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July 5, 2007

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Wings Corporate Estates Lot 20 (Natoli Engineering): A Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for a 3 acre tract of land zoned "PI" Planned Industrial District, located on the North side of Paul Haglin Dr.

Dear Board Members:

Clayton Engineering and MTH Architects Inc., has submitted on behalf of Carmelo J. Natoli, a Site Development Section Plan, Architectural Elevations, Landscape Plan and Architects Statement of Design for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

Submittal Information

The request is for a 35,000 sq. ft. Office Warehouse Building, located on a parcel zoned "PI" Planned Industrial District under the terms and conditions of City of Chesterfield Ordinance 2237. The exterior building materials will be comprised of tilt up concrete panels, glass and granite. The roof is proposed to be a flat/low slope, single ply membrane. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines. In addition, the plan was reviewed for compliance with City of Chesterfield Ordinance 2237, which governs the site. Landscape and lighting are being addressed through site plan review for adherence to City of Chesterfield Tree Manual and lighting ordinance.

Actions Requested

The Department of Planning requests action by the Architectural Review Board on the information presented.

Respectfully Submitted,

Charlie Campo
Project Planner

Respectfully Submitted,

Mara M. Perry, AICP
Senior Planner of Plan Review

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Wings Corporate Estates Lot 20, Natoli Engineering
Date of Review: 07-06-07

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	NA		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscaping is being addressed through site plan review
CHAPTER FOUR: Miscellaneous			
A. Signage			Not submitted for approval at this time
B. Lighting			Lighting is being addressed through site plan review
C. Utilities	X		
D. Stormwater Drainage			Drainage is being addressed through site plan review
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

* Record: CARMELO J. NATOLI
Address: 18841 CLIFFVIEW LANE
City: CHESTERFIELD State: MO Zip: 63005
Tel.: 636.926.8900 Fax: 636.926.8910

*Attach additional sheets as necessary.

x * Applicant, if other than owner(s): _____
Address: _____
City: _____ State: _____ Zip: _____
Tel.: _____ Fax: _____

Legal Interest: _____

(Provide date of contract and date of expiration of contract)

*Attach additional sheets as necessary.

II. PROJECT STATISTICS

Acreage: 3.00 Gross Floor Area: 35,700SF Building Height: 24'0"

Existing Overlay Districts: Check (✓) all that apply [] C.U.P. [] C.S.P. [] L.P.A.

Proposed Usage: WAREHOUSE

Exterior Building Materials: TILT UP CONCRETE & GLASS & GRANITE

Construction Type: IIB

Roof Material and Design: SINGLE MEMBRANE

Building Setbacks: Front Yard: _____ Side Yard: _____ Rear Yard: _____

Max. Building Height: _____ Min. Lot Requirement: _____

Description of art or architecturally significant features (if any): TINTED GLASS,
GRANITE ACCENTS, RECESSED ENTRIES

Screening Material and Design: _____

Additional Project Information, if any: _____

III. ZONING

Current Zoning District: _____

Existing Uses(s) on property: NONE

Proposed Use(s) on property: LIGHT INDUSTRIAL

Proposed Development Intensity: _____ du / sf (circle one)*

* du = Dwelling Units (Residential or Hotel/Motel) sf = square feet (Commercial, Industrial)

CHAPTER ONE/ SITE LAYOUT

A. PHYSICAL FEATURES

1. SITE IS CURRENTLY LEVEL
2. SURROUNDING USES ARE THE SAME, NO BUFFERING
3. NO NATURAL SITE AMENITIES ARE EXISTING
4. VERY LITTLE GRADING IS REQUIRED, SITE IS LEVEL.
5. NO RETAINING WALLS REQUIRED.

B. VEGETATION

1. BUILDING IS ORIENTED THE ONLY DIRECTION POSSIBLE .
2. BUILDING DOES NOT ADVERSELY AFFECT SURROUNDING ENVIRONMENT.
3. TRASH ENCLOSURE AND LOADING ZONE LOCATED ON BACK SIDE OF BUILDING.
4. FRONT YARD AREA PROVIDED IS GREATLY IN COMPLIANCE WITH CODE
5. COVERED ENTRY AREA PROVIDED.
6. NO PHASING REQUIRED.

D. PEDESTRIAN AND VEHICULAR CIRCULATION

1. CIRCULATION PATTEN IS OBVIOUS AND SAFE.
2. PARKING IS PLACED IN FRONT OF BLDG AND COMPLIES WITH ORDINANCES.
3. CIRCULATION IS LAID OUT TO AVOID CONFLICT.
4. NA
5. PROVISIONS HAVE BEEN MADE FOR ALL TYPES OF TRANSPORTATION THAT ARE AVAILABLE.

6. NA

7. DRIVEWAY IS NOT SHARED BECAUSE OF DRAINAGE DITCH REQUIREMENTS

8. SEE ITEM #2

9. LANDSCAPING SEPARATION IS PROVIDED.

E. PEDESTRIAN ORIENTATION

1.N.A..

2. NA

3. ALL WALLS OR DECORATED WITH COLOR BANDS AND ARTICULATION JOINTS..
THR FRONT HAS RECESSED ENTRIES WITH A PROJECTING ROOF.

4. NA.

5.NO SIGNS PROPOSED AT THIS TIME.BLDG FACADE IS ACTIVE

6.NA

CHAPTER TWO/ BUILDINGS

I. ALL STRUCTURES

A. GENERAL ARCHITECTURAL GUIDELINES

1. BUILDING IS WELL ARTICULATED , ADORNED WITH COLOR AND
ARTICULATION ELEMENTS FACING THE STREET PROVIDING AN INTERESTING
AND UNIQUE FEATURE.

B. SCALE

1. TOTAL HEIGHT OF BUILDING IS 24' , WHICH WOULD BE COMPATIBLE WITH THE
SCALE OF THE SURROUNDING PROJECTS IF THERE WERE ANY.

2. DETAILS OF ARTICULATED AND COLORFUL FACADE ALL CONSPIRE TO CREATE
A HUMAN SCALE.

3.THERE ARE NO SURROUNDING BUILDINGS.

C. DESIGN

1. THE DESIGN IS DIVERSE IN ITS NATURE WHILE STILL MAINTAINING A COMPATIBLE RELATIONSHIP WITH PROJECTS OF SIMILAR TYPE IN THE AREA.
2. BUILDING DESIGN HAS MULTIPLE RECESSED ENTRIES IN THE FACADE.
3. NA
4. SCREENING ELEMENTS NOT PROVIDED
5. ALL ELEVATIONS OF THE PROJECT ARE DESIGNED UTILIZING THE SAME ARCHITECTURAL ELEMENTS.
6. SAME MATERIALS ARE USED ON ALL SIDES..
7. ROOF TOP EQUIPMENT IS SCREENED BY THE PARAPET OF THE BUILDING, EXCEPT TO ALL PLANES APPROACHING OR DEPARTING THE AIRPORT
8. BUILDING ENTRY IS COVERED WITH A LARGE CANOPY AND WELL SHELTERED BUT EASILY IDENTIFIED ARCHITECTURALLY AS THE ENTRY.
9. THE BUILDING IS DESIGNED TO EXCEED ALL EXISTING ENERGY CODES WITH THERMO-PANE WINDOWS, R-15 ROOF INSULATION AND HIGH EFFICIENCY HEATING AND COOLING EQUIP.
- 10 NA

D. RELATIONSHIP TO ADJACENT DEVELOPMENT

1. THERE ARE NO RELEVANT ADJOINING STRUCTURES.
2. THE SCALE OF THE BUILDING, THE MATERIALS (TILT UP CONCRETE) THE COLORS AND THE TEXTURES ARE COMPATIBLE WITH ANTICIPATED FUTURE DEVELOPMENTS.
3. NA
4. THE EARTH TONES INCORPORATED INTO THE DESIGN OF THE PROJECT ARE NEITHER GARISH OR COMPETITIVE AND ARE HARMONIOUS WITH BOTH THE NATURAL ENVIRONMENT AND THE ARTIFICIAL ENVIRONMENT IN THE AREA.
5. LARGE OUTDOOR GRASS IS PROVIDED FOR THE ENJOYMENT OF THE OCCUPANTS AT THE REAR OF THE PROPERTY.

E. MATERIALS/COLORS

1. THE MATERIALS INCORPORATED IN THE DESIGN(TILT UP CONCRETE AND GLASS) ARE KNOWN TO BE OF GOOD CHARACTER, DURABLE, AND HIGHLY ABSORBENT OF LIGHT AND A LOW COEFFICIENT OF REFLECTIVITY.

2.MATERIAL AND COLOR CHANGES ARE ARTICULATED IN HORIZONTAL BANDS THEREBY AVOIDING A SENSE OF “THINNESS”

3.UNIFORMITY OF COLOR, SCALE, MATERIALS, TEXTURES, PROPORTION, REFLECTIVITY AND DESIGN ARE MAINTAINED ON ALL FACADES OF THE PROPOSED EDIFICE.

4. NA

5. SOFFIT MATERIALS ARE OF ARE OF A EXTERIOR G.B. THAT IS COMPATIBLE IN TEXTURE AND COLOR WITH THE OTHER ARCHITECTURAL ELEMENTS OF THE BUILDING.

II RESIDENTIAL ARCHITECTURE.. NA

III. NON RESIDENTIAL ARCHITECTURE

A. GENERAL

1. UNIFORM DETAILING, COLOR, TEXTURE, MATERIALS, SCALE, PROPORTION, SCREENING, REFLECTIVITY, AND DESIGN ARE MAINTAINED ON ALL FACADES OF THE PROPOSED BUILDING.

2..LARGE COVERED ENTRY AND LARGE OUTDOOR REC AREA ARE PROVIDED.

3.BUILDINGS CONTINUOUS WALLS INTERRUPTED BY DETAILS APPROPRIATE FOR CLOSE RANGE INSPECTION BY PEDESTRIANS.

4. NA

C. FAST FOOD RESTAURANT GUIDELINES NA

D. AUTO SERVICE STATION GUIDELINES

E. SHOPPING CENTER GUIDELINES

CHAPTER FOUR/ MISCELLANEOUS

A. SIGNAGE

NONE BEING REQUESTED AT THIS TIME

B. LIGHTING

1, ALL SITE LIGHTING IS DESIGNED TO NOT CAST LIGHT ON ADJOINING PROPERTIES.. THE PARKING LOT FIXTURES ARE OF A TYPE TO THOSE AT NUMEROUS OTHER INDUSTRIAL PROJECTS, SUCH AS HOUSE OF DENMARK AND AMBASSADOR FLOOR

2. NA

3. LIGHT FIXTURE COLORS ARE BRONZE, AN EARTH TONE, COMPATIBLE WITH THOSE INCORPORATED IN THE DESIGN OF THE PROPOSED BUILDING.

4. FIXTURE MOUNTING HT OF 20' IS COMPATIBLE WITH THE SCALE OF THE BUILDING.

5. NO BOLLARDS USED AT THIS TIME.

6. NA

7. NONE USED

C. UTILITIES

1. ALL UTILITIES ARE UNDERGROUND.

D. STORMWATER DRAINAGE

1. OKAY.

2. OKAY

3. DRAINAGE IS PROPERLY CONVEYED

4. DETENTION IS PROVIDED BEHIND AND IN FRONT OF BUILDINGPROPOSED BUILDING

E. ENERGY CONSERVATION

1. SEE ITEM I,C,9 FOR ANSWER

F. SCREENING(FENCES AND WALLS)

1. FENCE AROUND PLAY GROUND IS OPEN AND DECORATIVE.

2. FENCE IS OF A COLOR(WHITE) AND A MATERIAL(METAL) THAT IS COMPATIBLE WITH THOSE INCORPORATED IN THE DESIGN OF THE BUILDING/.

3. OKAY

4. NONE USED

5, NA

6. SEE III-B-1 FOR ANSWER



Plant 1/2th of ex. leaf area while retaining natural form.

1200 wrap

4" earth encoder

5' tall mesh

remove top 2nd bulge

1/2" rubber hose @ 2x4's

flush to grade

mesh/ET

4" earth encoder

5' tall mesh

remove top 2nd bulge

CANOPY TREE PLANTING

3-2 1/2" (6" dia) x 1/2" mesh @ 1/2 to 3/4 ft.

1/2" rubber hose @ 2x4's

flush to grade

2-2 1/2" mesh/ET

4" earth encoder

5' tall mesh

remove top 2nd bulge

TYPICAL EVERGREEN PLANTING

flush to grade

remove top 2nd bulge

4" earth encoder

5' tall mesh

remove top 2nd bulge

TYPICAL SHRUB PLANTING

flush to grade

remove top 2nd bulge

4" earth encoder

5' tall mesh

remove top 2nd bulge

TYPICAL PERENNIAL PLANTING

flush to grade

remove top 2nd bulge

4" earth encoder

5' tall mesh

remove top 2nd bulge

18" tall per. stake with amendments

perennial/ shrubs

5' tall mesh @ 1/2"

remove top 2nd bulge

4" earth encoder

5' tall mesh

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SECTION VIEW

perennial/ shrubs

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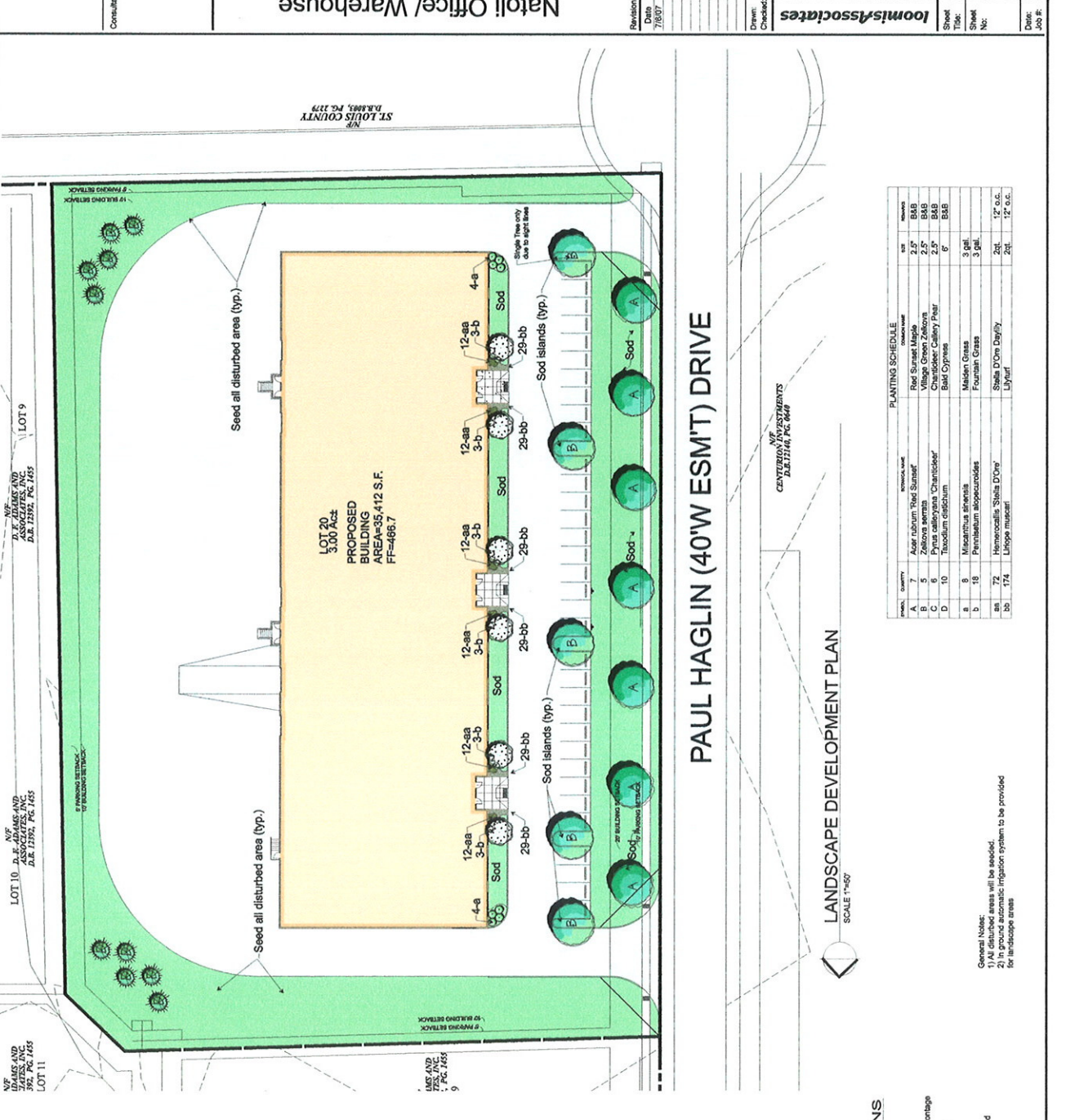
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LANDSCAPE DEVELOPMENT PLAN

SCALE 1"=60'

NO.	QUANTITY	RECOMMENDATION	PLANTING SCHEDULE	REMARKS
A	5	Asplenium Platyneuron	Year 1	BB
B	5	Zinnia mexicana	Year 1	BB
C	6	Pyrus calleryana 'Chantrelle'	Year 1	BB
D	10	Theodora distichum	Year 1	BB
E	5	Manihot glabra	Year 1	BB
F	18	Peritoma rugosoides	Year 1	BB
G	174	Hemerocallis 'Stella D'Ore'	Year 1	BB
H	174	Liriodendron tulipifera	Year 1	BB

General Notes:
 1) All plants shall be installed within 14 days of final grading.
 2) In ground automatic irrigation system to be provided for landscape areas.

LANDSCAPE CALCULATIONS

Street Tree Requirements

- 1 Street tree (min. 2.57' for every 100' feet of lot frontage)
- 300' of frontage = 300 / 50 = 7.6 or 8 street trees

Parking Lot Requirements

- 1 deciduous tree (min. 2.57' per every angle island)
- 5 single island = 5 deciduous trees

loomisAssociates
 2925-D-6668 8000
 611 West 11th Street, Suite 200
 St. Louis, MO 63102
 Phone: 314.433.8888
 Fax: 314.433.8888
 Email: info@loomisassociates.com

Drawn: RGS
 Checked: JJ

Revisions:
 Date: 7/8/07
 Description: City Comments
 No.: 1

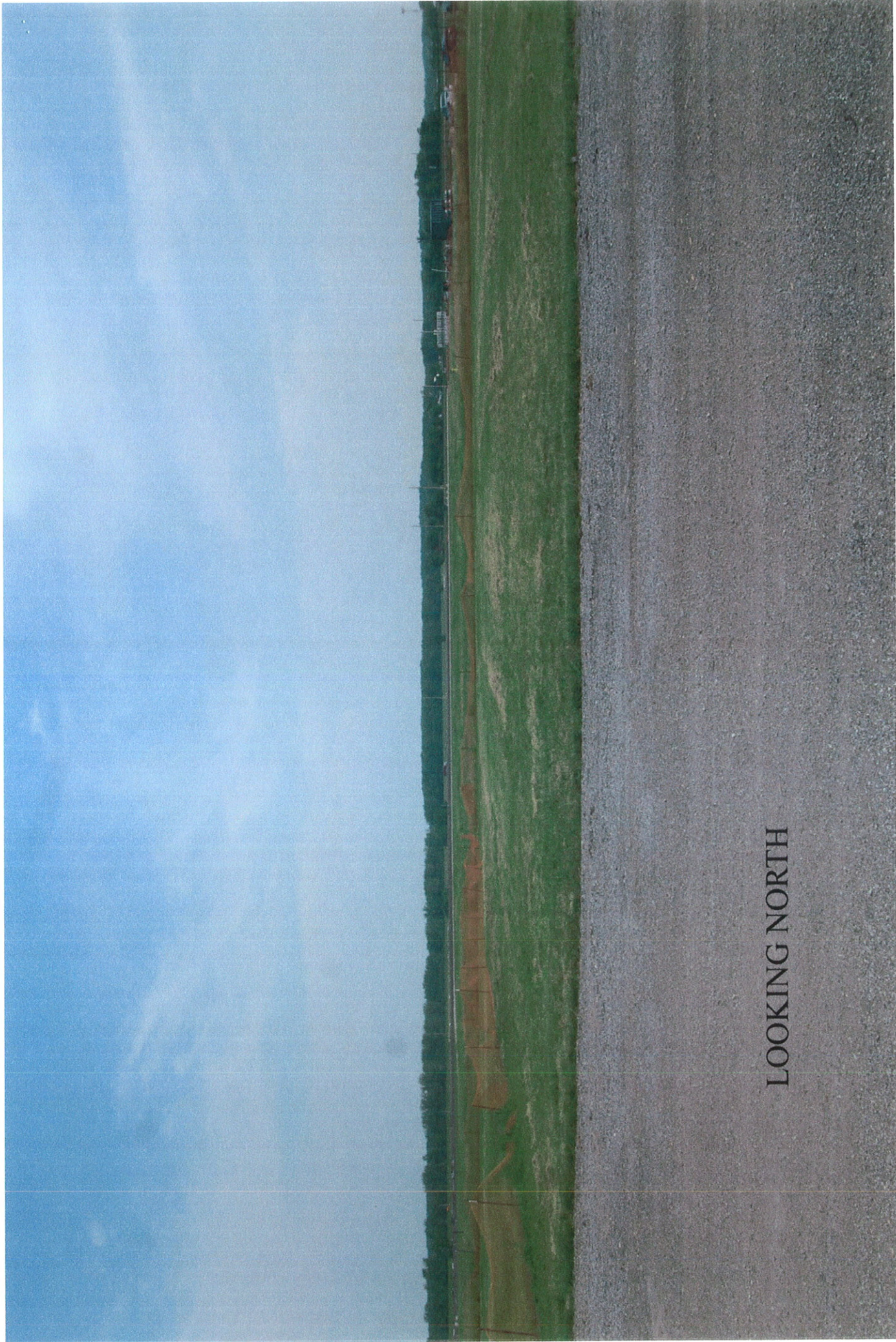
Consultants:
 Natoli Office/ Warehouse
 MTH Architect Inc.
 Lot 20 Wings Corporate Estates
 Chesterfield, Missouri

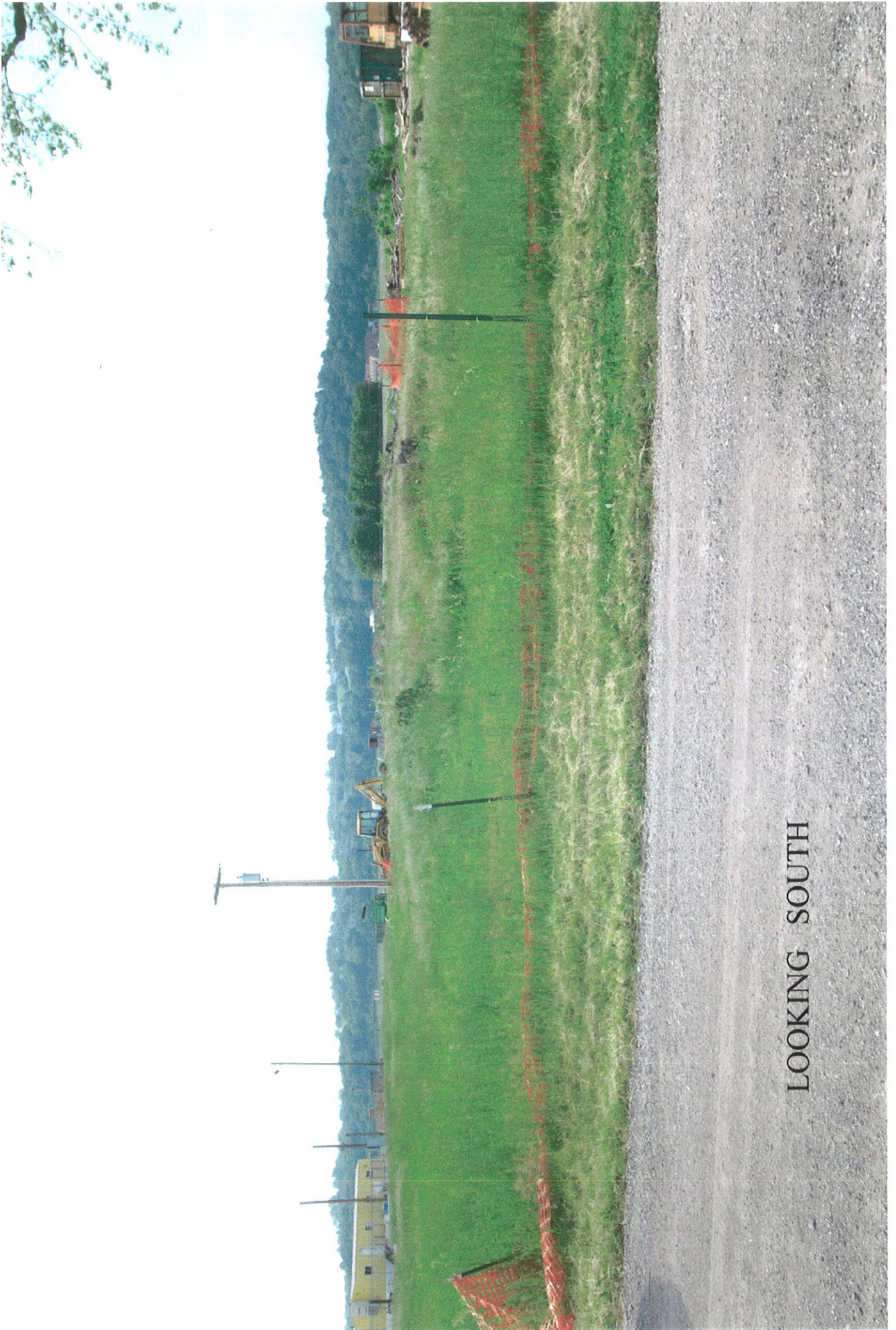
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 Sheet No.: L-1
 Date: 5/25/07
 Job #: 155.006



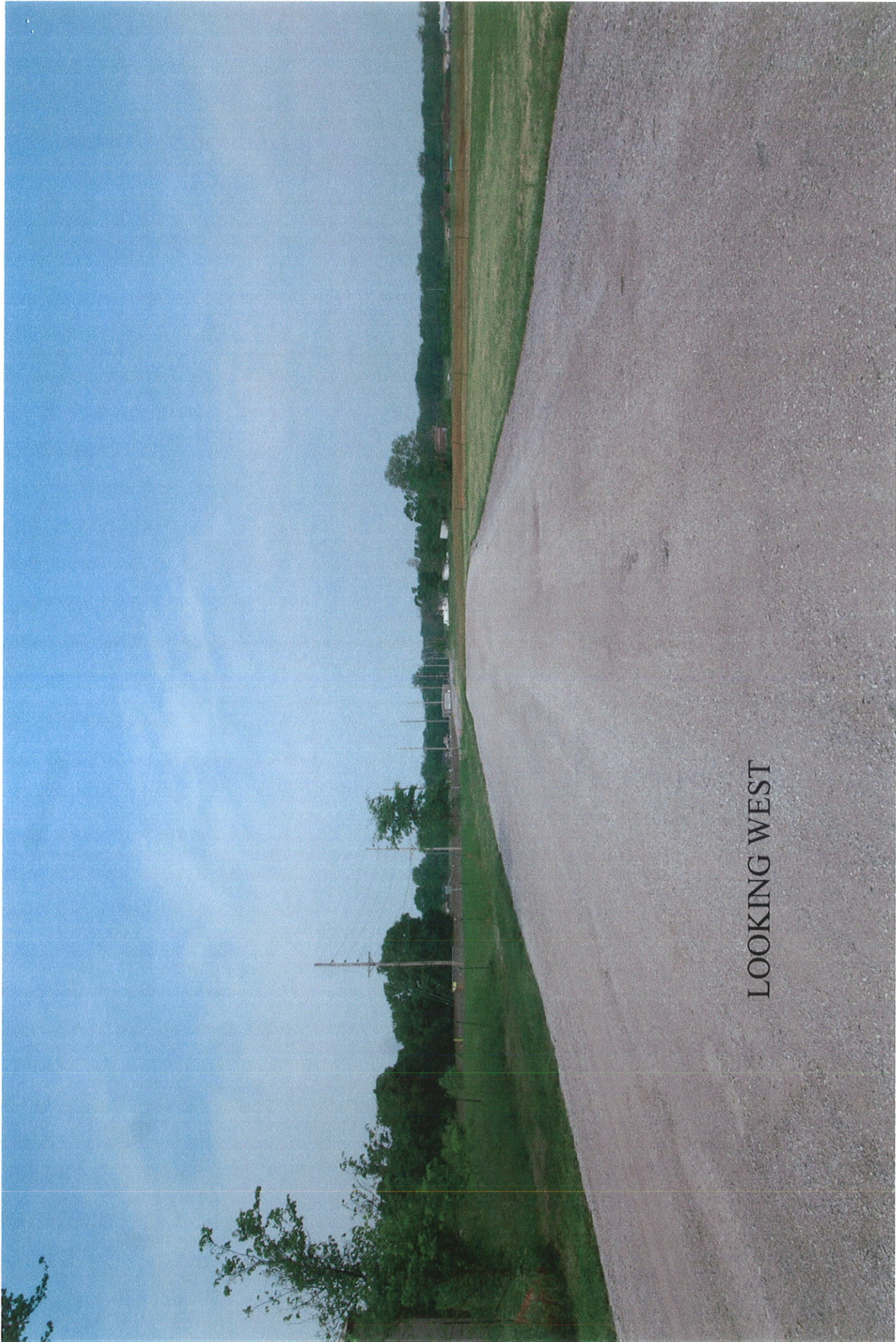
LOOKING EAST

LOOKING NORTH





LOOKING SOUTH



LOOKING WEST





