



I. E.

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September 10, 2007

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

Re: The Goddard School (1633 Kehrs Mill Road): An Amended Site Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a 10.262 acre parcel located at the northwest corner of the intersection of Kehrs Mill Road and Strecker Road.

Dear Board Members:

Kevin Skibbe of Skibbe Uhlig Inc has submitted, on behalf of Brownstone Properties, an Amended Site Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for a school for children aged 6 weeks to kindergarten, located on a 10.262 acre parcel zoned "LLR" Large Lot Residence District. The parcel is governed by the terms and conditions of City of Chesterfield Ordinance Number 1472 and Conditional Use Permit #27. The exterior building materials will be comprised of brick, glass and EIFS. The roof will be asphalt singles on butterfly structure with a pitch to match the exterior. 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, City of Chesterfield Ordinance Number 1472 and Conditional Use Permit #27. Landscape, lighting and signage are being addressed through the site plan review process for adherence to the City Code.

Actions Requested

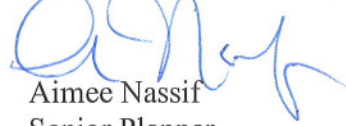
The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully Submitted,



Jennifer Yackley
Project Planner

Respectfully Submitted,



Aimee Nassif
Senior Planner

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: The Goddard School

Date of Review: September 10, 2007

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		

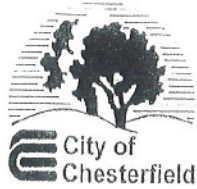
Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	N/A		
B. Multiple-Family Architecture	N/A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

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscaping is being reviewed during site development plan review for adherence to the City Code.
CHAPTER FOUR: Miscellaneous			
A. Signage			Will be reviewed under a separate process.
B. Lighting			Lighting is being reviewed during site development plan review for adherence to City Code.
C. Utilities	X		
D. Stormwater Drainage	X		
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.



ARCHITECTURAL REVIEW BOARD
Project Statistics Application



Project Title: Goddard School

Developer: Brownstone Prop. Architect: Skibbe Uhlig, Inc. Engineer: Volz Civil Eng.

Location: 1633 Kehrs Mill Road Chesterfield, MO 63017

PROJECT STATISTICS:

Size of site (in acres): 10.262 ac. ^{23k s.f. school bldg. 17k s.f. gym bldg.} Total Square Footage: _____ Building Height: 25' new entry

Proposed Usage: I-4 child care facility per 2003 IBC
preschool 6 wks to kinder. with after school care.

Exterior Building Materials: brick, glass, eifs

Construction Type: Type IIIB per 2003 IBC table 503

Roof Material & Design: asphalt shingles on butterfly structure pitch to exterior.

Screening Material & Design: none

Landscape Guidelines: _____ Commercial _____ Institutional _____ Valley _____ Residential

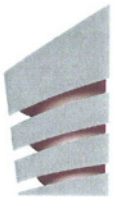
Building Setbacks: 75' Front 50' Side 50' Rear 50' Max Bldg Ht. 5 ac. Min. Lot Req.

Description of art or architecturally significant features (if any): _____

new school bldg. entry element.

ADDITIONAL PROJECT INFORMATION:

Jennifer Yackley.
690 Chesterfield Parkway West, Chesterfield MO 63017-0760
Ph. (636) 537-4000 Fax (636) 537-4798 www.chesterfield.mo.us



Date: 9.07.07

City of Chesterfield Design Guidelines

Remodeled existing building known as **Goddard School** Chesterfield, Missouri

This outline is applicable to the work designated herein and shall be understood to be descriptive of the project and as such be in direct response to the Design Guidelines requested.

Chapter One / Site Layout

A. Physical Features

1. Site improvements have been designed to fit within the existing topography.
2. The site topography was utilized to maintain as much green space as possible adjacent the building.
3. Natural site amenities have been retained and include views and natural ground forms.
4. The natural slope and topography of the site has been retained.
5. No retaining walls are necessary.

B. Vegetation

1. Site improvements have been designed to maximize use but maintain the natural environment.
2. Landscaping has been incorporated into accent features of site.

C. Site Relationship of Design

1. The existing building is located on Kehrs Mill Road. A new covered entry element has been incorporated to capture views and create a main point of entry.
2. The building design will not impair any future development or enjoyment of adjacent properties.
3. Trash enclosure will be located on South end of gym building and screened from public view.
4. The site has been designed with adequate planting, providing generous yard areas, safe pedestrian movement and relationships between landscaping and building features.
5. Public assembly areas for child play is indicated on site adjacent classroom access.
6. Phased projects are not proposed for this site.

D. Pedestrian and Vehicular Circulation

1. Pedestrian travel is limited to each classroom entry area. There is no possibility of "short cuts" through landscape areas.
2. Parking and loading areas are adequately screened with landscaping from street.
3. Safe separation has been designed between pedestrian and vehicular traffic.
4. Safe separation has been designed between pedestrian and vehicular traffic.
5. Provisions have been made on site for all types of transportation.
6. Bike circulation is not designed for this site.
7. Shared driveways are not proposed for this site.
8. The visual impact and presence of parking has been designed to minimize visual exposure.
9. Landscape areas do separate building from paved areas.

- E. Pedestrian Orientation
1. Pedestrian scale has been incorporated into this project by creating interesting entry element.
 2. Pedestrian activity has been incorporated with continuous walkways around building.
 3. Attractive pedestrian walkways have been incorporated.
 4. Visually interesting landscaped areas have been incorporated in this project.
 5. A streetscape has been established by the landscaping proposed for this site.
 6. Existing buildings on this site have adequate access to parking and service.

Chapter Two / Buildings

I. **All Structures**

A. General Architectural Guidelines

1. The existing buildings on this site is of high quality with interesting features.

B. Scale

1. The existing building structure is one story.
2. The building achieves a sense of human scale.
3. Adjacent structures in this area are of varied scale and heights. This building is existing.

C. Design

1. This building is very diverse in quality design with interesting elements.
2. The existing circular floor plan of the building provides a unique design.
3. There is no "corporate" or franchise style associated with the building design.
4. This is an existing structure and rtu screening is provided by the circular butterfly roof line.
5. All elevations of the structure have been considered when achieving the desired design intent.
6. The existing building structure is a combination of brick, eifs and glass. These features have been incorporated on all street visible sides of the building for continuity.
7. The roof top equipment shall be adequately screened with the butterfly roof design.
8. Building sense of entry is incorporated with the new element.
9. All aspects of the building design are in direct consideration of energy conservation.
10. Phased projects are not proposed for this site.

D. Relation to Adjacent Development

1. Adjacent structures in this area are of varied scale and heights. This structure is existing.
2. Adjacent structures in this area are of varied style, form, size color and materials. This structure will compliment neighboring buildings.
3. The existing school building and gym building will have similar finish materials.
4. The colors proposed for this building are more subdued and will not compete in any way with neighboring structures.
5. This is an existing building.

E. Materials/Colors

1. The materials selected for this building are very durable and provide architectural character.
2. Material and color changes occur at change of building plane.
3. Consistency of colors, materials and detail have been provided in the design of this building and on each elevation.
4. Visually contrasting paving surfaces are not designed for this project.
5. All materials are compatible.

II. Residential Architecture

Not applicable to this project.

III. Non-Residential Architecture

A. General

1. Consistency of colors, materials and detail have been provided in the design of this building and on each elevation.
2. Outdoor play areas are incorporated into the site design adjacent classroom access.
3. Long continuous wall planes have not been designed for this structure. Close-range pedestrian views will be highlighted with interesting colors, materials and landscaping.
4. Building is one story.

B. Building Equipment and Service

1. Access for service vehicles will not have any traffic or visual impact.
2. All building equipment and utilities will have minimal visual impact.
3. All service and loading areas are located away from public streets.
4. Utility meters will have minimal visual impact.

C. Fast Food Restaurant Guidelines

Not applicable to this project.

D. Auto Service Station Guidelines

Not applicable to this project.

E. Shopping Center Guidelines

Not applicable to this project.

Chapter Three / Landscape Design

1. All landscaping elements have been strategically placed on the site for a purpose and the overall enhancement of the project.
2. There is a consistent landscape design throughout the project.
3. Landscaping has been provided at perimeter of site. There are no unfavorable view on this site.
4. Landscape materials will not be susceptible to damage in any form. There will be curbing adjacent all planting areas.
5. There are landscape spaces provided at parking areas.
6. Landscape art is not proposed for this project.
7. Landscaping is well balanced throughout the site.
8. The landscape plan submitted incorporates all site elements required for this project.
9. The scale of landscaping for this project is proportionate to the building.
10. Existing landscape elements have been maintained into the overall site design.
11. Irrigation systems have been professionally designed to water specific plantings and grass areas only.
12. Berms are not proposed for this project.
13. Parking structures are not proposed for this project.

Chapter Four / Miscellaneous

A. Signage

1. Building and monument signage designed for this project compliments the building form and colors.

B. Lighting

1. Site lighting is provided and designed to minimize off-site overspray of light.
2. Signage details will be submitted for review as tenants are secured.
3. Exterior lighting will be architecturally integrated.
4. Fixture mounting height will be appropriate for the project setting.
5. Landscape lighting is not proposed for this project.
6. Light poles will be attractively designed.
7. No neon signage is proposed.

C. Utilities

1. All new site utilities are designed as underground.

D. Stormwater Drainage

1. Rooftop stormwater will be collected and piped underground to sewer system.
2. Drainage is specifically designed per Civil Engineer details.
3. Drainage from landscape areas will be properly conveyed and contained.
4. Detention areas are not proposed for this site.

E. Energy Conservation

1. Energy conservation is integral in the building orientation, design and materials for this project.

F. Screening (Fences and Walls)

1. Trash collection enclosure is only screening designed for this project.
2. Tenant trash collection will be screened from public view.
3. 4' high vinyl fencing will enclose outdoor play areas.
4. Chain link fencing is not proposed for this project.
5. 4' high vinyl fencing will enclose outdoor play areas.
6. Utility items will have minimal visual impact on this project.

PROJECT NOTES

Locator Number: 19U 51 0129

Owner of Record: St. Mary's Institute
204 N. Main St.
O'Fallon, MO 63366

Prepared By: Volz Incorporated
10849 Indian Head Ind'l. Blvd.
St. Louis, MO 63132

Prepared For: A. J. Brown
635 Trade Center Blvd.
St. Louis, MO 63005

Existing Zoning: Large Lot Residential (LLR) District
Floodplain Non-Urban

Proposed Use: School – Early Childhood Development (daycare)

Area of Site: 10.26 Acres

Green Space: $\frac{343,551 \text{ s.f. (pervious area)}}{447,012 \text{ s.f. (overall area)}} = 76\%$

Required Parking: 1 space per 6 children at 240 children = 40 spaces

Proposed Parking: 81 spaces (4 HC)

Floor Area Ratio: $\frac{40,189 \text{ s.f. (floor area)}}{447,012 \text{ s.f. (overall area)}} = 9\%$

GENERAL NOTES

- Stormwater management shall be designed pursuant to the City of Chesterfield & Metropolitan St. Louis Sewer District requirements.
- The location of storm and sanitary sewer improvements are approximately only. Actual location shall be determined by field conditions and shall be indicated on the improvement plans.
- All grading and drainage to be in conformance with the city of Chesterfield and Metropolitan St. Louis Sewer District standards.
- Landscaping, streetlights and sidewalks shall be per City of Chesterfield standards.
- Project identification sign shall have a maximum area of fifty (50) square feet, a maximum height of six (6) feet and shall remain outside of the thirty-(30) foot sight distance triangle. Approval of this plan does not constitute approval of signage. Sign approval is a separate process.
- Storm water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.
- No slopes shall exceed 3 (horizontal) to 1 (vertical), unless justified by geotechnical report, which has been accepted and approved by the city of Chesterfield.
- All sidewalks are to be constructed to St. Louis County ADA Standards.
- All proposed improvements shall be constructed to St. Louis County standards.
- Flood zones on this plan are taken from FIRM map #29189C0138 H effective August 2, 1995.
- The underground utilities shown hereon were plotted from available information and do not necessarily reflect the actual existence, non-existence, size, type, number or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities shown or not shown and 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.

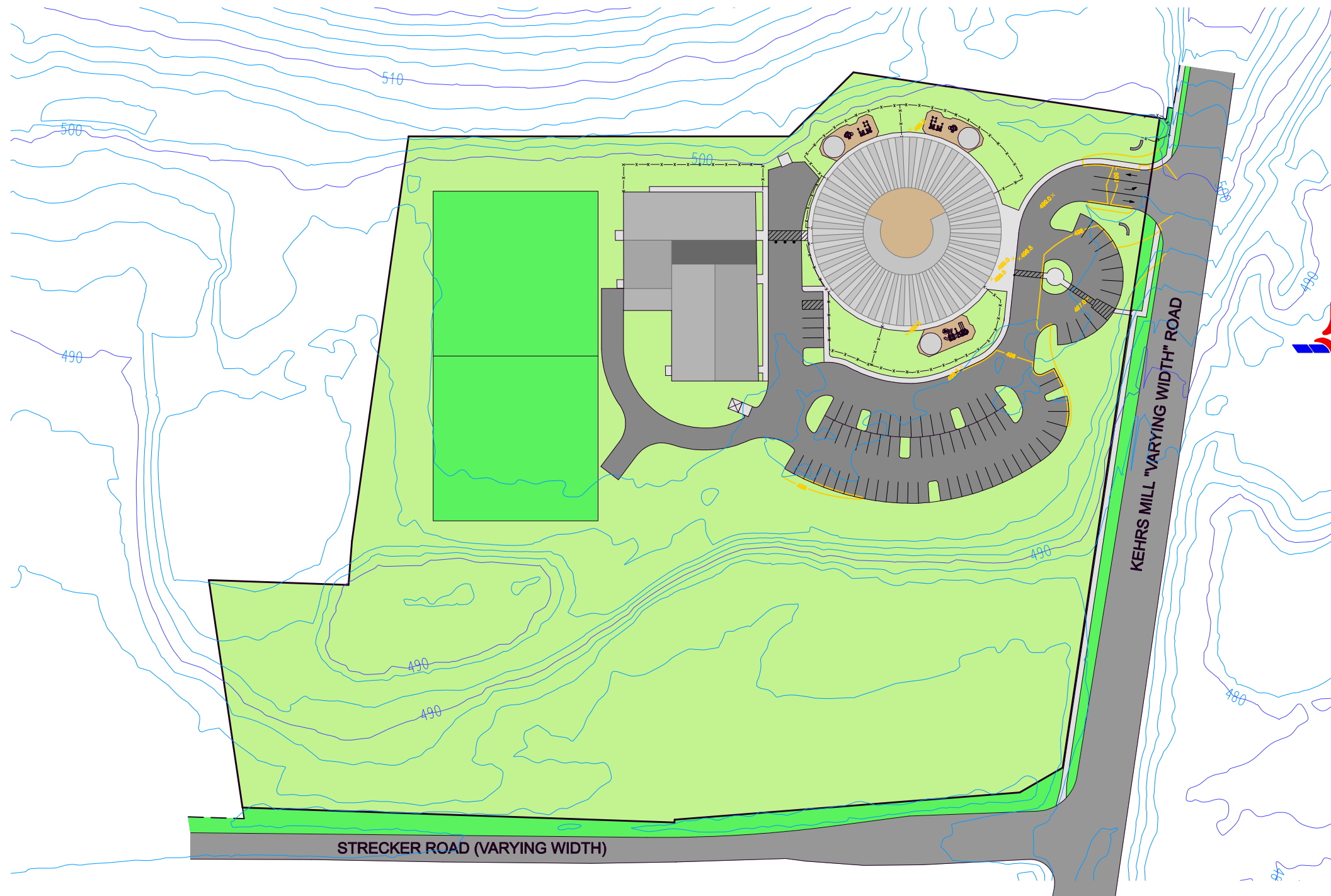
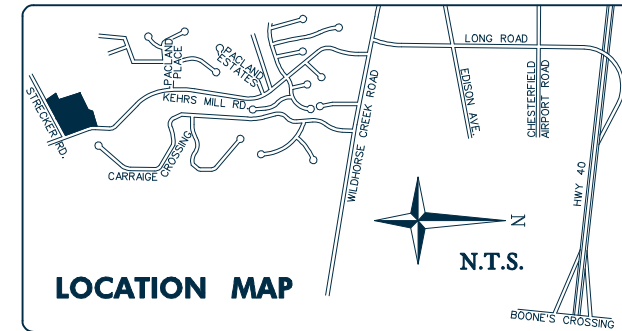
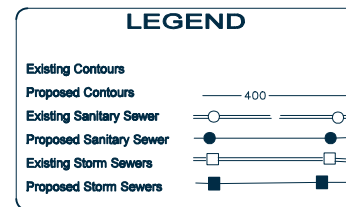
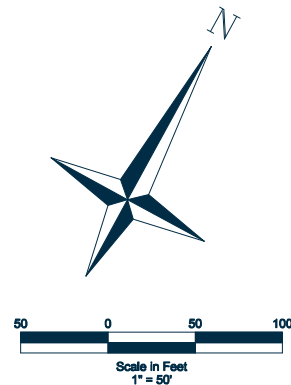
By order of A.J. Brown, we have prepared a Site Plan, the results of which are currently represented on this drawing, which is a Site Plan – NOT FOR CONSTRUCTION – and was prepared for the sole limited purpose of providing a concept for the proposed development of the tract and is intended only for the preliminary use of governmental reviewing authorities for the purpose of obtaining approval of a concept and is subject to such comments, recommendations or revisions as may be deemed necessary of appropriate in furtherance of such purposes.

In the preparation of this plan, no grading balances have been done and this concept plan is subject to that which a more detailed evaluation may indicate; soils and sub-surface information have not been available and hence not taken into account; topographic data has been taken from existing maps and not verified by physical elevations; zoning density is assumed; and the location, capacity and availability of utilities are taken from available information without verification; accordingly, the undersigned disclaims responsibility for the accuracy of the aforesaid matters for diligence that would be necessary to address all other issues of development.

This plan is a correct representation of all existing and proposed land divisions.

Timothy J. Meyer, P.E.

Richard W. Norvell, P.L.S.
Professional Land Surveyor
MO P.L.S. #1437



A.J. BROWN
635 Trade Center Blvd.
St. Louis, MO 63005

VOLZ Incorporated
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314.438.8212 Main
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Lot 2 St. Mary's Institute
Lot Split Plat
Plat Book 355, Page 437

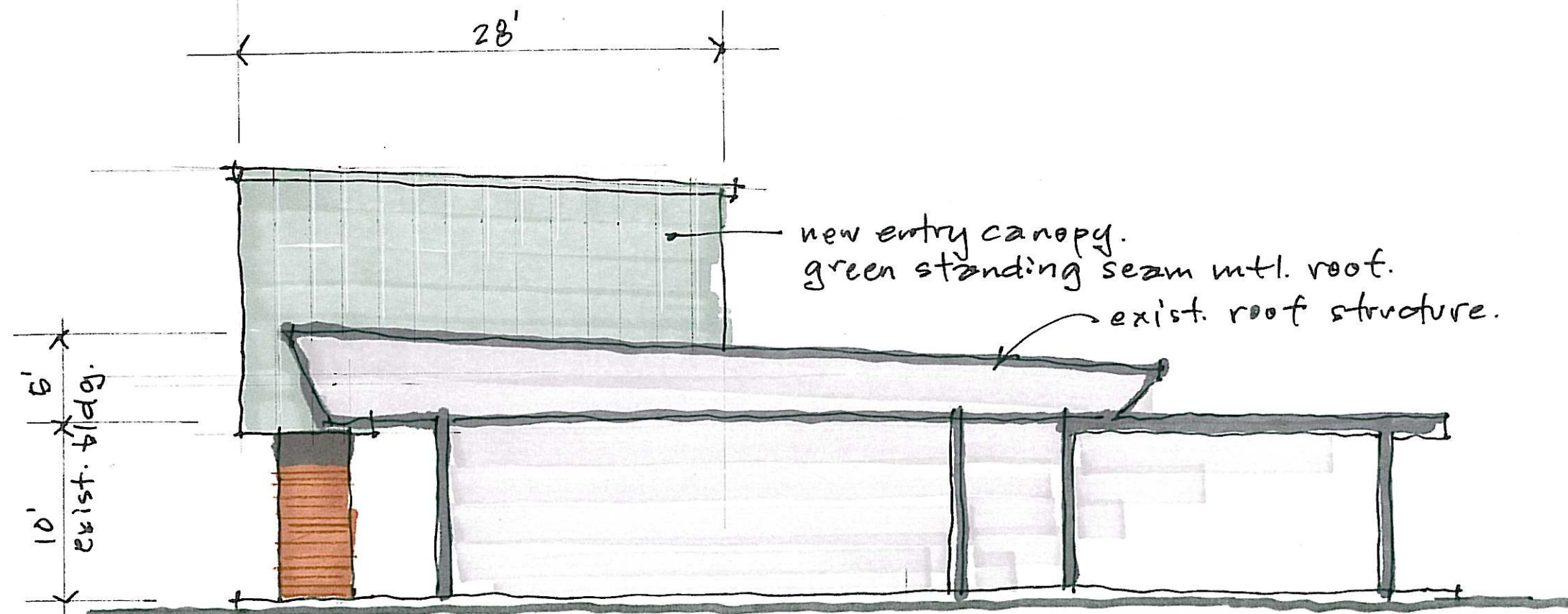
THE Goddard School
FOR EARLY CHILDHOOD DEVELOPMENT

AMENDED SITE PLAN

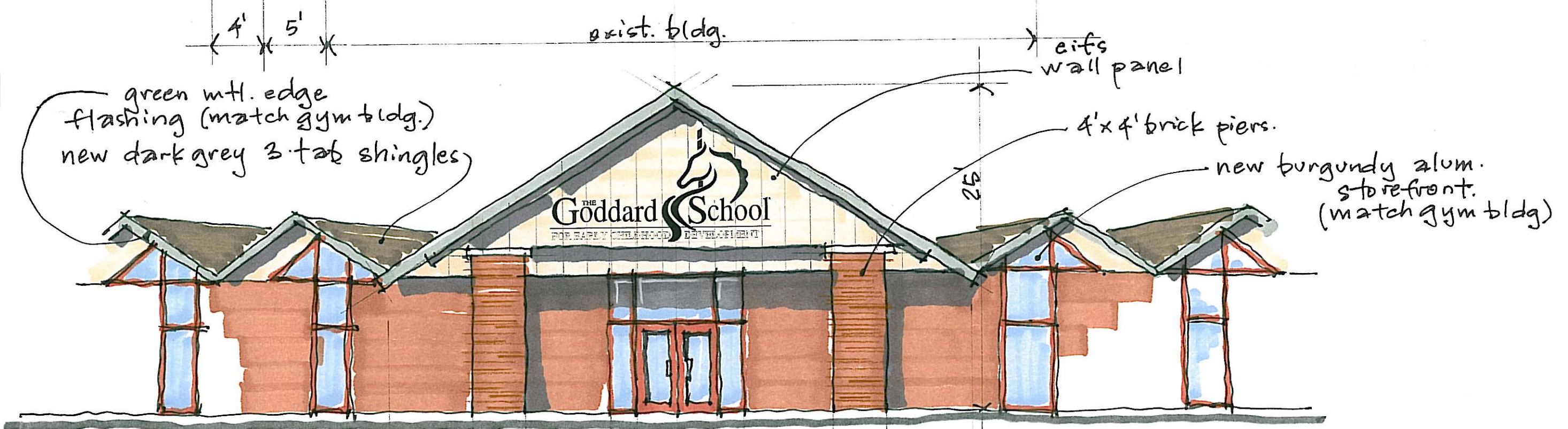
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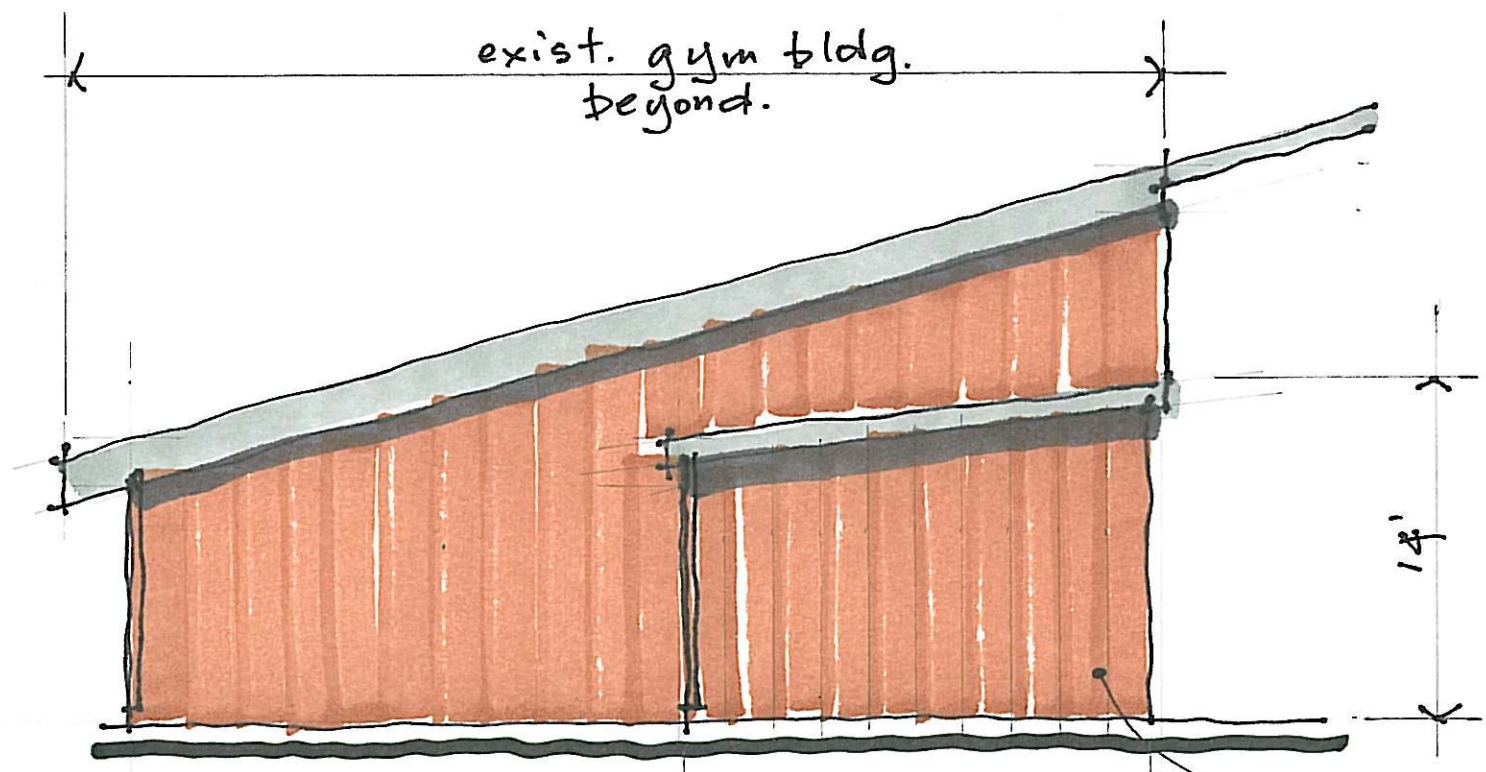


North El.



East El.
1/8" = 1'-0"

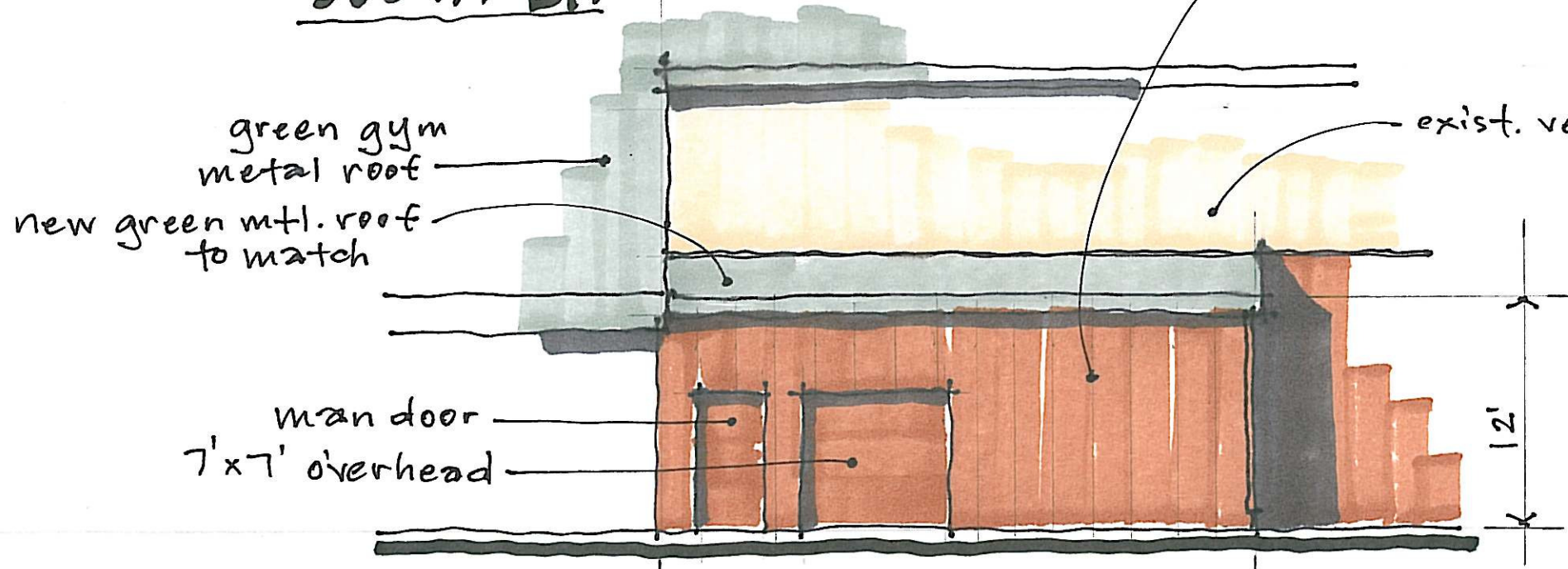
Linda Vista.
skibbe uhlig Architects. 7.040
8-23-07



South El.

20'
new add'n.

red mtl panel to match gym.



green gym metal roof

new green mtl. roof to match

man door
7'x7' overhead

exist. vert. gym wall beyond.

ex. gym. bldg.

30'
new add'n.

West El.

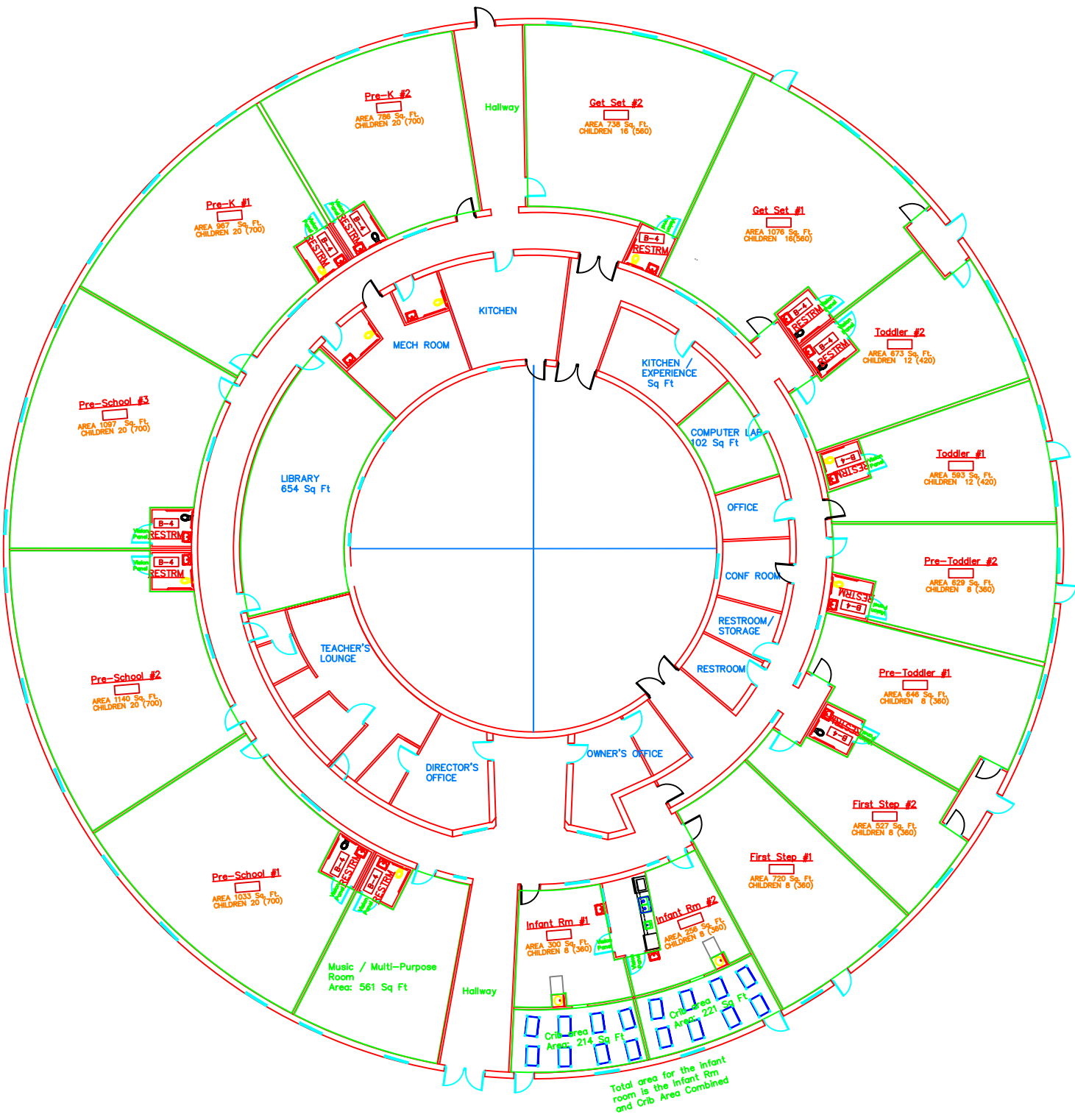
1/8" = 1'-0"

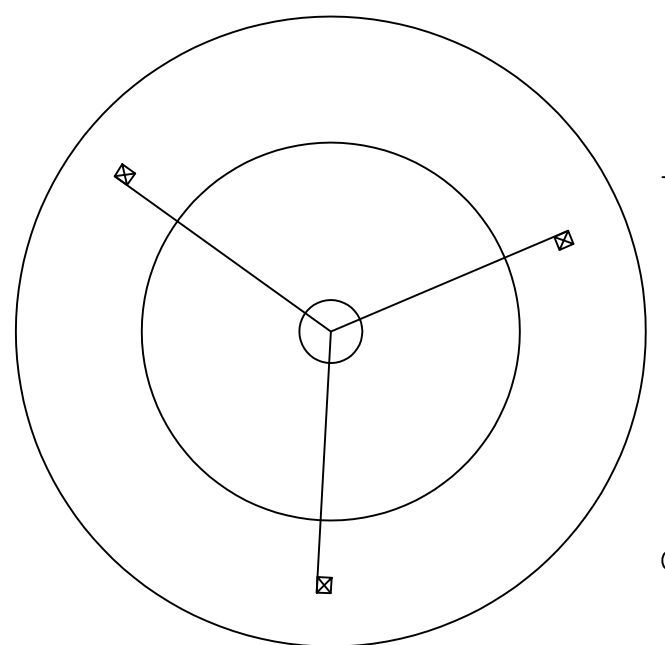
Linda Vista Gym.

skibbe uhlig Architects. 7.040
8.23.07

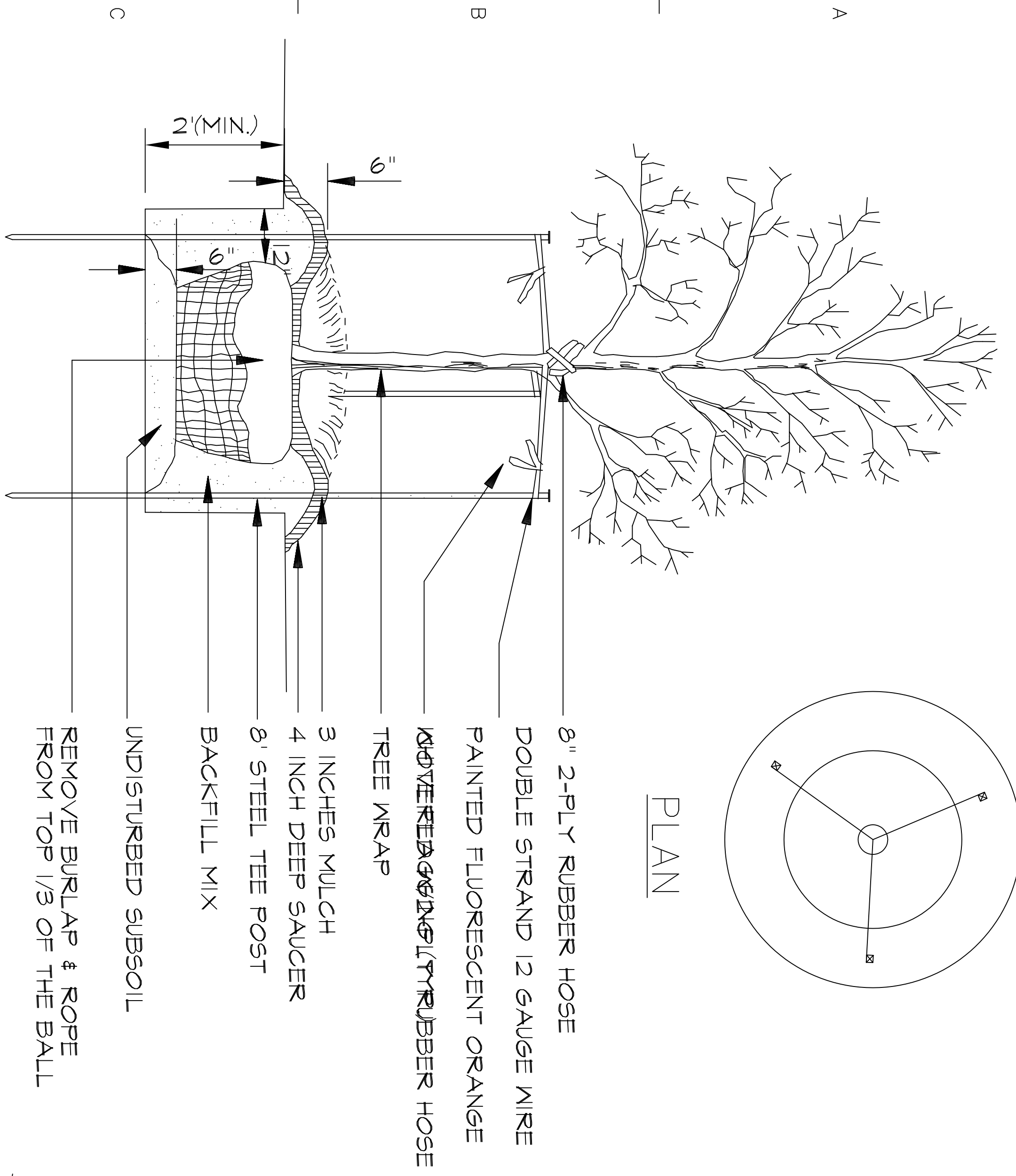


PLB ASSOCIATES





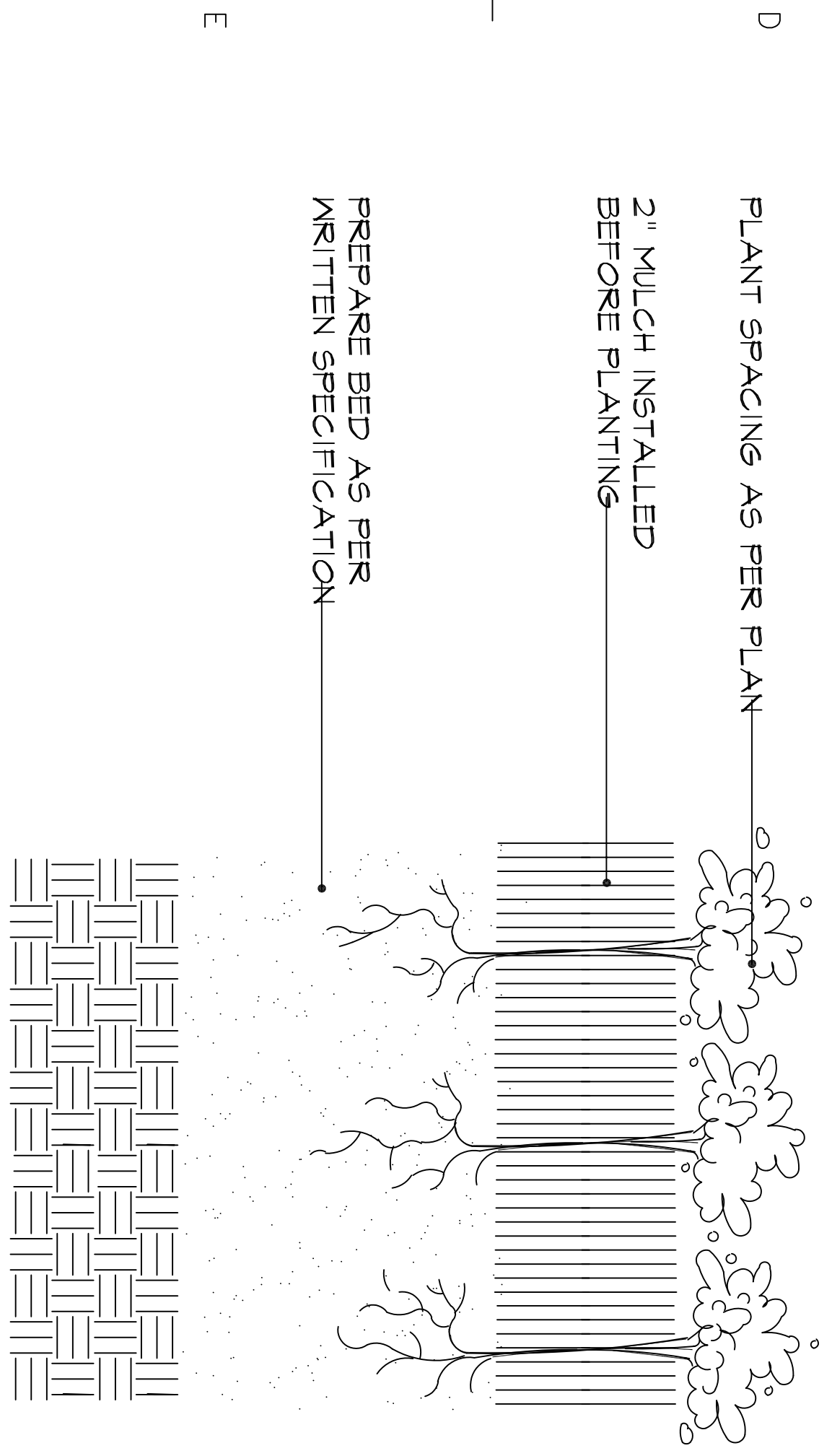
PLAN



NOTE: USE SHREDDED BARK MULCH ONLY

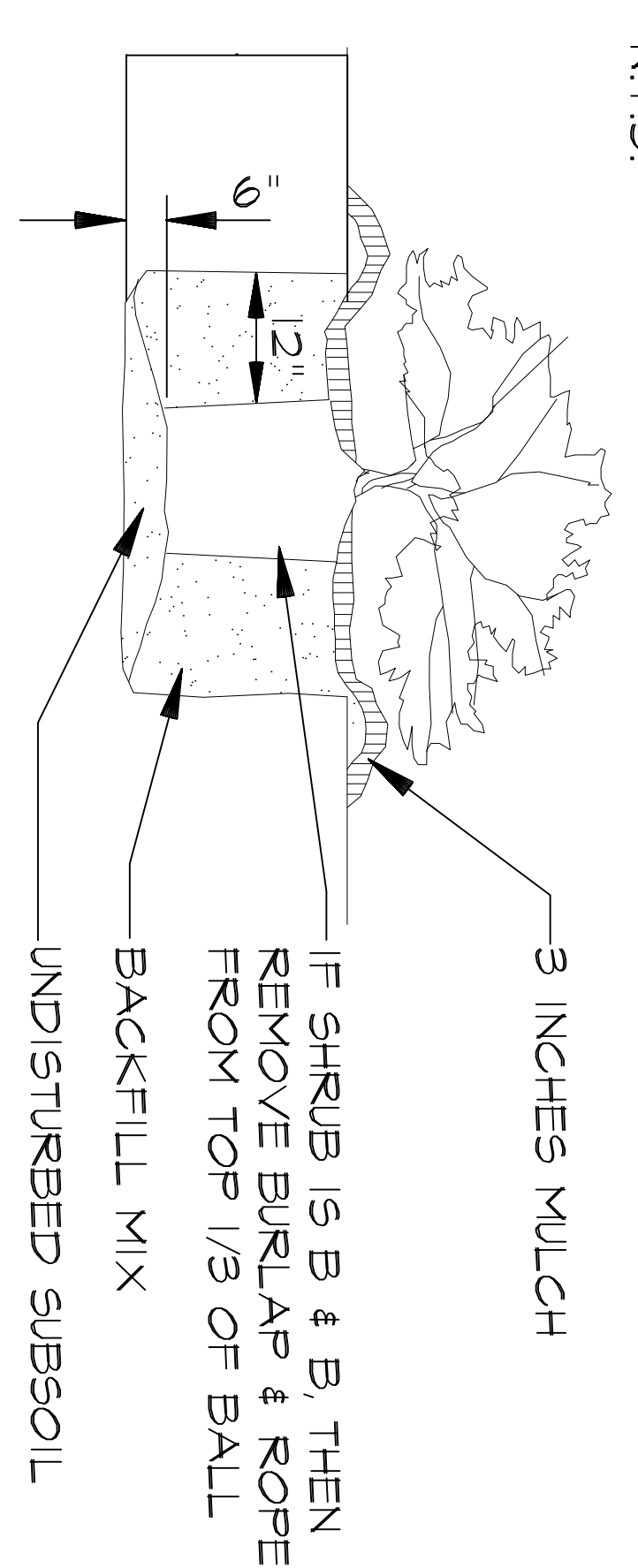
DECIDUOUS TREE PLANTING

N.T.S.



PERENNIAL / ANNUAL PLANTING

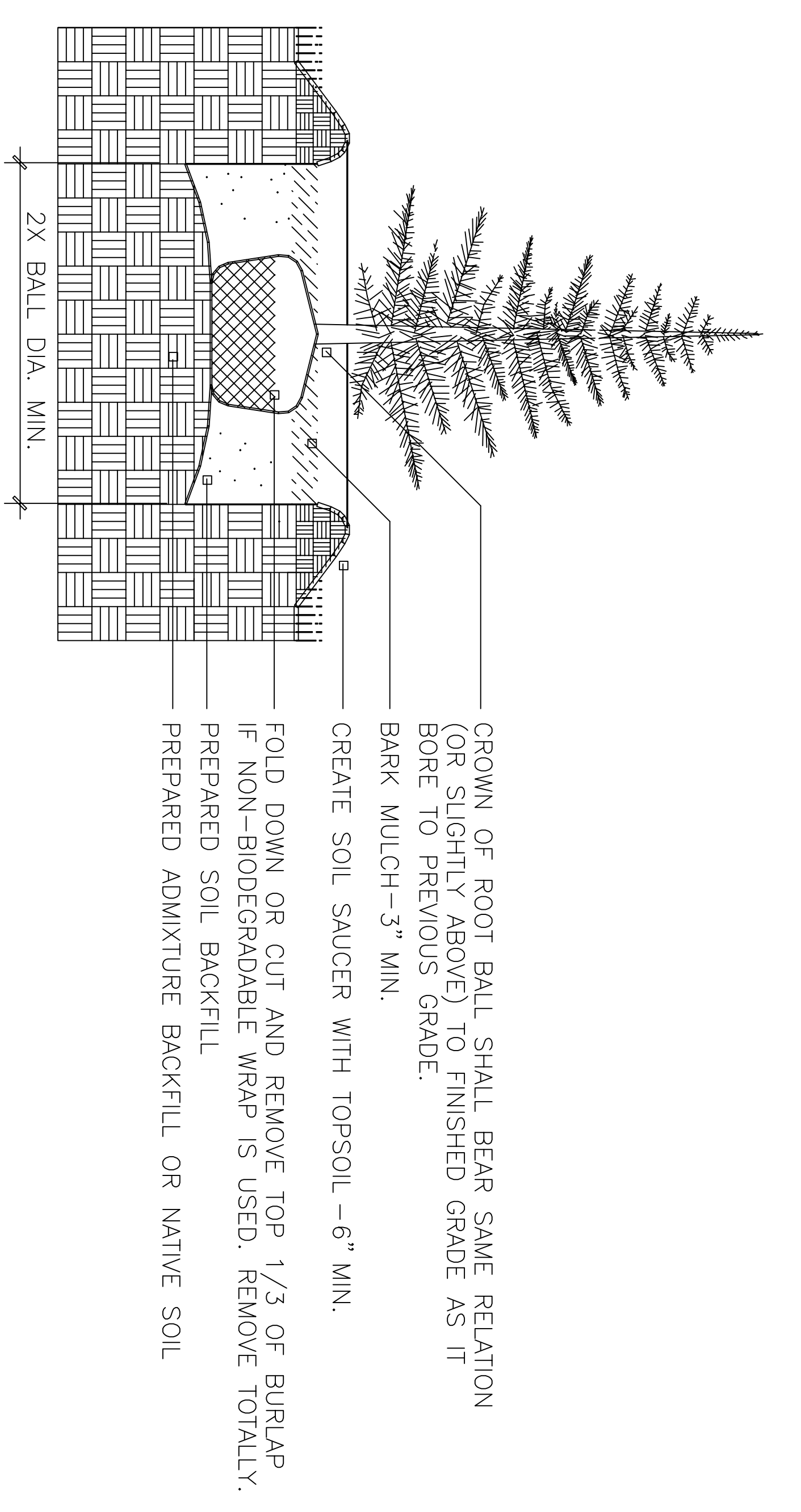
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

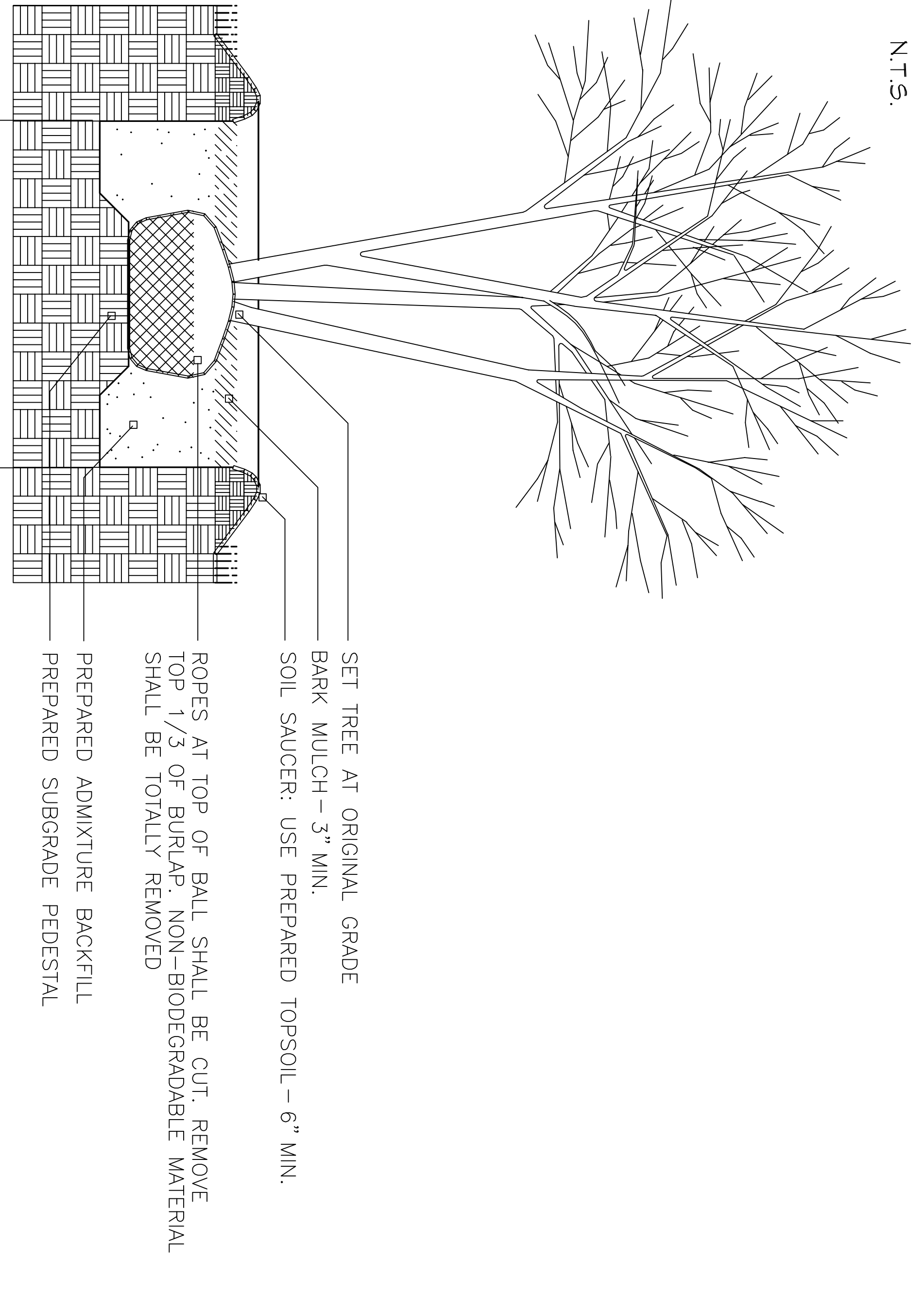
SHRUB PLANTING

N.T.S.



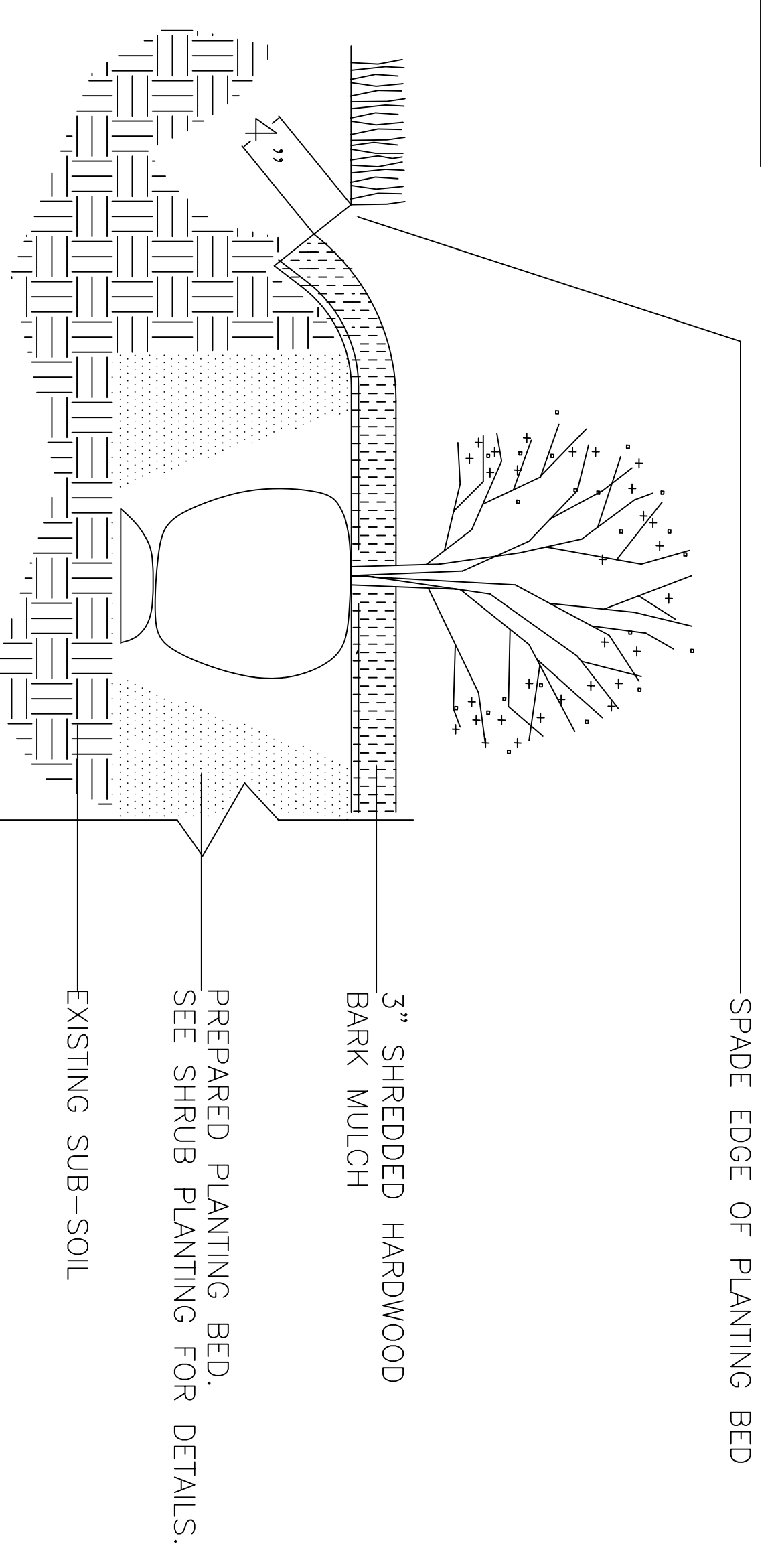
EVERGREEN TREE PLANTING

N.T.S.



MULTI-STEM TREE PLANTING

N.T.S.



SPADE-CUT EDGE DETAIL

N.T.S.

NOTES:

- 1) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public. The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- 2) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 3) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- 4) All mulch to be shredded bark mulch at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- 5) It shall be the landscape contractor's responsibility to:
 - A) Verify all existing and proposed features shown on the drawing prior to commencement of work.
 - B) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- 6) The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- 7) All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant material to within 1/8" of trunk of trees or shrubs planted within the area.
- 8) All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- 9) All disturbed lawn areas to be seeded with a mixture of Turf-type Fescue (50% per acre) and Bluegrass. (1/2# per acre). Landscape contractor shall offer an alternate price for seed in lieu of seed lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- 10) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- 11) Situation controls may be required to prevent run-off. Straps/bales placed end-to-end shall be used, anchored with no less than two 3/8" X 3/8" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- 12) The minimum setback is 30'-0" from the Chesterfield Airport Rd. right of way.
- 13) A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at 45', evenly dispersed throughout the project.
- 14) The estimated materials cost of new landscaping indicated on the Site Development Plan as required by the Planning Commission, exceeds the bid amount (1000) dollars as determined by a plant nursery, the bid amount shall finish a two (2) year bond or assurance sufficient in amount to guarantee the installation of said landscaping.
- 15) Upon release of the landscape installation bond, a two (2) year Landscape Maintenance Bond shall be required.
- 16) Protect the balls of all B&B plants at all times from drying out due to sun ball ring exposure. Any B&B plants that can't be planted immediately upon delivery shall be set up ground and protected with soil/rock mulch net during other acceptable material and kept moist. Plants shall not be delivered to site more than seven (7) days prior to planting.
- 17) All planting beds and lawn areas shall be irrigated with an automatic underground irrigation system (By Others).

PLANTING PLAN FOR THE PROPOSED
Goddard School
 KEHRS MILL RD. @ STRECKER RD. CHESTERFIELD, MISSOURI

landscape TECHNOLOGIES
 67 Jacobs Creek Drive (636) 428-1250
 St. Charles, Missouri 63304 Fax: (636) 428-4563

REVISIONS BY

DRAWN BY: K. SANDS
 DATE: AUG. 23, 2007
 SCALE: N.A.
 JOB NO: 2007-148
 SHEET: L-2
 OF TWO SHEETS



