



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:** June 11, 2018

**From:** Cassie Harashe, Project Planner

**Location:** South side of Olive Street Road, west of Spirit Valley East Drive

**Description:** Spirit Valley Business Park, Lot 16A (Chesterfield Fence and Deck): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for a 6.183 acre parcel of land zoned “PI” Planned Industrial District located on the south side of Olive Street Road, west of Spirit Valley East Drive.

### PROPOSAL SUMMARY

The request is for a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect’s Statement of Design for a new 57,600 square foot warehouse and office building. The proposed building is to be constructed as a tilt-up concrete building system. Accents include paint and glass windows. The subject site is zoned “PI” Planned Industrial District and is governed under the terms and conditions of City of Chesterfield [Ordinance 3002](#).

### HISTORY OF SUBJECT SITE

The subject site was zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. In 2007, the City of Chesterfield approved Ordinance 2373 which changed the zoning for this site to “PI” Planned Industrial District. Two subsequent amendments were made in 2008 and 2013 to add uses of “warehousing, storage, or wholesaling of manufactured commodities” and “kennel” respectively. An additional amendment was passed by City Council on May 7, 2018 to allow for setback changes to Lots 8 & 9B within the development. This amendment resulted in Ordinance 3002, the current governing ordinance. The Site Development Section Plan for Lot 16 was approved by the Planning Commission on June 9, 2014. Construction was completed in 2015. A Boundary Adjustment Plat was approved by City Council on June 4, 2018 to combine Lots 16 and 17 into Lot 16A.

### LAND USE AND ZONING OF SURROUNDING PROPERTIES

Direction	Zoning	Land Use
North	“PI” Planned Industrial District	Warehouse/Work yard
East	“PI” Planned Industrial District	Office/Warehouse Buildings
South	“PI” Planned Industrial District	Indoor Storage Facility
West	“PI” Planned Industrial District	Office/Warehouse Building



Figure 1: Aerial Image

### **STAFF ANALYSIS**

The subject site is zoned “PI” Planned Industrial District under the terms and conditions of City of Chesterfield [Ordinance 3002](#). The subject site is located within the area of Ward 4 designated as the Chesterfield Valley. The Future Land Use Plan designates the area as being within the Industrial Low Intensity designation.

The Unified Development Code specifically notes a number of requirements for the Chesterfield Valley to be applied to commercial and industrial development. These requirements include utilizing architectural elements from the

front façade on the side and rear of the structure and screening trash enclosures with materials consistent to the building. The proposed building integrates details and design elements as well as consistent materials on all four sides of the building.

### **Access & Site Circulation**

Lot 16A is currently served by a full access point from Spirit Valley East Drive, and a gated access point on Spirit Valley Central Drive. Additional proposed access points to the expansion include a full access point on Spirit Valley East Drive approximately 300 feet to the south of the existing entrance, and a gated access point on Spirit Valley Central Drive, approximately 300 feet to the south of the existing gated entrance. Within the site there is currently a gate across the northern drive aisle restricting access to the work-yard elements of the site. Parking is proposed to be dispersed on three sides of the property with customer parking located on the eastern portion of the site and commercial parking and loading areas on the north and west sides of the site behind a gate that has identical screening to the existing screening on the site, as seen in Figure 3.

By City Ordinance, a sidewalk is only required on one side of the street in this development. This sidewalk has already been installed and is located on the opposite side of the street.

### **Landscaping, Screening, and Open Space**

Landscaping is planned in association with the proposed development as required by the City of Chesterfield. The landscape design provides a variety of deciduous and evergreen trees along Spirit Valley East Drive, Spirit Valley Central Drive, and near parking areas. Additionally, low-maintenance and pollinator species have been integrated to ensure a variety of seasonal color and texture is present throughout the site.

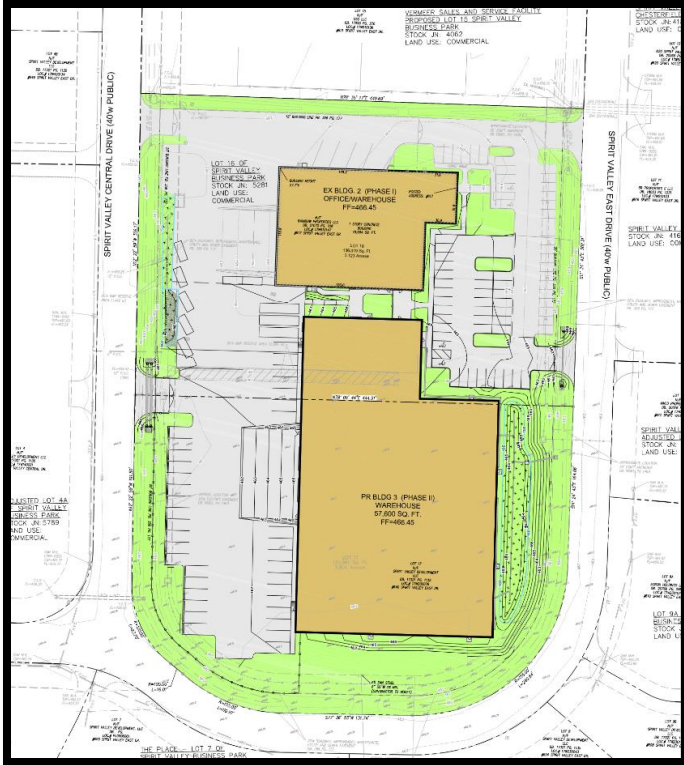


Figure 2- Color Site Plan

A plaza, planted with annual ground cover on the east side, is proposed between the two buildings to provide safer pedestrian access to the work yard.

A trash enclosure is already existing on the northwest side of Lot 16A and will be shared for this site, therefore, no additional trash enclosure is proposed. The site is also utilizing an energy efficient heat pump in order to minimize the height and amount of rooftop mechanical equipment needed.

The site screening, per the Statement of Design, will match the material and color of the existing 8' slated chain-link fence on Lot 16, as seen in Figure 3.

A minimum of 30% open space is required for each site within the development by Ordinance [#3002](#). The proposal before you this evening exceeds this requirement with 31.6% proposed open space.



Figure 3: Existing Fencing Material

### Architectural Elevations

The new warehouse building is approximately 35' tall. The north and east office portions of the building are articulated with glass, reveals, level changes, and paint colors, as seen in Figure 4. Per the Unified Development Code, Chesterfield Valley has specific policies that encourage design elements to be carried around to the sides and rear of buildings. The tall windows and accent paint colors are carried around to the north and south elevations to help comply with this requirement. Additionally, the longest side of the building on the west is approximately 320' long and has windows, service doors, and reveals in a geometric pattern; this, along with

an accent paint color break up an otherwise long façade and utilize architectural elements from the front façade.



Figure 4: Color Rendering

Materials planned for this proposal include treated concrete, tinted glass, and aluminum. Two colors are proposed, a light tan and a darker brown color, as documented on the rendering and elevations as well as detailed in the Architect's Statement of Design. While the color scheme significantly matches the existing building to the north, the new building is much larger. The applicant is bringing similar elements to the new building, but the buildings are of different scale and serve different purposes.

The project was reviewed by the Architectural Review Board (ARB) on May 10<sup>th</sup>, 2018. A motion to forward the project to the Planning Commission with a recommendation that the location of the plantings on the east side of the site, between the building and the bio-retention area, be evaluated to ensure adequate spacing was available was passed by a vote of 5-0.

Since the ARB meeting, the applicant has amended the landscape plan to relocate the proposed plantings so they are located on the east side of the bio-retention area, between it and the street. As such, the ARB's concerns have been addressed.

### **Lighting**

Lighting is planned in association with this improvement. The proposed lighting plan consists of two (2) different light standards on the east side of the development, one (1) light standard on the west, and three (3) different wall mounted lighting fixtures. No accent lighting is proposed for this building. All light fixtures and footcandle levels comply with the Unified Development Code.

### **STAFF RECOMMENDATION**

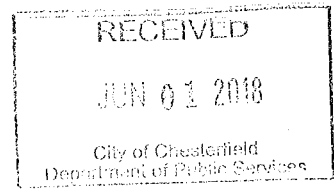
Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and City Code requirements. Staff recommends approval of the proposed development of Spirit Valley Business Park Lot 16A (Chesterfield Fence and Deck).

**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 16A (Chesterfield Fence and Deck).
- 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 16A (Chesterfield Fence and Deck), with the following conditions..." (Conditions may be added, eliminated, altered or modified).

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



April 4, 2018

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 Rainbow Point Properties, LLC  
(Chesterfield Fence and Deck, Inc.)  
Spirit Valley Business Park Lot 17

Chesterfield Fence & Deck Company, Inc. Information and Background

Chesterfield Fence & Deck Company is a locally owned and operated company located in Chesterfield Valley for over 48 years. In 2009 Chesterfield Fence and Deck Company built their new 25,000 SF headquarters at 620 Spirit Valley East Drive just across the street from this proposed new warehouse. Due to overwhelming business, just 4 years ago they expanded their business by building a new 20,000 S.F. facility for their existing deck business at 617 Spirit Valley East Drive. Now they are growing again and are proposing a new 57,600 SF warehouse for storage of fencing products adjacent to the 617 building on Lot-17 in Spirit Valley Business Park.

Their existing facility at 620 Spirit Valley East Drive, will maintain their fence business and the main showroom for all their products and their existing facility at 617 Spirit Valley East Drive, will maintain their deck business. Chesterfield Fence & Deck specializes in sales and installation of fences, decks and other home improvements.

General Requirements for Site Design

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

As you can see from the photos in this packet, the mostly 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 complimentary to the Owner's existing building and be compatible with the existing drainage system for the development.

The transition from the street to the front of the building is for automobile use and is aligned with an entrance across the street. Automobile parking for the proposed building is merged with the reworked Owner's existing parking to form a single cohesive parking lot for both lots and with two entrances, the proposed and the existing on the Owner's existing site. 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. 5' wide sidewalks abut automobile parking and connect to the entry forming a beautiful flower garden at the entry plaza. A truck entrance is provided on the west side of the building off of Spirit Valley West Drive and connects with the existing truck court on the Owner's existing site. This entrance with the location of the truck parking and docks has been merged with the existing truck court to keep truck traffic away from automobile traffic and parking and to help eliminate multiple curb cuts.

In keeping the existing standards of our neighbors we are providing a chain-link slatted fence around the warehouse portion of the building and truck yard with an automatic gate. This fence matches and aligns with the Owner's existing fence on the existing property. This fence encloses the service vehicles (stored nightly) and the truck court effectively screening the outdoor working center from view.

The Owner is utilizing the existing trash receptacle on Lot-16 which has an existing tilt-up concrete enclosure so none is proposed on the new site.

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.

#### General Requirements for Building Design

Chesterfield Fence and Deck has been a long-time business resident of the City of Chesterfield, relocating their headquarters from their old adjacent property into the Spirit Valley Business Park 9 years ago, added a second building for their expanding deck business and now wants their 3rd 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 and side office elevations are articulated with glass, reveals, level change and paint colors. The north and east sides of the warehouse portion of the building is designed similar to the front by adding tall 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 matching the design intent of the Owner's existing building. 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 to match the existing building.

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 light standards around the building with wall-mounted, shoebox type fixtures on the warehouse portion 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. The roof parapet was extended up to hide a low-profile MAU, Makeup Air Unit. 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 warehouse portion of the building is enclosed with a vinyl slatted chain-link fence (consistent with established businesses in the same development and matches the Owner's adjacent property) which encloses the truck court from public view and ties into the Owner's existing fence on the adjacent lot.

The electrical service will be provided by the existing transformer/switch located on the property to the west of the proposed building adjacent to Spirit Valley West 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 east of the building and the service/loading area is on the west side of the building.

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

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 expanding their business 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.

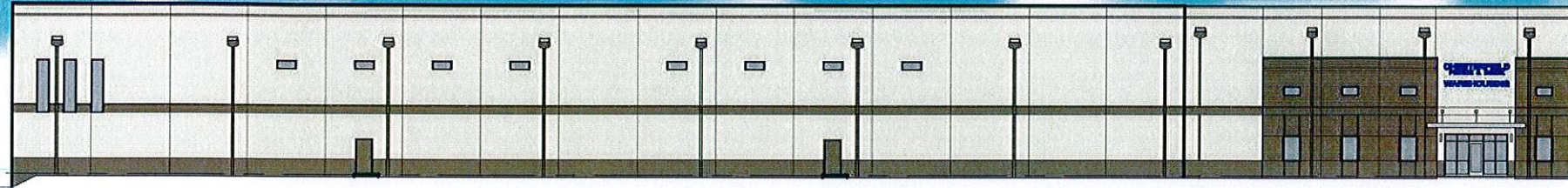
End of Architects Statement



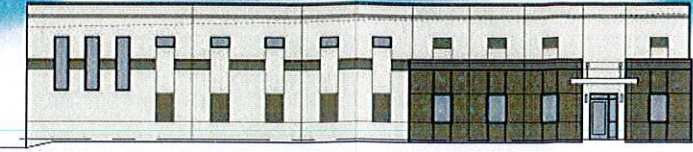
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Department of Public Services



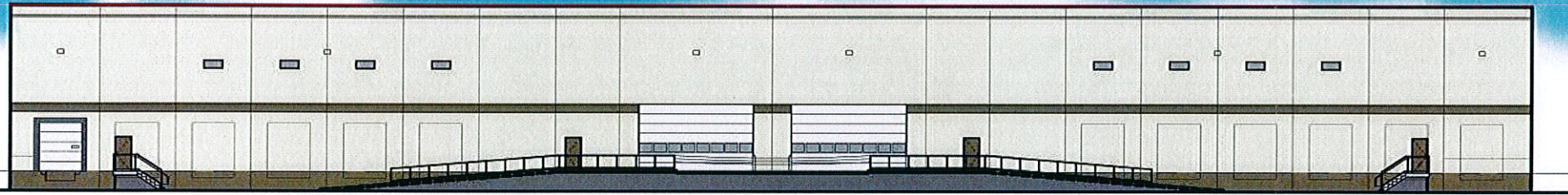
RICE



EAST ELEVATION  
1"=16'



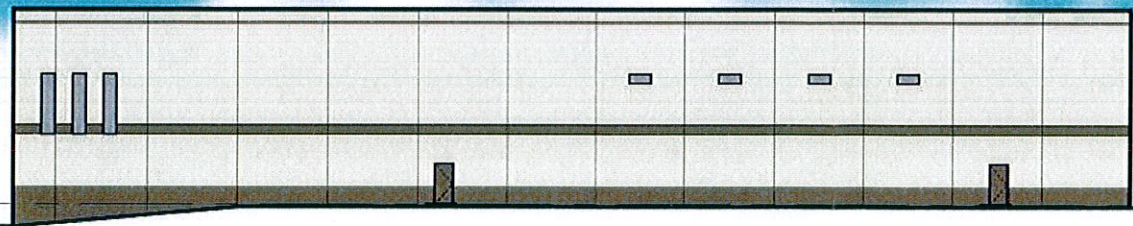
EAST ELEVATION - EXISTING BUILDING  
1"=16'



WEST ELEVATION  
1"=16'



NORTH ELEVATION  
1"=16'



SOUTH ELEVATION  
1"=16'

Proposed New Facility for . . .  
**Rainbow Point Properties, LLC**  
 620 Spirit Valley East Drive - Lot 16  
 Chesterfield, Missouri 63005

ISSUE DATES:  
 INITIAL CITY SUBMITTAL: 03-16-18



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STATE OF MISSOURI REGISTERED ARCHITECT:  
 DAVID WILLIAM DIAL - LICENSE NUMBER A-7331  
 DAVID W. DIAL ARCHITECTS, P.C.  
 ARCHITECTURAL CORPORATION #2000749091

THE ARCHITECT'S SEAL AFFIXED TO THIS SHEET INDICATES THAT THE NAMED ARCHITECT HAS PREPARED OR DIRECTED THE PREPARATION OF THE MATERIAL SHOWN ONLY ON THIS SHEET. OTHER DRAWINGS AND DOCUMENTS, NOT EXHIBITING THIS SEAL, SHALL NOT BE CONSIDERED PREPARED BY OR THE RESPONSIBILITY OF THE UNDERSIGNED.

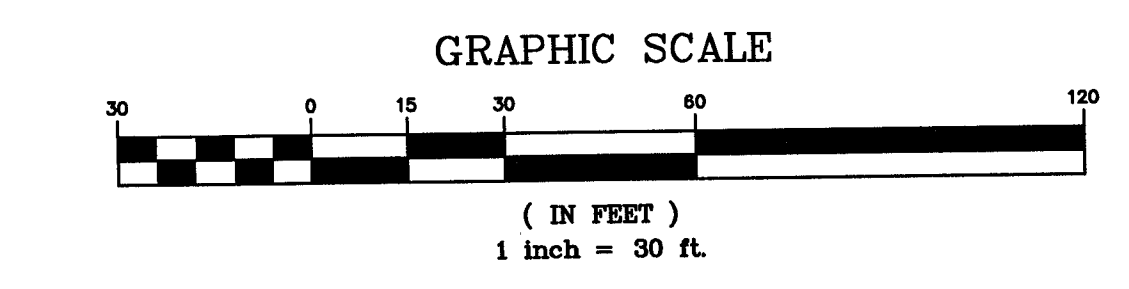
**dial** architects  
 14364 Manchester Road • Manchester Missouri 63011  
 636.230.0400 www.dialarchitects.com

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 City of Chesterfield  
 Department of Public Services

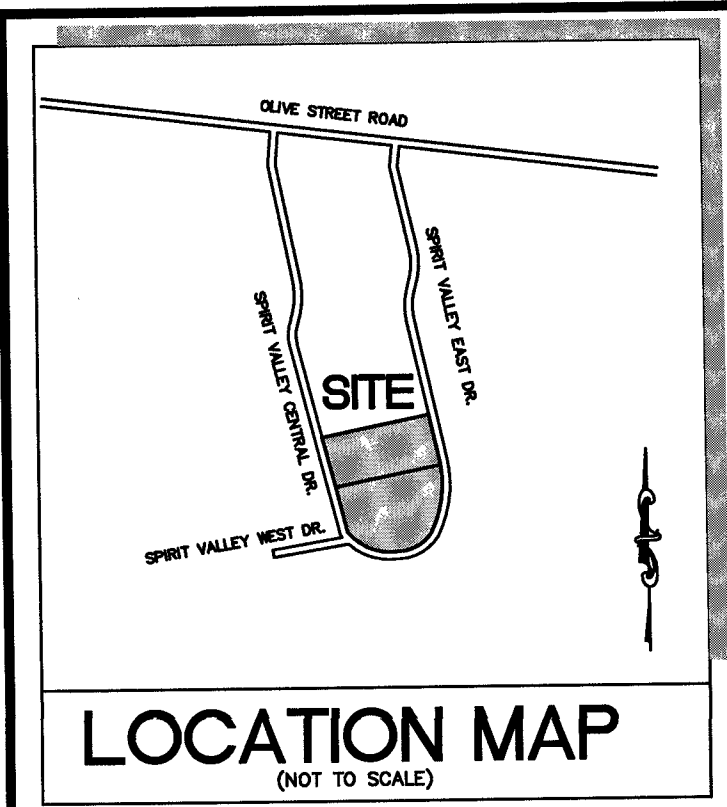
SHEET NUMBER:  
**ELEVATIONS**  
 PROJECT NUMBER: 18050 DATE: 03-16-18

# LOT 16A OF SPIRIT VALLEY BUSINESS PARK - SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING LOTS 16 AND 17 OF SPIRIT VALLEY BUSINESS PARK AS RECORDED IN PLAT BOOK 356, PAGE 177 TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



ABBREVIATIONS	
ATC	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB.	DEED BOOK
E	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL	FLOWLINE
FT.	FEET
FND.	FOUND
G	GAS
H.W.	HIGH WATER
LFB	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL	PLAT BOOK
PG.	PAGE
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SQ.	SQUARE
T	TELEPHONE CABLE
T.B.A.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T.B.R.R.	TO BE REPLACED
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



**SHEET INDEX**  
SDSP-1.0 - SITE DEVELOPMENT SECTION PLAN  
SDSP-1.1 - TURNING MOVEMENTS  
SDSP-2.0 - PHOTOMETRIC PLAN

**SITE INFORMATION**  
**LOT 16:**  
OWNER: RAINBOW POINT PROPERTIES, LLC  
ADDRESS: 617 SPIRIT VALLEY EAST DRIVE, CHESTERFIELD, MO 63005  
LOT AREA: 3.123 Acres ±  
LOCATOR NO: 17WS10147

**LOT 17:**  
OWNER (UNDER CONTRACT): RAINBOW POINT PROPERTIES, LLC  
ADDRESS: 640 SPIRIT VALLEY EAST DRIVE, CHESTERFIELD, MO 63005  
LOT AREA: 3.006 Acres ±  
LOCATOR NO: 17W230076  
ORDINANCE NO: #3002, UNDER CHAPTER 31-03.04.E

**FIRE DISTRICT:** MONARCH FIRE PROTECTION DISTRICT  
**SCHOOL DISTRICT:** ROCKWOOD  
**SEWER DISTRICT:** METROPOLITAN ST. LOUIS SEWER DIST.  
**WATER SHED:** MISSOURI RIVER  
**FEMA MAP:** 29189C0145K  
**ELECTRIC COMPANY:** AMEREN UE  
**GAS COMPANY:** SPIRE  
**PHONE COMPANY:** AT&T  
**WATER COMPANY:** MISSOURI AMERICAN WATER COMPANY

**OPENSURE CALCULATIONS**  
TOTAL SITE AREA (LOT 16A): 266,980sf (136,019sf + 130,961sf)  
EX. BUILDING: 19,594 sf  
PR. BUILDING: 57,600 sf  
VEHICLE PAVEMENT: 105,244 sf  
PERCENT OPENSURE: [(266,980 - (19,594+57,600+105,244)) / 266,980] x 100% = 31.6%

**FAR CALCULATION**  
F.A.R. = (19,594 + 57,600) / 266,980 = 0.29  
MAXIMUM = 0.55

**BUILDING SETBACKS**  
FRONT: 20' BUILDING SETBACK  
SIDES: 15' BUILDING SETBACK

**PARKING CALCULATIONS**

**REQUIRED PARKING (PHASE I & II): (MINIMUM)**  
OFFICE: 3.5 SPACES PER 1,000 GROSS FLOOR AREA OF OFFICE (3.5 x 3,716 = 13 SPACES)  
WAREHOUSE: 2 SPACES PER EMPLOYEE ON THE MAXIMUM SHIFT (65 EMPLOYEES = 43 SPACES)  
TOTAL PERMITTED (MINIMUM): 56 SPACES

**TOTAL PERMITTED (PHASE I & II): (MAXIMUM)**  
OFFICE: 4.5 SPACES PER 1,000 GROSS FLOOR AREA OF OFFICE (4.5 x 3,716 = 17 SPACES)  
WAREHOUSE: 1.2 SPACES PER EMPLOYEE ON THE MAXIMUM SHIFT (65 EMPLOYEES = 78 SPACES)  
TOTAL PERMITTED (MAXIMUM): 95 SPACES

**EXISTING SPACES (PHASE I):** 30 SPACES (2 ACCESSIBLE)  
**PROPOSED SPACES (PHASE I):** 37 SPACES (4 ACCESSIBLE)  
**TOTAL SPACES:** 67 SPACES (4 ACCESSIBLE)

**SERVICE VEHICLES (PHASE I & II):** 26 SERVICE VEHICLE SPACES PROVIDED

**REQUIRED LOADING:** 10x40 LOADING SPACE (3 SPACES)  
**TOTAL LOADING PROVIDED (PHASE I & II):** 3 SPACES

Rainbow Point Properties, LLC, the owner under contract of the property shown on this plan and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. (applicable subsection), "Planned Industrial" of City of Chesterfield Unified Development Code, 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 City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

**Rainbow Point Properties, LLC.**  
by: \_\_\_\_\_  
STATE OF MISSOURI } SS.  
COUNTY OF ST. LOUIS }  
On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2018, before me personally appeared \_\_\_\_\_, who being by me sworn in, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_ a corporation in the State of \_\_\_\_\_ and that \_\_\_\_\_ (Name of Corporation) 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 \_\_\_\_\_ 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 \_\_\_\_\_, 2018, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as amended to by the Director of Planning and Development Services and the City Clerk.

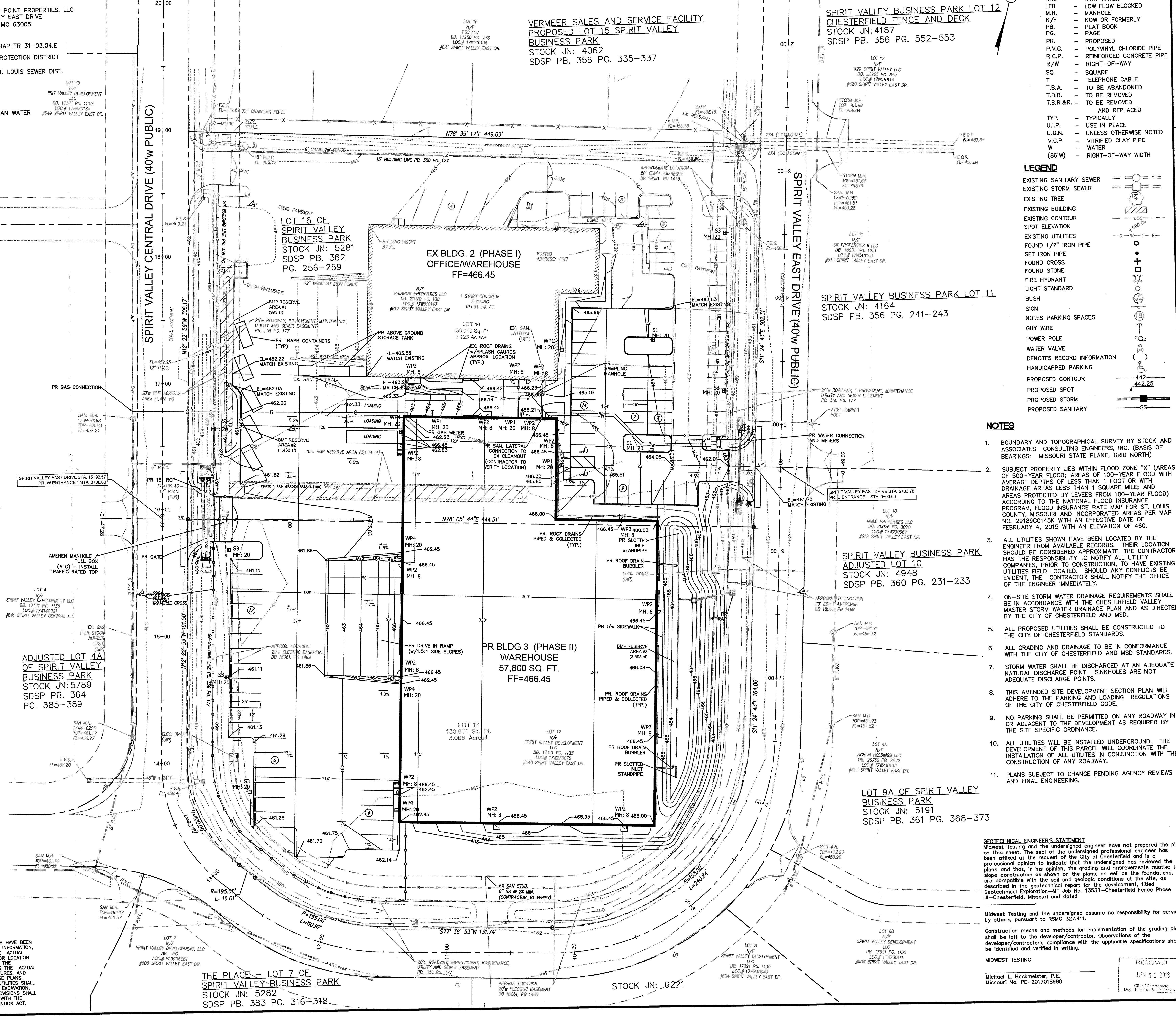
By: Justin Wyse, Director of Planning and Development Services  
By: Vickie Hass, City Clerk  
TOTAL TRACT DESCRIPTION  
A tract of land being all of Lots 16 and 17 of Spirit Valley Business Park, a subdivision according to the plat thereof as recorded in Plat Book 356, Page 177 located in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northeast corner of above said Lot 16, said point also being located on the western right-of-way line of Spirit Valley East Drive, 40 feet wide; thence along said right-of-way line the following courses and distances: South 11 degrees 24 minutes 43 seconds East, 466.37 feet to a point of curvature to the right having a radius of 155.00 feet, a length of 240.84 feet; South 77 degrees 56 minutes 53 seconds West, 131.74 feet to a point of curvature to the right, having a radius of 155.00 feet, a length of 110.97 feet to a point of reverse curvature to the left, having a radius of 195.00 feet, a length of 16.01 feet to a point of reverse curvature to the right, having a radius of 100.00 feet, and a length of 93.70 feet to a point of tangency; said point also being located on the east right-of-way line of Spirit Valley Central Drive, 40 feet wide; thence along said right-of-way line, North 12 degrees 22 minutes 59 seconds West, 497.67 feet to the northwest corner of above said Lot 16; thence along the northern line of said Lot 16, North 79 degrees 36 minutes 17 seconds East, 449.69 feet to the POINT OF BEGINNING, containing 266,980 square feet of 6.129 acres more or less.

**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. The information shown is a correct representation of all existing and proposed land divisions.  
STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.  
L.S. No. 222-D

DANIEL EHLMANN, MISSOURI P.L.S. NO. 2215  
**ST. LOUIS COUNTY BENCHMARK**  
SL-40 BRASS DISC STAMPED "S-40 1880" ON THE NORTH SIDE OF NORTH 40' RD. ACROSS FROM THE INTERSECTION OF SPIRIT OF ST. LOUIS BOULEVARD. ELEV.=466.55

**PREPARED FOR:**  
RAINBOW POINT PROPERTIES, LLC  
620 SPIRIT VALLEY EAST DRIVE  
CHESTERFIELD, MO 63005



**LEGEND**

EXISTING SANITARY SEWER	[Symbol]
EXISTING STORM SEWER	[Symbol]
EXISTING TREE	[Symbol]
EXISTING BUILDING	[Symbol]
SPOT ELEVATION	[Symbol]
EXISTING UTILITIES	[Symbol]
FOUND 1/2" IRON PIPE	[Symbol]
SET IRON PIPE	[Symbol]
FOUND CROSS	[Symbol]
FOUND STONE	[Symbol]
FIRE HYDRANT	[Symbol]
LIGHT STANDARD	[Symbol]
BUSH	[Symbol]
SIGN	[Symbol]
NOTES PARKING SPACES	[Symbol]
GUY WIRE	[Symbol]
POWER POLE	[Symbol]
WATER VALVE	[Symbol]
DENOTES RECORD INFORMATION	[Symbol]
HANDICAPPED PARKING	[Symbol]
PROPOSED CONTOUR	442
PROPOSED SPOT	442.25
PROPOSED STORM	[Symbol]
PROPOSED SANITARY	[Symbol]

- 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. 29189C0145K WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015 WITH AN ELEVATION OF 460.
  - 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.
  - THIS AMENDED 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 THE SITE SPECIFIC ORIGIN.
  - 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.
  - PLANS SUBJECT TO CHANGE PENDING AGENCY REVIEWS AND FINAL ENGINEERING.

**GEOTECHNICAL ENGINEER'S STATEMENT**  
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 relative to slope construction as shown on the plans, as well as the foundations, 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. 13538-Chesterfield Fence Phase III-Chesterfield, Missouri and dated \_\_\_\_\_".  
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.

**REVISIONS:**

NO.	DATE	DESCRIPTION
1.	04-26-18	CITY COMMENTS
2.	04-30-18	REVISED PARKING
3.	05-21-18	CITY COMMENTS
4.	05-30-18	TO PLANNING COMMISSION

**DATE:** 05/30/18  
**GEORGE M. STOCK #25116**  
**CIVIL ENGINEER'S AUTHORITY NUMBER: 00996**

**REVISIONS:**  
DRAWN BY: ALL.W. CHECKED BY: G.M.S.  
DATE: 03/19/2018 JOB NO.: 218-6248  
SCALE: - BASE MAP P  
SHEET NO.:  
SHEET TITLE:

**RECEIVED**  
JUN 01 2018  
City of Chesterfield  
Department of Public Works

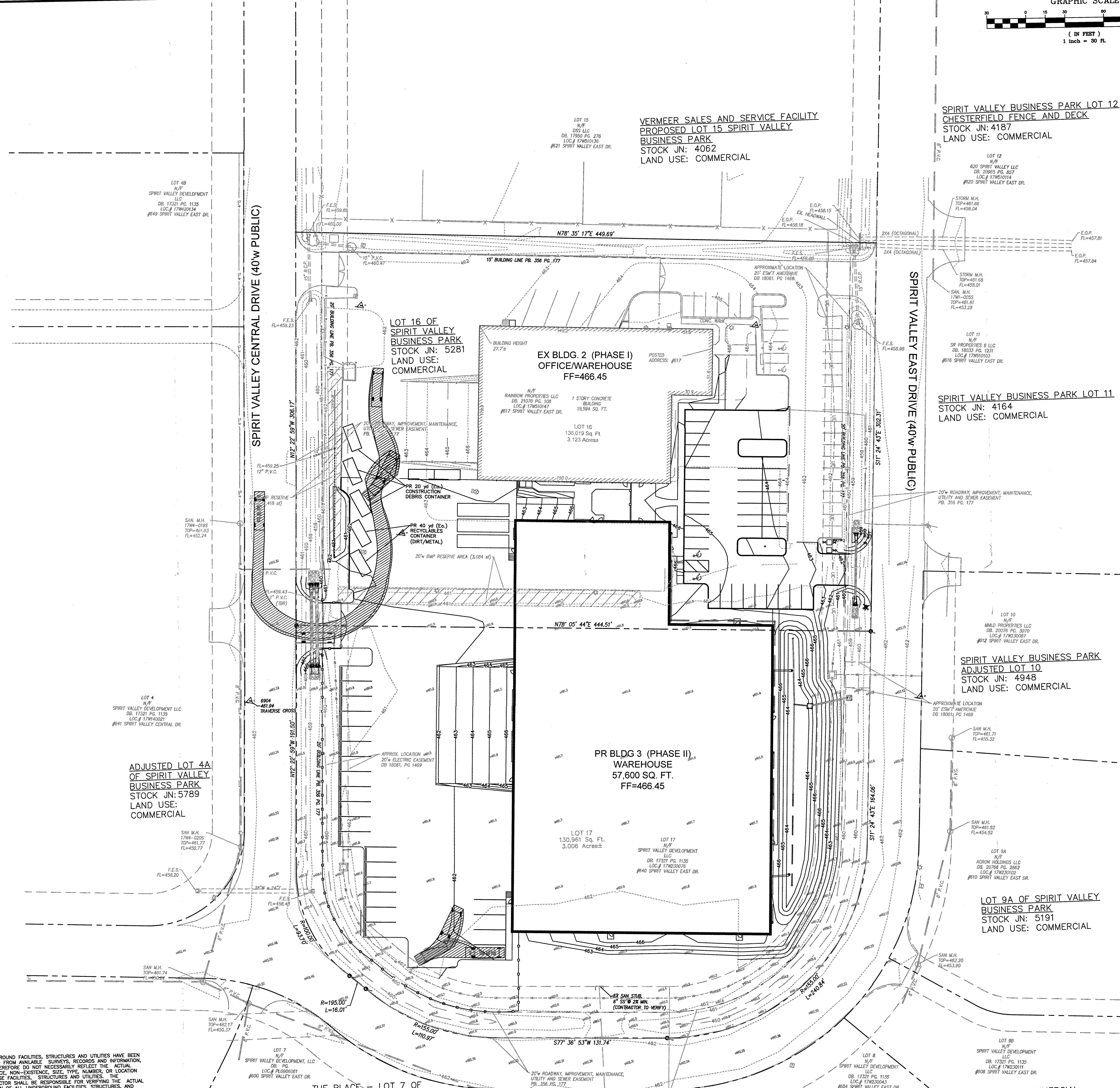
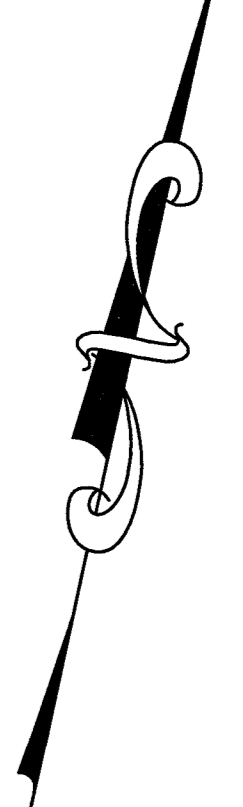
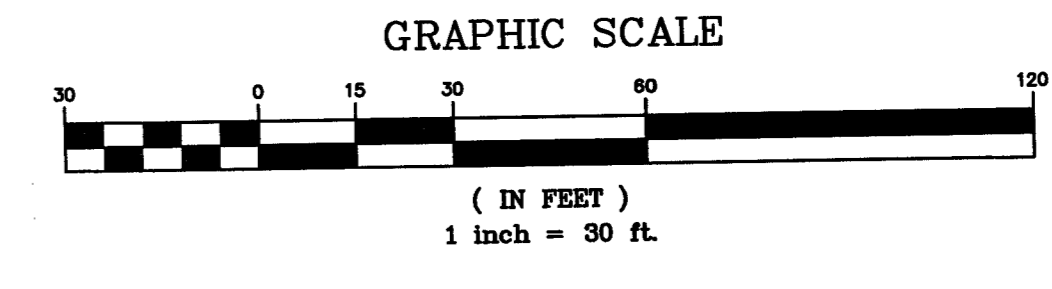
**STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.**  
Michael L. Hackmeister, P.E.  
Missouri No. PE-2017018990

**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 297 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH: (636) 534-5000  
 FAX: (636) 534-5003  
 e-mail: general@stockandassociates.com  
 Web: www.stockandassociates.com

PREPARED BY:  
**RAINBOW POINT PROPERTIES, LLC**  
 613 SPIRIT VALLEY EAST DRIVE  
 CHESTERFIELD, MISSOURI

SITE DEVELOPMENT SECTION PLAN FOR:  
**RAINBOW POINT PROPERTIES, LLC**  
**613 SPIRIT VALLEY EAST DRIVE**  
 CHESTERFIELD, MISSOURI

SHEET NO.:  
**SDSP-1.0**



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 WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

THE PLACE - LOT 7 OF SPIRIT VALLEY BUSINESS PARK  
STOCK JN: 5282  
LAND USE: COMMERCIAL

PREPARED FOR:  
RAINBOW POINT PROPERTIES, LLC  
620 SPIRIT VALLEY EAST DRIVE  
CHESTERFIELD, MO 63005

VERMEER SALES AND SERVICE FACILITY  
PROPOSED LOT 15 SPIRIT VALLEY  
BUSINESS PARK  
STOCK JN: 4062  
LAND USE: COMMERCIAL

SPIRIT VALLEY BUSINESS PARK LOT 12  
CHESTERFIELD FENCE AND DECK  
STOCK JN: 4187  
LAND USE: COMMERCIAL

LOT 16 OF SPIRIT VALLEY BUSINESS PARK  
STOCK JN: 5281  
LAND USE: COMMERCIAL

EX BLDG 2 (PHASE I)  
OFFICE/WAREHOUSE  
FF=466.45

SPIRIT VALLEY BUSINESS PARK LOT 11  
STOCK JN: 4164  
LAND USE: COMMERCIAL

SPIRIT VALLEY BUSINESS PARK  
ADJUSTED LOT 10  
STOCK JN: 4948  
LAND USE: COMMERCIAL

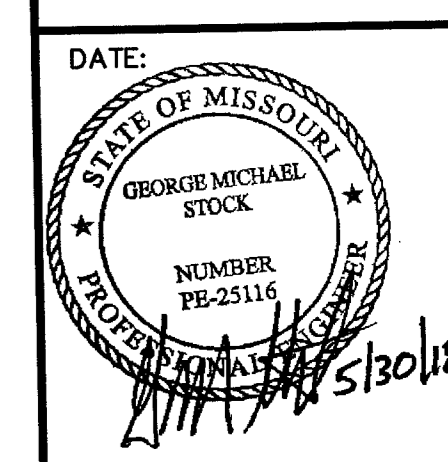
PR BLDG 3 (PHASE II)  
WAREHOUSE  
57,600 SQ. FT.  
FF=466.45

LOT 9A OF SPIRIT VALLEY BUSINESS PARK  
STOCK JN: 5191  
LAND USE: COMMERCIAL

PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 550-9000  
FAX: (636) 550-3000  
e-mail: general@stockinc.com  
Web: www.stockinc.com

SITE DEVELOPMENT SECTION PLAN FOR:  
**RAINBOW POINT PROPERTIES, LLC**  
613 SPIRIT VALLEY EAST DRIVE  
CHESTERFIELD, MISSOURI



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

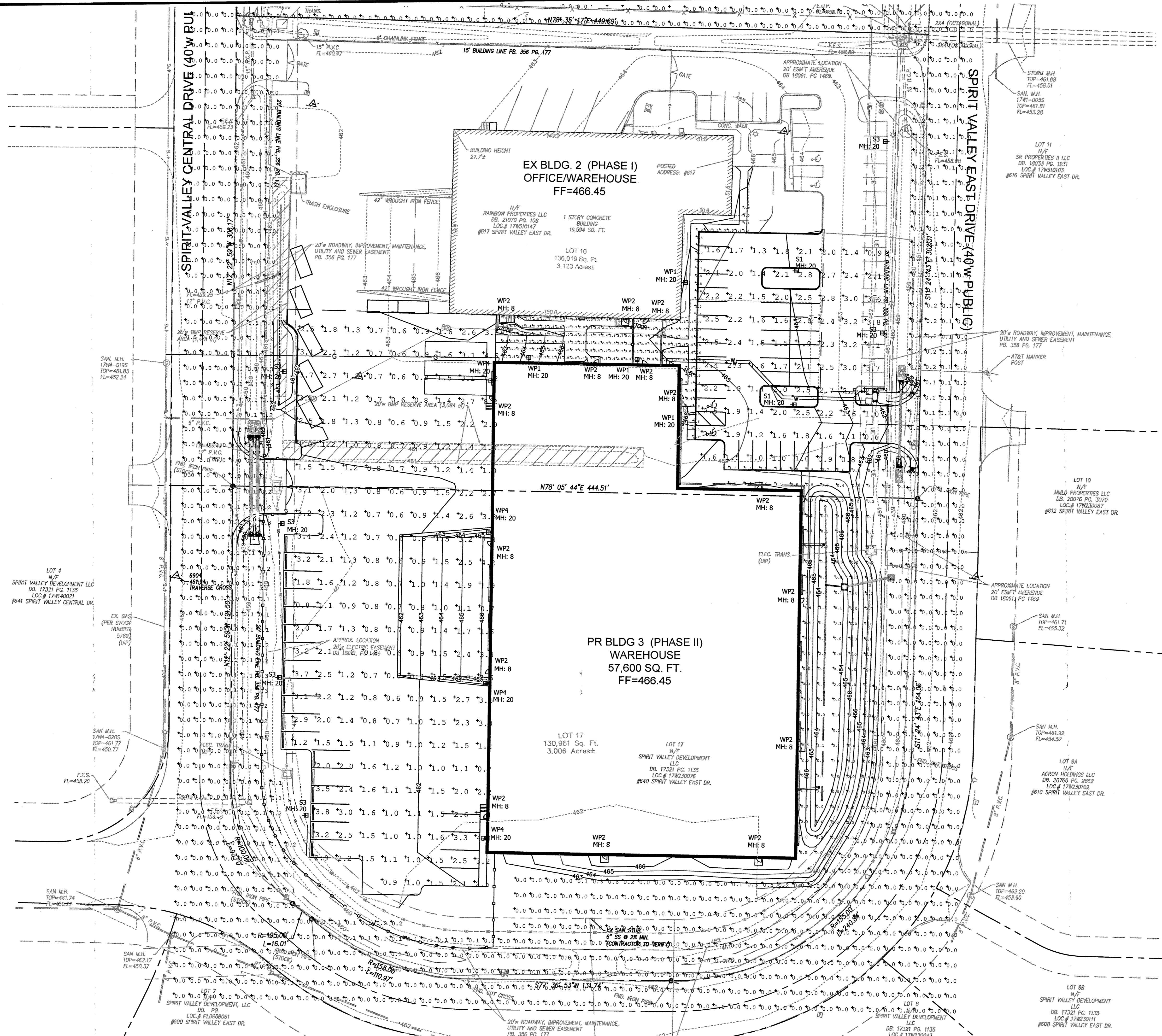
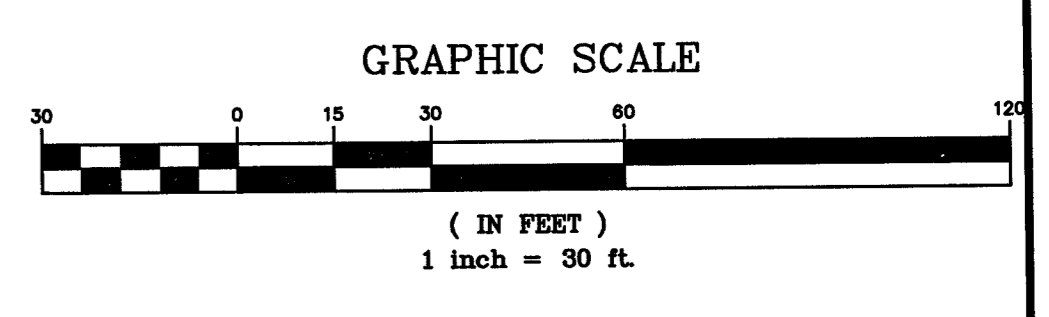
REVISIONS:

1.	04-26-18	CITY COMMENTS
2.	04-30-18	REVISED PARKING
3.	05-21-18	CITY COMMENTS
4.	05-30-18	TO PLANNING COMMISSION

DRAWN BY:	A.L.W.	CHECKED BY:	G.M.S.
DATE:	03/19/2018	SHEET NO.:	218-6248
SCALE:	AS SHOWN	DATE PLOTTED:	03/19/2018
PLT:	MO-00	DATE:	

SHEET TITLE:  
**TURNING MOVEMENTS**

SHEET NO.:  
SDSP-1.1



FIXTURES MOUNTED AT 20' INCLUDING BASE LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Added Calc Points_4-	Illuminance	Fc	0.38	8.5	0.0	N.A.	N.A.
FRONT PARKING LOT	Illuminance	Fc	2.02	4.1	0.5	4.04	8.20
SIDEWALK AREAS	Illuminance	Fc	3.18	12.5	0.9	3.53	13.89
SPILL LIGHT	Illuminance	Fc	0.02	0.6	0.0	N.A.	N.A.
TRUCK AREA	Illuminance	Fc	1.76	8.2	0.6	2.93	13.67
TYPICAL MAN DOOR ENT	Illuminance	Fc	8.71	10.8	6.6	1.32	1.64

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
☐	4	WP1	SINGLE	59	236	1.000	GLEON-AF-01-LED-E1-SL3 - WALL MOUNT
☐	15	WP2	SINGLE	12.2	183	1.000	XTOR1B-W
☐	2	S1	SINGLE	113	226	1.000	GLEON-AF-02-LED-E1-5WQ
☐	6	S3	SINGLE	113	678	1.000	GLEON-AF-02-LED-E1-SL4
☐	4	WP4	SINGLE	113	452	1.000	GLEON-AF-02-LED-E1-SL4

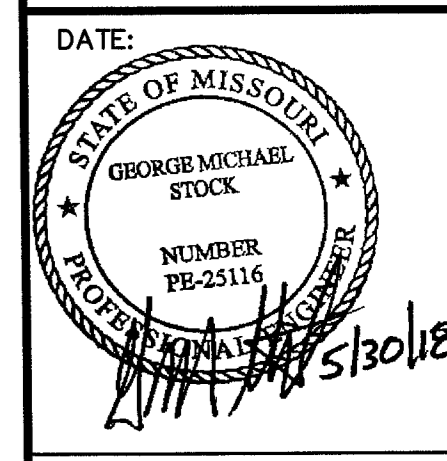
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.

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 WITH COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

PREPARED FOR:  
RAINBOW POINT PROPERTIES, LLC  
620 SPIRIT VALLEY EAST DRIVE  
CHESTERFIELD, MO 63005

STOCK & ASSOCIATES  
Consulting Engineers, Inc.

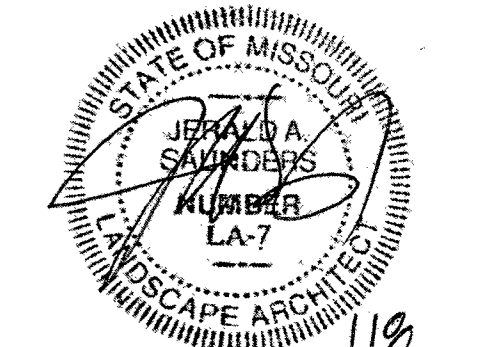
SITE DEVELOPMENT SECTION PLAN FOR:  
RAINBOW POINT PROPERTIES, LLC  
613 SPIRIT VALLEY EAST DRIVE  
CHESTERFIELD, MISSOURI



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000896

- REVISIONS:
- 04-28-18 CITY COMMENTS
  - 04-30-18 REVISED PARKING
  - 05-21-18 - CITY COMMENTS
  - 05-30-18 TO PLANNING COMMISSION

DATE: 03/19/2018  
SHEET NO.: SDSP-2.0  
PHOTOMETRIC PLAN



Jerald Saunders  
Landscape Architect  
MO License # LA-907

Consultants:

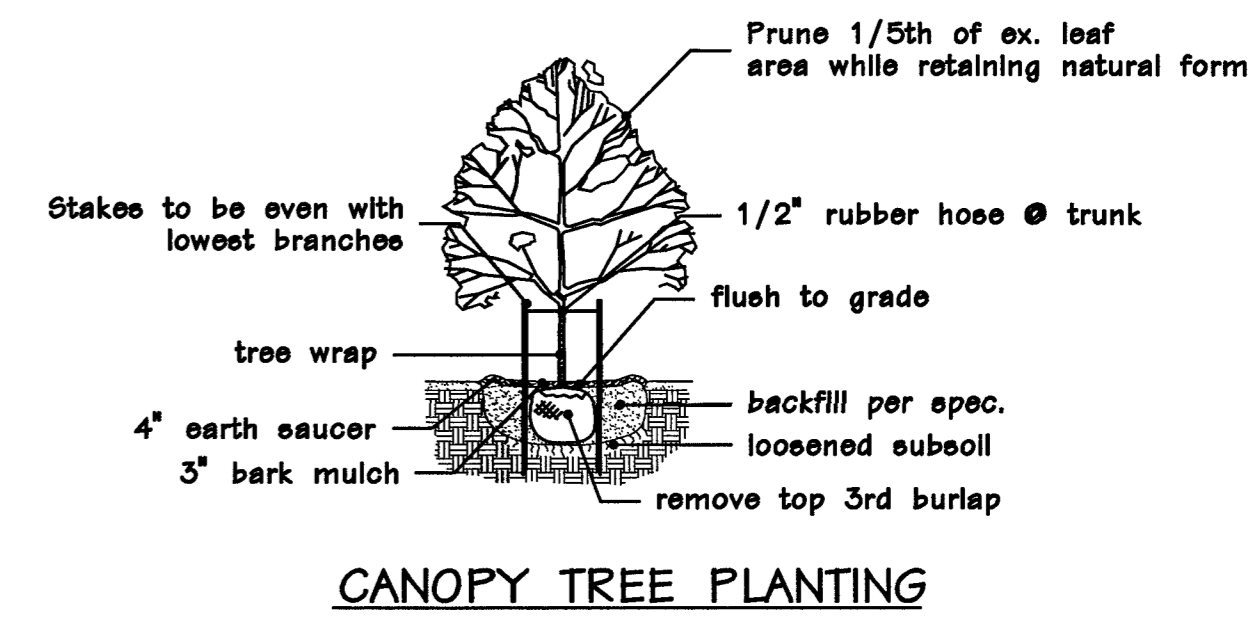
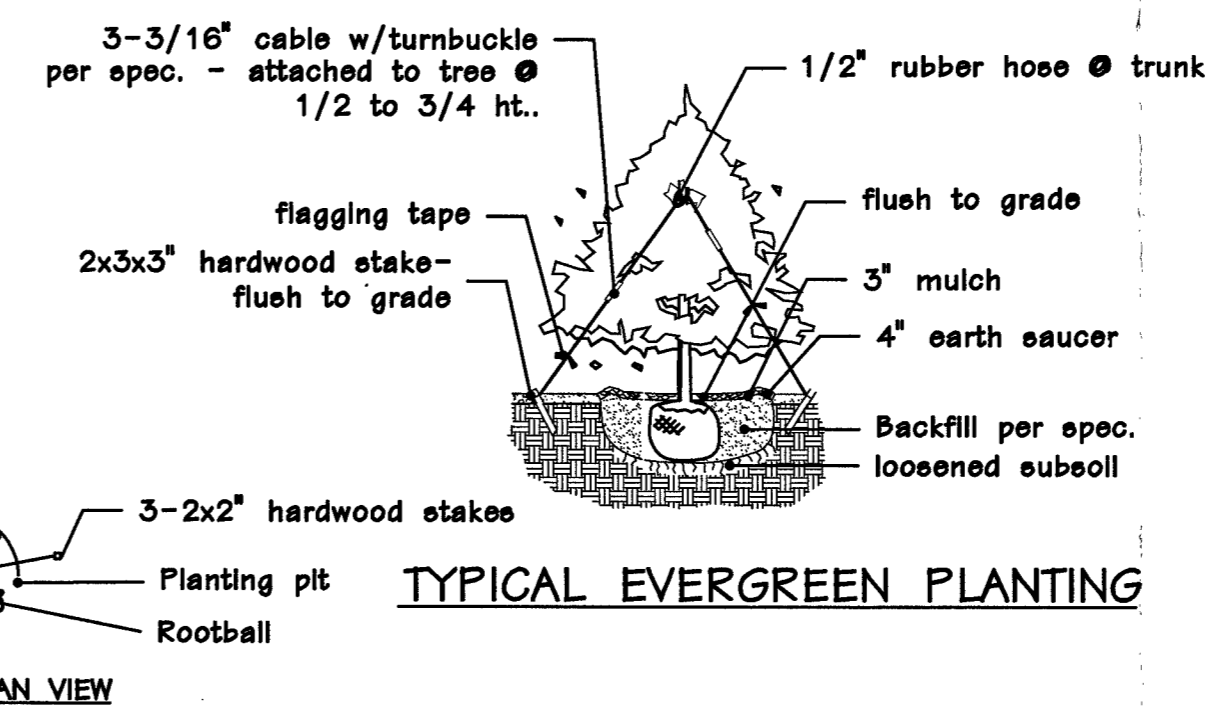
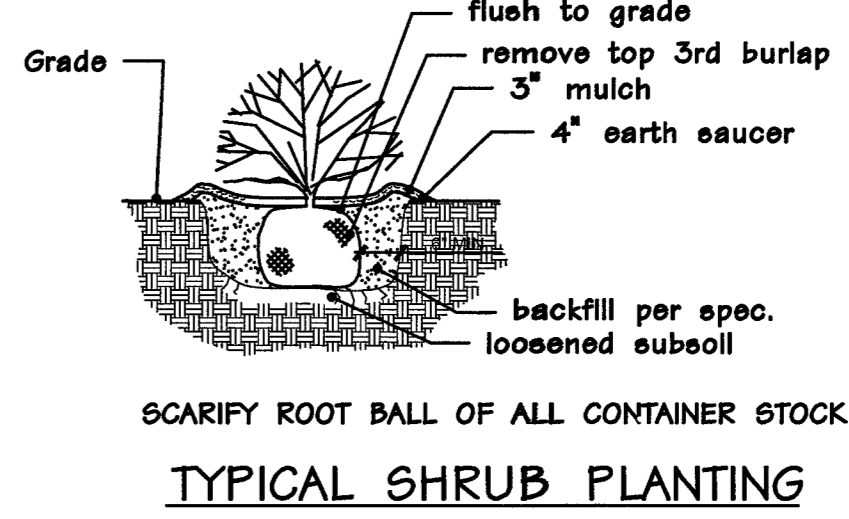
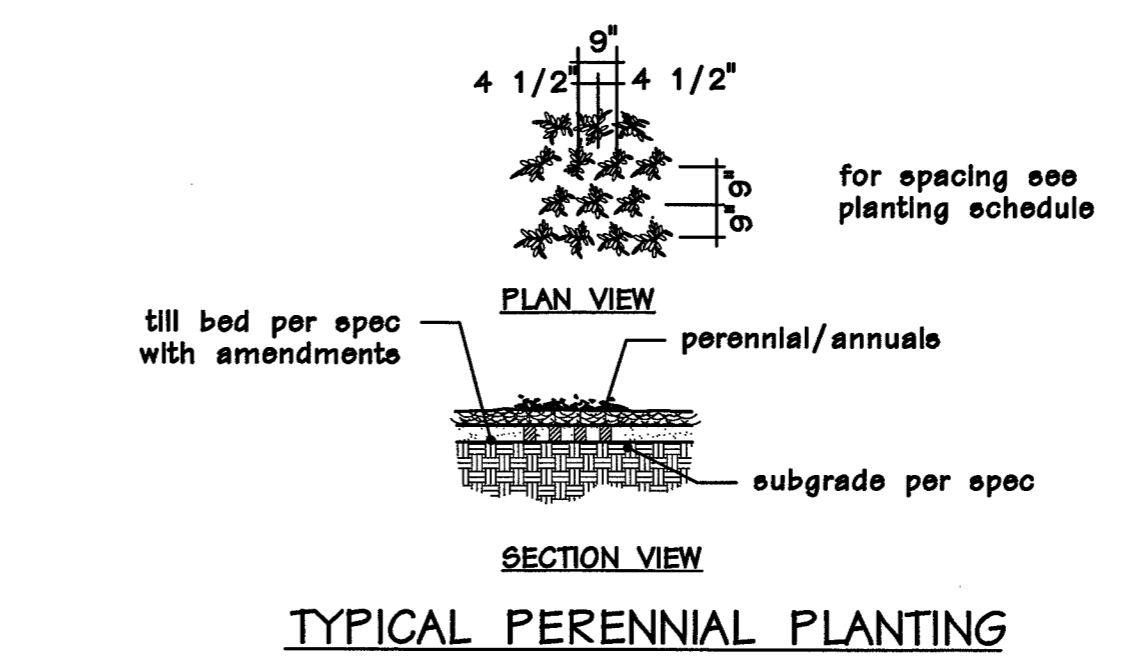
**RAINBOW POINT PROPERTIES LLC**  
**617 SPIRIT VALLEY EAST DRIVE**  
CHESTERFIELD, MISSOURI

PLANTING SCHEDULE									
TREES									
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	TYPE	GROWTH RATE	SIZE CLASS	MATURE HEIGHT
A	9	Acer rubrum 'Frakered'	Red Sunset Maple	2.5' cal	B&B	Deciduous	Fast	Large	45'+
B	3	Quercus bicolor	Swamp White Oak	2.5' cal	B&B	Deciduous	Medium	Large	45'+
C	7	Quercus rubra	Northern Red Oak	2.5' cal	B&B	Deciduous	Medium/Fast	Large	45'+
D	3	Platanus x acerifolia 'Bloodgood'	Bloodgood Planetree	2.5' cal	B&B	Deciduous	Fast	Large	45'+
E	3	Tilia cordata	Littleleaf Linden	2.5' cal	B&B	Deciduous	Slow/Medium	Large	45'+
F	3	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2.5' cal	B&B	Deciduous	Fast	Large	45'+
G	7	Cercia canadensis	Eastern Redbud	2' cal	B&B	Ornamental	Fast	Medium	25-30'
H	6	Amelanchier arborea	Downy Serviceberry (Clump)	2' cal	B&B	Ornamental	Slow/Medium	Medium	25-30'
J	10	Picea pungens	Colorado Blue Spruce	6'h	B&B	Evergreen	Medium	Medium	30-40'
K	7	Picea glauca	White Spruce	6'h	B&B	Evergreen	Medium	Medium	30-40'
SHRUBS									
a	19	Viburnum prunifolium	Blackhaw Viburnum	24"	B&B				
b	29	Rhododendron 'PJM Elite'	PJM Elite Rhododendron	24"	B&B				
c	36	Itea virginica 'Sprich'	Little Henry Virginia Sweetpire	16"	B&B				
PERENNIALS									
4.447sf Bioretention plantings per MSD requirements (see sheet L-2)									varies

- NOTES:  
 1. ALL MULCH TO BE DOUBLE GROUND BARK MULCH.  
 2. SOD AS NOTED.  
 3. SOIL MIX IN ALL SHRUB BEDS AT 6" DEPTH.  
 4. TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH.  
 5. BED EDGES TO BE SPADE CUT.  
 6. MECHANICAL IN-GROUND IRRIGATION TO BE PROVIDED.

**LANDSCAPE CALCULATIONS**  
**STREET TREES:**  
 STREET TREES TO BE PLANTED ONE (1) TREE EVERY FIFTY (50) FEET ON CENTER OF PROPERTY FRONTAGE. THERE IS APPROXIMATELY 916 LF OF FRONTAGE.  
 (916/50 = 18.32 = 18 STREET TREES REQUIRED). MAXIMUM OF 20% OF ONE SPECIES MAY BE UTILIZED FOR STREET TREES.

**OPEN SPACE:**  
 TOTAL SITE AREA = 266,980sf  
 EX. BUILDING = 19,594sf  
 PR. BUILDING = 57,600sf  
 VEHICLE PAVEMENT = 105,244sf  
 [266,980 - (19,594 + 57,600 + 105,244) / 266,980] x 100 = 31.6%



Revisions:

Date	Description	No.
4-24-18	Plan Changes	1
4-30-18	Plan Changes	2
5-23-18	Plan Changes	3

Drawn: LWH  
 Checked: JAS

**loomisAssociates**  
 Landscape Architects/planners  
 707 Spirit Valley East Drive, Suite 105  
 Chesterfield, MO 63005  
 Phone: 636.861.2200  
 Email: info@loomisassociates.com

Sheet Title: **Landscape Plan**  
 Sheet No: **L-1**  
 Date: **03/16/18**  
 Job #: **687.015**

