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October 5, 2007

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

Re: Conway Point Office: A Site Development Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for a parcel located at the southwest corner of Chesterfield Parkway and Conway Road.

Dear Board Members:

Randy Johnston of Lighthouse Architects has submitted on behalf of Nelson-McBride Development, A Site Development Plan, Architectural Elevations, Landscape Plan and Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is for an approximately 27,000 square foot, three story office building located in a "PC" Planned Commercial District. The parcel is governed by the terms and conditions of City of Chesterfield Ordinance Number 2361. The exterior building materials will be comprised of brick, cast stone and low "E" glazing. The roof will be light gauge, multiple truss and architectural shingle. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Departmental Input

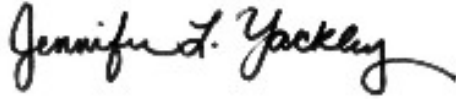
The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines and City of Chesterfield Ordinance Number 2361. Landscape, lighting and signage are being addressed through the site plan review process for adherence to the City Code.

Actions Requested

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

Respectfully Submitted,

Respectfully Submitted,



Jennifer Yackley
Project Planner



Aimee Nassif
Senior Planner

Attachments

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

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: **Conway Point Office**

Date of Review: **October 2, 2007**

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

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

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscaping is being reviewed during site development plan review for adherence to the City Code.
CHAPTER FOUR: Miscellaneous			
A. Signage			Will be reviewed under a separate process.
B. Lighting			Lighting is being reviewed during site development plan review for adherence to City Code.
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

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



ARCHITECTURAL REVIEW BOARD
Project Statistics Application

Project Title: CONWAY POINT OFFICE BUILDING

Developer: NELSON MCBRIDE Architect: LIGHTHOUSE ARCHITECTS Engineer: CLAYTON ENGINEERING

Location: CONWAY ROAD & CHESTERFIELD PARKWAY
LOCATOR # 185310382

PROJECT STATISTICS:

Size of site (in acres): 1.49 Total Square Footage: 27,000 Building Height: 62'-0"

Proposed Usage: COMMERCIAL OFFICE

Exterior Building Materials: BRICK, CAST STONE, LOW "E" GLAZING

Construction Type: NON-COMBUSTIBLE, STEEL BEAM & PURLIN

Roof Material & Design: LIGHT GAUGE METAL TRUSS, ARCHITECTURAL SHINGLE

Screening Material & Design: NONE REQUIRED

Landscape Guidelines: Commercial Institutional Valley Residential

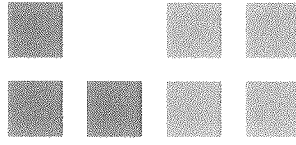
Building Setbacks: 50 Front 20 Side 50 Rear 75' Max Bldg Ht. 120' Min. Lot Req.

Description of art or architecturally significant features (if any): _____

ADDITIONAL PROJECT INFORMATION:

G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1 of 1
G/Planning/ARB/Arch. Review Book/Project Statistics App.

31
11/11/11
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LIGHTHOUSE
ARCHITECTS

ARCHITECT'S STATEMENT – CONWAY POINT OFFICE BUILDING

DATE: October 1, 2007 FAX: 636.537.4798
TO: Jennifer Yackley PROJECT: 636.537.4743
FROM: Randy Johnston PROJECT #: 06008
PAGES: COPY:

The following statements address the City of Chesterfield Design Guidelines for the proposed aforementioned project.

CHAPTER ONE – SITE LAYOUT

A. PHYSICAL FEATURES:

1. The site design provided by our project civil engineer (Clayton Engineering) has utilized the existing contours in an attempt to minimize changes to the existing topography.
2. The existing site currently provides a substantial recess to the building pad, which will be used to help naturally screen parking areas for this project.
3. The existing trees on this site are to be removed due to either their current location, or their poor health. The proposed landscape plan provided by SWT & Associates includes more appropriate species of trees for this setting (tree species selected from the City of Chesterfield's approved list which will create a more hearty landscape solution for this site).
4. The proposed grading plan provided by Clayton Engineering reinforces the natural grading currently provided on site.
5. The proposed grading plan provided by Clayton Engineering incorporates a single modular stone retaining wall (40'-0" long and 2'-0" in elevation) for this project.

B. VEGETATION:

1. The existing trees and shrubs are to be removed and replaced with a more appropriate, durable and hearty landscape plan (plan provided by SWT & Associates).
2. The building pad has been designed to provide complimentary landscaping for the project.

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FAX: 314.579.0439

C. SITE RELATIONSHIPS OF DESIGN:

1. The building is currently oriented to parallel the long axis of the site, which also allows the major building elevation to be the south elevation – taking advantage of the natural daylighting provided with the architectural language of this proposed design.
2. The proposed building is 13'-0" lower than the allowed building height for the Urban Core are of the City of Chesterfield. The building is currently placed on the site to be cradled by the natural topography to the north and east, and bordered by Interstate 64 to the south. This project has presently proposed our curb cut on Conway Road as far removed from the signalized intersection at Chesterfield Parkway as currently possible. The Owners of this property have agreed to relocate this curb cut to align with the existing curb cut north of Conway Road in the future.
3. The trash enclosure and loading area are presently screened from traffic on Conway Road, Chesterfield Parkway and both directions on Interstate 64 by either natural topography, site lines from the highway or being visually screened by the proposed building.
4. This site is currently organized to maximize the project amenities and provide a safe environment for any pedestrian traffic on Conway Road or Chesterfield Parkway.
5. There is an entry plaza provided which is visible and accessible from the street.
6. This is proposed to be a single-phase project.

D. PEDESTRIAN AND VEHICULAR CIRCULATION:

1. The project provides an efficient vehicular "loop" design. A majority of pedestrian traffic will derive from the provided parking areas, so "short cuts" which could damage landscaping will be eliminated.
2. All appropriate screening will be incorporated in the final design – as reviewed and approved by the City of Chesterfield.
3. The site circulation proposed is most efficient and safe for pedestrians and any vehicles.
4. This project is a single-phased, single commercial office building – not a retail shopping center.
5. Clayton Engineering has provided access and turning radiuses for all appropriate vehicles.
6. Bicycle parking will be provided (location to be reviewed and approved by the City of Chesterfield).
7. Currently our proposed curb cut is a single-use curb cut reserved for this project, however the Owners/Developers of this project have agreed to revise this to a shared curb cut as dictated by the needs of future developments on Conway Road.
8. The visual impact of the parking areas has been minimized by the provision of a single, double-loaded parking solution.
9. The project currently has green space/landscape buffer between the parking areas and the proposed building.

E. PEDESTRIAN ORIENTATION:

1. Generously scaled sidewalks and plazas provide the desired pedestrian access.
2. This point is not applicable for this development.

3. The architectural language used in this design creates a visually interesting street level building on all 4 building elevations.
4. This point is not applicable for this development.
5. The proposed glazing for this project is to be clear low "E" glass (this will be coordinated with the mechanical design+build subcontractor as the project progresses forward).
6. This point is not applicable for this development (the architectural vocabulary on all 4 sides is identical, since the building is visible from all vantage points).

CHAPTER TWO - BUILDINGS

I. ALL STRUCTURES

A. GENERAL ARCHITECTURAL GUIDELINES:

1. The proposed building provides a desired aesthetic for a gateway property in the City of Chesterfield.

B. SCALE:

1. This proposed building is of comparable scale with other commercial developments along the Interstate 64 corridor.
2. The building design has a level of masonry detail that provides a very pedestrian scale to the proposed building.
3. Again, the neighbor to our east is Chesterfield Parkway, the neighbor to the south is Interstate 64, the neighbor to the north is Conway Road and our neighbor to the west is a single-story residence that has been For Sale by Owner for the past several years. The Delmar Gardens commercial development east of Chesterfield Parkway is 13'-0" taller than the proposed ridgeline of our building.

C. DESIGN:

1. We feel the design of this building continues the level of quality required by the City of Chesterfield design guidelines.
2. Each elevation of the proposed building provides several offsets and projections that help maintain the pedestrian scale of this design.
3. This building is a custom, unique design and will not be confused with a prototype or franchise style building.
4. The roof screening (if required) will be accomplished by the gable roof elements creating a visually screened mechanical areaway. The mechanical areaway will only be utilized with a specific mechanical solution. The Owner/Developer is also researching a geothermal system, which would eliminate all rooftop equipment, and a traditional gable roof would be the design solution.
5. All building elevations have been treated with the same importance as the primary elevation.
6. The proposed design and materials of this building work in concert with each other to create this desired aesthetic solution.
7. All rooftop equipment will be visually screened (if rooftop equipment is necessary – RE: item #4 above).

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8. Entry elements to the north (pedestrian) and the south (vehicular) are protected with an architectural awning.
9. The Owner/Developer is researching the use of a geothermal system, low "E" glazing and a heavily insulated roof and walls.
10. This is a single-phase development, so this point is not applicable.

D. RELATION TO ADJACENT DEVELOPMENT:

1. This building is surrounded on 3 sides by roadways (Conway Road, Chesterfield Parkway and Interstate 64), so the context of our built environment is somewhat remote. That being said, our proposed building is very consistent with the quality of design and use of durable materials utilized along the Interstate 64 corridor.
2. See point #1 above.
3. This is a single-phased, single building development. This point is not applicable.
4. The proposed materials for this building are timeless and complimentary to our context.
5. This point is addressed and illustrated on the attached site plan provided by Clayton Engineering.

E. MATERIALS/COLORS:

1. Proposed building materials are timeless, durable, maintenance-free materials.
2. The building design and use of materials reflect the substantial nature of this proposed development.
3. No false facades or decoration are utilized.
4. This will be addressed as the project moves into the project documentation phase.
5. This point is addressed in the architectural detailing of the soffit conditions for this project.

II. RESIDENTIAL ARCHITECTURE

This section is not applicable to our specific project.

III. NON-RESIDENTIAL ARCHITECTURE

A. GENERAL:

1. All four elevations of this building possess the same architectural detailing. All elevations have been submitted for review.
2. The entry plaza is covered (by an architectural awning at both the pedestrian entrance and the vehicular entrance). The entry plaza will be provided with decorative paving and inviting landscaping.
3. The long elevations of the building have been designed to visually break up the long planes of the building by providing masonry offsets and building element offsets.
4. The building and masonry offsets provided throughout all 4 elevations of this building provide very strong shadow lines to provide the desired visual interest.

B. BUILDING EQUIPMENT AND SERVICE:

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1. There are no alleys provided on this site, however the service vehicles and loading area is easily accessible.
2. The building owners are currently reviewing a geothermal system in lieu of the traditional roof top equipment. If this is the direction selected, there will not be any mechanical equipment visible for this project. If a roof top solution is chosen, the equipment will be placed in a mechanical areaway that will visually screen all equipment.
3. This point is not applicable for this proposed development.
4. We will work with the different utility companies to place and screen their equipment.

C., D., E., and F:

These sections are not applicable to our proposed development.

CHAPTER THREE – LANDSCAPE DESIGN

1. SWT & Associates have been hired to provide the landscape design for this project. This is the same firm that provided the landscape design for Chesterfield City Hall, which has stunning curb appeal.
2. See point #1 above.
3. The setbacks and buffers required by the City of Chesterfield have been respected.
4. Landscape protection will be provided where required.
5. We have incorporated planted islands to help visually break up the parking areas with landscaping components.
6. This point will be reviewed by the Owner/Developer.
7. See point #1 above.
8. See point #1 above.
9. See point #1 above.
10. All existing trees are being removed for reasons listed earlier. They are being replaced with more appropriate species approved by the City of Chesterfield tree list.
11. This will be addressed in the building specification for the irrigation subcontractor.
12. The current grading has provided a substantial amount of visual screening; the use of berms is not currently utilized.
13. See point #1 above.

CHAPTER FOUR - MISCELLANEOUS

A. SIGNAGE:

1. Two monument signs will be provided (one along Interstate 64 and one along Conway Road).
2. Any building signs will be uniform and reviewed/approved by the City of Chesterfield.
3. This will be submitted for approval as the project moves into the documentation phase of the project.
4. This point is understood and we agree with completely.

B. LIGHTING:

1. All site lighting will pool on the paved areas and not spread past our property line.

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2. All site lighting will be an approved "shoe box" type fixture where the light source will not be visible and will not create a source of glare.
3. This will be addressed as the project moves forward through the documentation phase.
4. This point is understood.
5. This point is understood.
6. This point is understood.
7. We would not suggest the use of neon for this project (LED is possible, but will depend on the application).

C. UTILITIES:

1. This point is understood.

D. STORMWATER DRAINAGE:

1. The proposed roof drains will be piped directly into the storm sewer system.
2. This point is understood.
3. This point is understood.
4. This point is understood.

E. ENERGY CONSERVATION:

1. This point has been addressed in an earlier comment.

F. SCREENING (FENCES AND WALLS):

1. No sound walls will be incorporated in this project.
2. The trash enclosure design will be full masonry and compliment the building design.
3. No fencing is currently being considered for this project.
4. No chain link fencing is to be used for this project.
5. This point is understood.
6. This point is understood.

These responses are presented by the project architect (Randy Johnston principal of Lighthouse Architects) to the best of my knowledge, to reflect the Conway Point Office Building proposed development for Architectural Review Board consideration. Thank you in advance for your time.

Respectfully Submitted,

LIGHTHOUSE
ARCHITECTS

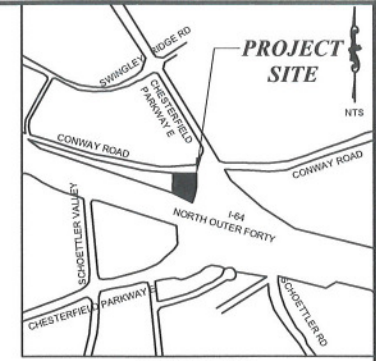
Randy Johnston, AIA

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principal

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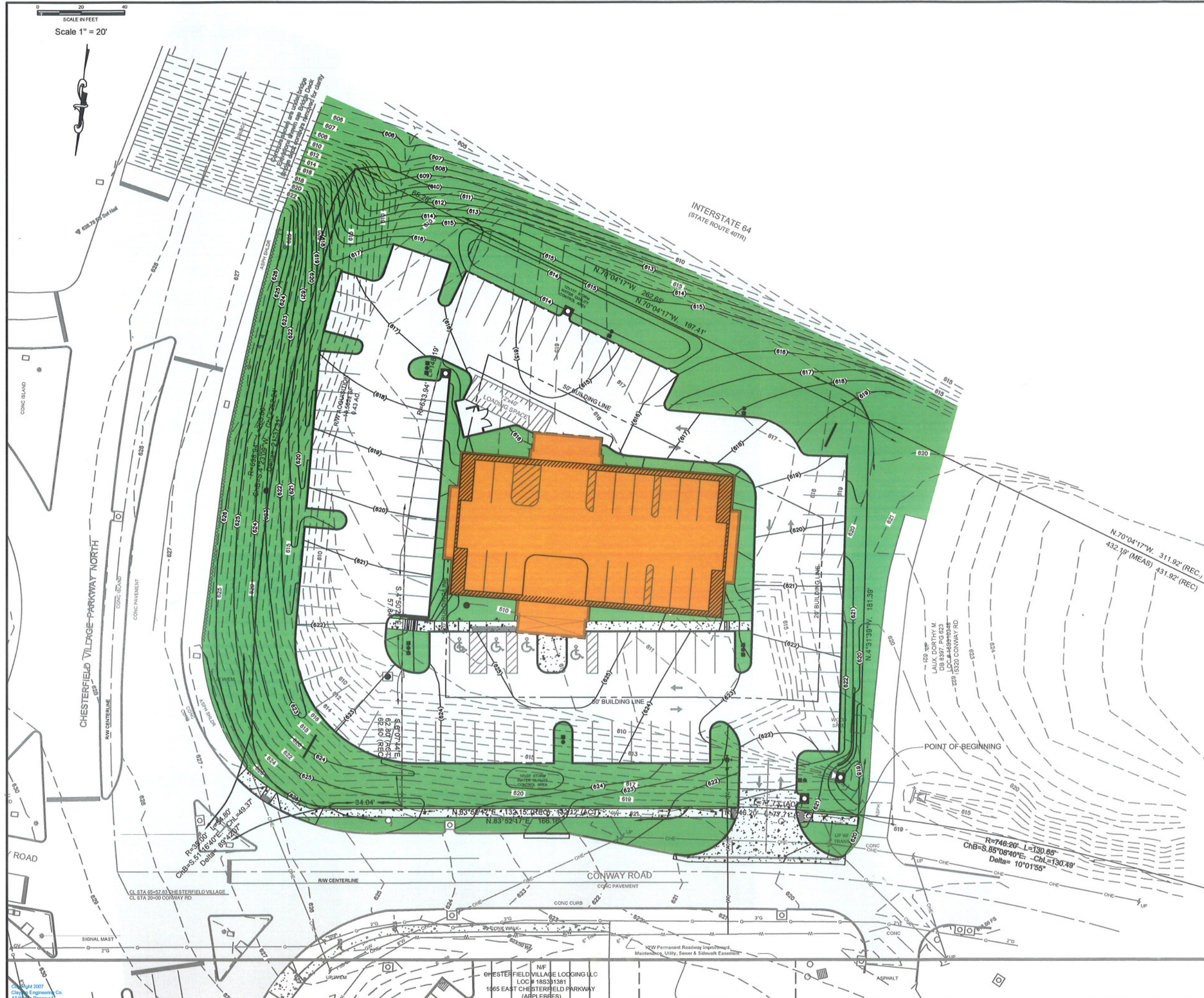
Scale 1" = 20'



the clayton engineering company, inc. ENGINEERS • SURVEYORS • PLANNERS 1100 WESTLAKE INDUSTRIAL DRIVE ST. LOUIS, MISSOURI 63146 (314) 992-8888 FAX: (314) 992-2888

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

Table with 2 columns: REVISIONS, and 3 columns for description, date, and initials.



SITE AREA = 1.49± ACRE (64,852± S.F.) (INCLUDING RW ACQUISITION)
BUILDING AREA = 8,415± S.F. = 13%
PAVEMENT AREA = 33,400± S.F. = 52%
ON-SITE OPEN SPACE = 23,028± S.F. = 35%

SITE ADDRESS: 15310 CONWAY ROAD
LOCATOR NUMBER: 185310382
PROPOSED USE: OFFICE
PARKING CALCULATIONS:
(4 SPACES PER 1000 SQUARE FEET GROSS FLOOR AREA)
TOTAL PARKING REQUIRED = 101 SPACES
TOTAL PARKING PROVIDED = 108 SPACES
(INCLUDING 5 HANDICAP SPACES)
(1' LOADING SPACES PROVIDED @ 12' x 40')
FEMA MAP NUMBER = 25189C0145 H
PARKING & LOADING SPACE SETBACKS

- 1. FIFTEEN (15) FEET FROM THE NEW RIGHT OF WAY OF ALL ROADWAY RIGHT OF WAY.
- 2. FIVE (5) FEET FROM ALL OTHER PROPERTY LINES.

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

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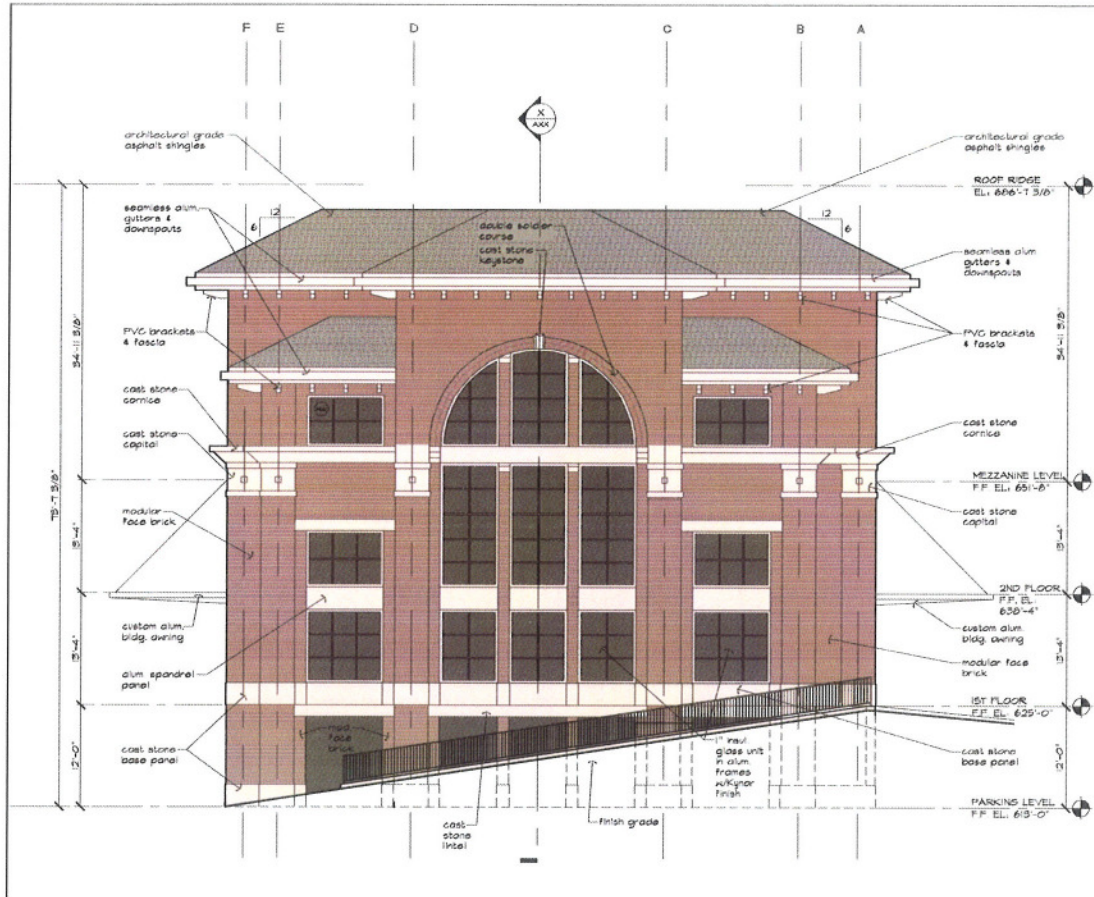
LIGHTHOUSE ARCHITECTS
14323 South Outer Forty Dr. Suite 604 South
Chesterfield, MO 63017
314-579-0655
PRELIMINARY DEVELOPMENT PLAN
CONWAY POINT OFFICE BUILDING

Designed: D.J.B., E.J.S.
Drawn: H.R.L.
Checked: D.J.B., E.J.S.
Date: 07/25/07

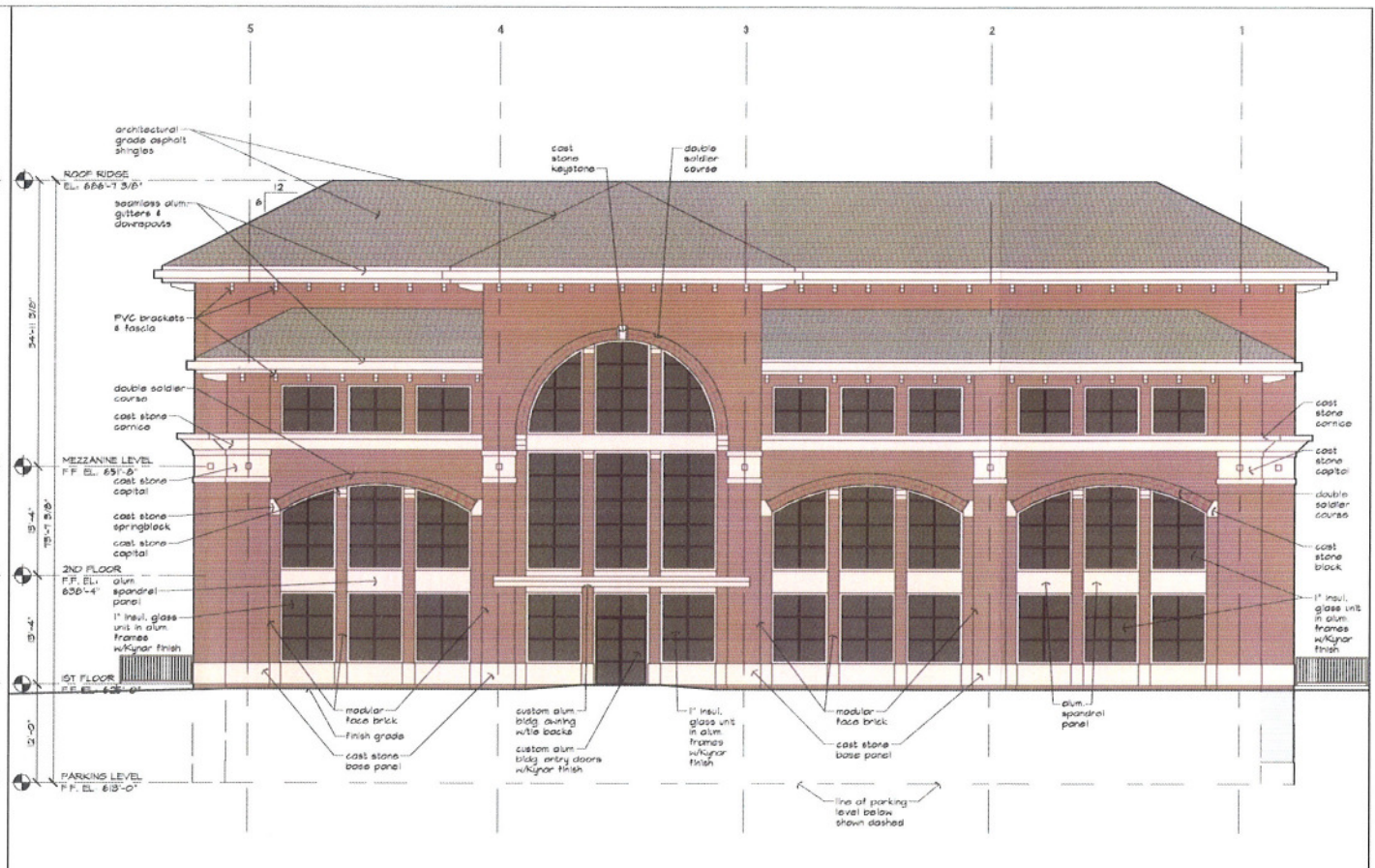
Project Number: 98218.3
Sheet Number: 2 of 4

NOT FOR CONSTRUCTION

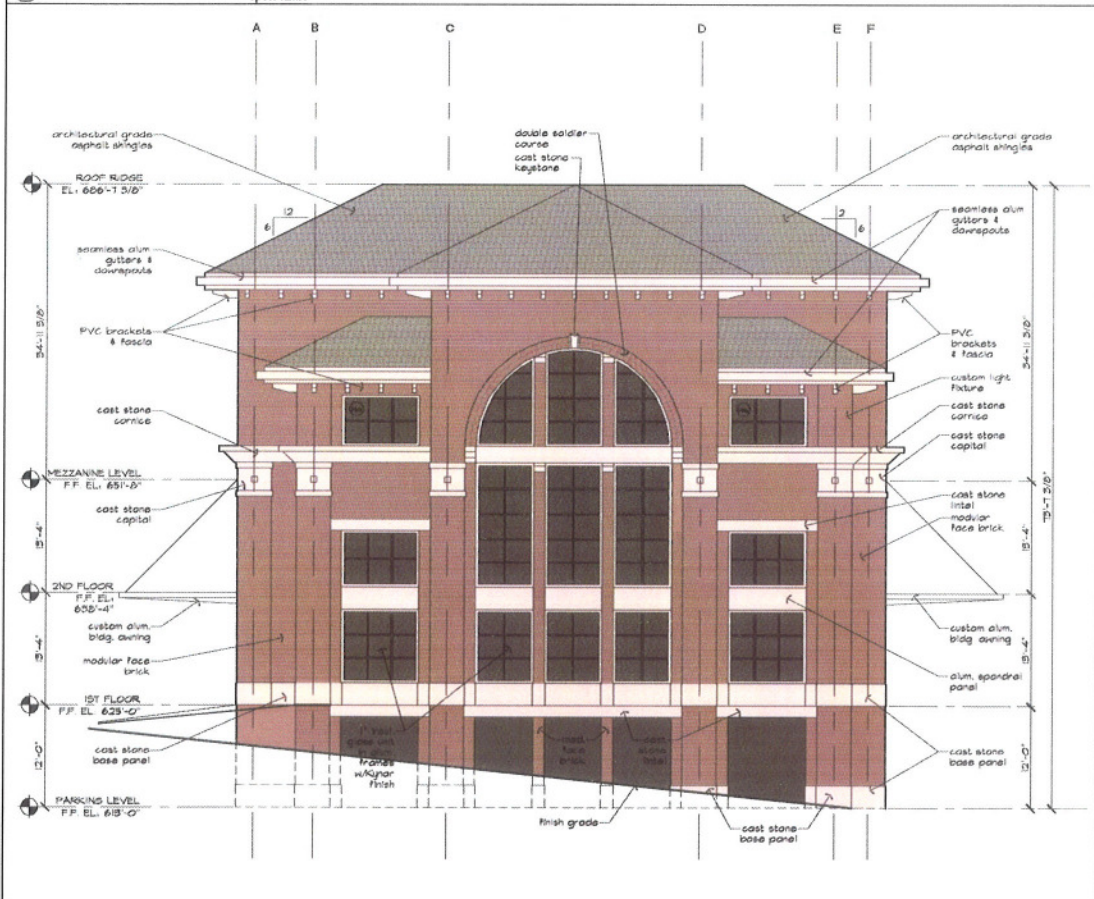
LIGHTHOUSE ARCHITECTS
18225 South Outer Loop
Drive Suite 604 South
Chesterfield, Missouri 63017
Tel: 314-271-0855
Fax: 314-271-0854



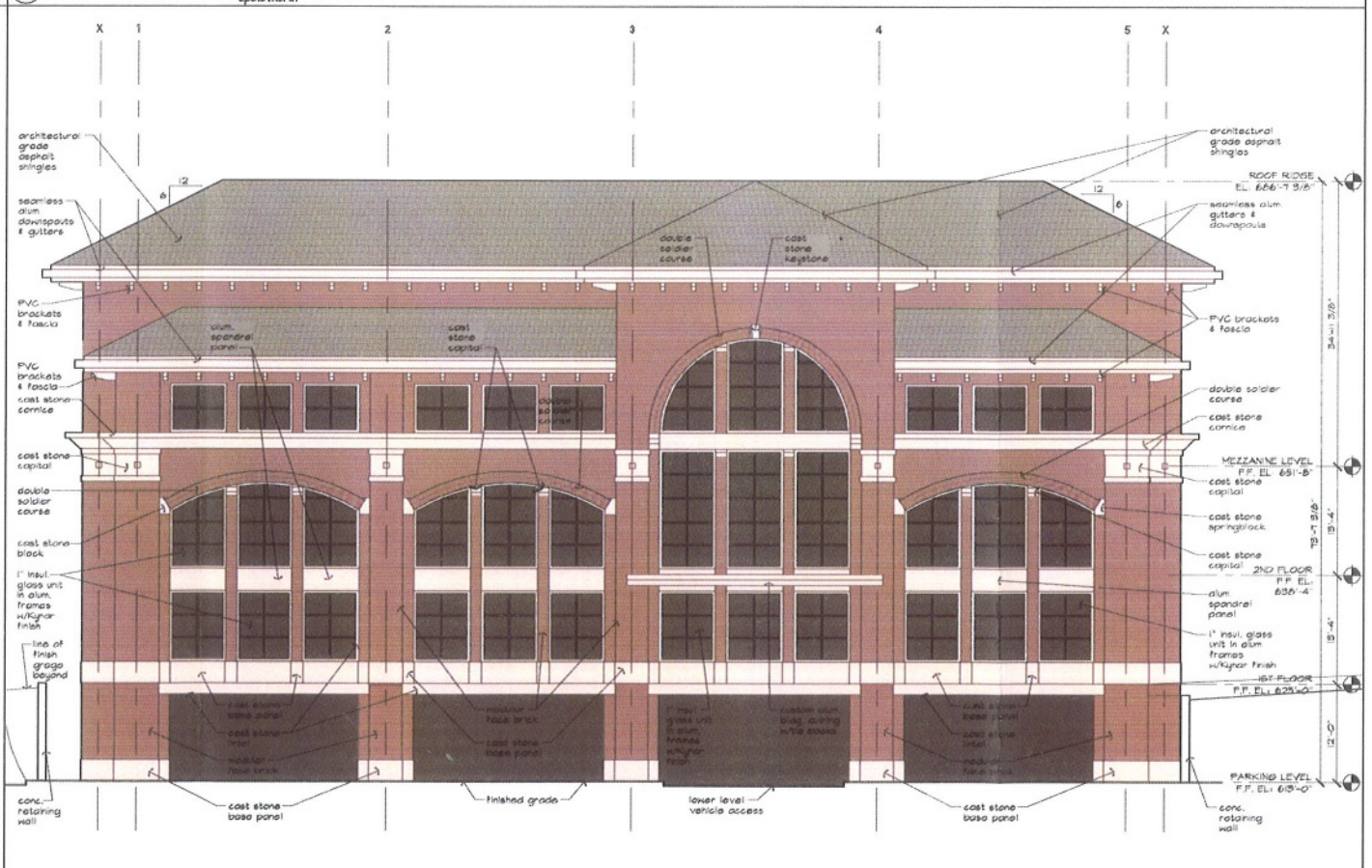
1 East Elevation
W-1-g



2 North Elevation
W-1-g



3 West Elevation
W-1-g



4 South Elevation
W-1-g

No.	Revision/Description	Date

Proposed Facility for:
CONWAY POINT OFFICE BUILDING
15310 Conway Road
Chesterfield, Missouri 63017

SHEET:
A4.1
PROJECT NO:
06008
DATE:
10/06/07

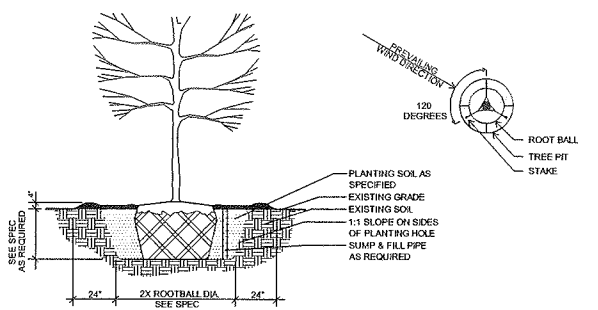


RJE ASSOCIATES

GENERAL NOTES AND PLANTING NOTES:

- Contractor shall comply with federal, state, and local laws and regulations pertaining to the inspection for plant disease and insect infestation.
- Landscape Architect shall approve all plant material and their placement prior to installation. Contact Landscape Architect at least 2 weeks prior to review.
- All trees shall equal or surpass American Standards for Nursery Stock ANSI Z60.1, 2004 for size and quality.
- All shrubs shall equal or surpass American Standards for Nursery Stock ANSI Z60.1, 2004 for size and quality.
- Contractor shall verify the plant material is properly labeled, is of proper size, has a well developed branch and root pattern, and is in accordance with the American Association of Nurserymen. Comply with the following conditions:
 - Do not prune any plant material prior to delivery without specific approval by Landscape Architect.
 - Plants are subject Landscape Architect inspection for size, variety, condition, latent defects, and injury at the place of growth and at the project site at any time before and during progress of work.
 - When requested by Landscape Architect, show samples to prove that no root bound conditions exist.
 - Remove rejected plants from the site immediately and replace with acceptable materials.
 - Replacement plants shall be the same type and size as originally planted.
- Substitutions will not be permitted without the Landscape Architect's written approval.
- Contractor shall provide a written guarantee to the owner that all trees, shrubs, and plant materials will maintain vigorous and healthy growth for the specified guarantee periods:
 - Less than #5: 1 Year
 - #5 to #15: 1 Year
 - #15 and larger: 1 Year
- Guarantee for each period shall begin on date of final written acceptance of work by owner, after successful completion of the specified maintenance period.
- Contractor shall remove tags, labels, nursery stakes, wire baskets or cages, and ties from all plants.
- Soil preparation, planting and fertilization, staking, and guying shall conform to details and specifications.
- Plant material quantities are provided for preliminary cost estimate purposes only. Landscape Contractor is responsible for verifying quantities as shown on plans.
- Contractor shall coordinate location of plant material with all other contractors.
- All plant pit excavation shall be per details and specifications.
- If planting pits are excavated using a power auger, break vertical sides with a balling bar or spade to interrupt continuous curve influence on root development.
- All soil for landscape planting areas or berms shall be obtained from off-site excavations and contractor shall indicate source location. Soil shall be sandy loam containing no toxic chemicals or elements which may inhibit or retard normal plant growth. Contractor shall provide a soil suitability test to determine soil fertility. The results of this soil study will serve as the recommendations for any necessary soil amendments. Soil survey results will be provided to the Landscape Architect for approval prior to soil placement. All soil amendments and mulching shall conform to Industry Standards.
- Contractor shall kill and remove all existing weeds from site.
- Soil preparation and backfill recommendations contained within these plans and/or specifications are for bid purposes only. Final soil analysis recommendations shall supersede.
- Contractor shall obtain a minimum of one soil sample for testing from each planting area as shown on plan. A copy of the soils report with recommendations shall be given to the owner and the Landscape Architect prior to any work being done. The contractor shall notify the Landscape Architect of any soil problems that might affect plant growth.
- Contractor shall install amended soil mix per specifications. Scarify subsoil and install and incorporate amended topsoil as per specifications.
- Contractor shall remove all excess soil, contaminated soils, rocks, clods, and debris as it accumulates.
- Contractor shall grade around plants to finish grade unless otherwise noted.
- All landscape areas (excluding turf) are to be mulched with a 2" deep layer of ground bark mulch to shredded mulch at the conclusion of planting operations. All soil amendments and mulching shall conform to industry standards.
- All transitions between planting beds and lawn are to be a spade cut edge, unless otherwise noted.
- Contractor shall field verify the extent of existing irrigation (if any) and adjust layout in coordination with new irrigation, if applicable.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
 TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE
 TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE
 TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 55MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
 TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.
 INSTALL THREE GUY WIRES PER TREE, SPACED EVENLY AROUND THE TRUNK.
 1/2" DIAMETER RUBBER HOSE
 BREATHABLE FABRIC TREE WRAP APPLIED FROM TRUNK FLARE TO FIRST BRANCH.
 WRAP PAPER FROM THE BOTTOM UP WITH SUFFICIENT OVERLAP TO COVER ALL BARK.
 PLASTIC FLAGGING OR OTHER VISUAL MARKER ON EACH WIRE.
 GALVANIZED WIRE OR CABLE TWIST WIRE TO TIGHTEN.
 TURNBUCKLES FOR TREES OVER 6" CALIPER.
 BIO-DEGRADABLE PLASTIC TAPE.
 30" LONG WOOD STAKE
 OPTIONAL METAL DRIVE ANCHORS, INSTALLED PER MANUFACTURERS DIRECTIONS.
 TREE WRAP SHOULD BE INSTALLED AT TIME OF PLANTING AND BE REMOVED WHEN DIRECTED BY THE LANDSCAPE ARCHITECT, BUT NO LATER THAN 12 MONTHS AFTER PLANTING.
 TREES WHOSE NORTH ORIENTATION IS NOT CHANGED FROM THE NURSERY DO NOT NEED TO BE WRAPPED EXCEPT TREES WITH VERY THIN BARK, SUCH AS RED MAPLE, SHOULD BE WRAPPED IF APPROVED BY THE LANDSCAPE ARCHITECT.
 ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL.
 THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK MUST BE A MINIMUM OF 12 MM (0.5 IN.).
 REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
 TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:
 o TREES WITH POOR-QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
 o TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
 o PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
 o ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
 o ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
 o TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

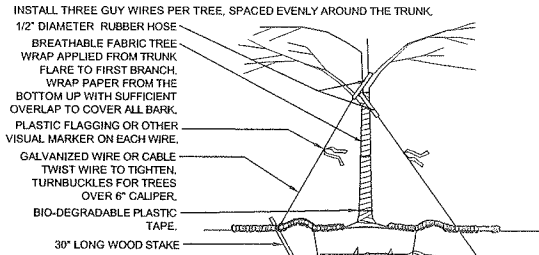


DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT SEE STAKING DETAIL.
 WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING NOTE.
 MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.

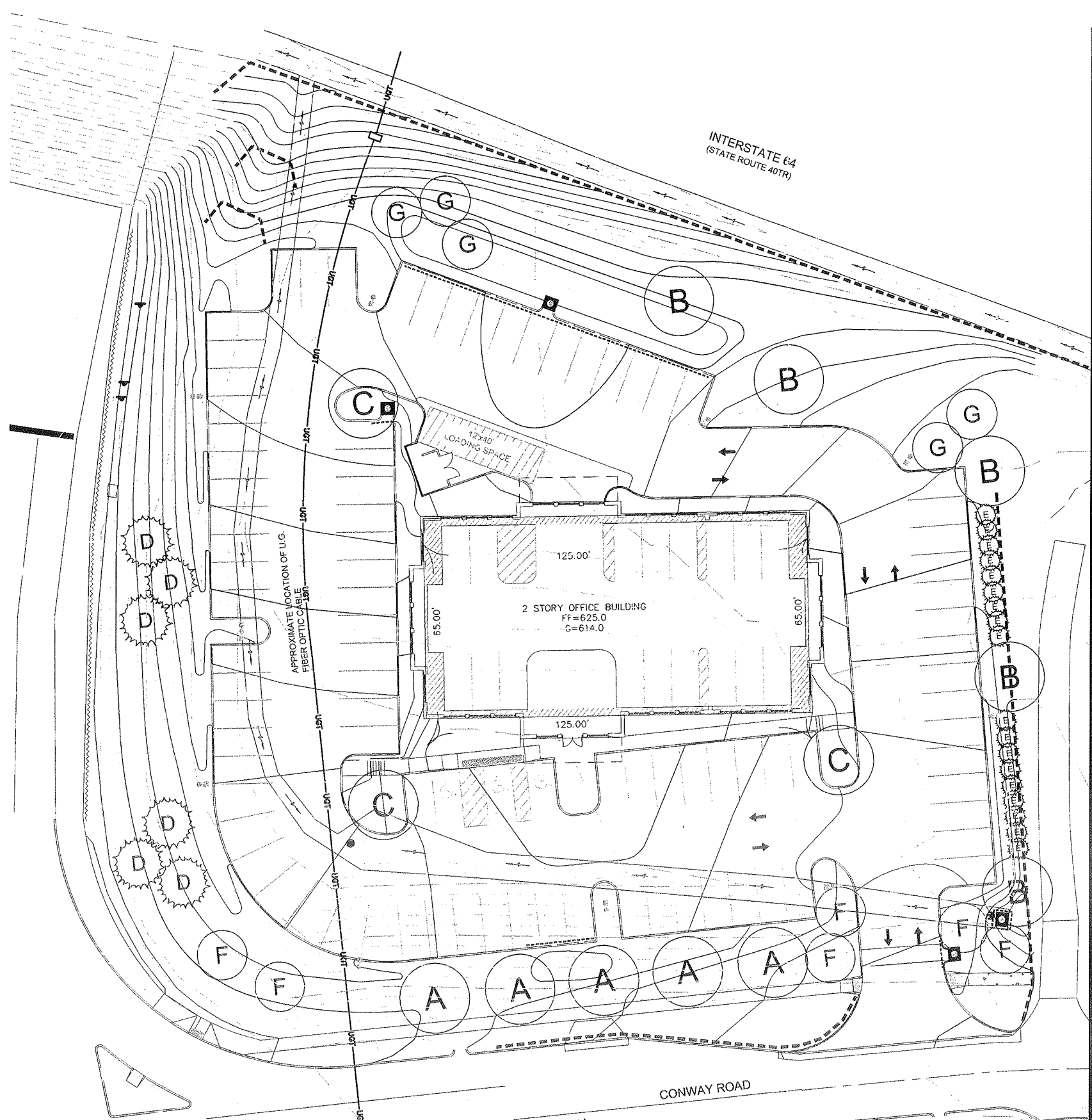
SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.
 2 IN. MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING. MULCH RING 6 FT. DIAMETER MINIMUM, 8FT. DIAMETER PREFERRED.
 IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8 IN. INTO PLANTING HOLE.
 PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
 TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 4 INCHES (100 MM) HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.
 REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.

A TREE PLANTING DETAIL



B TREE STAKING AND WRAPPING DETAIL



PLANTING SCHEDULE					
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
LARGE CANOPY TREES					
A	5	Zelkova serrata 'Greenvase'	Green Vase Zelkova	2-1/2" Cal	As Shown
B	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2-1/2" Cal	As Shown
C	3	Acer rubrum 'Red Sunset'	Red Sunset Maple	2-1/2" Cal	As Shown
EVERGREEN TREES					
D	6	Ilex opaca	American Holly	8' Ht.	As Shown
E	18	Juriperus virginiana 'Canortii'	Eastern Red Cedar	6' Ht.	As Shown
ORNAMENTAL TREES					
F	5	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	8' Ht.	As Shown
G	5	Cercis canadensis	Eastern Redbud	2-1/2" Cal	As Shown



PLANTING PLAN

Scale: 1"=40'

NOT FOR CONSTRUCTION

LIGHTHOUSE ARCHITECTS



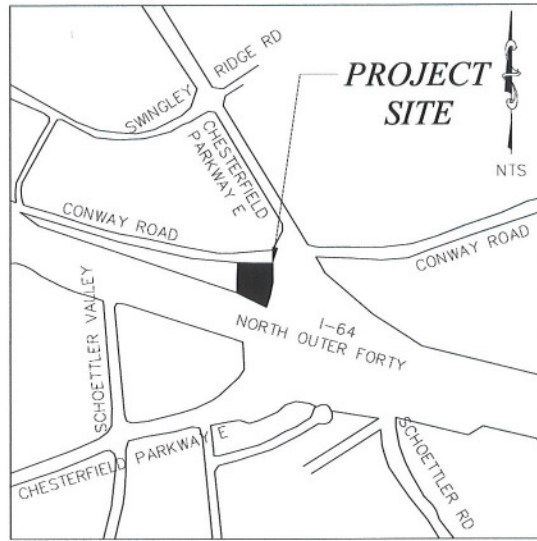
14373 North Outer 401
 Drive, Suite 601, Smith
 County, Missouri 63017
 Tel: 636.579.0959
 Fax: 636.579.0959



No.	Revision Description	Date
0	City Submit	05/26/06
1	Revised Planting Plan	08/16/07

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

SHEET:
PLANTING PLAN
L - 1.0
 PROJECT NO.
 06-043
 DATE:
 6/26/06
 DRAWN BY: LRC
 REVIEWED BY: JW



LOCATION MAP

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



SITE PLAN

Scale: 1"=40'



NOT FOR CONSTRUCTION

LIGHTHOUSE ARCHITECTS

14323 South Outer 40
Drive Suite 604 South
Chesterfield, Missouri 63017
PH :: 314.579.0655
FX :: 314.579.0439



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

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

SHEET:
SITE PLAN
L - 1.1
PROJECT NO.
06-043
DATE:
6/26/06
DRAWN BY: LRC
REVIEWED BY: JW