



IV.C

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

Architectural Review Board Staff Report

Project Type: Site Development Plan

Meeting Date: September 13, 2018

From: Cassie Harashe, Planner 

Location: 15320 Conway Road

Description: **SMS Group (15320 Conway Road)**: A Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.93 acre parcel of land zoned "PC" Planned Commercial located on the south side of Conway Road, approximately 500' west of the intersection of Conway Road and Chesterfield Parkway (18S310348).

PROPOSAL SUMMARY

The request is for a Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and an Architect's Statement of Design for an approximately 11,020 square foot office building. The proposed building is to be constructed with Nichiha concrete panels and a bronze insulated glass storefront windows with aluminum wrapped panels and louvers. The subject site is zoned "PC" Planned Commercial.

HISTORY OF SUBJECT SITE

The subject property was blanket zoned "R3" Residence District by St. Louis County. In May 2018, the City of Chesterfield approved a zoning map amendment resulting in Ordinance 3005. The subject site is located between two undeveloped properties zoned "PC". A demolition permit has been issued for the single family home currently on the site which was built, according to St. Louis County records, in 1950.



Figure 1: Aerial Photo

STAFF ANALYSIS

General Requirements for Site Design:

A. Site Relationships

To the north of the site are two hotels and restaurant. To the east and west is undeveloped land zoned Planned Commercial, and across I-64 to the south are office buildings. The building will be located on the southern portion of the site with parking to the north.

B. Circulation System and Access

Vehicular access will be at the northeastern corner of the site. There is a proposed future access easement to allow cross access to the site to the east. Additionally, the parking lot has been designed to allow access to the site to the west when it develops. A sidewalk will also be installed along Conway Road.

C. Topography & Retaining Walls

The site slopes downward from the southwest to the northeast corners of the land. To account for this, the applicant is proposing two retaining walls. These walls will be located at the edges of the east and west sides of the parking lot.

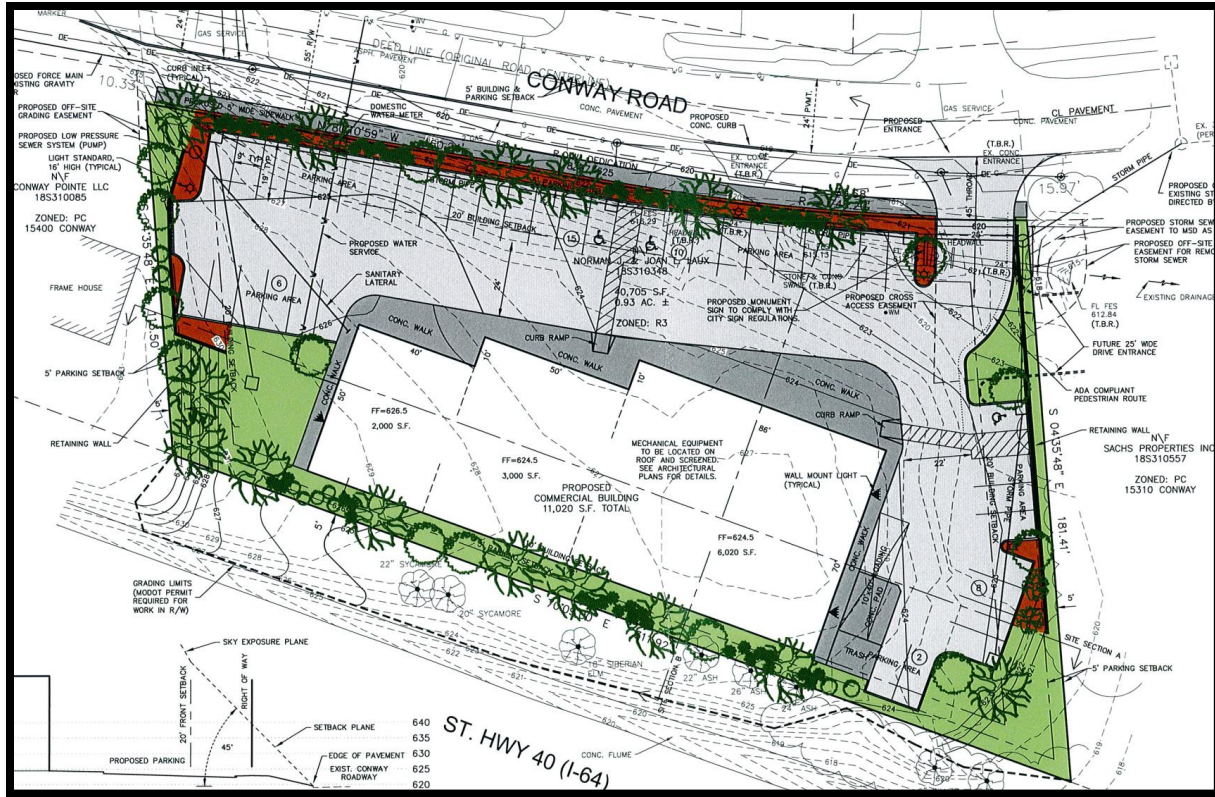


Figure 2: Color Site Plan

General Requirements for Building Design:

A. Scale, Design, Materials and Color

The proposed building will be approximately 20 feet tall comprised of Nichiha concrete panels in a warm beige color with gray accent panels of the same material. Additionally, bronze insulated glass storefront with aluminum wrapped panels and louvers are carried around the entire building which has double frontage on Conway Road and I-64/US 40.

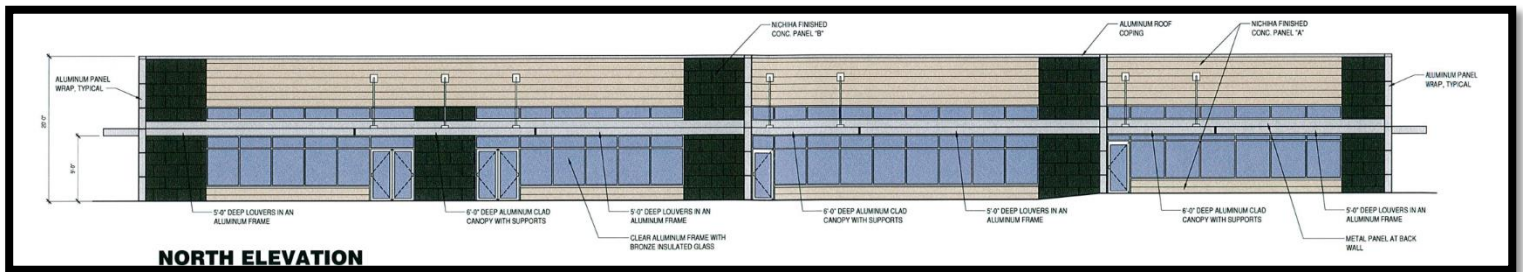


Figure 3: Architectural Elevations

B. Landscape Design and Screening

Landscaping is planned in association with the proposed development as required by the City of Chesterfield. The development has five foot parking setbacks on all sides. The applicant is proposing plantings within these setbacks. The landscape design provides both deciduous and evergreen trees throughout the site, along with a variety of shrubs to ensure a variety of seasonal color and texture is present.

The trash enclosure will be composed of Nichiha concrete in the dark gray material with sight proof doors.

C. Lighting

The applicant is proposing utilitarian wall mounted and parking lot light fixtures. There are nine wall fixture locations on the north, east and west sides of the building. There are five parking lot lights throughout the site. They are both flat lensed and fully shielded with cut-off optics. No decorative light fixtures are proposed.



Figure 4: Color Rendering

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect’s Statement of Design. Be advised that this project is still going through development review by City Staff and will not be approved until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff’s report to the Planning Commission.

MOTION

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

- 1) “I move to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for SMS Group, as presented, with a recommendation for approval (or denial) to Planning Commission.”

- 2) “I move to forward the Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for SMS Group, to Planning Commission with the following recommendations...”

Attachments

1. Architectural Review Packet Submittal

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,

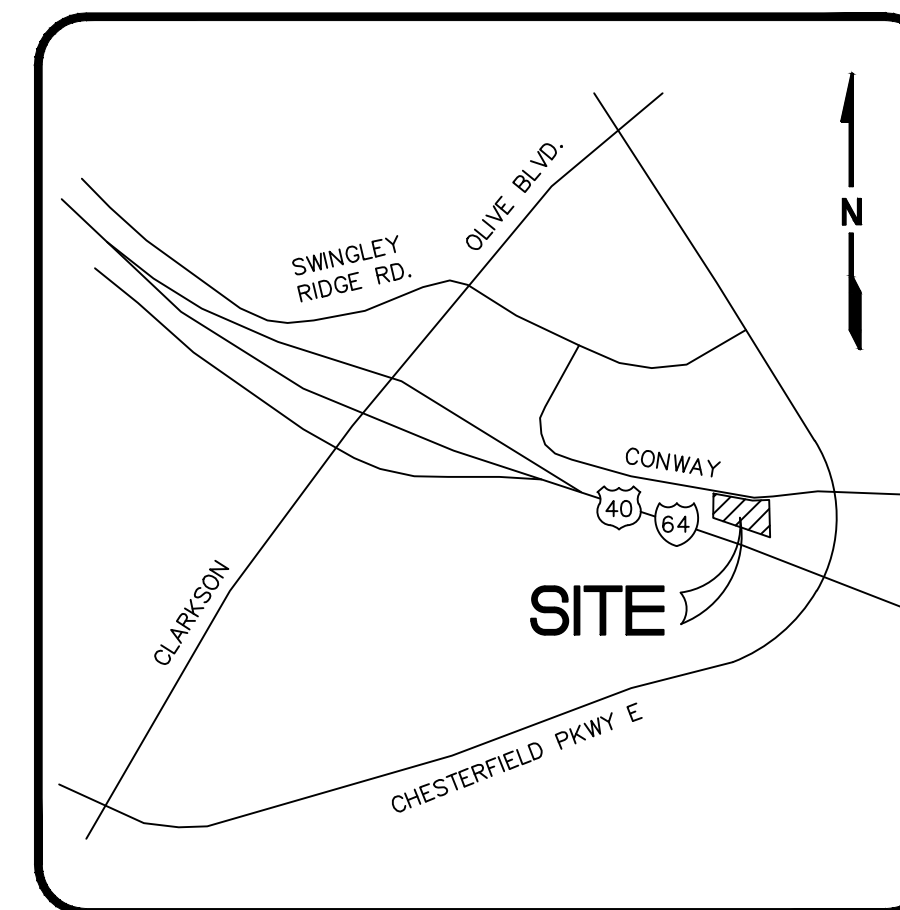
Michael Bauer

15320 CONWAY ROAD

CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

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 58.97 FEET AND NORTH 80 DEGREES 08 MINUTES 47 SECONDS WEST 232.36 FEET TO THE POINT OF BEGINNING.



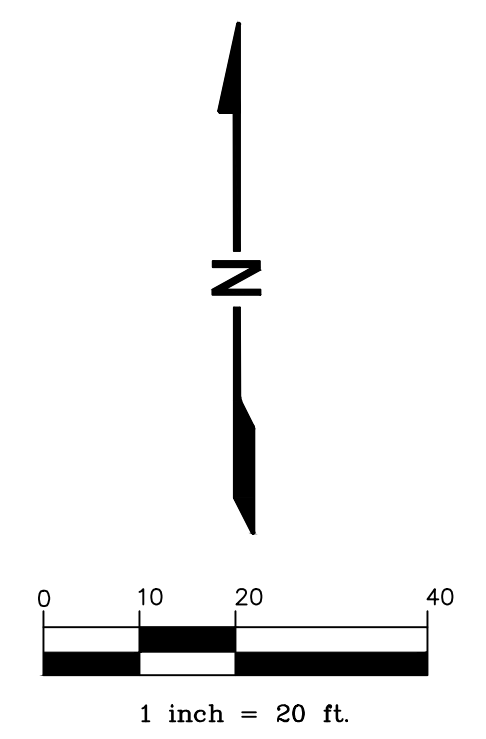
LEGEND	
DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	—500—
EXISTING MINOR CONTOUR	—502—
PROPOSED MAJOR CONTOUR	—504—
PROPOSED MINOR CONTOUR	—502—
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	—●—
EXISTING STORM SEWER	—□—
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
EXISTING WATERLINE	—W—
EXISTING FIRE HYDRANT	—●—
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.)

THE WORK PREPARED BY OR UNDER THE AUTHORITY OF THIS ENGINEER HAS BEEN AUTHENTICATED BY HIS SEAL AND DATED ONLY, INCLUDING GRADING, DRAINAGE, AND EROSION CONTROL MEASURES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHERS, NOR DOES HE WARRANT THAT THE INFORMATION IS COMPLETE OR CORRECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHERS, NOR DOES HE WARRANT THAT THE INFORMATION IS COMPLETE OR CORRECT.

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



PROJECT DATA

LOCATOR NO. : 18S310348
 ADDRESS : 15320 CONWAY ROAD, CHESTERFIELD, MO 63017
 OWNER : NORMAN J. & JOAN L. LAUX
 AREA OF TRACT : 40,705 S.F. = 0.93 AC.±
 PRESENT ZONING : R3 - RESIDENTIAL
 PROPOSED 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

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 = 11,202 S.F.
 PARKING AND DRIVE PAVEMENT = 17,342 S.F.
 REMAINING OPEN SPACE = 12,343 S.F.

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)

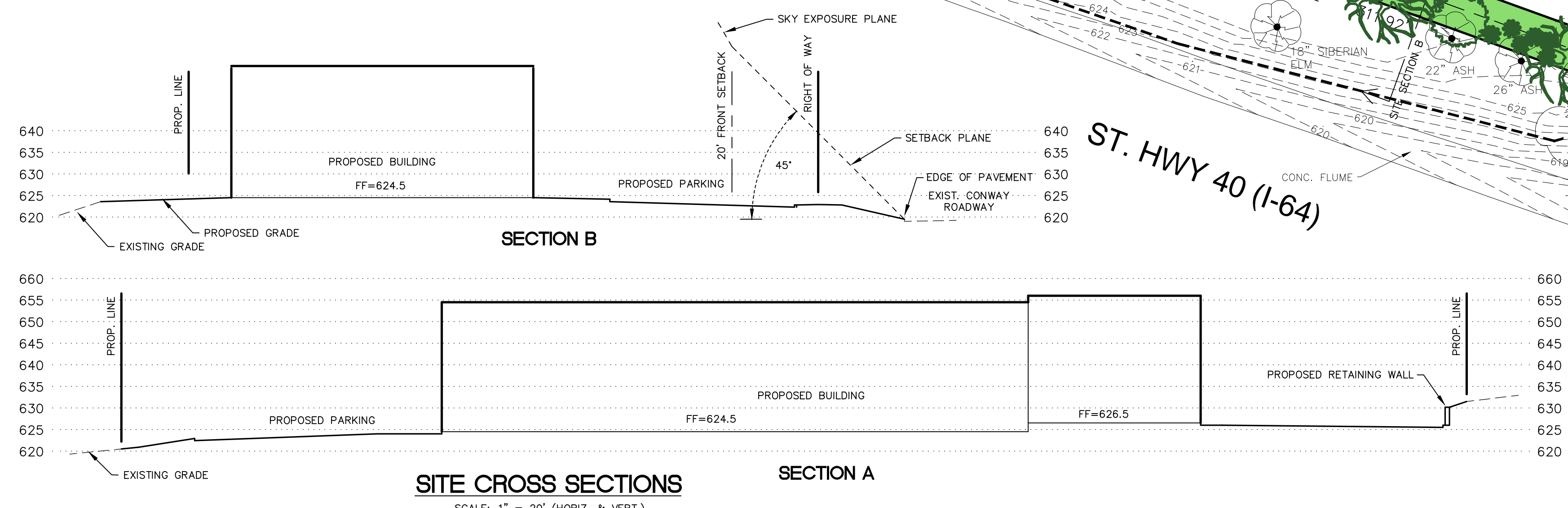
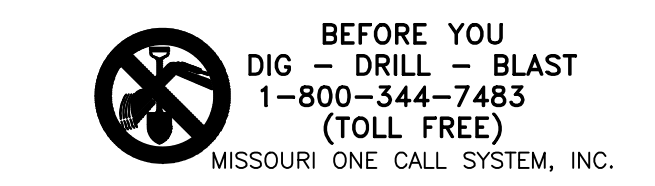
THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL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



15320 CONWAY ROAD
SITE DEVELOPMENT PLAN

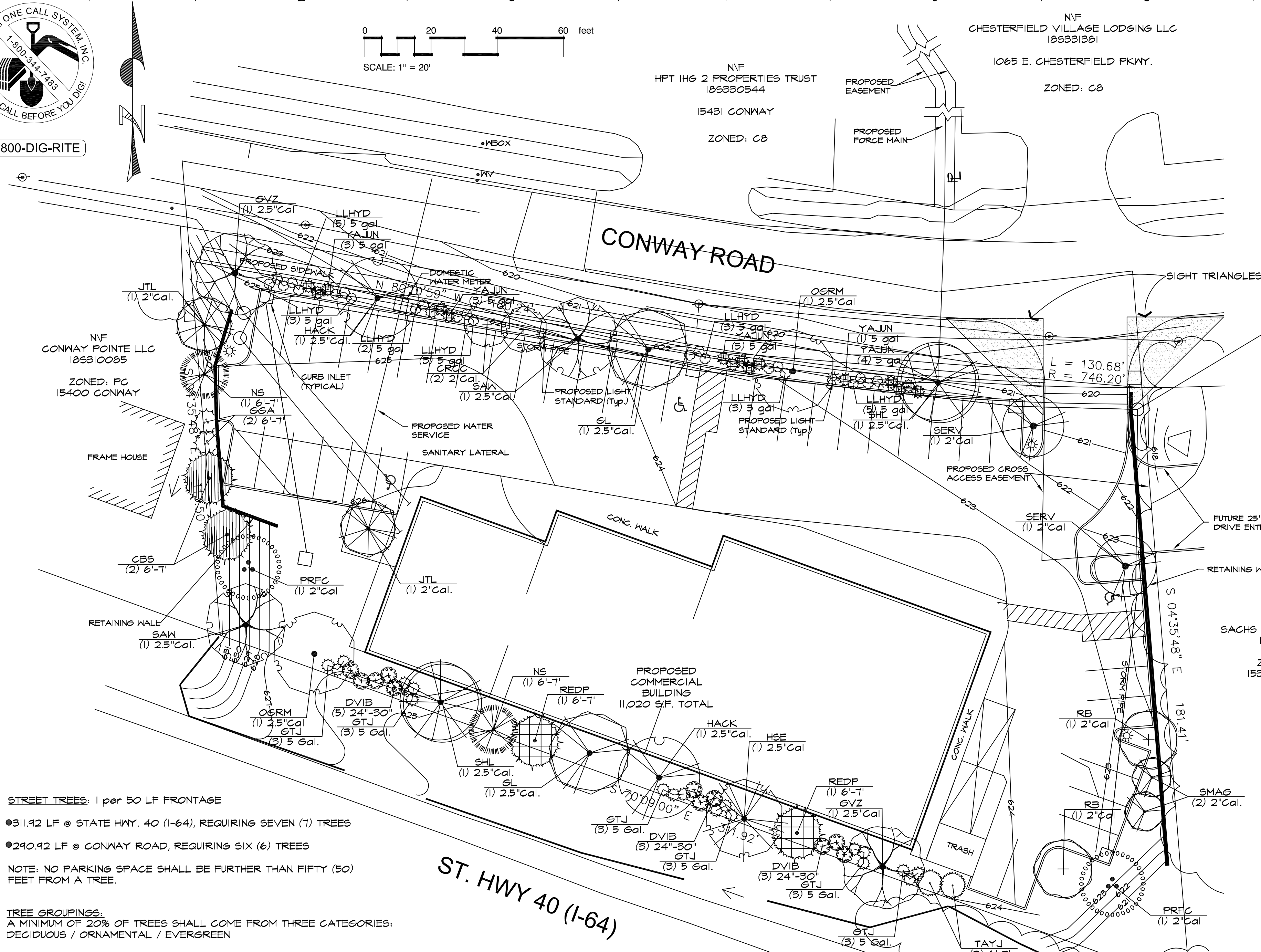
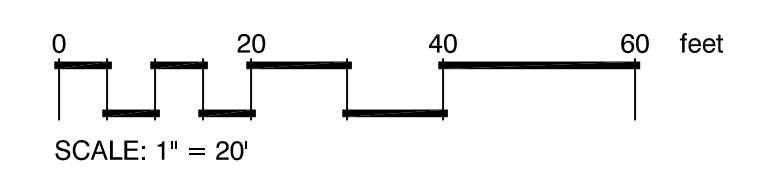
PRELIMINARY

REVISION	DATE	CITY
REVISD	09/06/17	CITY
	12/05/17	CITY
	01/16/18	FF&HT
	02/11/18	FF&10'STBK
	03/11/18	SETBACKS
	04/02/18	SETBCK TBL
	04/27/18	OPN SPC
	06/27/18	SITE LIGHTNG
	08/28/18	CITY

15077
 05/04/17
 1/1
 COPYRIGHT 2017



1-800-DIG-RITE



STREET TREES: 1 per 50 LF FRONTAGE

- 311.92 LF @ STATE HWY. 40 (I-64), REQUIRING SEVEN (7) TREES
- 290.92 LF @ CONWAY ROAD, REQUIRING SIX (6) TREES

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:	13	31%
EVERGREEN:	10	24%
ORNAMENTAL:	12	34%

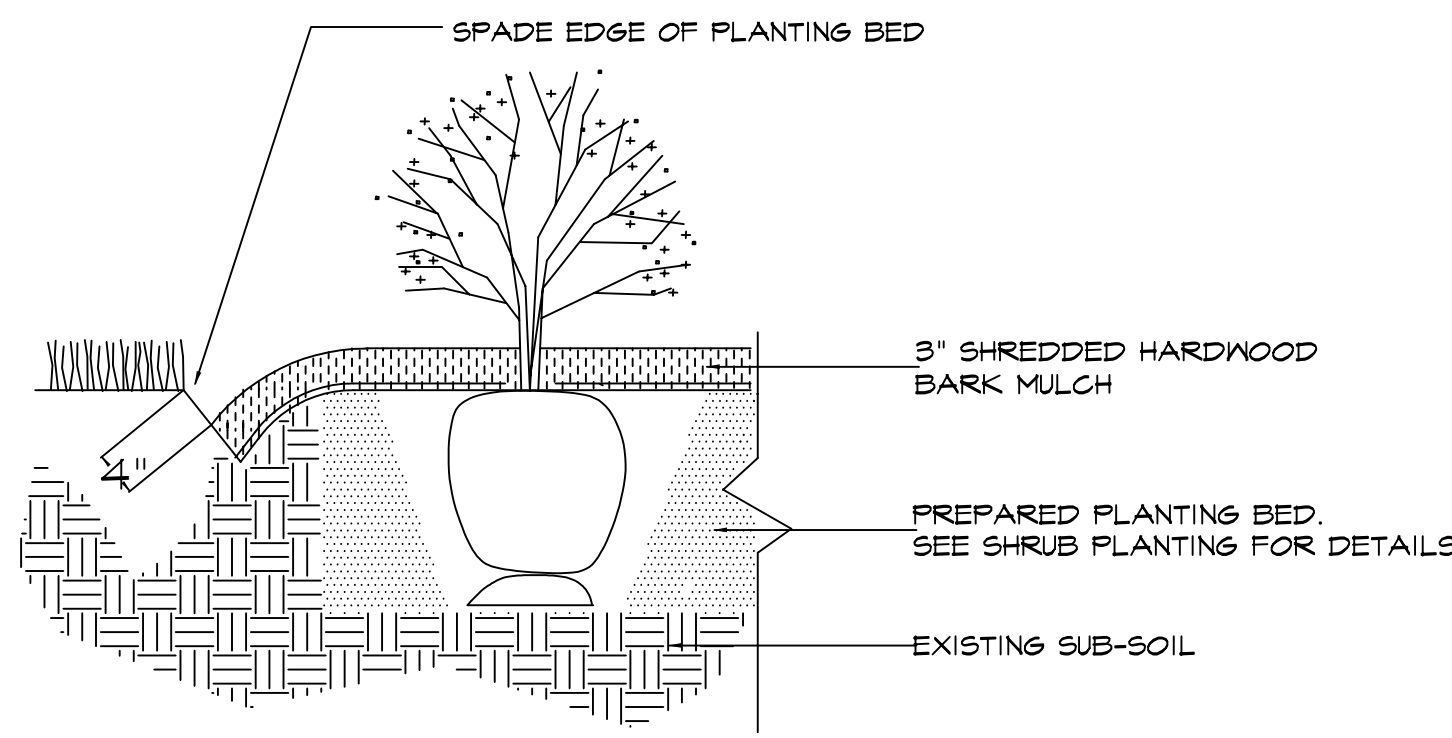
13 FAST GROWTH (31%) AND 22 SLOW/MEDIUM GROWTH (63%)

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

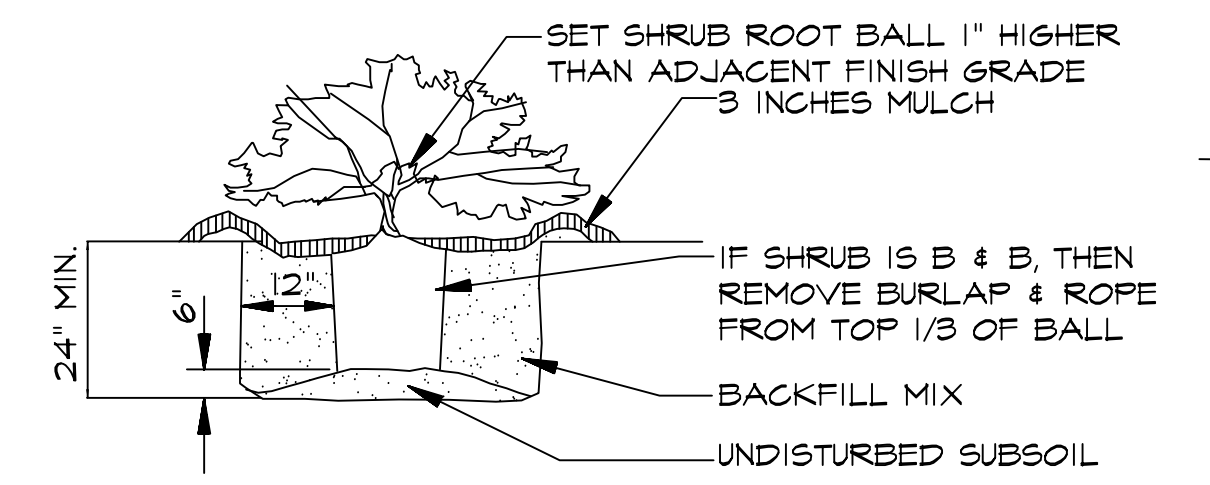
OPEN SPACE:
BUILDING AREA: 11,202 SF
PARKING / DRIVE AREAS: 17,342 SF
REMAINING OPEN SPACE: 12,343 SF

12,343 SF / 40,705 SF TOTAL = 30.3% OPEN SPACE
30% MINIMUM REQUIRED

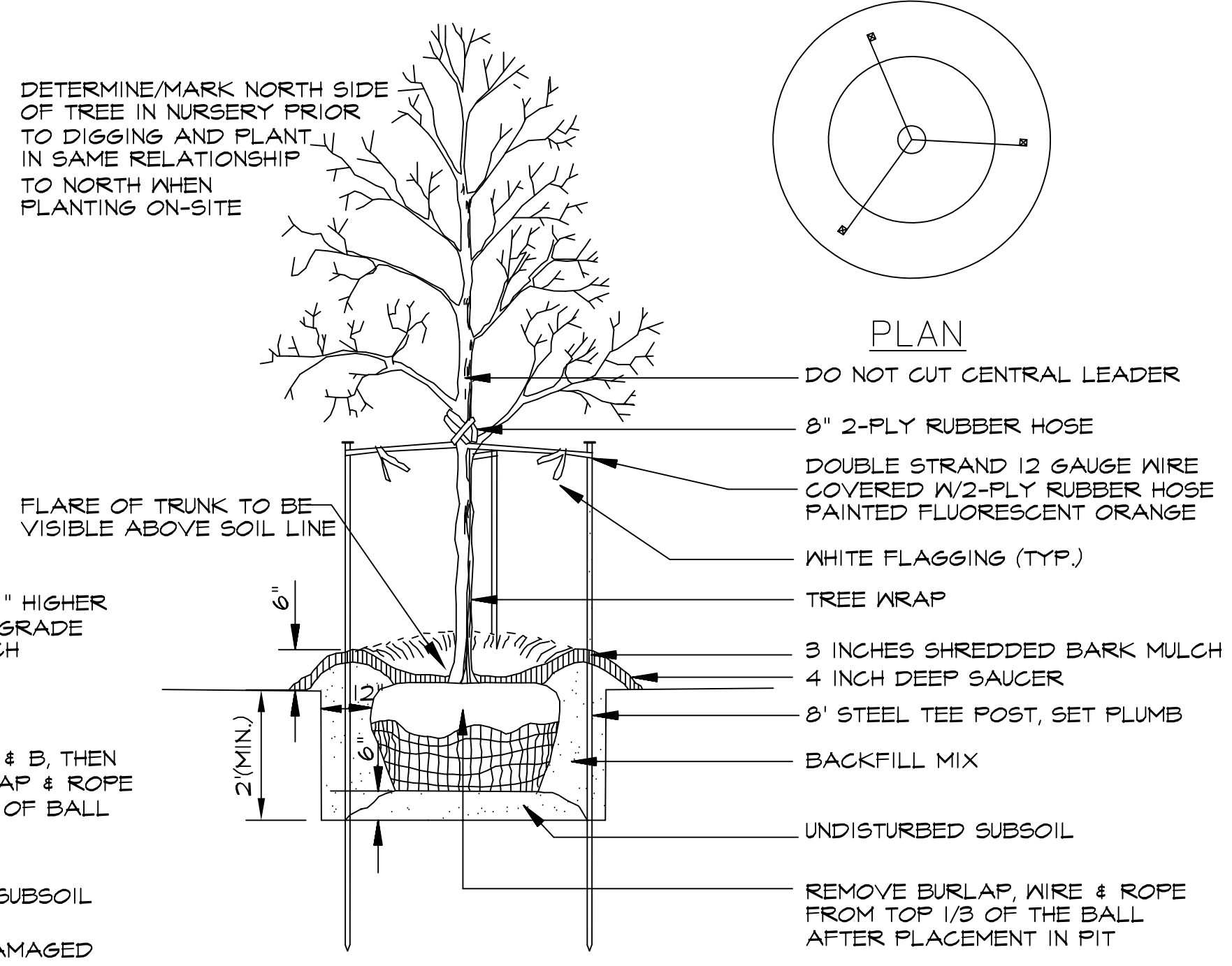
- PLEASE NOTE:**
- ALL LANDSCAPE AREAS & ISLANDS SHALL BE PROVIDED WITH A MECHANICAL IN-GROUND IRRIGATION SYSTEM (BY OTHERS). COORDINATE LANDSCAPING WITH IRRIGATION CONTRACTOR.
 - ALL PLANTING BEDS TO BE EDGED W/ SPADE-CUT EDGE UNLESS OTHERWISE NOTED.
 - ADJUST TREE LOCATIONS FOR LIGHT STANDARDS AND 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.



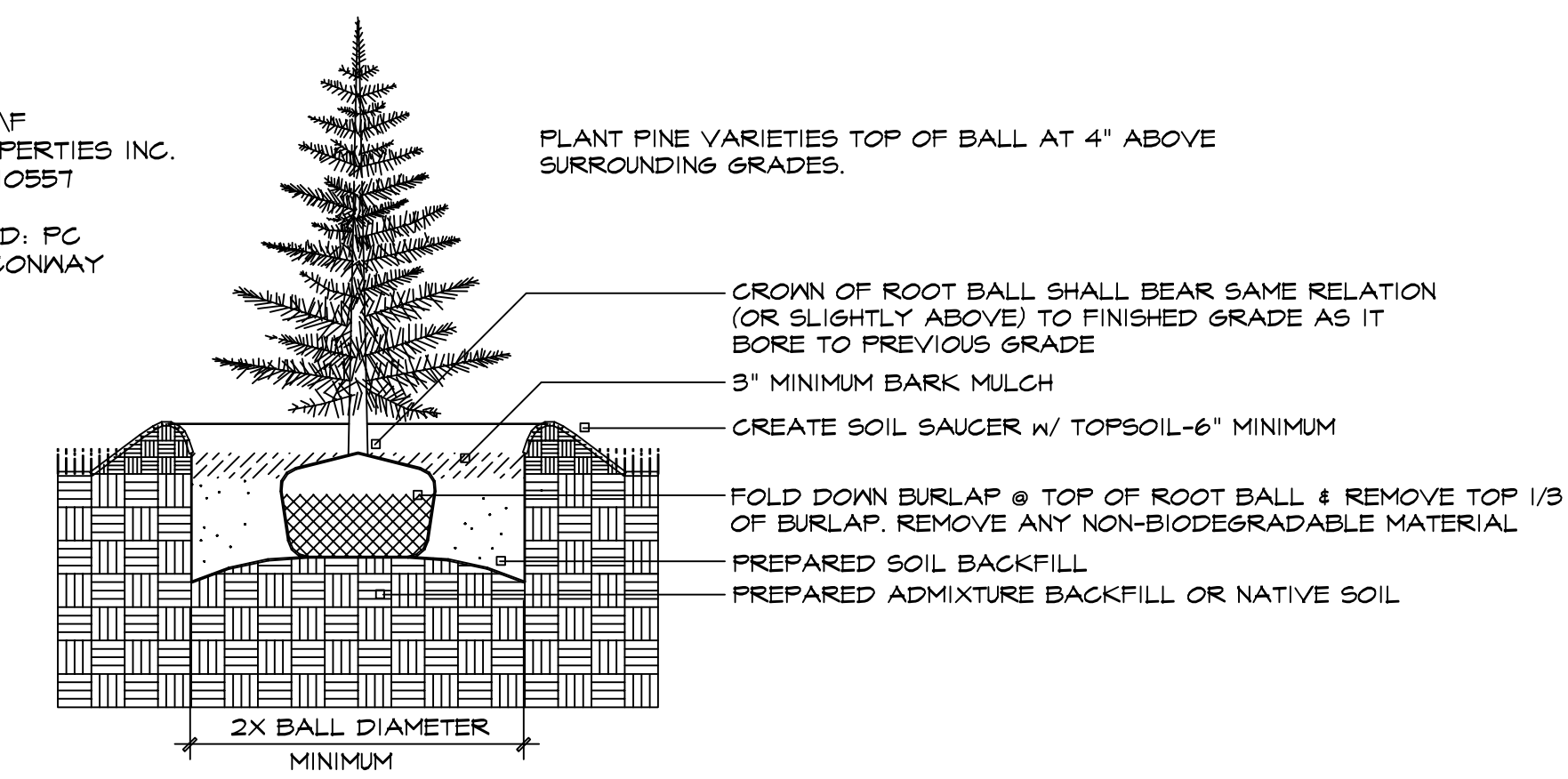
SPADE-CUT EDGE DETAIL
N.T.S.



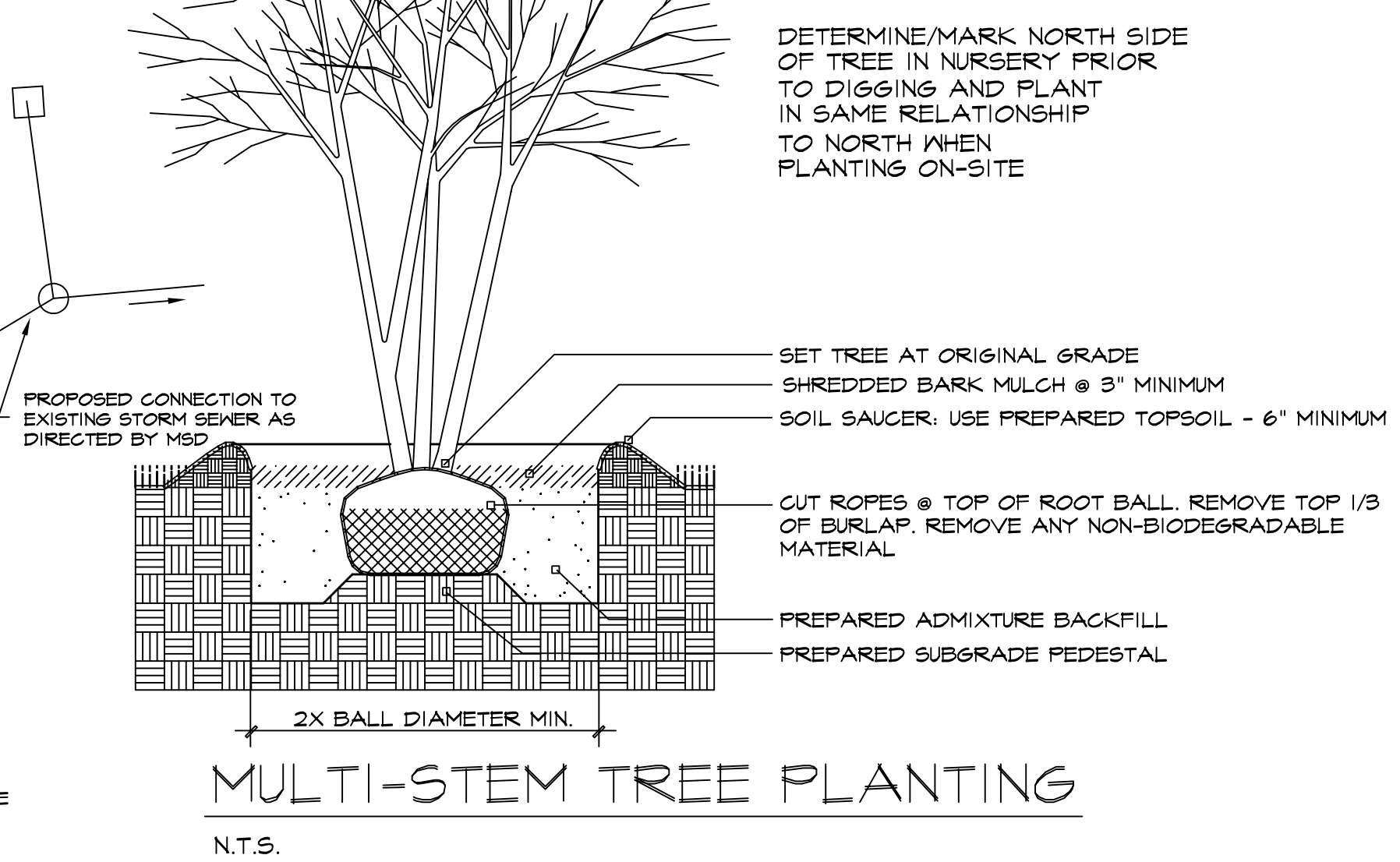
SHRUB PLANTING
N.T.S.



DECIDUOUS TREE PLANTING
N.T.S.



EVERGREEN TREE PLANTING
N.T.S.



MULTI-STEM TREE PLANTING
N.T.S.

REVISIONS	BY
8/2/18	RM

Landscape TECHNOLOGIES
61 Jacobs Creek Drive, St. Louis, MO 63114
TEL: 314-226-1200 FAX: 314-226-1201
www.landscapearchitect.com

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF MISSOURI
RANDALL A. MARDIS
NUMBER 019
DATE: 8/2/18

PLANTING PLAN FOR THE PROPOSED
15320 Conway Road
CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RM/ML
DATE	8/1/18
SCALE	1"=20'-0"
JOB No.	208-182
SHEET	
L-1	
OF TWO SHEETS	

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- 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 and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- 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 utility location services in municipality).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. 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.
- 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 ten (10) days prior to installation.
- 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 the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- Landscape contractor shall kill & remove all existing weeds within the project site.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all Federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- All substitutions of plant material shall be submitted to landscape architect for approval.

PRUNING:

- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 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, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafil fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
- Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 12 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.

SIGHT TRIANGLES:

- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (10# per acre). 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.
- Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
- Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

EROSION CONTROL BLANKET (Where applicable):

- All seeded areas on slopes greater than 4:1 shall receive an erosion control blanket which shall consist of loose straw mat and anchor pins as manufactured by: Northern American Green, D5 T5 or approved equal. Install per manufacturer's recommendations.

WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- A written guarantee shall be provided to the owner per conditions outlined in #1 above.

PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'	GROWTH RATE
HACK	2	Common Hackberry / Celtis occidentalis	2.5'Gal.												●			FAST
GVZ	2	Green Vase Zelkova / Zelkova serrata 'Green Vase'	2.5'Gal.													●		FAST
GL	2	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5'Gal.												●			FAST
HSE	1	Homestead Elm / Ulmus x 'Homestead'	2.5'Gal.													●		FAST
SAW	2	Sawtooth Oak / Quercus acutissima	2.5'Gal.													●		SLOW/MED
OGRM	2	'October Glory' Maple / Acer rubrum 'October Glory'	2.5'Gal.													●		FAST
SHL	2	'Skyline' Locust / Gleditsia triacanthos 'Skyline'	2.5'Gal.												●			FAST
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'	GROWTH RATE
CBS	2	Colorado Blue Spruce / Picea pungens 'Glauca'	6'-T													●		SLOW/MED
GGA	2	Green Giant Arborvitae / Thuja plicata 'Green Giant'	6'-T												●			SLOW/MED
NS	2	Norway Spruce / Picea abies	6'-T													●		SLOW/MED
REDP	2	Red Pine / Pinus resinosa	6'-T													●		SLOW/MED
TAYJ	2	Taylor Juniper / Juniperus virginiana 'Taylor'	6'-T												●			SLOW/MED
FLOWERING TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'	GROWTH RATE
CRCC	2	Canada Red Chokecherry / Prunus virginiana 'Canada Red'	2'Gal.													●		SLOW/MED
JTL	2	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2'Gal.													●		SLOW/MED
PRFC	2	Prairie Rose Crabapple / Malus 'Prairie Rose'	2'Gal.													●		SLOW/MED
RB	2	Redbud / Cercis canadensis	2'Gal.													●		FAST
SMA6	2	Saucer Magnolia / Magnolia X soulangiana	2'Gal.									●	●					SLOW/MED
SERV	2	'Autumn Brilliance' Serviceberry / Amelanchier X grandiflora 'Autumn Brilliance'	2'Gal.													●		SLOW/MED
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'	GROWTH RATE
YAJLN	16	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal.			●												
GTJ	18	Gold Tip Juniper / Juniperus chinensis 'Gold Tip'	5 Gal.				●											
LLHYD	24	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime'	5 gal.						●									
DVIB	11	Mariesii Double File Viburnum / Viburnum plicatum tomentosum 'Mariesii'	24"-30"									●						

REVISIONS	BY
8/2/18	RMM

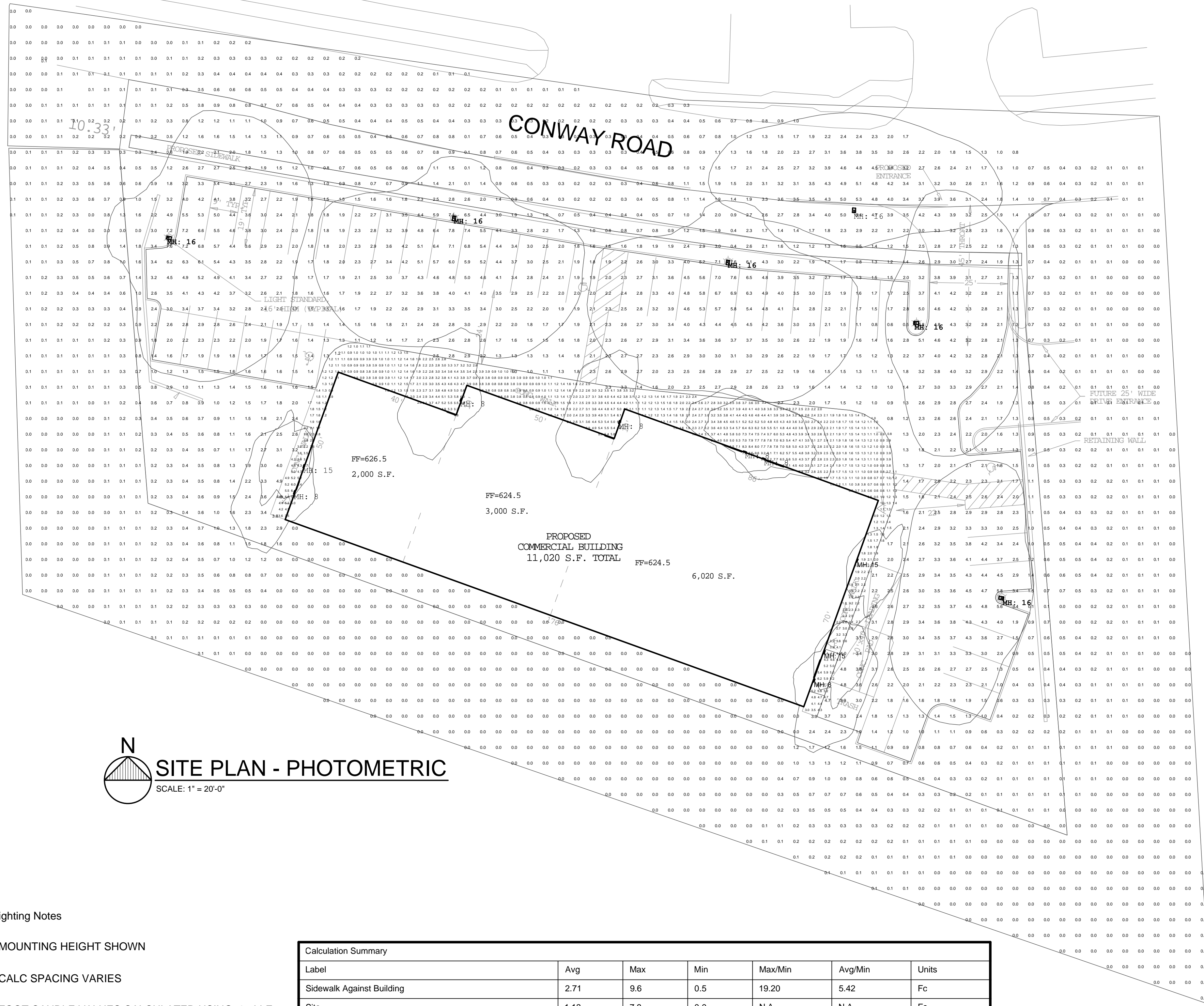
Landscape TECHNOLOGIES

67 Jacobs Creek Drive • St. Louis, MO 63112
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REGISTERED LANDSCAPE ARCHITECT #000014
 RANDALL A. MADONIS
 LICENSE NUMBER 019
 DATE: 8/2/18

PLANTING PLAN FOR THE PROPOSED
15320 Conway Road
 CHESTERFIELD, MISSOURI

DRAWN	R. MADONIS
CHECKED	RMM/EL
DATE	8/1/18
SCALE	N/A
JOB No.	208-182
SHEET	L-2
OF TWO SHEETS	



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	2.71	9.6	0.5	19.20	5.42	Fc
Site	1.13	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	6.74	9.6	4.0	2.40	1.69	Fc
NW Building Entrance	5.42	6.5	4.6	1.41	1.18	Fc
Parking Lot	2.80	7.8	0.5	15.60	5.60	Fc
Past Property Line	0.31	5.3	0.0	N.A.	N.A.	Fc
W Building Entrance	5.33	6.4	4.7	1.36	1.13	Fc
Walkway	1.55	3.0	0.4	7.50	3.85	Fc

Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Lum. Watts	
→	3	A1	DSX0 LED P6 40K T4M MVOLT	0.950	134	
→	2	A2	DSX0 LED P4 40K T3M MVOLT	0.950	92	
→	1	A3	DSX0 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

Specifications
 EPA: 0.95 ft² (0.09 m²)
 Length: 26" (660 mm)
 Width: 13" (330 mm)
 Height: 7" (178 mm)
 Weight (max): 13 lbs (5.9 kg)

Ordering Information
 Series: DSX0-LED-P6-40K-T4M(T3M)-MVOLT
 Type: TYPE A1: T4M, TYPE A2: T3M
 Capable Luminaire: A1 & A2

Ordering Information Table:

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	P1 P4 P7 P2 P5 P6 P7 P17 P17	30K 3000K	T5 Type II short	120V	MVOLT ¹
		40K 4000K	T5M Type IV medium	208V	SPN
		50K 5000K	T5W Type IV wide	240V	RPA
Rotated optics		AMBC Amber phosphor converter ²	BLC Backlight control ³	277V	SPUMBA
Other options		FTM Type II medium	LCO Left corner cut-off ⁴	347V	SPUMBA
		FTM Type IV medium	RCC Right corner cut-off ⁴	347V	SPUMBA
		FTM Type IV wide	RTM Right throw medium	480V	SPUMBA
		FTM Type V very short	TSV Type V very short		SPUMBA

Shipped installed: DSX0 Dark bronze, DSX1 Black, DSX2 Natural aluminum, DSX3 White, DSX4 Textured dark bronze, DSX5 Textured black, DSX6 Textured natural aluminum, DSX7 Textured white.

D-Series Size 1 LED Wall Luminaire

Specifications
 Width: 13-3/4" (34.9 cm)
 Depth: 10" (25.4 cm)
 Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)
 Width: 13-3/4" (34.9 cm)
 Depth: 4" (10.2 cm)
 Height: 6-3/8" (16.2 cm)

Ordering Information Table:

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	20C 20LED (2000lm @ 17A) ¹	850 350mA	30K 3000K	T5 Type II short	120V	MVOLT ¹	Shipped included
		500 500mA	40K 4000K	T2M Type II Medium	208V	SPN	Shipped installed
		700 700mA	50K 5000K	T5 Type II Medium	240V	RPA	Shipped installed
Other options		AMBC Amber phosphor converter ²	FTM Type IV Medium	277V	SPUMBA	Shipped separately	
		FTM Type IV Medium	FTM Type IV Medium	347V	SPUMBA	Shipped separately	
		ASVDF Asymmetric diffuser	ASVDF Asymmetric diffuser	480V	SPUMBA	Shipped separately	

Shipped installed: DSXW1 Dark bronze, DSXW2 Black, DSXW3 Natural aluminum, DSXW4 White, DSXW5 Textured dark bronze, DSXW6 Textured black, DSXW7 Textured natural aluminum.

Ordering Information

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

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	20C 20LED (2000lm @ 17A) ¹	850 350mA	30K 3000K	T5 Type II short	120V	MVOLT ¹	Shipped included
		500 500mA	40K 4000K	T2M Type II Medium	208V	SPN	Shipped installed
		700 700mA	50K 5000K	T5 Type II Medium	240V	RPA	Shipped installed
Other options		AMBC Amber phosphor converter ²	FTM Type IV Medium	277V	SPUMBA	Shipped separately	
		FTM Type IV Medium	FTM Type IV Medium	347V	SPUMBA	Shipped separately	
		ASVDF Asymmetric diffuser	ASVDF Asymmetric diffuser	480V	SPUMBA	Shipped separately	

Other Options: DSXW1 Dark bronze, DSXW2 Black, DSXW3 Natural aluminum, DSXW4 White, DSXW5 Textured dark bronze, DSXW6 Textured black, DSXW7 Textured natural aluminum.

Accessories: DSXW1 Dark bronze, DSXW2 Black, DSXW3 Natural aluminum, DSXW4 White, DSXW5 Textured dark bronze, DSXW6 Textured black, DSXW7 Textured natural aluminum.

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ENGINEERING
138 WILSON PARKWAY ST. LOUIS, MO 63043
PHONE: (314) 894-3711 PROJECT NUMBER: 2018-027400
ST. LOUIS, MISSOURI 63104
WWW.GANDWENGINEERING.COM
MISSOURI STATE CERTIFICATE OF AUTHORITY # 202008097

SITE PLAN PHOTOMETRIC CALCULATIONS FOR:
15920 CONWAY ROAD
CHESTERFIELD, MO 63017

SEAL

REVISIONS

CITY COMMENTS 8.29.2018

JOB NO: 2018-0379.00

DRAWN BY: D.J.W./M.P.W.

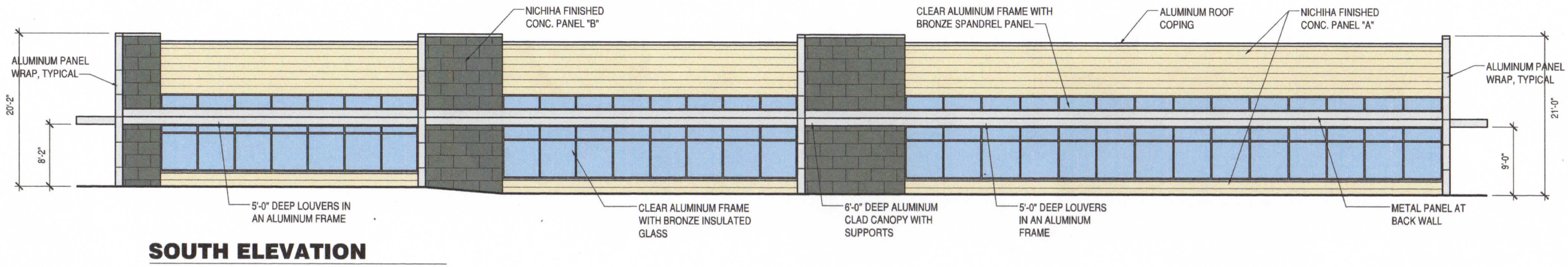
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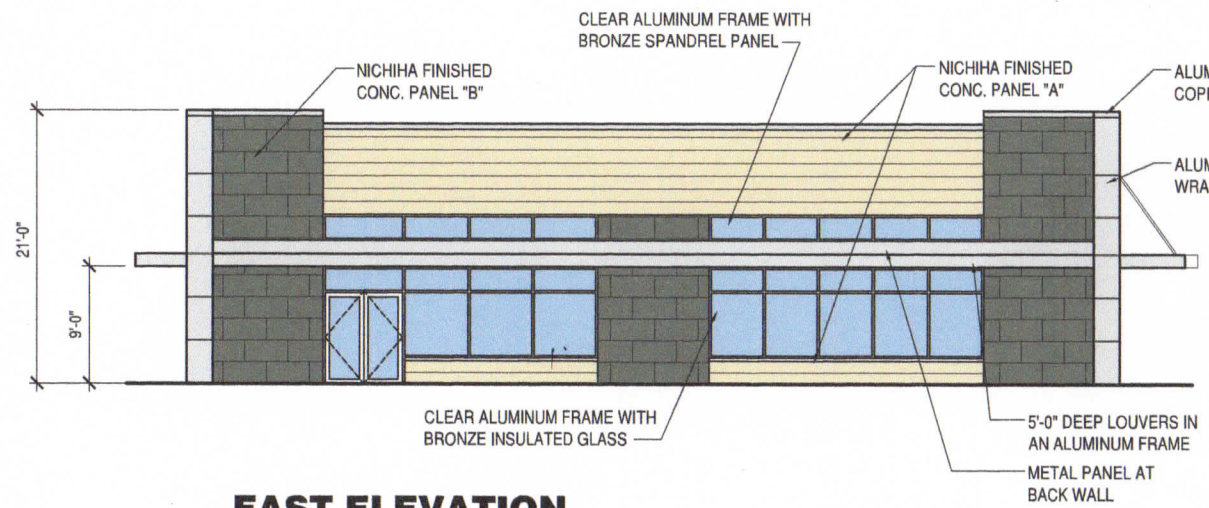
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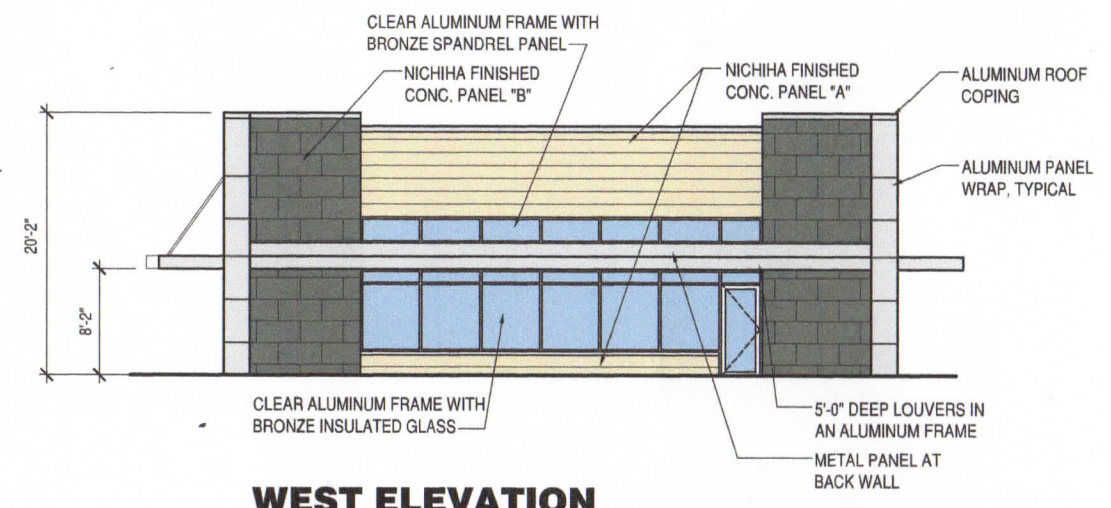
SITE PLAN - PHOTOMETRIC



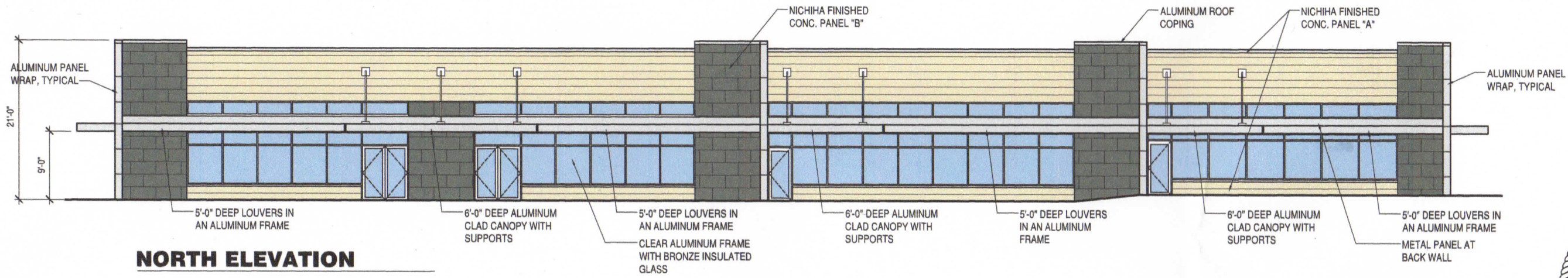
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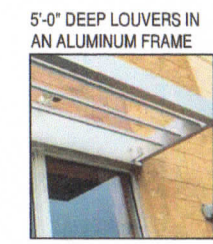
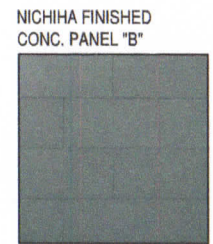
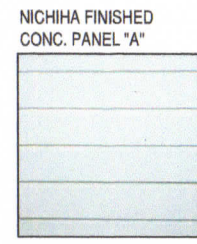
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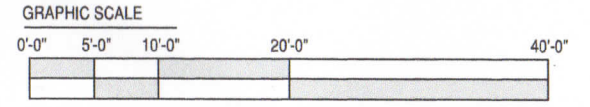
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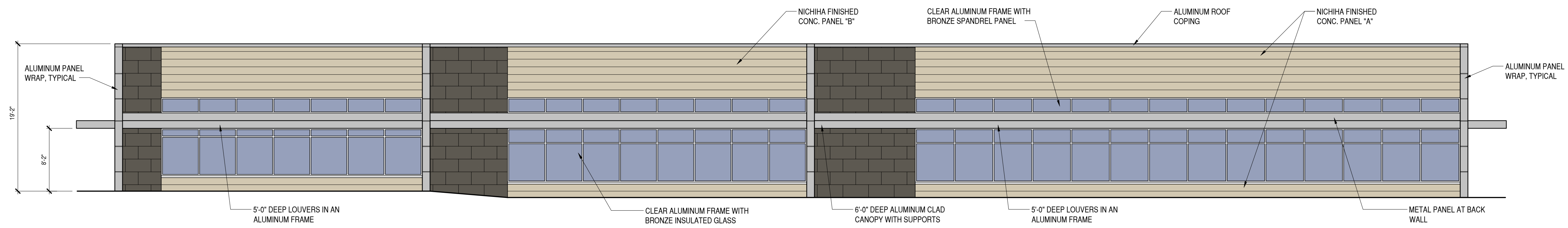


NORTH ELEVATION

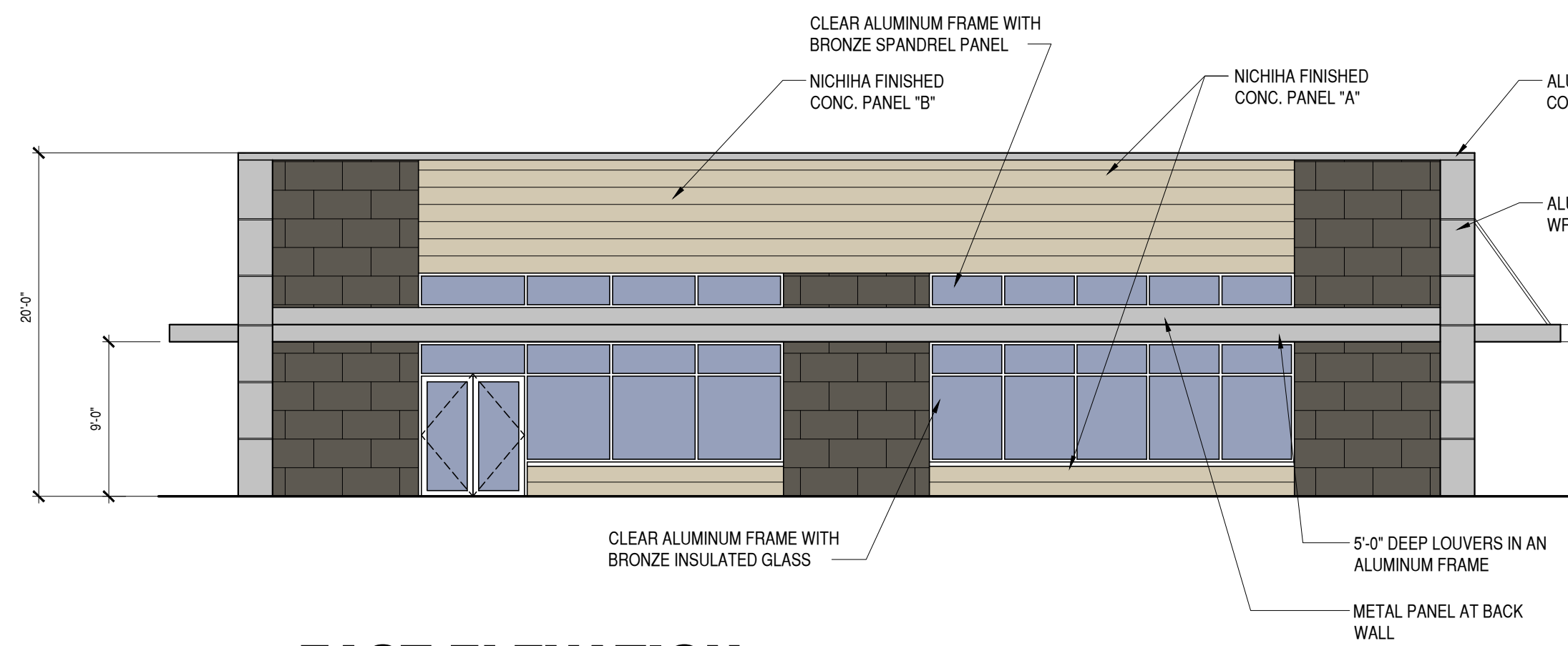


**PROPOSED OFFICE BUILDING
15320 CONWAY ROAD**

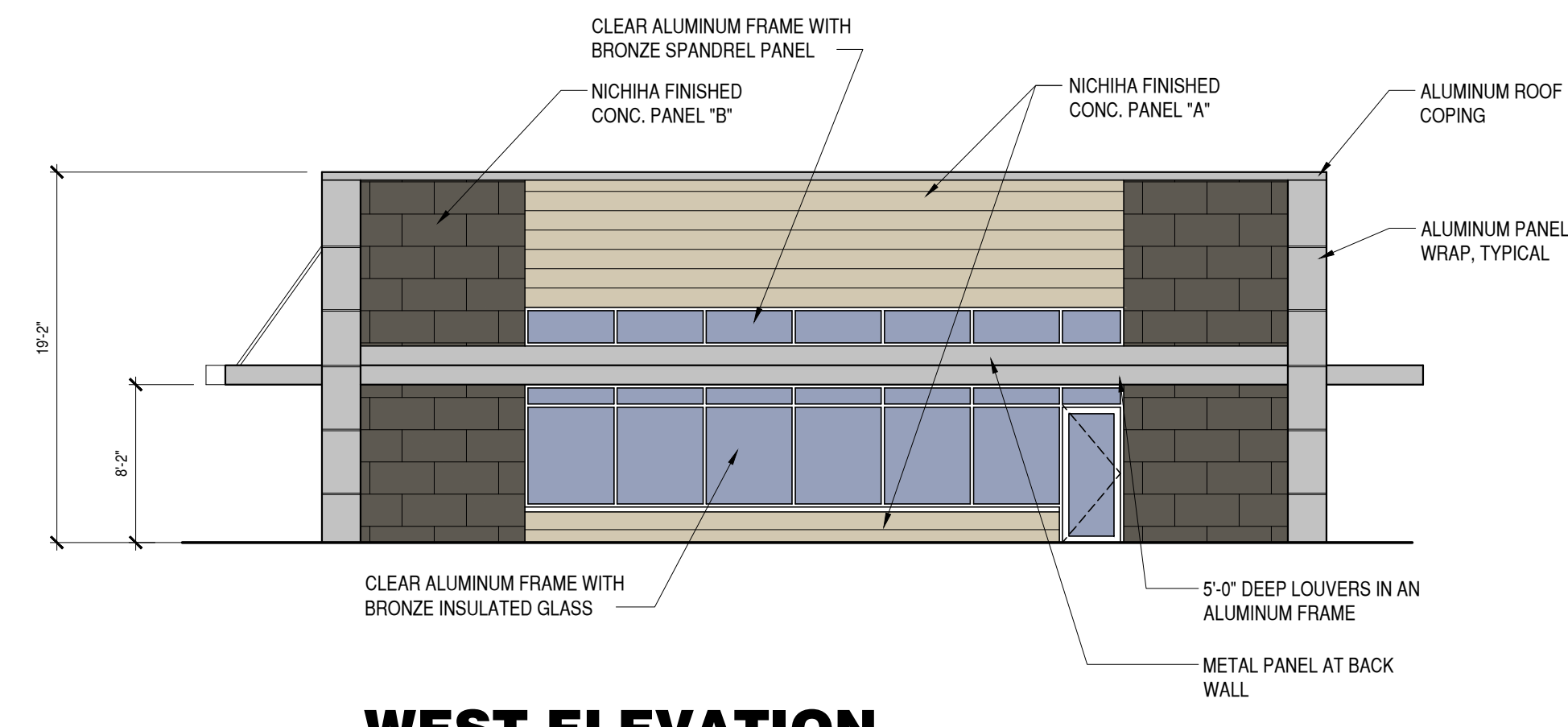




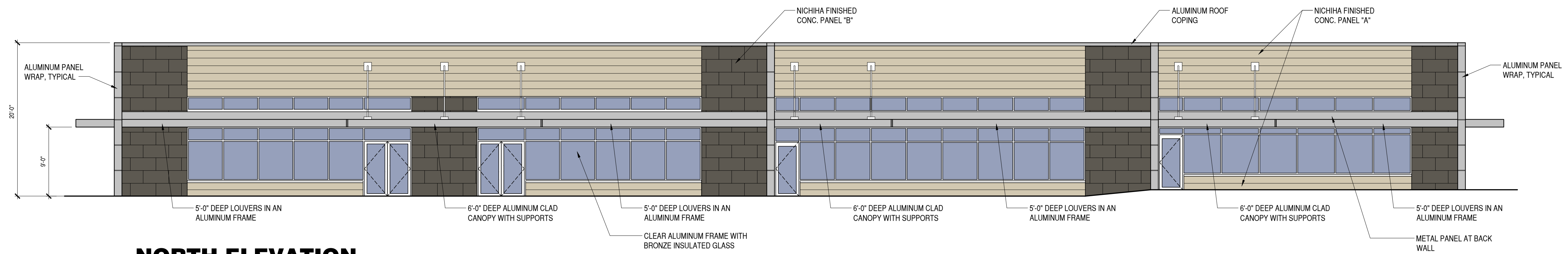
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

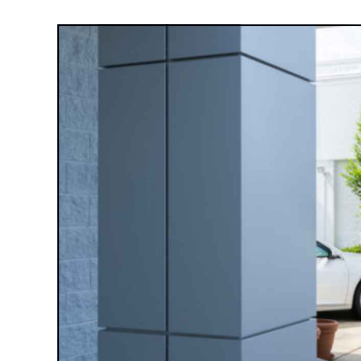
NICHIIA FINISHED CONC. PANEL 'A'



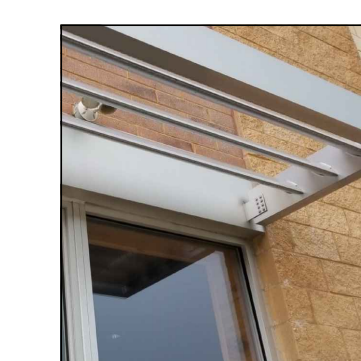
NICHIIA FINISHED CONC. PANEL 'B'



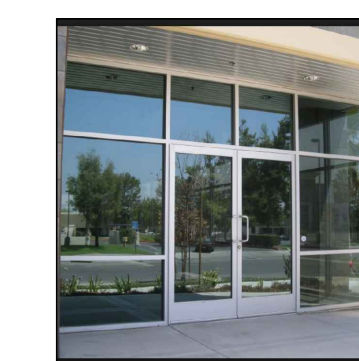
ALUMINUM PANEL WRAP, TYPICAL



5'-0\"/>



CLEAR ALUMINUM FRAME WITH BRONZE INSULATED GLASS





PROPOSED OFFICE BUILDING
15320 CONWAY ROAD