

## NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, March 10, 2008, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**P.Z. 02-2008 Stallone Pointe (Conway Pointe LLC):** A request for a change of zoning from an "R3" Residential District (10,000 sq. ft.) and an existing "PC" Planned Commercial District to a new "PC" Planned Commercial District for a .68 acre tract of land located west of Conway Rd. and Chesterfield Parkway intersection (18S220050 and 18S310085).

Proposed Uses include:

- (nn) Service facilities, studios, or work areas for dressmakers and tailors. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
- (rr) Stores, shops, markets, service facilities, open to the general public on the premises.



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 Mr. Shawn P. Seymour, Project Planner, by telephone at 636-537-4741 or by email at sseymour@chesterfield.mo.us

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

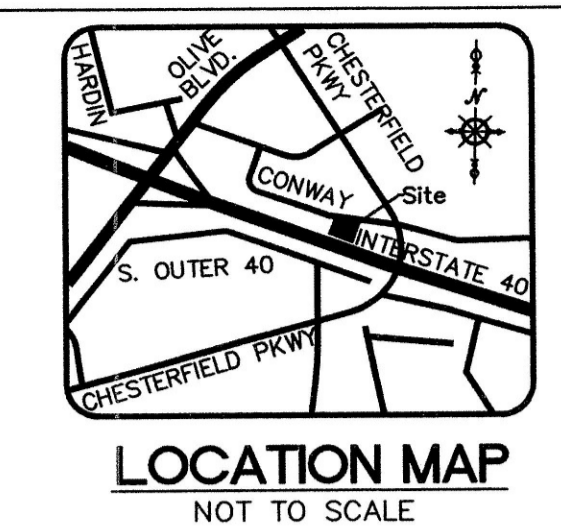
#### Description of Property

A tract of land being part of fractional section 10, Township 45 North, Range 4 East, being part of Deed Book 16328 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. Mertz and Wife by Deed Book 1368 Page 467, from which a found 1/2" 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 State Highway 40-61, north 70 degrees 09 minutes 00 seconds west a distance of 356.89 feet to a found 1/2" 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 (variable width), from which a found 1/2" iron pipe bears south 16 degrees 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 335.49 feet to a point, from which a found 1/2" iron rod with a cap stamped "County H/T" 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.

# PRELIMINARY 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 16328 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. MERTZ AND WIFE BY DEED BOOK 1368 PAGE 467, FROM WHICH A FOUND 1/2" 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 STATE HIGHWAY 40-61, NORTH 70 DEGREES 09 MINUTES 00 SECONDS WEST A DISTANCE OF 356.89 FEET TO A FOUND 1/2" 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 (VARIABLE WIDTH), FROM WHICH A FOUND 1/2" IRON PIPE BEARS SOUTH 16 DEGREES 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 335.49 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON ROD WITH CAP STAMPED "COUNTY H/T" 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	= STALLONE'S FORMAL WEAR
ADDRESS	= 15446 CONWAY ROAD
LOCATOR NO.	= 18S220050
ACREAGE	= 0.68 Ac.±
EXISTING ZONING	= R3, SINGLE FAMILY
PROPOSED 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 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, RUBBER, 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, SODDING, 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"V:20" H. SLOPES GREATER THAN 1"V: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.s.f. = 4,530 x 5.00 = 23 STALLS  
1,000

**PARKING PROVIDED**

9'x19'	= 22 STALLS
A.D.A.	= 1 STALLS
Total	= 23 STALLS

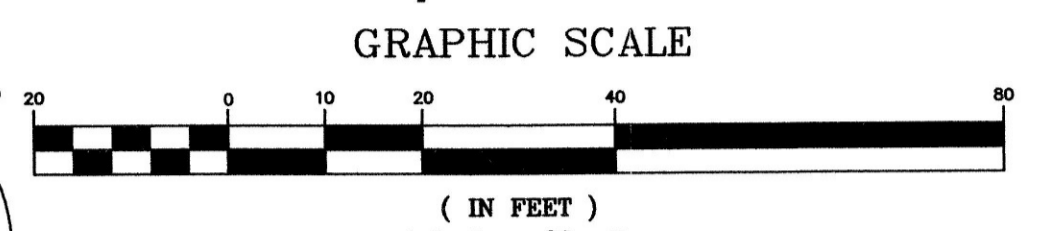
**17) SETBACKS PER ZONING**

BUILDING	PARKING
FRONT = 30'	FRONT = 15'
SIDE = 15'	SIDE = 15'
REAR = 15'	REAR = 15'

**18) DENSITY CALCULATIONS**

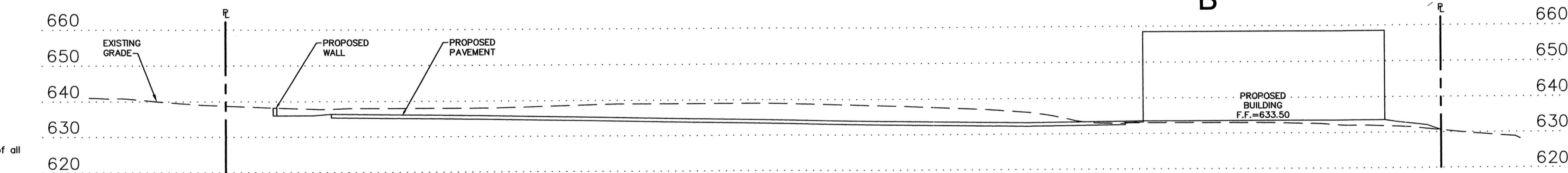
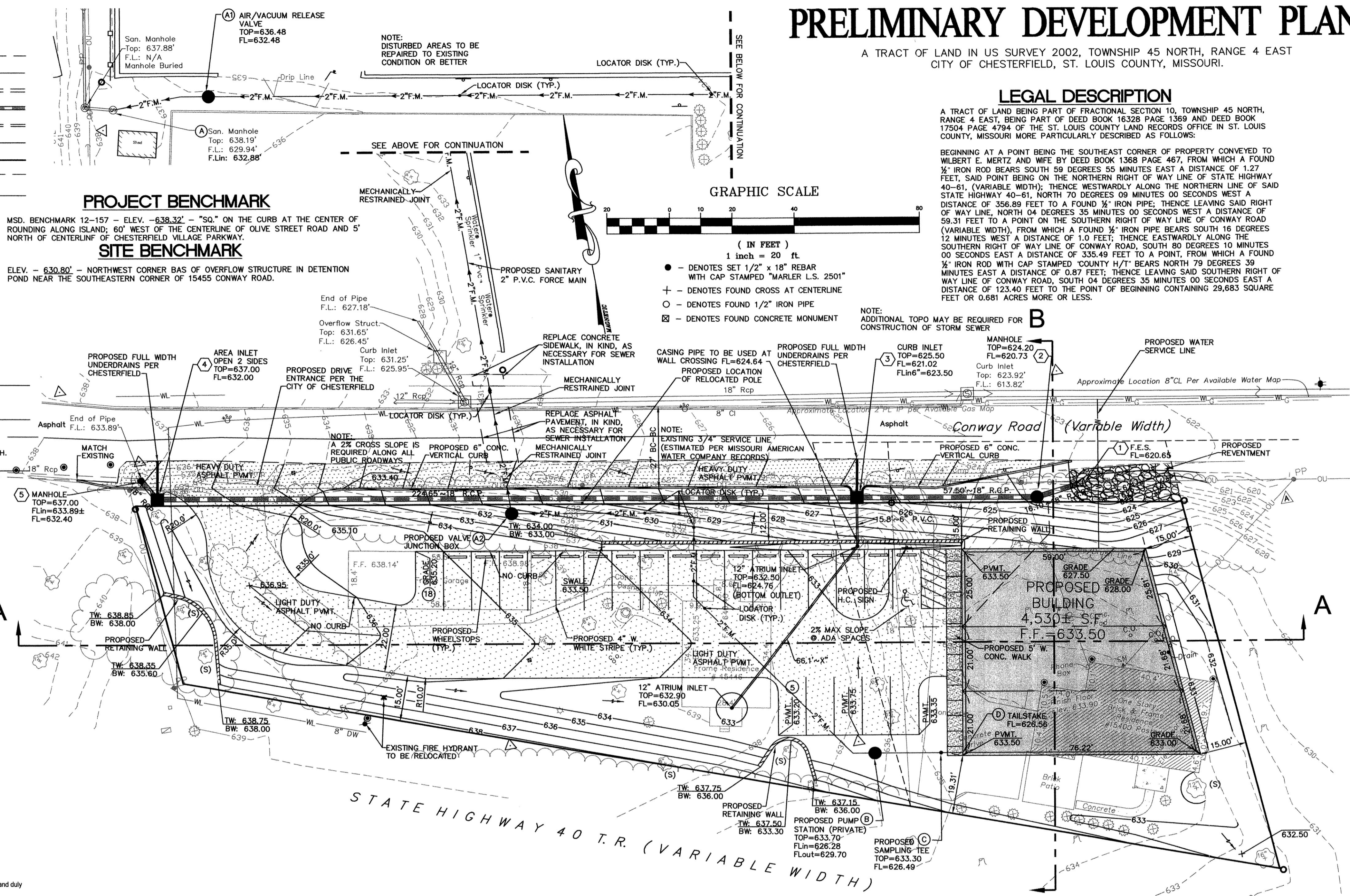
Greenspace:	14,999 s.f. pervious	X 100 = 50.5%
	29,683 s.f. total site	
Building & Pavement Coverage:	14,684 s.f. impervious	X 100 = 49.5%
	29,683 s.f. total site	
F.A.R.	4,530 s.f. building	X 100 = 15.3%
	29,683 s.f. total site	

- 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 MODOB 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.



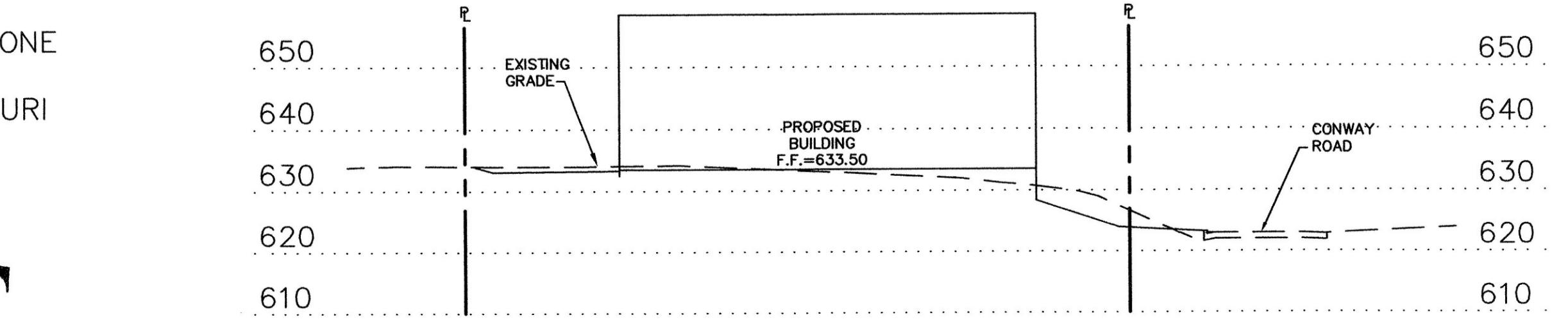
- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S. 2501"
- - DENOTES FOUND CROSS AT CENTERLINE
- ⊕ - DENOTES FOUND 1/2" IRON PIPE
- ⊠ - DENOTES FOUND CONCRETE MONUMENT

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



### SECTION A-A

SCALE:  
HORIZONTAL 1"=20'  
VERTICAL 1"=20'

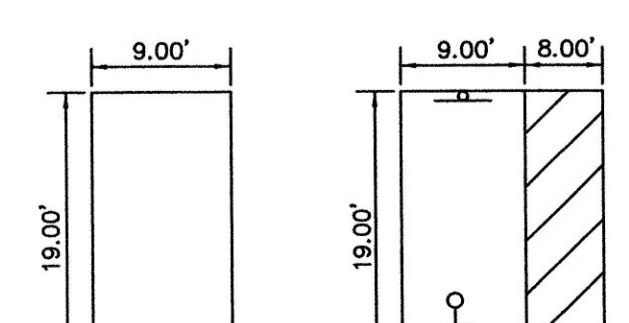


### SECTION B-B

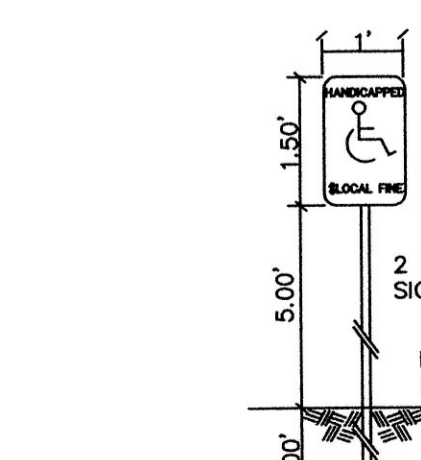
SCALE:  
HORIZONTAL 1"=20'  
VERTICAL 1"=20'



HANDICAP SIGN (n.t.s.)



TYPICAL PARKING STALLS (n.t.s.)



HANDICAP PARKING SIGN (n.t.s.)

## LEGEND

- EXISTING CONTOURS - 433
- PROPOSED CONTOURS - 433
- EXISTING STORM SEWER - [Symbol]
- PROPOSED STORM SEWER - [Symbol]
- EXISTING SANITARY SEWER - [Symbol]
- PROPOSED SANITARY SEWER - [Symbol]
- RIGHT-OF-WAY - [Symbol]
- EASEMENT - [Symbol]
- CENTERLINE - [Symbol]
- EXISTING TREE - [Symbol]
- EXISTING SPOT ELEVATION - 433.28
- PROPOSED SPOT ELEVATION - 433.28
- SWALE/DRAINAGE PATH - [Symbol]
- TO BE REMOVED - T.B.R.
- TO BE REMOVED & RELOCATED - T.B.R. & R.
- TO BE ADJUSTED 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 - [Symbol]
- POWER POLE - [Symbol]
- WATER VALVE - [Symbol]

## PROJECT BENCHMARK

M.S.D. BENCHMARK 12-157 - ELEV. -638.32' - "SQ." 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. - 630.80' - NORTHWEST CORNER BAS OF OVERFLOW STRUCTURE IN DETENTION POND NEAR THE SOUTHEASTERN CORNER OF 15455 CONWAY ROAD.

\_\_\_\_\_, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003, \_\_\_\_\_ of City of Chesterfield Ordinance (applicable subsection) (present zoning) #624, do hereby agree and declare 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 ordinance of the City of Chesterfield Council. (Signature)

(Name Typed): \_\_\_\_\_

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) S.S.

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known, who, being by me sworn in, did say that he/she is the \_\_\_\_\_ of the \_\_\_\_\_

(Title) (Name of Corporation) \_\_\_\_\_ and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

verified on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Chairperson of said Commission, authorizing the recording of this Site Plan pursuant to Chesterfield Ordinance \_\_\_\_\_.

Director of Planning \_\_\_\_\_

City Clerk \_\_\_\_\_

Ordinance \_\_\_\_\_ dated \_\_\_\_\_, which prescribed conditions relating to approved \_\_\_\_\_ is recorded as Daily Number \_\_\_\_\_ on the day of \_\_\_\_\_, 20\_\_\_\_, in the St. Louis County Recorder's Office.

## SURVEYOR'S CERTIFICATION

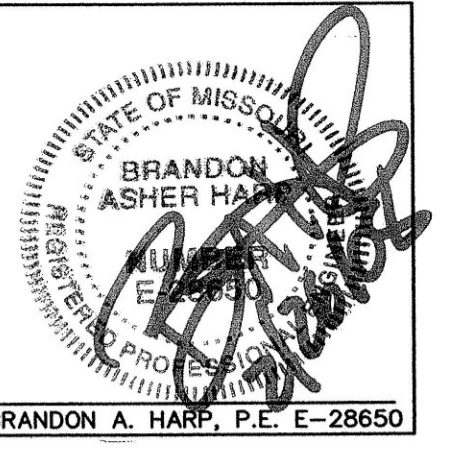
This is to certify that the Plat is a correct representation of all existing and proposed land divisions.  
Marler Surveying Company  
By Marty L. Marler

Marty L. Marler, R.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  
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CIVIL ENGINEERING  
DESIGN CONSULTANTS

Preliminary Development Plan  
**Stallone Pointe**  
15446 Conway Road  
Chesterfield, Missouri 63005

Proj. #	0332.10
No. Description	Date
City Submittal	01/09/08
Per City	02/07/08

## PRELIMINARY DEVELOPMENT PLAN

SD1

OF 1

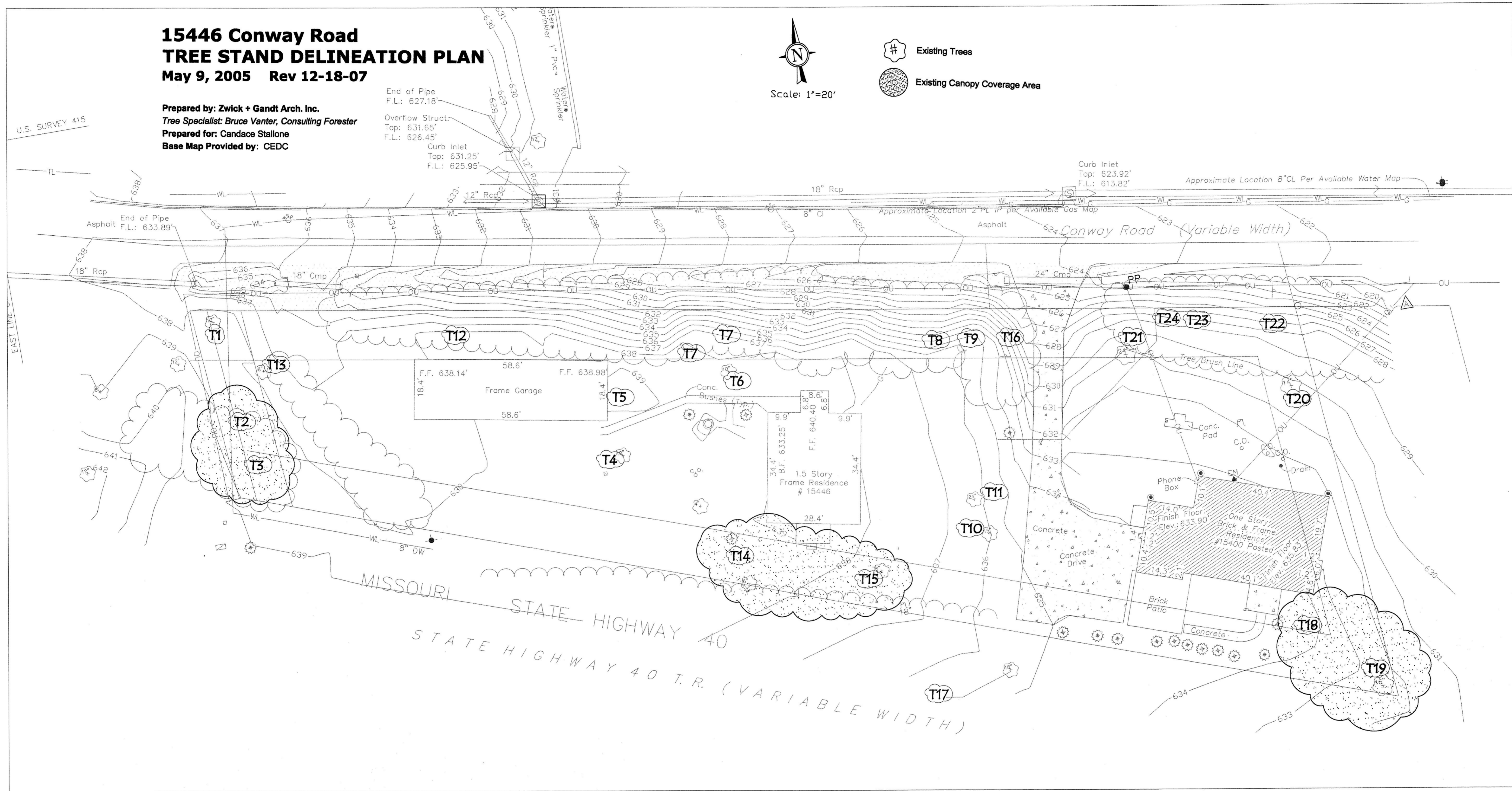
**15446 Conway Road  
TREE STAND DELINEATION PLAN  
May 9, 2005 Rev 12-18-07**

Prepared by: **Zwick + Gandt Arch. Inc.**  
Tree Specialist: **Bruce Vanter, Consulting Forester**  
Prepared for: **Candace Stallone**  
Base Map Provided by: **CEDC**

End of Pipe  
F.L.: 627.18'  
Overflow Struct.  
Top: 631.65'  
F.L.: 626.45'  
Curb Inlet  
Top: 631.25'  
F.L.: 625.95'



# Existing Trees  
Existing Canopy Coverage Area



The proposed Stallone's Formal Wear development is located at 15400 and 15446 Conway Road, situated in an area of west St. Louis County, in the City of Chesterfield, MO. The property is bordered on the north by Conway Road and on the south by Missouri State Highway 40. The development encompasses 0.58 acres with a total of 0.115 acres (5030 sq. ft.) in canopy coverage. There is no wooded area on this site; the trees listed are individual yard trees.

The Tree Stand Delineation (TSD) or Tree Protection Plan (TPP) drawing provides the location for all trees over 9" diameter (dbh) growing on, or immediately adjacent to, the property. There are 24 trees in this category and they are shown solid on the attached Tree Inventory Data spreadsheet. The average diameter (dbh) of the 24 trees on the Tree Inventory List is 12.2 inches. The primary tree species include Norway spruce and sugar maple at 21% each. Commoner species include Norway spruce at 12%, white pine and silver maple at 9% each for a total of 80% of the 24 trees. The balance of the trees include a single oak, pin oak, dogwood and tulip poplar. The tree masses around several of the trees include small trees less than 9" diameter, shrubs and bush honeysuckle. During my site inspections, I found no monarch trees, state listed champion trees or structural trees or plants on the property.

**STALLONE'S FORMAL WEAR**  
Tree Stand Delineation Tabular Summary

- Total area of the site - 0.58 acres (25,216 sq. ft.)
- Tree canopy coverage - 0.115 Acres (5,030 sq. ft.)
- Tree canopy coverage required (20%) - 0.055 acres (2,400 sq. ft.)
- Tree canopy coverage to be removed (65%) - 0.078 acres (3,450 sq. ft.)
- Tree canopy coverage to be retained (32%) - 0.036 acres (1,580 sq. ft.)

Bruce Vanter  
Consulting Forester  
Certified Arborist #MM-04094  
Certified Forester #22511

TREE #	SPECIES	DIAMETER	CONDITION	TO BE REMOVED	COMMENTS
T1	Norway Spruce	13"	Good	Yes	
T2	Colorado Spruce	10"	Good	No	
T3	Norway Spruce	14"	Excellent	No	
T4	Sugar Maple	10"	Dead	Yes	storm damage-removed
T5	Silver Maple	21"	Dead	Yes	storm damage-removed
T6	Colorado Spruce	10"	Fair	Yes	storm damage-removed
T7	Tulip Poplar	16"	Fair	Yes	
T8	Norway Spruce	11"	Good	Yes	
T9	Pin Oak	15"	Good	Yes	
T10	Sugar Maple	20"	Excellent	Yes	
T11	Silver Maple	23"	Fair	Yes	stem 40% dead, grinding root
T12	Shingle Oak	10"	Good	Yes	
T13	Dogwood	8"	Good	Yes	
T14	Sugar Maple	8"	Good	No	
T15	Silver Maple	8"	Good	No	
T16	Norway Spruce	8"	Good	Yes	
T17	Sugar Maple	23"	Poor	Yes	lightning strike-50% dead
T18	Colorado Spruce	12"	Good	No	
T19	Norway Spruce	15"	Fair	No	
T20	White Pine	13"	Fair	Yes	
T21	Siberian Elm	24"	Poor	Yes	OH lines utility pruning
T22	Siberian Elm	11"	Poor	Yes	OH lines utility pruning
T23	White Pine	12"	Poor	Yes	
T24	Siberian Elm	18"	Dead	Yes	storm damage-stem cut

BRANDON A. HARP, P.E. E-28650

**CIVIL ENGINEERS,  
DESIGN CONSULTANTS, INC.**  
11402 BRAVOIS ROAD SUITE 100  
SAINT LOUIS MISSOURI 63146  
314.729.1400 FAX 314.729.1404  
INFO@CEDC.NET WWW.CEDC.NET

**TREE STAND DELINEATION PLAN**  
**Stallone's Formal Wear**  
15446 Conway Road  
Chesterfield, Missouri 63005

Proj. #	0332	
No.	Description	Date
	Per City	01.04.07
	Z+G Arch.	12.18.07

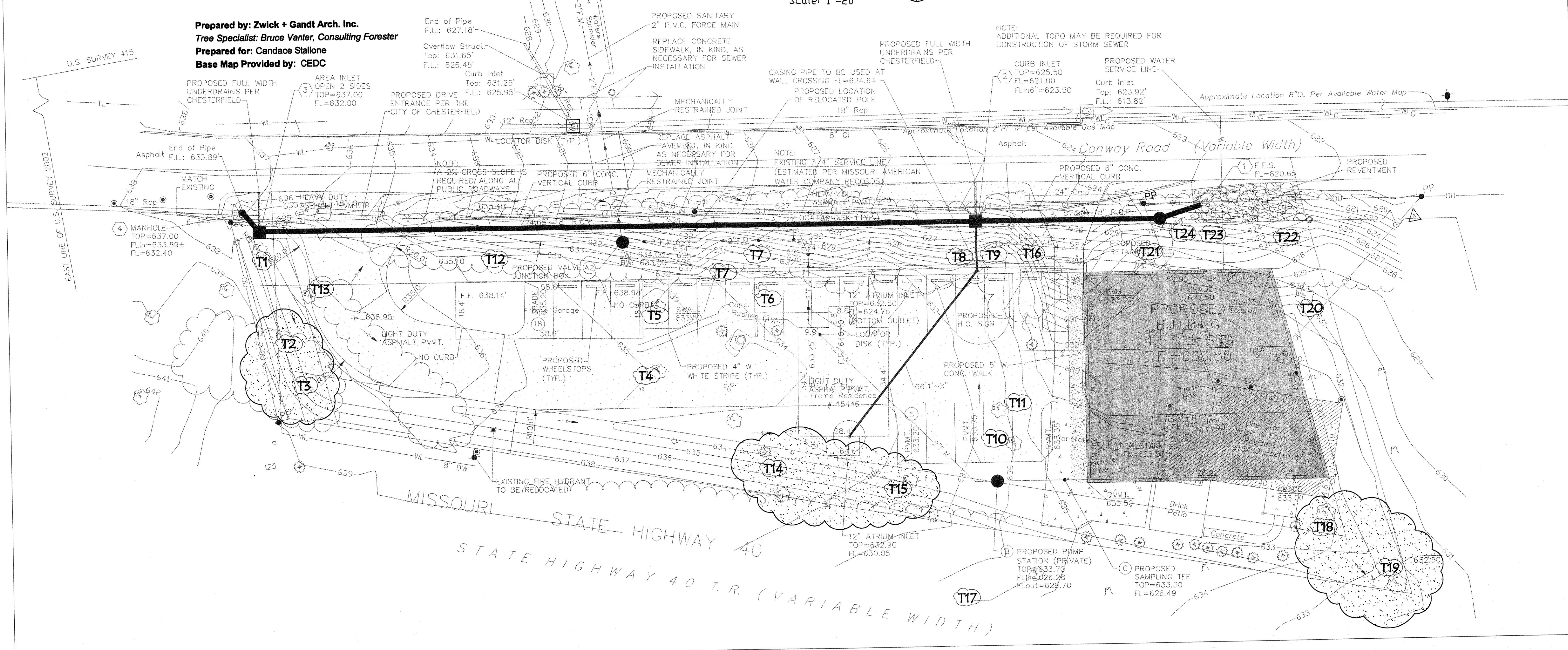
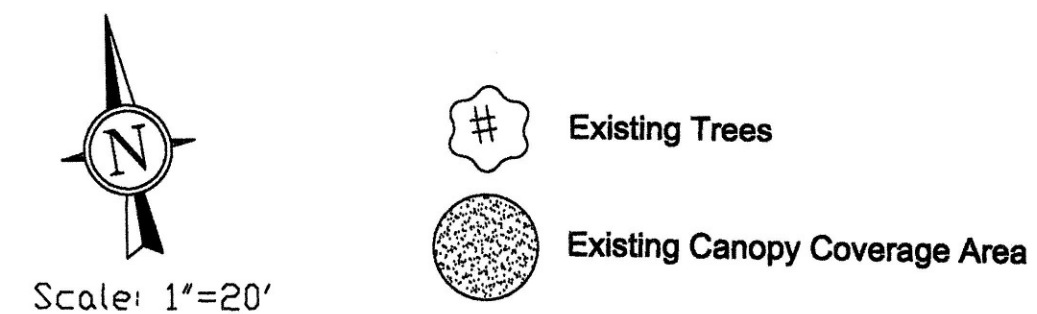
**TREE STAND  
DELINEATION  
PLAN**

**T1**

# 15446 Conway Road TREE PRESERVATION PLAN

May 9, 2005 Rev 12-18-07

Prepared by: **Zwick + Gandt Arch. Inc.**  
Tree Specialist: **Bruce Vanter, Consulting Forester**  
Prepared for: **Candace Stallone**  
Base Map Provided by: **CEDC**



The proposed Stallone's Formal Wear development is located at 15400 and 15446 Conway Road, situated in an area of west St. Louis County, in the City of Chesterfield, MO. The project includes the construction of a retail building structure with parking lot and roadway.

The property encompasses 0.68 acres with 0.115 acres in canopy coverage. The TSD/PPP is a plan drawing provides a tree location (T#) for all trees over 5" dbh, which are located on this property, or immediately adjacent to it. The attached spreadsheet contains a listing of these trees and the spreadsheet data includes the following information for each tree:

- **TREE#** lists each tree on the site, and corresponds with the numbers T1 through T24 on the site drawing.
- **SPECIES** listed by the name that tree is commonly called in this area.
- **DIAM** (in.) is the diameter of the tree in inches, measured at 4 1/2 feet.
- **CONDITION** lists the plant's overall condition.
- **TO BE REMOVED** - NO indicates a tree, which will be saved and a YES indicates a tree, which will be removed prior to construction.
- **COMMENTS** general observations for maintenance needs and locations.

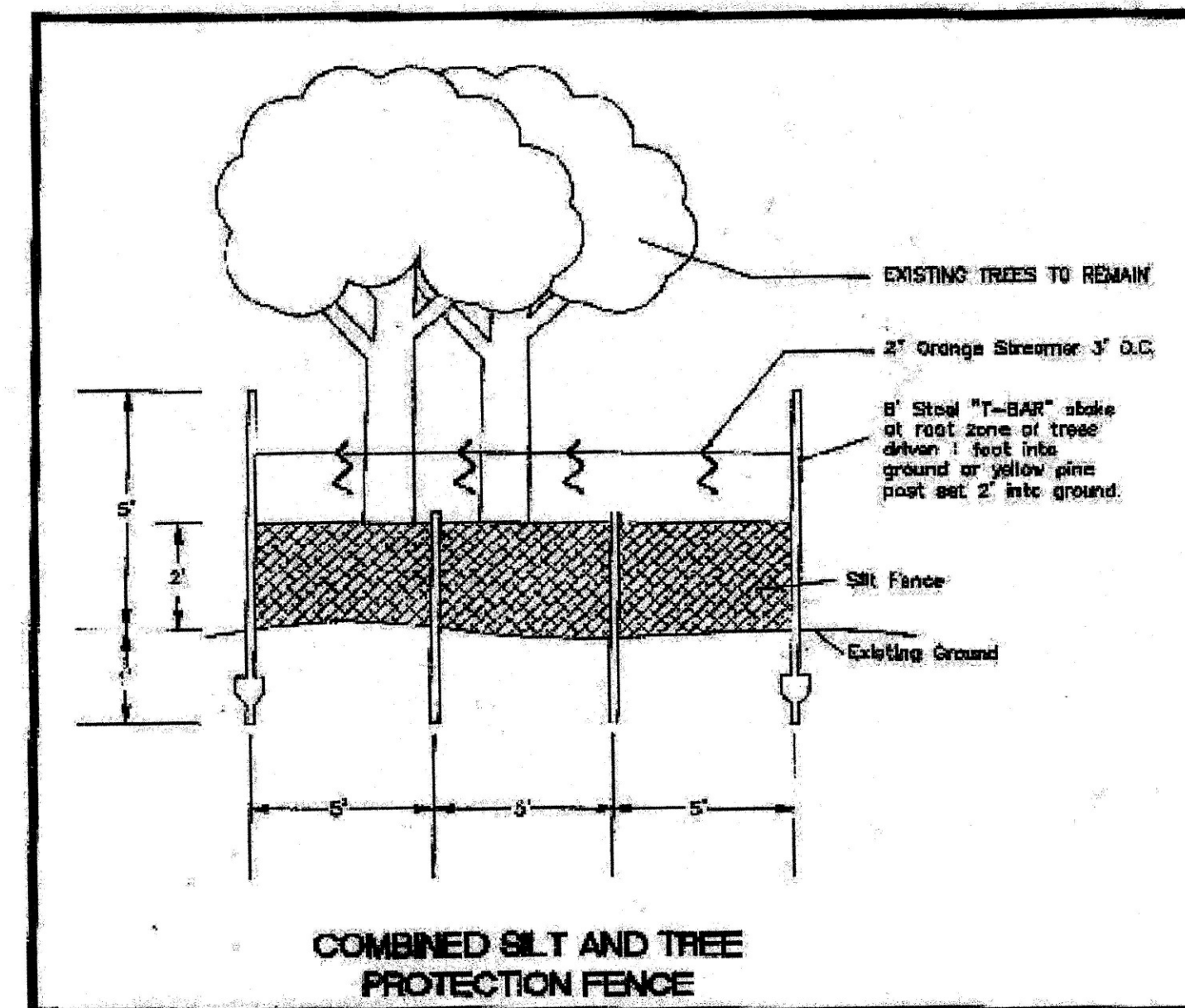
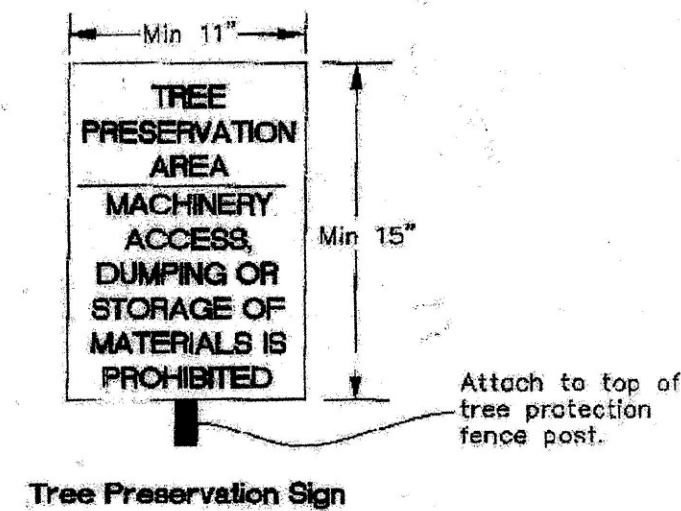
Of the 24 trees over 6" diameter on the property, six trees will be saved and fourteen trees will be removed due to project construction and four will, or have been removed due to storm damage and health issues. The total canopy coverage of 5,990 sq. ft. (0.115 acres) will be reduced by 3,450 sq. ft. (0.079 acres) to 1,540 sq. ft. (0.036 acres) or 52% tree canopy protection. This exceeds the required 30% canopy protection requirements described in the City of Chesterfield Tree Manual.

Trees T4 and T5 have been removed from the property. During the ice storm last winter, the top structural limbs of T5 split out and fell on T4 completely breaking it down. Both trees were removed in early 2007. T17 is a sugar maple located on the Missouri Highway ROW. This tree is currently 30% dead from the impact of a lightning strike and will require removal to reduce the risk potential of it's hazard use. T24 is located along the Conway Road ROW and is dead, following physical damage due to a severe storm.

Trees T1, T6 through T13, T16, and T20 through T24 are all within construction areas and must be removed. These fourteen trees are all located in construction areas including parking lot and roadway, the new structure being built, the sewer installation along Conway Road and the grading required to accomplish these developments. Combined fill and tree protection fencing will be required above T2, T3, T14 and T15, due to grading scheduled along the parking lot and above T16 and T19 due to the new building construction. The tree protection fencing and proper signage will be installed per the attached drawing details. The fencing will minimize grading impact, construction equipment damage, storage of construction materials and contractor parking within the drip lines of these trees. The site plan includes the location for the tree protection fence to be installed.

I hereby certify that I viewed the property and have provided this professional opinion regarding the survivability of significant trees on the Stallone's Formal Wear property, located at 15400 and 15446 Conway Road, Chesterfield, MO.

Submitted by:  
**Bruce Vanter**  
Consulting Forester  
Certified Arborist # NW 0499  
Certified Forester # 2501



TREE #	SPECIES	DIAMETER	CONDITION	TO BE REMOVED	COMMENTS
T1	Norway Spruce	13"	Good	Yes	
T2	Colorado Spruce	10"	Good	No	
T3	Norway Spruce	14"	Excellent	No	
T4	Sugar Maple	10"	Dead	Yes	storm damage-removed
T5	Silver Maple	21"	Dead	Yes	storm damage-removed
T6	Colorado Spruce	10"	Fair	Yes	
T7	Tulip Poplar	18"	Fair	Yes	
T8	Norway Spruce	11"	Good	Yes	
T9	Pin Oak	15"	Good	Yes	
T10	Sugar Maple	20"	Excellent	Yes	
T11	Silver Maple	23"	Poor	Yes	erown 40% dead, girdling root
T12	Shingle Oak	10"	Good	Yes	
T13	Dogwood	8"	Good	Yes	
T14	Sugar Maple	5"	Good	No	
T15	Sugar Maple	8"	Good	No	
T16	Norway Spruce	6"	Good	Yes	
T17	Sugar Maple	23"	Poor	Yes	lightning strike-50% dead
T18	Colorado Spruce	12"	Good	No	
T19	Norway Spruce	16"	Fair	No	
T20	White Pine	13"	Fair	Yes	
T21	Siberian Elm	24"	Poor	Yes	OH lines utility pruning
T22	Siberian Elm	11"	Poor	Yes	OH lines utility pruning
T23	White Pine	12"	Poor	Yes	
T24	Siberian Elm	15"	Dead	Yes	storm damage-crown cut

BRANDON A. HARP, P.E. E-28650

CIVIL ENGINEERING  
DESIGN CONSULTANTS, INC.

11402 GRAVITY ROAD SUITE 100  
SAINT LOUIS MISSOURI 63126  
314.729.1400 FAX 314.729.1404  
INFO@CDC.NET WWW.CDC.NET

Tree Preservation Plan  
**Stallone's Formal Wear**  
15446 Conway Road  
Chesterfield, Missouri 63005

Proj. #	0332	
No.	Description	Date
	Per City	01.04.07
	Z+G ARCH	12.18.07

TREE PRESERVATION PLAN

T2

REVISIONS	BY

**landscape TECHNOLOGIES**

(636) 428-2350  
 (636) 428-4665  
 Fax: (636) 428-4665

1331 HIGHWAY 40  
 ST. CHARLES, MISSOURI 63304

REGISTERED LANDSCAPE ARCHITECT  
 MISSOURI LICENSE NUMBER 019

PLANTING PLAN FOR THE PROPOSED  
**Stallone Pointe**  
 CHESTERFIELD, MISSOURI

DRAWN  
 R. HARRIS  
 CHECKED  
 RHM

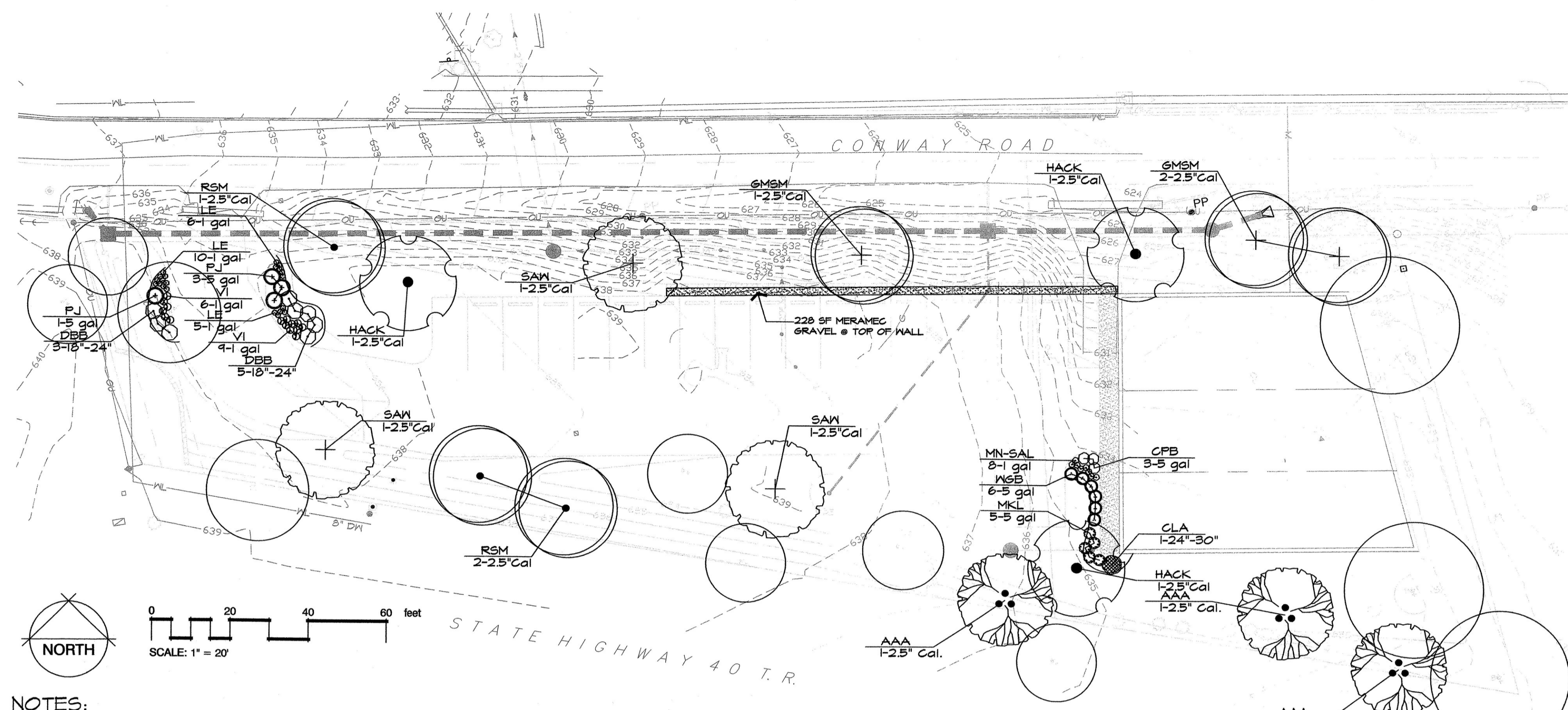
DATE  
 FEB. 25, 2008

SCALE  
 1"=20'-0"

JOB NO.  
 2008-112

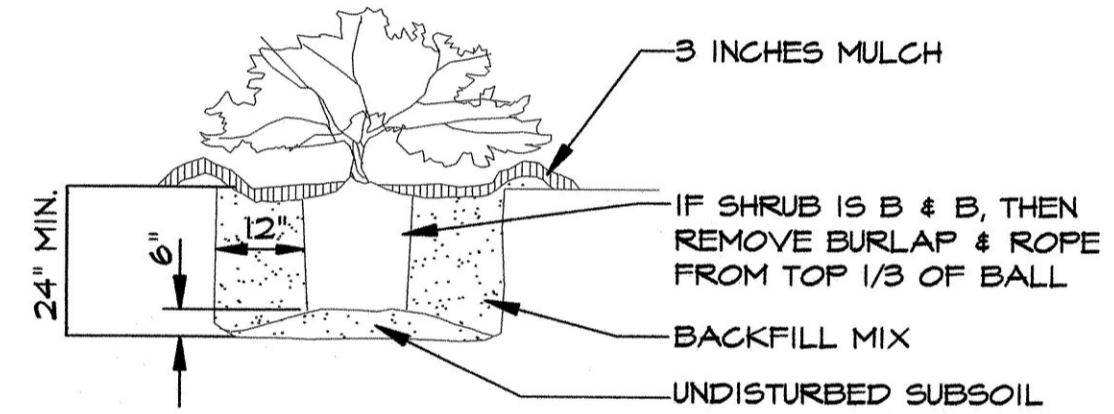
SHEET  
**L-1**

OF ONE SHEET



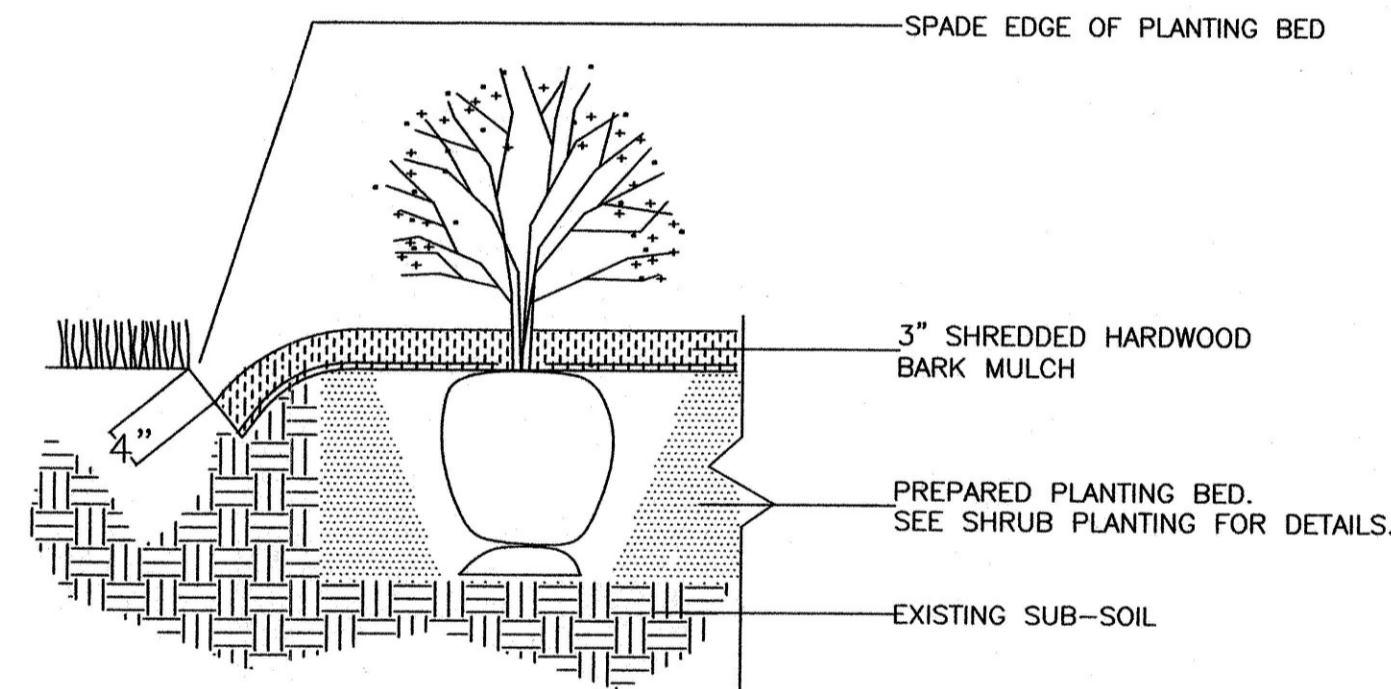
**NOTES:**

- 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 compaction) 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.
  - Stake 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.
- Siltation control may be required to prevent run-off. Straw 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 210 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

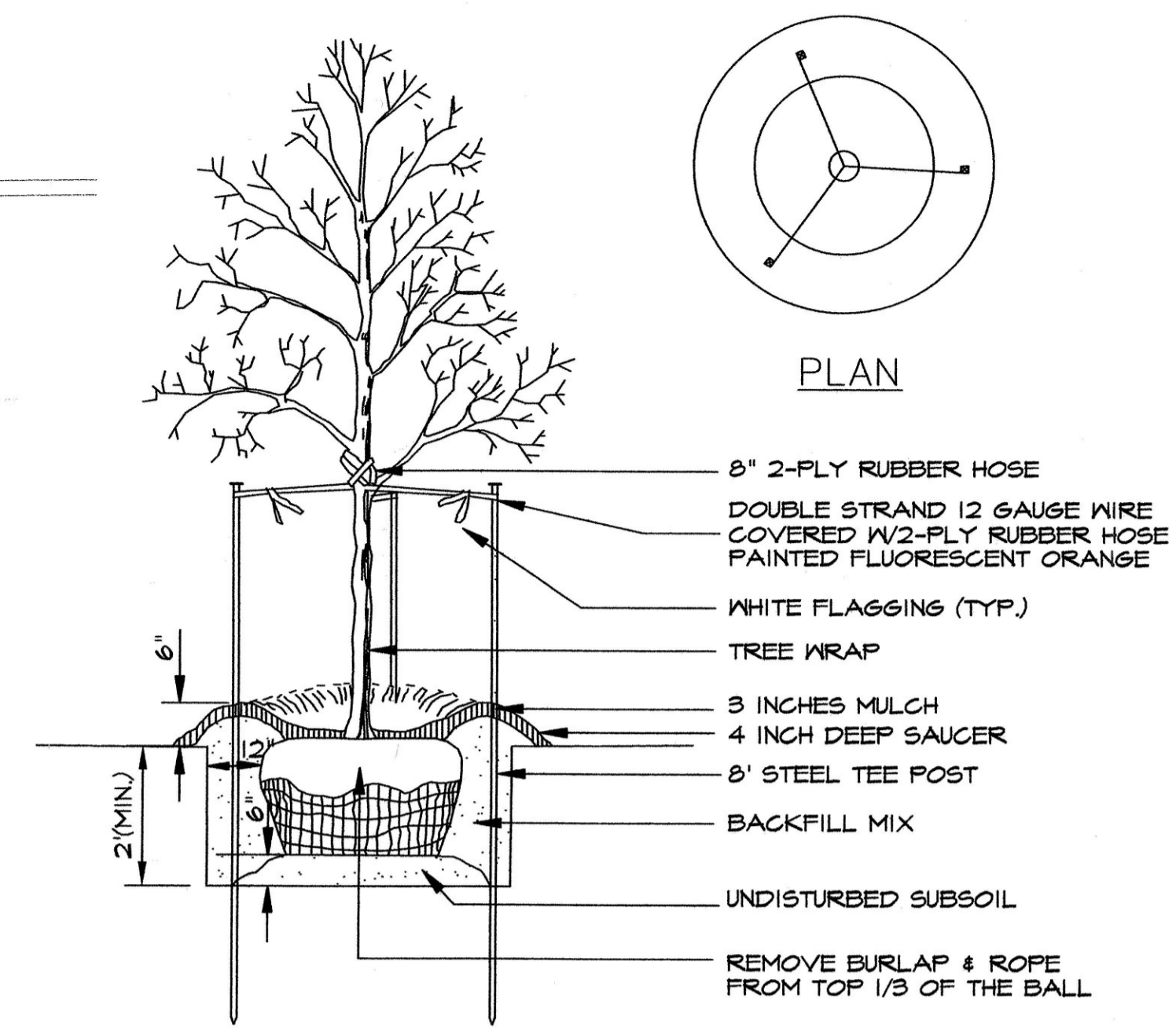
**SHRUB PLANTING**  
 N.T.S.



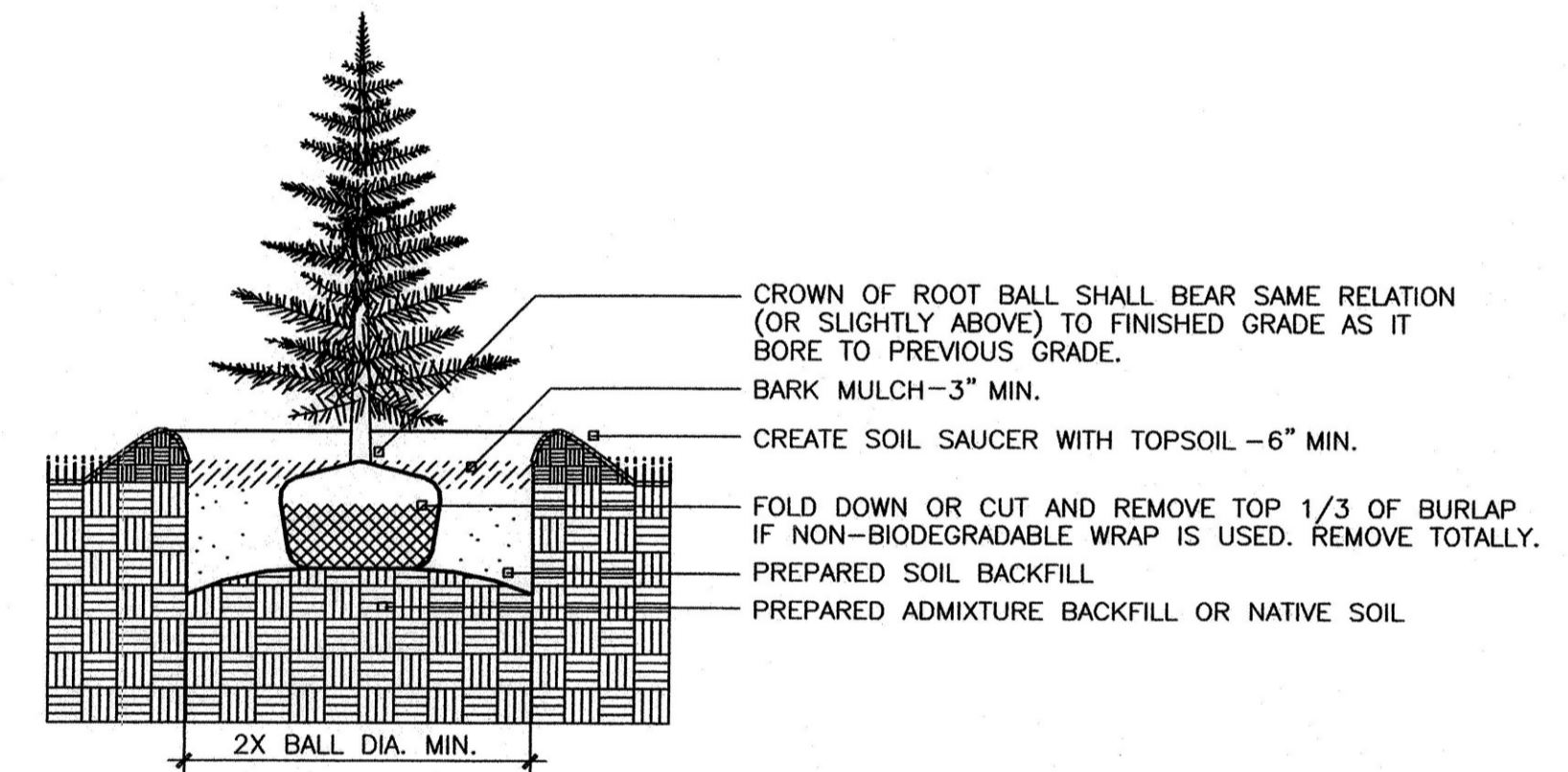
**SPADE-CUT EDGE DETAIL**  
 N.T.S.

**PLANT SCHEDULE**

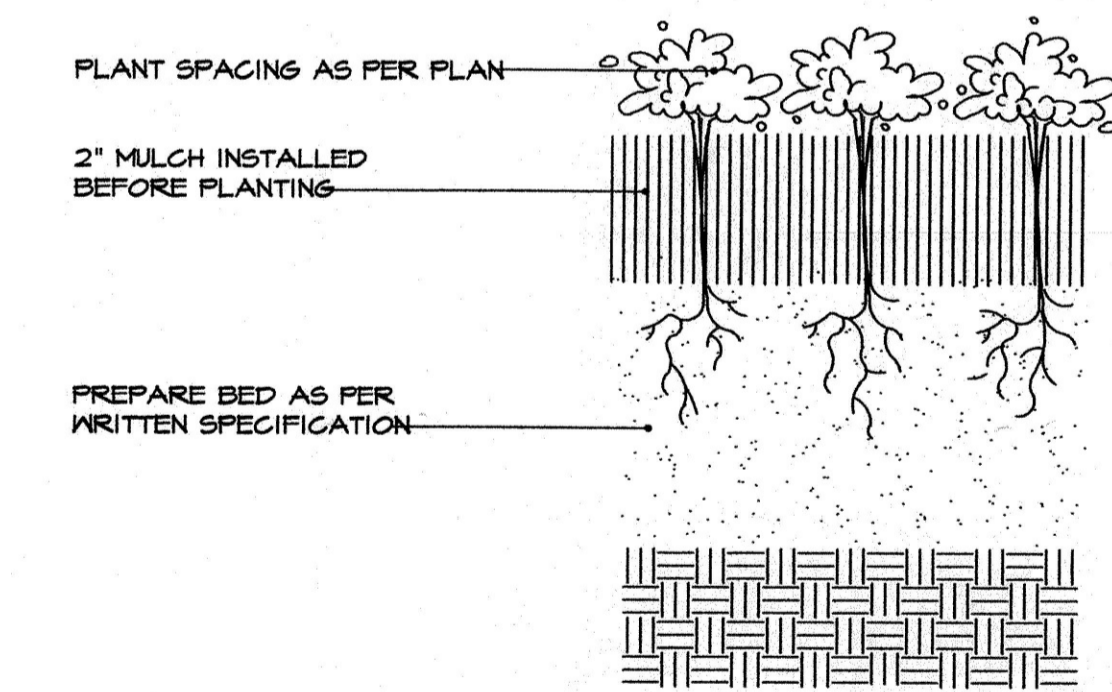
TREES	BOTANICAL	COMMON	SIZE	QTY
AAA	Fraxinus americana 'Autumn Applause'	Autumn Applause Ash	2.5" Cal.	3
GMSM	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" Cal	3
HACK	Celtis occidentalis	Common Hackberry	2.5" Cal	3
RSM	Acer rubrum 'Franksred'	'Red Sunset' Maple	2.5" Cal	3
SAW	Quercus acutissima	Sawtooth Oak	2.5" Cal	3
SHRUBS	BOTANICAL	COMMON	SIZE	QTY
CLA	Viburnum dentatum 'Chicago Luster'	Chicago Luster Arrowwood	24"-30"	1
CPB	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	5 gal	3
DBB	Evonymus alatus 'Compactus'	Compact Burning Bush	18"-24"	3
MKL	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal	5
PJ	Juniperus procumbens 'Nana'	Procumbens Juniper	5 gal	4
WGB	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	5 gal	6
ANNUALS/PERENNIALS	BOTANICAL	COMMON	SIZE	QTY
LE	Stachys byzantina 'Silver Carpet'	Lamb's Ears	1 gal	21
MN-SAL	Salvia nemorosa 'May Night'	May Night Salvia	1 gal	3
VI	Iris pallida 'Variegata'	Variegated Iris	1 gal	15



**DECIDUOUS TREE PLANTING**  
 N.T.S.



**EVERGREEN TREE PLANTING**  
 N.T.S.



**PERENNIAL / ANNUAL PLANTING**  
 N.T.S.

**STREET TREES: REQUIRED: 1 per 50 LF FRONTAGE**

- @ HIGHWAY 40: 356.89 LF FRONTAGE REQUIRING 7 TREES @ 2.5" CALIFER
- @ CONWAY RD.: 335.44 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%
<b>TOTAL</b>	<b>29,683 S.F. or 100.0%</b>