

Planning Commission Staff Report

Project Type:	Site Development Plan
Meeting Date:	May 29, 2019
From:	Andrew Stanislav, Planner <i>AS</i>
Location:	15320 Conway Road
Description:	<u>SMS Group (15320 Conway Road):</u> A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.93 acre tract of land zoned "PC" Planned Commercial District located on the south side of Conway Road approximately 500 feet west of its intersection with Chesterfield Parkway East (18S310348).

PROPOSAL SUMMARY

The request is for the development of a 11,020 square foot commercial building located on the south side of Conway Road west of its intersection with Chesterfield Parkway East and north of I-64/US-40. The subject site is zoned "PC" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 3005.

The exterior building materials will primarily consist of Nichiha concrete panels and a bronze insulated glass storefront window with aluminum wrapped panels and louvers. Rooftop-mounted mechanical equipment will be screened by the Nichiha concrete panel parapet wall and a trash enclosure will be eight feet in height and compliment the primary building materials.



Figure 1: Subject Site Aerial

HISTORY OF SUBJECT SITE

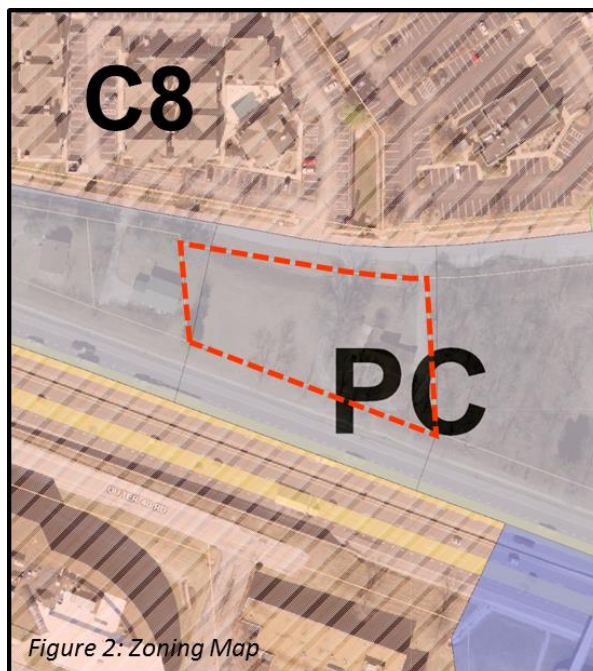
The subject property was zoned “R3” Residence District by St. Louis County in 1965. A petition was received by the City in June 2017 to request a zoning map amendment to a “PC” Planned Commercial District. The request was approved by City Council in May 2018 with the development criteria for this site approved in the Attachment “A” of Ordinance [3005](#).

A Municipal Zoning Approval (MZA) was approved in August 2018 authorizing the demolition of a single family home on the site built in 1950 according to St. Louis County records.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The land use and zoning for the properties surrounding this parcel are described below:

Direction	Zoning	Land Use
North	“C-8” Planned Commercial District	Hotel (Sonesta ES Suites)
South	“C-8” Planned Commercial District	Office Buildings
East	“PC” Planned Commercial District	Undeveloped land
West	“PC” Planned Commercial District	Undeveloped land (single family homes)



COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 2 of the City of Chesterfield and is within the “Urban Core” land use designation per the City’s Land Use Plan as seen in Figure 3 above. The Comprehensive Plan identifies the Urban Core designation as incorporating high-density residential, retail, and office uses containing the highest density development in Chesterfield.

The Comprehensive Plan includes Commercial Development Policies as well as specific policies which are applicable to developments within the Urban Core area:

- **3.1 Quality Commercial Development** – Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail/service options to residents.

The proposed development complies with this policy by providing additional services to residents within the Urban Core while also producing an updated aesthetic through site and building design, landscaping, and material selections.

- **3.1.1 Quality of Design** – Overall design standards should provide for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.

This policy intends to enhance the compatibility of a commercial development, both functionally and visually, within an individual site as well as with neighboring properties and uses. The proposed commercial building addresses the elements of this policy through the structure's updated architecture as well as by providing pedestrian connections both on- and off-site. Landscaping is also provided throughout the site, including along Conway Road, along the southern portion of the site facing I-64/US-40, and along the front façade facing Conway Road.

- **3.3 "Strip Commercial" Development** – "Strip commercial" developments are characterized by independently-sited freestanding buildings. These retail or office centers compound problems of vehicular and pedestrian access and creates an unattractive and disjointed appearance, resulting in conflicts with adjacent residential use. This type of commercial development is not encouraged. Retail and office uses that are focused and contained at selected well-defined commercial centers, or "nodes," are recommended.

The proposed development is located within the Urban Core and is located near the intersection of Conway Road and Chesterfield Parkway East with highway frontage. Pedestrian connections are proposed both on- and off-site as well as cross access easements to adjacent properties east and west zoned "PC" Planned Commercial that have not yet been developed.

- **3.6 Urban Core** – The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.

Located in the Urban Core, the proposed development is a single-story commercial development of approximately 11,020 square feet. As previously mentioned, pedestrian connections are proposed as well as cross access to neighboring undeveloped commercial sites to the west and east. The proposed development complies with the 30 percent open space requirement and proposes an updated aesthetic.

Circulation System and Access

Vehicular access to the development will be at the northeastern corner of the site off of Conway Road which aligns with the access drive for Springhill Suites opposite the subject site. There is also a proposed cross access easement to the "PC" Planned Commercial zoned properties directly east and west for potential connections upon development of these abutting parcels. A sidewalk will also be installed along the frontage of Conway Road, which is proposed to connect to the site's internal sidewalk by crossing the front parking area.

Topography and Parking

The subject property contains a downward slope, generally from the southwest portion of the site toward the northeast corner. A retaining wall is proposed along the parking area of both the east and west portions of the property to account for the site's grade. Forty-one total parking spaces are proposed, including three ADA parking spaces, to be located along the frontage of Conway Road to the north as well as to the east of the proposed building.

Landscape Design and Screening

Landscaping is proposed for this development in accord with the requirements established in the Unified Development Code. The five-foot parking setbacks established in the site specific ordinance are proposed to be landscaped, most notably that along Conway Road. The site's southern frontage parallel to I-64/US-40 is also proposed for a similar landscape treatment. The landscape design provides both deciduous and evergreen trees throughout the site, along with a variety of shrubs and flowering plants to ensure a variety of seasonal color and texture is present. Ash and other trees in poor condition are also proposed for removal.

Screening systems for the mechanical units and trash enclosure are proposed to match or be integrated within the building's design. Rooftop-mounted mechanical equipment will be screened by the Nichiha concrete panel parapet wall, and a trash enclosure of splitfaced concrete block with buff finish will be eight feet in height and complement the primary building materials with Nichiha finished gates.

Lighting

The proposed lighting plan consists of utilitarian fixtures proposed in the parking area and mounted on the building facades for navigating the site. There are nine wall fixtures amongst the north, east and west sides of the building, and five light fixtures surround the proposed parking area. All fixtures on the site are flat lensed, fully shielded, and are downward facing. No decorative light fixtures are proposed.

Architectural Elevations

The proposed building will be approximately 20 feet tall and comprised of a Nichiha concrete panel façade in a warm beige color with gray accent panels of the same material. Bronze insulated glass with aluminum frame is proposed for the storefront with five-foot deep aluminum frame louvers carried around the entire building, including both the frontage along Conway Road and I-64/US 40. A six-foot deep aluminum clad canopy with supports accents the doorway entries to

each tenant space on the north elevation facing Conway Road. The elevations for this proposed development are depicted in Figure 5 below.

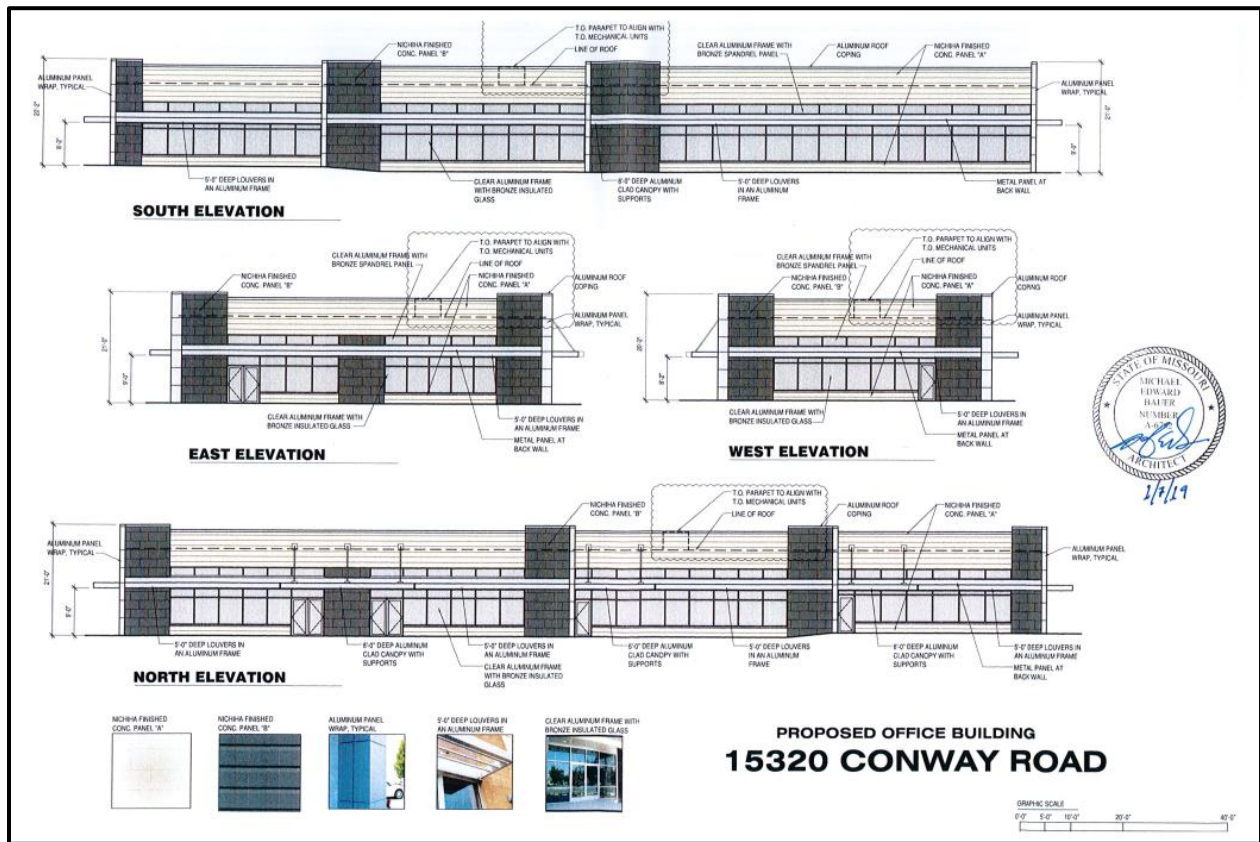


Figure 5: Proposed Building Elevations

ARCHITECTURAL REVIEW BOARD INPUT

This project was reviewed by the Architectural Review Board (ARB) on September 13, 2018. At that meeting, the Board recommended approval with four conditions:

- **Provide details for the trash enclosure and the retaining walls.**

A detail for both the trash enclosure and retaining wall has since been provided and is included in the Staff Report packet. The trash enclosure is eight (8) feet in height comprised of materials complementary to the building, and the retaining wall includes segmental concrete block with a buff finish to match the trash enclosure.

- **Due to the high visibility of the site, ensure mechanical equipment is placed to be adequately screened. The height of the roofline should be delineated on the building elevations.**

The building elevations have since been revised to include the requested information and depicts the roofline, mechanical unit location, and top of parapet walls.

- **The color elevations and renderings should be revised to better reflect the materials being utilized, specifically the bronze windows.**

Proposed exterior materials are labeled on the building elevations and sample images are included for each finish.

- **Add landscaping to the north side of the building to soften the appearance, as presented in the rendering. Revise the landscape plan accordingly.**

The proposed landscape plan has been revised to incorporate plantings on the north façade facing Conway Road as depicted in the building rendering.

STAFF RECOMENDATION

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design, and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and City Code requirements. Staff recommends approval of the proposed commercial development at 15320 Conway Road.

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) “I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for the development located at 15320 Conway Road.”
- 2) “I move to approve (or deny) the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design for the development located at 15320 Conway Road with the following conditions...” (Conditions may be added, eliminated, altered, or modified).

Attachments: Site Development Plan
 Landscape Plan
 Tree Stand Delineation
 Tree Preservation Plan
 Lighting Plan & Cut Sheets
 Architect’s Statement of Design
 Architectural Elevations
 Rendering
 Detail of Trash Enclosure & Retaining Wall

SITE DEVELOPMENT PLAN

15320 CONWAY ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SETBACK REQUIREMENTS

NORTH (ALONG CONWAY RD. FRONTAGE) - 5' PARKING / 20' BUILDING
 EAST AND WEST SIDES - 5' PARKING / 20' BUILDING
 SOUTH (ALONG I-64 R/W) - 5' PARKING / 10' BUILDING

FLOOR AREA RATIO (FAR)

MAXIMUM ALLOWABLE = 0.55
 PROPOSED: 11,020 S.F. BUILDING / 40,705 S.F. SITE = 0.27

OPEN SPACE

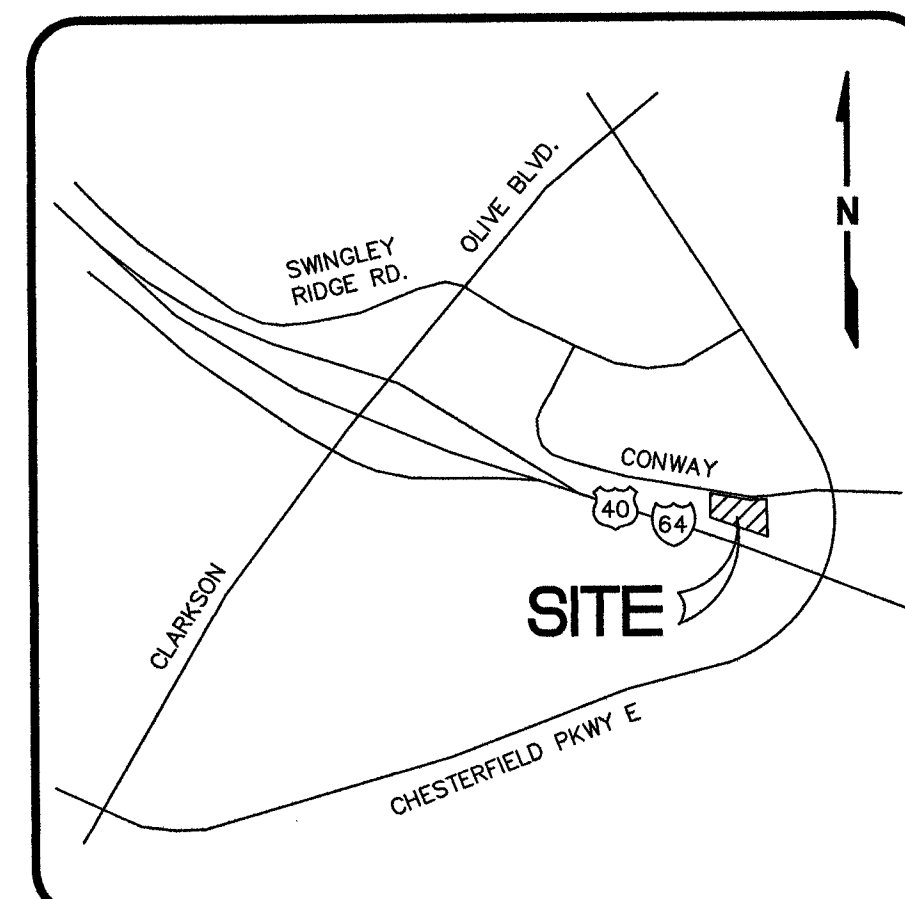
BUILDING AREA = 11,020 S.F.
 PARKING AND DRIVE PAVEMENT = 17,342 S.F.
 REMAINING OPEN SPACE = 12,343 S.F.
 12,343 / 40,705 S.F. TOTAL = 30.3% OPEN SPACE (30% REQUIRED)

PARKING CALCULATIONS

GENERAL OFFICE: MIN. PARKING REQUIRED = 3.3 PER 1,000 S.F. GROSS FLOOR AREA
 MAX. PARKING REQUIRED = 4.5 PER 1,000 S.F. GFA
 TOTAL FLOOR AREA = 11,020 S.F.
 MINIMUM REQUIRED = 3.3 x 11,020 = 36 SPACES
 MAXIMUM REQUIRED = 4.5 x 11,020 = 49 SPACES
 PARKING SPACES PROVIDED = 38 SPACES PLUS 3 ACCESSIBLE SPACES (41 TOTAL)

PROJECT DATA

LOCATOR NO. : 18S310348
 ADDRESS : 15320 CONWAY ROAD
 CHESTERFIELD, MO 63017
 OWNER : SMS GROUP, LLC
 AREA OF TRACT : 40,705 S.F. = 0.93 AC. ±
 PRESENT ZONING : PC - PLANNED COMMERCIAL
 PRESENT USAGE : SINGLE FAMILY RESIDENTIAL
 PROPOSED USAGE : COMMERCIAL
 SCHOOL DISTRICT : PARKWAY
 FIRE DISTRICT : MONARCH
 WATERSHED(S) : MISSOURI RIVER
 FIRM PANEL : 29189C0170K
 UTILITIES : MISSOURI-AMERICAN WATER CO.
 METRO. ST. LOUIS SEWER DIST.
 LACLEDE GAS COMPANY
 AT&T TELEPHONE COMPANY
 AMEREN UE



LOCATION MAP
N.T.S.

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	—500—
EXISTING MINOR CONTOUR	—502—
PROPOSED MAJOR CONTOUR	—504—
PROPOSED MINOR CONTOUR	—502—
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	—●—
EXISTING STORM SEWER	—□—
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
EXISTING WATERLINE	—W—
EXISTING FIRE HYDRANT	—H—
EXISTING GAS LINE	—G—
EXISTING OVERHEAD UTILITY	—OE—
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND IN FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, IN THE COUNTY OF ST. LOUIS, MISSOURI, BEING PART OF A TRACT OF LAND DESCRIBED IN DEED RECORDED BOOK 1199 PAGE 392 OF THE ST. LOUIS COUNTY RECORDS, AND DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO MAZIE MOSS HORD BY DEED RECORDED IN BOOK 1199 PAGE 392 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE WEST LINE OF PROPERTY CONVEYED TO HORD AS AFORESAID, SOUTH 4 DEGREES 35 MINUTES 48 SECONDS EAST 144.04 FEET TO THE NORTH LINE OF MISSOURI STATE HIGHWAY NO. 40 (TRAFFIC RELIEF), 200 FEET WIDE; THENCE ALONG THE NORTH LINE OF HIGHWAY NO. 40, SOUTH 70 DEGREES 9 MINUTES 00 SECONDS EAST 311.93 FEET; THENCE NORTH 4 DEGREES 35 MINUTES 48 SECONDS WEST 216.76 FEET TO A POINT IN THE CENTER LINE OF CONWAY ROAD, 40 FEET WIDE; THENCE ALONG THE CENTER LINE OF SAID ROAD SOUTH 83 DEGREES 49 MINUTES 52 SECONDS WEST 68.97 FEET AND NORTH 80 DEGREES 08 MINUTES 47 SECONDS WEST 232.36 FEET TO THE POINT OF BEGINNING.

SMS GROUP, LLC, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN FOR DEVELOPMENT, PROPERTY UNDER THE PROVISIONS OF SECTION 03 OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, 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 CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

SEAN M. SORTOR
 STATE OF MISSOURI)
 COUNTY OF ST. LOUIS) SS.
 ON THIS DAY OF A.D., 2019, BEFORE ME PERSONALLY APPEARED SEAN M. SORTOR, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE MANAGING MEMBER OF SMS GROUP, LLC, A LIMITED LIABILITY CORPORATION IN THE STATE OF MISSOURI, 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 LIMITED LIABILITY CORPORATION BY AUTHORITY OF ITS MEMBERS, AND THE SAID SEAN M. SORTOR ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY CORPORATION.

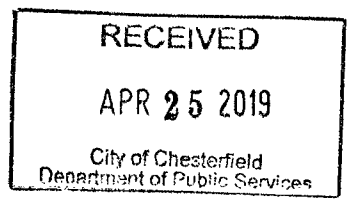
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN ST. LOUIS COUNTY, MISSOURI, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY TERM EXPIRES _____
 (NOTARY PUBLIC)

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE DAY OF APRIL 25, 2019, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE CITY CLERK.

JUSTIN WYSE, AICP
 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES
 CITY OF CHESTERFIELD, MISSOURI

WIKIE HASS,
 CITY CLERK
 CITY OF CHESTERFIELD, MISSOURI



THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THIS INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

MICHAEL CLAY VANCE, PE
 E-25616
 VANCE ENGINEERING, INC. AUTHORITY NO. 2003022194

UNDERGROUND UTILITIES NOTE

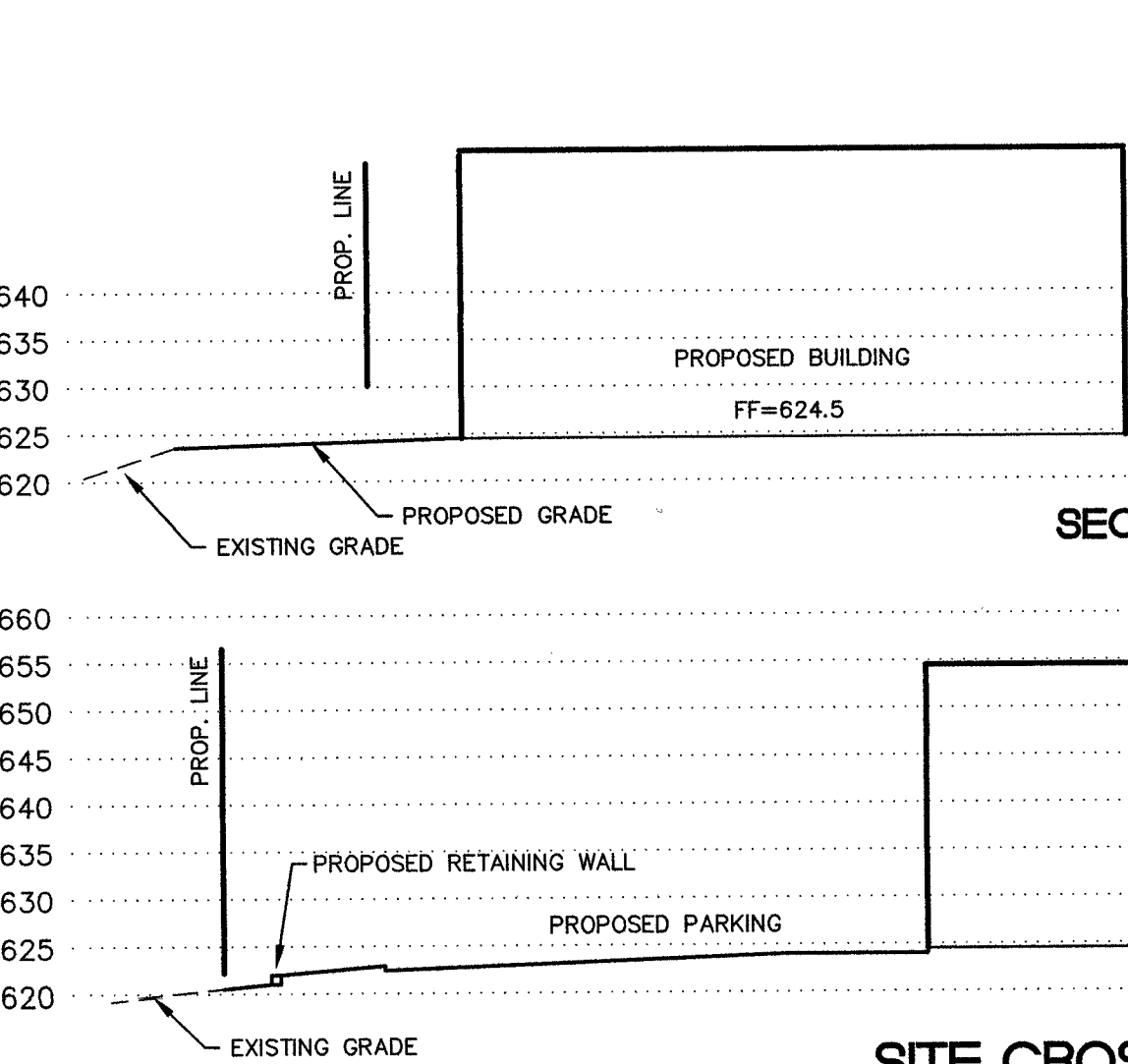
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.

JACOBI GEOTECHNICAL ENGINEERING, INC. HAS REVIEWED THESE PLANS FOR COMPLIANCE REGARDING GEOTECHNICAL RECOMMENDATIONS RELATED TO SITE DEVELOPMENT. BASED ON THIS REVIEW AND AVAILABLE SUBSURFACE INFORMATION, IT IS OUR PROFESSIONAL OPINION THAT THE PROJECT MAY BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS, GOOD CONSTRUCTION PRACTICES, AND RECOMMENDATIONS GIVEN IN OUR REPORT "EXPLORATION OF SUBSURFACE CONDITIONS & FOUNDATION RECOMMENDATIONS" FOR 15320 CONWAY ROAD, CHESTERFIELD, MISSOURI, DATED SEPTEMBER 13, 2018.

WE HAVE NOT PREPARED ANY PART OF THESE PLANS AND MY SEAL ON THESE PLANS IS INTENDED TO CONFIRM MY PERSONAL REVIEW OF THE SITE PLAN AS IT RELATES TO STABILITY OF SLOPES AND OTHER GEOTECHNICAL ISSUES.

JACOBI GEOTECHNICAL ENGINEERING, INC. MUST BE INVOLVED DURING THE CONSTRUCTION PHASE OF THE PROJECT IN ORDER TO DETERMINE IF SUBSURFACE CONDITIONS ARE AS ANTICIPATED FROM THE FIELD EXPLORATION DATA, THAT OUR RECOMMENDATIONS RELATIVE TO THE GRADING ARE IMPLEMENTED AND THAT OTHER GEOTECHNICAL ASPECTS OF SITE DEVELOPMENT ARE PERFORMED IN ACCORDANCE WITH THESE PLANS.

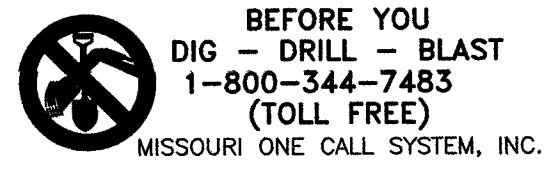
JACOBI GEOTECHNICAL ENGINEERING, INC.



SITE CROSS SECTIONS
 SCALE: 1" = 20' (HORIZ. & VERT.)

SECTION A

SECTION B



SMS Group LLC
 1717 Wilson Avenue
 Chesterfield, MO 63005

Vance Engineering, Inc.
 10537 Lackland Road
 St. Louis, MO 63114
 P: 314.427.1800

VANCE ENGINEERING, INC.
 MISSOURI STATE CERTIFICATE OF AUTHORITY NO. 2003022194

15320 CONWAY ROAD

SITE DEVELOPMENT PLAN

PRELIMINARY

12/05/17	CITY
01/16/18	FF&HT
02/11/18	FF&HT/STBK
03/11/18	SETBACKS
04/02/18	SETBACK TBL
04/27/18	OPN SPC
06/27/18	SITE LIGHTING
08/28/18	CITY
02/15/19	CITY
03/13/19	CITY
04/12/19	CITY

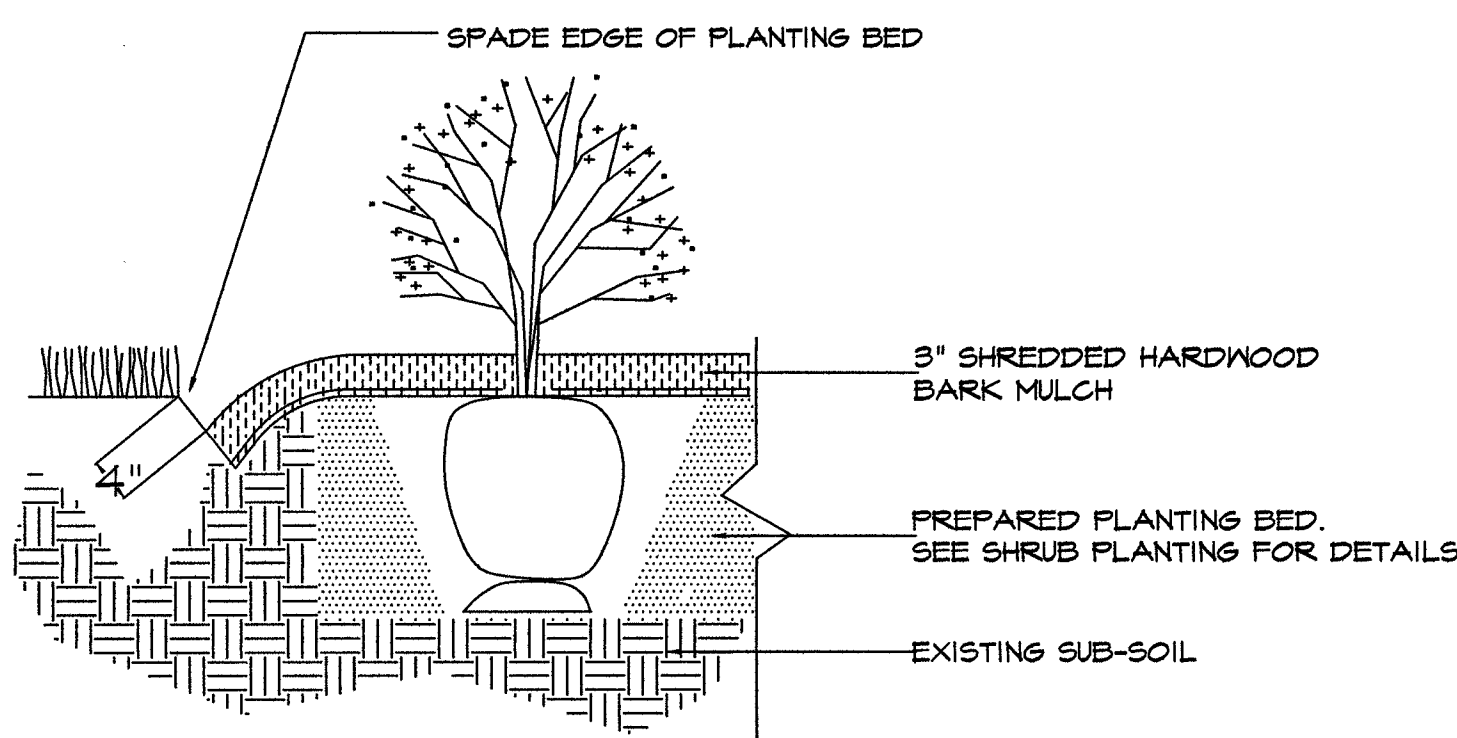
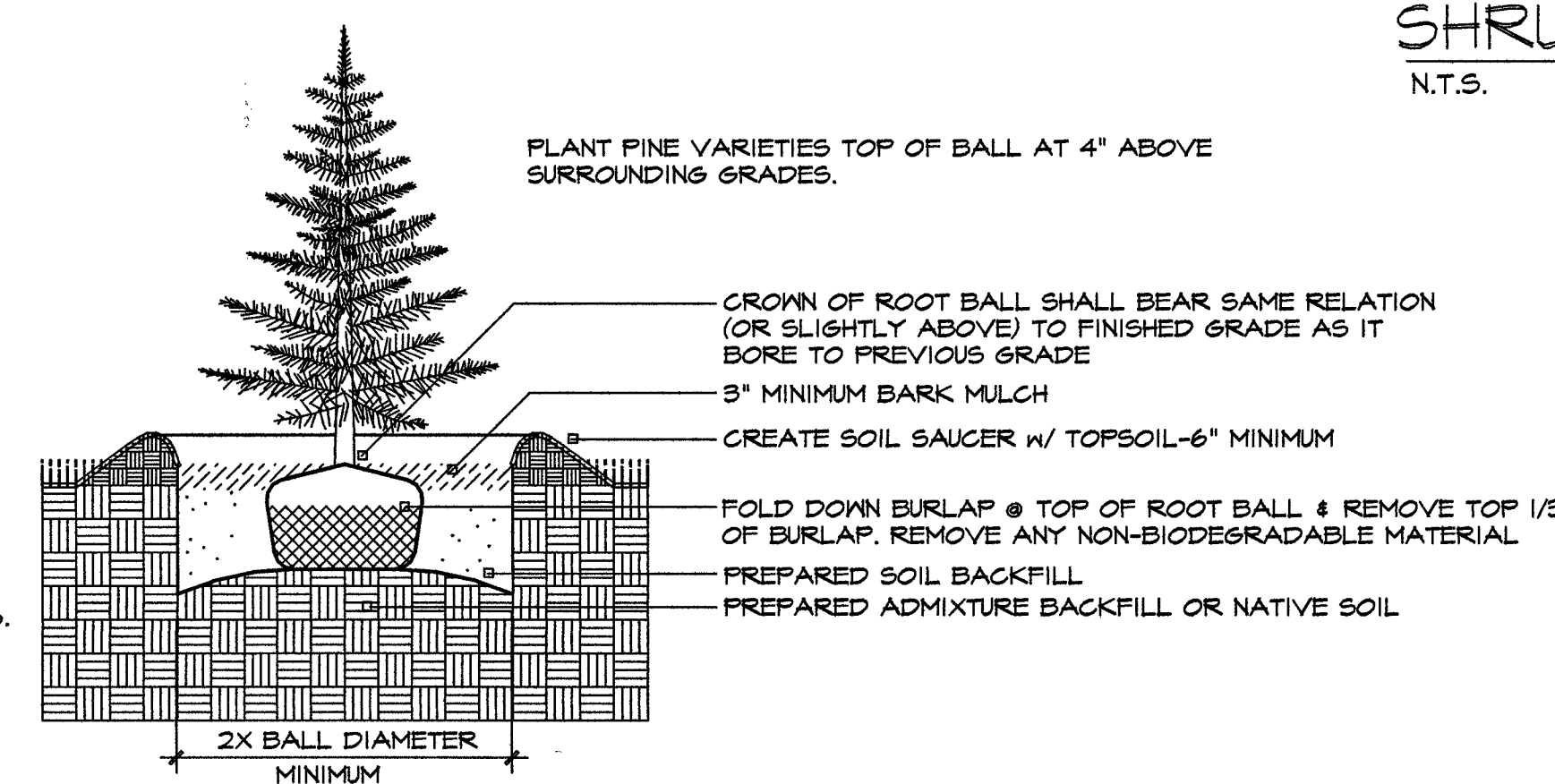
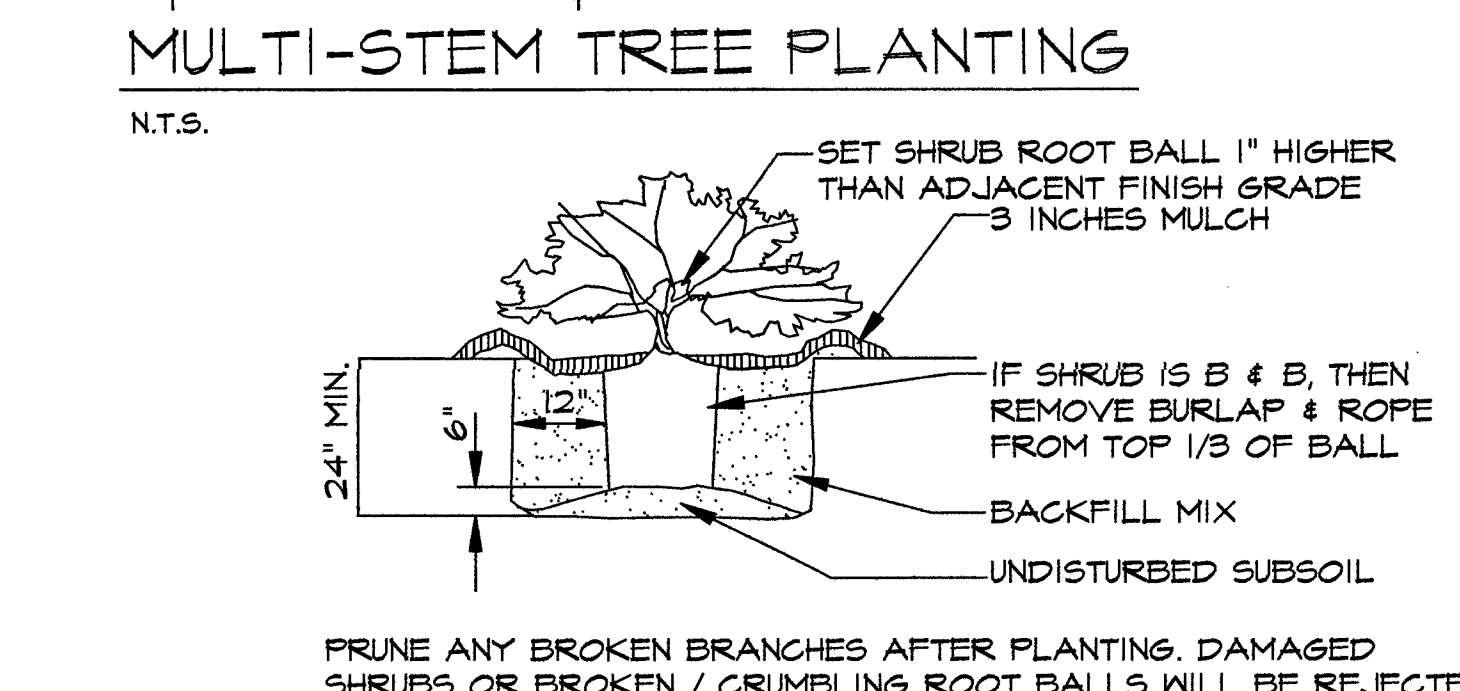
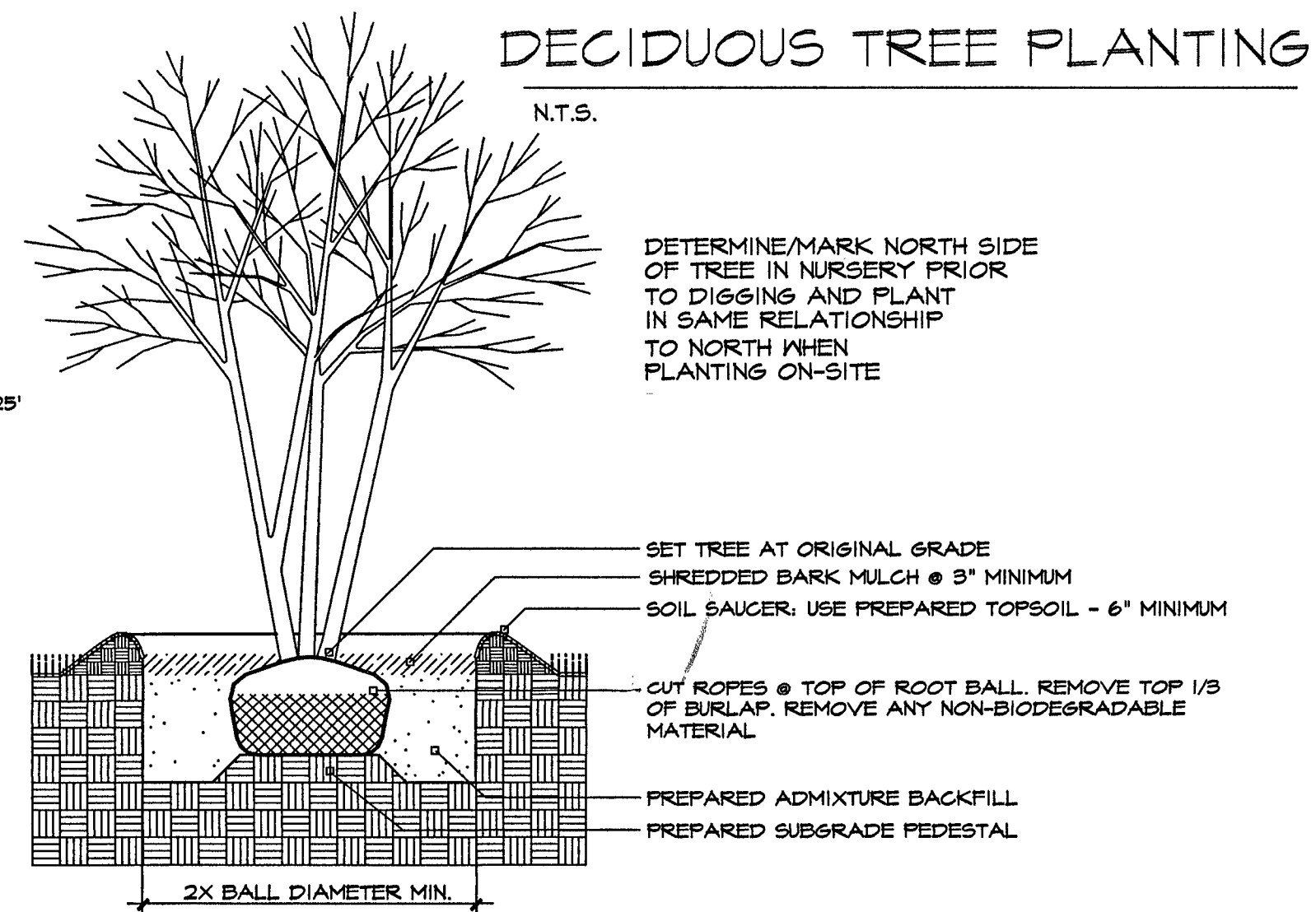
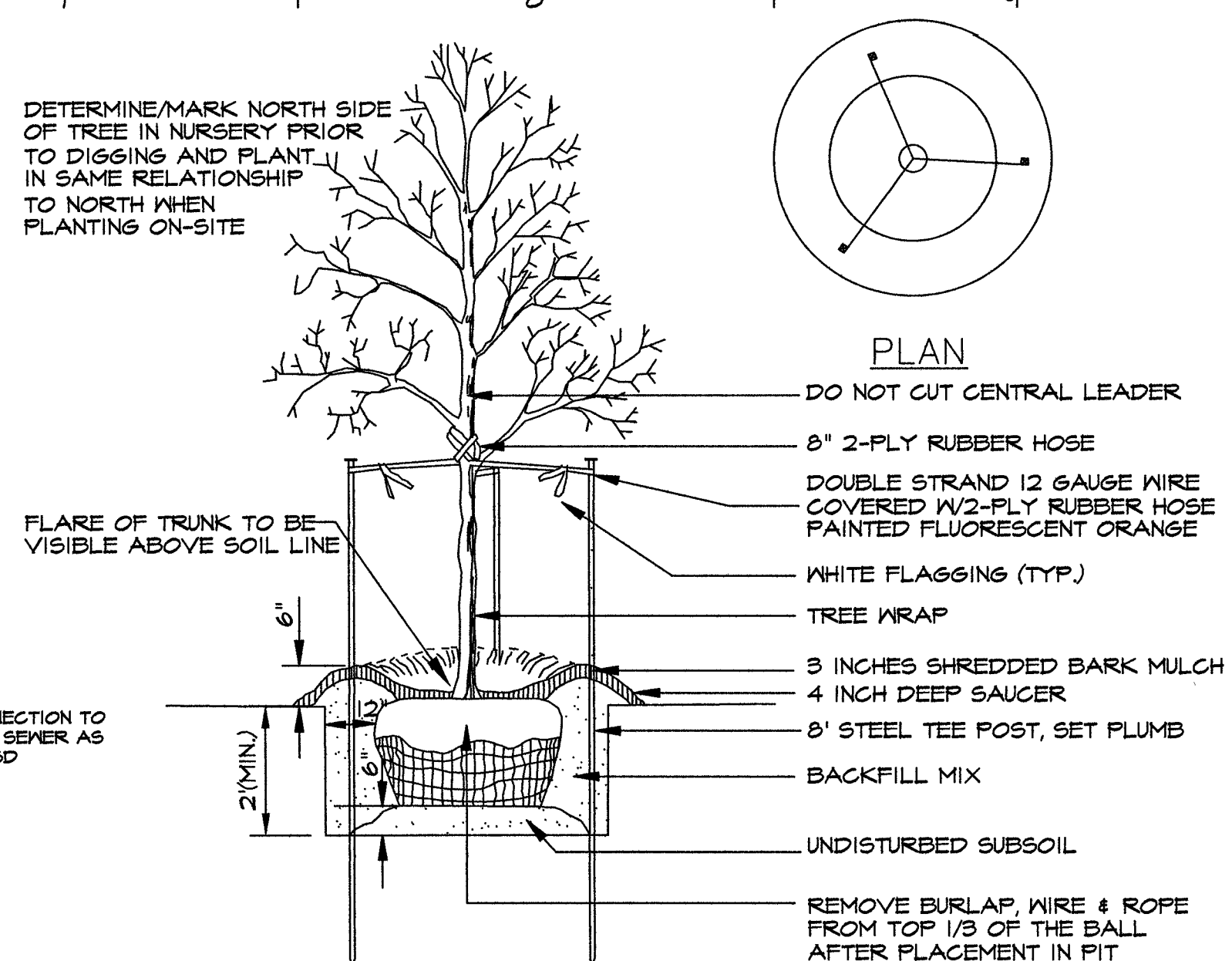
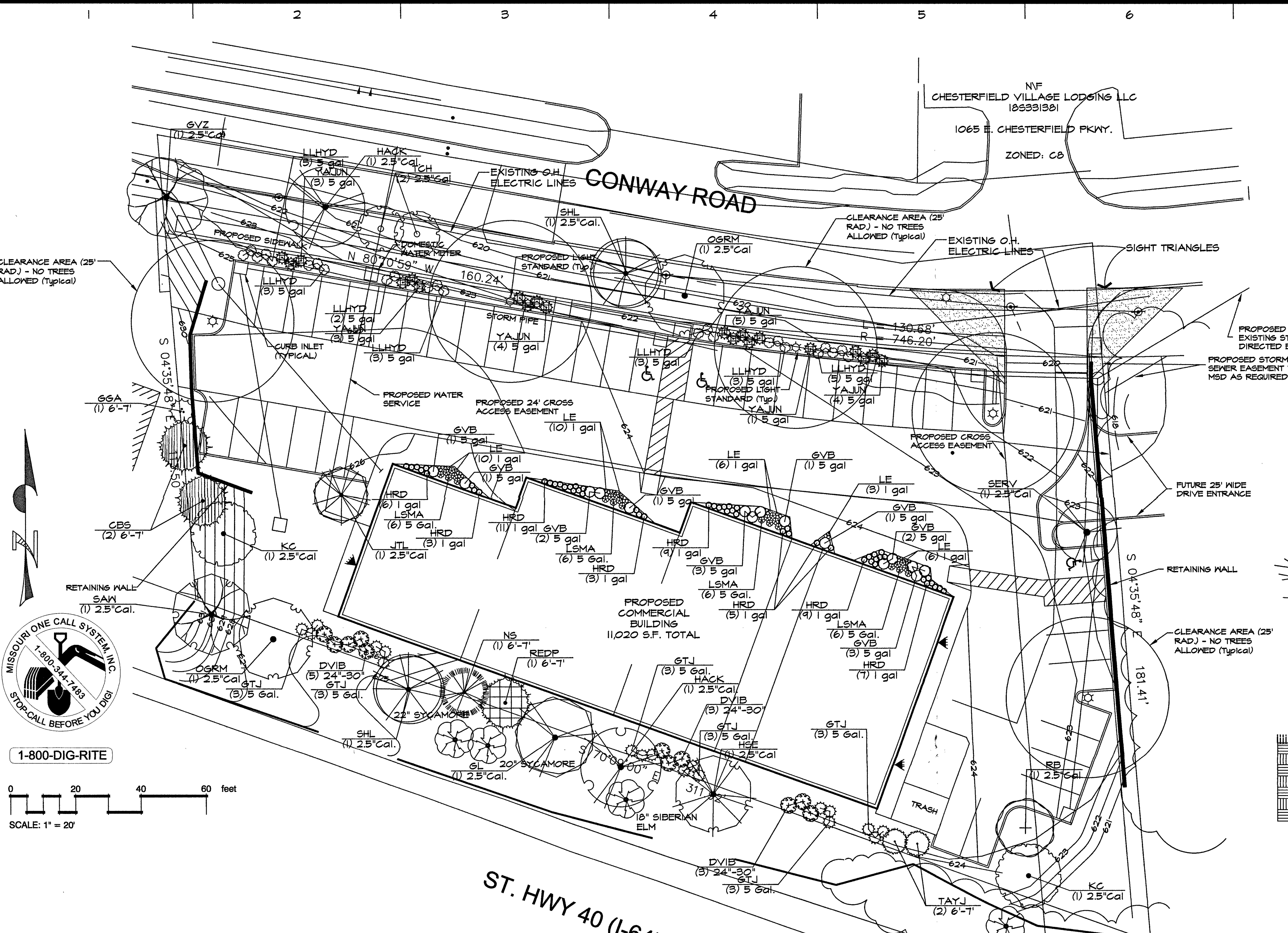
15077
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 COPYRIGHT 2019

REVISIONS	BY
8/2/18	RMM
10/15/18	RMM
11/8/18	RMM
2/16/19	RMM
3/14/19	RMM

Landscaping TECHNOLOGIES
 87 Jacobs Creek Drive, Chesterfield, MO 63005
 P: 636.426.1280
 F: 636.426.1281
 M: 636.426.1282
 E: info@landscapingtechnologies.com
 MISSOURI REGISTERED LANDSCAPE ARCHITECT
 RANDALL A. HANDELS
 NUMBER 019
 DATE: 5/14/18

PLANTING PLAN FOR THE PROPOSED
15320 Conway Road
 CHESTERFIELD, MISSOURI

DRAWN BY: RMM
 CHECKED BY: RMM/EL
 DATE: 6/6/18
 SCALE: 1"=20'-0"
 JOB NO.: 2018-132
 SHEET: 1-1
 OF TWO SHEETS



STREET TREES: 1 per 50 LF FRONTAGE

- 311.42 LF @ STATE HWY. 40 (I-64), REQUIRING SEVEN (7) TREES, 8 PROVIDED
- 240.42 LF @ CONWAY ROAD, REQUIRING SIX (6) TREES, 3 PROVIDED (DUE TO LOCATIONS OF SIGHT TRIANGLES, LIGHT STANDARD CLEARANCE RADII)

NOTE: NO PARKING SPACE SHALL BE FURTHER THAN FIFTY (50) FEET FROM A TREE.

TREE GROUPINGS:
 A MINIMUM OF 20% OF TREES SHALL COME FROM THREE CATEGORIES: DECIDUOUS / ORNAMENTAL / EVERGREEN

TYPE	QTY.	PERCENTAGE
DECIDUOUS:	10	42%
EVERGREEN:	7	29%
ORNAMENTAL:	7	29%

4 FAST GROWTH (30%) AND 15 SLOW/MEDIUM GROWTH (62%)

ALL STREET TREES SHALL BE MIN. 2.5" CALIPER WITH A MAXIMUM OF 20% OF TREES OF ONE SPECIES THROUGHOUT

OPEN SPACE:
 BUILDING AREA: 11,020 SF
 PARKING / DRIVE AREAS: 17,342 SF
 REMAINING OPEN SPACE: 12,943 SF
 12,943 SF / 40,705 SF TOTAL = 30.3% OPEN SPACE
 30% MINIMUM REQUIRED

ANY STREET TREE IS TO BE PLANTED NO CLOSER THAN 3'-0" FROM ANY CURB.

PLEASE NOTE:

- ALL LANDSCAPE AREAS & ISLANDS SHALL BE PROVIDED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM (BY OTHERS). COORDINATE LANDSCAPING WITH IRRIGATION CONTRACTOR.
- ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
- ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND UNDERGROUND UTILITIES.
- NO TREES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN 6 FEET OF FIRE HYDRANTS.
- ALL SHRUBS/PERENNIALS WITHIN SIGHT TRIANGLE ZONES TO BE MAINTAINED AT A MAXIMUM HEIGHT OF TWENTY FOUR INCHES (2 FEET); ALL TREES TO BE MAINTAINED WITH A CLEAR HEIGHT FROM GRADE OF TEN (10) FEET.

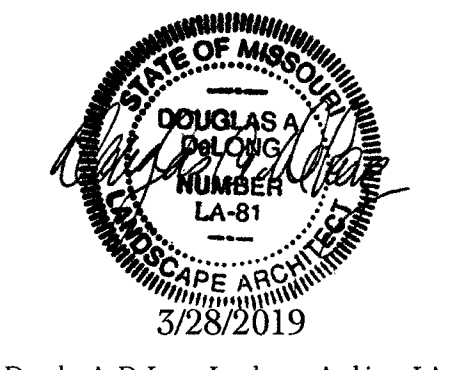
MISSOURI ONE CALL SYSTEM, INC.
 1-800-344-4433
 STOPCALL BEFORE YOU DIG!

1-800-DIG-RITE

SCALE: 1" = 20'

RECEIVED
 APR 25 2019
 City of Chesterfield
 Department of Public Services

PLAN GENERATED FOR:
 SMS Group LLC
 1717 Wilson Ave
 Chesterfield MO 63005

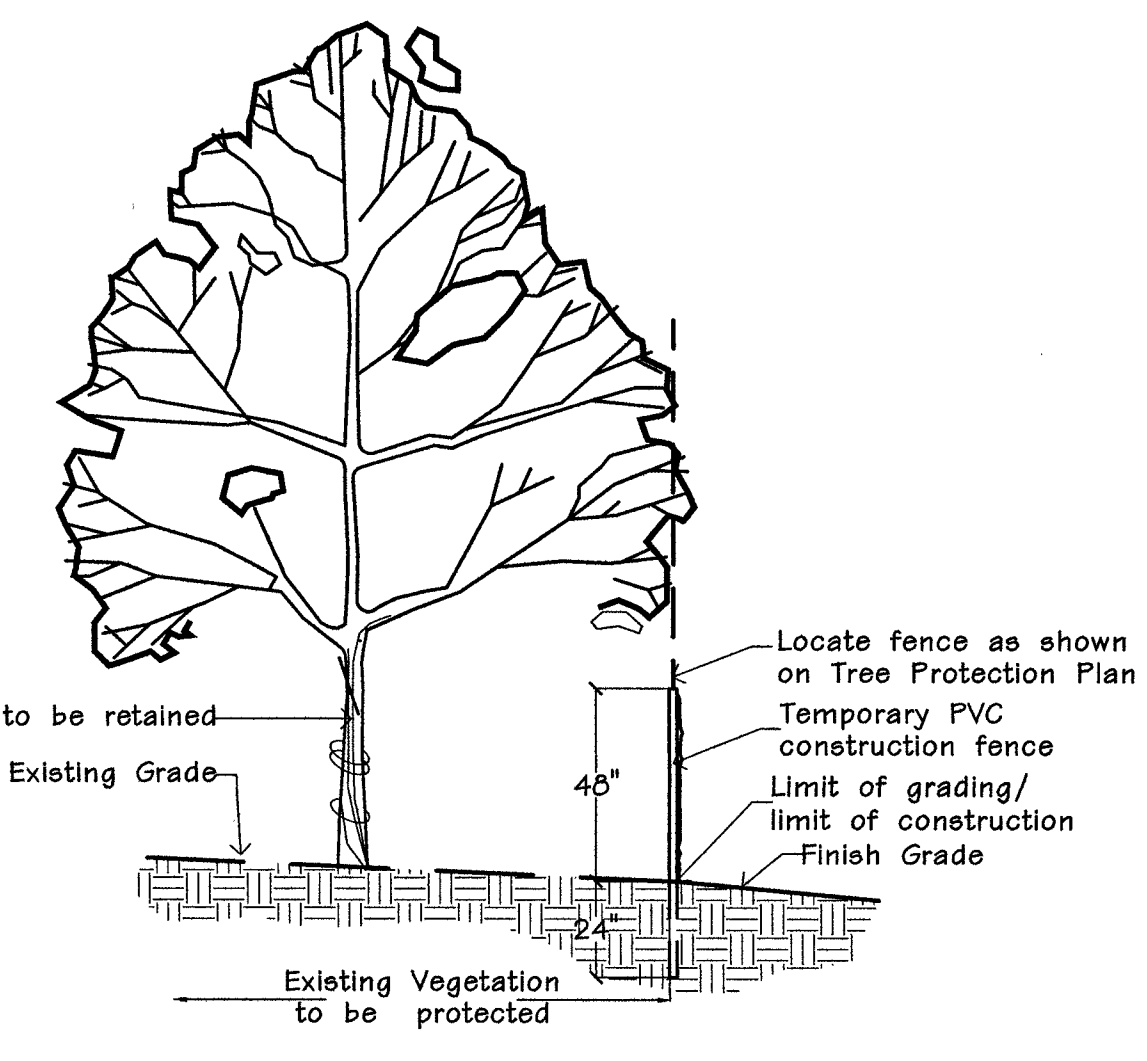


Douglas A. DeLong, Landscape Architect LA-81

Consultants:

15320 Conway Road Chesterfield, MO.

SMS Group, LLC



TREE PROTECTION DETAIL
n.t.s.

TREE PROTECTION NOTES:

- 1) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators; construction supervisors; developer's representative; and city zoning inspector.
- 2) Clearing limits shall be rough staked or marked by the applicant's surveyor in order to facilitate location for trenching and fencing installation.
- 3) No early maintenance schedule is required. Where noted on plan, contractor to trench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.
- 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.
- 5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. Any proposed plantings shall be subject to the review and approval of the City Arborist. All ground plane shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 6) Tree protection measures to be maintained throughout construction sequence.

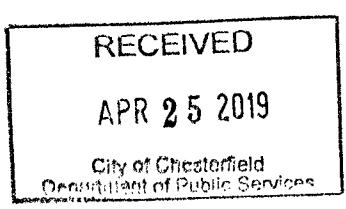
TOTAL CANOPY OF EXISTING INDIVIDUAL TREES ON SITE 3,368 sq. ft.
(EXCLUDES GREEN ASH)
CANOPY REMOVED = 3,666 SQ. FT. (100%)
CANOPY TO REMAIN = 0 SQ. FT. (0%)
REQUIRED PRESERVATION = 0 SQ. FT. (0%)
MITIGATION PLANTINGS NOT REQUIRED AS THERE IS LESS THAN 5,000 SQ. FT. OF EXISTING CANOPY ON SITE.

Revisions:

Date	Description	No.
2/22/19	City Comments	1
3/28/19	City Comments	2

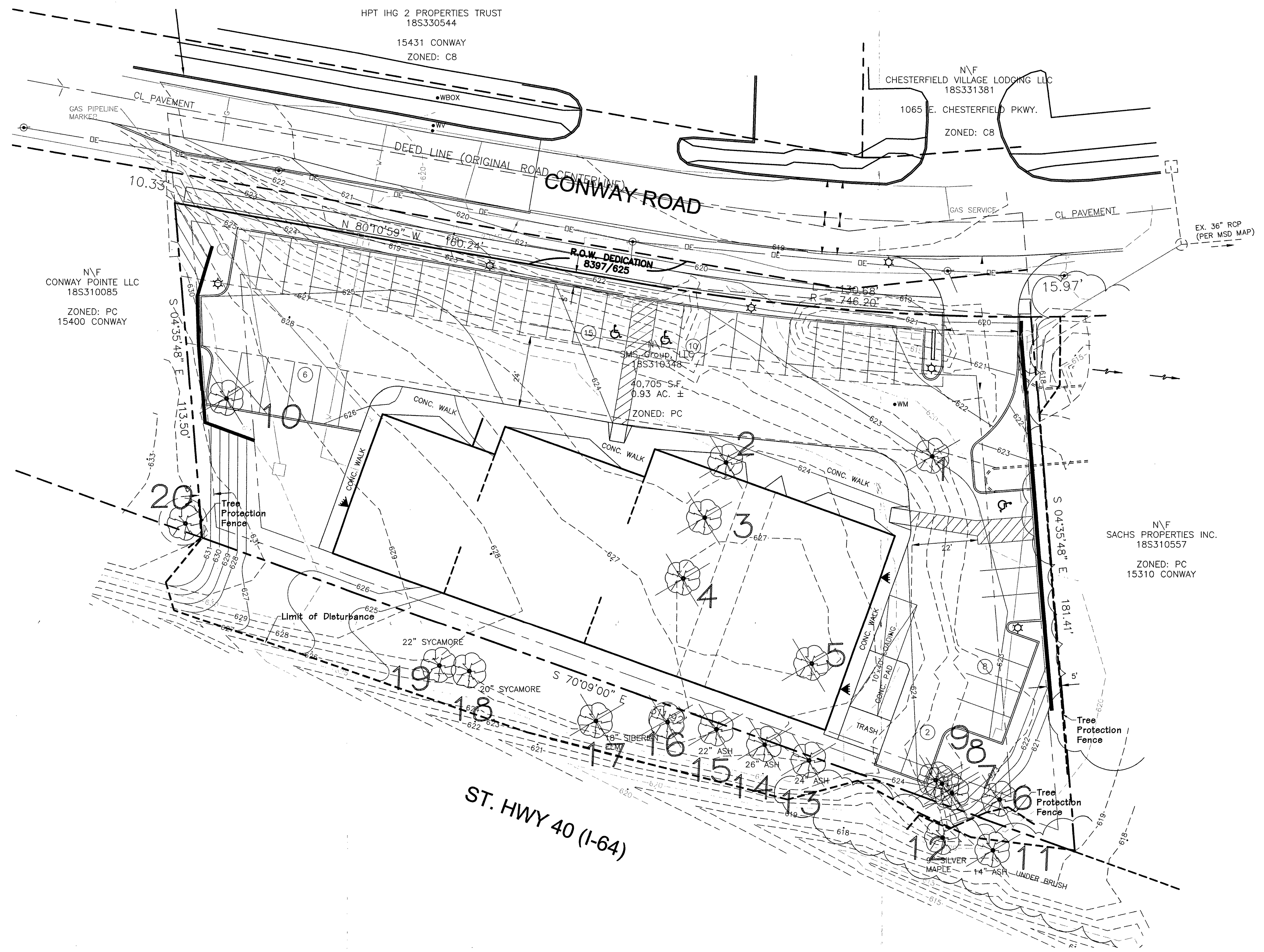
Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com
Missouri State Certificate of Authority: #201500145



Sheet Title:	Tree Preservation Plan
Sheet No.:	TPP
Date:	6/6/2018
Job #:	135.010

Prepared For:
SMS Group LLC
1817 Wilson Avenue
Chesterfield, MO. 63005



Tree Preservation Plan

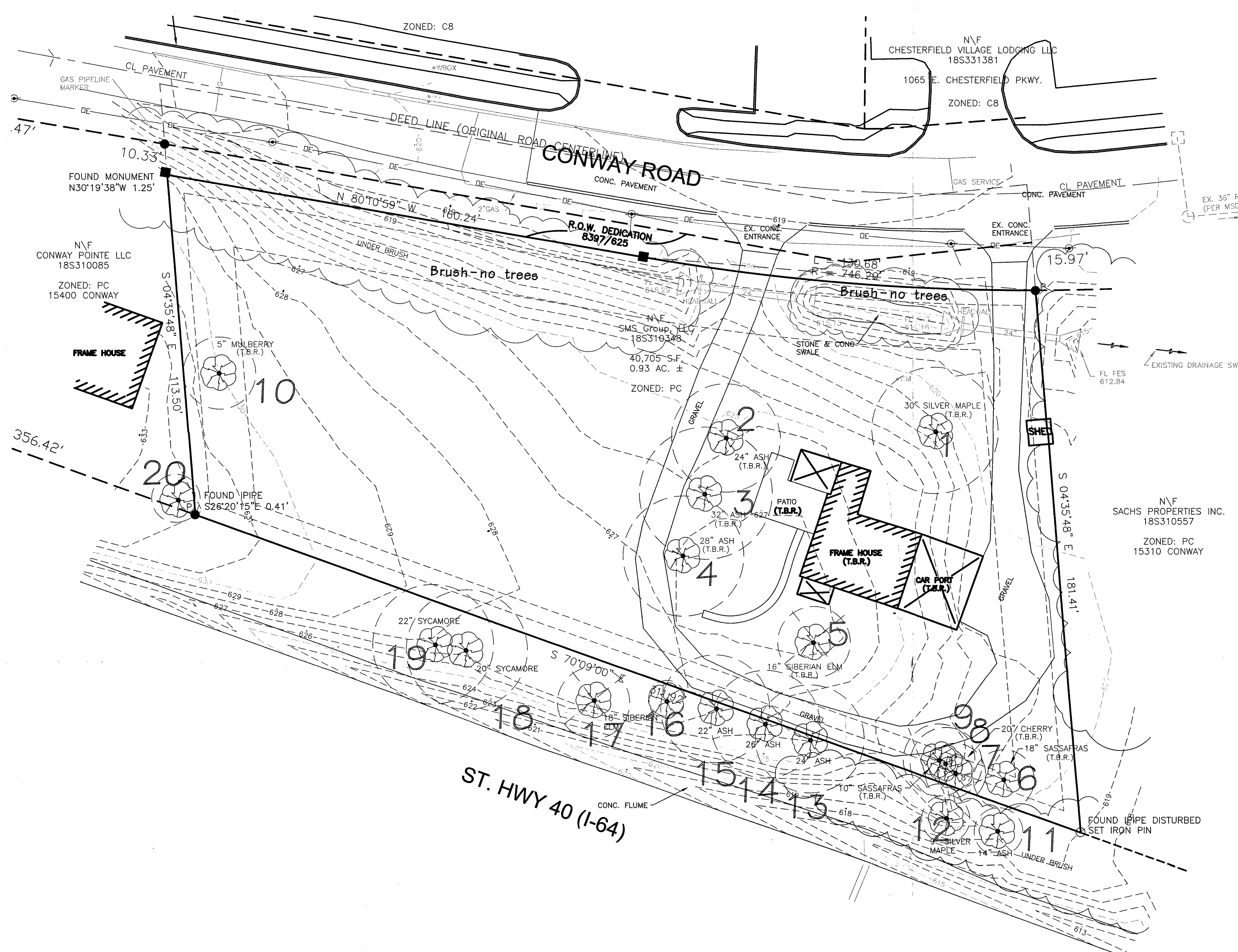
SCALE 1"=20'-0"

ON SITE TREES 15320 Conway Road					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Description
1	Silver Maple	30	1,384	2	
2	Ash	24	1,017	3	Not counted
3	Ash	32	1,519	3	Not counted
4	Ash	28	1,256	3	Not counted
5	Siberian Elm	16	0	0	Dead
6	Sassafras	18	452	3	
7	Black Cherry	14	314	1	Major Branches Dead
8	Sassafras	10	314	3	
9	Sassafras	10	452	3	
10	Mulberry	8" Multi-stem	452	3	
Total On Site			3,368		

OFF SITE TREES 15320 Conway Road					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Description
11	Ash	14	200	1	90% Dead not counted
12	Silver Maple	9	200	3	
13	Ash	24	1,017	3	Not Counted
14	Ash	26	1,017	2	Not Counted
15	Ash	22	452	2	Not Counted
16	Hackberry	6	113	3	
17	Siberian Elm	18	0	0	Dead
18	Sycamore	17	1,256	3	
19	Sycamore	18	1,256	2	Decay in Major Branch
20	Norway Spruce	8	153	3	
Total Off Site			2,978		

LEGEND

- Location
- Reference Number
- Tree To Be Removed



Tree Stand Delineation Plan
SCALE 1"=20'-0"

ON SITE TREES 15320 Conway Road					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Description
1	Silver Maple	30	1,384	2	
2	Ash	24	1,017	3	Not counted
3	Ash	32	1,519	3	Not counted
4	Ash	28	1,256	3	Not counted
5	Siberian Elm	16	0	0	Dead
6	Sassafras	18	452	3	
7	Black Cherry	14	314	1	Major Branches Dead
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9	Sassafras	10	452	3	
10	Mulberry	8" Multi-stem	452	3	
			Total On Site	3,368	

OFF SITE TREES 15320 Conway Road					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Description
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17	Siberian Elm	18	0	0	Dead
18	Sycamore	17	1,256	3	
19	Sycamore	18	1,256	2	Decay in Major Branch
20	Norway Spruce	8	153	3	
			Total Off Site	2,978	

Tree Stand Delineation Narrative

The overall lot comprises a total of 0.93 Ac and has a total of 3,368 sq ft of Tree Canopy made up of individual trees. Tree Stand Delineation map was completed by field inspection.

Off site trees have a total canopy of 2,978 sq ft.

No Monarch, state champion or rare trees were found on the site.

RATING: 1=Poor Quality
3=Average Quality
5=Excellent Quality

LEGEND

- Location
- Reference Number
- Dead Tree To Be Removed

RECEIVED
APR 25 2019
City of Chesterfield
Department of Public Services

Tree Stand Delineation Prepared under direction of Dennis Greene of Happy Tree Service Certified Arborist IL-0414-A
Dennis Greene
Base Map Provided by: Vance Engineering, Inc.

Prepared For:
SMS Group LLC
1717 Wilson Avenue
Chesterfield, MO. 63005

Douglas A. DeLong, Landscape Architect LA-81

Consultants:

**15320 Conway Road
Chesterfield, MO.**

SMS Group, LLC

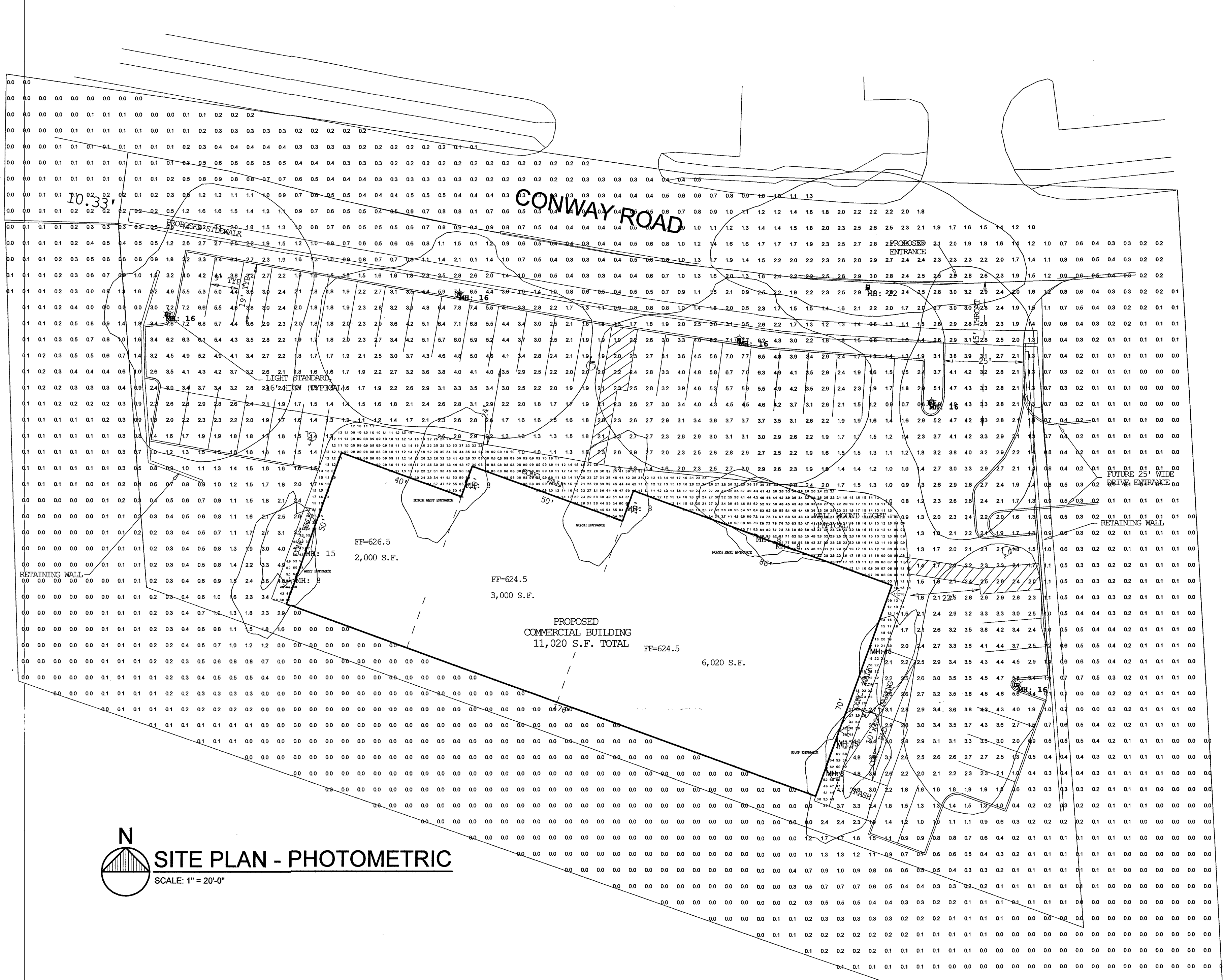
Revisions:

Date	Description	No.
3/28/19	City Comments	1

Drawn: BAD
Checked: DAD

DeLong Landscape Architecture, LLC
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St. Louis, MO. 63117
(314) 346-4856
delong_la@gmail.com
Missouri State Certificate of Authority: #201300146

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD
Date:	2/22/2019
Job #:	135.010



SITE PLAN - PHOTOMETRIC
SCALE: 1" = 20'-0"

Lighting Notes

- MOUNTING HEIGHT SHOWN
- CALC SPACING VARIES
- FOOT CANDLE VALUES CALCULATED USING .95 LLF

Calculation Summary						
Label	Avg	Max	Min	Max/Min	Avg/Min	Units
Sidewalk Against Building	2.72	9.6	0.5	19.20	5.44	Fc
Site	1.11	7.8	0.0	N.A.	N.A.	Fc
E Building Entrance	5.21	6.6	3.4	1.94	1.53	Fc
N Building Entrance	5.68	6.4	5.1	1.25	1.11	Fc
NE Building Entrance	6.75	9.6	4.0	2.40	1.69	Fc
NW Building Entrance	5.43	6.5	4.6	1.41	1.18	Fc
Parking Lot	2.80	7.8	0.6	13.00	4.67	Fc
Past Property Line	0.29	3.0	0.0	N.A.	N.A.	Fc
W Building Entrance	5.33	6.4	4.7	1.36	1.13	Fc
Walkway	1.58	3.1	0.5	6.20	3.16	Fc

Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Watts
→	3	A1	DSXO LED P6 40K T4M MVOLT	0.950	134
→	2	A2	DSXO LED P4 40K T3M MVOLT	0.950	92
→	1	A3	DSXO LED P4 40K T2M MVOLT	0.950	92
→	9	WM	DSXW1 LED 10C 700 40K T3M MVOLT	0.950	26.2

D-Series Size 0 LED Area Luminaire

Capable Luminaire

Category: DSXO-LED-P6-40K-T4M(T3M)-MVOLT
 Notes: TYPE A1: T4M, TYPE A2: T3M
 Type: A1 & A2

Specifications
 EPA: 0.95 Ft (30W)
 Length: 25.4" (640mm)
 Width: 13" (330mm)
 Height: 16 lbs (7.2kg) (max)

Capable Luminaire
 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
 • All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
 • This luminaire is A+ Certified when ordered with DTL* controls marked by a shaded background. DTL, DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability!
 • This luminaire is part of an A+ Certified solution for ROAM* or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.
 1. See ordering tree for details.
 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTL, DLL

EXAMPLE: DSXO LED P6 40K T3M MVOLT SPA DDBXD

DSXO LED	Forward optics	Optics	Driver	Control	Mounting	Shipped included
DSXO LED	P1 P4 P7	3000K 4000K 5000K	TIS Type I Short T2S Type II Short T3S Type III Short	MSV111 120V 208V 240V 277V 347V 480V	SPA Square pole mounting RPA Round pole mounting WBA Wall bracket	SPMBA Square pole universal mounting adapter* RPBMA Round pole universal mounting adapter* SHMBA Shipped separately DMAB DDBXD U Most arm mounting bracket adapter (specify finish)*
	Rotated optics	AMPC Amber phosphor converted	T4M Type IV Medium T5M Type V Medium T6M Type VI Medium T7M Forward throw medium T8V Type V Very short			

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D-Series Size 1 LED Wall Luminaire

Capable Luminaire

Category: DSXW1-LED-10C-700-40K-T3M-J
 Notes: Wall Mount Fixture
 Type: WM

Specifications
 Width: 13-3/4" (349mm)
 Depth: 4" (102mm)
 Height: 6-3/8" (162mm)
 Weight: 12 lbs (5.4kg)

Back Box (BBW, ELCW)
 Width: 13-3/4" (349mm)
 Depth: 4" (102mm)
 Height: 6-3/8" (162mm)
 Weight: 5 lbs (2.3kg) (BBW), 10 lbs (4.5kg) (ELCW)

Introduction
 The D-Series Wall luminaire is a stylish, fully integrated LED solution for building modern applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.
 With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBXTD

DSXW1 LED	Forward optics	Optics	Driver	Control	Mounting	Shipped included
DSXW1 LED	20C 2000K (two engines)*	3000K 4000K 5000K	TIS Type I Short T2S Type II Short T3S Type III Short	MSV111 120V 208V 240V 277V 347V 480V	Surface mounted back box (see optional entry*)	Photometric cell, button type* 0-10V dimming driver (no controls, wires pulled outside fixture) 100' motion/ambient light sensor, <15' range** 100' motion/ambient light sensor, 15-30' range** Motion/ambient sensor, 15-30' recording height, ambient sensor enabled at 14" Motion/ambient sensor, 15-30' recording height, ambient sensor enabled at 14" Emergency battery backup (includes external components/controls, non-UL compliant)
	Rotated optics	AMPC Amber phosphor converted	T4M Type IV Medium T5M Type V Medium T6M Type VI Medium T7M Forward throw medium T8V Type V Very short			

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Aerona
ELECTRIC COMPANY, INC.
 PHONE: (314) 894-3711 3935 BAYLESS AVENUE
 ST. LOUIS, MISSOURI 63125

G&W ENGINEERING
 138 WILSON PARKWAY ST. LOUIS, MO 63043
 PROJECT NUMBER: 2018-027400
 WWW.GANDWENGINEERING.COM
 MISSOURI STATE CREDENTIAL AUTHORITY # 20080897

SITE PLAN PHOTOMETRIC CALCULATIONS FOR:
 15320 CONWAY ROAD
 CHESTERFIELD, MO 63017

SEAL
 STATE OF MISSOURI
 KRISTEN S. BRESNAHAN
 PROFESSIONAL ENGINEER
 NUMBER PE-23628
 11-12-2018

REVISIONS	
CITY COMMENTS	8.29.2018
CITY COMMENTS	11.12.2018
JOB NO:	2018-0379.00
DRAWN BY:	D.J.W./M.P.W.
CHECKED BY:	K.S.G.
DATE:	07-16-2018
SHEET NO.	

E1.0
 SITE PLAN - PHOTOMETRIC

RECEIVED
 NOV 19 2018
 City of Chesterfield
 Department of Public Works

Architects Statement of Design

Building Design Summary

Our building site has the following exposures:

To the South is Interstate 64

To the West is an existing, vacant residential property that is for sale.

To the Northwest is a Marriott Residence Inn.

To the Northeast is a restaurant.

To the East is vacant property.

Scale

Our project is oriented on the South side of the property facing the Interstate. We are not directly adjacent to the buildings on properties to the north. The residential property to the West is for sale and will most likely be developed as commercial. There is no development to the East. The scale and orientation of our project is consistent and compatible with other development in the area.

Human Scale

We have canopies of various depths on the perimeter of the building. The canopies are modified at the entrances for better pedestrian protection and cover.

Generic Scale

There are no directly adjacent or predominant buildings for us to adjust our rhythm or height.

Design

All building facades relate to one another. There is no untreated "back of the building" different from other elevations. Variations in building materials, parapet height and massing, mitigate repetitive elements.

No corporate or franchise designs are part of our project.

Parapet height variation, canopy detailing and window-wall height variations add architectural detailing at the street level.

Insulated, tinted glass and protective shade canopies enhance energy efficiencies.

Use of Nichiha panels and metal panels minimize wasted materials and are responsibly manufactured.

Variation in building footprint along with canopy variations help provide protection and visual interest to the front facade.

We have no temporary barriers planned.

Rooftop unit screening is achieved with a parapet wall extension that is integral to the building facade. No separate screens are utilized.

Materials & Colors

As illustrated on the elevations, the color palette is a warm beige concrete panel with a gray accent concrete panel, contrasted with clear anodized aluminum panel wraps with rod supported, clear anodized aluminum canopies. The colors are compatible with one another and echo the color palette used directly to the North on

the Marriott Residence Inn. Colors are integral throughout the materials and are not simply applied.

Landscape Design & Screening

Landscaping within the development is consistent and is incorporated throughout the site design.

Landscaping has been incorporated to enhance the building entry's and surrounding areas.

Landscaping has been incorporated into the parking islands, consistent with the remainder of the site.

Retaining walls will be integrally colored concrete segmental walls. There are no screen walls other than the trash enclosure which will be constructed using the Nichiha concrete panel "B" to match the building.

Signage

Final signage is to be determined, however the building facade has been carefully planned with areas for wall signage consistent with the UDC.

Lighting

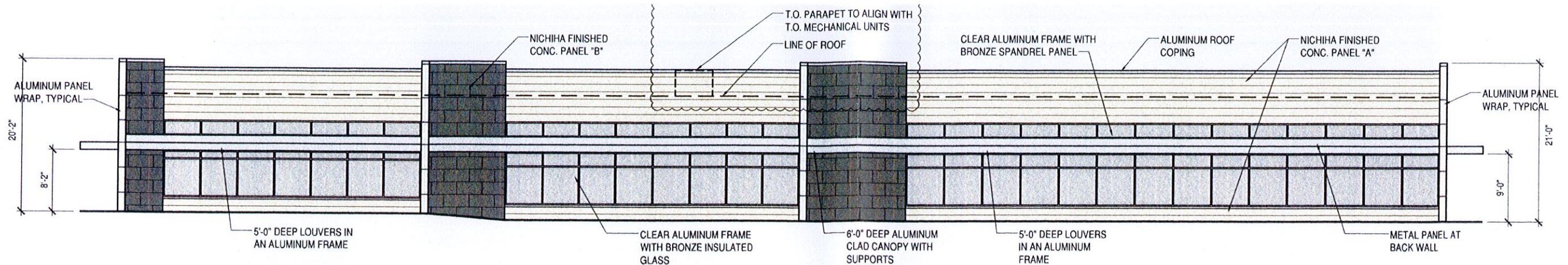
Lighting as shown on the Lighting Plan is consistent with UDC requirements.

Specific requirements for Chesterfield Valley

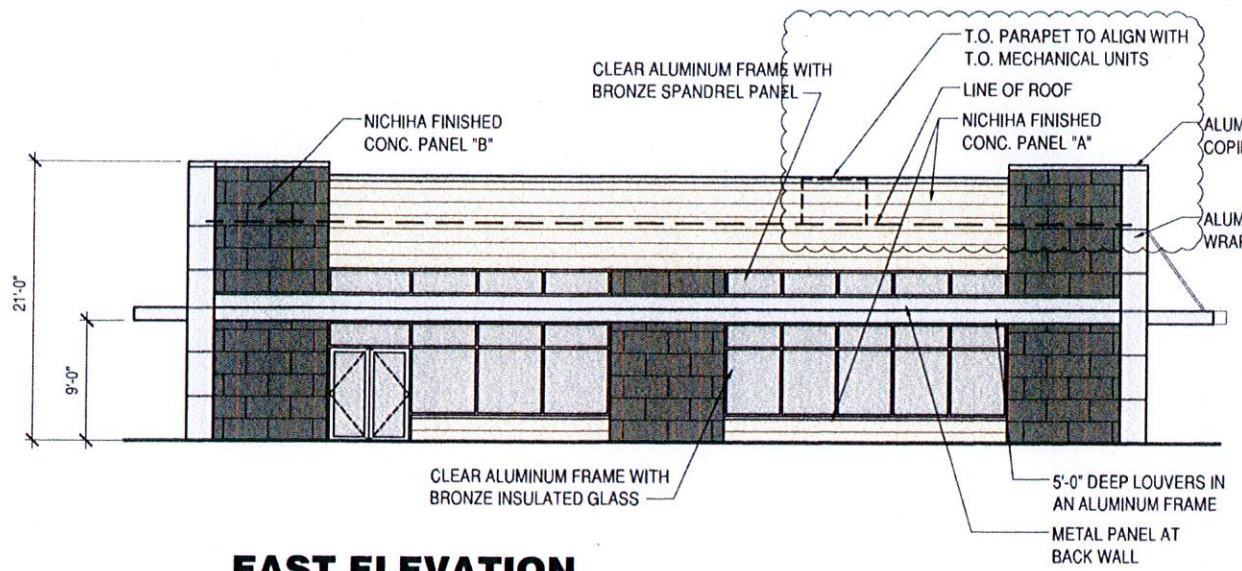
We are not located in the Valley area.

Respectfully,

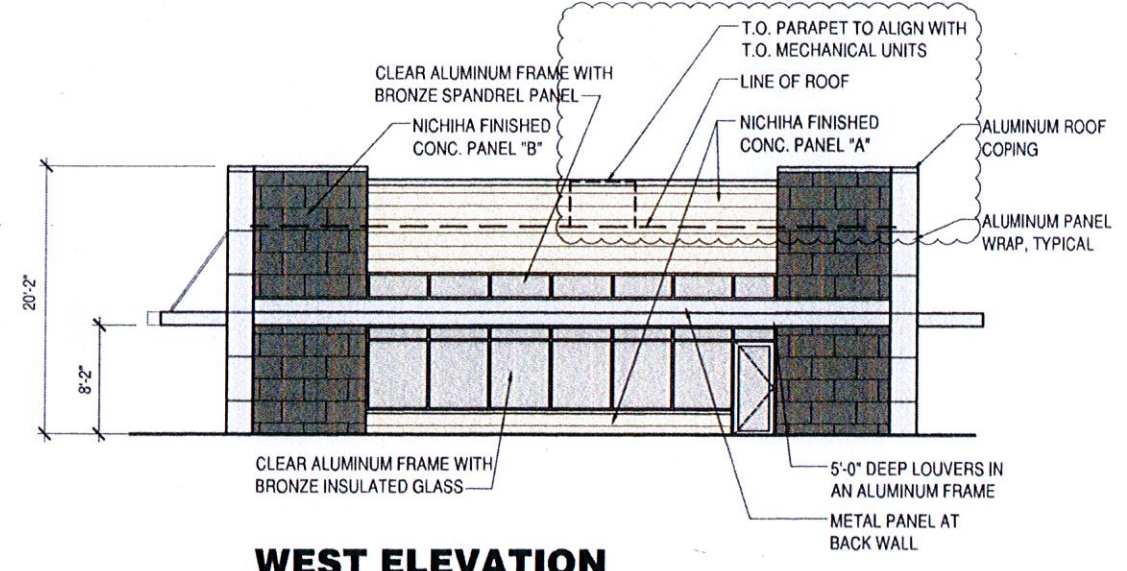
Michael Bauer



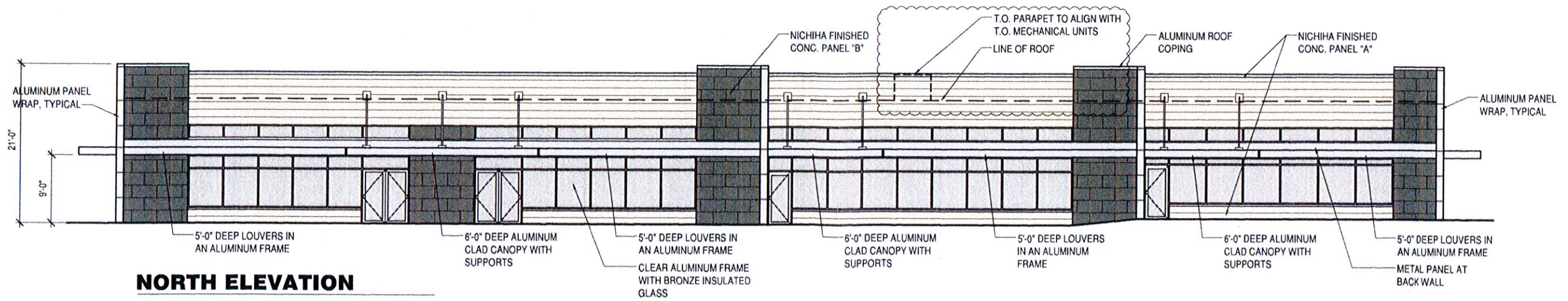
SOUTH ELEVATION



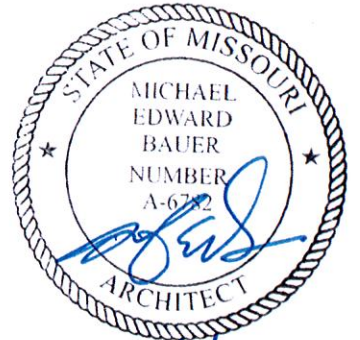
EAST ELEVATION



WEST ELEVATION



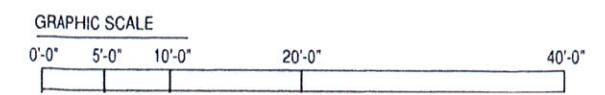
NORTH ELEVATION



2/7/19



**PROPOSED OFFICE BUILDING
15320 CONWAY ROAD**



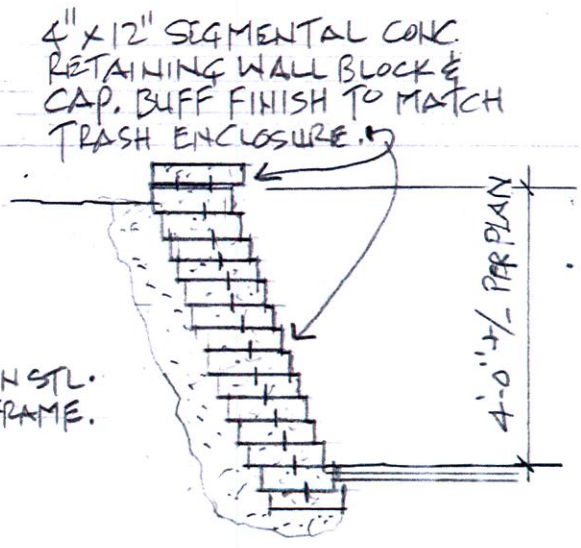
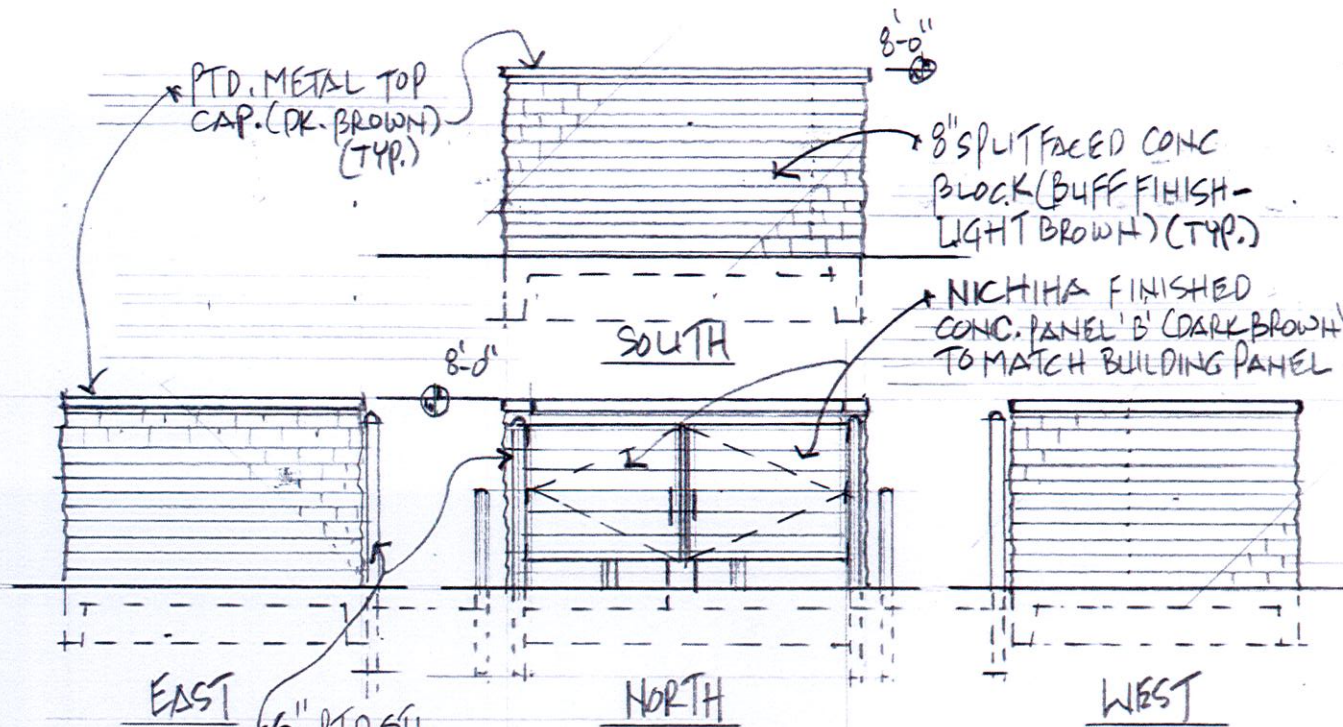
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City of Chesterfield
Department of Public Services



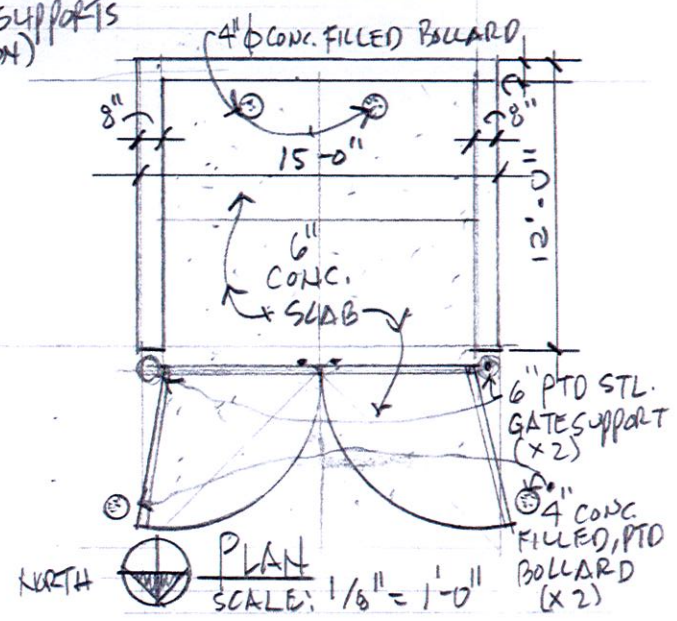
PROPOSED OFFICE BUILDING
15320 CONWAY ROAD

STATE OF MISSOURI
MICHAEL
EDWARD
BAUER
NUMBER
A-6782
ARCHITECT

1/7/19



RETAINING WALL DETAIL
SCALE: 3/8" = 1'-0"



TRASH ENCLOSURE & RETAINING WALL DETAIL FOR:
15320 CONWAY ROAD - OFFICE BUILDING
CHESTERFIELD, MO

MICHAEL E. BAUER - ARCHITECTURE
12412 POWERS COURT - SUITE 285
ST. LOUIS, MO 63131 314-494-8595

SHEET 1 OF 1
1/22/19