



## VII. B.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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July 9, 2008

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

The Planning Commission agenda for **July 14, 2008** will include the following item for your consideration:

**Wings Corporate Estates Lot 4-American Piping Products:** A Site Development Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for a 1.3 acre lot of land located on the north side of Wings Corporate Dr.

Planning Commission:

Civil Engineering Design Consultants and Dial Architects, have submitted on behalf of American Piping Products Inc., a Site Development Section Plan, Landscape Plan, Architectural Elevations and Lighting Plan for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

### **BACKGROUND**

1. On June 6<sup>th</sup>, 2006, The City of Chesterfield approved Ordinance 2237 which amended the City of Chesterfield Zoning Ordinance by changing the boundaries of an "NU" Non-Urban to "PI" Planned Industrial District for 39.5 acres of land located north of Wardenburg Rd. on Eatherton Rd.
2. On February 4<sup>th</sup>, 2008, The City of Chesterfield approved a Record Plat for 21 lots at Wings Corporate Estates.

### **SUBMITTAL INFORMATION**

1. The request is for 9,660 sq. ft. one-story office/warehouse building with 5,400 sq. ft. of office space and 4,260 sq. ft. of warehouse space.

2. The exterior building materials will be comprised of tilt-up concrete panels and glass. The roof is proposed to be a T.P.O. white roof at 1/4"/ft. slope to gutter.
3. The Landscape Plan is in compliance with the City of Chesterfield Tree Manual.

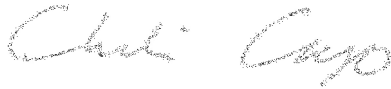
### **ARB RECOMMENDATIONS**

This project was reviewed by the Architectural Review Board on December 14, 2006. The ARB voted unanimously that the project should be forwarded for approval of the Site Development Section Plan, Landscape Plan, Lighting Plan and Architectural Elevations to the Planning Commission. The Architectural Review Board recommended a hedge be added to screen the front row of parking from Wings Corporate Dr. however, due to changes to the site as a result of new water quality standards required by MSD screening the parking area with low level planting is not possible.

### **DEPARTMENTAL INPUT**

The submittal is in compliance with all applicable City of Chesterfield ordinances. The Department of Planning requests action on the Amended Site Development Plan.

Respectfully submitted,



Charlie Campo  
Project Planner

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner of Plan Review

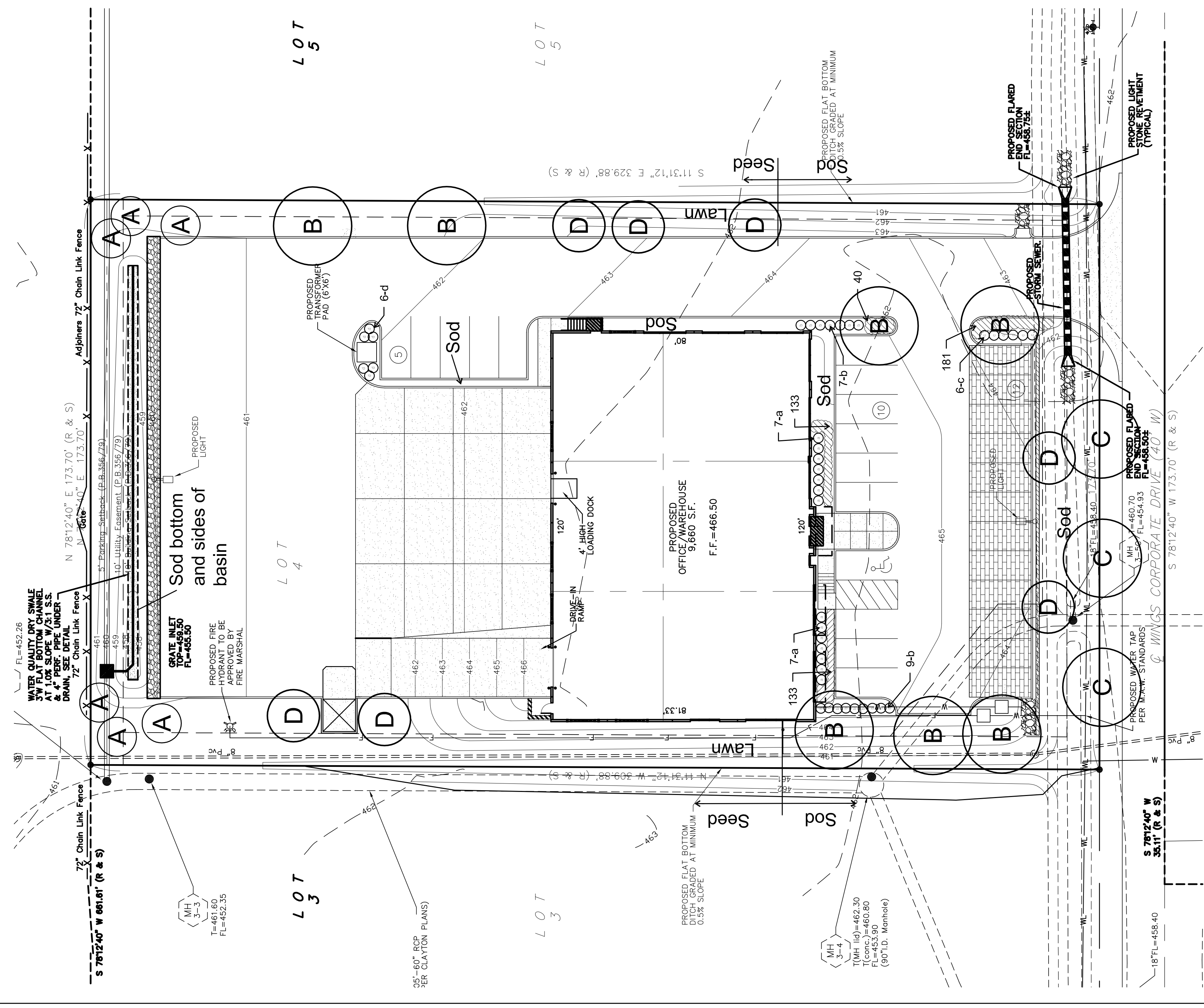
Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments: Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Architectural Elevations



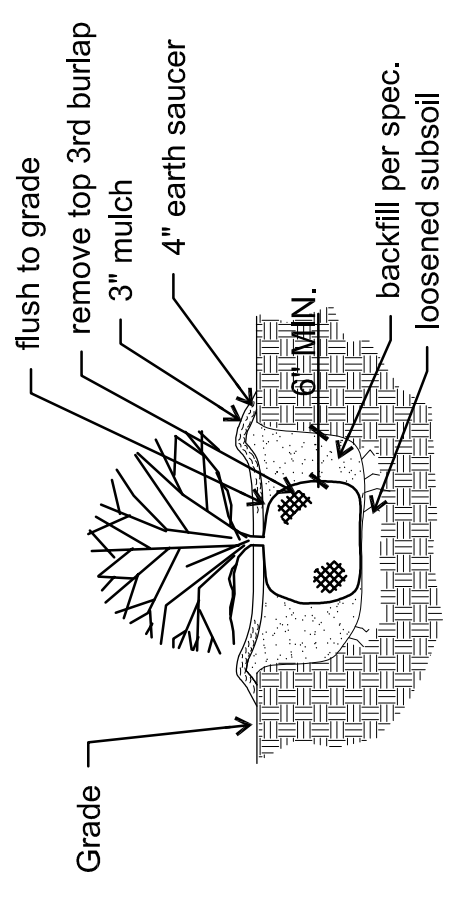




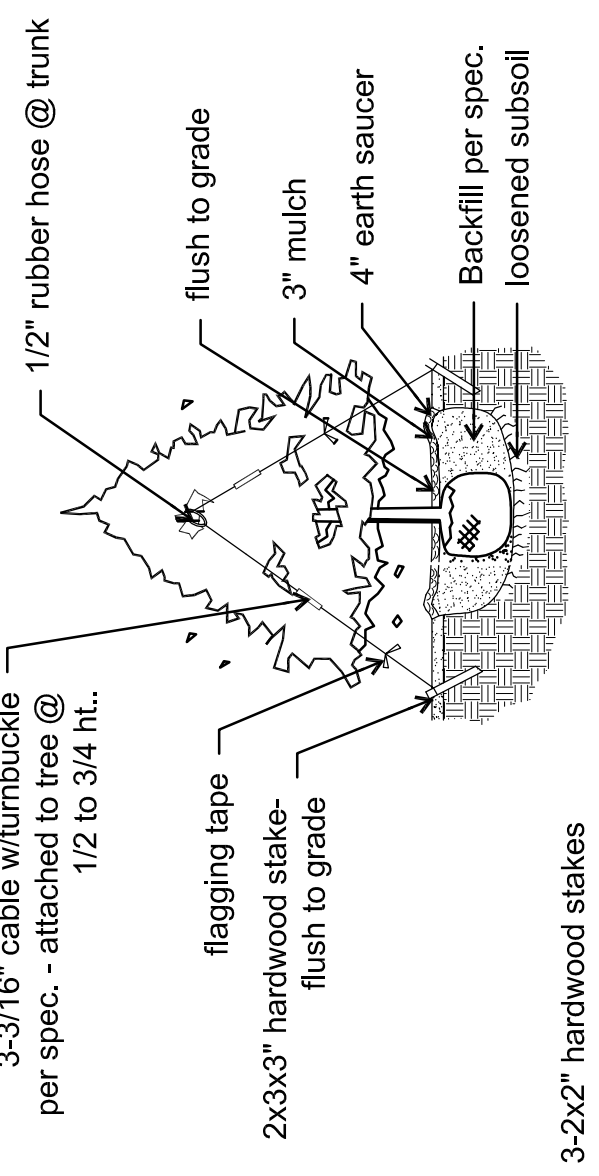


**Landscape Plan**  
SCALE 1"=20'

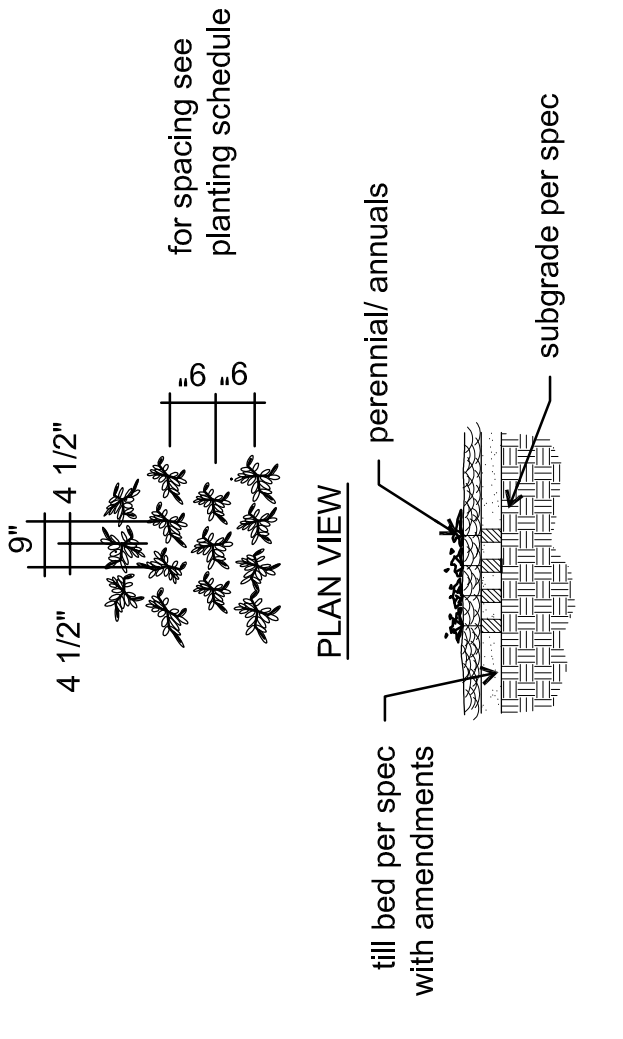
Total open space: 16,286 s.f. (30%)



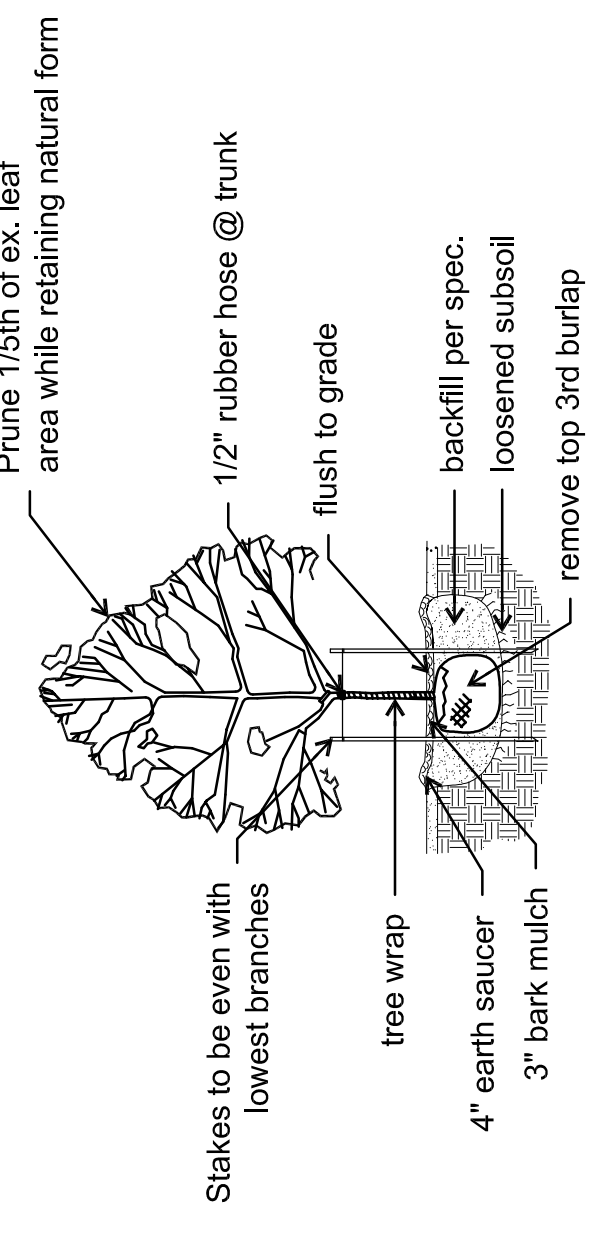
SCARIFY ROOT BALL OF ALL CONTAINER STOCK



TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING

SECTION VIEW

TYPICAL PERENNIAL PLANTING

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	TYPE
A	6	<i>Pinus strobus</i>	White Pine	8'	45'+	Evergreen
B	7	<i>Liriodendron tulipifera</i>	Tulip tree	2 1/2"	45'+	Canopy
C	3	<i>Acer rubrum</i>	Red Maple	2 1/2"	45'+	Canopy
D	7	<i>Crataegus viridis</i>	'Winter King' Hawthorn	2 1/2"	25'+	Ornamental
a	14	<i>Ilex glabra</i>	'Shamrock' Inkberry	2-3'		
b	16	<i>Juniperus chinensis</i>	'Sea Green' Juniper	16-24"		
c	6	<i>Spiraea x bumalda</i>	'Anthony Waterer' Anthony Waterer	16-24"		
d	6	<i>Calamagrostis arundinacea</i>	'Karl Foerster' Karl Foerster Feather Reed Grass	1 Gal		
	487	<i>Liriope muscari</i>	'Big Blue' Blue Lily-Turf	1 Qt.		9" O.C.

PLANTING SCHEDULE

GENERAL NOTES:

- 1) All street trees will be located at least 10' from all storm sewer structures.
- 2) Any existing trees to remain that are damaged during construction will be replaced with similar varieties of trees.
- 3) All lawn areas will be seeded or sodded as noted.
- 4) An in-ground irrigation system will be provided.

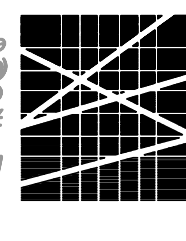
American Piping Products  
Chesterfield, Missouri

Wings Corporate Estate



Consultants:

loomisAssociates  
LandscapeArchitects/planners



Sheet Title: Landscape Plan  
Sheet No.: LP-1  
Date: 10/23/06  
Job #: 1671.001

Revisions:

Date	Description	No.
11-28-06	Clk Comments	1
3-4-08	Site Revisions	2
5-7-08	Site Revisions	3
5-29-08	Site Revisions	4

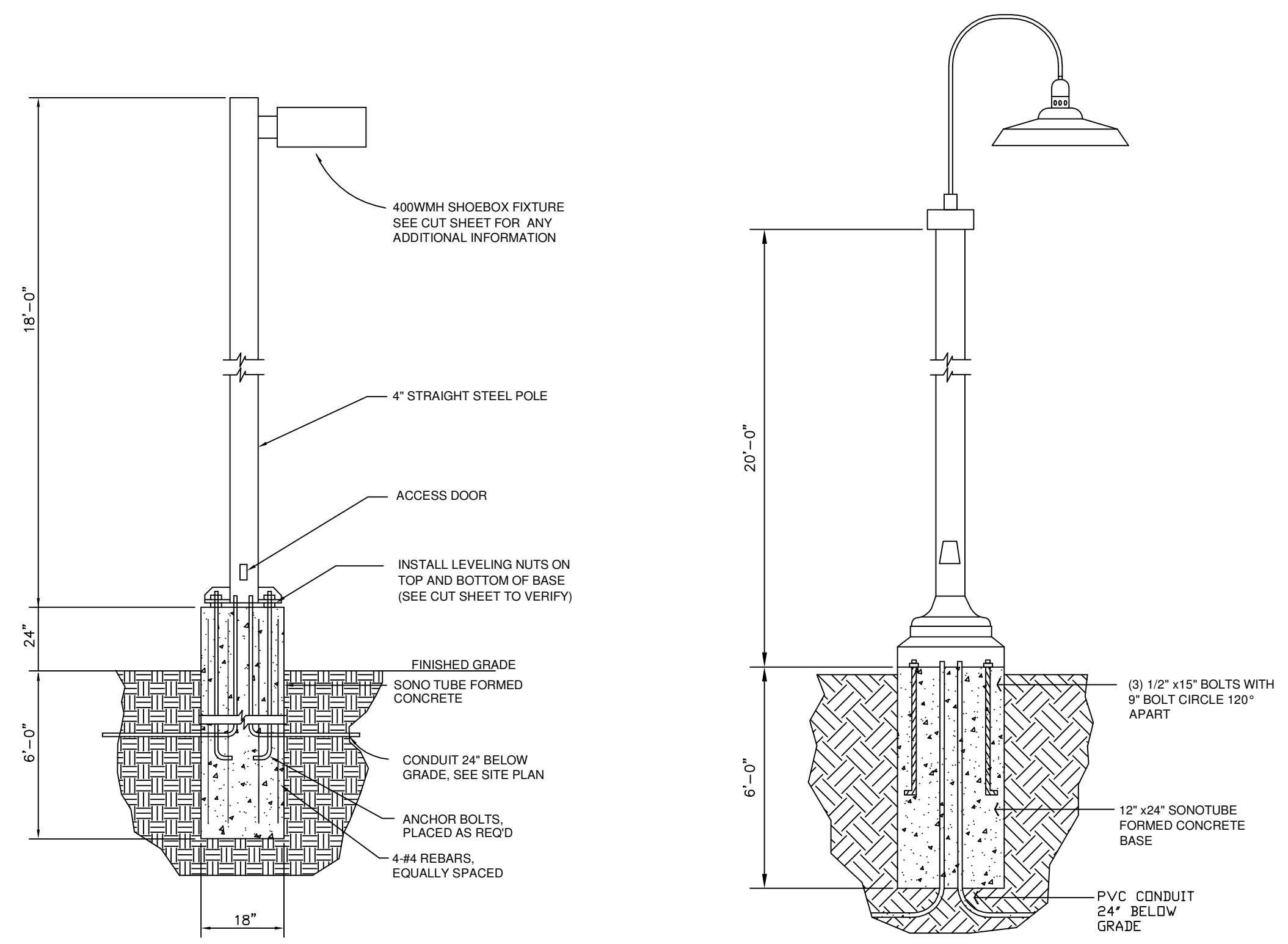
Drawn: BD  
Checked: DD



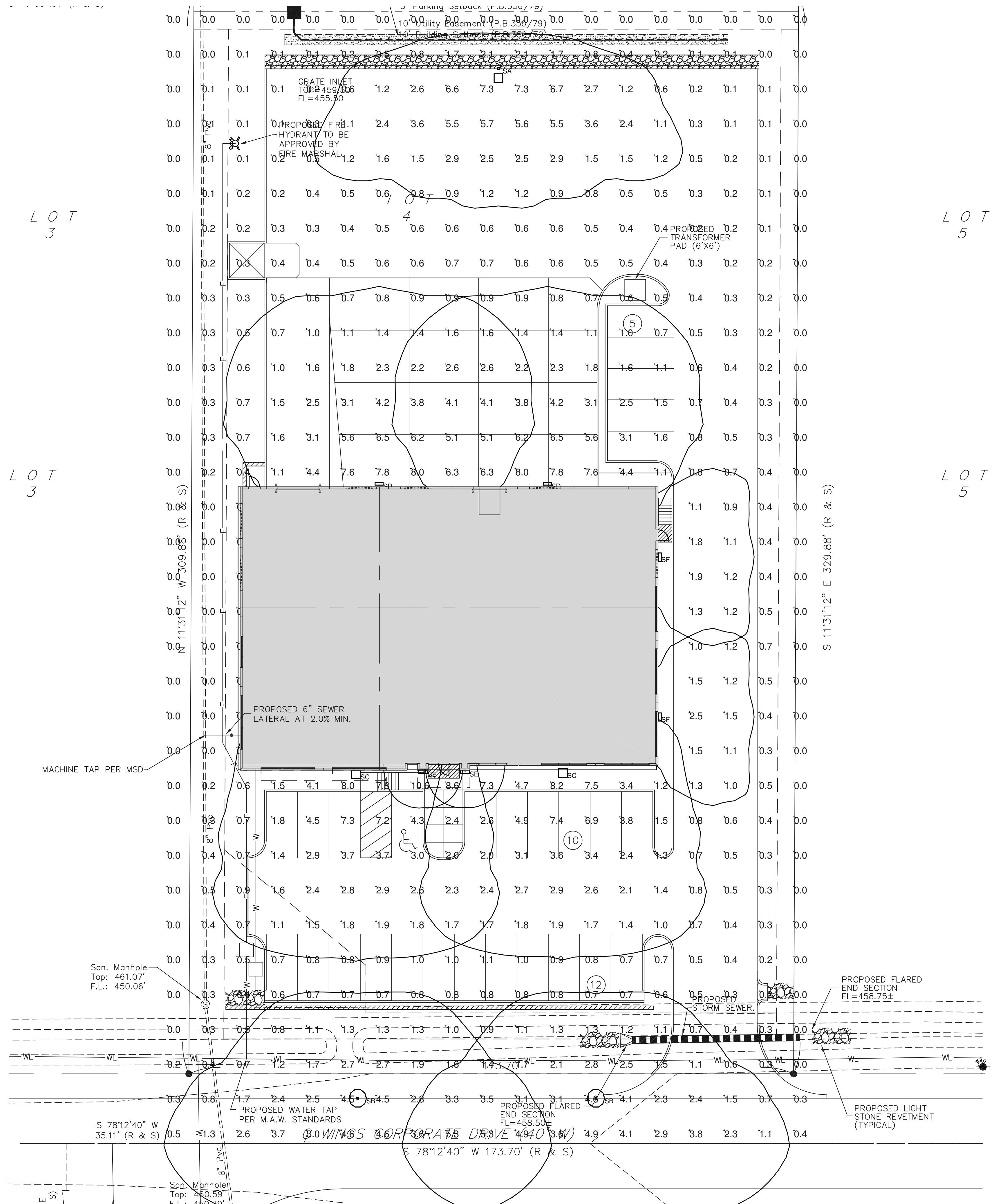
STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.5 fc	10.6 fc	0.0 fc	N/A	N/A

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
SA	SA	1	KAD 400M R3 HS	DIECAST CUTOFF LUMINAIRE W/R3 REFL. AND HOUSE SIDE SHIELD	ONE 400-WATT CLEAR BT-37 METAL HALIDE, HORIZONTAL POSITION.	LTL8675.IES	32000	0.75	462
SB	SB	2	UCL-H2-250MH	LARGE SCALE FULL CUT OFF POST TOP LUMINAIRE WITH SEMISPECULAR REFLECTORS AND CLEAR FLAT GLASS LENS STAINLESS STEEL HARDWARE, CAPTIVE FASTENERS ON RELAMP DOOR. OPTICS ROTATE ON 90° CENTERS	ONE 250 WATT MOG BASE CLEAR ED-18 MH LAMP LUMENS=21000	UCL-H2-250MH.IES	21000	0.75	295
SC	SC	2	KAD 400M R4	DIECAST TYPE IV, SHORT, CUTOFF LUMINAIRE	ONE 400-WATT CLEAR BT-37 METAL HALIDE, HORIZONTAL POSITION.	91110101.IES	32000	0.75	462
SD	SD	2	TWH 400M	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 400W MH, W/ CLEAR LAMP.	ONE 400-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	94112102.ies	32000	0.75	462
SE	SE	2	WSR 242TRT MDUS	ARCHITECTURAL SCONCE WITH MEDIUM THROW DISTRIBUTION WITH 50% UPLIGHT, CLEAR FLAT GLASS BOTTOM LENS, PRISMATIC FLAT GLASS TOP LENS.	TWO 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	LTL11315.IES	3200	0.81	93
SF	SF	2	TWH 100M FS	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 100W MH, CLEAR LAMP, W/ FULL SHIELD.	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	LTL8384.IES	8500	0.75	140

NOTE:  
TYPE SB FIXTURES ARE USED FOR OVERALL SITE DEVELOPMENT PLAN  
ARE MEANT TO GIVE ROADWAY LIGHTING OUT OF PROPERTY LINE.



Detail N.T.S. Type " SA " Fixture  
Detail N.T.S. Type " SB " Fixture



Plan View  
Scale 1" = 16'

General Contractor:  
**RJA Construction Services**  
We're Building On Your Success.

Architect  
David W. Dial Architects, P.C.

Civil Engineer:  
Civil Engineering Design Consultants, Inc.

Structural Engineer:  
McNealy Engineering, Inc.

Landscape Architect  
Loomis Associates

New Headquarters for:  
**AMERICAN PIPING PRODUCTS, INC**  
18325 Wings Corporate Drive  
Chesterfield, Missouri 63005

ISSUE DATES  
PERMIT DRAWING SET 02/20/08  
PHOTOMETRIC / SITE UPDATE 05/05/08

**RJP ELECTRIC**

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St. Louis, Missouri 63143  
Phone: 314-781-2400  
Fax: 314-781-4720  
www.rjpelectric.com

SHEET NUMBER  
**E-2**

PROJECT NUMBER xxxxxx DATE xx-xx-xx

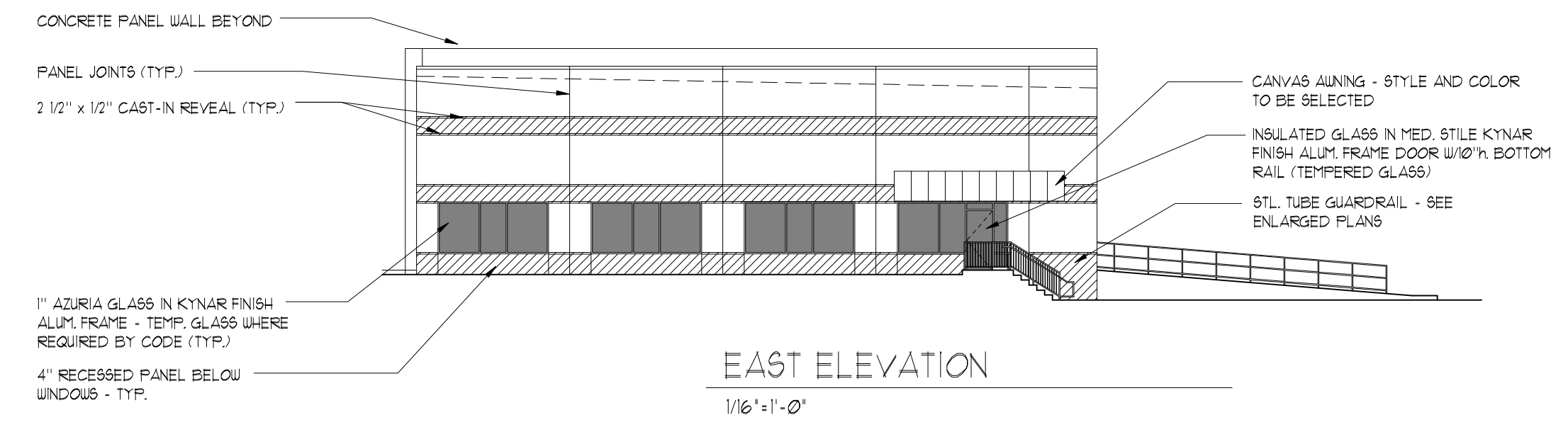
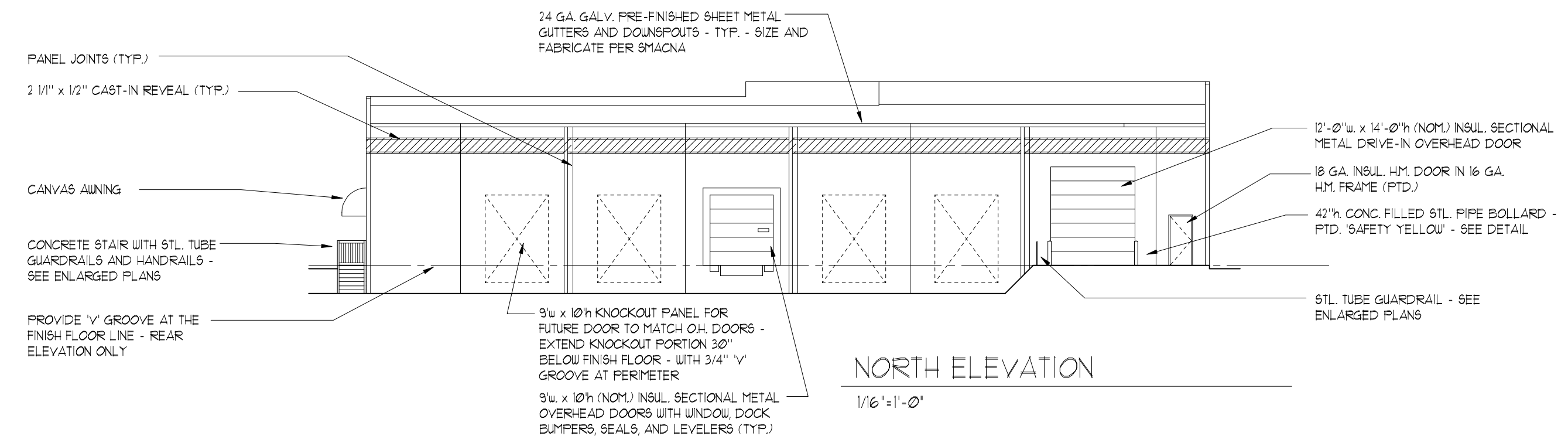
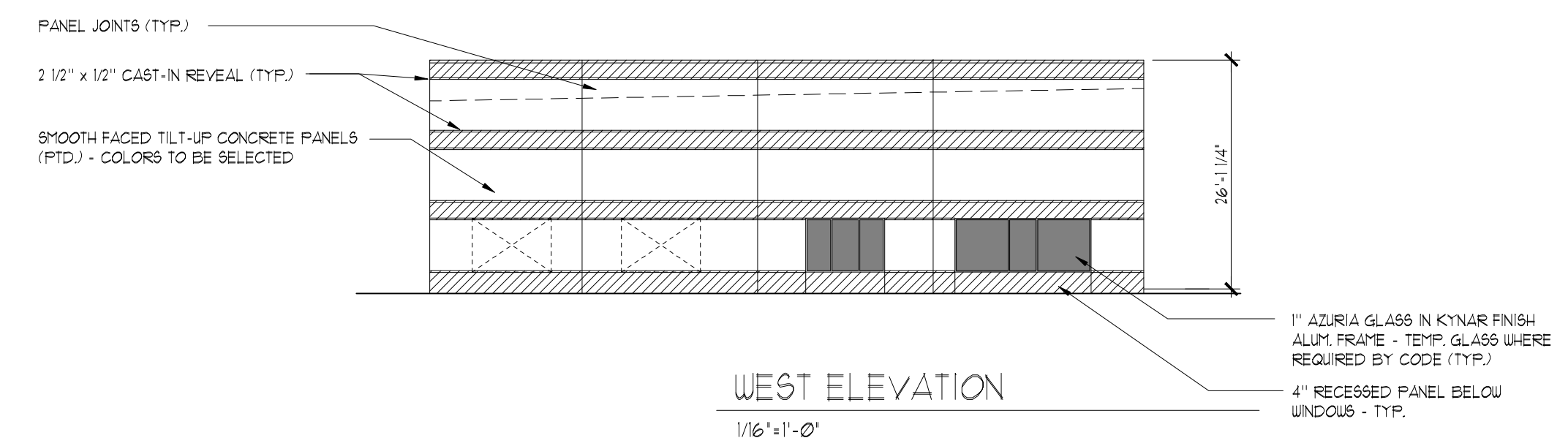
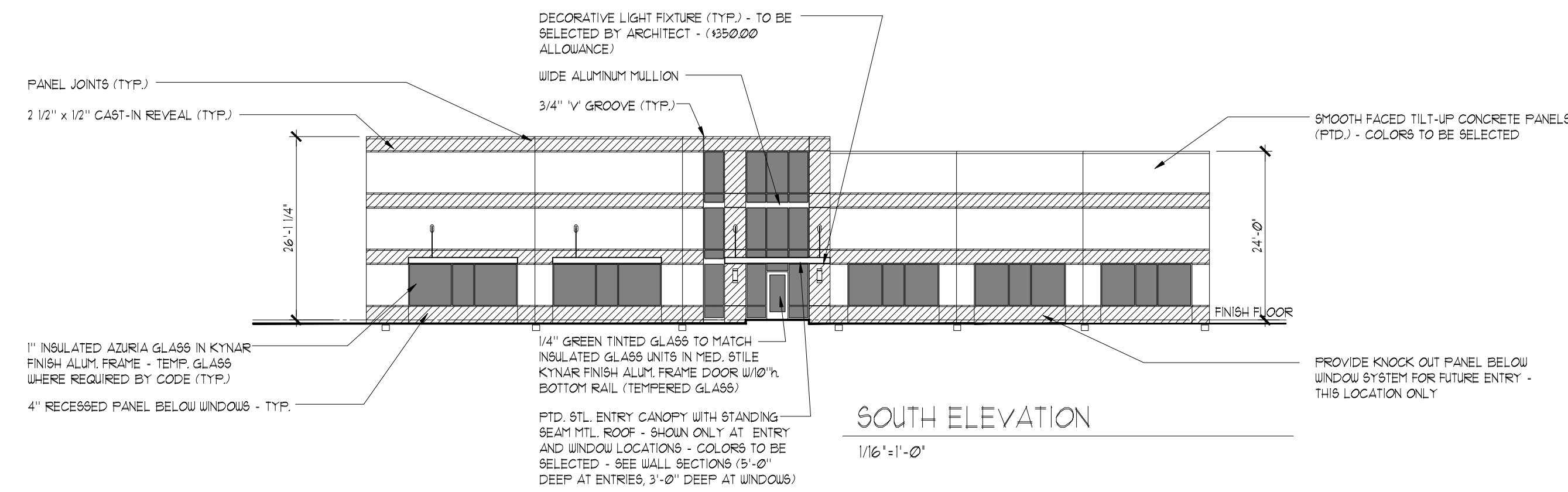
General Contractor:



Civil Engineer:  
Civil Engineering Design  
Consultants, Inc.

Structural Engineer:  
McNealy Engineering, Inc.

Landscape Architect:  
Loomis Associates



New Headquarters for:

**AMERICAN PIPING PRODUCTS, INC.**

18325 Wings Corporate Drive  
Chesterfield, Missouri 63005

ISSUE DATES	
PRELIMINARY REVIEW	12-12-07
PERMIT APPLICATION	02-06-08

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**DIAL ARCHITECTS**

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Chesterfield, Missouri 63017  
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SHEET NUMBER

PROJECT NUMBER 06110 DATE 02-06-08

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