



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

Planning Commission Staff Report

Project Type: Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations.

Meeting Date: November 23, 2009

From: Shawn Seymour, AICP Project Planner Annissa McCaskill – Clay, AICP Lead Senior Planner

Location: 15400 Conway Road

Applicant: Phillip & Candice Stallone

Description: **Stallone Pointe (15400 Conway Road)**: Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 0.68 acre tract of land, zoned "PC" Planned Commercial District located on the south side of Conway Road, west of the Chesterfield Parkway and Conway Road intersection (18S220050).

PROPOSAL SUMMARY

Phillip and Candice Stallone have submitted a Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The request is to construct a 4,735 sf. structure for the purpose of locating their formal wear business. Exterior building materials for the proposed structure are to be brick, cultured stone, aluminum, and glass. Roof materials will be membrane roof with scuppers and downspouts.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

The petitioner's had originally purchased the western most property and had proposed to utilize an existing residential structure for their business. At that time the property was zoned "R3" Residence District (10,000 sf.) and in 2006 received approval from the City of Chesterfield for a zoning map amendment that changed the zoning of this property to "PC" Planned Commercial, by Ordinance 2240. On June 12, 2006 a site development plan was approved for this site utilizing the existing residential structure for the formal wear business. Upon inspection of the

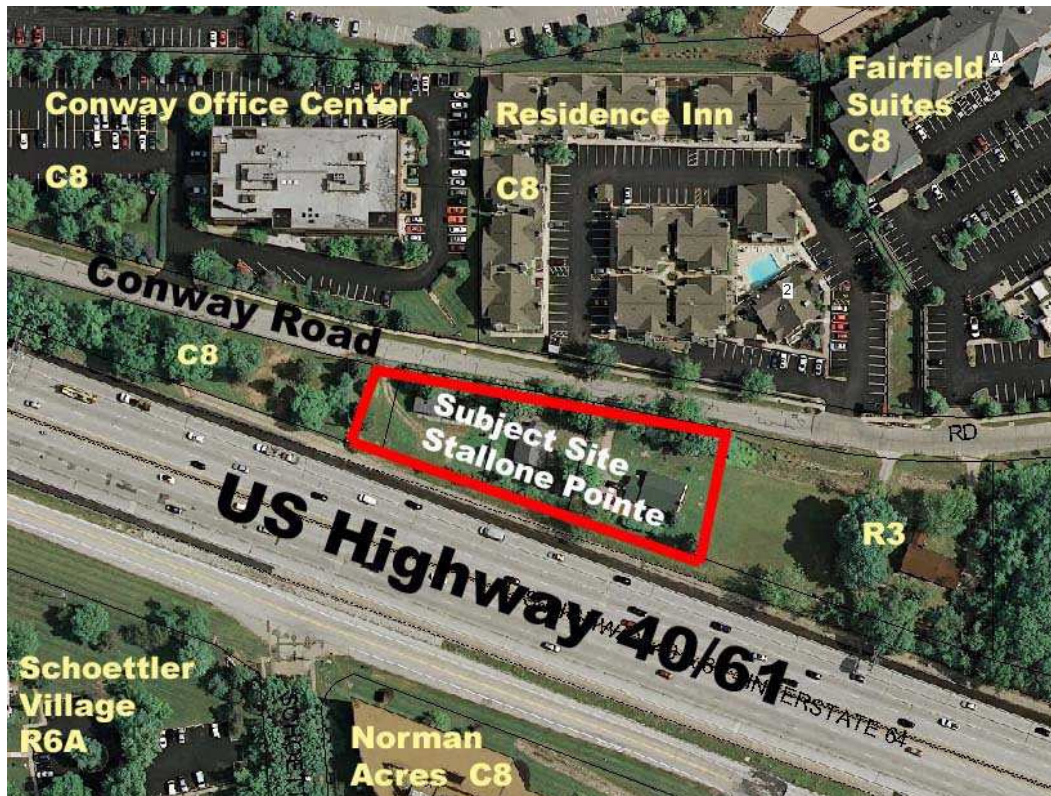
existing residential structure by St. Louis County and Monarch Protection Fire District, said structure was deemed unfit for the proposed commercial land use.

In 2008, the petitioner's purchased the property adjacent to the east which also contained a residential structure. Subsequently, a petition for a zoning map amendment was filed with the City of Chesterfield for the purpose of changing the zoning of this recently acquired property to "PC" Planned Commercial District and amending the original "PC" Planned Commercial District to create one (1) larger zoning district. The petitioners proposed tearing down both existing structures and constructing one (1) commercial structure. In November of 2008, the City of Chesterfield approved this zoning request with the passing of Ordinance 2500.

Following approval of Ordinance 2500, a Site Development Plan was submitted to the City of Chesterfield for review. During review of this plan the agents of the property owner determined that an exaction related to road way improvements in the governing ordinance was causing an undue financial burden. Meetings with City Staff resulted in the Site Development Plan being placed on hold and the submittal of a petition for ordinance amendment to modify this exaction to relieve the financial burden and satisfy the City of Chesterfield's road way improvement requirements. The request was approved in August of 2009 with the passage of Ordinance 2558.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Hotel and Office	"C8" Planned Commercial District
South	US Highway 40/61	N/A
East	Single Family Residence	"R3" Residence District (10,000 sf.)
West	Undeveloped Vacant Land	"C8" Planned Commercial District



STAFF ANALYSIS

Zoning

The subject site is currently zoned "PC" Planned Commercial District and was reviewed against the requirements of City of Chesterfield Ordinance 2558 as well as all other ordinance development standards. The site adheres to the applicable ordinance and development standards requirements.

Architectural Elevations

This project was reviewed by the Architectural Review Board on January 15, 2009. The Board, by a vote of 7 – 0, passed a motion to forward this project to the Planning Commission for approval as presented.

Traffic/Access and Circulation

The Stallone Pointe Development has frontage on both US Highway 40/61 and Conway Road. Direct ingress and egress is only given from the site to Conway Road; no direct access is provided from the site to US Highway 40/61.

Landscaping and Tree Preservation

The landscape plan depicts multiple tree and shrub plantings along both US Highway 40/61 and Conway Road to buffer the site from these public rights-of-way. The landscape plan as submitted meets all requirements and standards of the City of Chesterfield. The City's Arborist reviewed the amended landscape plan and had no additional comments.

Lighting

Site lighting is provided by both free-standing parking lot lights as well as building mounted lights. The lighting plan as submitted meets all City of Chesterfield requirements and standards. The lighting plan is attached for the Commission's review.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and all other respective and pertinent ordinance requirements.

Staff requests action on the application for Site Development Plan at the Stallone Pointe Development.

MOTION

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

1. "I move to approve (or deny) the Site Development Plan, Landscaping Plan, Lighting Plan, and Architectural Elevations for the Stallone Pointe Development."

Stallone Pointe (15400 Conway Road)

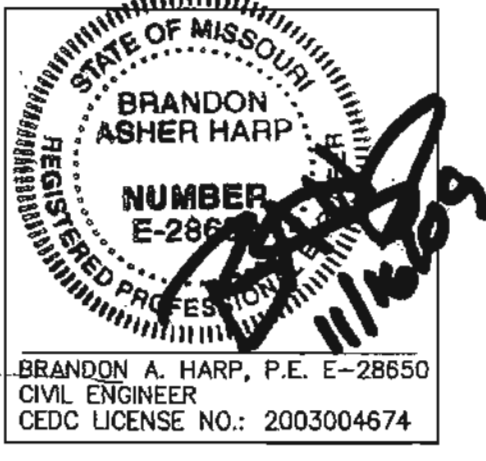
November 23, 2009

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2. "I move to approve the Site Development Plan, Landscaping Plan, Lighting Plan, and Architectural Elevations for the Stallone Pointe Development with the following conditions" (Conditions may be added, eliminated, altered or modified)."

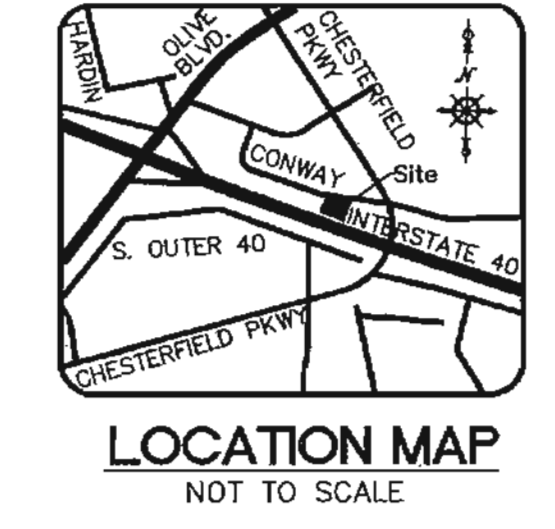
Cc: City Administrator
City Attorney
Department of Planning and Public Works

Attachments: Site Development Plan
Landscape Plan
Lighting Plan
Architectural Elevations



SITE DEVELOPMENT PLAN

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



LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 10, TOWNSHIP 45 NORTH, RANGE 4 EAST, BEING PART OF DEED BOOK 16328 PAGE 1369 AND DEED BOOK 17504 PAGE 4794 OF THE ST. LOUIS COUNTY LAND RECORDS OFFICE IN ST. LOUIS COUNTY, MISSOURI MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO WILBERT E. MERTZ AND WIFE BY DEED BOOK 1368 PAGE 467, FROM WHICH A FOUND 1/2" IRON ROD BEARS SOUTH 59 DEGREES 35 MINUTES EAST A DISTANCE OF 1.27 FEET, SAID POINT BEING ON THE NORTHERN RIGHT OF WAY LINE OF STATE HIGHWAY 40-61, (VARIABLE WIDTH); THENCE WESTWARDLY ALONG THE NORTHERN LINE OF SAID STATE HIGHWAY 40-61, NORTH 70 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 358.89 FEET TO A FOUND 1/2" IRON PIPE BEARS SOUTH 16 DEGREES 12 MINUTES WEST A DISTANCE OF 1.0 FEET; THENCE EASTWARDLY ALONG THE SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD, SOUTH 80 DEGREES 10 MINUTES 00 SECONDS EAST A DISTANCE OF 335.49 FEET TO A POINT, FROM WHICH A FOUND 1/2" IRON ROD WITH CAP STAMPED COUNTY H/71 BEARS NORTH 79 DEGREES 30 MINUTES EAST A DISTANCE OF 0.87 FEET; THENCE LEAVING SAID SOUTHERN RIGHT OF WAY LINE OF CONWAY ROAD, SOUTH 04 DEGREES 35 MINUTES 00 SECONDS EAST A DISTANCE OF 123.40 FEET TO THE POINT OF BEGINNING CONTAINING 29,683 SQUARE FEET OR 0.681 ACRES MORE OR LESS.

PROPERTY DATA

OWNER	= PHILLIP & CANDACE STALLONE
ADDRESS	= 15400 CONWAY ROAD
LOCATOR NO.	= 18S220050
ACREAGE	= 0.68 AC.
EXISTING ZONING	= PC, PLANNED COMMERCIAL
FIRE DISTRICT	= MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= PARKWAY
SEWER DISTRICT	= METRO, ST. LOUIS SEWER DISTRICT
WATER SHED	= MISSOURI RIVER
FEMA MAP	= 22189C0145
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= LACLEDE GAS COMPANY
PHONE COMPANY	= SOUTHWESTERN BELL TELEPHONE
WATER COMPANY	= MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE AND THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS & THE CITY OF CHESTERFIELD.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1%:20". SLOPES GREATER THAN 1%:20" MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- PARKING CALCULATIONS

PARKING REQUIRED	RETAIL: 5 per 1000 g.s.f. = 4,735 x 0.00 = 24 STALLS
PARKING PROVIDED	1,000
9'x19'	= 22 STALLS
A.D.A.	= 2 STALLS
Total	= 24 STALLS
- SETBACKS PER PLAN (PER CITY ORDINANCE 2500)

FRONT (CONWAY RD.)	= 10'
FRONT (SOUTH BOUND.)	= 20'
SIDE (EAST BOUND.)	= 10'
SIDE (WEST BOUND.)	= 30'
- DENSITY CALCULATIONS

Openspace:	11,773 s.f.	X 100 = 39.6%
29,683 s.f. total site		
Building & Pavement Coverage:	17,910 s.f. impervious	X 100 = 60.3%
29,683 s.f. total site		
F.A.R.	4,735 s.f. building	X 100 = 16.0%
29,683 s.f. total site		
- Subject property lies within unshaded Flood Zone "X" (areas determined to be outside the 500 year flood plain according to the National Flood Insurance Program Flood Insurance Rate Map for St. Louis County, Missouri and Incorporated Areas. The map is identified as Map No. 29189C0145 H with an effective date of August 2, 1995).
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED IMPROVEMENTS WITHIN R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD, OR M.O.D.T. STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND M.S.D. STANDARDS.
- NO SLOPES WITHIN COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- CONTRACTOR TO COORDINATE CONSTRUCTION PARKING WITH OWNER. NO PARKING ALLOWED IN CONWAY ROAD RIGHT OF WAY.

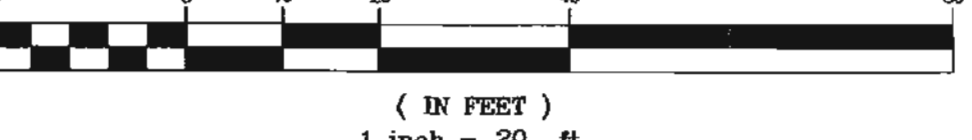
PROJECT BENCHMARK

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

SITE BENCHMARK

ELEV. - 630.80' - NORTHWEST CORNER BAS OF OVERFLOW STRUCTURE IN DETENTION POND NEAR THE SOUTHEASTERN CORNER OF 15455 CONWAY ROAD.

GRAPHIC SCALE



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

LEGEND

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

The Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on _____ day of _____ 2009, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as amended by the Planning & Development Services Director and City Clerk.

Planning & Development Services Director _____
City Clerk _____

(Name of Owner(s)) _____ the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 110.03, _____ of the City of Chesterfield Ordinance _____ (Applicable subsection) (present zoning) _____

(Name Typed) _____
State of _____
County of _____

On this _____ day of _____ A.D. 20____, before me personally appeared _____ (Officer of Corporation) to me known, who, being by me sworn in, did say that he/she is the _____ of the _____ (Title) (Name of Corporation) _____ and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said instrument to be the free act and deed of said corporation.

Director of Planning _____
City Clerk _____
Ordinance _____ dated _____ which prescribed conditions relating to approved _____ is recorded as Daily Number _____ on the _____ day of _____ 20____ in the St. Louis County Recorder's Office.

SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions. Marler Surveying Company By Delmar F. Vincent LS-347-D

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

PREPARED BY: CEDDC CIVIL ENGINEERING DESIGN CONSULTANTS

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

CEDDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

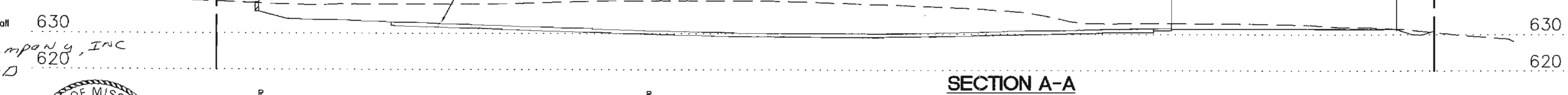
11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.ceddc.net

GEOTECHNICAL ENGINEER'S NOTE

Neither Jacob Geotechnical Engineering, Inc. nor the undersigned was involved with the preparation of any part of these plans. The signature and seal of the undersigned professional engineer are intended to confirm that the undersigned has reviewed Sheet SD1, relative to geotechnical considerations only, through the date given below. It is the professional opinion of the undersigned engineer that the improvements shown on these sheets are compatible with the soil and geologic conditions at the site as anticipated from our Geotechnical Report for the project dated September 2009.

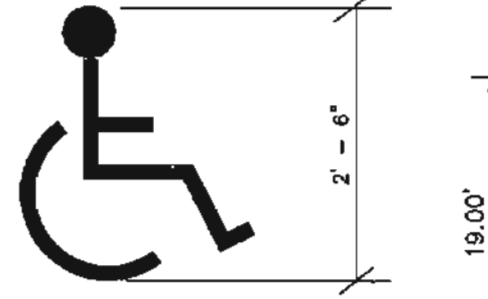
Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, the undersigned geotechnical engineer must be involved during the construction of this project to observe the subsurface conditions and implementation of recommendations relative to construction means and methods shall be left to the Contractor.

Jacob Geotechnical Engineering, Inc. Date: 11-13-09
CARL L. JACOBI
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NO. 44589
PE-422560

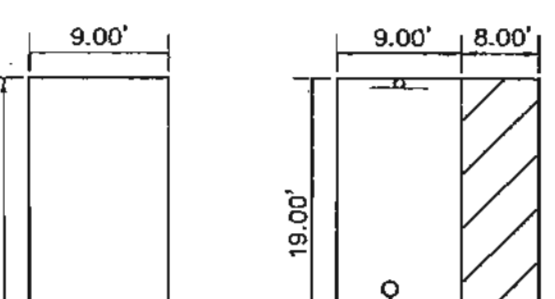


SECTION A-A

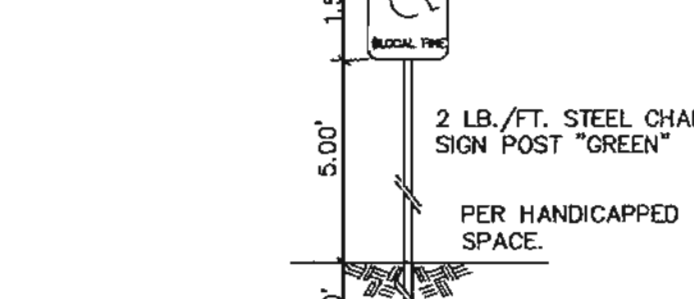
SCALE: HORIZONTAL 1"=20' VERTICAL 1"=20'



HANDICAP SIGN (n.t.s.)



TYPICAL PARKING STALLS (n.t.s.)

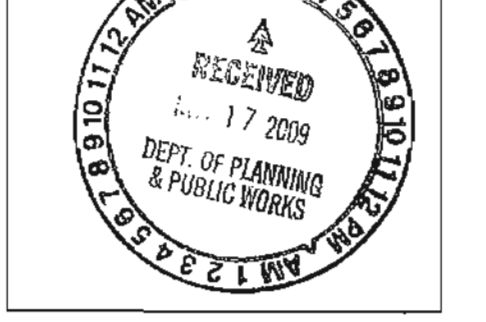


HANDICAP PARKING SIGN (n.t.s.)

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

CEDDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

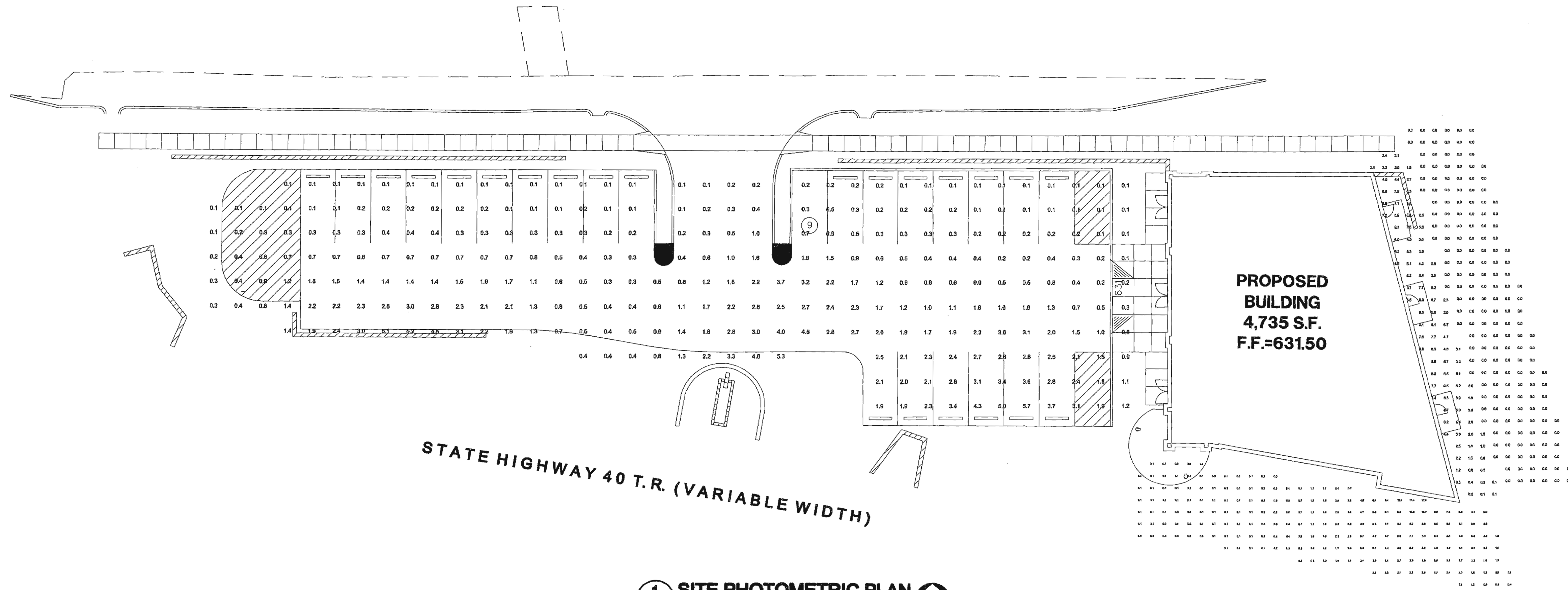
Site Development Plan
Stallone Pointe
15400 Conway Road
Chesterfield, Missouri 63005



Proj. #	0332.10
No. Description	Date
City Submittal	11/18/08
Rev. Per City	08/11/09
Rev. Per Arch	09/21/09
Rev. Per City	10/13/09
Rev. Per City	11/04/09

SITE DEVELOPMENT PLAN

SD1
OF 1



1 SITE PHOTOMETRIC PLAN
E-3 1/16" = 1'-0"

The Professional Architects seal and the seal of the Engineer are required for the stamped documents. The professional seal of the Engineer is required for the stamped documents only on the sheet. Other drawings and documents not requiring the seal shall not be considered prepared by or the responsibility of the Engineer.
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ZWICK + GANDT
ARCHITECTURE, INC.

9100 WENTZON ROAD, SUITE 110
ST. LOUIS, MISSOURI 63128
314-662-8282
zgw@zwgarchitect.com

CIVIL ENGINEER:
CEDC

11402 BRUNING ROAD, SUITE 100
ST. LOUIS, MO 63128
(314) 720-1400

LANDSCAPE ARCHITECT:
LANDSCAPE TECHNOLOGIES

87 JACOBS CREEK DRIVE
ST. CHARLES, MO 63304
(636) 626-1200

STRUCTURAL ENGINEER:
KREMER ENGINEERING, INC.

200 N. MAIN ST., STE. F
COLUMBIA, MO 65203
616-291-0005

MEP ENGINEER:
AERIFICA CASE

782 BERRY COUNTY
ST. LOUIS, MO 63125
631-340-1800

MEP ENGINEER:
AERIFICA CASE

782 BERRY COUNTY
ST. LOUIS, MO 63125
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631-340-1800

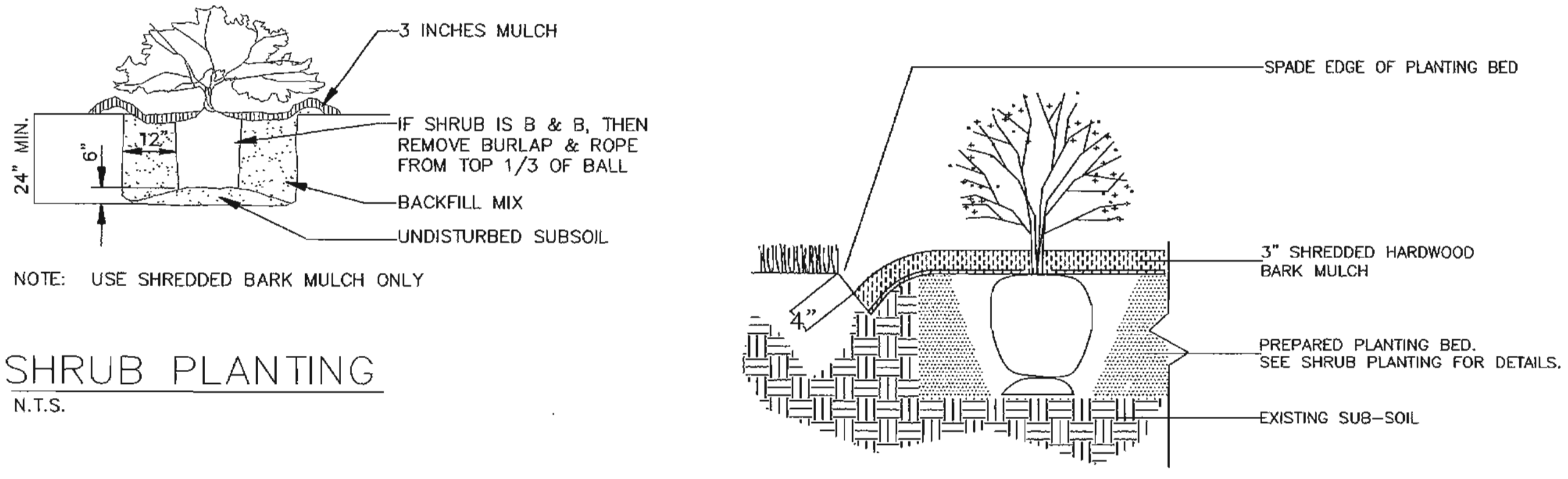
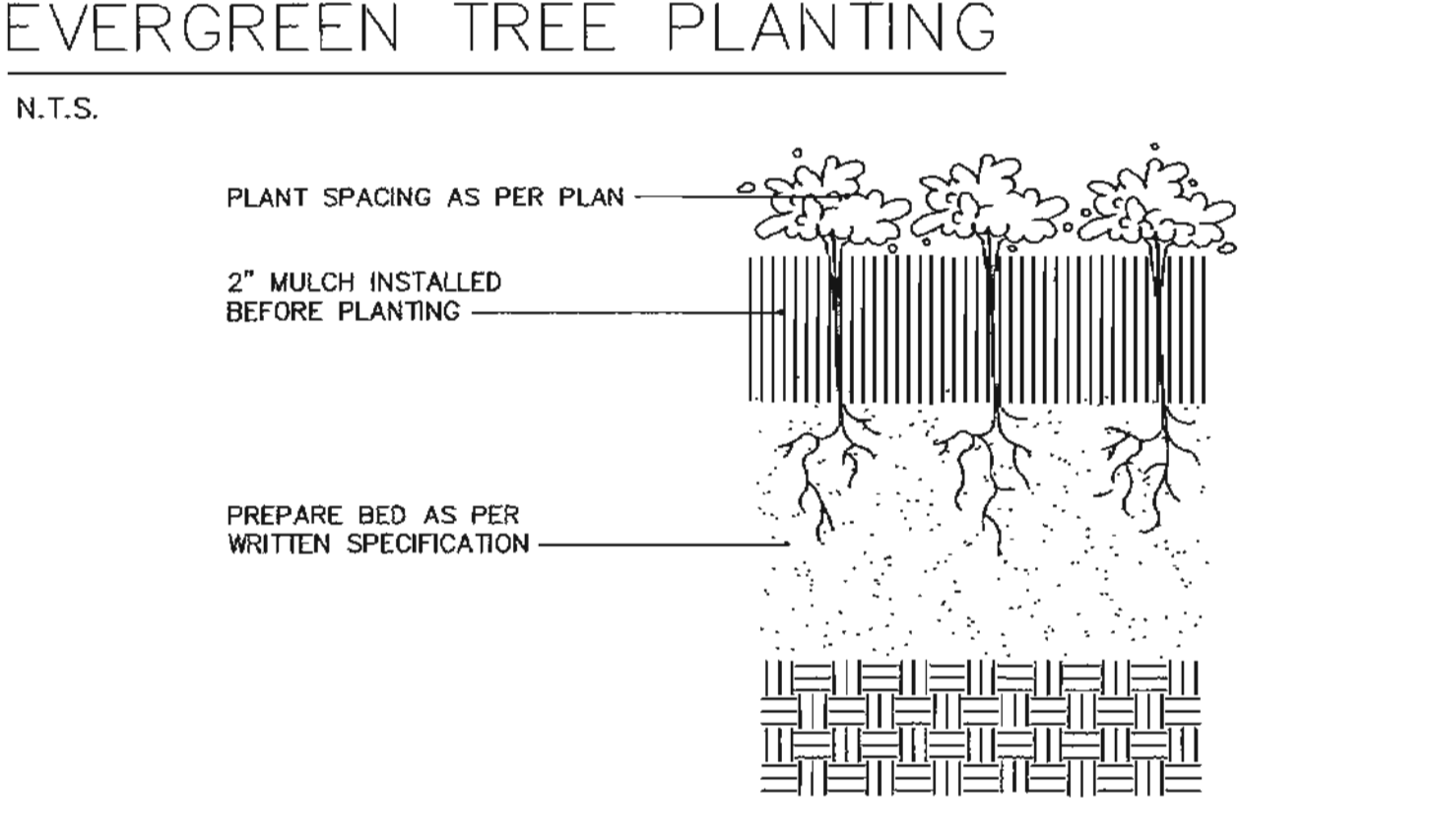
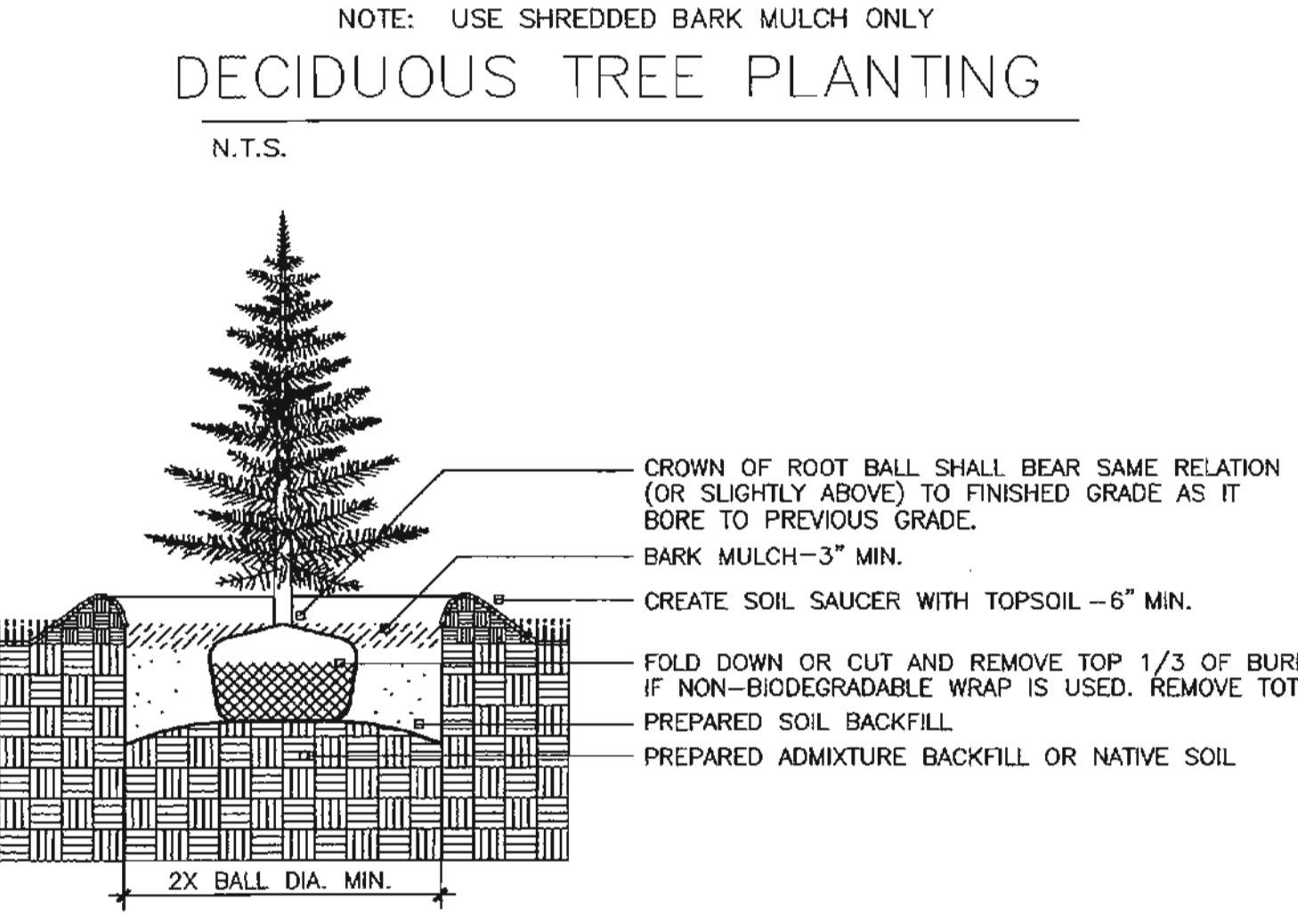
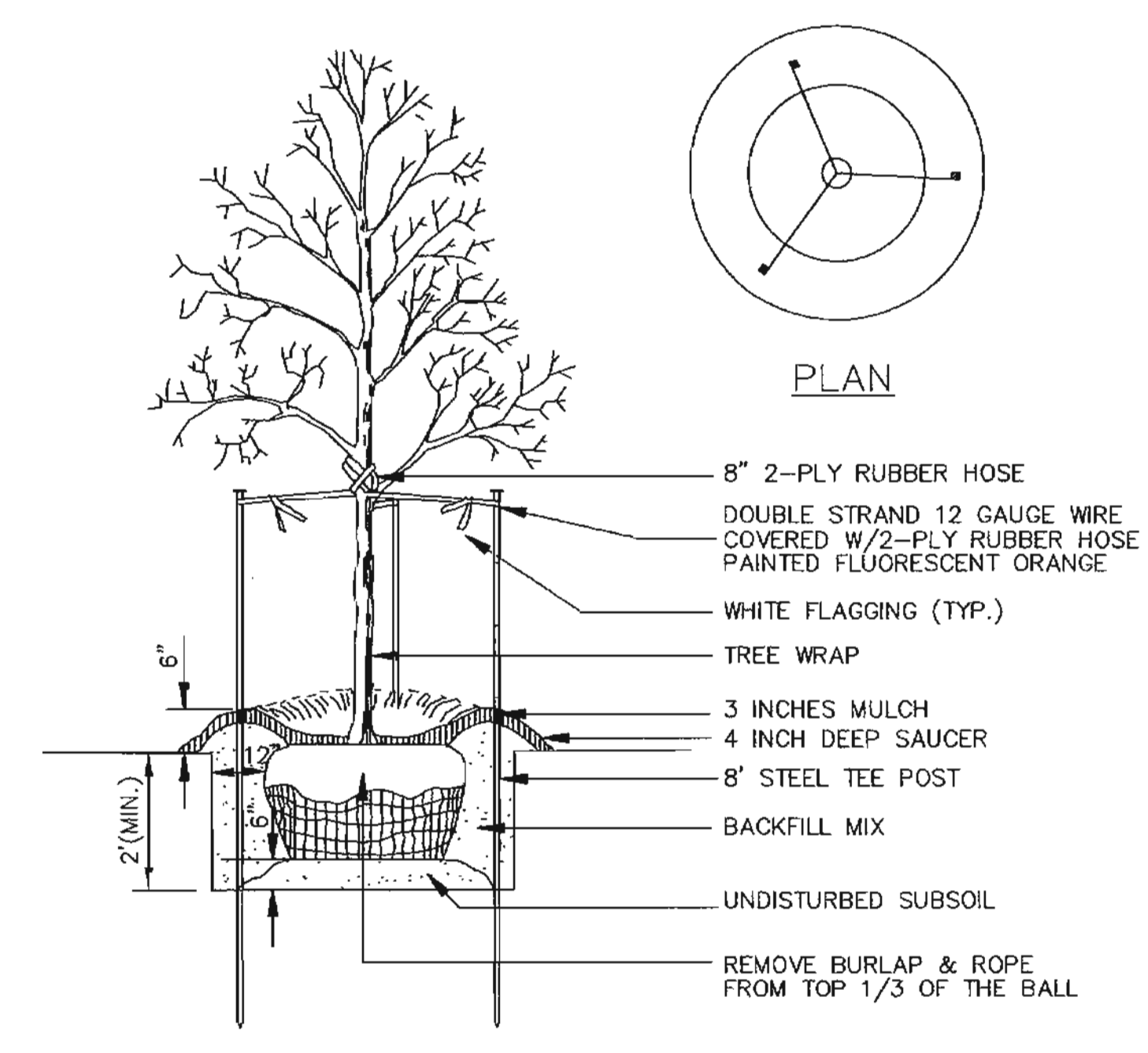
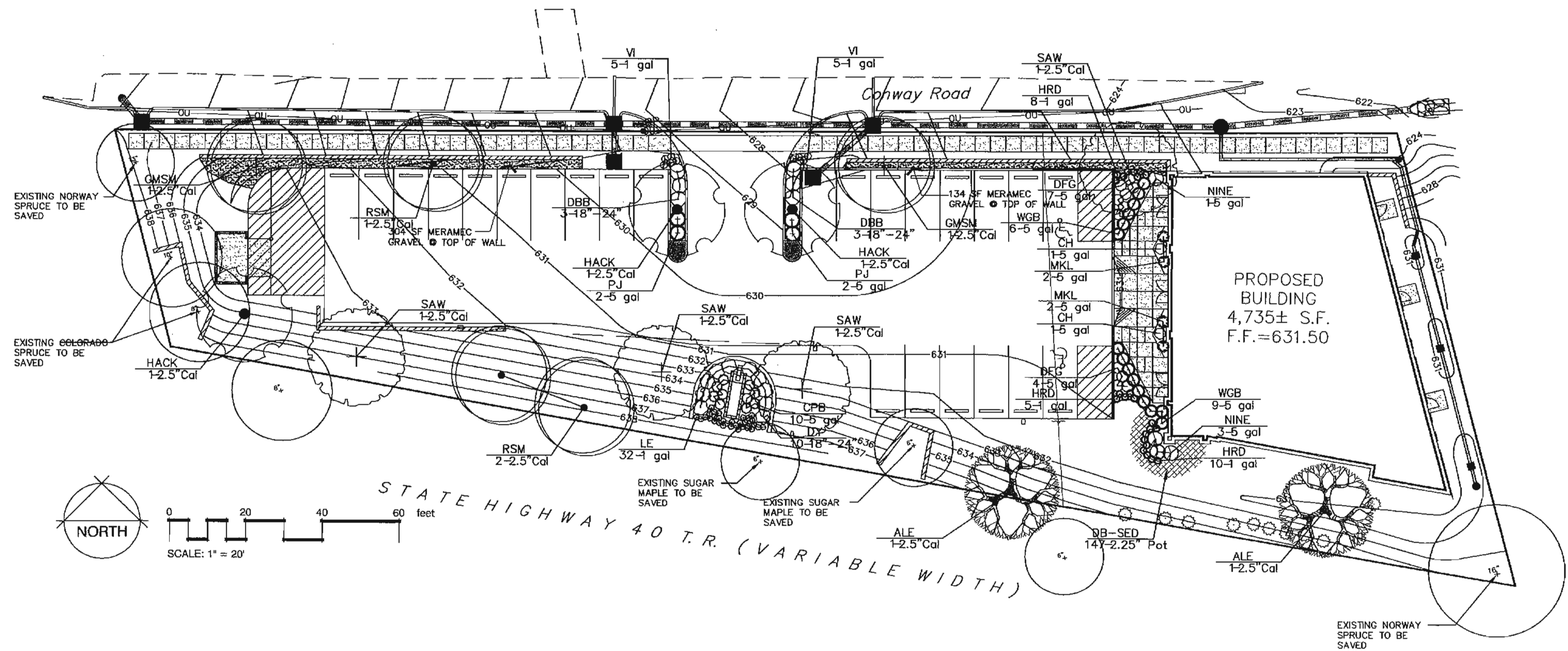
STALLONE POINTE
(CONWAY POINTE LLC)
15400 CONWAY ROAD
CHESTERFIELD, MISSOURI 63005

DATE	DESCRIPTION
OCTOBER 2, 2008	PROJECT SET

PROJECT NUMBER:
00007.01

ELECTRICAL SITE PLAN

E-3



NOTES:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be seeded with a mixture of Turf-Type Fescue (300# per acre) and bluegrass (15# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- The minimum setback is 30'-0" from an existing or proposed right of way.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2367 of the City of Chesterfield Zoning Ordinance.
 - There shall be a minimum landscape width of six (6) feet and a minimum area of 100 square feet. Provide one (1) deciduous tree per island.
 - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
 - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old; and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- Upon release of the landscape installation Bond, a two (2) year Landscape Maintenance Bond shall be required.

PLANT SCHEDULE:

TREES	QTY	BOTANICAL/COMMON	SIZE
RSM	3	Acer rubrum 'Franksred' / Red Sunset Maple	2.5" Cal
GMSM	2	Acer saccharum 'Green Mountain' / Green Mountain Sugar Maple	2.5" Cal
HACK	3	Celtis occidentalis / Common Hackberry	2.5" Cal
SAW	4	Quercus acutissima / Sawtooth Oak	2.5" Cal
ALE	2	Ulmus parvifolia 'Emer I' / Athena Lacebark Elm	2.5" Cal
SHRUBS	QTY	BOTANICAL/COMMON	SIZE
CPB	10	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	5 gal
WGB	15	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	5 gal
DBB	6	Euonymus alatus 'Compactus' / Compact Burning Bush	18"-24"
CH	2	Ilex meserveae 'China Boy/Girl' TM / China Boy/Girl Holly	5 gal
PJ	4	Juniperus procumbens 'Nana' / Procumbens Juniper	5 gal
NINE	4	Physocarpus opulifolius 'Diabolo' TM / Diabolo Purple Ninebark	5 gal
MKL	4	Syringa patula 'Miss Kim' / Miss Kim Lilac	5 gal
DY	10	Taxus media 'Densiformis' / Dense Yew	18"-24"
ANNUALS/PERENNIALS	QTY	BOTANICAL/COMMON	SIZE
HRD	23	Hemerocallis hybrid 'Happy Returns' / Happy Returns Daylily	1 gal
VI	10	Iris pallida 'Variegata' / Variegated Iris	1 gal
LE	32	Stachys byzantina 'Silver Carpet' / Lamb's Ears	1 gal
GRASSES	QTY	BOTANICAL/COMMON	SIZE
DFG	11	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	5 gal
GROUND COVERS	QTY	BOTANICAL/COMMON	SIZE
DB-SED	147	Sedum spectabile 'Dragon's Blood' / Dragon's Blood Sedum	2.25" Pot @ 12" oc

STREET TREES: REQUIRED: 1 per 50 LF FRONTAGE

- HIGHWAY 40: 356.89 LF FRONTAGE REQUIRING 8 TREES @ 2.5" CALIPER
- CONWAY RD.: 335.49 LF FRONTAGE REQUIRING 7 TREES @ 2.5" CALIPER

SITE COVERAGE CALCULATIONS (LOT 1):

BUILDING + PAVEMENT	15,496 S.F.	or 52.2%
OPENSACE	14,187 S.F.	or 47.8%
TOTAL	29,683 S.F.	or 100.0%



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PROJECT NUMBER:
09007.01



The Professional Architects seal affixed to this sheet, indicates that the named Architect has prepared or checked the preparation of the materials shown only on this sheet. Other drawings and documents are exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

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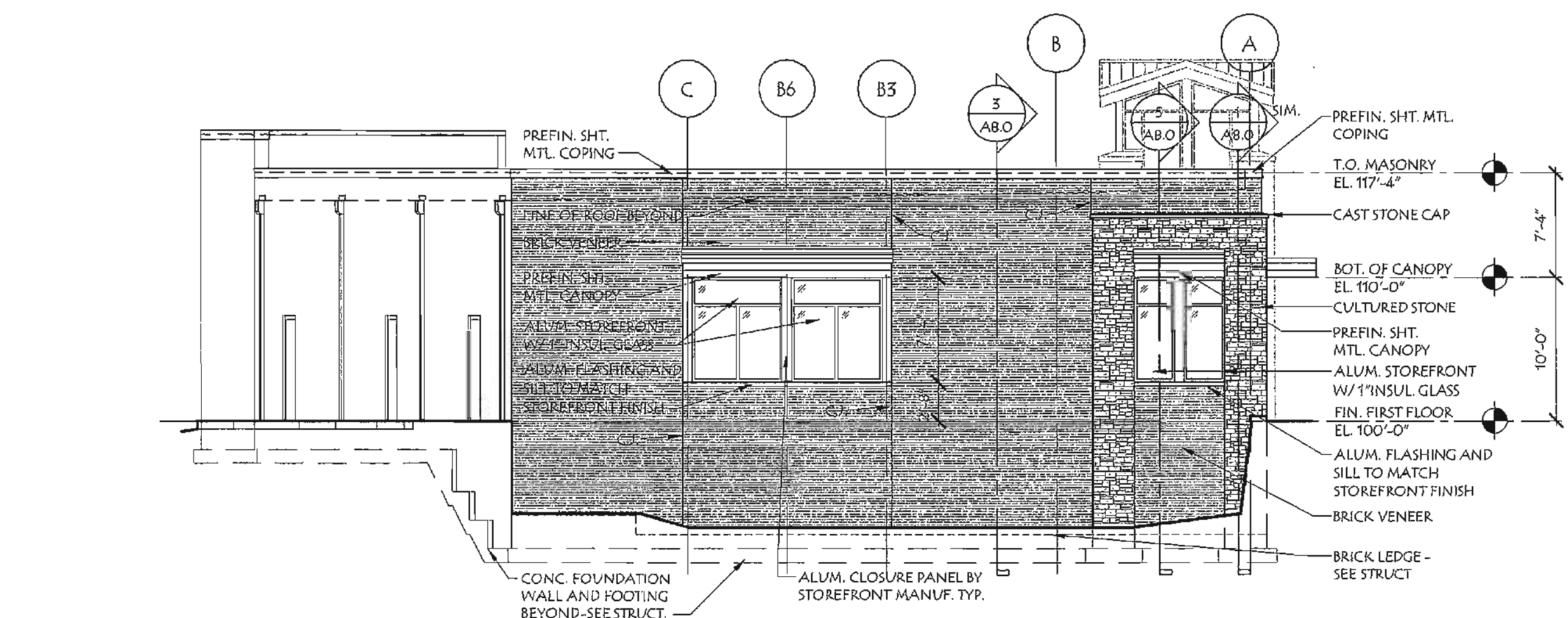
MEP ENGINEERS:
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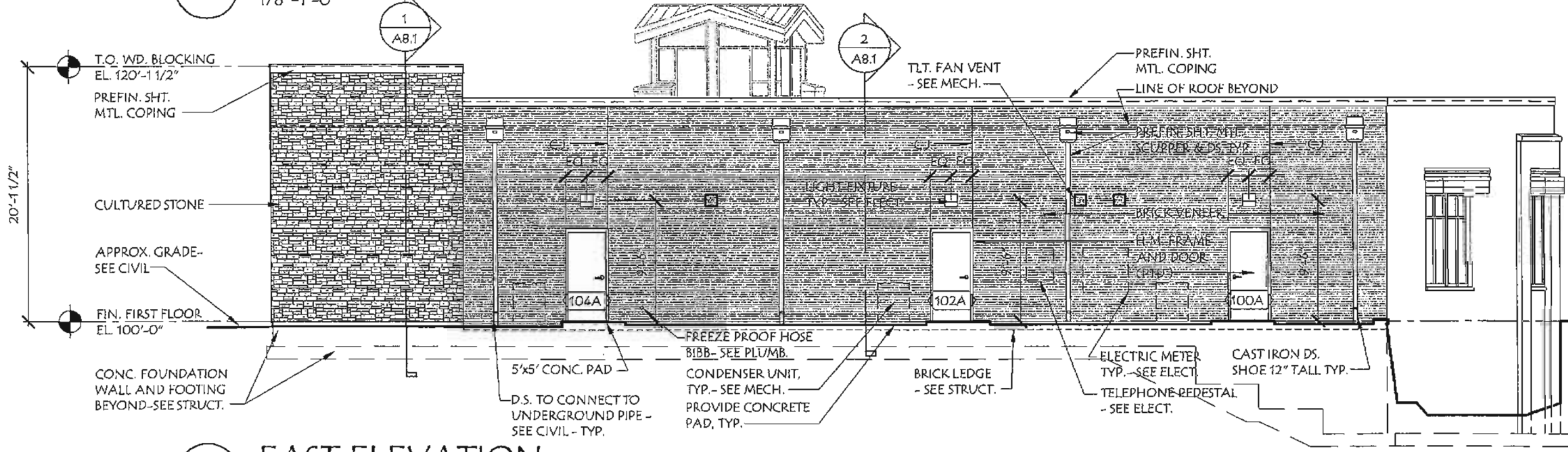
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PROJECT NUMBER:
 09007.01
BUILDING ELEVATIONS

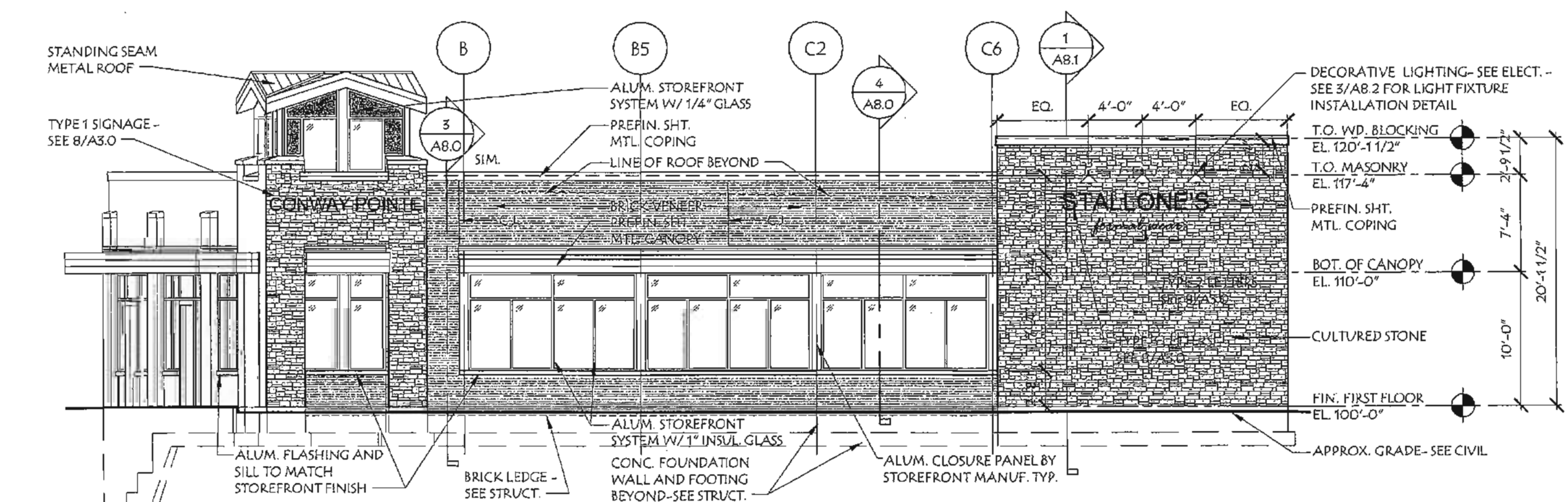
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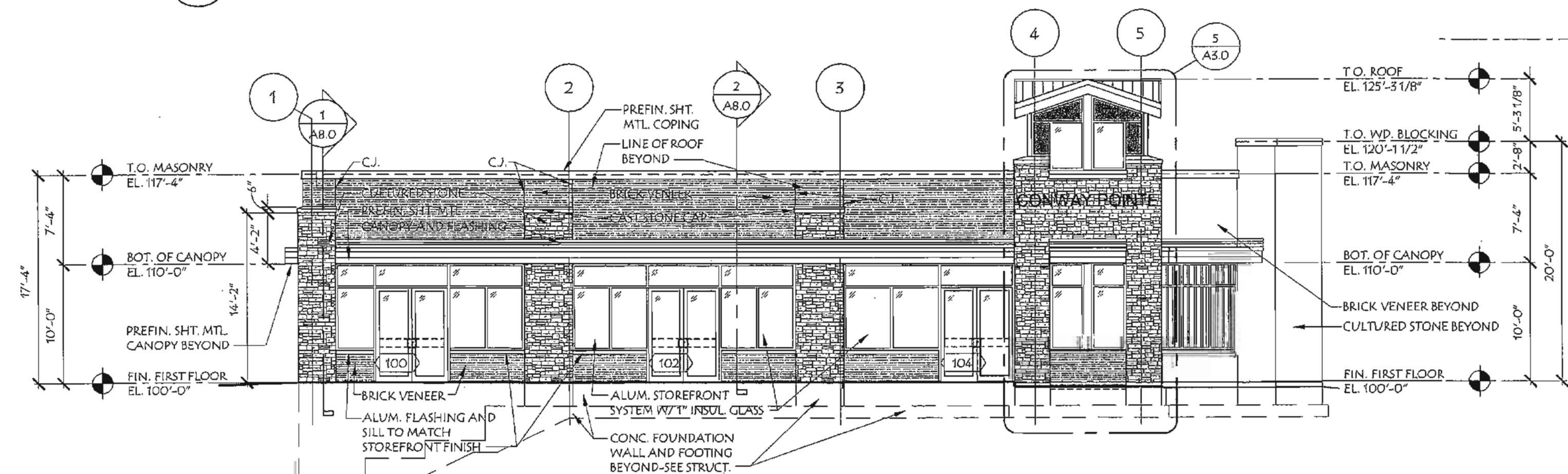
1 NORTH ELEVATION
 1/8"=1'-0"



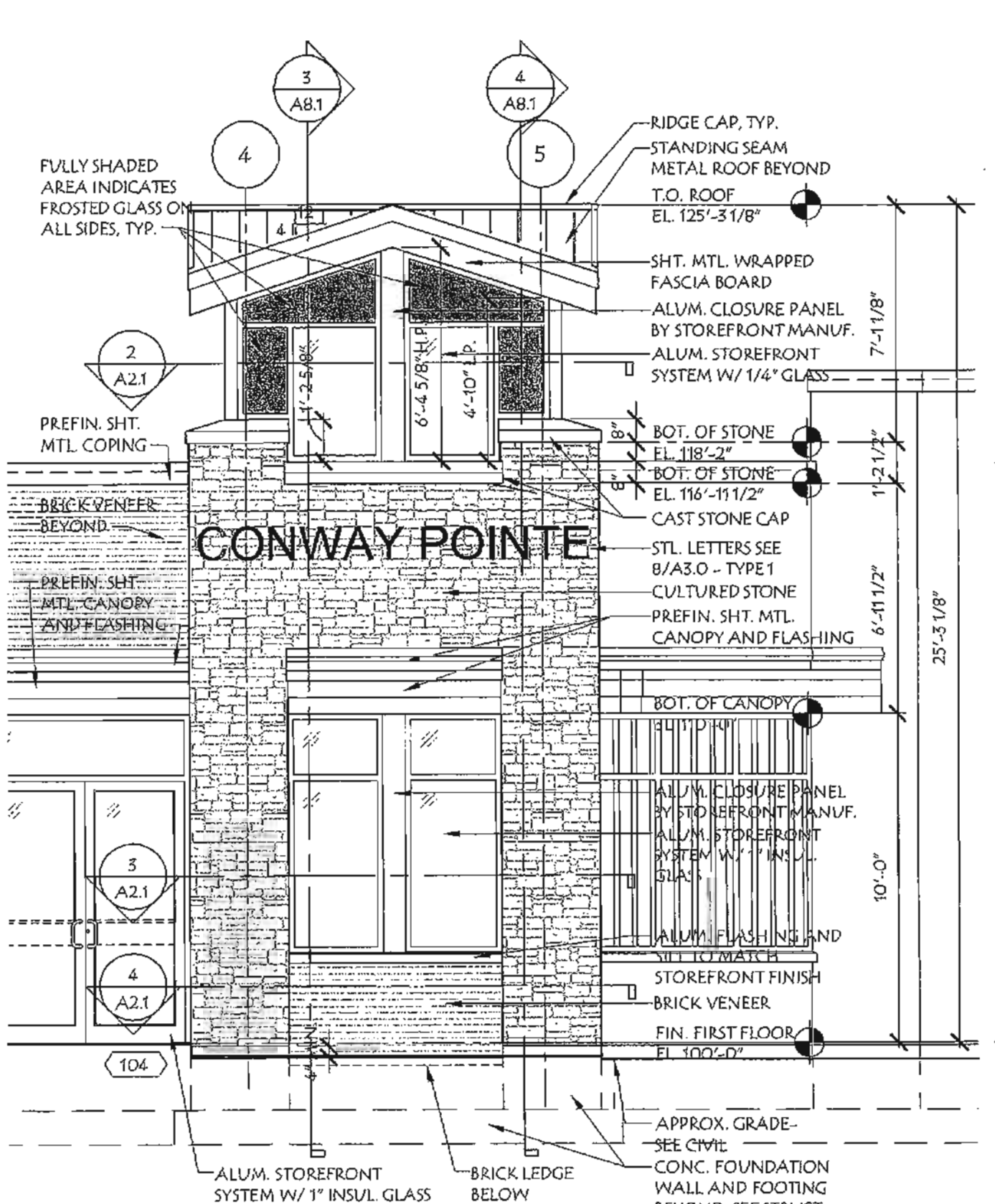
2 EAST ELEVATION
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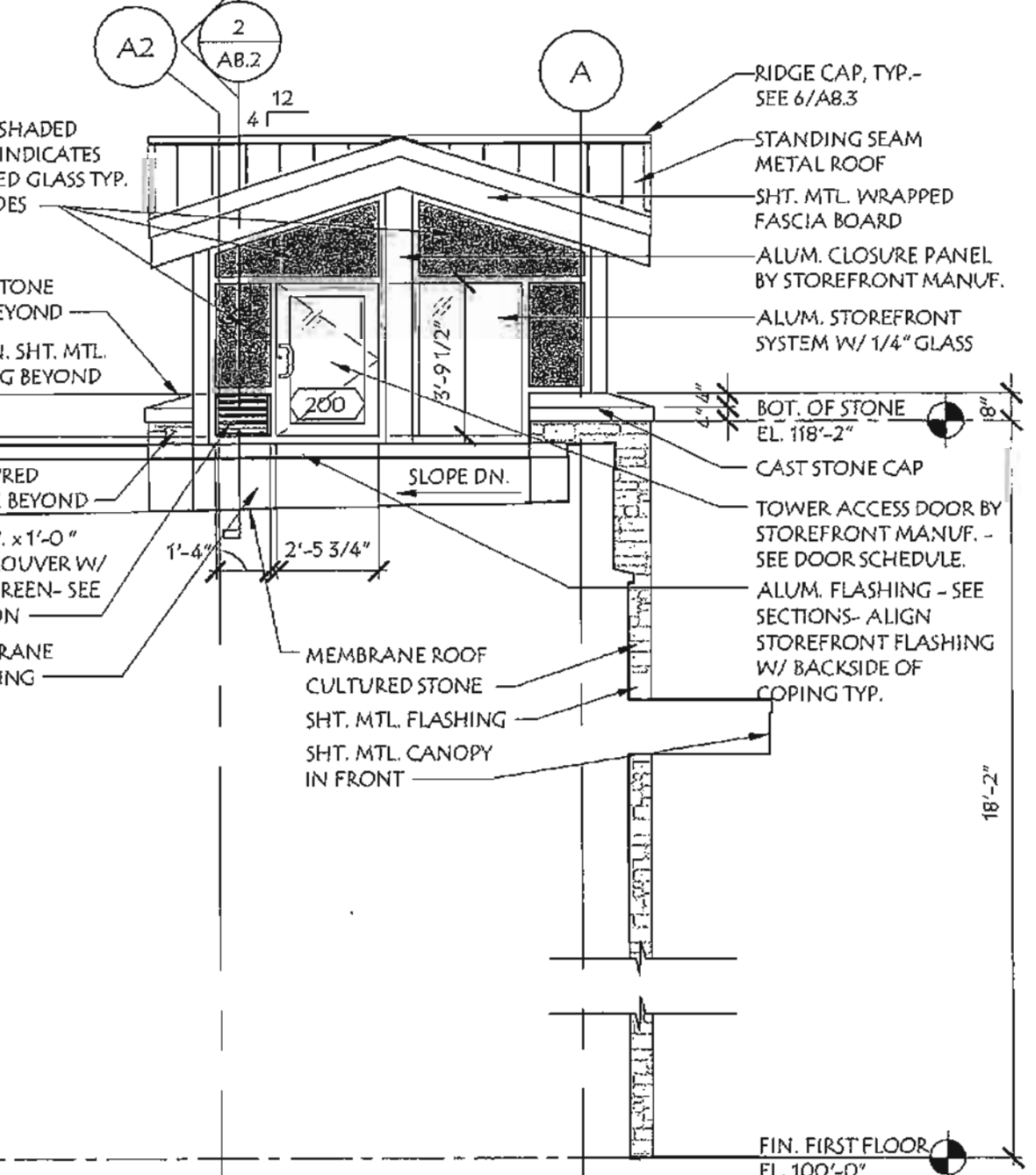
3 SOUTH ELEVATION
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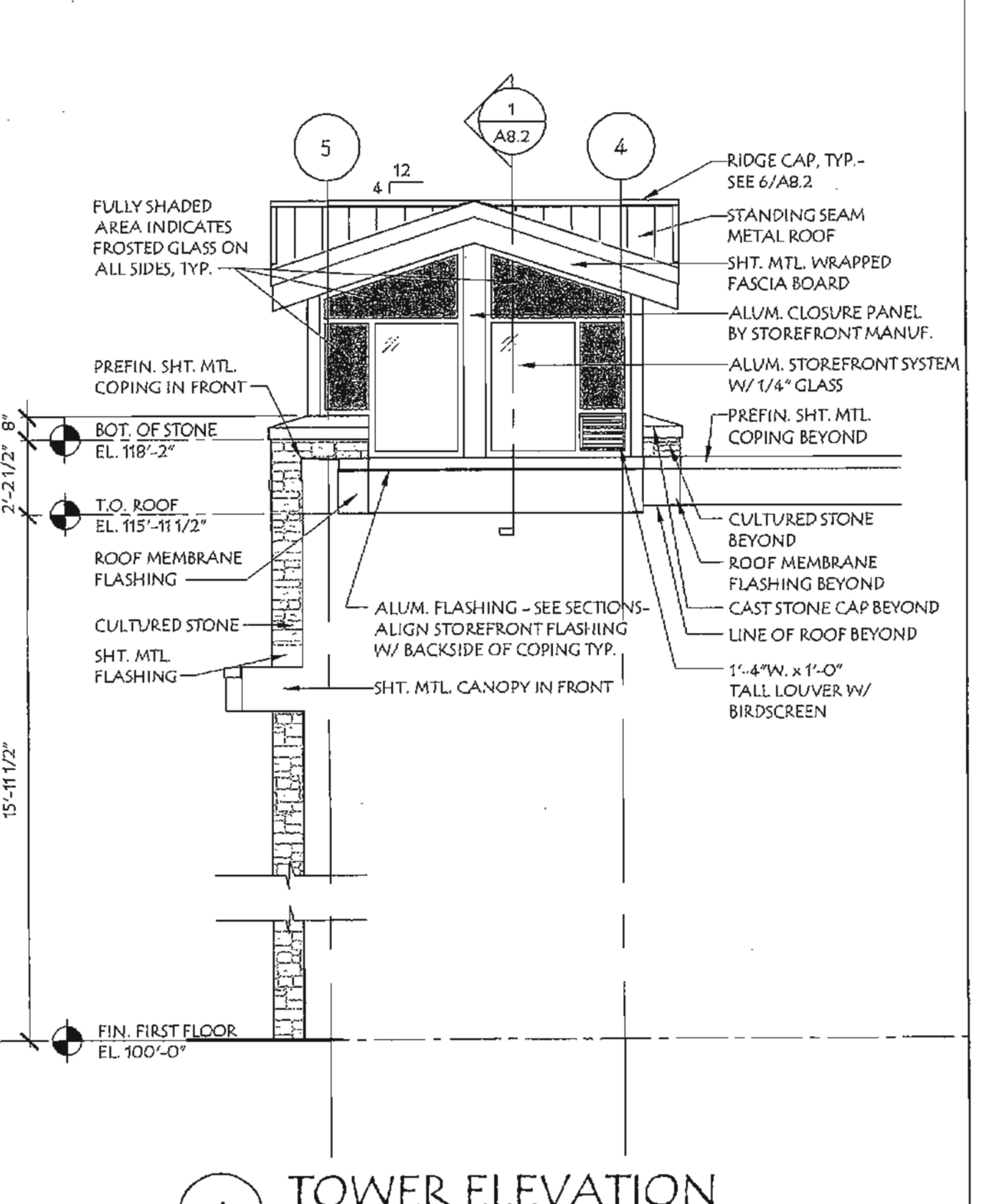
4 WEST ELEVATION
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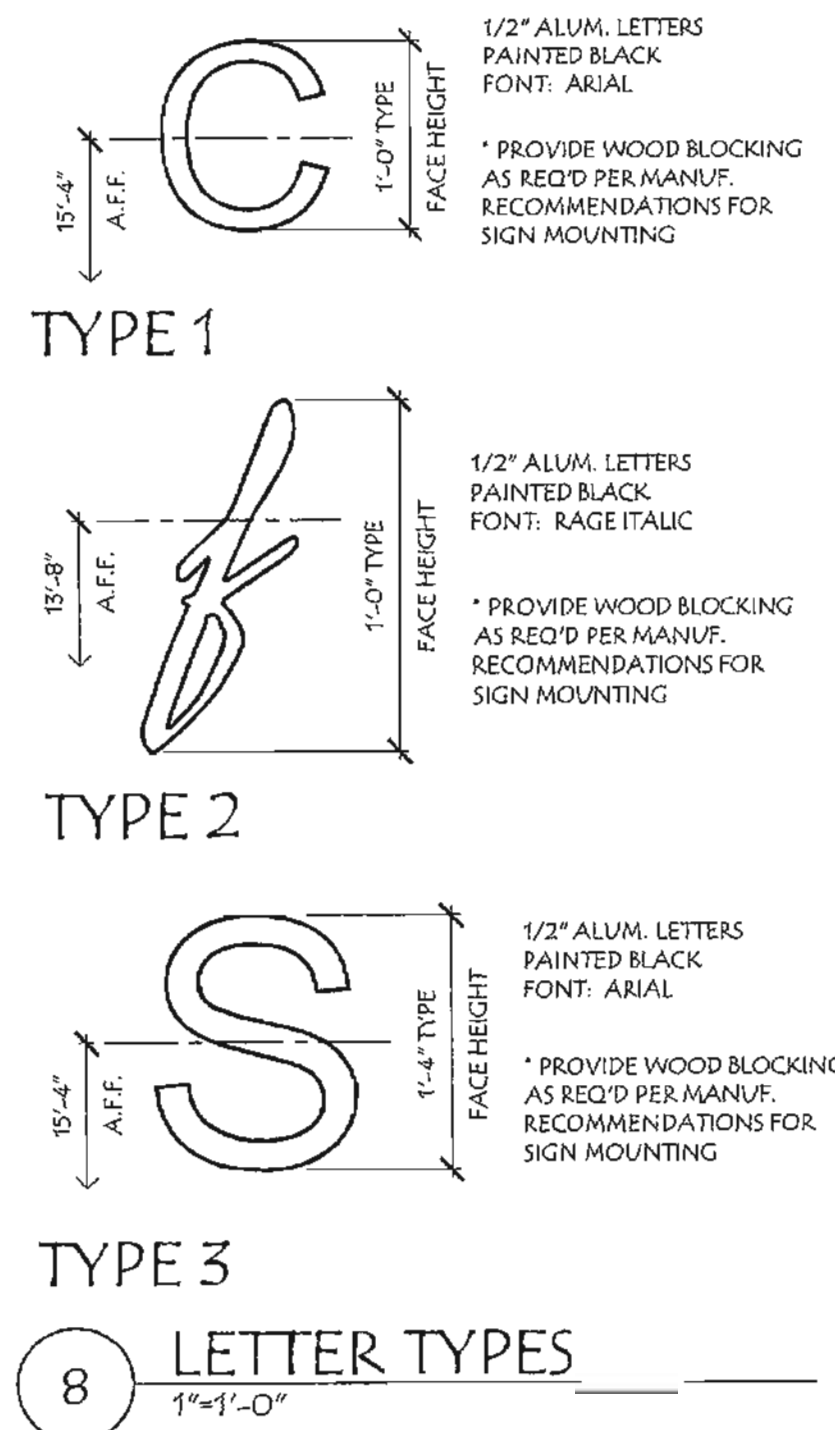
5 TOWER ELEVATION
 1/4"=1'-0"



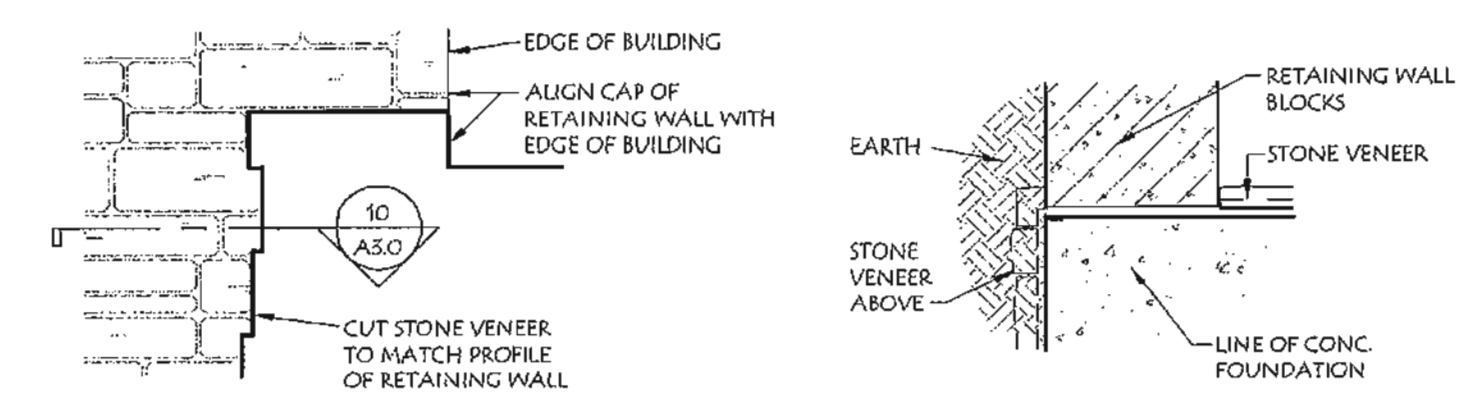
7 TOWER ELEVATION
 1/4"=1'-0"



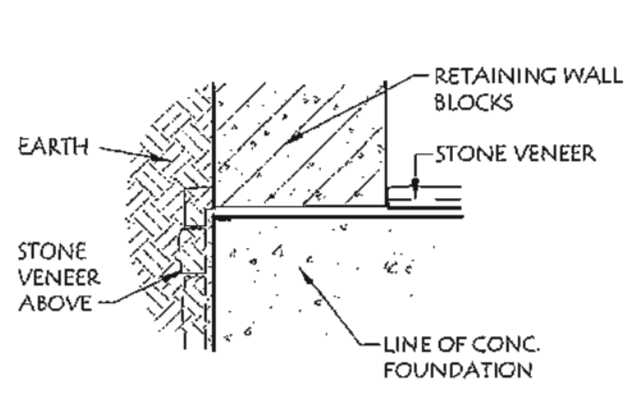
6 TOWER ELEVATION
 1/4"=1'-0"



8 LETTER TYPES
 1"=1'-0"



9 STONE ELEVATION
 1"=1'-0"



10 STONE SECTION
 1"=1'-0"