

Architectural Review Board Staff Report

Meeting Date: July 14, 2022

From: Alyssa Ahner, Planner

Location: 621 Spirit Valley East Drive

Description: **Spirit Valley Business Park, Lot 15 (ASDSP)** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for an 8.5-acre tract of land zoned "PI" – Planned Industrial District located south of Olive Street Rd, west of Spirit Valley East Dr, and east of Spirit Valley Central Dr.

PROPOSAL SUMMARY

ACI Boland, on behalf of DSS, LLC, has submitted a request for a 10,000 square foot building addition including a customer drive-thru drop-off canopy for an existing sales and service facility. The request also includes plans for an outdoor storage and equipment display area along Olive Street Road.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

2007—City approves Ordinance 2373, changing the zoning of the subject site from “NU”—Non-Urban District to “PI”—Planned Industrial District. A Site Development Concept Plan was approved the same year for Spirit Valley Business Park as a whole and was followed by a Site Development Section Plan for Lot 15.

2008—Record Plat was approved, dividing the development into 17 lots. Ordinance 2456 was approved to allow for an additional permitted use.

2013—Ordinance 2745 was approved to allow for an additional permitted use.

2018—The current governing Ordinance 3002 was approved to allow for modifications to the development conditions.

2022—Lots 14 and 15 are consolidated through a Boundary Adjustment Plat, reducing the total number of lots in this development to sixteen (16).

STAFF ANALYSIS

General Requirements for Site Design:

The Unified Development Code’s Architectural Review Design Standards are broken down into two (2) areas of review: Site Design and Building Design. The General Requirements for Site Design include Site Relationships, Topography and Parking, Circulation and Access and Retaining Walls. The General Requirements for Building Design include Scale, Design Materials and Colors, Landscape Design and Screening, Signage and Lighting. Additionally, the UDC also provides specific requirements regarding the redevelopment of existing buildings. All additions and exterior renovations to existing structures shall advance such structures toward further compliance with the provisions of UDC’s Architectural Review Design Standards.

A. Site Relationships

Lot 15 is one (1) of sixteen (16) lots within the Spirit Valley Business Park development. The property is surrounded by “PI” – Planned Industrial District to the east, south, and west. A mixture of “NU” Non-Urban, “AG” Agriculture, and “PC” Planned Commercial is located north of the property. The surrounding area is largely undeveloped with exception to some of the adjoining industrial properties.

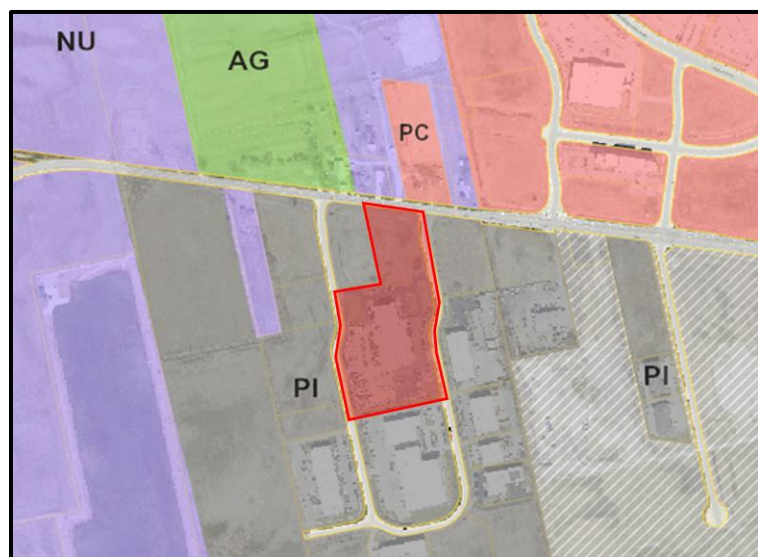


Figure 2: Zoning surrounding Subject Site

B. Circulation System & Access

The existing circulation system and access is to be utilized. The property has two access points – one on Spirit Valley East Drive and one on Spirit Valley Central Drive. A minor change will be made to the internal drive, cross access easement, and parking configuration in order to accommodate access to the proposed outdoor storage area.

C. Topography & Parking



Figure 3: Internal Drive and Cross Access Easement

The existing site is relatively flat including the land that was obtained through the recent Boundary Adjustment Plat. The applicant is proposing multiple rain garden basins to prevent water run-off. There will be a minor change in the topography from these rain garden basins. Additionally, there is an existing drainage ditch on the northern property line along Olive Street Rd.

There are fifty-seven (57) existing parking spaces on site. After the parking lot reconfiguration to accommodate access to the outdoor storage area, there will be a total of fifty-nine (59) parking spaces on site.

D. Retaining Walls

One (1) concrete retaining wall is proposed to the east of the building addition. This retaining wall will accommodate ramps leading into said addition.

E. Scale

The building addition will be constructed in a similar scale as the existing building. The existing building as seen from Olive Street Rd. reaches 30' feet at parapet. The proposed addition will also reach 30' at parapet. The adjacent industrial properties share a similar scale. The properties to the north, across Olive Street Rd, are much smaller in scale as single-family homes and farm.

F. Design, Materials, & Colors

The building addition will be constructed to match the existing building comprised of painted concrete tilt-up panel. The two existing shades of beige will be utilized on the proposed addition. The five (5) proposed overhead doors, as seen from Olive Street Rd, will be aluminum and glass. The exits of the overhead door on the south elevation, not seen from Olive Street Road, will be painted insulated hollow metal doors.

A portion of the fence for the proposed outdoor storage area that will be visible from Olive Street Rd., will feature 6'8" brick pilasters and 6'6" wrought iron ornamental fence panels. The remainder of the fencing that will extend around the outdoor storage area will be 6' black vinyl chain link with red privacy screening to match existing fencing seen on the property. The area shaded in red in *Figure 4* depicts the area that will feature the wrought iron fencing while the area shaded in blue in *Figure 4* depicts the area that will feature the black vinyl chain link with red privacy screening.

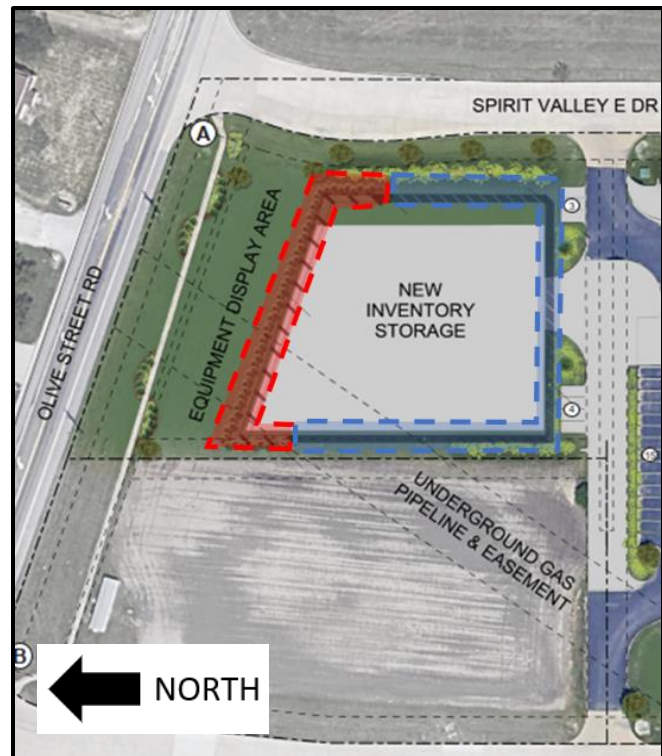


Figure 4: Fencing of Outdoor Storage Area

G. Landscape Design & Screening

The existing approved landscape plan features a mixture of trees, grasses, and shrubbery. Of the existing trees, seventeen (17) are to be removed, fourteen (14) are to be preserved, and thirty-four (34) new trees are proposed in this amendment. A majority of the newly proposed trees will provide screening for the proposed outdoor storage area. In addition to the required screening of the outdoor storage area, a 30' wide landscape buffer is required along Olive Street Rd. The applicant is proposing a mixture of shrubs, grasses, perennials, and annuals. The 4,554 sq feet of new rain garden will feature Missouri native plantings to provide bioretention per MSD. These have yet to be selected.

H. Lighting

The Lighting Plan depicts six (6) wall packs on the building addition, six (6) 20' tall light poles surrounding the outdoor storage area, and one (1) new 20' tall light pole in the reconfigured parking lot. All lighting is code compliant per the provided photometric plan.

NORTH ELEVATION RENDERINGS



Figure 5: Rendering from across Olive Street Rd.



Figure 6: Onsite Rendering

DEPARTMENTAL INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission. Staff requests review and recommendation on the Amended Site Development Section Plan for Spirit Valley Business Park, Lot 15.

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Spirit Valley Business Park, Lot 15, as presented, with a recommendation for approval (or denial) to the Planning Commission."

- 2) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for Spirit Valley Business Park, Lot 15, to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal

VERMEER SALES AND SERVICE FACILITY AMENDED SITE DEVELOPMENT SECTION PLAN

GOVERNING ORDINANCE - NO. 2456

A TRACT OF LAND BEING ADJUSTED LOT 15 OF THE LOT CONSOLIDATION PLAT OF ADJUSTED LOTS 13 AND 15 AS RECORDED IN PLAT BOOK 370 PG. 51, AND BEING LOCATED IN TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS	
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PB	PLAT BOOK
PC	PAVE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SO.	SQUARE
TEL.	TELEPHONE CABLE
V.C.P.	VERTICAL CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH



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

SHEET INDEX	
SDSP-1	TITLE SHEET
SDSP-2	SITE PLAN
SDSP-3	PHOTOMETRIC PLAN

SITE INFORMATION

SITE ADDRESS = 621 SPIRIT VALLEY EAST DRIVE
CHESTERFIELD, MO 63005

ZONING = "PI" PLANNED INDUSTRIAL

SITE AREA = 8.528 ACRES

OWNER = DSS, LLC (DB. 24476, PG. 1708)

LOCATOR NO. = 17W51-0158

WUNNENBURGS NO. = PAGE 19, GRID KK-18

CITY = CITY OF CHESTERFIELD

FLOOD MAP = 29189C0145K w/ EFF. DATE OF 02/04/2015

SEWER DISTRICT = MSD

WATERSHED = MISSOURI RIVER

FIRE DISTRICT = MONARCH CHESTERFIELD

SCHOOL DISTRICT = ROCKWOOD R-6

ELECTRIC SERVICE = AMEREN U.E.

GAS SERVICE = SPIRE GAS

PHONE SERVICE = AT&T

WATER SERVICE = MO. AMERICAN WATER CO.

CABLE SERVICE = CHARTER COMMUNICATIONS

RECORDING INFO. = SITE DEVELOPMENT CONCEPT PLAN PB. 355, PG. 752-757

= RECORD PLAT PB. 356, PG. 177

= CONSOLIDATION PLAT PB. 370, PG. 51

DSS, L.L.C., the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ (applicable subsection) _____ (present zoning) of the City of Chesterfield

Ordinance No. 200, do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____
Owner

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

On this _____ day of _____, 2022, before me personally appeared _____, who being by me duly sworn, did say he is the _____ of _____, and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

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

Notary Public

Print Name

My commission expires: _____

This Site Development Section Plan was approved by the City of Chesterfield and duly verified on the _____ day of _____, 2022, by the Planning and Development Services Director, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance No. 200, as amended by the Planning and Development Services Director and the City Clerk.

CITY OF CHESTERFIELD, MISSOURI

By: _____
Justin Wyse
Planning and Development Services Director

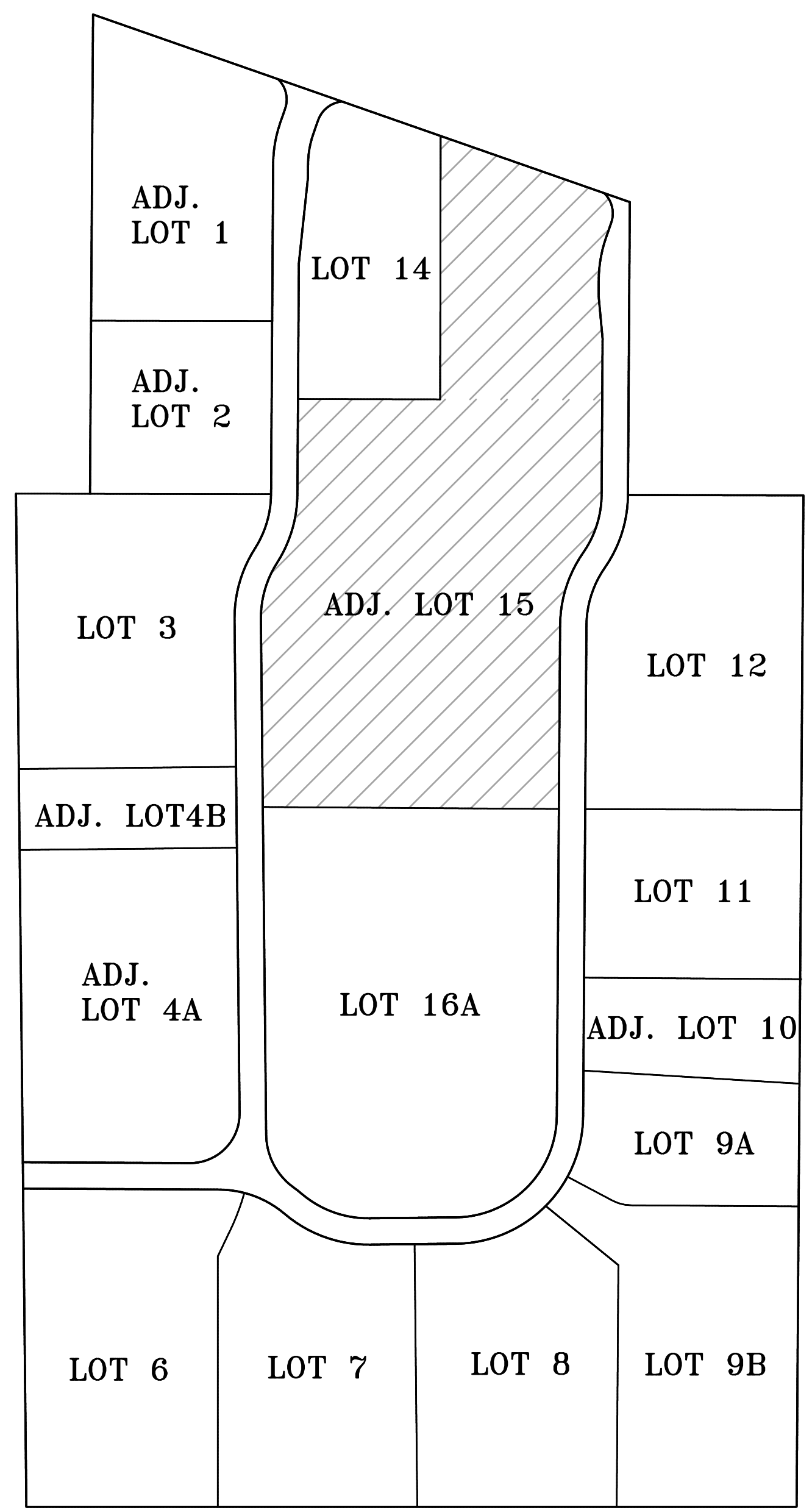
By: _____
Vickie McGownd
City Clerk

UTILITY NOTE

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

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

CONTRACTOR'S INSURANCE REQUIREMENTS
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).



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

GEOTECHNICAL STATEMENT

Geotechnology, LLC has provided geotechnical services and conducted a geotechnical investigation during March 2022 for the development proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our geotechnical study dated March 29, 2022.

Anthony W. Roth, P.E.



SURVEYOR'S CERTIFICATION

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

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

By: _____
WALTER J. PFLEGER, MISSOURI P.L.S. NO. 2008-000728

Area	Acres	CN	Weighted CN	Notes
Blgd	0.833	98	9.57	
Pavement	3.906	98	44.88	
Green Credit	0.999	74	8.67	Rain Garden - Credit Area
Grass	2.790	74	24.20	Open Space (lawns, etc.), Good Condition
	8.528		Weighted CN - 87.32	Needs to be under 90

Notes -
- Based on TR-55 Table 2-2 CNs and NRCS Web Soil Survey 2.1

LEGEND	
⊕	BENCH MARK
○	FOUND IRON ROD
○	FOUND IRON PIPE
△	RIGHT OF WAY MARKER
⊕	UTILITY POLE
⊕	SUPPORT POLE
⊕	UTILITY POLE WITH LIGHT
⊕	LIGHT STANDARD
⊕	ELECTRIC METER
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC PEDESTAL
⊕	ELECTRIC SPUR BOX
⊕	GAS DRIP
⊕	GAS METER
⊕	GAS VALVE
⊕	TELEPHONE MANHOLE
⊕	TELEPHONE PEDESTAL
⊕	TELEPHONE SPUR BOX
⊕	CABLE TV PEDESTAL
⊕	FIRE HYDRANT
⊕	FIRE DEPARTMENT CONNECTION
⊕	WATER MANHOLE
⊕	WATER METER
⊕	WATER VALVE
⊕	POST INDICATOR VALVE
⊕	CLEAN OUT
⊕	STORM MANHOLE
⊕	GRATED MANHOLE
⊕	STORMWATER INLET
⊕	GRATED STORMWATER INLET
⊕	SANITARY MANHOLE
⊕	TREE
⊕	BUSH
⊕	TRAFFIC SIGNAL
⊕	PARKING METER
⊕	STREET SIGN
⊕	SPRINKLER
⊕	MAIL BOX

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. (BASIS OF BEARINGS: MISSOURI STATE PLANE, GRID NORTH)
- SUBJECT PROPERTY IS LOCATED WITHIN THE SUPPLEMENTAL PROTECTION AREA (WITHIN 200 FEET OF THE 100-YEAR HIGH WATER ELEVATION PER THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN) AS DEFINED IN CHAPETER 14 OF THE CITY CODE. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION IS REQUIRED.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- APPROVED STREET LIGHTS ON THIS PLAN ARE INDICATED. NOTE THAT STREET TREES ARE NOT PERMITTED WITHIN 25 FEET OF A STREET LIGHT STANDARD.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN AND AS DIRECTED BY THE CITY OF CHESTERFIELD.
- OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
- CONTACT CRAIG JOPLIN @ MARATHON PIPELINE (1-417-755-3954) 48 HOURS PRIOR TO ANY WORK COMMENCING.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED TO SAINT LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH M.S.D. CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
- 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)
- THE MAXIMUM HEIGHT OF BUILDINGS, EXCLUSIVE OF ROOF SCREENING, SHALL NOT EXCEED FORTY (40) FEET.
- A FIVE FOOT SIDEWALK SHALL BE CONSTRUCTED ON A LOT BY LOT BASIS AS REQUIRED BY THE SITE SPECIFIC ORDINANCE, ORDINANCE NO. 2456
- OPENSACE CALCULATIONS:
TOTAL AREA = 8.53 Ac.
OPENSACE = 2.86 Ac.
PERCENT OPENSACE = 33.5%
- PARKING CALCULATIONS:
PARKING EXISTING: TOTAL SPACES = 57
PARKING PROVIDED:
STANDARD 9'x19' = 56 SPACES
HANDICAP = 3 SPACES
TOTAL SPACES PROVIDED = 59 SPACES
NOTE - 2,235 S.F. PARTS DEPARTMENT ON 1st FLOOR IS AN AREA ACCESSED PERIODICALLY BY EITHER AN OFFICE PERSON HANDLING A "WALK-IN" PARTS SALE OR A SERVICE AREA EMPLOYEE REQUIRING A REPAIR PART.
- FLOOR AREA RATIO (FAR):
44,006 GSE = 0.118
371,567 SF
- PROJECT IS LOCATED WITHIN SPIRIT VALLEY BUSINESS PARK - P# 27859-00
- WATER QUALITY FEATURES DEPICTED WITHIN THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL DESIGN AND REVIEW BASED UPON APPROVAL BY METROPOLITAN ST. LOUIS SEWER DISTRICT.
- ALL LIGHTING WILL CONFORM TO THE CITY OF CHESTERFIELD LIGHTING ORDINANCE.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.

ADJUSTED LOT 15

A tract of land being all of Lots 13 and 15 of Spirit Valley Business Park as recorded in Plat Book 356, Page 177 of the St. Louis County Records, in U.S. Surveys 153 and 368, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri being more particularly described as follows:

Beginning at the northeast corner of Lot 16 of above said subdivision, being on the west right of way line of Spirit Valley East Drive, 40 feet wide; thence South 78 degrees 35 minutes 17 seconds West, along the north line of said Lot 16, 449.69 feet, to the northwest corner of said Lot 16, being on the east right of way line of Spirit Valley Central Drive, 40 feet wide; thence the following courses and distances along said east right of way line: North 12 degrees 22 minutes 59 seconds West, 285.51 feet to a curve to the right having a radius of 155.00 feet; along said curve an arc distance of 90.04 feet and a chord which bears North 04 degrees 15 minutes 33 seconds East, 88.78 feet to a reverse curve to the left having a radius of 195.00 feet; along said curve an arc distance of 110.04 feet, and a chord which bears North 04 degrees 44 minutes 07 seconds East, 108.59 feet; and North 11 degrees 25 minutes 51 seconds West, 144.75 feet, to the southwest corner of Lot 14 of above said subdivision; thence North 78 degrees 19 minutes 49 seconds East, 215.86 feet, and North 11 degrees 40 minutes 11 seconds West, 400.00 feet, along the south and east lines of said Lot 14, to the south right of way line of Olive Street Road, 60 feet wide; thence South 82 degrees 31 minutes 57 seconds East, along said south right of way line, 263.12 feet to the west right of way line of above said Spirit Valley East Drive, being on a curve to the right having a radius of 43.00 feet; thence the following courses and distances along said west right of way line: along said curve to the right, an arc distance of 48.85 feet and a chord which bears South 25 degrees 04 minutes 41 seconds East, 46.27 feet; South 07 degrees 28 minutes 03 seconds West, 23.43 feet to a curve to the left having a radius of 201.50 feet; along said curve an arc distance of 66.46 feet and a chord which bears South 01 degree 56 minutes 54 seconds East, 66.16 feet; South 11 degrees 25 minutes 51 seconds East, 23.84 feet; South 17 degrees 08 minutes 29 seconds East, 65.32 feet; South 11 degrees 25 minutes 51 seconds East, 237.01 feet to a curve to the right having a radius of 155.00 feet; along said curve an arc distance of 93.53 feet and a chord which bears South 05 degrees 51 minutes 24 seconds West, 92.12 feet to a reverse curve to the left having a radius of 195.00 feet; along said curve an arc distance of 117.81 feet and a chord which bears South 05 degrees 51 minutes 58 seconds West, 115.83 feet; and South 11 degrees 24 minutes 43 seconds East, 279.00 feet, to the POINT OF BEGINNING.

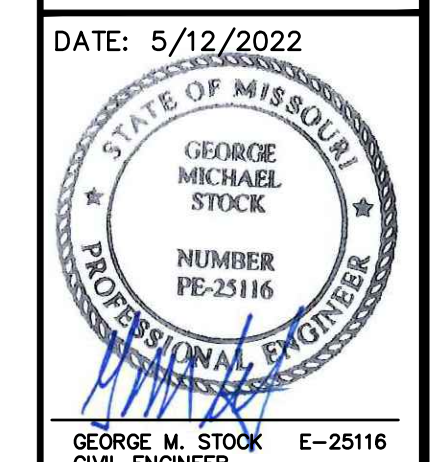
Containing 371,462 square feet or 8.528 acres, more or less.

PREPARED FOR:
VERMEER MIDWEST
631 SPIRIT VALLEY EAST DRIVE
CHESTERFIELD, MO. 63005
ATTN: MR. CHAD VAN SOELEN,
GENERAL MANAGER

257 Chesterfield Business Parkway
St. Louis, MO. 63005 PH. (636) 530-9300
500-9300 FAX (636) 530-9300
e-mail: general@stockandassociates.com
Web: www.stockandassociates.com

PREPARED BY:
STOCK & ASSOCIATES
Consulting Engineers, Inc.

AMENDED SITE DEVELOPMENT SECTION PLANS FOR:
VERMEER SALES AND SERVICE FACILITY
621 SPIRIT VALLEY DRIVE EAST
CHESTERFIELD, MISSOURI



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

REVISIONS:	
1	

DATE	BY	CHECKED BY
05/10/2022	WJS	GMS

DATE	JOB NO.
05/10/2022	207-4062.5

SCALE	DATE
22MSD-XX	17W

SLC MAT #	HAT SUP. #
XXXX	XX-XXX-XX

M.D.N.R. #	MO-RADXXXX

SHEET TITLE:
TITLE SHEET




SHEET NO.:
SDSP-1

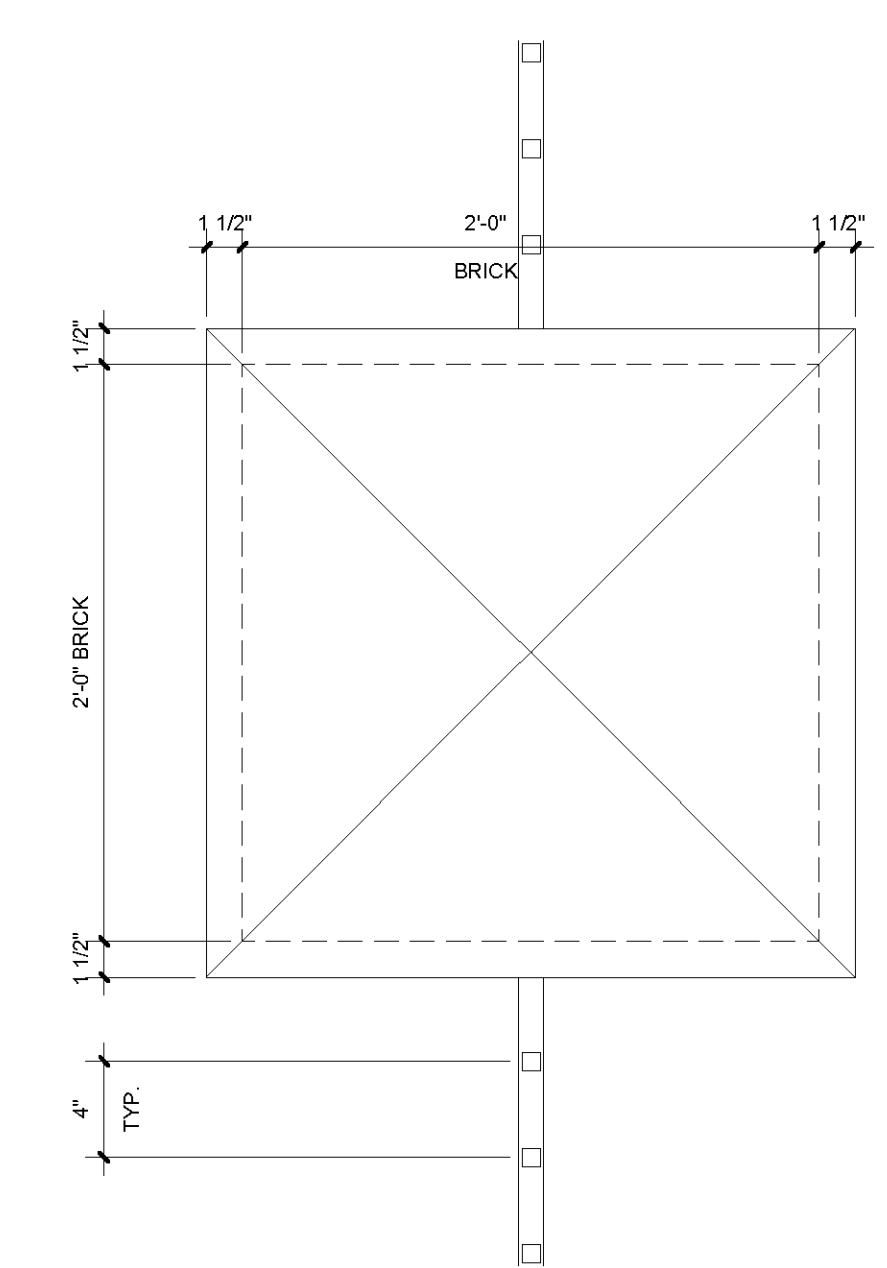


Missouri Department of Transportation
Missouri DOT LOCATE (314) 340-4700

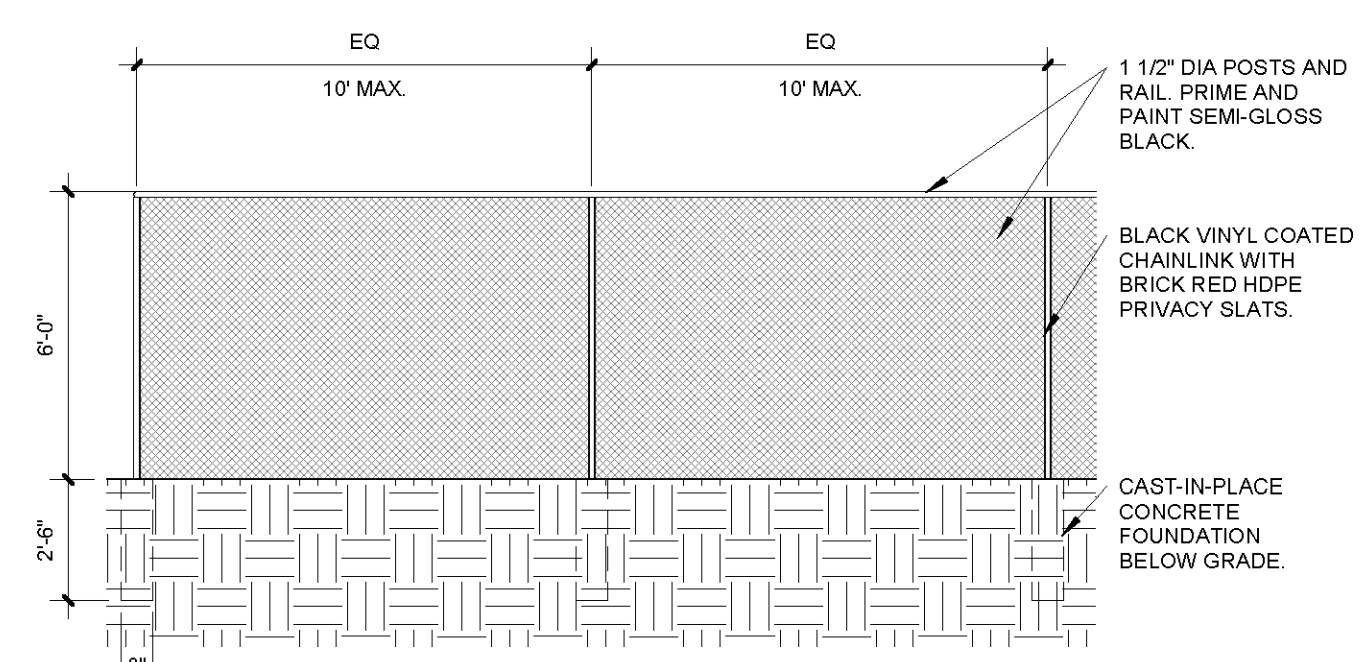
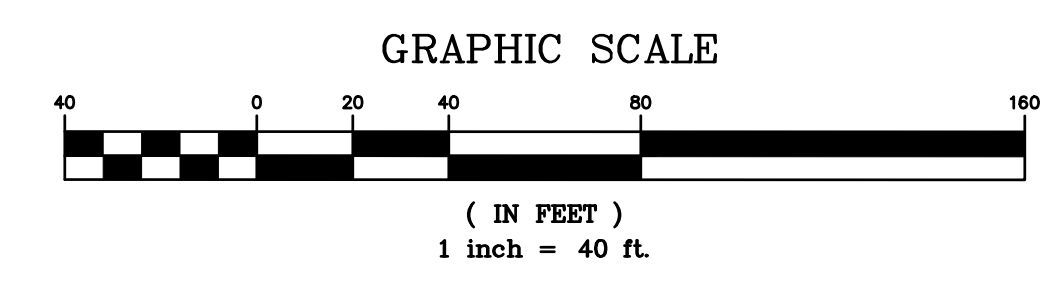


PAVEMENT LEGEND

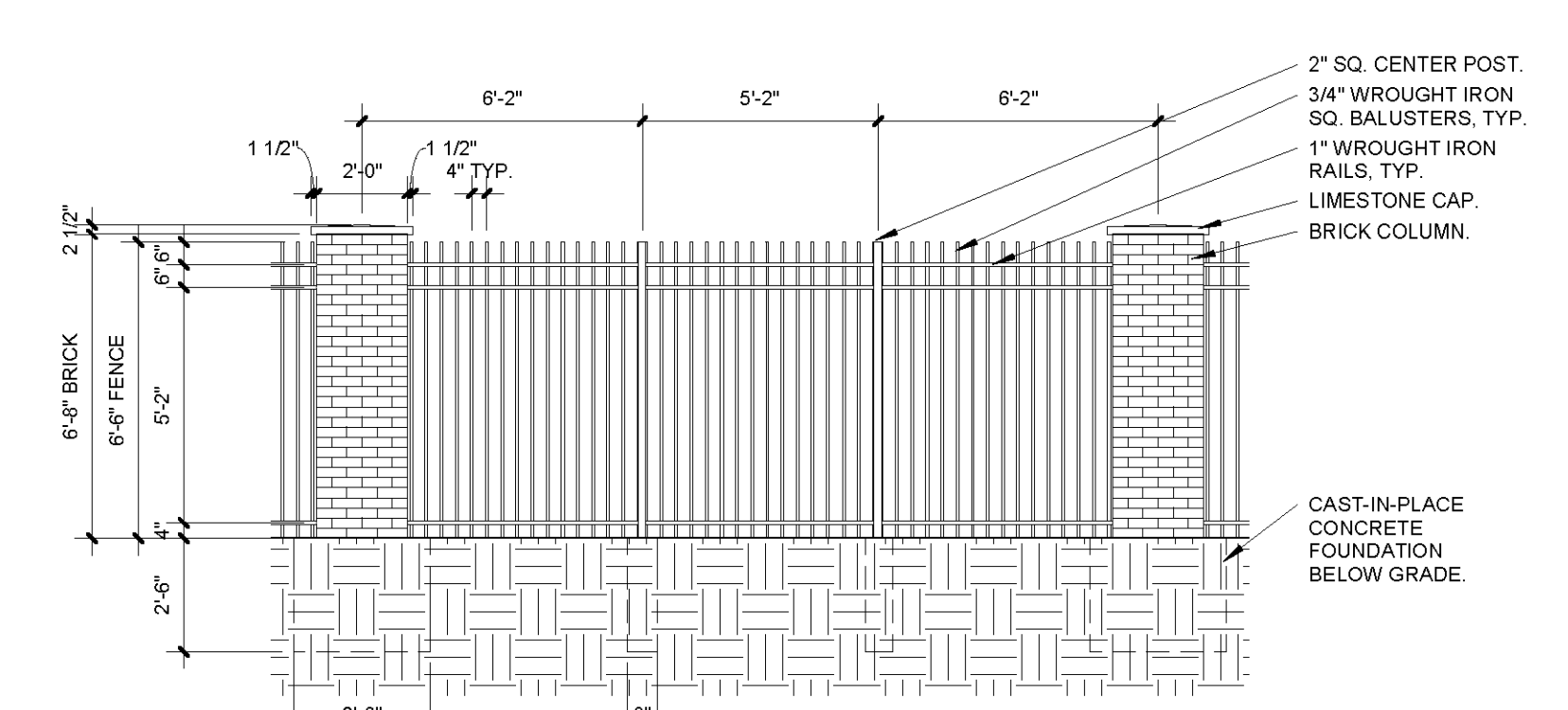
-  CONCRETE PAVEMENT
-  LIGHT DUTY ASPHALT PAVEMENT
-  HEAVY DUTY ASPHALT PAVEMENT



3A BRICK COLUMN PLAN DETAIL
1 1/2" = 1'-0"



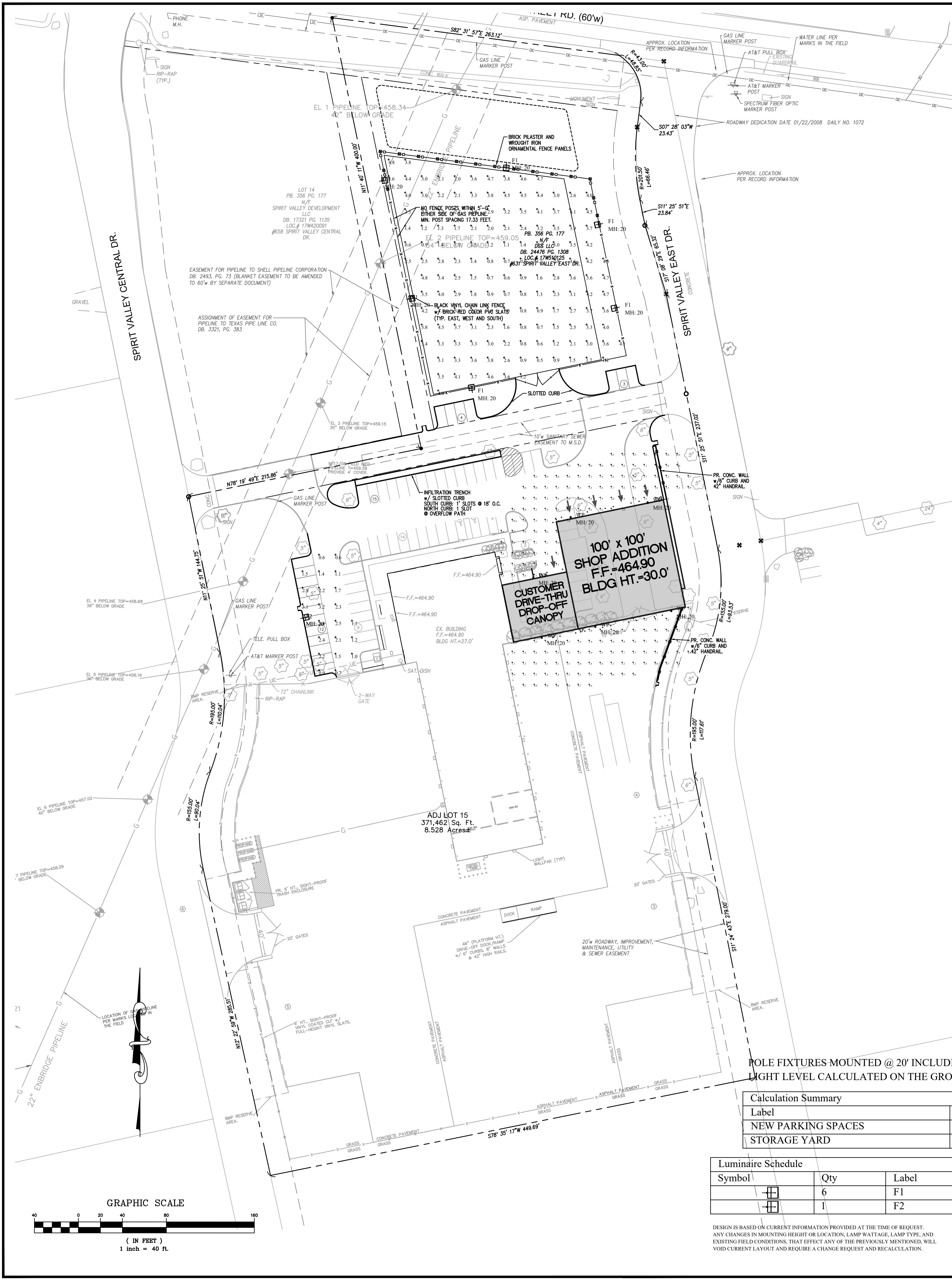
2B TYP. CHAINLINK FENCE ELEVATION
1/4" = 1'-0"



2A TYP. DECORATIVE FENCE ELEVATION
1/4" = 1'-0"

REVISIONS:	
1	CITY REVISIONS 06/13/2022

DRAWN BY: Z.P.S.	CHECKED BY: G.M.S.
DATE: 05/10/2022	JOB NO: 207-4062.5
SCALE: 22MSD-XX	SCALE MAP: 17W
S.L.C. MAT # XXXX	HAT S.U.P. XX-XXX-XX
M.D.N.R. # MO-RADXXXX	



Project	Catalog #	Type
Prepared by	Notes	Date

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

- Light-Master™

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 6
- Energy and Performance Data page 6
- Control Options page 10

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm

Number of Light Fixtures	Width 'A'	Hanging Length 'B'	Weight with Standard or EPA with Standard or EPA with Standard
1-4	14"	22"	20 lb 0.55
5-6	22"	22"	39 lb 0.95
7-9	22"	28 1/8"	48 lb 1.1

Pole Drilling Patterns

COOPER Lighting Solutions

McGraw-Edison GALN Galleon II

Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family	Configuration	Light Source	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN-SA4C-740-U-T4FT-GM	SA4C-740-U-T4FT-GM	4000mA	1.120V	3000K	120V	22° Beam	Standard Pole Mount Arm	Black

Options (Add as Suffix)

Controls and System Options (Add as Suffix)

Accessories (Order Separately)

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Camera Technology	Camera Type	Camera Model	Camera Features
LumenSafe Network	Standard Dome Camera	2-Megapixel PTZ Camera	4-Channel, 1080p, 24x7, 100m, 100m, 100m, 100m

POLE FIXTURES MOUNTED @ 20' INCLUDING BASE LIGHT LEVEL CALCULATED ON THE GROUND

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
NEW PARKING SPACES	Illuminance	Fc	1.80	3.4	0.6	3.00	5.67
STORAGE YARD	Illuminance	Fc	2.73	5.8	0.5	5.46	11.60

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
⊕	6	F1	Single	1.000	213	1278	GALN-SA4C-740-U-T4FT-HSS
⊕	1	F2	Single	1.000	108	108	GALN-SA2C-740-U-T4W

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RE-CALCULATION.

PREPARED BY: STOCK & ASSOCIATES Consulting Engineers, Inc.

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St. Louis, MO 63105 PH: (636) 530-9300
5301-9300 FAX: (636) 530-9300
e-mail: general@stockinc.com
Web: www.stockinc.com

AMENDED SITE DEVELOPMENT SECTION PLANS FOR:

VERMEER SALES AND SERVICE FACILITY

621 SPIRIT VALLEY DRIVE EAST
CHESTERFIELD, MISSOURI

DATE: 5/12/2022

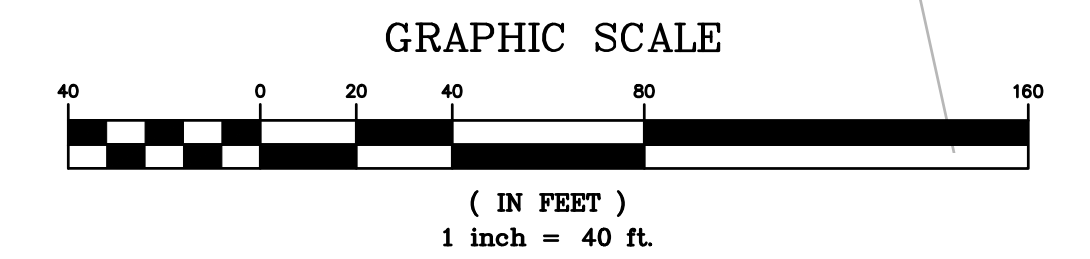
GEORGE MICHAEL STOCK
REGISTERED PROFESSIONAL ENGINEER
NUMBER FE-25116

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

REVISIONS:

NO.	DESCRIPTION
1	

DRAWN BY: Z.P.S. CHECKED BY: G.M.S.
DATE: 05/10/2022 JOB NO: 207-4062.5
K.S.D. # BASE MAP #
22MSD-XX 17W
SLC, HAT # HAT SUFF. #
XXXX XXXX-XX
M.D.N.R. # MO-RADXXXX
SHEET TITLE: SITE PHOTOMETRIC PLAN
SHEET NO.: SDSP-3



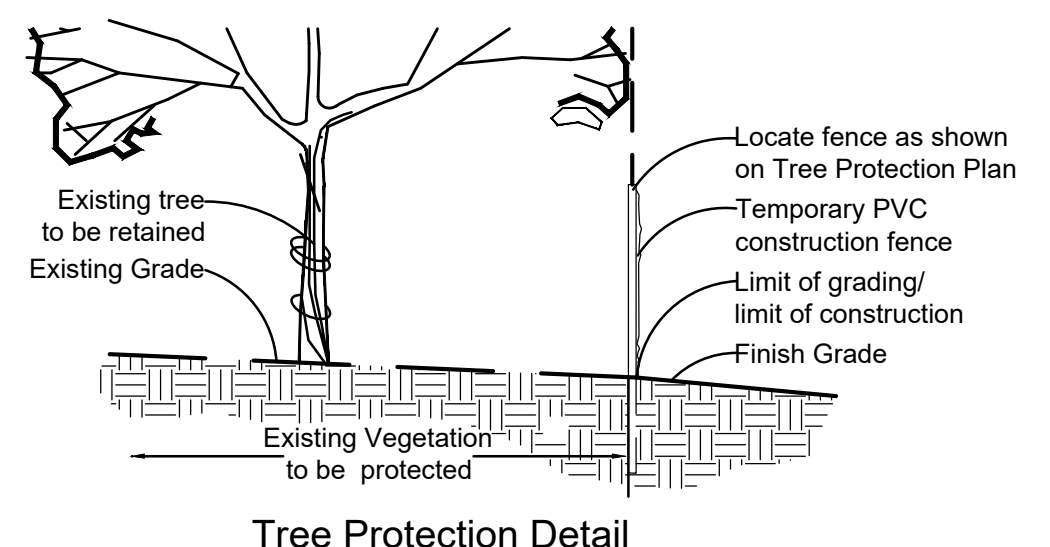


Tree Protection Notes:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 2) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required.
- 3) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed, including the installation of tree protection fencing as shown on the plan. Where necessary, Contractor may perform minor tree clearing prior to installing silt fencing and tree protection fencing provided they maintain tree protection area.
- 4) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. All ground plane in planting areas shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 5) Tree protection measures to be maintained throughout construction sequence.

Tree Protection Action Key Sequence:

- 1) Survey limit of disturbance.
- 2) Perform root pruning.
- 3) Install tree protection fencing.
- 4) Post tree protection signage on fence (No signs will be posted on trees).
- 5) Maintain tree protection area as an off-limits zone.



Legend:

Symbol	Description
(Circle with dot)	Existing Individual Tree To Preserve
(Circle with dot and dashed line)	Existing Individual Tree To Preserve With Tree Protection Fence
(Circle with X)	Existing Individual Tree To Be Removed
(Circle with letter)	Proposed Trees

Partial Existing Tree Inventory

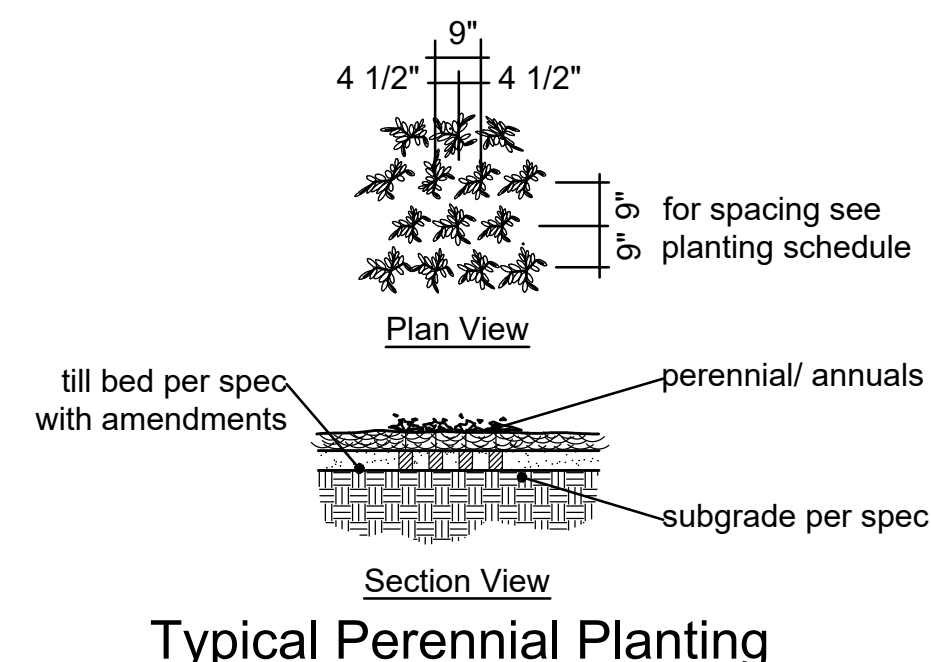
ID	Tree Name	DBH	Canopy Diam.	Condition Rating	Comment	To Be Removed	Preserved
1	White Spruce	3	8	3		X	
2	White Spruce	4	8	3		X	
3	White Spruce	4	8	2			X
4	White Spruce	4	8	3			X
5	White Spruce	4	8	3			X
6	Red Maple	5	10	3	Trunk scald	X	
7	Red Maple	6	10	3	Trunk scald		X
8	Honeylocust	5	15	3			X
9	Red Maple	8	20	3			X
10	Red Maple	6	12	3	Trunk scald		X
11	Red Maple	5	10	2	Trunk scald/cavity, borers	X	
12	Red Maple	5	10	2	Trunk scald/cavity, borers	X	
13	Red Maple	6	12	3			X
14	Red Maple	7	15	3			X
15	Hornbeam	5	12	3			X
16	Honeylocust	3	8	3			X
17	Honeylocust	5	15	3			X
18	Honeylocust	6	15	3			X
19	Honeylocust	6	15	3			X
20	White Spruce	6	8	3	Vines	X	
21	White Spruce	6	8	3	Dieback	X	
22	Red Maple	6	8	1	Trunk scald/cavity, conks	X	
23	Red Maple	5	8	3	Trunk scald	X	
24	Red Maple	6	12	3			X
25	Japanese Zelkova	5	10	3			X
26	Japanese Zelkova	6	10	3			X
27	Japanese Zelkova	7	15	3			X
28	Sugarberry	6	15	3			X
29	Sugarberry	5	15	3			X
30	Sugarberry	5	15	3			X
31	Sugarberry	5	15	3			X

Tree Condition Rating:

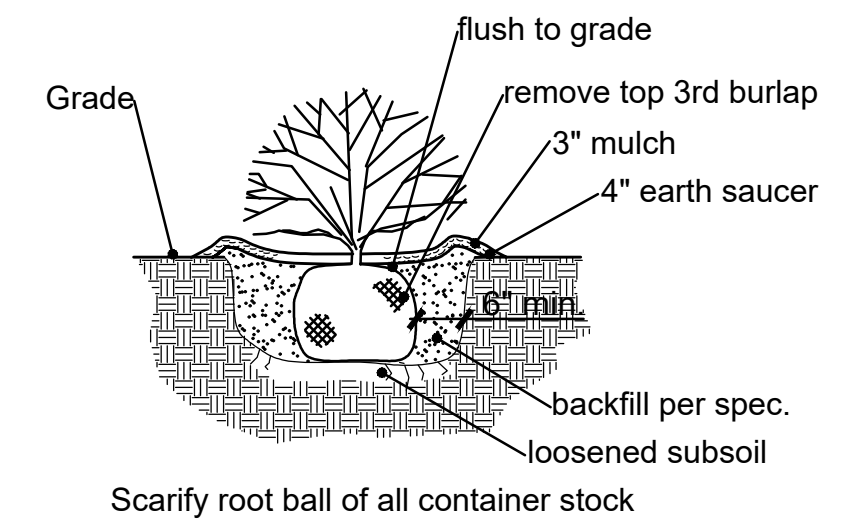
Excellent	4
Good	3
Fair	2
Poor	1
Dead	0

PROPOSED PLANTING SCHEDULE

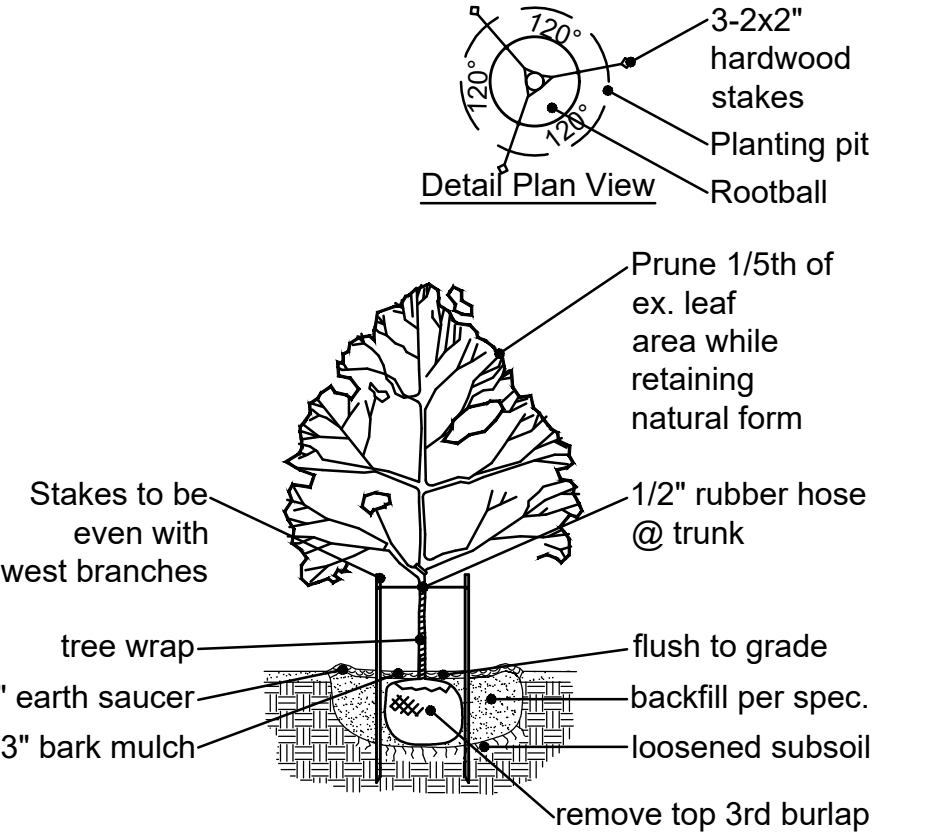
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE / GROWTH RATE	SLOW / MEDIUM / MATURE HEIGHT (IN FEET)
CANOPY-SHADE STREET TREES							
A	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" cal.	B&B	Lg/Slow-M	2.94 % 45+
B	1	Acer rubrum 'Franksred'	Red Sunset Maple	2.5" cal.	B&B	Lg/Fast	45+
C	1	Quercus coccinea	Scarlet Oak	2.5" cal.	B&B	Lg/M-Fast	45+
D	1	Quercus shumardii	Shumard Oak	2.5" cal.	B&B	Lg/M-Fast	45+
CANOPY-SHADE TREES							
E	3	Taxodium distichum	Bald Cypress	2.5" cal.	B&B	Lg/Medium	8.82 % 45+
UNDERSTORY-ORNAMENTAL TREES							
G	2	Amelanchier arborea	Serviceberry	2.5" cal.	B&B	Med/Slow-M	5.88 % 25-30
EVERGREEN TREES							
M	10	Juniperus chinensis 'Blue Point'	Blue Point Juniper	6" h.	B&B	Sm/Slow-M	29.41 % 12
N	3	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	6" h.	B&B	Medium/Fast	15-25
P	12	Thuja plicata 'SMNTPGF'	Fluffy Western Arborvitae	6" h.	B&B	Small/Fast	10
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER							
a	10	Ilex glabra 'Compacta'	Compact Inkberry	18"	72" o.c.		
b	10	Ilex verticillata	Winterberry Holly	18"	72" o.c.		
c	15	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	18"	72" o.c.		
d	8	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	72" o.c.		
e	8	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal.	72" o.c.		
f	12	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	36" o.c.		
g	4	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	36" o.c.		
h	18	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal.	36" o.c.		
j	18	Sporobolus heterolepis	Prairie Dropseed Grass	1 gal.	36" o.c.		
gc	60	Iberis sempervirens	Candytuft	2" c.p.	12" o.c.		
ann	75	Annuals	Annuals (to be selected by Owner)	2" c.p.	12" o.c.		
bio	4,554 s.f.	Bioretention Plantings	Bioretention Plantings per MSD (to be selected)	d.c.p.	24" o.c.		
							Total 47.05 %



Typical Perennial Planting



Typical Shrub Planting



Typical Canopy Tree Planting

Tree Survey Prepared under direction of:
Kristin Provisne
Certified Arborist MW-6075A
Kristin Provisne

Revisions:

Date	Description	No.
6/15/22	City Comments	1
6/17/22	City Comments	2

Drawn: KP
Checked: RS

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Loomis Associates, Inc.
Missouri State Certificate of Authority #LAC #000019

A1. NE CORNER, FACING SW



A2. NE CORNER, FACING NE



B1. NW CORNER, FACING SE



B2. NW CORNER, FACING NW



C1. SE CORNER, FACING NW



C2. SE CORNER, FACING SE

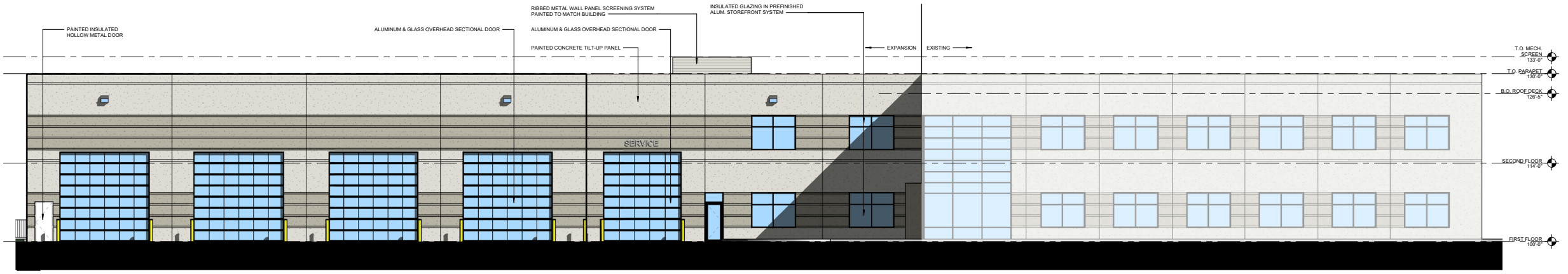
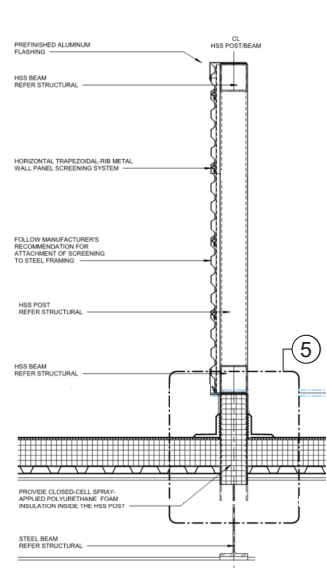


D1. SW CORNER, FACING NE

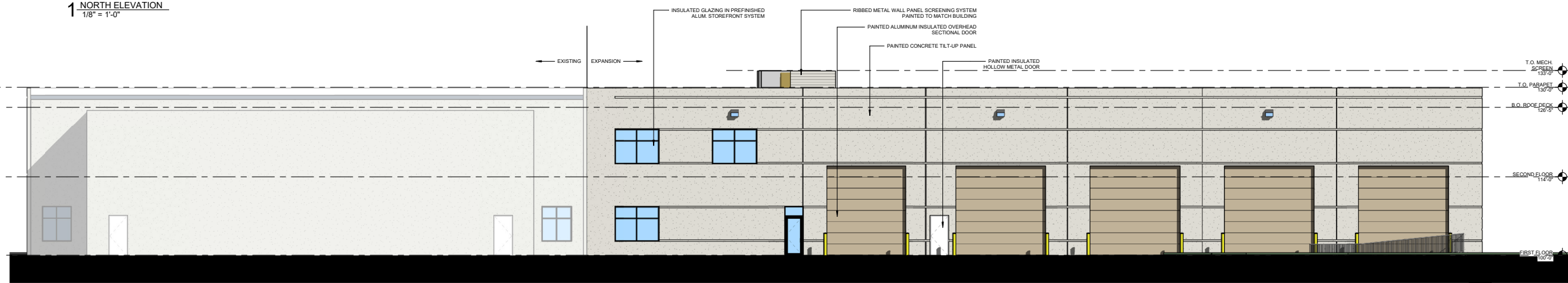
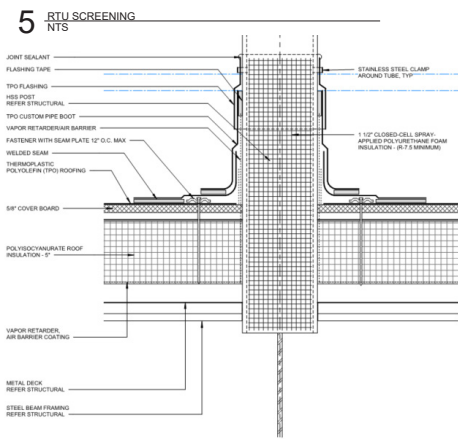


D2. SW CORNER, FACING SW



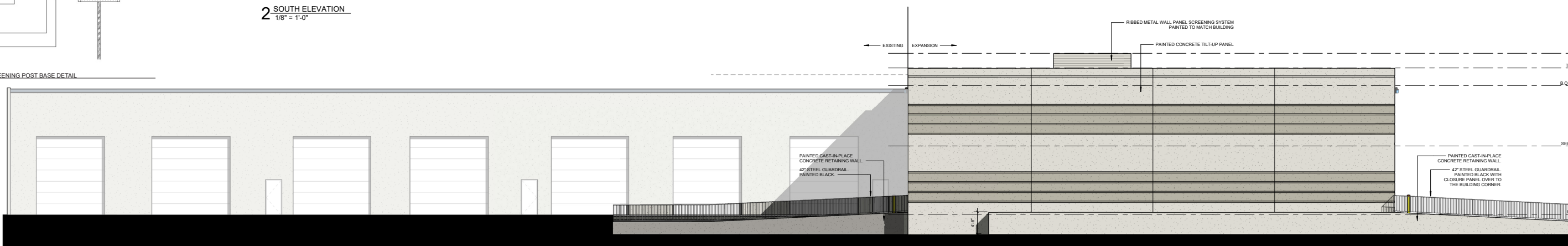


1 NORTH ELEVATION
1/8" = 1'-0"

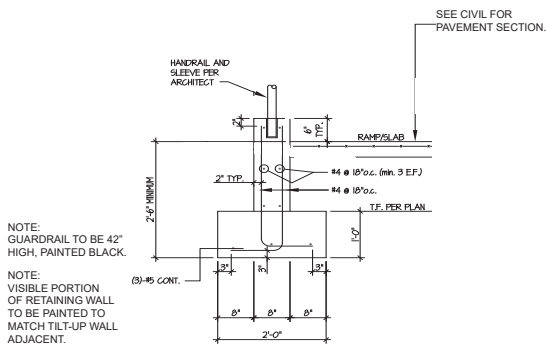


2 SOUTH ELEVATION
1/8" = 1'-0"

6 RTU SCREENING POST BASE DETAIL NTS



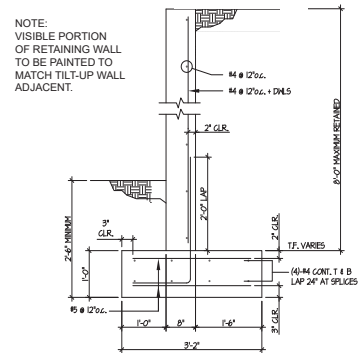
3 WEST ELEVATION
1/8" = 1'-0"



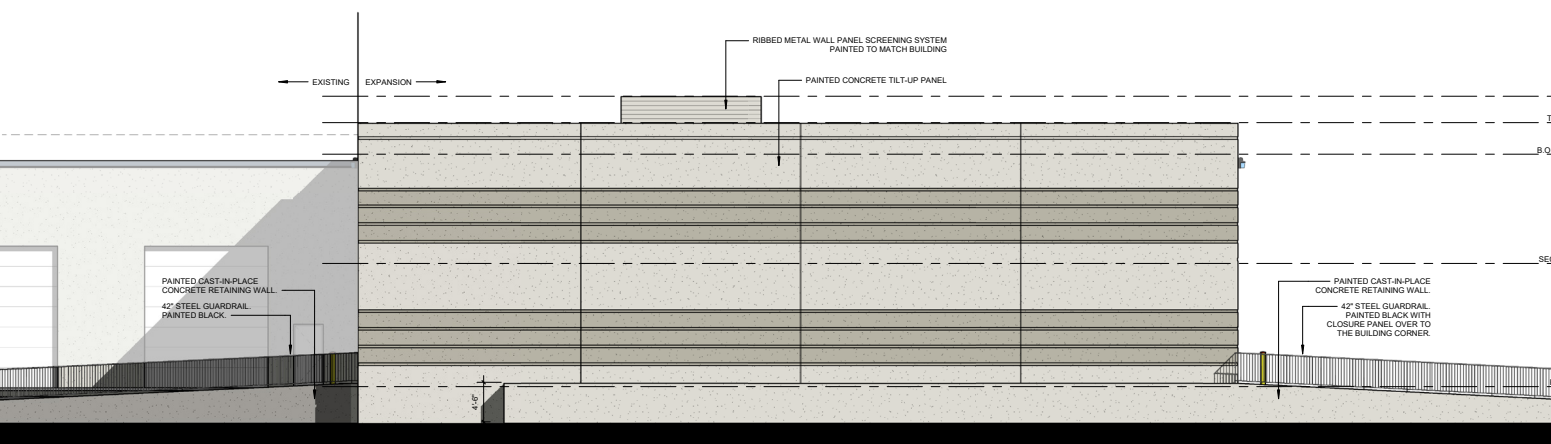
NOTE: GUARDRAIL TO BE 42\"/>

NOTE: VISIBLE PORTION OF RETAINING WALL TO BE PAINTED TO MATCH TILT-UP WALL ADJACENT.

7 RETAINING WALL-ADJACENT NORTH AND SOUTH SLOPING PAVEMENT NTS



8 RETAINING WALL DETAIL-ADJACENT TO BUILDING NTS



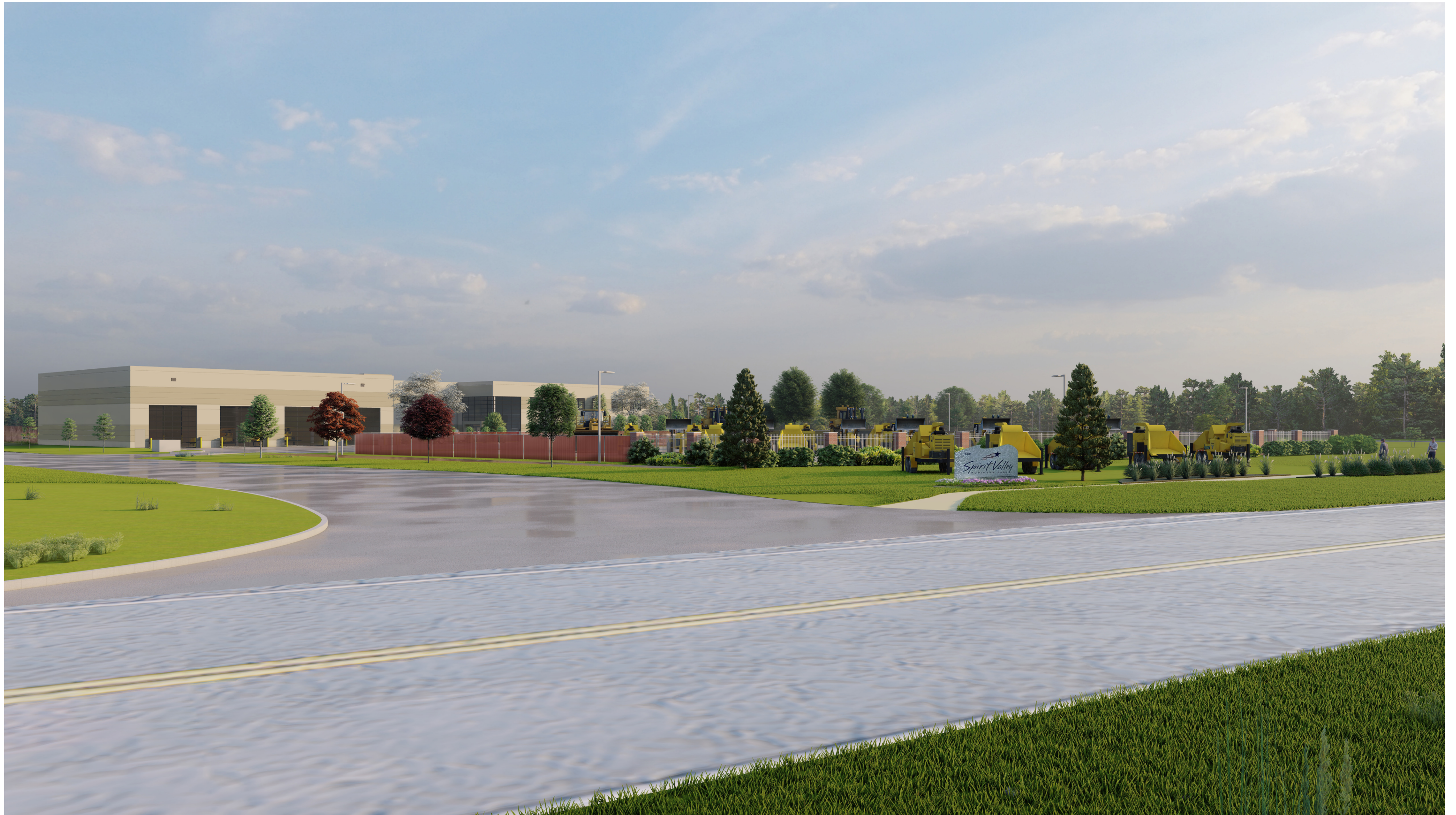
4 EAST ELEVATION
1/8" = 1'-0"



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