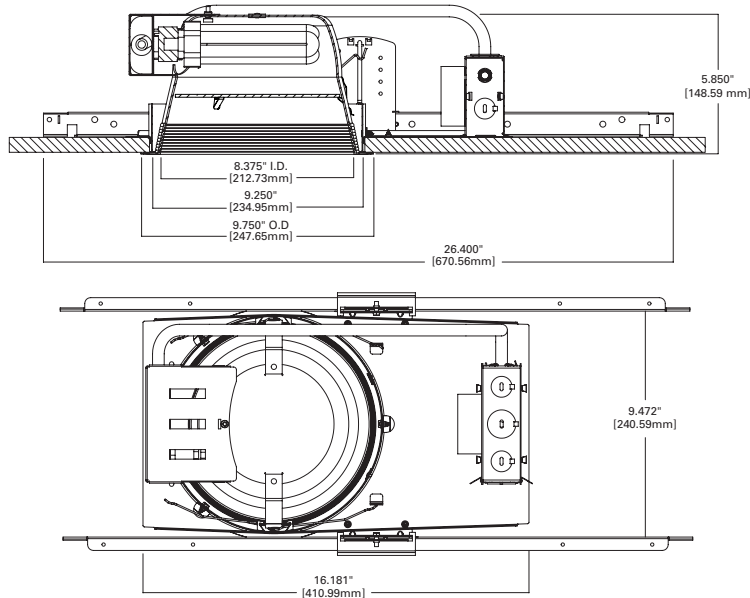


## ENERGY DATA

PD8H142E, PD8CPH142E	
MIN. STARTING TEMP -5°F / -20°C	SOUND RATING CLASS A
EMI/RFI EMISSIONS FCC 47CFR PART 18 NON-CONSUMER LIMITS	
INPUT FREQUENCY 50/60 HZ	POWER FACTOR > 0.98
THD < 10%	INPUT VOLTAGE 120V - 277V ±10%
CREST FACTOR < 1.7	
OPERATING FREQUENCY > 40kHz	UL LISTED CLASS P, TYPE 1 OUTDOOR, CSA OR C/UL CERTIFIED
CFQ26W/G24Q	Input Power 28W
	Input Current 0.50A @ 120V
	Input Current 0.22A @ 277V
	Ballast factor 1.00
CFTR26W/GX24Q	Input Power 28W
	Input Current 0.50A @ 120V
	Input Current 0.22A @ 277V
	Ballast factor 1.00
CFTR32W/GX24Q	Input Power 35W
	Input Current 0.50A @ 120V
	Input Current 0.22A @ 277V
	Ballast factor .98
CFTR42W/GX24Q	Input Power 45W
	Input Current 0.50A @ 120V
	Input Current 0.22A @ 277V
	Ballast factor .96

PD8H1423E	
MIN. STARTING TEMP 0°F / -18°C	SOUND RATING CLASS A
EMI/RFI EMISSIONS FCC 47CFR PART 18 NON-CONSUMER LIMITS	
INPUT FREQUENCY 60 HZ	POWER FACTOR > 0.98
THD < 10%	INPUT VOLTAGE 347VAC ±10%
OPERATING FREQUENCY 50-60 kHz	cULUS LISTED CLASS P, TYPE 1 OUTDOOR, TYPE CC
CFQ26W/G24Q	Input Power 31W
	Input Current 0.09A @ 347V
	Ballast factor 1.02
	Crest factor < 1.6
CFTR26W/GX24Q	Input Power 31W
	Input Current 0.09A @ 347V
	Ballast factor 1.02
	Crest factor < 1.6
CFTR32W/GX24Q	Input Power 36W
	Input Current 0.11A @ 347V
	Ballast factor 0.98
	Crest factor < 1.5
CFTR42W/GX24Q	Input Power 50W
	Input Current 0.15A @ 347V
	Ballast factor 1.00
	Crest factor < 1.5

## DIMENSIONS



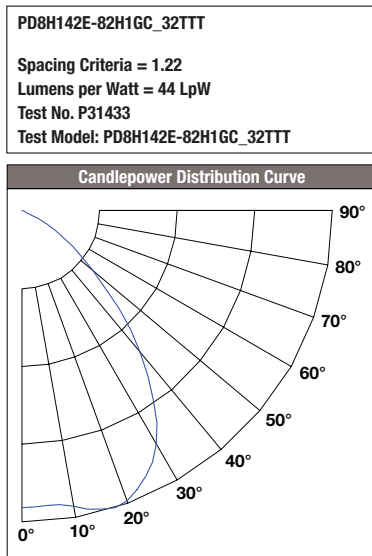
## ORDERING INFORMATION

SAMPLE NUMBER: PD8H142E 82H1GC

Order housing, reflector and lamp separately for a complete luminaire.

<p><b>Housing</b> Multi-Wattage <b>PD8H142</b> = 8 Inch horizontal (1) 26/32/42W DTT/TTT CFL <b>PD8CPH142</b> = 8 Inch horizontal (1) 26/32/42W DTT/TTT CFL, CCEA listed (Chicago Plenum)</p> <p><b>De-Rated Label</b> <b>PD8H132</b> = 8 Inch horizontal (1) 26/32W DTT/TTT CFL <b>PD8CPH132</b> = 8 Inch horizontal (1) 26/32W DTT/TTT CFL, CCEA listed (Chicago Plenum)</p> <p><b>PD8H126</b> = 8 Inch horizontal (1) 26W DTT/TTT CFL <b>PD8CPH126</b> = 8 Inch horizontal (1) 26W DTT/TTT CFL, CCEA listed (Chicago Plenum)</p>	<p><b>Ballast Option</b> <b>E</b> = 120V - 277V 50/60Hz UNV <b>REM</b> = 120V/277V 60Hz dual-tap emergency battery ballast with remote test switch plate <b>3E</b> = 347V, 50/60Hz <b>1DMARKX</b> = 5% two-wire (26/32/42W) dimming, 120V <b>2DMARKX</b> = 5% two-wire (26/32/42W) dimming, 277V <b>EDMARK7</b> = 5% 0-10V discrete two-wire (26/32/42W) dimming, 120-277V <b>1DMARKXREM</b> = 5% two-wire (26/32/42W) dimming, 120V; with REM emergency option <b>2DMARKXREM</b> = 5% two-wire (26/32/42W) dimming, 277V; with REM emergency option <b>EDMARK7REM</b> = 5% 0-10V discrete two-wire (26/32/42W) dimming, 120-277V; with REM emergency option</p> <p><b>Integral Emergency Ballast Option</b> <b>IEM</b> = 120/277V 60Hz dual-tap, Integral Emergency battery ballast with test switch through reflector* <b>1DMARKXIEM</b> = 5% two-wire (26/32/42W) dimming, 120V; with IEM emergency option* <b>2DMARKXIEM</b> = 5% two-wire (26/32/42W) dimming, 277V; with IEM emergency option* <b>EDMARK7IEM</b> = 5% 0-10V discrete two-wire (26/32/42W) dimming, 120-277V; with IEM emergency option* *Requires "EM" reflectors only, ordered separately</p>	<p><b>Reflector</b> <b>82H</b> = 8" horizontal <b>82HEM</b> = 8" Horizontal, Emergency (required with IEM ballast option)</p>	<p><b>Regressed Lens Option</b> <b>1G</b>=Prismatic Glass <b>2G</b>=Diffuse Glass <b>3G</b>=Clear Glass <b>4G</b>=Fresnel Glass</p> <p><b>Finish Option</b> <b>C</b>=Specular Clear <b>G</b>=Specular Gold <b>H</b>=Semi Specular Clear <b>W</b>=White (White Flange) <b>BB</b> = Black baffle (White Flange) <b>WB</b> = White baffle (White Flange)</p>	<p><b>Flange Option</b> <b>Blank</b>=Polished Flange (C, G, H) <b>Blank</b>=White Flange (W, BB, WB) <b>WF</b>=White Flange (C, G, H)</p>	<p><b>Accessories</b> <b>HB128APK</b> = L channel hanger bar, 26", 'No-Fuss', pair (replacement) <b>RMB22</b> = 22" long wood joist mounting bars</p>
---	--	---	---	---	---

## PHOTOMETRY



Candela Distribution	
Degrees Vertical	Candela
0*	782
5	789
15	798
25	722
35	552
45	359
55	166
65	39
75	1
85	0
90	0

\*CBCP

Luminance	
(Average Candela/M <sup>2</sup> )	
Degree	Avg. 0° Luminance
45	11744
55	6285
65	1818
75	63
85	0

Cone of Light Footcandles			
Distance to Illuminated Plane	Initial Nadir Footcandles	Beam (ft.)	
		L Length	W Width
5.5'	26	6.5	7.1
7'	16	8.3	9
8'	12	9.5	10.3
9'	10	10.6	11.6
10'	8	11.8	12.9
12'	5	14.2	15.5
14'	4	16.5	18

Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot. Footcandle values are initial, apply appropriate light loss factors where necessary.

Zonal Lumen Summary			
Zone	Lumens	% Lamp	% Fixture
0-30	640.21	26.70	44.20
0-40	990.80	41.30	68.40
0-60	1398.25	58.30	96.60
0-90	1447.59	60.30	100.00