



**VII. A.**

---

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:** November 13, 2013

**From:** Purvi Patel  
Project Planner

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

**Applicant:** Stock and Associates Consulting Engineers, Inc., on behalf of Oaktree Products, Inc.

**Description:** **Spirit Valley Business Park, Lot 9A:** A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for a 1.48 acre tract of land zoned "PI" Planned Industrial District located on the east side of Spirit Valley East Drive, south of Olive Street Road.

---

### **PROPOSAL SUMMARY**

Stock and Associates Consulting Engineers, Inc., on behalf of Oaktree Products, Inc. , has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for review. The request is for a 17,400 square foot office / warehouse building located on the eastern perimeter of the Spirit Valley Business Park development. The subject site is zoned "PI" Planned Industrial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2745. The exterior building materials will be comprised of tilt-up concrete and glass. The proposal includes a flat roof with parapets.

### **HISTORY OF 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. This ordinance has been amended twice (2008 and 2013) to amend the uses permitted within the development and the site is currently governed under the terms and conditions of the City of Chesterfield Ordinance 2745.

A Site Development Concept Plan, approved by the City of Chesterfield on October 2<sup>nd</sup>, 2007, included 16 lots served by a loop road and providing a connection to the west for an eventual second phase of the development. The lot lines between Lots 9 and 10 were modified via a Boundary Adjustment Plat on May 7<sup>th</sup> 2012.

More recently, an Amended Site Development Concept Plan was approved by the Planning Commission on September 30<sup>th</sup>, 2013 to allow for 6 additional lots, bringing the total number of lots to 22. Additionally, a Lot Split Plat was approved by City Council on November 4<sup>th</sup> 2013, to subdivide Lot 9 into Lot 9A and Lot 9B.

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 2745. The submittal was reviewed against the requirements of Ordinance Number 2745 and all applicable Zoning Ordinance requirements.

### Traffic Access and Circulation

Proposed access to the site is provided by a shared access on the southern property line. Access to the site is off Spirit Valley East Drive which currently has two curb cuts onto Olive Street Road. There is an existing stub street on the southwest side of Spirit Valley Business Park that will eventually connect to Spirit Valley Business Park, Phase II which will include a third curb cut onto Olive Street Road.

Pedestrian circulation within the development consists of a sidewalk along one side of the roadway. The proposed building on Lot 9A will be providing a sidewalk along the western frontage to tie into the existing sidewalk to the north and a future sidewalk to the south.

### Open Space

City of Chesterfield Ordinance Number 2745 requires a minimum of 30% open space for the development. The site, as proposed, shows 40% 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, on the north and east 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 on the western portion of the site, between the building and Spirit Valley East Drive. 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.

### Lighting

A Lighting Plan has been submitted showing two (2) pole mounted parking lot fixtures in the parking lot, west of the building, and five (5) building mounted fixtures on the west and south elevations. The proposed fixtures adhere to the City of Chesterfield Lighting Ordinance and cut-sheets for the fixtures are included in the Planning Commission Packet.

### Architectural Elevations

The proposed building will be primarily comprised of tilt-up concrete panels. The front of the building is articulated with glass (gray tinted), reveals, and different paint colors (two earth tone colors). The material colors proposed match the earth tone color palette of the surrounding structures. The proposal, also, includes a flat roof with parapets.

The project was reviewed by the Architectural Review Board (ARB) on October 10<sup>th</sup>, 2013. A motion to forward to the Planning Commission was made by the ARB by a vote of 5-0 with the following three recommendations:

1. *Ensure the rooftop equipment is completely screened by the parapet and provide staff with sight line studies from all property lines.*

The Board noted that the proposed parapet walls were approximately 1.5 feet tall in certain areas of the building and were unsure if the height of the parapet walls were tall enough to ensure the roof-top mechanical units were fully screened, as required by the City of Chesterfield Code.

The applicant provided staff with a sight line study, as recommended by the Architectural Review Board (a copy of this is included with the packet). The sight line study shows the proposed roof-top mechanical units are screened from beyond the property lines of the site and does meet the City of Chesterfield Code requirements.

- 2. Add a sidewalk from the parking spaces located along the southern internal drive to the main walkway on the west side of the building. Additionally, relocate the proposed landscaping along the parking stalls to the patio area to provide additional landscaped screening for the patio.*

There was discussion during the Architectural Review Board meeting regarding a safe travel path for those who utilize the three parking spaces along the proposed shared access drive, south of the building. The Board noted individuals who used these parking spaces would have to walk along the shared access drive or across the grass in order to access the sidewalk along the front of the building.

As recommended by the Board, the applicant relocated the proposed landscaping along the parking stalls to the patio area to provide additional screening and added a sidewalk from the three parking spaces to connect to the main sidewalk in front of the building.

- 3. Add a reveal or other architectural feature to break up the mass of the building on the west elevation and along part of the southern elevation, closest to the entrance.*

The applicant submitted a letter in response to this recommendation by the Architectural Review Board for the review of Planning Commission; a copy this this response letter is included in the Planning Commission packet. In their response letter, the architect for the project has explained their design concept (intent) and reason for not adding additional articulation or reveal on the west elevation of the building and along part of the southern elevation.

A rendering was attached with the response letter to show the proposed location for the sign and to help visualize the applicant's justification for the building design. Please note, staff does not have the sign calculations from the applicant and cannot confirm at this time if the proposed sign would be permitted. A sign permit application will be required and reviewed by staff prior to the installation of the sign to ensure it meets the City of Chesterfield Code.

A copy of the response letter and rendering was forwarded to the Vice Chair of the ARB, who chaired the ARB meeting on October 10<sup>th</sup>, 2013. In his response, he said he read and understood the architect's concept and feels no further action or changes need to be taken with the design.

#### **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, Lot 9A.

#### **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 9A.
- 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 9A, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

CC: Aimee Nassif, Planning and Development Services Director

Attachments: Site Development Section Plan  
Landscape Plan  
Lighting Plan  
Architect's Statement of Design  
Architectural Elevations  
Architect's Response Letter to ARB recommendation  
Sight-line Study











AN ORDINANCE REPEALING CITY OF CHESTERFIELD ORDINANCE NUMBER 2456 TO ALLOW FOR AN ADDITIONAL PERMITTED USE FOR A 82.82-ACRE TRACT OF LAND LOCATED SOUTH OF OLIVE STREET ROAD AND EAST OF WARDENBURG [P.C. 07-07-2013 SPIRIT VALLEY BUSINESS PARK (SPIRIT VALLEY DEVELOPMENT) LLC].

WHEREAS, the petitioner, Doster/Ullom, LLC, on behalf of Spirit Valley Development LLC, has requested an ordinance amendment to allow for an additional permitted use for this 82.82 acre tract of land located south of Olive Street Road and east of Wardenburg; and

WHEREAS, a Public Hearing was held before the Planning Commission on April 8, 2013; and

WHEREAS, the Planning Commission, having considered said request, recommended approval of the change of zoning; and

WHEREAS, the Planning and Public Works Committee, having considered said request, recommended approval of the ordinance amendment with an amendment to the permitted uses; and

WHEREAS, the City Council, having considered said request voted to approve the ordinance amendment request.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Ordinance Number 2456 is hereby repealed and those conditions therein are incorporated into the Attachment A, which is attached hereto and made a part hereof for Spirit Valley Business Park.

Legal Description

A tract of land in St. Louis County, Missouri, being part of Lot 5 of the subdivision of Amelia Böselsler Estate, in U.S. Survey 368, 1937 and 133, Township 45 North, Range 3 East, according to plat thereof recorded in Plat Book 16 page 27 of the St. Louis County Records, and a tract of land in U.S. Survey 153, Township 45 North, Range 3 East, being composed of two parcels, one marked "Cosmo Tamin Kroening" and the other marked "Herman Schaeper and Agnes Schaeper" according to the plat accompanying Commission's Report in Partition in Estate of Valentine Kroening, deceased, being Cause No. 15263 of the Circuit Court of the City (former County) of

St. Louis, Missouri, in the year 1870, a copy of which report is recorded in Book 439 page 448 of the records of said City, and being more particularly described as follows: BEGINNING at a point on the southern line of Olive Street Road at the point of intersection with the western line of Lot 5 of the subdivision of the Amelia Böselsler Estate as recorded in Plat Book 16, Page 27 of the St. Louis County Records; thence along the southern line of said Olive Street Road South 92 degrees 31 minutes 07 seconds East, a distance of 863.63 feet to the point of intersection with the western line of a tract of land described as Parcel 1 in a deed to Horner Properties Inc., as recorded in Deed Book 10602, Page 2235 of the St. Louis County Records; thence along said western line South 11 degrees 25 minutes 51 seconds East, a distance of 444.89 to the northern line of the aforesaid Lot 5; thence along said southern line and the prolongation thereof North 78 degrees 19 minutes 49 seconds East, a distance of 268.25 feet to the Northeast corner of a tract of land described as Parcel 2 in a deed to Paul N. Albrecht, Trustee, et al. as recorded in Deed Book 10392, Page 1830 of the aforesaid St. Louis County Records; thence along the eastern line of said Parcel 2 of said Albrecht Tract South 11 degrees 24 minutes 44 seconds East, a distance of 1536.29 feet to a found iron rod at the Southeast corner of said tract; thence along the southern line of said Parcel 2 of said Albrecht Tract South 78 degrees 12 minutes 13 seconds West, a distance of 1171.65 feet to the Southwest corner of said tract; thence along the western line of said Parcel 2 of said Albrecht Tract North 12 degrees 24 minutes 49 seconds West, a distance of 117.14 feet to a stone at the Southeast corner of Lot 3 of the aforesaid subdivision of the Amelia Böselsler Estate; thence continuing along the western line of the aforesaid Parcel 2 of said Albrecht Tract, being the eastern line of said Lot 3, North 12 degrees 22 minutes 59 seconds West, a distance of 1421.85 feet to a stone at the Northwest corner of the aforesaid Parcel 2 of said Albrecht Tract; thence along the northern line of said tract North 78 degrees 19 minutes 49 seconds East, a distance of 112.42 feet to the Southwest corner of the aforesaid Lot 5 of the subdivision of the Amelia Böselsler Estate; thence along the western line of said Lot 5 North 11 degrees 25 minutes 51 seconds West, a distance of 728.04 feet to the Point of Beginning and containing 2,300,839 sq. ft. 82.819 acres.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendation to the City Council, which are set out in the Attachment "A" which is attached hereto as and made part of.

Section 3. The City Council, pursuant to the petition filed by Doster/Ullom, LLC in P.Z. 07-2013, requesting the amendment embodied in this ordinance, and pursuant to the recommendation of the City of Chesterfield Planning Commission that said petition be granted and after a public hearing, held by the Planning Commission on the 8th day of April 2013, does hereby adopt this ordinance pursuant to the power

granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this 8th day of May 2013.

Bob Nation MAYOR

Attest: Vicki G. Haas CITY CLERK

FIRST READING HELD: May 6th, 2013

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

- 1. The uses allowed in this "P" District shall be:
a. Animal hospitals, veterinary clinics, and kennels.
b. Meat packing facilities.
c. Broadcasting studios for radio and television.
d. Broadcasting, transmitting, or relay towers, studios, and associated facilities for radio, television, and television.
e. Business, professional, and technical training schools.
f. Business service establishments.
g. Cafeterias for employees and guests only.
h. Churches shall be allowed on tracts of land of at least one (1) acre in size.
i. Financial institutions.
j. Filling stations, including emergency towing and repair services.
k. Gymsnasiums, indoor swimming pools, indoor handball and racquetball courts (public or private), and indoor and unlighted outdoor tennis courts (public or private).
l. Storage and charter of boats on land, repair facilities for boats, and sale of fuel and other supplies for marine use.
m. Highway department garages.
n. Hotels and motels.
o. Laundries and dry cleaning plants, not including personal and individual drop-off and pick-up services.
p. Local public utility facilities, provided that any installation, other than poles and equipment attached to the poles, shall be:
(i) Adequately screened with landscaping, fencing or walls, or any combination thereof.
(ii) Placed underground; or
(iii) Enclosed in a structure in such a manner so as to blend with and complement the character of the surrounding area.

All plans for screening these facilities shall be submitted to the Planning and Development Services Division for review. No building permit or installation permit shall be issued until these plans have been approved by the Planning and Development Services Division.

- q. Mail order sale warehouses.
r. Manufacturing, fabrication, assembly, processing, or packaging of any commodity except:
(i) Facilities producing or processing explosives or flammable gases or liquids.
(ii) Facilities for animal slaughtering or rendering.
(iii) Sulphur plants, rubber reclamation plants, or cement plants; and
(iv) Steel mills, foundries, or smelters.
s. Medical and dental offices.
t. Office or office buildings.
u. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
v. Plumbing, electrical, air conditioning, and heating equipment sales, warehousing and repair facilities.
w. Police, fire, and postal stations.
x. Printing and duplicating services.
y. Public utility facilities.
z. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
aa. Restaurants, fast food.
ab. Restaurants, sit-down.
ac. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs and necessary outdoor storage of said vehicles.
ad. Sales, servicing, repairing, cleaning, rental, leasing, and necessary outdoor storage of equipment and vehicles used by business, industry, and agriculture.
ae. Service facilities, studios, or work areas, for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance

- teachers, typists, and stenographers, including cabinet makers, film processors, Goods and services associated with these uses may be sold or provided directly to the public on the premises.
ff. Storage and repair garages for public mass transit vehicles.
gg. Storage yards for lumber, coal, and construction materials.
hh. Stores, shops, markets, service facilities, and automotive vending facilities in which goods or services of any kind, including sale of motor vehicles, are being offered for sale or hire to the general public on the premises.
ii. Union halls and hiring halls.
j. Vehicle repair facilities.
kk. Vehicle service centers.
l. Welding, sheet metal, and blacksmith shops.
mm. Yards for storage of contractors' equipment, materials, and supplies, excluding junk yards and salvage yards.
nn. Warehousing, storage, or wholesaling of manufactured commodities.
o. The following Ancillary Uses shall be permitted:
a. Automatic vending facilities for:
(i) Ice and solid carbon dioxide (dry ice).
(ii) Beverages;
(iii) Confections.
3. Hours of Operation
a. Hours of operation are unrestricted.
b. FLOOR AREA HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS
1. HEIGHT
a. The maximum height of the buildings, exclusive of roof screening, shall not exceed forty (40) feet.
2. BUILDING REQUIREMENTS
a. Until such time as the connection of the site to a permanent sanitary sewer system, a minimum fifty percent (50%) open space is required for this development. Upon connection to a sanitary sewer system, a minimum of thirty percent (30%) open space will be required for this development.

PREPARED BY:



PROPOSED OFFICE/WAREHOUSE BUILDING LOT 9A OF SPIRIT VALLEY BUSINESS PARK 610 SPIRIT VALLEY EAST DRIVE CHESTERFIELD, MISSOURI 63005

C. SETBACKS

- 1. Structure Setbacks
No building or structure, other than a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:
a. Fifty (50) feet from the right-of-way of Olive Street Road.
b. Fifty (50) feet from 18668 Olive Street Road.
c. Fifty (50) feet from 18626 Olive Street Road.
d. Fifty (50) feet from the eastern and western property lines of this development.
e. Fifty (50) feet from the southern property line of this development.
2. Parking Setbacks
No parking stall or loading space will be located within the following setbacks:
a. Thirty-five (35) feet from the right-of-way of Olive Street Road.
b. Ten (10) feet from the internal property lines, with the exception of shared driveways.
c. Twenty (20) feet from the principal internal street.
d. Fifteen (15) feet from the eastern and western property lines of this development.
e. The parking setback along the western property line contiguous to 18668 Olive Street Road for the first 175 feet from Olive Street Road shall be thirty (30) feet. The parking setback for the remainder of this property line shall be fifteen (15) feet.
f. Fifteen (15) feet from the northern property line bearing S78°19'49"W.
3. No internal driveway or roadway, except points of ingress and egress, will be located within the following setbacks:
a. Thirty (30) feet from the right-of-way of Olive Street Road.
b. Three hundred fifty (350) feet from the southern property line.
c. Two hundred seventy-five (275) feet from the eastern and western property lines of this development.
d. Zero (0) feet from the eastern property line bearing N11°25'15"W.

D. PARKING AND LOADING REQUIREMENTS

- 1. Sign package and loading spaces for this development shall be as required in the City of Chesterfield Code.
2. Construction Parking
a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction site employees vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
c. No construction related parking shall be permitted within the Olive Street Road right-of-way.
3. No parking shall be permitted on any roadway in or adjacent to the development. The parking restriction and requirement for signage shall be indicated on the Site Development Plan and Improvement Plans. Signage shall be posted within thirty (30) days of the placement of street pavement.
E. LANDSCAPE AND TREE REQUIREMENTS
1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
2. The landscape buffer along the western property line shall be as follows:
a. A thirty (30) foot landscape buffer measuring no less than 175 feet in length from Olive Street Road will be required along the western property line contiguous to the residential structure at 18668 Olive Street Road.
b. A fifteen (15) foot landscape buffer shall be required for the remainder of the western property line.
c. If the residential structure at 18668 Olive Street Road is re-developed into a use other than residential, the thirty (30) foot landscape buffer requirement may be reduced to fifteen (15) feet as directed by the City of Chesterfield.
d. Screening of exterior storage of materials and/or equipment along Olive Street Road shall be required as directed by the City of Chesterfield.
e. There shall be a fifteen (15) foot landscape buffer along the northern property line bearing S78°19'49"W.

F. SIGN REQUIREMENTS

- 1. Sign package and loading spaces for this development shall be as required in the City of Chesterfield Code.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.
G. LIGHT REQUIREMENTS
Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
H. ARCHITECTURAL
1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high light-proof enclosure complemented by adequate landscaping approved by the Planning Commission on the Site Development Plan.
4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.
I. ACCESS/ACCESS MANAGEMENT
1. Access to Olive Street Road shall be limited to two (2) street approaches, as directed by the City of Chesterfield and St. Louis County Department of Highways and Traffic.
2. Provide for cross access to the properties adjoining this development to the east and west, as directed by the City of Chesterfield, to allow for future connection to the internal roadway system within this development.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

- 1. Provide a street connection to the property to the west. The connection shall be a minimum of five hundred (500) feet from Olive Street Road, as directed by the City of Chesterfield.
2. All roadway and related improvements shall be constructed prior to sixty percent (60%) occupancy of the development.
3. Provide any additional right-of-way and construct any improvements to Olive Street Road as required by St. Louis County Department of Highways and Traffic.
4. Provide a forty (40) foot right-of-way with a minimum of ten (10) foot roadway improvement, maintenance, utility and sewer easements on both sides for all interior roadways. Minimum roadway sections shall provide a twenty-six (26) foot travel way with seven (7) foot shoulders on both sides and appurtenant storm drainage facilities as required by the City of Chesterfield.
5. Provide a five (5) foot side sidewalk, conforming to ADA standards, along the Olive Street Road frontage of the site and along one (1) side of all interior roadways, as directed by the City of Chesterfield. The sidewalk shall be privately maintained, therefore, no public easements shall be required.
6. Improve Olive Street Road to one-half of a sixty (60) foot right-of-way and a thirty-eight (38) foot pavement with seven (7) foot full depth shoulders and additional widening to provide a minimum thirty-three (33) foot wide road surface for a 200 foot left turn lane serving each entrance along with fifty (50) foot easements including all storm drainage facilities as directed by the St. Louis County Department of Highways and Traffic. Widening may be required on opposite side of street to provide a minimum thirty-three (33) foot pavement for three (3) driving lanes in addition to seven (7) foot shoulder.
7. Access to this development from Olive Street Road shall be restricted to two (2) commercial entrances, each having a three (3) lane section of a minimum thirty-six (36) foot pavement for a minimum distance of 100 feet, in order to provide separate left and right turn lanes for outbound traffic along with a single inbound lane. These driveways shall be located to provide required sight distance and constructed to St. Louis County standards as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield. The easternmost driveway serving this site shall be located opposite an existing commercial entrance on the north side of Olive Street Road in this area.
8. Provide cross access easement and temporary slope construction license or other appropriate legal instrument or agreement guaranteeing permanent access

between this site and adjacent properties as directed by the St. Louis County Department of Highways and Traffic and the City of Chesterfield.

- 9. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including connection to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the St. Louis County Department of Highways and Traffic.
K. TRAFFIC STUDY
Provide a traffic study as directed by the City of Chesterfield and/or the St. Louis County Department of Highways and Traffic. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometric, sight triangle, signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density as required in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. MONARCH-CHESTERFIELD FLOOD DISTRICT

- 1. East entrance location will require relocation of fire hydrant proposed on the MCLD Sewer Improvements.
2. Stormwater ditches shall match the required by the City of Chesterfield.
3. The easement that will be located for the proposed MCLD force main at the southwest corner of the Albrecht tract and the easements for the proposed utilities along Olive Street Road shall be shown on the site development concept and section plans.
M. POWER OF REVIEW
The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.
N. STORMWATER
1. Due to the inherent nature of development, the specific size, location, and configuration of the storm water infrastructure associated with the Chesterfield

Valley Master Storm Water Plan are conceptual in nature. The exact location, size, and type of each segment of storm water infrastructure are to be reviewed and approved in conjunction with the development of specific sites. The developer will be required to construct ditches along the west, north, and east property lines of the property governed by this ordinance.

- The developer may elect to propose alternate geometry, size and/or type of storm sewer improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the City of Chesterfield, the alternate proposal provides the same hydraulic function, connectivity, and system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the City determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be performed by a consultant retained by the City. The developer shall be responsible for all costs related to the work performed by the consultant.
2. Provide any additional Chesterfield Valley Storm Water Easements along the north, east, and west property lines as required and directed by the City of Chesterfield to accommodate the Chesterfield Valley Master Storm Water Plan channel in those areas, and depict the channel(s) on the Site Development Plan and improvement plans. The maintenance of the required storm water/ditch system shall be the responsibility of the property owner(s).
3. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveway or parking area, as directed by the City of Chesterfield.
4. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate sited system.
5. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits

exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

O. SANITARY SEWER

- 1. Private sewer lines and laterals cannot cross property lines. Extension of public sewer lines will be necessary to serve this site and proper easements required.
2. Downstream pump stations and force mains shall be evaluated to ensure adequate capacity.
3. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.
4. This project is in the Caulks Creek Surcharge Area and is subject to a surcharge of \$275.00 per acre.

P. GEOTECHNICAL REPORT.

Prior to Site Development Concept Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkholes, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

Q. MISCELLANEOUS

- 1. All utilities will be installed underground. The development of this parcel will contribute the installation of all utilities in conjunction with the construction of any roadway on site.
2. The developer is advised that utility companies will require compensation for relocation of their facilities with public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contribution. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

An opportunity for recycling will be provided. All provisions of Chapter 25, Article VIII, and Section 25-22 thru Section 25-28 of the City of Chesterfield, Missouri Code, with the exception of the land use designation, shall be required where applicable.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.
B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within 18 months of the date of approval of the change of zoning by the City of Chesterfield.
C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
III. COMMENCEMENT OF CONSTRUCTION
A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one (1) additional year.
IV. GENERAL CRITERIA
A. SITE DEVELOPMENT CONCEPT PLAN, SITE DEVELOPMENT SECTION PLAN, SITE DEVELOPMENT PLANS.
1. Any site development plan shall show all information required on a sketch plan as required in the City of Chesterfield Code.

2. Include a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.

3. Include a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

4. Provide comments/approvals from the appropriate Fire District, St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and St. Louis County Department of Highways and Traffic.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund. Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Roads
The amount of the developer's contribution to this fund shall be computed based on the following:

Table with 2 columns: Type of Development, Required Contribution. Rows include Commercial (\$2,079/sq ft of building space), Office (\$1,444/sq ft of building space), Industrial (\$4,988.59/acre).

(Parking spaces as required by the City of Chesterfield Code)
If types of development differ from those listed, the Department of Highways and Traffic will provide rates.

Credits for roadway improvements will be awarded by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic. Any portion of the roadway improvement contribution that remains, following completion of road improvements as required by the development shall be retained in the appropriate Trust Fund.

The roadway improvement contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (SUP) by the Saint Louis County Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County.

Trust fund contributions shall be deposited with Saint Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds.

Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. VERIFICATION PRIOR TO RECORD PLAT APPROVAL

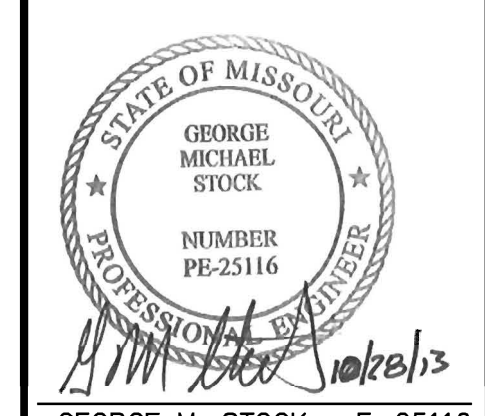
The developer shall cause, at his expense and prior to the recording of any plat, the re-establishment, restoration or appropriate witnessing of all Corners of the United States Public Land Survey located within, or which define or lie upon, the boundaries of the subject tract in accordance with the Missouri Minimum Standards relating to the preservation and maintenance of the United States Public Land Survey Corners.

VIII. FINAL RELEASE OF SUBDIVISION DEPOSITS

Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

IX. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
D. Waiver of Notice of Violation per the City of Chesterfield Code.
E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.



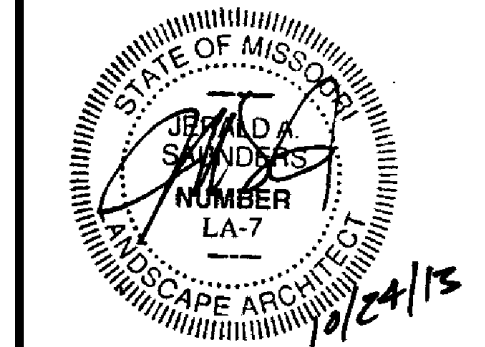
GEORGE M. STOCK E-25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996

Table with 2 columns: REVISIONS, Description. Rows include 1. 09-11-2013 SUBMIT TO MSD, 2. 09-18-2013 SUBMIT TO CITY, 3. 09-27-2013 BLDG FOOTPRINT, 4. 10-03-2013 CITY, MSD, 5. 10-14-2013 CITY, 6. 10-18-2013 CITY, 7. 10-28-2013 CITY, MSD.

Table with 2 columns: DRAIN BY, CHECKED BY. Rows include C.A.M., G.M.S., DATE: 08/27/2013, JOB NO.: 213-5191, M.S.D. # P-0029868-00, BASE MAP # 7-WI, S.L.C. # 2354, HAT ELEV # 54-168-C3, M.D.N.R. #, HAT PROJECT #.

SHEET TITLE: ORDINANCE

SHEET NO.: SDSP-5



Jerald Saunders - Landscape Architect  
MO License # LA-007  
Consultants:

Lot 9A  
#608 Spirit Valley East Drive  
Chesterfield, Missouri

Revisions:

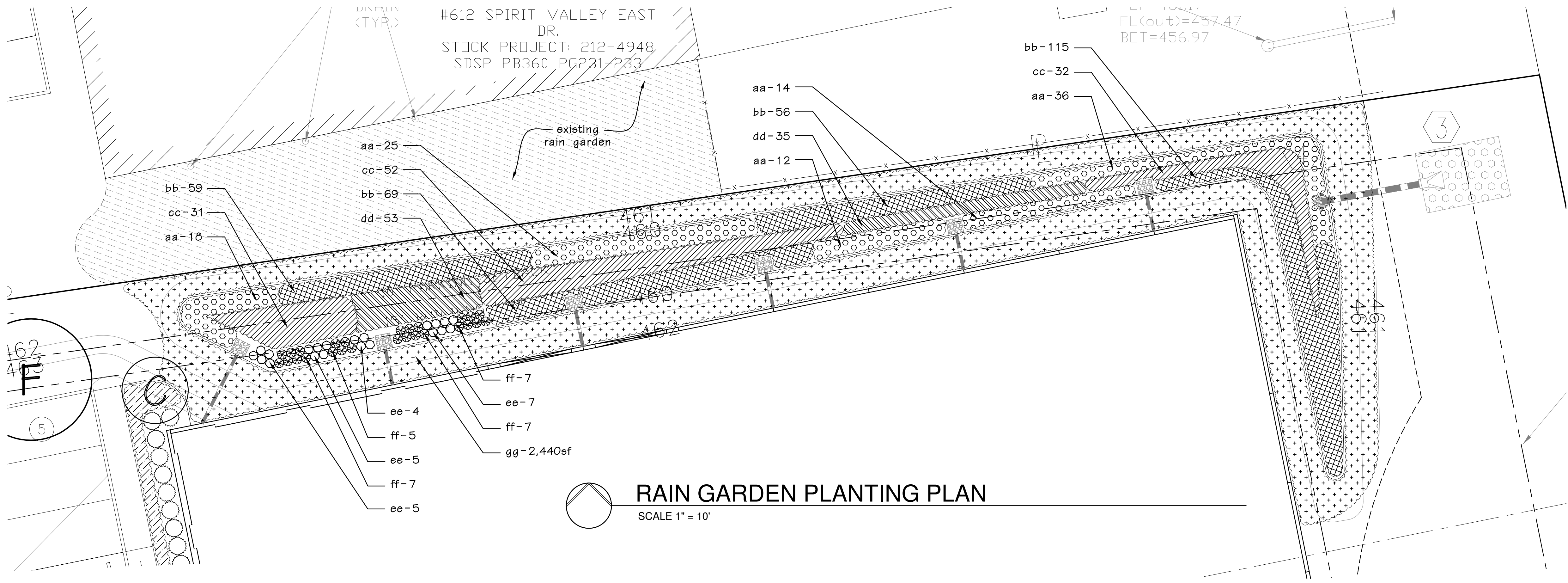
Date	Description	No.
10-24-13	MSD Submittal	5
10-11-13	Revised base plan	4
10-2-13	City Comments	3
9-27-13	Revised base plan	2
9-13-13	City Comments	1

Drawn: LH  
Checked: RS

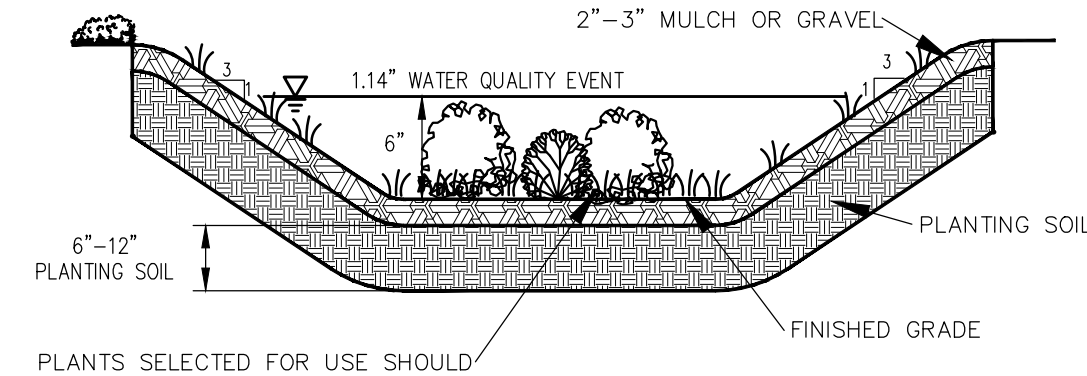
**Ioomis Associates**  
Landscape Architects/Planners  
2000 W. Parkway  
Chesterfield, MO 63005  
636-519-8668  
www.ioomisassociates.com

Loomis Associates Inc.  
Missouri State Certificate of Authority #: LAC #00019

Sheet Title: Landscape Plan  
Sheet No: L1  
Date: 08/21/13  
Job #: 687.010



**RAIN GARDEN PLANTING PLAN**  
SCALE 1" = 10"



**RAIN GARDEN DETAIL (n.t.s.)**

**LANDSCAPE**

**Landscape Buffers** - Landscape Buffers shall be required as follows:

**Street Trees:**  
Street Trees to be planted one (1) tree every fifty (50) feet on center of property frontage. There is approximately 165 LF of frontage. (165 ÷ 50 = 3.3 = 3 street trees required). Maximum of 20% of one species may be utilized for street trees. Since three street trees required, two species recommended to satisfy this requirement.

**Additional Landscape Requirements:**  
Parking spaces to have a canopy tree located no further than fifty (50) feet away. All spaces shown have a canopy tree located within a fifty (50) foot radius on center.

**Open Space Calculations:**  
Building footprint = 17,400± S.F.  
+ Vehicle pavement (drives, parking, trash enclosure) = 21,233 S.F.  
Site coverage = 38,633 S.F.  
Open space: 64,702 Lot S.F. - 38,633 S.F. = 26,069 S.F.  
Open space %: 26,069/64,702 x 100 = 40% > 30% O.K.

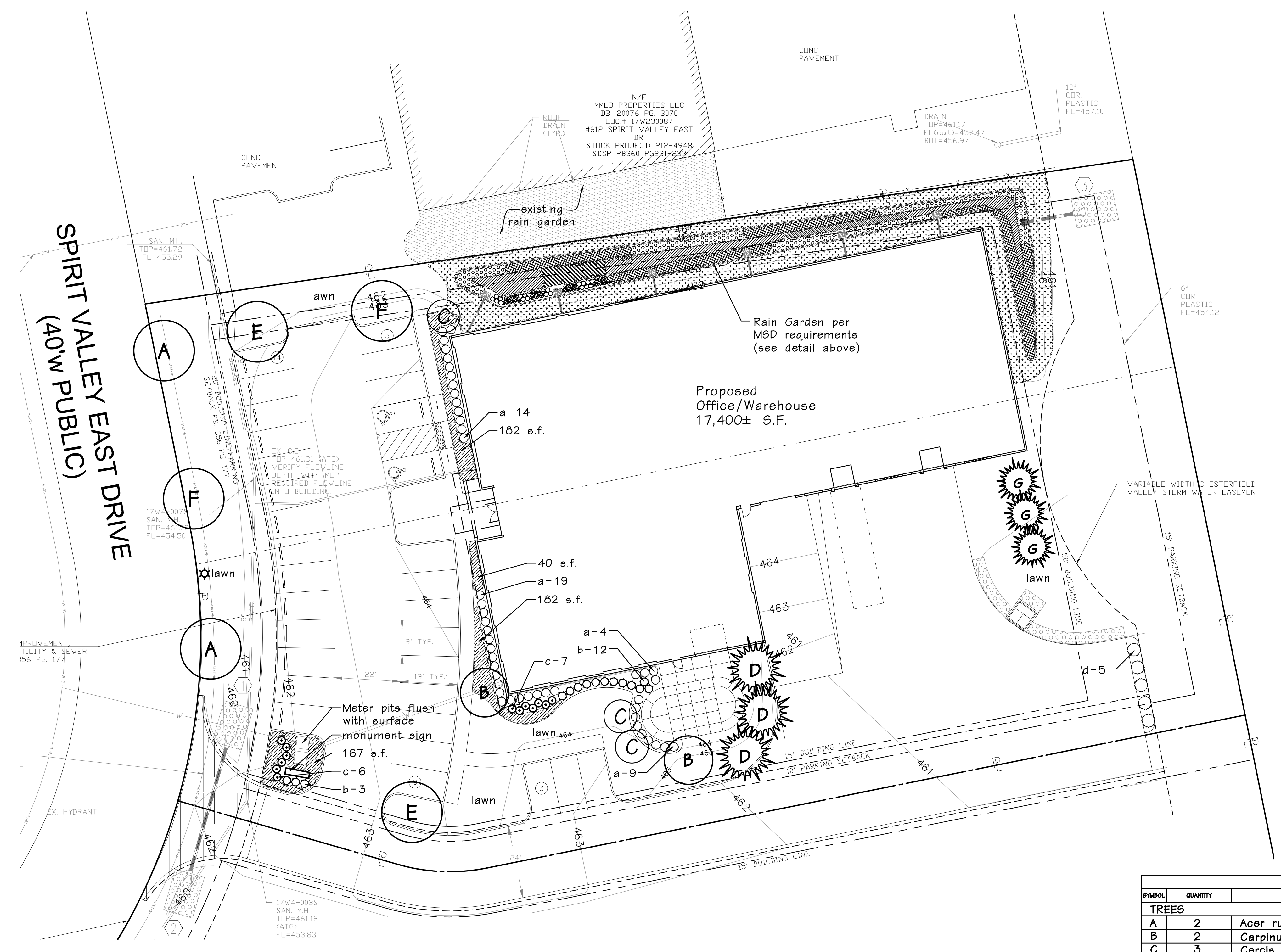
**Note:** All utility boxes including transformers and meters (except when flush with ground) will be screened as required by City of Chesterfield Code.

**RAIN GARDEN PLANT SCHEDULE**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
aa	105	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	1 qt	24" O.C.
bb	299	Rudbeckia fulgida	Orange Coneflower	2" x 2" x 5" dcp	18" O.C.
cc	115	Juncus effusus	Common Rush	2" x 2" x 5" dcp	24" O.C.
dd	85	Carex stricta	Tussock Sedge	2" x 2" x 5" dcp	18" O.C.
ee	21	Echinacea purpurea	Purple Coneflower	2" x 2" x 5" dcp	18" O.C.
ff	26	Lobelia cardinalis	Cardinal Flower	2" x 2" x 5" dcp	18" O.C.
gg	2440sf	Native seed mix			

**PLANTING SCHEDULE**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	GROWTH RATE/SIZE CLASS	NATURE HT/FEET
<b>TREES</b>							
A	2	Acer rubrum 'Franksred'	Red Sunset Maple	2.5" cal	Deciduous	Fast/Large	45+
B	2	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2.5" cal	Deciduous	Slow-Med/Medium	35-40
C	3	Cercis canadensis	Eastern Redbud	2.5" cal	Deciduous	Fast/Medium	25-30
D	3	Pinus strobus	Eastern White Pine	6"	Evergreen	Fast/Large	45+
E	2	Quercus bicolor	Swamp White Oak	2.5" cal	Deciduous	Med/Large	45+
F	2	Ginkgo biloba (male)	Ginkgo (male)	2.5" cal	Deciduous	Slow-Med/Large	45+
G	3	Picea glauca	White Spruce	6"	Evergreen	Med/Medium	30-40
<b>SHRUBS/PERENNIALS</b>							
a	46	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	5 gal	Evergreen	-	-
b	15	Juniperus sabina 'Mini Arcadia'	Mini Arcadia Juniper	3 gal	Evergreen	-	-
c	13	Buddleja Lo & Behold 'Blue Chip'	Blue Chip Dwarf Butterfly Bush	3 gal	Deciduous	-	-
d	5	Ilex glabra	Inkberry Holly	7 gal	Evergreen	-	-
e	571	Annuae, perennials, groundcovers		1 qt	-	-	-



**OVERALL LANDSCAPE PLAN**  
SCALE 1" = 20"

PLAN PREPARED FOR:  
Bill Hardie  
Keystone Construction Co.  
732 Spirit 40 Park Drive  
Chesterfield, MO 63005  
636-519-7900

September 25, 2013

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 Oaktree Products, Inc.  
Spirit Valley Business Park Lot 9A – 610 Spirit Valley East Drive

**Oaktree Products, Inc. Information and Background**

Oaktree Products, Inc. is a locally owned and operated company located in Chesterfield Valley. They are proposing to construct and move to a new facility located in Spirit Valley Business Park. Oaktree Products, Inc is a multi-line distributor of hearing healthcare products.

**General Requirements for Site Design**

This project consists of a one-story single tenant office/warehouse 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 to help eliminate multiple curb cuts. The automobile parking is located in the front of the building, with added elements to enhance the overall design of the facility and provide safe passage to the entry plaza away from truck and delivery traffic.

We are not proposing the use of any fencing or 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**

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, covered recessed entry 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 two light standards in the front of the building along Spirit Valley Drive East with wall-mounted, shoebox type fixtures on the west and south elevations 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.

The roof top units shall be screened by use of the building parapets.

**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 trash receptacle will be screened from public view with CMU to coordinated with the building.

The electrical service will be provided by a new transformer located along the north side of the proposed new drive. 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 south side of the building.

Street lighting is included in this project to match the existing industrial park street lighting.

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



LOOKING NORTH



LOOKING EAST



LOOKING SOUTH



LOOKING WEST







# dial architects

14364 Manchester Road  
Manchester Missouri 63011  
636 230 0400

October 17, 2013

Purvi Patel  
Project Planner  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

Re: Spirit Valley Business Park, Lot 9A SDSP - ARB Comments – Architectural Feature

Mrs. Patel:

The following statement is from the Architect of Record; David Dial.

Item #3 of the letter from the City of Chesterfield Dated October 14, 2013 requests that reveals be added to 'break up the mass of the building'. I disagree with the premise of this request. Reveals can be added to tilt-up concrete building as well as brick and other buildings to add relief and shadow lines. Details like this are typically designed into a building elevation to tie architectural elements together or to become architectural elements themselves when more expensive elements cannot be afforded.

While most tilt-up buildings do have reveals, the reveals are not, in and of themselves, a necessary element on a tilt-up building. In other words, they are one of many design tools that an architect has at his disposal to pull off a certain design concept.

The 'mass' that was referred to in item #3 of the letter can also be a design element in and of itself. The concept that reveals need to be added to break up this mass is in fact dismantling the massing design concept of the original design as presented and as described below.

## Design Concept

The concept of the original design is that of two distinct masses that could have been built separately or even at different times, much as one would see on any main street in the US. These two masses of different heights and widths and window shapes are brought together by the larger mass overlapping the smaller in both height and depth with the entry occurring where they meet. The entry is where the maximum articulation occurs which creates the sense of entry that so many buildings lack. This articulation consists of the outer most panel of the larger mass, the recessed panel of the smaller mass and then a further recess for the entry glass wall. Both sides of this entry, behind the arched top panel are at different heights further defining the two mass concept of the design.

The two overlapping masses are then tied together by the contrasting color and material of the steel sunscreen acting like a giant staple holding the building together. The total contrast of the 'staple' being the foreign object demands that it not be aligned with any other objects on the building, especially a reveal which would diminish its aesthetic and articulating value by reducing its presence. The 'staple' is further accentuated as a foreign element by wrapping it around the southernmost front panel that extends off of the building by a foot or so.

The west elevation was designed with the owners signage in mind as well, please see attached rendering. Signage was not submitted as part of the ARB package and will be submitted under separate cover by the signage

company. A reveal at this location interferes with the intended signage and again, deters from the intended massing where the signage will be located.

Summary

We respectfully disagree, and do not wish to add the requested reveals. We are open to discussing this if further questions arise.

Please call if you have any questions or require further clarifications on any issues.

Thank you,  
David W. Dial Architects, P.C.

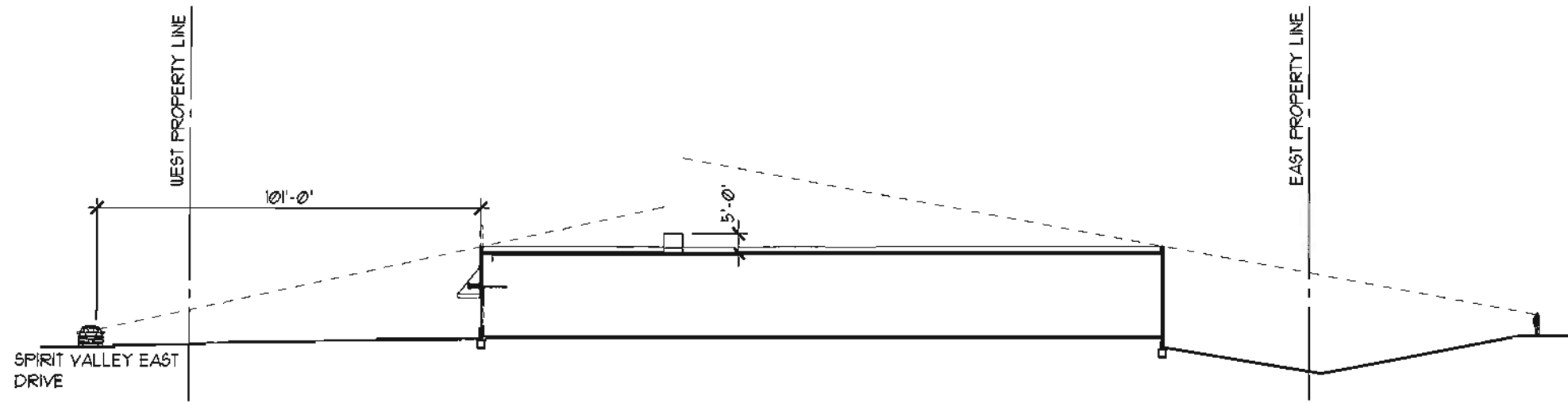
Kevin Bizailion

Cc: Margy Kemp – Oaktree Products, Inc.  
Bob Kemp – Oaktree Products, Inc.  
Bill Hardie – Keystone Construction  
Chris Mueller – Stock & Associates  
Dan Hayes

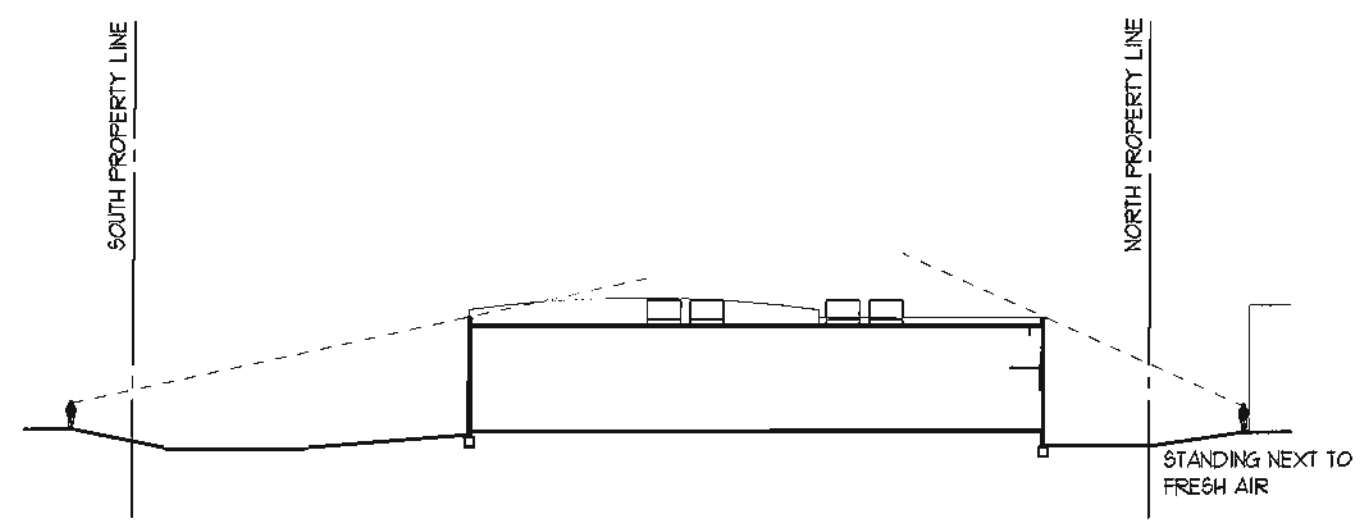


DIAL  
ARCHITECTS

RICE



SECTION LOOKING NORTH - AT LOW PANEL  
1" = 40'



SECTION LOOKING WEST  
1" = 40'



General Contractor:

**KEYSTO**  
Kansas Construction Company Design/Build

Civil Engineer:

**Structural & Resonance**  
Consulting Engineers, Inc.

Structural Engineer:

**Adifica**  
case  
ENGINEERING

Adifica Case Engineering  
796 Main Court  
St. Louis, MO 63105  
T: 314.349.1000  
F: 314.349.1750

Proposed New Facility for ...

**Oaktree Products, Inc.**  
610 Spirit Valley East Drive  
Chesterfield, Missouri

ISSUE DATES

PRELIMINARY DESIGN:	08-27-13
CITY SUBMITTAL:	09-19-13
CITY SUBMITTAL:	09-26-13
PERMIT APPLICATION:	11-28-13

COPYRIGHT © 2013 DAVID W. DIAL ARCHITECTS, P.C.

STATE OF MISSOURI REGISTERED ARCHITECT:  
DAVID WILLIAM DIAL - LICENSE NUMBER A-7331  
DAVID W. DIAL ARCHITECTS, P.C.  
ARCHITECTURAL CORPORATION #2000149091

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 CONTAINING THIS SEAL, SHALL NOT BE CONSIDERED PREPARED BY OR THE RESPONSIBILITY OF THE UNDERSIGNED.

**dial** architects

14364 Manchester Road • Manchester, Missouri 63013  
636 230 0400 www.dialarchitects.com

SHEET NUMBER:

PROJECT NUMBER: 13220      DATE: 11-21-13