



I.E

690 Chesterfield Pkwy W • Chesterfield MO 63017-0760
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

January 9, 2009

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

Re: Stallone Pointe (15400 Conway Road): Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 0.68 acre tract of land zoned "PC" Planned Commercial District located on the south side of Conway Road and west of the intersection of Chesterfield Parkway and Conway Road.

Board Members:

Zwich & Gandt Architecture, have submitted, on behalf of Conway Pointe, L.L.C., a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architects Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for a new 5,030 square foot retail building located on the south side of Conway Road and west of the intersection of Chesterfield Parkway and Conway Road. Exterior materials include brick, cultured stone, aluminum, and glass. Roof materials will be membrane roof with scuppers and downspouts. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines, City of Chesterfield governing ordinance 2500, the City of Chesterfield Tree Manual, and the City of Chesterfield Lighting Ordinance. Signage is not reviewed during this part of the process and will be reviewed by the Department of Planning & Public Works.

Actions Requested


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

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Site Plan Review

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Stallone Pointe (15400 Conway Road):
Date of Review: 01-05-2009

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation	X		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

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

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design	X		
CHAPTER FOUR: Miscellaneous			
A. Signage			Signage is not being reviewed at this time.
B. Lighting	X		
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

- (1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.
- (2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
 January 2002



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DEC 30 2008
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& PUBLIC WORKS

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

ARCHITECTURAL REVIEW SUBMITTAL PACKAGE

JANUARY 15, 2009



Zwick + Gandt Architecture, Inc.

9109 WATSON ROAD, SUITE 110
ST. LOUIS, MISSOURI 63126

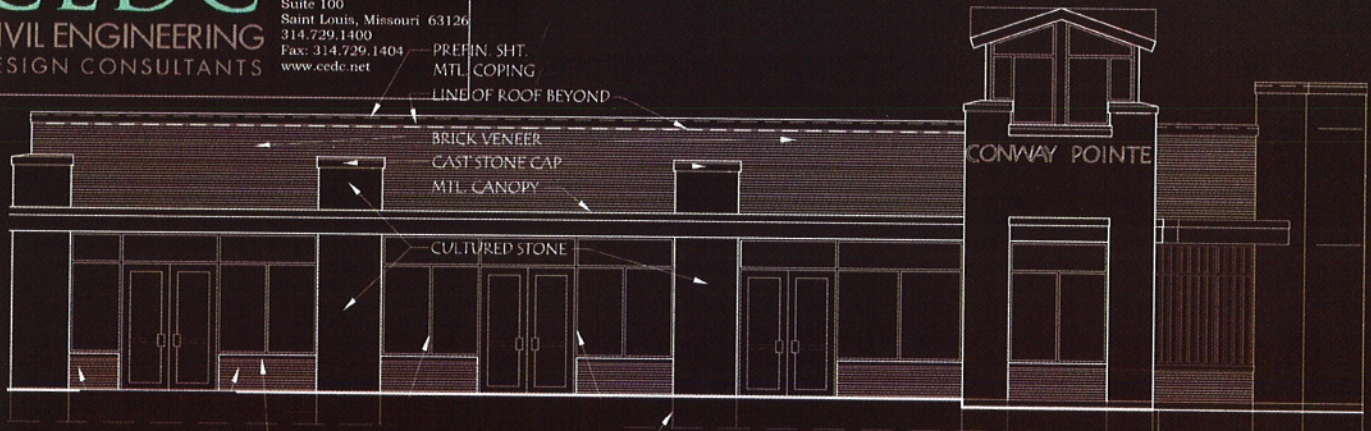
Architecture

Interiors

Planning

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net



REFIN. SHT.
MTL. COPING
LINE OF ROOF BEYOND

BRICK VENEER
CAST STONE CAP
MTL. CANOPY

CULTURED STONE

CONC. FOUNDATION
WALL AND FOOTING
BEYOND-SEE STRUCT.



CONWAY POINTE

STALLONE POINTE

15400 CONWAY ROAD, CHESTERFIELD, MISSOURI



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ARCHITECTURAL REVIEW BOARD Project Statistics Application

Project Title: Stallone Pointe (Conway Pointe, LLC)

Developer: Phillip & Candace Stallone Architect: Brian Zwick Engineer: Brandon Harp

Location: 15400 Conway Road, Chesterfield Missouri 63005

PROJECT STATISTICS:

Size of site (in acres): 0.68 Acres Total Square Footage: 5030 s.f. +/- Building Height: 24'-8 1/2" max.

Proposed Usage: Retail Space for 3 Tenants one being the Owner/ developer

Exterior Building Materials: Brick Veneer, Cultured Stone Veneer, Alum. storefront and Window systems

Construction Type: Type V-B non-rated

Roof Material & Design: Membrane Roof with scuppers and downspouts in the back of the building

Screening Material & Design: Roof Parapets

Landscape Guidelines: Commercial Institutional Valley Residential

Building Setbacks: 30' Front 20'&10' Side 10' Rear 2 Stories Max Bldg Ht. Min. Lot Req.

Description of art or architecturally significant features (if any): See architectural statement.

ADDITIONAL PROJECT INFORMATION:

Stallone Pointe Retail Center

Date: January 15, 2009
Project Number: 08027.00

Architect's Statement

City of Chesterfield Design Guidelines

Chapter One - Site Layout

Physical Features

As much of the existing grade has been retained as possible, however, discussions with the fire department requiring access to the site has determined the minimal grading necessary for the property. The finished grade of the site has been lowered approx. 5' closer to Conway Road elevation to allow fire trucks to enter the parking lot. All other grading is minimal to allow positive storm water drainage.

The new grading has created a berm along State Highway 40 which will act as a screen for the parking lot. Low masonry retaining walls are required along Conway Road as well as the south west corner of the property.

Vegetation

The attached landscape plan outlines all the proposed new vegetation. Trees and shrubs have been added along the Highway property line to soften the impact of the parking lot. Additional plantings have been added around the base of the tower element on the building accenting this feature.

Site Relationships of Design

The size, design, and orientation of the proposed building are in concert with the existing terrain, existing buildings and surrounding area. Greenspace has been provided along the primary fronts of the building along Conway Rd. and State Highway 40. The design of the building does not impair or interfere with the development or enjoyment of the other properties with-in the area. The rear of the building is screened by a sightproof fence to

hide the rear exit doors and the mechanical units for each tenant space to be located on the ground. A trash dumpster will be architecturally screened or screened using landscaping. Traffic Lanes of Conway will be enlarged to accommodate a passage of a Monarch Fire Protection District Fire Engine onto the site. Site Lighting, glare, noise, and security will be carefully considered so as not to impact adjacent properties. Parking lot is accessed with one curb cut from Conway Road and will be safe for loading and unloading. This retail center is a stand-alone facility so continuity issues with phased projects are not applicable here.

Pedestrian and Vehicular Circulation

Circulation patterns are safe, obvious and simple. Sidewalks are added to this scope along Conway for added safety and pedestrian access. Most sidewalks are extended to edge of parking so they avoid shortcutting through the landscape areas by pedestrians. All parking areas are screened by utilizing landscaping features. Access, general circulation, separation of pedestrian and vehicular traffic and design of parking areas are safe and convenient and do not detract from the design of the building and adjacent properties. There is not a landscaped separation of parking area and building due to the direct pedestrian oriented design of in-line retail centers.

The visual impact and presence of parking will be minimized through the placement of landscaping along Conway Road and State Highway 40.

Pedestrian Orientation

A new 4' wide concrete sidewalk will be provided along Conway Road to accommodate safe pedestrian traffic. Large areas of glass along the building frontage allows for direct visual interaction between passing pedestrian traffic and activity inside. Glazing will be translucent glass. Design and location of signs will be carefully considered for maximum effectiveness and street coordination.

Chapter Two – Buildings

I. ALL STRUCTURES

A. General Architectural Guidelines

The building is not boxy, unadorned, or under articulated. Tall windows, a careful relation of brick, cultured stone, canopy material finish, doors/ windows finish and all other colors used in this façade are making this building articulate and interesting. The building features a tower on the south side of the building that creates a focal point.

B. Scale

The building is consistent in scale to other structures in the area along Conway Road. Buildings located across State Highway 40 are much larger in scale. Building design achieves a sense of human scale by pulling in the entrances and creating a sense of closure with projecting canopies. Different variation of materials adds to the sense of human scale.

C. Design

The building is not stylized for advertising or self-promotion and no corporate or franchise design elements are employed. All elevations will feature a variety of forms and materials, while achieving a unified, cohesive look. Materials range from glass and metal to brick masonry veneer, cultured stone veneer and cast stone. Front canopies provide a sense of entry and protect people from the elements. There aren't any roof top units that we need to consider screening.

D. Relation to Adjacent Development(s)

The architectural design of the building is compatible with the surrounding buildings in that area. The building shares elements of building style, form, size, color and materials with surrounding properties. Building colors are compatible with the neighborhood and reinforce the visual character of the environment of the proposed building. The colors do not compete for attention with the colors found in this area.

E. Materials/Colors

The materials selected for this building have been carefully chosen to reflect on continuity as well as durability. All colors feature earth tones and are subdued. Glass is clear and not reflective. Prefinished anodized Aluminum frames will be used for storefronts and windows for durability. Color featured with those will be medium bronze finish and blends in nicely with the rest of the materials. All materials have been used so that color changes only occur at changes in plane or at reveals and no colors transition at outside corners. Canopies will be

detailed so that only finished surfaces are visible and those colors will relate to colors used for other materials. Most of the materials are on all four elevations and are used in thoughtful, logical applications. Though all four elevations do not look alike, there is a continuity of color, material and design concept around the entire building.

II. RESIDENTIAL ARCHITECTURE – Not Applicable

III. NON RESIDENTIAL ARCHITECTURE

A. *General*

All four facades have been designed to an equal level of detail and quality. All four elevations are included in this packet for review. A covered front entry will be provided for each tenant and customer. The building design features a wide diversity of design, while achieving a unified cohesive look. There are no long continuous wall planes that could be boring. Building features insets and offsets, as well as a careful consideration of materials to strengthen the interest for the viewer by providing strong shadows and visual interests.

B. *Building Equipment and Service*

A trash enclosure will be located on the Western portion of the site. It will be carefully enclosed using architectural screening and landscaping. Access for service will be through the main entry to the parking lot. There is no large truck traffic expected on the site. Utility meters will be located in the back of the building screened by a 6' sight proof fence.

C. *Fast Food Restaurant Guidelines*

Not applicable

D. *Auto Service Station Guidelines*

Not applicable

E. *Shopping Center Guidelines*

This section refers to mainly to "big box shopping centers" and really don't pertain to small size retail center which is sufficiently described in other sections of this packet.

F. Chesterfield Valley Guidelines

Our building will be visible from State Highway 40 and the primary facades are located along the south and west elevations which will be visible from the Highway. We have taken every precaution to provide an image of high quality by using a variation of design elements and careful selection of materials. All elevations have been treated equally in this manner. All accent lighting on the building will provide an attractive view from the Highway at night. Accent lighting, as opposed to flood lighting will be used and all site lighting will consist of shoebox fixtures with metal halide lamps. No freestanding signs or billboards are included in this project. Onsite Automobile parking will be screened and not visible from the highway using landscaping features and berms. Outdoor storage of any kind or parking of large commercial equipment will not be utilized on this site. Any trash area or loading area will be screened from State Highway 40. Parking lot lighting will be provided in accordance with the City's Street Lighting Plan for Chesterfield Valley, as developed by the Department of Public Works. New 4' wide sidewalk will be added along Conway Road to promote pedestrian access. The sidewalk will be designed with ADA in mind. All new site utilities will be located underground and the proposed site will exceed the minimum open space requirement of 30%. Landscaping will meet or exceed the requirements set forth within Chesterfield Valley guidelines.

Chapter Three – Landscape Design

Landscaping material has been carefully selected to add functionality and seasonal interest to the new site. Shrubbery is being implemented in the design along the entry way to the parking and along the sides of the building to make the transition from site to building more aesthetically pleasing. There are existing trees on the site that will be saved, and new ones that will be added to reinforce a design theme. Setbacks will be landscaped in order to act as a buffer between the building and the streets, and to create a more pleasing view to and from the building. Our landscaping plan provides screening of unfavorable views like the trash enclosure and accentuates significant views like the building itself. Landscaping around the entry point to the site will be protected by a concrete curb and larger trees are set back from any pavement so cars or pedestrians can't damage them. Parking areas are screened from major views with Trees, shrubbery and berms. Our landscape plan incorporates all site elements, such as outdoor lighting, trash receptacle, fencing etc. A careful consideration has been taken to the relation of landscaping material to the building as well as to the surrounding vegetation so that our site doesn't stand out as different.

Chapter Four – Miscellaneous

A. Signage

All Signage located on the façade of the building will be individual letters as opposed to cabinet signs. Signs will be of durable material and mechanically attached to the building. A careful consideration of lettering size will be taken into an account so that it doesn't overpower the scale of the building. Two tenant spaces will require signage at a later time which will not deviate from the original design intent of the building. All future signage will comply with Chesterfield's requirements. Lighting will be provided to illuminate signage.

B. Lighting

Lighting layout will be provided by our Electrical Engineer to show the design intent of lighting layout and light standards to be used. The lighting design will comply with Chesterfield's Design Criteria. There will be wall packs mounted above doors in the back of the building for added safety as well as some accent lighting to illuminate signage. Downlights will be used in the canopies to provide more illumination for pedestrians. One of the design intents is to have a glowing light provided in the tower as a feature and a focal point.

C. Utilities

All on-site utilities will be installed underground and meet the required design criteria.

D. Stormwater Drainage

Site development plan provided by the Civil Engineer will show all site stormwater drainage. Roof drainage will be directed to scuppers located in the back of the building, draining water to an underground pipe which eventually leads to a sewer. Drainage from landscape areas will be properly conveyed and contained and will not be allowed to drain freely across sidewalks or landscape areas.

E. Energy Conservation

Building design provides an energy efficient envelope taking into consideration current guidelines and regulations of the building codes and codes adapted by the City of Chesterfield.

Careful considerations will be met by selecting energy efficient glass for windows and the storefronts, correct amount of insulation, roof material, etc.

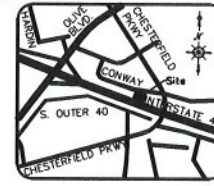
F. Screening (Fences and Walls)

In order to screen some of the mechanical condensing units and back doors of this building a 6' sight proof privacy fence will be located at the back side of the building. There is a requirement for concrete retaining walls along Conway which are indicated on the Civil Engineers drawing. There are no roof top units that require screening. A trash enclosure will be located on the west side of the property. There are no sound walls located at the south of the building. New landscaping will serve as a buffer between the Highway and the proposed site. All exterior electric and gas meters, transformers, etc. will be screened from view in a manner that is compatible with the building and site design.

End of Architect's Statement

SITE DEVELOPMENT PLAN

A TRACT OF LAND IN US SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, BEING PART OF DEED BOOK 13628 PAGE 1369 AND DEED BOOK 17504 PAGE 4794 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO WILBERT E. HERTZ AND WIFE BY DEED BOOK 1368 PAGE 467, FROM WHICH A FOUND 1/4" IRON ROD BEARS SOUTH 59 DEGREES 55 MINUTES EAST A DISTANCE OF 1.27 FEET, SAID POINT BEING ON THE NORTHERN RIGHT OF WAY LINE OF STATE HIGHWAY 40-61, (VARIABLE WIDTH); THENCE WESTWARDLY ALONG THE NORTHERN LINE OF SAID DISTANCE OF 356.89 FEET TO A FOUND 3/4" IRON PIPE, THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 04 DEGREES 35 MINUTES 00 SECONDS WEST A DISTANCE OF 59.31 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD, 59.31 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD, 12 MINUTES WEST A DISTANCE OF 1.0 FEET; THENCE EASTWARDLY ALONG THE SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD, SOUTH 80 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 335.45 FEET TO A POINT, FROM WHICH A FOUND 1/4" IRON ROD WITH CAP STAMPED "COUNTY H/1" BEARS NORTH 79 DEGREES 39 MINUTES EAST A DISTANCE OF 0.87 FEET; THENCE LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD, SOUTH 04 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 123.40 FEET TO THE POINT OF BEGINNING CONTAINING 29,683 SQUARE FEET OR 0.681 ACRES MORE OR LESS.

PROPERTY DATA

OWNER	= PHILLIP & CANDACE STALLONE
ADDRESS	= 15400 CONWAY ROAD
LOCATOR NO.	= 185220050
ACREAGE	= 0.68 AC ±
EXISTING ZONING	= PC, PLANNED COMMERCIAL
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= PARKWAY
SEWER DISTRICT	= METRO, ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 29189C0145
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- 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. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS & THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SOODING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1" IN 20". SLOPES GREATER THAN 1" IN 20" MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS
 PARKING REQUIRED
 RETAIL: 5 per 1000 g.a.f. = 5.030 x 5.00 = 26 STALLS
 PARKING PROVIDED
 1,000
 9'x19' A.D.A. = 24 STALLS
 Total = 26 STALLS
- SETBACKS PER PLAN
 BUILDING FRONT = 20'
 SIDE = 10'
 REAR = 10'
 PARKING FRONT = 20'
 SIDE = 10'
 REAR = 10'
- DENSITY CALCULATIONS
 Openspace: 14,187 s.f. x 100 = 47.8%
 29,683 s.f. total site
 Building & Pavement Coverage: 15,496 s.f. Impervious x 100 = 52.2%
 29,683 s.f. total site
 F.A.R. 5.030 s.f. building x 100 = 16.9%
 29,683 s.f. total site
- Subject property lies within unshaded Flood Zone "X" (areas determined to be outside the 500 year flood plain according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C0145 H with an effective date of August 2, 1995).
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED IMPROVEMENTS WITHIN R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD, OR MGDOT STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND M.S.D. STANDARDS.
- NO SLOPES WITHIN 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.
- CONTRACTOR TO COORDINATE CONSTRUCTION PARKING WITH OWNER. NO PARKING ALLOWED IN CONWAY ROAD RIGHT OF WAY.

LEGEND

EXISTING CONTOURS	---	433
PROPOSED CONTOURS	---	433
EXISTING STORM SEWER	---	---
PROPOSED STORM SEWER	---	---
EXISTING SANITARY SEWER	---	---
PROPOSED SANITARY SEWER	---	---
RIGHT-OF-WAY	---	---
EASEMENT	---	---
CENTERLINE	---	---
EXISTING TREE	---	---
EXISTING SPOT ELEVATION	---	433.28
PROPOSED SPOT ELEVATION	---	433.28
SWALE/DRAINAGE PATH TO BE REMOVED	---	T.B.R.
TO BE REMOVED & RELOCATED	---	T.B.R. & R.
TO BE USED IN PLACE	---	U.I.P.
TO BE ADJUSTED	---	T.B.A.
TO BE SAVED	---	(S)
BACK OF CURB	---	B.C.
FACE OF CURB	---	F.C.
WATER MAIN	---	W
GAS MAIN	---	G
UNDERGROUND TELEPHONE	---	T
OVERHEAD WIRE	---	O.H.
UNDERGROUND ELECTRIC	---	E
FIRE HYDRANT	---	---
POWER POLE	---	---
WATER VALVE	---	---

PROJECT BENCHMARK

MSD. BENCHMARK 12-157 - ELEV. -638.32' - "50" ON THE CURB AT THE CENTER OF ROUNDING ALONG ISLAND, 60' WEST OF THE CENTERLINE OF OLIVE STREET ROAD AND 5' NORTH OF CENTERLINE OF CHESTERFIELD VILLAGE PARKWAY.

SITE BENCHMARK

ELEV. - 630.60' - NORTHWEST CORNER BAS OF OVERFLOW STRUCTURE IN DETENTION POND NEAR THE SOUTHEASTERN CORNER OF 15455 CONWAY ROAD.

GRAPHIC SCALE



- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S. 2501"
- + - DENOTES FOUND CROSS AT CENTERLINE
- - DENOTES FOUND 1/2" IRON PIPE
- ⊠ - DENOTES FOUND CONCRETE MONUMENT

NOTE: ADDITIONAL TOPO MAY BE REQUIRED FOR CONSTRUCTION OF STORM SEWER

SURVEYOR'S CERTIFICATION

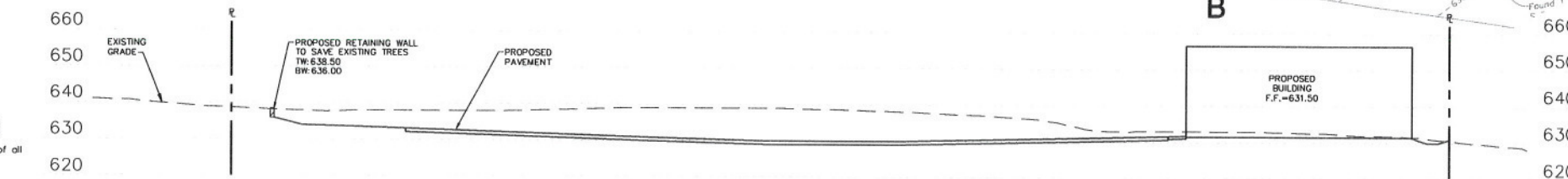
This is to certify that the Plot is a correct representation of all existing and proposed land divisions.
 Marler Surveying Company
 By Delmar F. Vincent

Delmar F. Vincent, L.S.

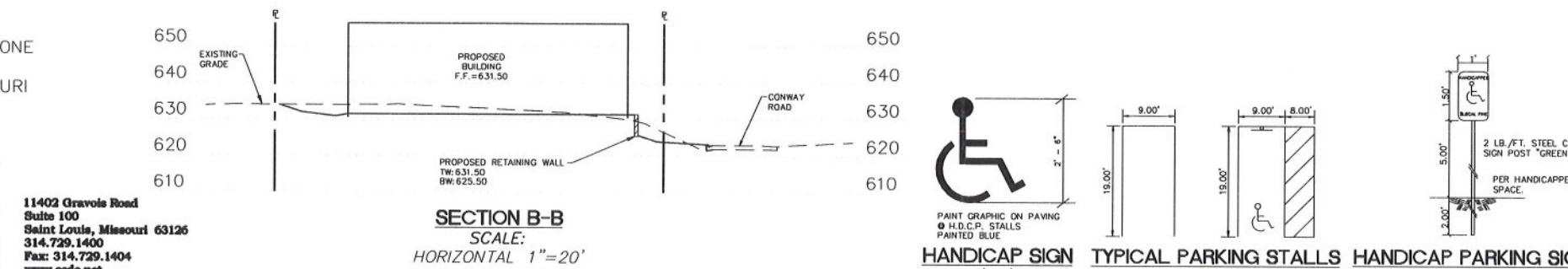
PREPARED FOR:
 PHILLIP & CANDACE STALLONE
 87 PROGRESS PARKWAY
 MARYLAND HEIGHTS, MISSOURI
 MS. CANDACE STALLONE

PREPARED BY:
CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

11402 Gravois Road
 Suite 100
 Saint Louis, Missouri 63126
 314.729.1400
 Fax: 314.729.1404
 www.cecdc.net



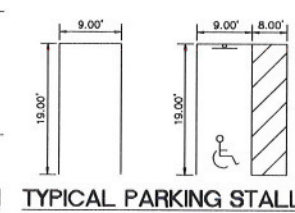
SECTION A-A
 SCALE:
 HORIZONTAL 1"=20'
 VERTICAL 1"=20'



SECTION B-B
 SCALE:
 HORIZONTAL 1"=20'
 VERTICAL 1"=20'



HANDICAP SIGN (n.l.s.)



TYPICAL PARKING STALLS (n.l.s.)



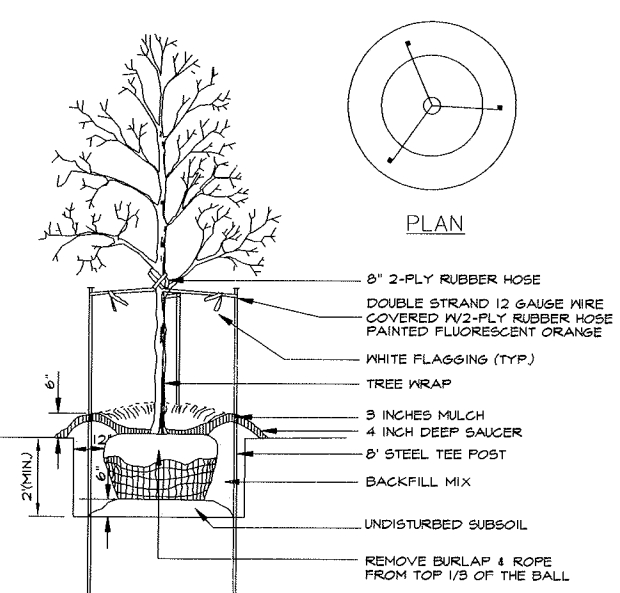
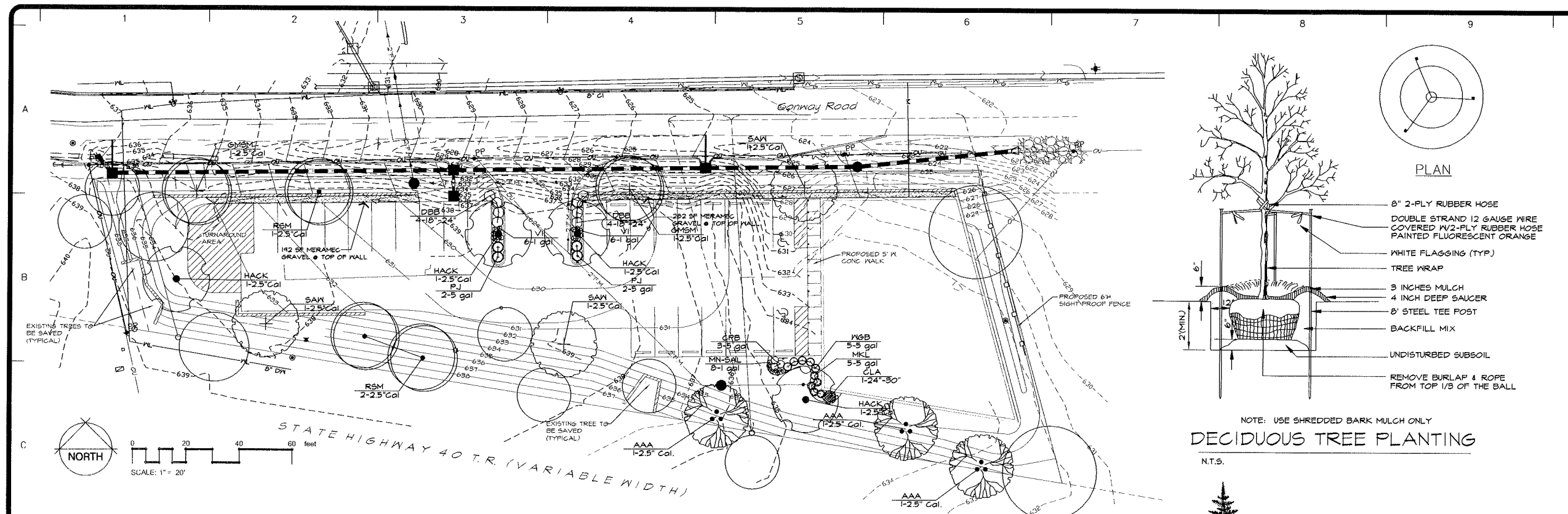
HANDICAP PARKING SIGN (n.l.s.)

Site Development Plan
Stallone Pointe
 15400 Conway Road
 Chesterfield, Missouri 63005

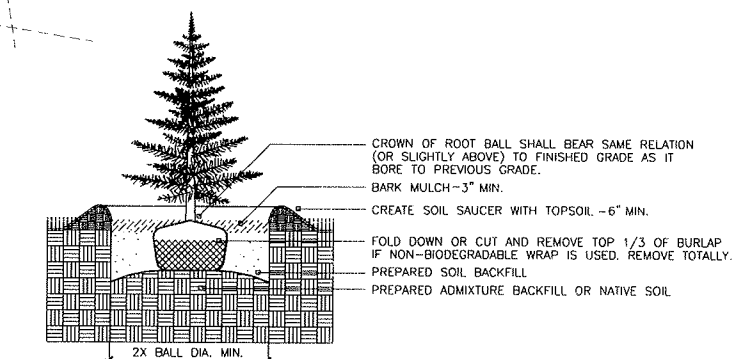
Proj. #	0332.10
No. Description	
City Submittal	11/18/08

SITE DEVELOPMENT PLAN

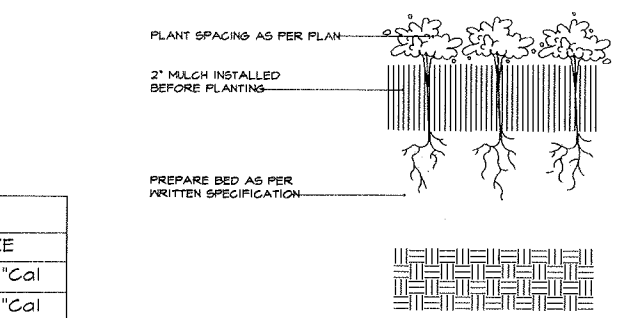
SD1



NOTE: USE SHREDDED BARK MULCH ONLY
DECIDUOUS TREE PLANTING
 N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY
EVERGREEN TREE PLANTING
 N.T.S.

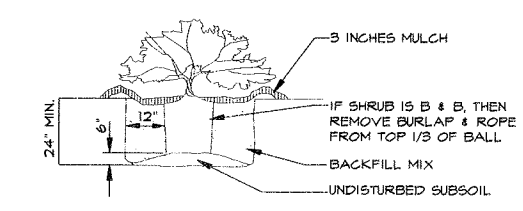


PERENNIAL / ANNUAL PLANTING
 N.T.S.

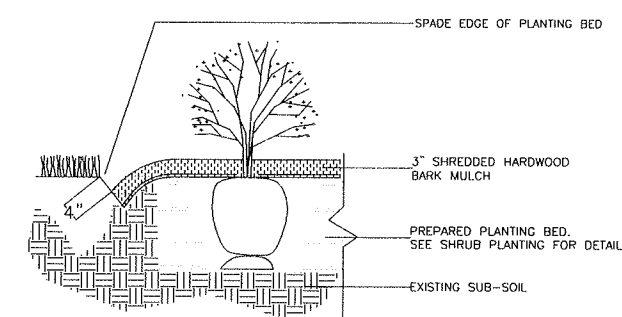
STREET TREES, REQUIRED: 1 per 50 LF FRONTAGE
 ● HIGHWAY 40: 356.84 LF FRONTAGE REQUIRING
 8 TREES @ 2.5' CALIFER
 ● CONWAY RD.: 335.49 LF FRONTAGE REQUIRING
 7 TREES @ 2.5' CALIFER
 SITE COVERAGE CALCULATIONS (LOT 1):
 BUILDING + PAVEMENT 14,684 S.F. or 49.5%
 OPENSOURCE 14,999 S.F. or 50.5%
 TOTAL 29,683 S.F. or 100.0%

NOTES:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done. Coordinate locations of trees with the location of proposed light standards, fire hydrants, and utilities.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (after composition) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Strike the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior to commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (10# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- Erosion controls may be required to prevent run-off. Stron bales placed end-to-end shall be used, anchored with no less than two 3/8" x 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- The minimum setback is 30'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2367 of the City of Chesterfield Zoning Ordinance.
 - There shall be a minimum landscape width of six (6) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 200 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without in-ground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old and Crossfire, a semi-dwarf variety blended with 5-10% bluegrass and referred to as a Transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- Upon release of the landscape installation Bond, a two (2) year Landscape Maintenance Bond shall be required.



NOTE: USE SHREDDED BARK MULCH ONLY
SHRUB PLANTING
 N.T.S.



SPADE-CUT EDGE DETAIL
 N.T.S.

PLANT SCHEDULE

TREES	QTY	BOTANICAL/COMMON	SIZE
RSM	3	Acer rubrum 'Frankered' / 'Red Sunset' Maple	2.5" Cal
GMSM	2	Acer saccharum 'Green Mountain' / Green Mountain Sugar Maple	2.5" Cal
HACK	4	Celtis occidentalis / Common Hackberry	2.5" Cal
AAA	3	Fraxinus americana 'Autumn Applause' / White Ash	2.5" Cal.
SAW	3	Quercus acutissima / Sawtooth Oak	2.5" Cal
SHRUBS	QTY	BOTANICAL/COMMON	SIZE
CPB	3	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal
WGB	5	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	5 gal
DBB	8	Evonymus alatus 'Compactus' / Compact Burning Bush	18"-24"
PJ	4	Juniperus procumbens 'Nana' / Procumbens Juniper	5 gal
MKL	5	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal
CLA	1	Viburnum dentatum 'Chicago Luster' / Chicago Luster Arrowwood	24"-30"
ANNUALS/PERENNIALS	QTY	BOTANICAL/COMMON	SIZE
VI	12	Iris pallida 'Variegata' / Variegated Iris	1 gal
MN-SAL	8	Salvia nemorosa 'May Night' / May Night Salvia	1 gal

REVISIONS	BY
NOV. 18, 2008	RPH

landscape TECHNOLOGIES
 67 Jacobs Creek Drive
 St. Charles, Missouri 63304
 (636) 428-2300
 Fax: (636) 428-1685

PLANTING PLAN FOR THE PROPOSED
Stallone Pointe
 CHESTERFIELD, MISSOURI

DRAPER	R. HARDS
CHECKED	RPH
DATE	FEB. 25, 2008
SCALE	1"=20'-0"
JOB No.	2008-112
SHEET	L-1
OF ONE SHEET	



View from Conway looking east



View from Conway looking North



View from Conway looking West



View from Conway looking South

SITE PHOTOS

SCALE : N/A

JANUARY 15, 2009



Zwick + Gandt Architecture, Inc.

9109 WATSON ROAD, SUITE 110

ST. LOUIS, MISSOURI 63126

Architecture

Interiors

Planning

STALLONE POINTE
15400 CONWAY ROAD, CHESTERFIELD, MISSOURI



View from Interstate 64 looking North towards Proposed Site



View from Interstate 64 looking North-East towards Proposed Site



View from Highway looking South away from Proposed Site



View from Highway looking South- East from Proposed Site

SITE PHOTOS

SCALE : N/A

JANUARY 15, 2009



Zwick + Gandt Architecture, Inc.

9109 WATSON ROAD, SUITE 110

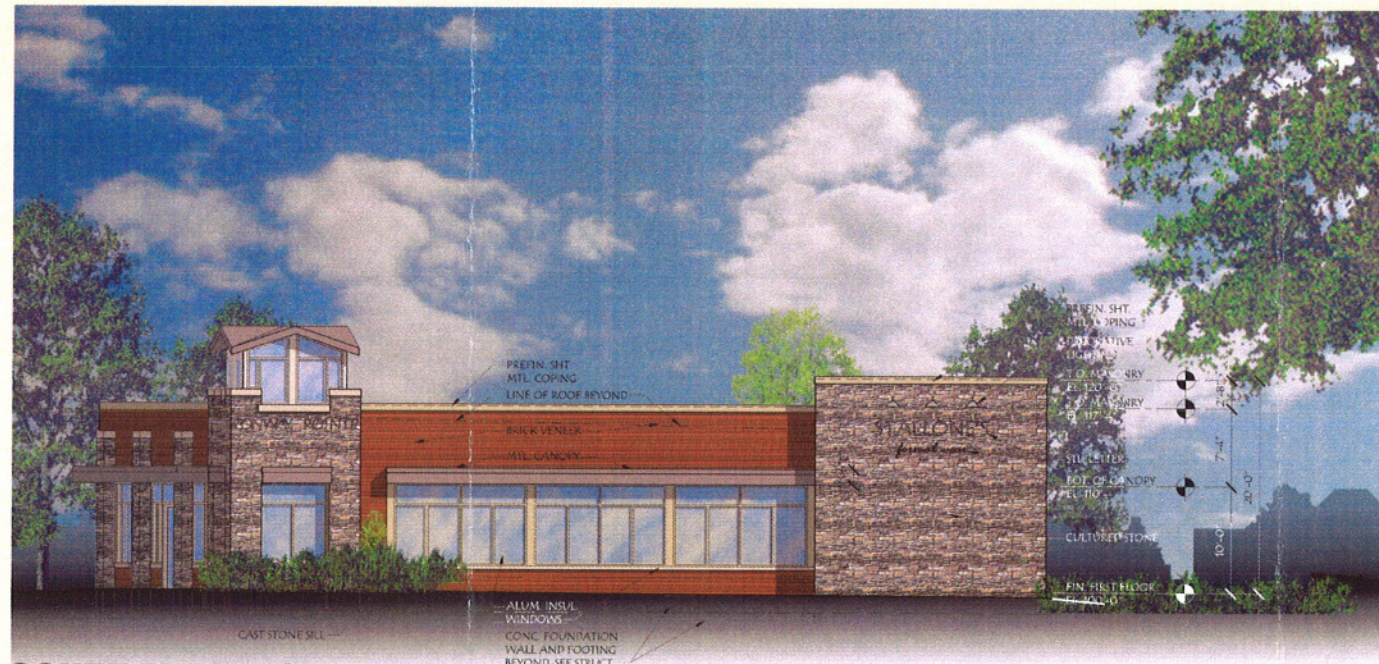
ST. LOUIS, MISSOURI 63126

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STALLONE POINTE
15400 CONWAY ROAD, CHESTERFIELD, MISSOURI



SOUTH ELEVATION
SCALE : NOT TO SCALE

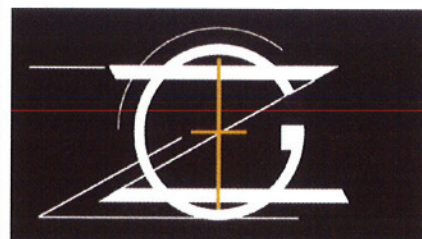


WEST ELEVATION
SCALE : NOT TO SCALE

PROPOSED ELEVATIONS

SCALE : NOT TO SCALE

JANUARY 15, 2009



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STALLONE POINTE
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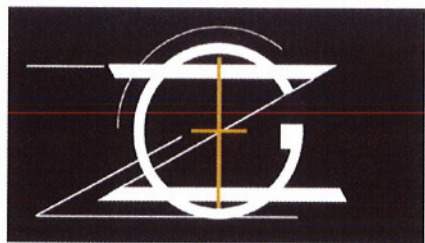
NORTH ELEVATION
SCALE : NOT TO SCALE



EAST ELEVATION
SCALE : NOT TO SCALE

PROPOSED ELEVATIONS

SCALE : NOT TO SCALE
JANUARY 15, 2009



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9109 WATSON ROAD, SUITE 110
ST. LOUIS, MISSOURI 63126

Architecture

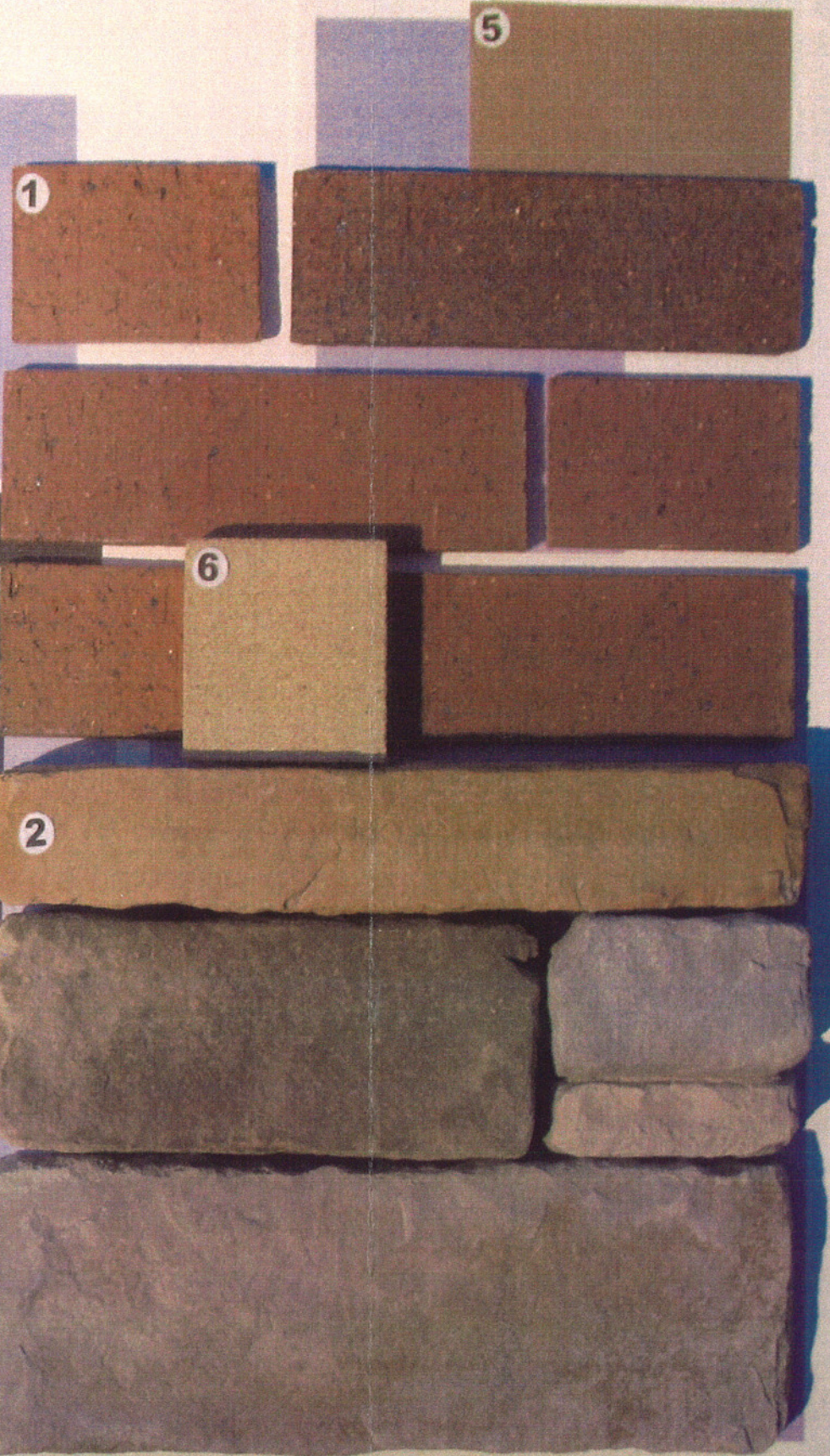
Interiors

Planning

STALLONE POINTE
15400 CONWAY ROAD, CHESTERFIELD, MISSOURI

Legend:

- 1. Brick masonry Veneer
- 2. Cultured Stone Veneer
- 3. Door and Window Frame
- 4. Sheet Metal Color # 1
- 5. Sheet Metal Color # 2
- 6. Cast Stone



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9109 WATSON ROAD, SUITE 110

St. LOUIS, Missouri 63126

Architecture

Interiors

Planning

STALLONE POINTE