

NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION

IV.A.

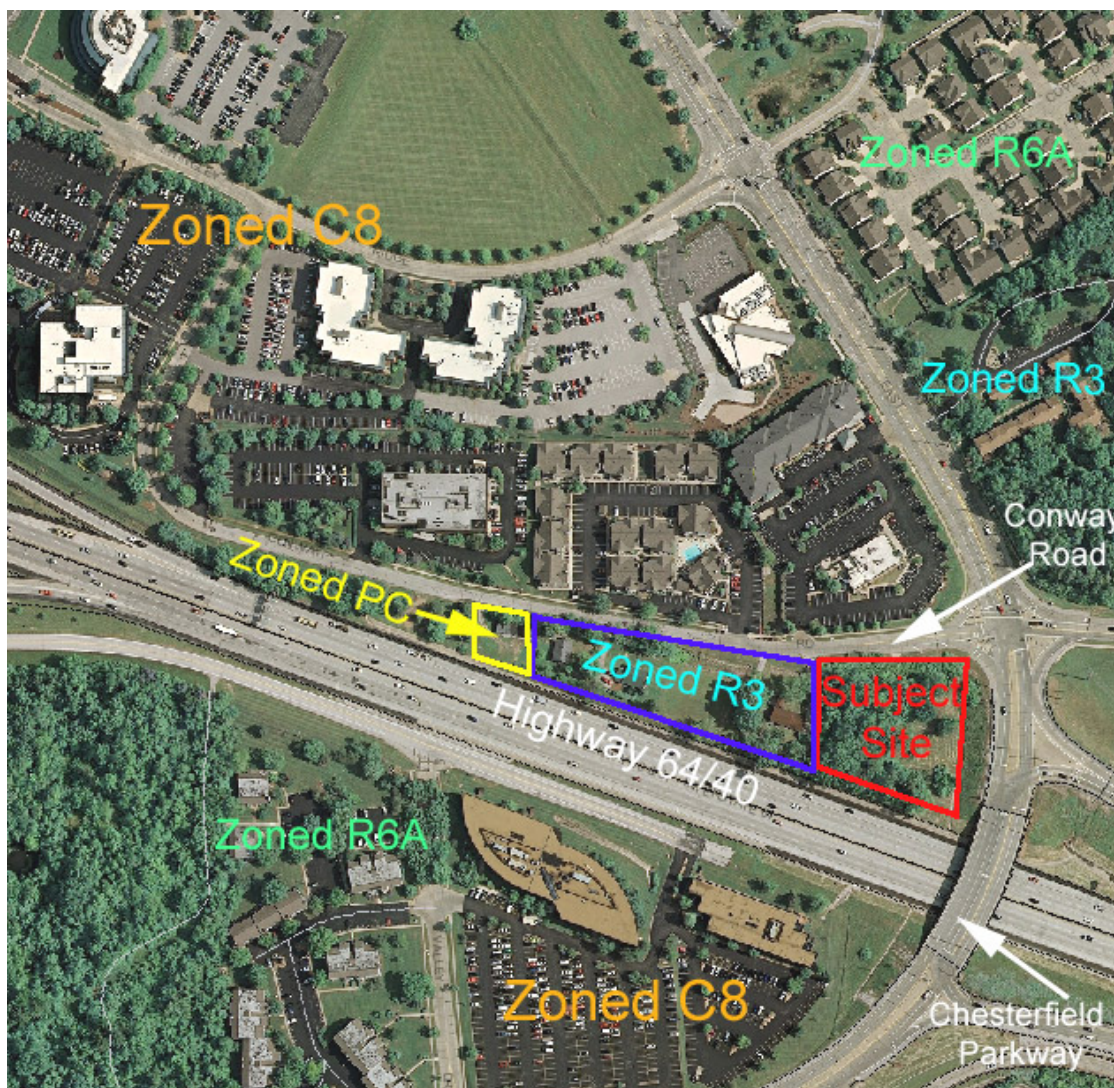
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, January 14, 2008 at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 47-2007 Conway Point Office Building: A request for an ordinance amendment to amend the legal description, permitted uses, and development criteria for the 1.063 acre parcel of land, zoned "PC" Planned Commercial District, located at 15310 Conway Road, at the southeast corner of the intersection of Chesterfield Parkway and Conway Road. (18S310382) Additional permitted use: Financial Institution with drive thru.

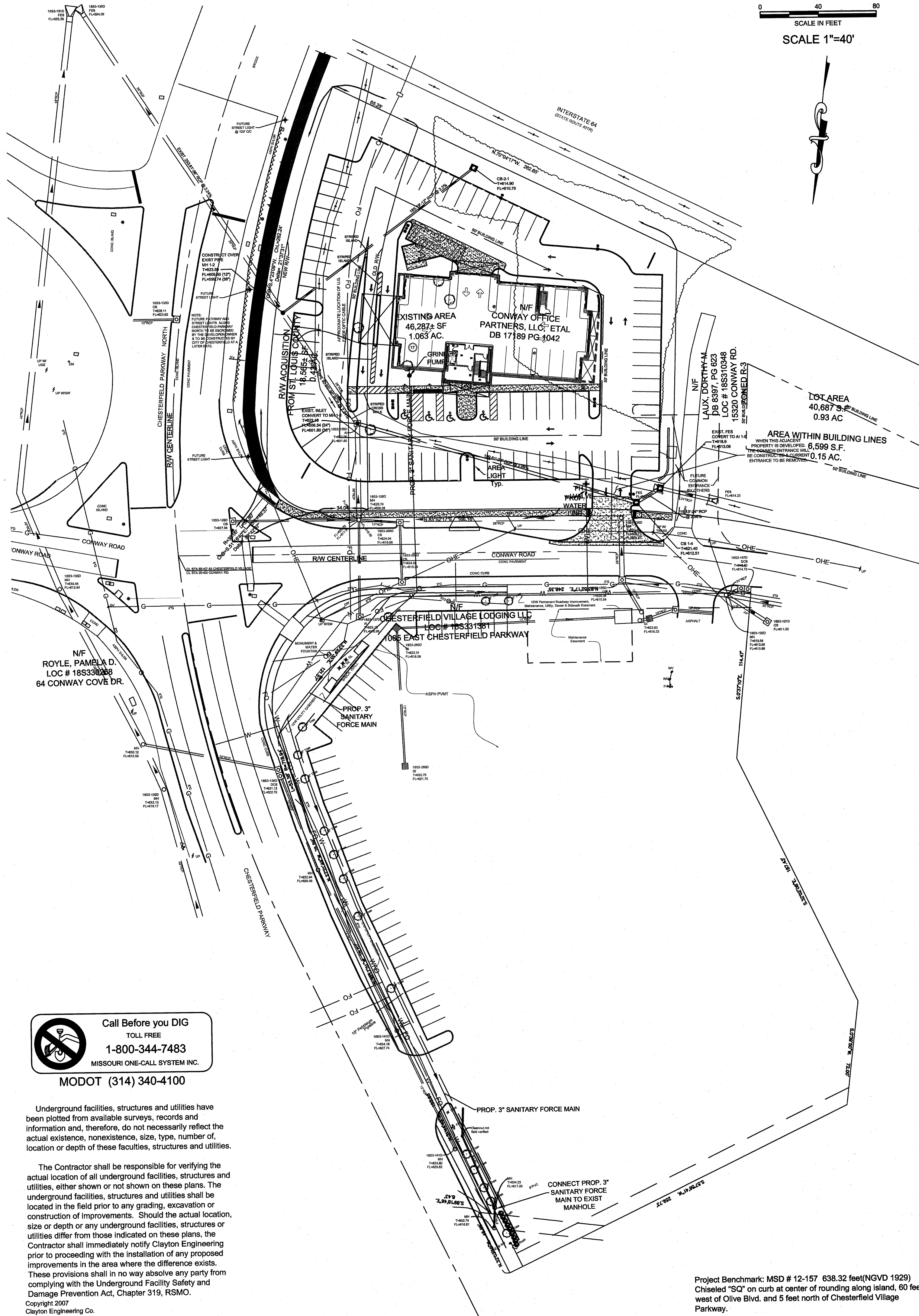
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Jennifer Yackley, Project Planner, by telephone at 636-537-4743 or by email at [jyackley@chesterfield.mo.us](mailto: jyackley@chesterfield.mo.us)

CITY OF CHESTERFIELD
Maurice Hirsch, Jr., Chair
Chesterfield Planning Commission



Description of Property

A tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, situated in the City of Chesterfield, St. Louis County, Missouri and being further described as follows: Beginning at the intersection of the Southern line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2404 of the St. Louis County Records with the Eastern line of property convey to Raymond L. and Dorothy M. Laux by instrument recorded in Deed Book 2307, page 70 of the St. Louis County Records; thence along said Southern line of Conway Road, being a curve to the left having a radius of 746.20 feet an arc distance of 77.73 feet (chord of North 86 degrees 51 minutes 20 seconds East, 77.69 feet) to a point of tangent; thence North 83 degrees 52 minutes 17 seconds East, 166.16 feet to a point; thence along a curve to the right having a radius of 35.00 feet and an arc distance of 54.80 feet (chord of South 51 degrees 16 minutes 40 seconds East, 49.37 feet) to a point; thence along a curve to the right having a radius of 698.94 feet and an arc distance of 263.80 feet (chord of South 04 degrees 23 minutes 09 seconds West, 262.24 feet) to a point on the North line of State Route 40TR (Interstate 64); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 262.65 feet to a point on the East line of Laux, as aforementioned; thence along said East line, North 04 degrees 31 minutes 39 seconds West, 181.39 feet to the point of beginning. Said tract contains 64,853 square feet (1.489 acres) more or less.



PART OF FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

NO ADVERTISING SIGNS, TEMPORARY SIGNS, PORTABLE SIGNS, OFF SITE SIGNS, OR ATTENTION GETTING DEVICES SHALL BE PERMITTED IN THIS DEVELOPMENT.

NO ON-SITE LIGHT STANDARD SHALL EXCEED 24 FEET IN HEIGHT. THE LOCATION OF THE LIGHT STANDARDS SHALL BE AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN AND SHALL BE IN CONFORMANCE WITH THE CITY OF CHESTERFIELD REGULATIONS.

ALL TRASH ENCLOSURES SHALL BE ENCLOSED BY A SEVEN FOOT HIGH SIGHT PROOF WALL AND CONSTRUCTED OF A SIMILAR MATERIAL AS THE MAIN BUILDINGS.

ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

ROOFING OR OTHER SCREENING AS APPROVED BY THE PLANNING COMMISSION SHALL ADEQUATELY SCREEN ALL MECHANICAL EQUIPMENT.

NO CONSTRUCTION PARKING WILL BE PERMITTED ON THE CHESTERFIELD PARKWAY, OR CONWAY ROAD RIGHT OF WAY.

THE DEVELOPER SHALL BE REQUIRED TO PROVIDE ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.

THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED PRIOR TO THE END OF EACH WORK DAY.

EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FUTURE EROSION OF THE SOIL.

CURRENT ZONING: "PC" PLANNED COMMERCIAL

BUILDING AREA = 1ST FLOOR= 7,817 SF
2ND FLOOR= 7,817 SF
3rd FLOOR = 7,817 SF
GROSS FLOOR AREA= 23,251 SF

FLOOR AREA RATIO = 13.74%

BUILDING HEIGHT = 62 FEET

NOTES:

- ALL SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA AND CITY OF CHESTERFIELD STANDARDS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND MSD STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT OF WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION (ORIGINAL PARCEL)

A tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, situated in the City of Chesterfield, St. Louis County, Missouri and being further described as follows: Beginning at the intersection of the South line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2404 of the St. Louis County Records with the East line of property conveyed to Raymond L. and Dorothy M. Laux by instrument recorded in Deed Book 2307, page 70 of the St. Louis County Records; thence along said South line of Conway Road, being a curve to the left having a radius of 746.20 feet an arc distance of 77.73 feet (chord of North 86 degrees 51 minutes 20 seconds East, 77.69 feet) to a point of tangent; thence North 83 degrees 52 minutes 17 seconds East, 132.15 feet to the West line of Chesterfield Village Parkway; thence along said West line, South 6 degrees 07 minutes 44 seconds East, 62.80 feet to an angle point therein; thence South 4 degrees 50 minutes 21 seconds East, 57.84 feet to a point of curve; thence along said curve to the right having a radius of 633.94 feet an arc distance of 148.19 feet (chord of South 8 degrees 00 minutes 56 seconds West, 147.85 feet) to a point on the North line of Interstate 64 (Highway Route 40TR); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 197.41 feet to the intersection of the East line of Laux, as aforementioned; thence along said East line North 4 degrees 31 minutes 39 seconds West, 181.39 feet to the point of beginning and containing 46,287 square feet (1.063 acres) according to survey by The Clayton Engineering Company July, 1998.

EXHIBIT 'B'
PROPERTY DESCRIPTION
Right of Way Acquisition to be Acquired from St. Louis County

A tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, situated in the City of Chesterfield, St. Louis County, Missouri and being further described as follows: Commencing at the intersection of the South line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2404 of the St. Louis County Records with the East line of property conveyed to Raymond L. and Dorothy M. Laux by instrument recorded in Deed Book 2307, page 70 of the St. Louis County Records; thence along said South line of Conway Road, being a curve to the left having a radius of 746.20 feet an arc distance of 77.73 feet (chord of North 86 degrees 51 minutes 20 seconds East, 77.69 feet) to a point of tangent; thence continuing along said Southern line, North 83 degrees 52 minutes 17 seconds East, 132.15 feet to the West line of Chesterfield Village Parkway North, as established by said deed recorded in Book 8572, page 2404, said point being the POINT OF BEGINNING of the herein described tract of land; thence along the Easterly prolongation of said South line, North 83 degrees 52 minutes 17 seconds East, 34.04 feet to a point of curve; thence along a curve to the right having a radius of 35.00 feet and an arc distance of 54.80 feet (chord of South 51 degrees 16 minutes 40 seconds East, 49.37 feet) to a point of compound curve; thence along a curve to the right having a radius of 698.94 feet and an arc distance of 263.80 feet (chord of South 04 degrees 23 minutes 09 seconds West, 262.24 feet) to a point on the North line of State Route 40TR (Interstate 64); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 65.25 feet to a point on the existing west line of said Chesterfield Village Parkway North; thence said West line along a curve to the left having a radius of 633.94 feet and an arc distance of 148.19 feet (chord of North 08 degrees 00 minutes 56 seconds East, 147.85 feet) to a point; thence North 04 degrees 50 minutes 21 seconds West, 57.84 feet to a point; thence North 06 degrees 07 minutes 44 seconds West, 62.80 feet to the point of beginning. Said tract contains 18,565 Square Feet (0.426 acres) more or less.

PROPERTY DESCRIPTION
TOTAL PARCEL

A tract of land being part of Fractional Section 10, Township 45 North, Range 4 East, situated in the City of Chesterfield, St. Louis County, Missouri and being further described as follows: Beginning at the intersection of the Southern line of Conway Road as widened by instrument recorded in Deed Book 8572, page 2404 of the St. Louis County Records with the Eastern line of property conveyed to Raymond L. and Dorothy M. Laux by instrument recorded in Deed Book 2307, page 70 of the St. Louis County Records; thence along said Southern line of Conway Road, being a curve to the left having a radius of 746.20 feet an arc distance of 77.73 feet (chord of North 86 degrees 51 minutes 20 seconds East, 77.69 feet) to a point of tangent; thence North 83 degrees 52 minutes 17 seconds East, 132.15 feet to a point; thence along a curve to the right having a radius of 35.00 feet and an arc distance of 54.80 feet (chord of South 51 degrees 16 minutes 40 seconds East, 49.37 feet) to a point; thence along a curve to the right having a radius of 698.94 feet and an arc distance of 263.80 feet (chord of South 04 degrees 23 minutes 09 seconds West, 262.24 feet) to a point on the North line of State Route 40TR (Interstate 64); thence along said North line, North 70 degrees 04 minutes 17 seconds West, 65.25 feet to a point on the East line of Laux, as aforementioned; thence along said East line, North 04 degrees 31 minutes 39 seconds West, 181.39 feet to the point of beginning. Said tract containing 64,853 square feet (1.489 acres) more or less.

Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.
MODOT (314) 340-4100

Underground facilities, structures and utilities have been plotted from available surveys, records and information and, therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number, of location or depth 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. Should the actual location, size or depth or any underground facilities, structures or utilities differ from those indicated on these plans, the Contractor shall immediately notify Clayton Engineering prior to proceeding with the installation of any proposed improvements in the area where the difference exists. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.

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Project Benchmark: MSD # 12-157 638.32 feet (NGVD 1929)
Chiseled "SQ" on curb at center of rounding along Island, 60 feet west of Olive Blvd. and 5 feet north of Chesterfield Village Parkway.

SITE AREA = 1.49± ACRE (64,852± S.F.) (INCLUDING RW ACQUISITION)
BUILDING AREA = 8,415± S.F. = 13%
PAVEMENT AREA = 34,216± S.F. = 52%
ON-SITE OPEN SPACE = 22,221± S.F. = 35%

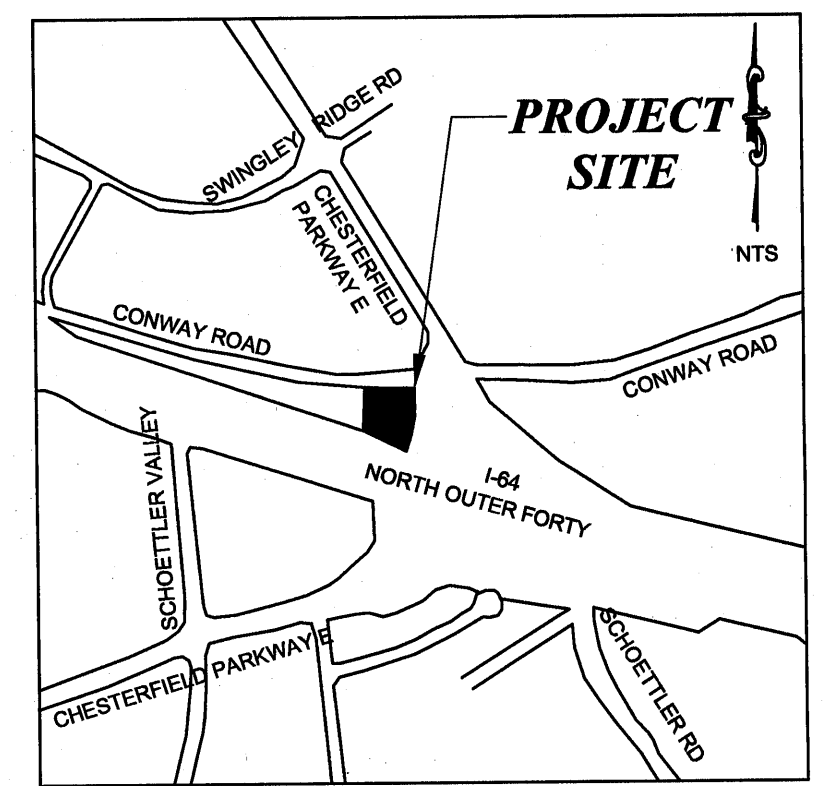
SITE ADDRESS: 15310 CONWAY ROAD
LOCATOR NUMBER: 18S310382
PROPOSED USE: OFFICE
PARKING CALCULATIONS:
(4 SPACES PER 1000 SQUARE FEET GROSS FLOOR AREA)
23,251 / 1000 X 4=93
TOTAL PARKING REQUIRED = 93 SPACES
TOTAL PARKING PROVIDED = 97 SPACES
(INCLUDING 4 HANDICAP SPACES)
(1 LOADING SPACES PROVIDED @ 12' x 40')
FEMA MAP NUMBER = 25189C0145 H
PARKING & LOADING SPACE SETBACKS:
1. FIFTEEN (15) FEET FROM THE NEW RIGHT OF WAY OF ALL ROADWAY RIGHT OF WAY.
2. FIVE (5) FEET FROM ALL OTHER PROPERTY LINES.

ABBREVIATIONS

ATG	- Adjust To Grade
B/B	- Back to Back
BW	- Bottom of Wall
CC	- Canopy Clearance
CL	- Centerline
DB	- Dead Book
EP	- Edge of Pavement
FG	- Finished Grade
FF	- Face to Face
FL	- Flow line
HDCP	- Handicap
FL	- Not To Scale
NTS	- Not To Scale
OC	- On Center
PB	- Plat Book
R	- Radius
RW	- Right of Way
TB	- Top of Bank
TBR	- To Be Removed
TBRP	- To Be Removed & Replaced
TP	- Top of Pavement
TS	- Top of Slope
TW	- Top of Walk
WK	- Use in Place
UIP	- Area Inlet
AI	- Curb Inlet / Catch Basin
CB	- Clean Out
CO	- Down Spout
DS	- Flared End Section
FES	- Grated Inlet
GI	- Manhole
MH	- Corrugated Metal Pipe
CMP	- Non-reinforced Concrete Pipe
CP	- Ductile Iron Pipe
DIP	- Polyvinyl Chloride Pipe
PVC	- Reinforced Concrete Pipe
RCP	- Verified Clay Pipe
VCP	- Verified Clay Pipe

LEGEND

□	- Area Light
○	- Area Light w/110v. Recept.
—	- Connection (Proposed)
---	- Existing Contour
(488)	- Proposed Contour
+ 600.00	- Existing Elevation
(355)	- Proposed Elevation
—	- Fire Hydrant
—	- Concrete
—	- Concrete Entrance
—	- Drainage Flow
—	- Swale
—	- Water Meter Or Valve
—	- Gas Meter Or Valve
—	- Cable TV
—	- Electric Service
—	- Underground Electric Service
—	- Gas Service
—	- Exist. Sanitary Sewer
—	- Proposed Sanitary Sewer
—	- Proposed Storm Sewer
—	- Utility Pole w/ Guy Wires
—	- Right Angle
—	- Handicap Parking Space
—	- Direction of Traffic



WUNNENBERG'S 2004 ST. LOUIS CITY & COUNTY STREET GUIDE, PAGE 21, DD-19

SHEET INDEX:

- C1. OVERALL PRELIMINARY PLAN
- C2. PRELIMINARY PLAN
- C3. PRELIMINARY PLAN CROSS SECTIONS
- C4. LIGHTING PLAN (Prepared by LSI Industries)

SITE IS SERVED BY:

- CHESTERFIELD FIRE PROTECTION
155 LONG ROAD
CHESTERFIELD, MO. 63005
- PARKWAY SCHOOL DISTRICT
455 NORTH WOODS MILL ROAD
CHESTERFIELD, MO. 63017
- AMEREN UE
1901 CHOUTEAU
P.O. BOX. 66149 MAIL CODE 200
ST. LOUIS, MO. 63166-6149
- SOUTHWESTERN BELL TELEPHONE
164 CRESTWOOD PLAZA RM. 200
CRESTWOOD, MO.
G. MOYLAN (314) 963-3804
- LACLEDE GAS
720 OLIVE ST.
ST. LOUIS, MO. 63101
K. KRAMER (314) 342-0686
- MISSOURI AMERICAN WATER CO.
535 N. NEW BALLAS
ST. LOUIS, MO. 63141-6875
B. WEINDEL (314) 996-2464
- METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET ST.
ST. LOUIS, MO. 63103
- CHARTER COMMUNICATIONS
2275 CASSENS DR. SUITE 138
FENTON, MO. 63026
(636) 207-7011
- CHESTERFIELD MONARCH LEVEE DISTRICT
C/O FULLER, MOSSBARGER, SCOTT & MAY
ENGINEERS, INC.
1856 CRAIG PARK COURT
ST. LOUIS, MO. 63146
(314) 878-6800

STORMWATER DIFFERENTIAL CALCULATIONS:

(15 YR, 20 MINUTE STORM)
EXISTING SITE = 1.49 A.C. x 1.7 = 2.53 CFS
PROPOSED SITE = (0.20A.C. x 4.2) + (0.78A.C. x 3.54) + (0.51A.C. x 1.7) = 4.47 CFS
DIFFERENTIAL = 4.47 - 2.53 = 1.94 CFS (LESS THAN 2 CFS)
NO DETENTION IS REQUIRED



"APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS."

The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

NOT FOR CONSTRUCTION

LIGHTHOUSE ARCHITECTS

Project # 06210-B
15310 Conway Road
Chesterfield, Missouri 63017

the clayton engineering ARCHITECTS

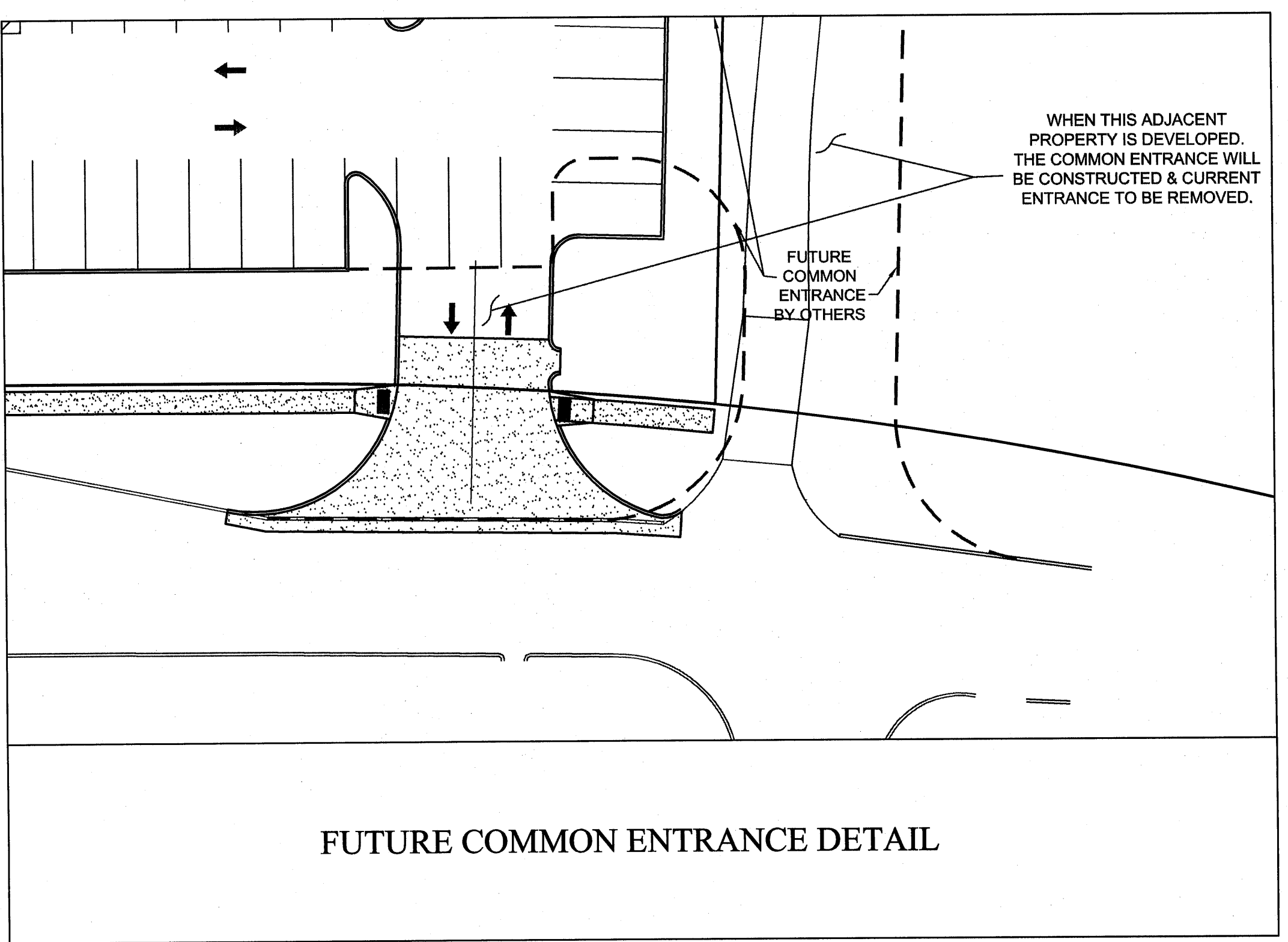
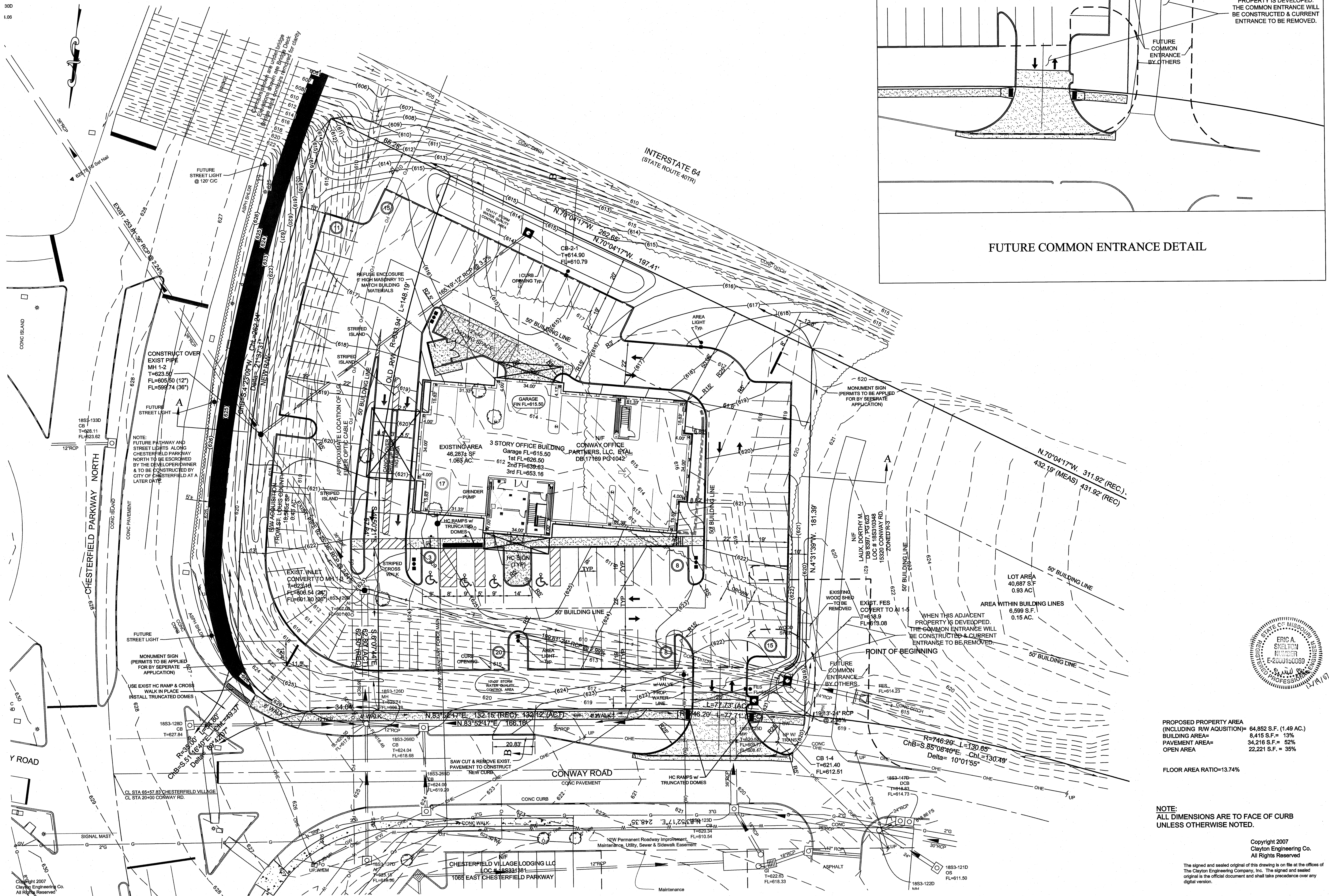
1535 South Olive Ave.
St. Louis, Missouri 63104
Phone: (314) 435-1100
Fax: (314) 435-1100

No.	Revision Description	Date
1	ADDED DRIVE UP BANKING AREA & ADJUSTED GRADES	12-06-07

Preliminary Plan for:
CONWAY POINT OFFICE BUILDING
15310 Conway Road
Chesterfield, Missouri 63017

SHEET: C1
PROJECT NO. 06210-B
DATE: 10/25/07

Scale 1" = 20'



FUTURE COMMON ENTRANCE DETAIL

NOT FOR CONSTRUCTION

LIGHTHOUSE ARCHITECTS

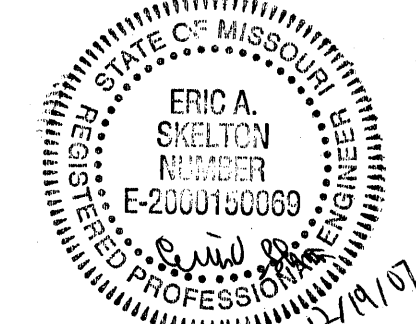
the clayton engineering company

No.	Revision Description	Date
1	ADDED DRIVE UP BANKING AREA & ADJUSTED GRADES	12-08-07

Preliminary Plan for:

CONWAY POINT OFFICE BUILDING

15310 Conway Road
Chesterfield, Missouri 63017



PROPOSED PROPERTY AREA (INCLUDING R/W ACQUISITION) = 64,852 S.F. (1.49 AC.)
 BUILDING AREA = 8,415 S.F. = 13%
 PAVEMENT AREA = 34,216 S.F. = 52%
 OPEN AREA = 22,221 S.F. = 35%

FLOOR AREA RATIO = 13.74%

NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

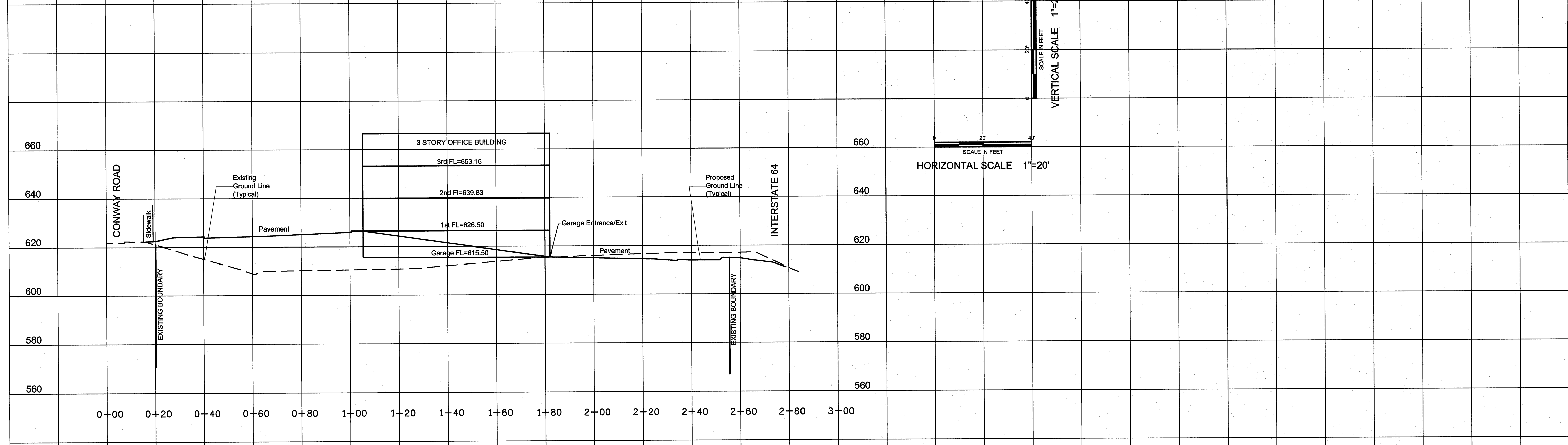
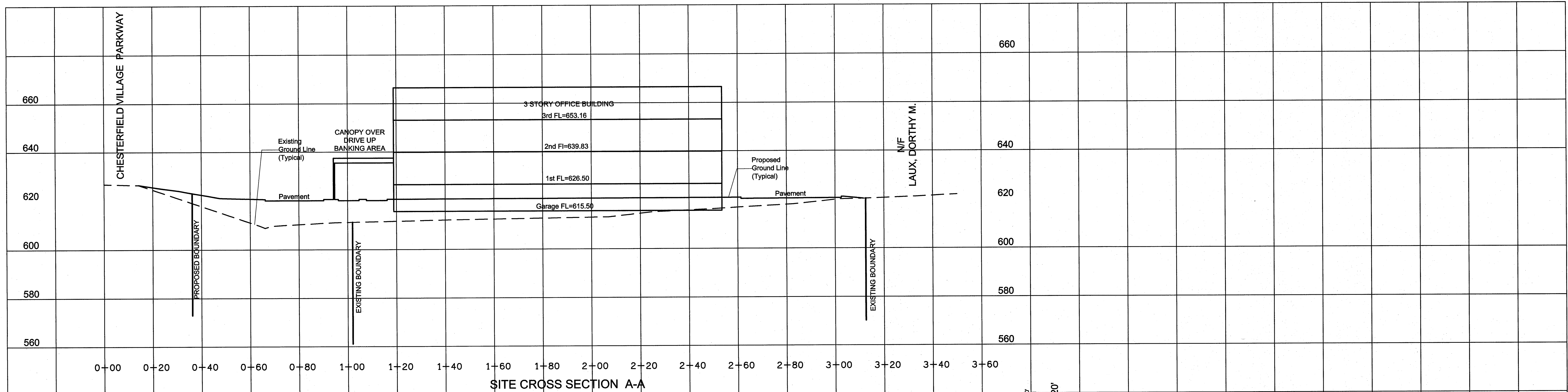
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SHEET: **C2**

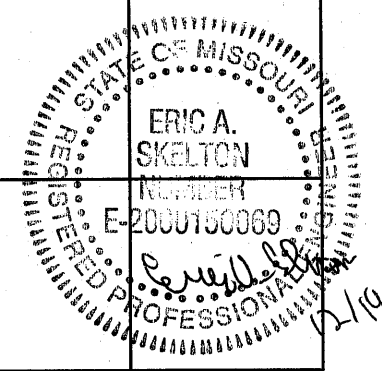
PROJECT NO. 06008

DATE: 10/05/07



HORIZONTAL SCALE 1"=20'

VERTICAL SCALE 1"=20'



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NOT FOR CONSTRUCTION

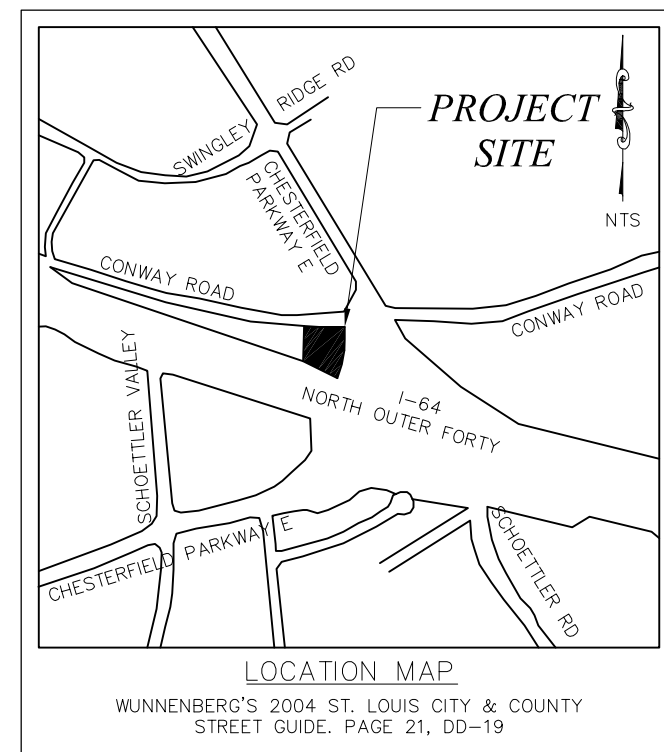
LIGHTHOUSE ARCHITECTS
1423 South Olive St.
Chesterfield, Missouri 63017
Project # 46210-5
10/19/07

the clayton engineering company, inc.
15310 Conway Road
Chesterfield, Missouri 63017
Project # 46210-5
10/19/07

No.	Revision Description	Date
1	ADDED DRIVE UP BANKING AREA & ADJUSTED GRADES	12-06-07

Preliminary Plan for:
CONWAY POINT OFFICE BUILDING
15310 Conway Road
Chesterfield, Missouri 63017

SHEET: **C3**
PROJECT NO. 06008
DATE: 10/09/07



LEGEND

- STAND 1 TREE STAND
- INDIVIDUAL TREE
- POOR CONDITION TREE

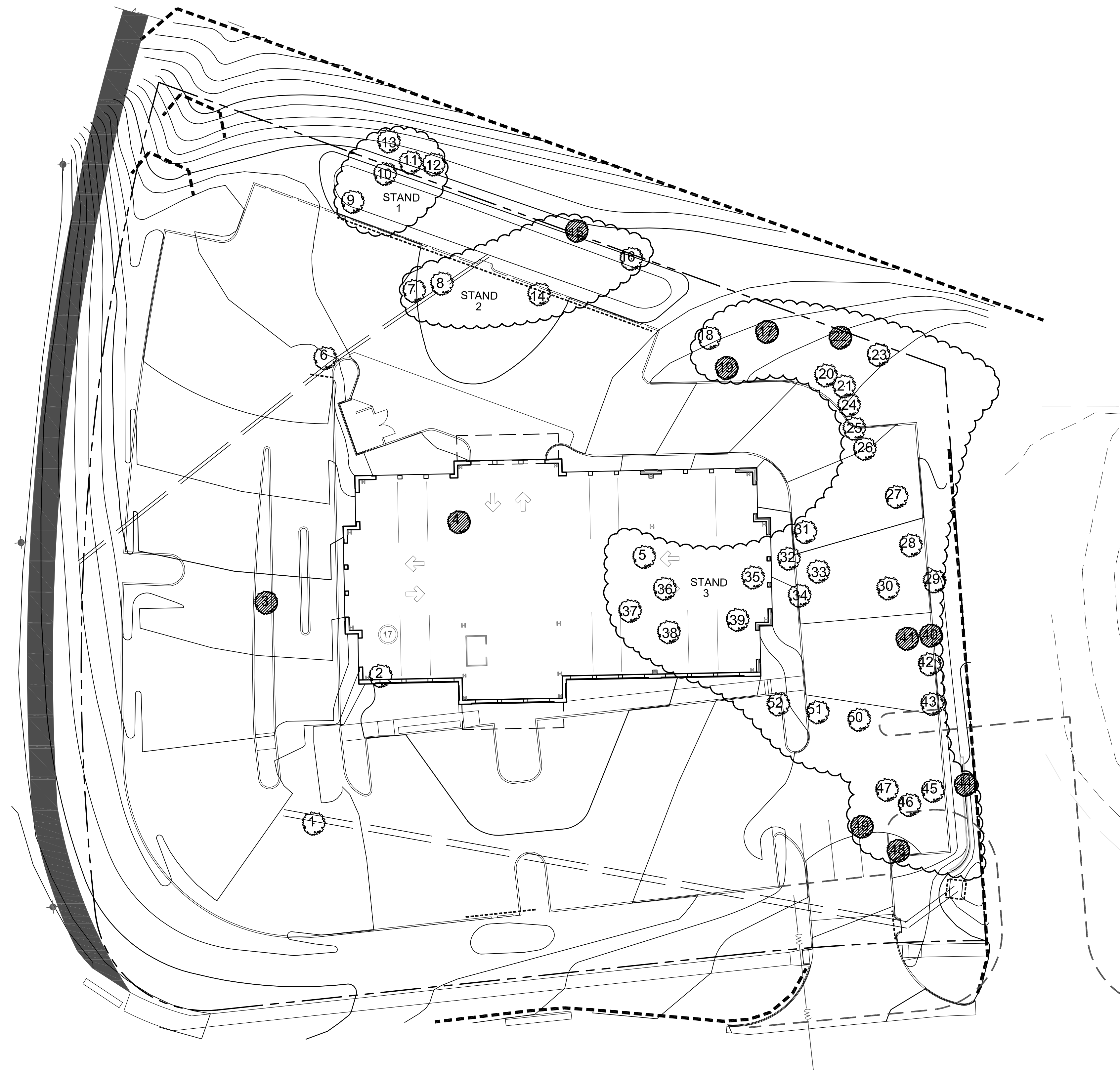
TREE LIST

TREE NUMBER	SPECIES	DIAMETER	CONDITION	TO BE REMOVED	COMMENTS
1	Cottonwood	6"x8"x18"	Good	Yes	in storm drainage ditch
2	Hackberry	14"x13"	Fair	Yes	trunk with major included bark
3	Mulberry	26"x30"	Poor	Yes	split trunks, 40%-50% dead, PL
4	Silver Maple	30"	Poor	Yes	hollow trunk, topped at 12'-15'
5	Elm	10"	Good	Yes	
6	Mulberry	14"	Poor	Yes	
7	Est. Red Cedar	18"	Good	Yes	
8	Est. Red Cedar	19"	Good	Yes	
9	Elm	16"	Good	Yes	
10	Elm	14"	Good	Yes	
11	Elm	14"	Good	Yes	
12	Elm	15"	Good	Yes	
13	Silver Maple	6"	Good	Yes	
14	Black Cherry	8"x10"	Good	Yes	
15	Black Cherry	12"	Poor	Yes	trunk decay
16	Elm	10"	Fair	Yes	
17	Mulberry	22"	Poor	Yes	70% dead
18	Black Cherry	18"	Fair	Yes	
19	Black Walnut	6"	Poor	Yes	trunk damage at 3'
20	Black Walnut	6"	Good	Yes	
21	Elm	12"	Good	Yes	
22	Mulberry	18"x20"	Poor	Yes	40% dead
23	Elm	22"	Good	Yes	
24	Elm	8"	Good	Yes	
25	Elm	10"	Good	Yes	
26	Elm	8"	Good	Yes	
27	Black Walnut	21"	Good	Yes	
28	Elm	13"	Good	Yes	
29	Elm	6"	Good	Yes	
30	Green Ash	16"	Good	Yes	
31	Tree of Heaven	8"	Fair	Yes	
32	Elm	10"	Good	Yes	
33	Green Ash	16"	Good	Yes	
34	Elm	19"	Good	Yes	
35	Est. Red Cedar	8"	Good	Yes	
36	Hackberry	10"	Good	Yes	
37	Hackberry	10"	Good	Yes	
38	Black Walnut	16"	Good	Yes	
39	Elm	8"	Good	Yes	
40	Boxelder	24"	Poor	Yes	25% dead
41	Mulberry	8"	Poor	Yes	trunk damage at 3'
42	Black Walnut	14"	Good	Yes	
43	Elm	10"	Good	Yes	
44	Black Cherry	25"	Poor	Yes	major trunk damage and decay
45	Black Walnut	10"	Good	Yes	
46	Elm	8"	Good	Yes	
47	Silver Maple	6"	Good	Yes	
48	Black Walnut	20"x20"x22"	Poor	Yes	hazard tree, completely rotted base
49	Mulberry	8"	Poor	Yes	
50	Elm	10"	Good	Yes	
51	Black Walnut	20"	Good	Yes	
52	Boxelder	19"	Good	Yes	

Ave dia 842
14.03 60 stems

PROJECT INFORMATION

- OWNER - VILLAGE SQUARE MANAGEMENT, LLC AGENT FOR TENANT IN COMMON OWNERSHIP
- APPLICANT - VILLAGE SQUARE MANAGEMENT, LLC AGENT FOR TENANT IN COMMON OWNERSHIP
- TREE SPECIALIST - BRUCE VAWTER
Forestry Consultant Services
9321 Manorak Drive
St. Louis, MO 63126
- PROPERTY ADDRESS - 15310 CONWAY ROAD
- PROPOSED ZONING : PC (PLANNED COMMERCIAL)
- TREE REMOVAL WORK HAS NOT BEEN BID.
- THERE ARE NO CHAMPION OR RARE TREES ON THE SITE.
- UTILITIES - THERE ARE MINIMAL UTILITIES PRESENT ON THE SITE AND ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
- THE PROJECT SITE DOES NOT IMPACT WETLANDS OR FLOODPLAINS PER FEMA FIRM MAP NO. 25189C0145 H.



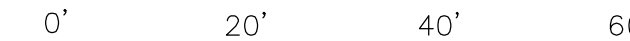
PERCENT GREENSPACE

GREENSPACE = GREEN AREA / TOTAL AREA
GREENSPACE = 16,349 sf / 46,287 sf
GREENSPACE PERCENTAGE = 35%

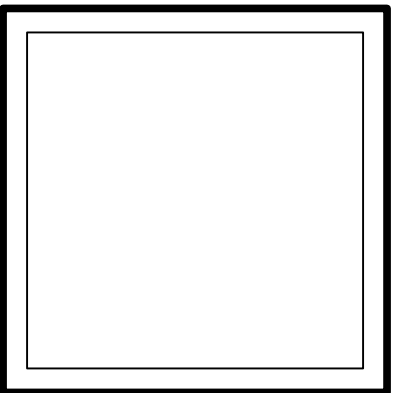


TREE STAND DELINEATION AND DEVELOPMENT PLAN

Scale: 1"=20'



NOTE: REVISED BY CIVIL ENGINEER 8-16-07
SEE CIVIL PLAN FOR GREENSPACE CALCULATIONS



LIGHTHOUSE ARCHITECTS

14323 South Outer 40
Drive, Suite 604, South
Chesterfield, Missouri 63017
PH : 314.579.0655
FX : 314.579.0459



No.	Revision Description	Date
1	City Submittal	06/26/06
2	Revised Planting Plan	08/16/07

Proposed Building for:
Village Square Management
Conway Point Office Building
15310 Conway Road
Chesterfield, Missouri 63017

SHEET:
TREE STAND
DELINEATION
TSD - 1.0
PROJECT NO.
06-043
DATE:
1/2/08
DRAWN BY: LRC
REVIEWED BY: JW