



# VII. D.

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

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## Planning Commission Staff Report

**Project Type:** Site Development Section Plan

**Meeting Date:** June 25, 2012

**From:** Justin Wyse, Senior Planner

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

**Applicant:** MMLD Properties

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

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### PROPOSAL SUMMARY

Stock and Associates Consulting Engineers, Inc., on behalf of MMLD Properties, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 10,000 square foot office / warehouse building located on the east side of Spirit Valley East Dr. in the Spirit Valley Business Park development. The request would permit the development of the fourth building within the 16 lot development.

### LAND USE AND ZONING HISTORY OF THE SUBJECT SITE

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 Ordinance 2373 was repealed on May 5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

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Office / Warehouse	"PI" Planned Industrial District
South	Office / Warehouse	"PI" Planned Industrial District
East	Asphalt Plant	"M-3" Planned Industrial District
West	Office / Warehouse	"PI" Planned Industrial District



**STAFF ANALYSIS**

Zoning

The subject site is currently zoned "PI" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance Number 2456. The submittal was reviewed against the requirements of Ordinance 2456 and all applicable Zoning Ordinance requirements.

Traffic Access and Circulation

Proposed access to the site is provided by an existing shared access on the northern portion of the western property line. Access to the site is off Spirit Valley East Drive which currently has two intersections onto Olive Street Road. There is an existing stub street on the southeast 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 one side of the roadway. The proposed building on Lot 10 will be providing a sidewalk along the frontage to tie into the existing sidewalk to the north and a future sidewalk to the south.

Open Space

City of Chesterfield Ordinance 2456 requires a minimum of 30% open space for the development. The site, as proposed, shows 37.3% open space. Open space is generally spread around the site and includes an area for the planned storm water master plan drainage

improvements (east side of site) as well as areas planned for a rain garden (south side of building).

#### 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 west 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. Parking in the rear (east) of the building will be used for service vehicles.

#### Architectural Elevations

The proposed building would be primarily comprised of tilt-up concrete panels. The front of the building attempts to mimic articulation by utilization of glass (gray tinted), reveals, and different paint colors. The proposed project was reviewed by the Architectural Review Board on May 10, 2012. ARB passed a motion that included several recommendations.

1. *Add architectural detailing and human scale to the west elevation (front) of the building with particular attention to the entryway.*

The Board noted that the proposed building lacked a sense of human scale. Section 11. *General Requirements for Building Design* sub-section a. of the Architectural Review Standards includes requirements that apply to all structures and states: "Design to achieve a sense of human scale through the use of wall insets, balconies, window projections or other architectural elements."

Additionally, sub-section-b. states: "Provide architectural details particularly on façades at street level." Sub-section b. also states: "Provide entry recesses, plazas, roof overhangs, wall fins, projecting canopies or other similar features indicating the building's entry points while providing protection."

To address this issue, the project now includes a canopy over the front entrance. This addition provides the human scale that ARB noted was lacking and also emphasizes the entrance to the building.

2. *Include additional landscaping on the north and south elevations in the area of the future knock out windows and also include additional landscaping along the fence where possible.*

The site, similar to other sites in the Spirit Valley Business Park development, proposes a chain-link fence with vinyl slats to screen the rear of the site. ARB, consistent with their

recommendations and review of other properties, commented that the chain-link fencing is discouraged in the Architectural Review Standards. However, they believed the proposed screening would be reasonable if additional landscaping were to be provided along the outside perimeter of the fencing. This is consistent with the Board's recommendations for other properties within Spirit Valley Business Park.

Similar to the proposed landscaping to soften the proposed fencing, ARB recommended the addition of landscaping along the sides of the building to break-up and soften the facades of these walls. This recommendation is intended to provide compliance with section 11.d. *Landscape Design and Screening* which states: "Incorporate landscaping into building design," and that "Chain link fencing is discouraged; additionally, chain link fencing with wood or any type of inserts or lining is not considered suitable."

The applicant has added landscaping along the sides of the building and fencing to address this comment.

*3. The trash enclosure is to be consistent with materials of the building.*

As presented to the Architectural Review Board, the proposed plan did not include a separate trash enclosure, a required element for the site. While the enclosure was not shown, the Board did make the specific recommendation that the future enclosure be a material consistent with the building (tilt-up concrete panel or an architectural block painted to match the building).

Section 11.d. states: "Integrate the design of fencing, sound walls, carports, trash enclosures, rooftop screening, and similar site elements into the building design and construct with similar materials," and Section 12. states: "Screen trash enclosures and construct with materials consistent to the building."

The applicant has included a separate enclosure for trash constructed of materials consistent with ARB's recommendation. As shown, the proposal complies with the Architectural Review Standards.

*4. Clarification that the rain garden will be installed on site.*

The rain garden is now shown on the Site Development Section Plan.

**DEPARTMENT INPUT**

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, Adjusted Lot 10.

**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, Adjusted Lot 10 (MMLD Properties).
- 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, Adjusted Lot 10 (MMLD Properties).

cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning, Public Works, and Parks  
Aimee Nassif, Planning and Development Services Director

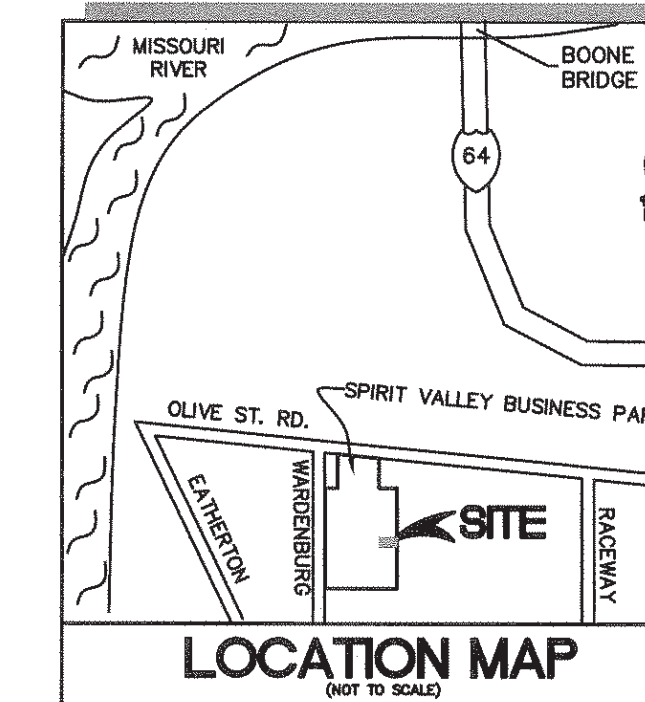
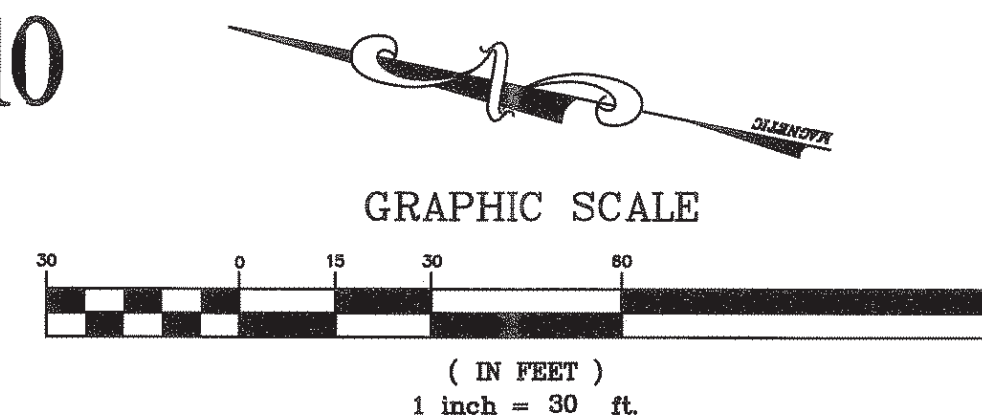
Attachments: Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Architectural Elevations  
Architect's Statement of Design

**GENERAL NOTES:**

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C0120 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000. (APPROXIMATE 100 YR. EL. 460 PER CHESTERFIELD MASTER PLAN MODEL)
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD AND MSD.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD AND MSD STANDARDS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- THE MAXIMUM HEIGHT OF BUILDINGS, EXCLUSIVE OF ROOF SCREENING, SHALL NOT EXCEED FORTY (40) FEET.
- UNTIL SUCH TIME AS THE CONNECTION OF THE SITE TO A PERMANENT SANITARY SEWER SYSTEM, A MINIMUM FIFTY PERCENT (50%) OPENSACE IS REQUIRED FOR THIS DEVELOPMENT. UPON CONNECTION TO A SANITARY SEWER SYSTEM, A MINIMUM THIRTY PERCENT (30%) OPENSACE WILL BE REQUIRED FOR THIS DEVELOPMENT.
- THIS SITE DEVELOPMENT SECTION PLAN WILL ADHERE TO THE PARKING AND LOADING REGULATIONS OF THE CITY OF CHESTERFIELD CODE.
- NO PARKING SHALL BE PERMITTED ON ANY ROADWAY IN OR ADJACENT TO THE DEVELOPMENT AS REQUIRED BY THE SITE SPECIFIC ORDINANCE NO. 2456
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND. THE DEVELOPMENT OF THIS PARCEL WILL COORDINATE THE INSTALLATION OF ALL UTILITIES IN CONJUNCTION WITH THE CONSTRUCTION OF ANY ROADWAY.
- SIGNAGE IN ACCORDANCE WITH THE REQUIRED SPIRIT VALLEY SIGN PACKAGE SHALL BE PROVIDED FOR THIS LOT.
- ALL LIGHTING SHALL CONFORM TO THE LIGHTING ORDINANCE OF THE CITY OF CHESTERFIELD.
- ALL TRASH DUMPSTERS SHALL BE SCREENED WITH A 6 FT. TALL (min) PAINTED CMU AND GATED ENCLOSURE.

# SPIRIT VALLEY BUSINESS PARK ADJUSTED LOT 10 SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING ADJUSTED LOT 10 OF "SPIRIT VALLEY BUSINESS PARK" AS RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
ZONING: PI "PLANNED INDUSTRIAL"  
ORDINANCE NO. 2456



**SITE INFORMATION**

ADDRESS = 612 SPIRIT VALLEY EAST DRIVE  
CHESTERFIELD, MO 63005

SITE AREA = 48,510 S.F. OR 1.113 ACRES

OWNER UNDER CONTRACT = MMLD PROPERTIES, LLC

CITY = CITY OF CHESTERFIELD

FLOOD MAP = 29189C0120H

SEWER DISTRICT = MSD

WATERSHED = MISSOURI RIVER

FIRE DISTRICT = MONARCH CHESTERFIELD

SCHOOL DISTRICT = ROCKWOOD R-6

ELECTRIC SERVICE = AMEREN U.E.

GAS SERVICE = LACLEDE GAS

PHONE SERVICE = SWBT

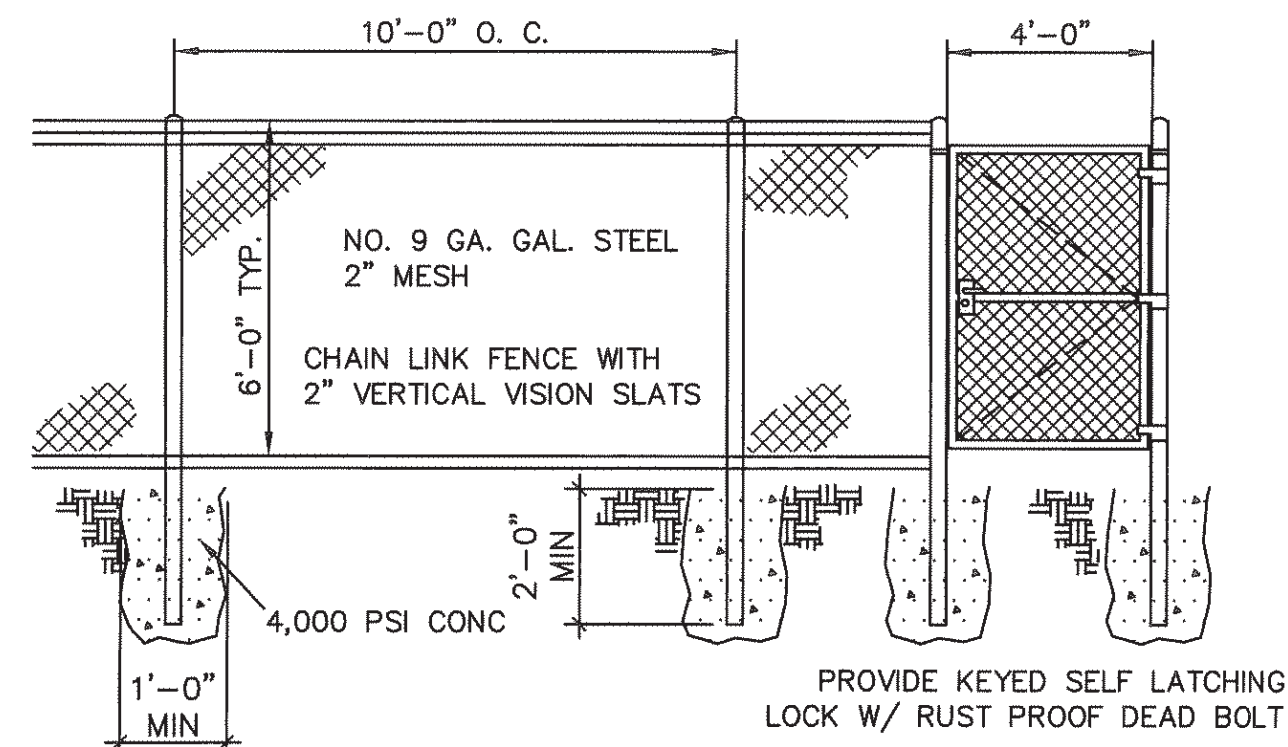
WATER SERVICE = MO. AMERICAN WATER CO.

CABLE SERVICE = CHARTER COMMUNICATIONS

**PARKING CALCULATIONS**

REQUIRED PARKING:

(MINIMUM)	
OFFICE:	3.5 SPACES PER 1,000 GROSS FLOOR AREA OF OFFICE (3.5 x 2.767 = 10 SPACES)
WAREHOUSE:	2 SPACES FOR EVERY 3 EMPLOYEES ON THE MAXIMUM SHIFT (1 EMPLOYEE = 1 SPACE)
TOTAL REQUIRED (MINIMUM):	11 SPACES
(MAXIMUM)	
OFFICE:	4.5 SPACES PER 1,000 GROSS FLOOR AREA OF OFFICE (4.5 x 2.767 = 12 SPACES)
WAREHOUSE:	1.2 SPACES PER EMPLOYEE ON THE MAXIMUM SHIFT (1 EMPLOYEE = 1 SPACE)
TOTAL REQUIRED (MAXIMUM):	13 SPACES
TOTAL PROVIDED:	13 SPACES (1 ACCESSIBLE)
SERVICE VEHICLES:	7 SERVICE VEHICLES (7 SPACES @ REAR OF BUILDING)
REQUIRED LOADING:	10x40 LOADING SPACE (1)
TOTAL REQUIRED:	1 SPACE
TOTAL PROVIDED:	1 SPACE



**CHAIN LINK FENCE DETAIL**  
(NTS)

**UTILITY NOTE**

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

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.

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



**GEOTECHNICAL STATEMENT**

SCI ENGINEERING, INC., at the request of Kaystone Construction Company has provided geotechnical services for the project proposed herein. A geotechnical investigation was conducted during May 2012 for the development proposed herein. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our Geotechnical Report SPIRIT VALLEY BUSINESS PARK-LOT 10, CHESTERFIELD, MISSOURI, dated May 2012. (Sci No. 2012-0153.10)

SHAWNNA L. ERTER, P.E.

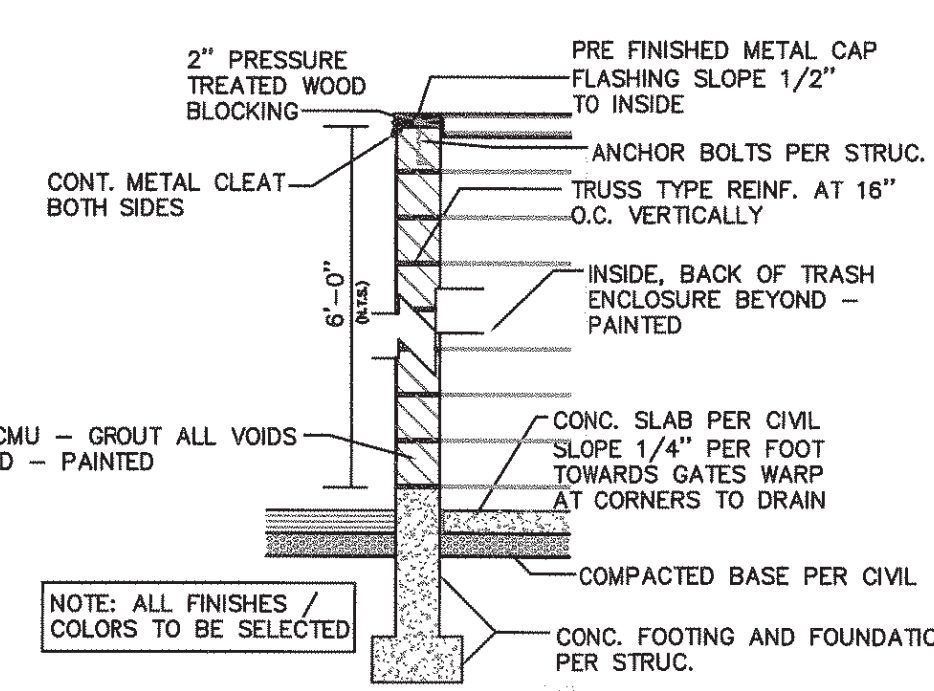
Date

**SURVEYOR'S CERTIFICATION**

THIS IS TO CERTIFY THAT STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS PREPARED THIS SITE DEVELOPMENT SECTION PLAN FROM A FIELD SURVEY AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. THIS SITE DEVELOPMENT SECTION PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS.

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

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



**TRASH ENCLOSURE DETAIL**  
(NTS)

**TEMPORARY SITE BENCHMARK**

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

**D.N.R. BENCHMARK**

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

**OPEN SPACE CALCULATIONS**

BUILDING & PAVEMENT : 30,411 SQ. FT.±  
TOTAL SITE AREA : 48,510 SQ. FT.  
PERCENT OPEN SPACE : [(48,510 - 30,411) / 48,510] x 100 = 37.3%

I, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter \_\_\_\_\_ (applicable subsection) of the City of Chesterfield (present zoning) Ordinance No. 2456 do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature)

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2012, before me personally appeared \_\_\_\_\_, who being by me duly sworn, did say he is the \_\_\_\_\_ of \_\_\_\_\_ and that said instrument was signed on behalf of said limited liability company, and that said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public

Print Name

My commission expires: \_\_\_\_\_

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

Aimee Nassif,  
Planning and Development Services Director

Judy Naggor,  
City Clerk

**LEGAL DESCRIPTION**

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

06/04/12 - REVISED PER CITY COMMENTS  
05/16/12 - REVISED PER CITY COMMENTS

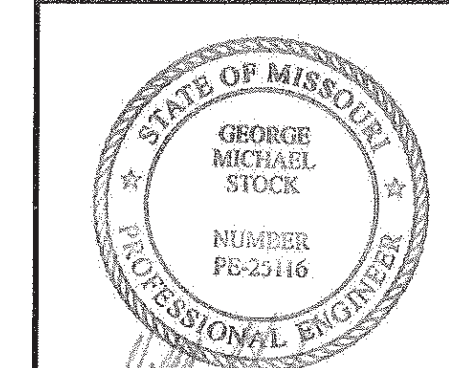
ADJUSTED LOT 10 - MMLD PROPERTIES, LLC

SITE DEVELOPMENT SECTION PLAN

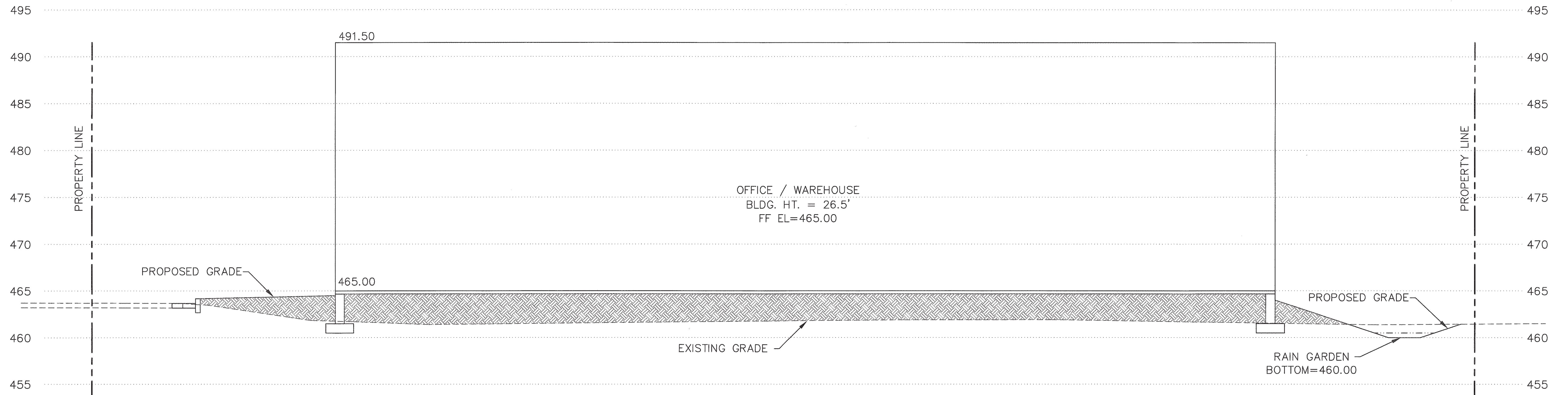
**Stock & Associates**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH. (636) 530-9100  
FAX (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

M.S.D. P# \_\_\_\_\_  
BASE MAP # 17W

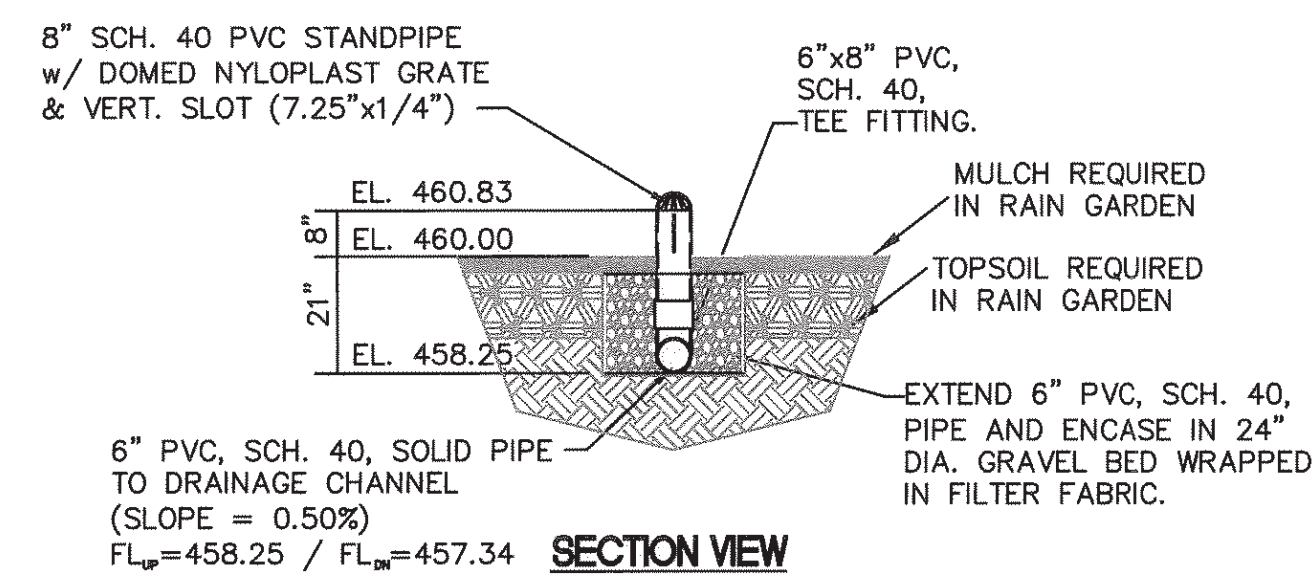


06/04/2012  
GEORGE M. STOCK E-25116  
DRAWN BY: D.P.B. DATE: 03/30/12  
CHECKED BY: G.M.S. DATE: 03/30/12  
JOB NUMBER: 212-4948  
SHEET: SDSP-01



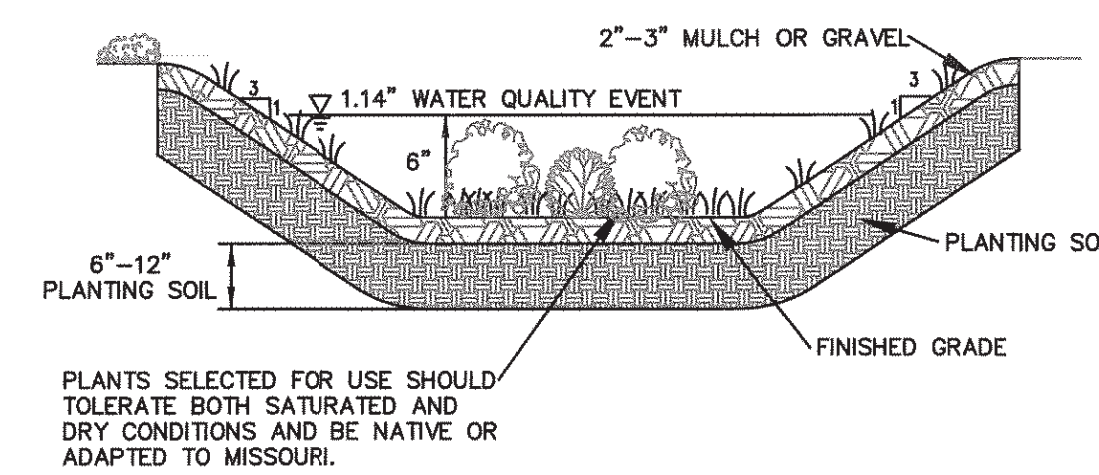
**SITE SECTION A-A**

SCALE: 1"=5'



**RAIN GARDEN - STANDPIPE DETAIL**

(NTS)



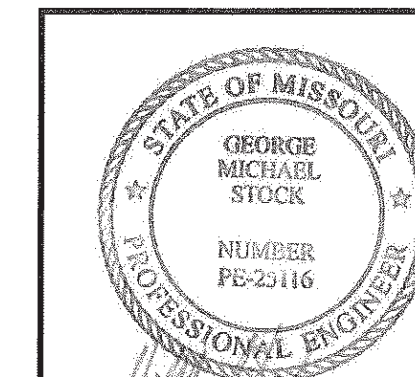
**RAIN GARDEN DETAIL**

(NTS)

M.S.D. P# \_\_\_\_\_  
BASE MAP # 17W

ADJUSTED LOT 10 - MMLD PROPERTIES, LLC

SITE SECTION A-A



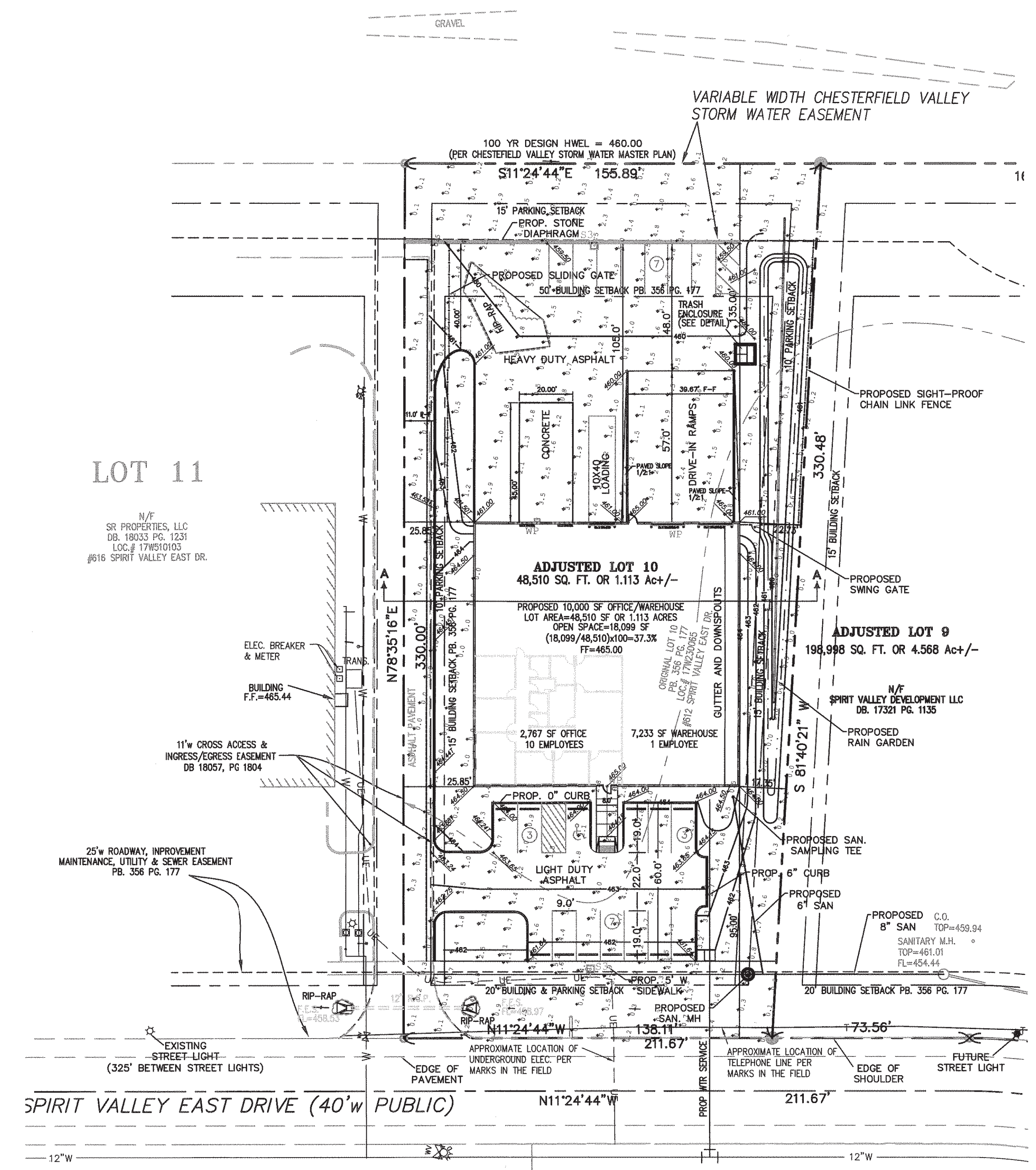
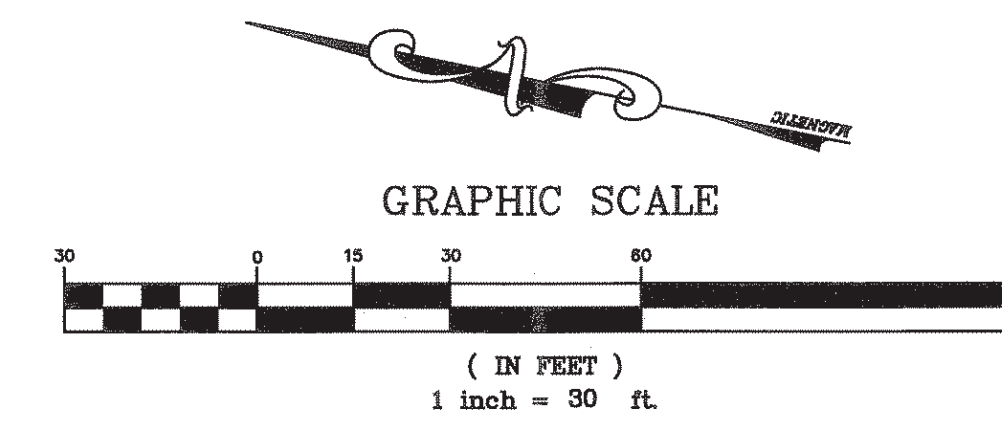
**STOCK & ASSOCIATES**  
**Consulting Engineers, Inc.**

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH. (636) 530-9100  
FAX (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

06/04/2012  
DRAWN BY: GEORGE M. STOCK E-25116  
DATE: 05/16/12  
CHECKED BY: D.P.B.  
DATE: 05/16/12  
JOB NUMBER: G.M.S. 212-4948  
SHEET: SDSP-02



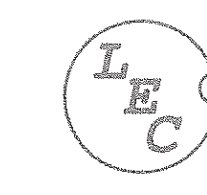




Luminaire Schedule						
Symbol	Qty	Label	Description	Arrangement	Total Lamp Lumens	L.F.F
H	3	WF	LMC-150P WALL MTD. @ 22' ABOVE GRADE	SINGLE	14000	1.000
CI	2	S3	MSV-x-P40-V3P-E-FGSZ AT 20' ABOVE GRADE	SINGLE	44000	1.000

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Calc Points Not on Pky Surface	ILLUMINANCE	FC	0.75	3.4	0.0	N.A.
Parking Surface	ILLUMINANCE	FC	2.61	6.2	0.4	6.53


 Filename: MMDL LOT 10 R1.AGI  
 Date: 5/15/2012  
 Calculations Provided by Luikart-Bason-Calcaterra & Co.  
 11088 Millpark Dr. Suite 120 Maryland Heights, Mo. 63043  
 Phone: 314-298-7500 Fax 314-298-8508 Website: lecltg.com

PHOTOMETRICS PROVIDED BY OTHERS

05/16/12 - REVISED PER CITY COMMENTS

M.S.D. P# \_\_\_\_\_  
BASE MAP # 17W

**ADJUSTED LOT 10 - MMLD PROPERTIES, LLC**  
**LIGHTING PLAN**

STATE OF MISSOURI

GEORGE MICHAEL STOCK

REGISTERED PROFESSIONAL ENGINEER

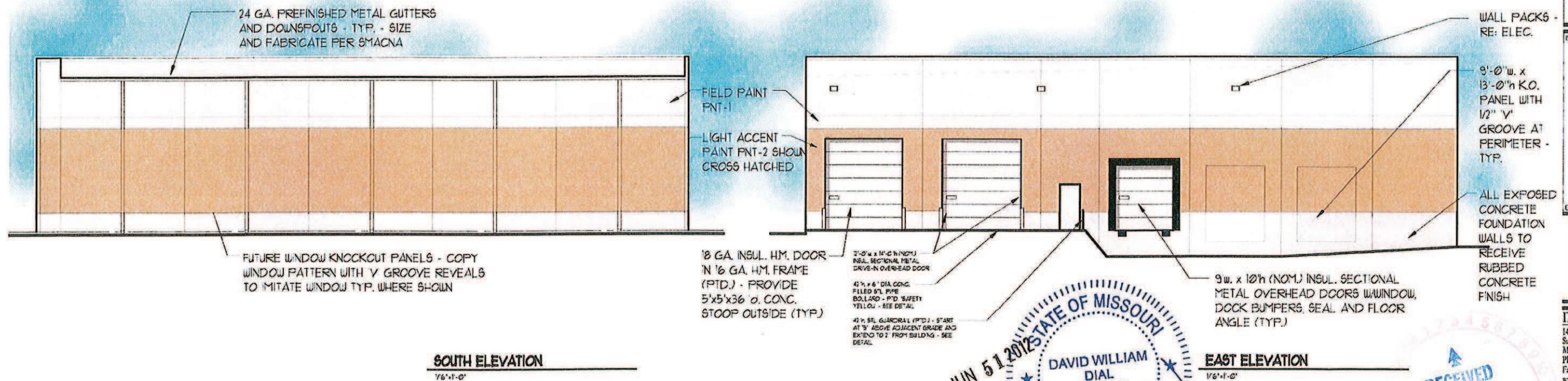
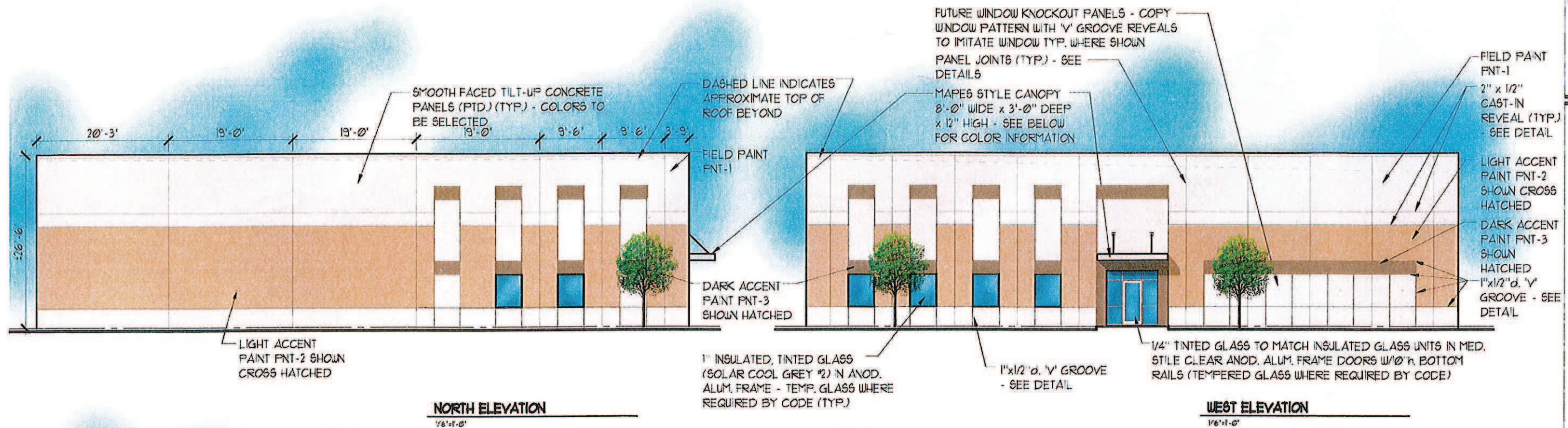
NO. 25116

06/04/2012

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

257 Chesterfield Business Parkway  
St. Louis, MO 63005  
PH: (636) 530-9100  
FAX: (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

DRWN BY: D.P.B.	DATE: 03/30/12	CHECKED BY: G.M.S.	DATE: 03/30/12	JOB NUMBER: 212-4948	SHEET: SDSP-LIGHTING
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JUN 5 1 2012 STATE OF MISSOURI  
DAVID WILLIAM DIAL  
NUMBER A-7331  
ARCHITECT

RECEIVED  
JUN 15 2012  
DEPT. OF PLANNING & PUBLIC WORKS

General Contractor:  
**KEYSTO**  
Reserve Construction Group, Design, Build

Civil Engineer:  
**Stock & Associates**  
Consulting Engineers, Inc.

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

ISSUE DATES:

SITE DEVELOPMENT:	03-29-12
ARCH SUBMITTAL:	04-19-12
CITY SUBMITTAL:	03-17-12
CITY SUBMITTAL:	05-05-12

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**DIAL**  
ARCHITECTS

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

SHEET NUMBER:  
**A1**  
ELEVATIONS  
PROJECT NUMBER: 12020 DATE: 05-05-12

April 26, 2012

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

Members of the Architectural Review Board

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

MMLD Properties Information and Background

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

10. General Requirements for Site Design

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

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

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

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

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

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

### 11. General Requirements for Building Design

The owner of this facility, being a long time and current business resident of the City of Chesterfield, wants this building to represent the quality that they have offered in their many years of service and, as such, has placed a high priority on the appearance of his facility.

The front elevation is articulated with glass, reveals and paint colors. The north side of the building is designed similar to the front by adding large windows and reveals in rhythmically pleasing geometric patterns with accent colors to add depth to the elevations.

As seen on the attached elevations, the building will utilize two earth tone colors, gray tinted glass and clear anodized aluminum window frames. The colors, glass and metal items are juxtaposed on the façades of the building to create a very nice overall building design. These include a main building color of a light warm taupe and darker accent color of similar nature.

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

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

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

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

Please see the site development section plan for drainage information.

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

### Specific Requirements for the Chesterfield Valley

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

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

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

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

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

Thank you for your assistance.

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

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

End of Architects Statement