


Architectural Review Board Staff Report

Meeting Date: December 9, 2021

From: Chris Dietz, Planner 

Location: 15525 Olive Blvd.

Applicant: Stock & Associates, Inc.

Description: **15525 Olive Blvd. (Mellow Mushroom) ASDSP:** An Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for a 1.54-acre tract of land zoned "C-8" Planned Commercial District located on the northeast portion of the intersection of Chesterfield Parkway West and Olive Blvd. (18S521120).

PROPOSAL SUMMARY

Stock and Associates, on behalf of Mellow Mushroom St. Louis, has submitted an Amended Site Development Section Plan to redesign a vacant restaurant building for a new restaurant tenant. The request includes changes to each of the building's elevations and a new patio located on the southeast side of the building. A new enclosure will be constructed on an existing pad on the north side of the building. Minor changes to landscape and lighting are also proposed with this request.

HISTORY OF SUBJECT SITE

Pre-1988—Subject site zoned "C-8" Planned Commercial District under provisions of St. Louis County Ordinance 13,388.



Figure 1: Subject Site

1990—Reduced parking setback approved by City of Chesterfield City Council through Ordinance 458 (current governing ordinance). Final Development Plan was approved by the City for a restaurant use.

2010—Amended Architectural Elevations approved for the repurposing of the building from one restaurant tenant to another, including exterior color changes and the addition of awnings on the building.

2019—Amended Site Development Section Plan (ASDSP) approved for a 489 sq. ft. cooler addition on north elevation of building, with material and color to match the existing building. An enclosure was also introduced with this ASDSP, located just north of the building. However, these improvements were never built.

STAFF ANALYSIS

General Requirements for Site Design

The Unified Development Code details both desirable and undesirable practices for Site Design, as shown in the table below:

Desirable Practices	Undesirable Practices
Provide safe pedestrian movement between elements	Site design that impairs or interferes with other properties or developments
Provide public plazas, courtyards, assembly areas, etc.	Excessive noise, lighting, glare
Incorporate scenic views, fountains, public art, etc., within outdoor spaces	Delivery zones, trash enclosures, storage areas, transformers and generators that are not screened and are visible by the public
Consider climate, solar angles, and outdoor activities when designing elements within outdoor spaces	Aboveground public utilities

Table 1: General Guidelines for Site Design

General Requirements for Site Design are further broken down into the following categories:

- Site Relationships
- Circulation and Access
- Topography and Parking
- Retaining Wall

A. Site Relationships

The site is located in the northeast corner of the intersection of Chesterfield Pkwy. W and Olive Blvd. The site is also located within the Hilltown Village Center subdivision, with two (2) gas stations located directly across Olive Blvd., and Pfizer located directly across Chesterfield Parkway West. A small Ameren substation abuts this site directly to the east along with the rear of a small strip center within the Hilltown Village Center. The Comprehensive Plan designates this site as within the Neighborhood Center character area.

B. Circulation System and Access

Vehicular access to the site is currently gained through three entrances: one from Olive Blvd., one from Chesterfield Parkway West and another from the interior of Hilltown Village to the east. There are no changes to vehicular circulation or access in conjunction with this request. Pedestrian sidewalks are currently located along both street frontages. The ASDSP shows a new ADA path from Olive Blvd to the building within the site, with benches on the pedestrian plaza in front of the building’s main entrance.



Figure 2: Colored Site Plan

C. Topography, Parking

The topography of the site is generally flat with a total of six (6) feet of elevation change across the entire site. The ASDSP has carried over much of the existing parking to accommodate the new restaurant user, with 95 spaces being provided. This falls within the minimum and maximum parking allowed for the site as required in the Unified Development Code.

General Requirements for Building Design

The UDC also includes specific site and building design criteria for commercial and industrial architecture, as well as shopping center and office complex uses, shown in Table 2 below:

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See Section 405.04.010(D), General Requirements For Building Design, of this Article.	Screen utility meters and surface transformer switching pads.	See Section 405.04.010(D), General Requirements For Building Design, of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.

Table 2: UDC Commercial and Industrial Design Guidelines

The UDC has specific provisions regarding the redevelopment of existing buildings. All additions and exterior renovations to existing structures shall advance such structures toward further compliance with the provisions of UDC’s Architectural Review Design Standards. Exterior additions must also be incorporated into one (1) cohesive design with the existing structure.

General Requirements for building design are also broken down into the following categories:

- Scale
- Design
- Materials and Color
- Landscape Design and Screening
- Lighting

A. Scale

The scale of the building will remain roughly the same as what existed before, with a one-story design with most of the proposed additional articulation at the pedestrian scale.

B. Design

The design features existing material and color found on the building today with the incorporation of new elements primarily found around the south and west elevations of the building. The design will include a new pedestrian entrance on the north elevation with a canopy system above it. A similar canopy system will be incorporated above the main entrance, which will carry over into a new covered patio area on the south elevation. The tower feature which includes the main entrance will be redesigned to include new color and materials that are not found on the building today.

A new canopy support system will be incorporated in front of a secondary entrance on the east elevation, which will form the shape of an “M” for corporate branding. The patio will also feature this canopy support system, and an existing standing seam metal roof, as well as a new extension in the form of a grey metal canopy, which will continue around to the main entrance of the building. The patio will be enclosed by a white aluminum railing system and a staggered white brick wall. Rooftop mechanical equipment will be fully screened by the tower and roof parapet around each side of the building.

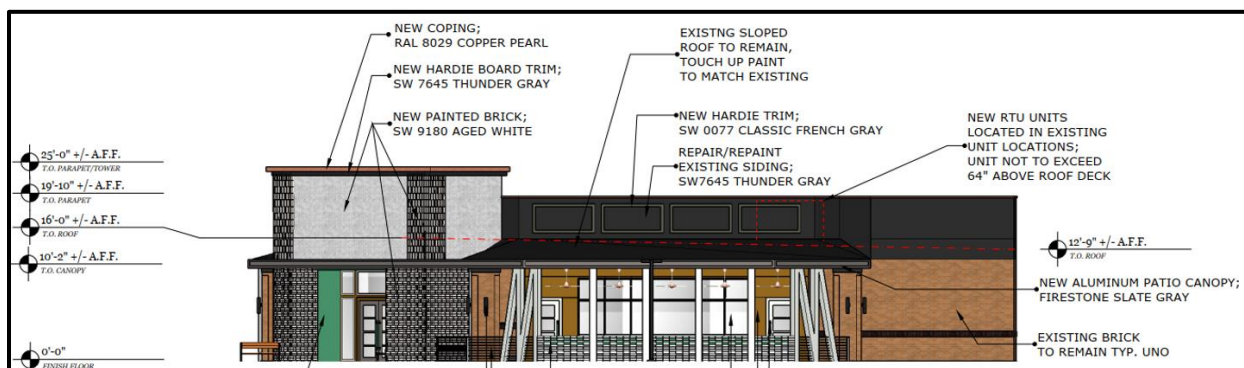


Figure 3: South Elevation

C. Materials and Color

The material and color palette of this project includes materials found on the building today, such as black wood trim and natural colored brick. However, the black wood trim will be painted to a dark gray and white brick will be added around the entrances, towers and patio. Trim, mullions and siding on the north elevation will be painted brown. Additionally, a gray standing seam canopy will be added to the proposed covered patio on the south elevation, and the new pedestrian door on the north elevation. The support systems for these canopies will be made of white steel. The patio will also feature an aluminum wire fence that, along with white staggered brick, will enclose the patio.

Hardie siding will be incorporated into three (3) areas of the building: first, on the interior of the main entry area (green), then again on the building's exterior located in the patio area (brown), and finally on the building's upper trim (gray). Copper coping will be added to the top of each elevation. The new enclosure will feature a design that includes natural-colored brick massing, black corrugated steel doors and gray Hardie trim caps.



D. Landscape Design and Screening

The UDC requires that any nonresidential use must have a landscape buffer when located along either a collector or arterial roadway. This would apply to both street frontages to the west and south of the site. The proposed Landscape Plan depicts six (6) trees along Chesterfield Parkway and one (1) tree along Olive Blvd. Several new ornamental shrub plantings are shown around the building, as well as the frontage along Olive Blvd. A sweet gum tree near the proposed patio will be removed and replaced with a smaller serviceberry tree. Other smaller tree species are found

around the building and in the parking area. All planting selections comply with the Unified Development Code.



Figure 5: View from Chesterfield Parkway West

E. Lighting

Only one (1) new fixture is proposed with this request: A decorative downward-lit wall sconce will replace the existing decorative sconce currently found on the building. As such, a photometric plan is not necessary and thus is not included in the ASDSP packet. This fixture will require Planning Commission approve as an alternative to a flat lensed, fully shielded fixture. No other changes are proposed to the site's existing lighting. An example of this wall sconce is found in Figure 6.



Figure 6: Wall Sconce

Rendering



Figure 7: Rendering

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the ARB will be included in Staff's report to the Planning Commission.

Staff requests review and recommendation on the Amended Site Development Section Plan for 15525 Olive Blvd. (Mellow Mushroom).

MOTION

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

- 1) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for 15525 Olive Blvd. (Mellow Mushroom), as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Amended Site Development Section Plan, Landscape Plan, Tree Stand Delineation, Tree Preservation Plan, Architectural Elevations, and Architect's Statement of Design for 15525 Olive Blvd. (Mellow Mushroom), to the Planning Commission with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal



mellow
MUSHROOM
PIZZA BAKERS

CHESTERFIELD, MO
ARB SUBMITTAL
NOVEMBER 15, 2021

PROJECT SITE





SATELLITE VIEW FROM GOOGLE MAPS: 15525 OLIVE BLVD



LOCATION

Harrison.



INTERSECTION OF CHESTERFIELD PKWY AND OLIVE BLVD LOOKING NORTH TOWARD SITE



OLIVE BLVD LOOKING NW TOWARD SITE



CONTEXT PHOTOS



OLIVE BLVD LOOKING N TOWARD SITE



CHESTERFIELD PKWY LOOKING SOUTH



CONTEXT PHOTOS





CHESTERFIELD PKWY LOOKING NE TOWARD SITE



CHESTERFIELD PKWY LOOKING NE TOWARD OLIVE BLVD.



CONTEXT PHOTOS

EXISTING BUILDING



Harrison.



Parapet Coping w/
Cornice



Painted Siding



Brick



PHOTO EXISTING EXTERIOR -SOUTH



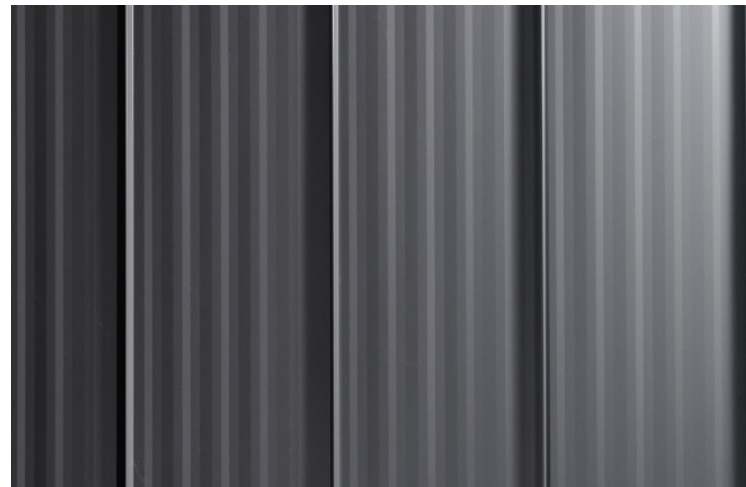
Painted Siding



Standing Seam Roof



Fabric Canopy w/ Metal
Columns



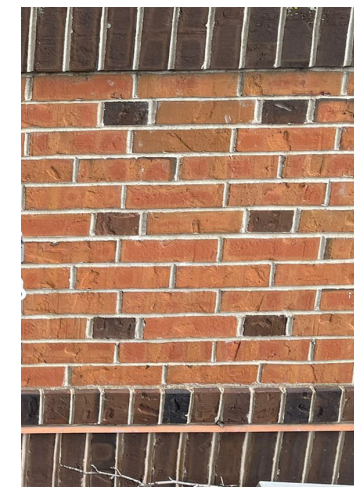
Standing Seam Roof



Paint



Painted Siding



Brick



EXISTING

Harrison.



EXISTING EXTERIOR -SOUTH



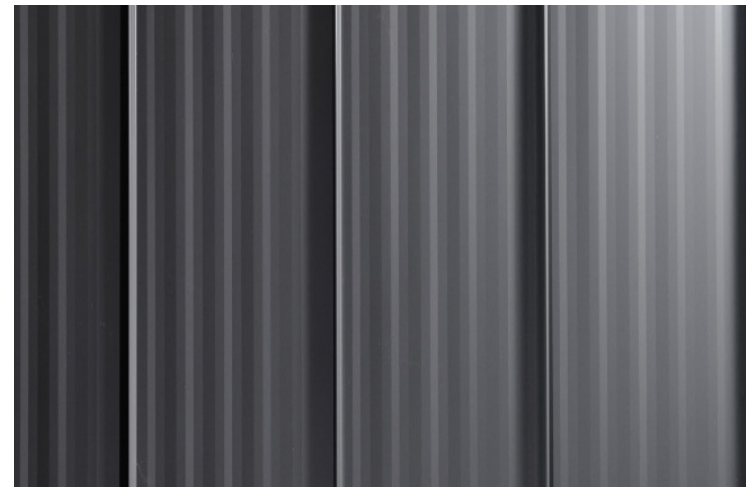
EXISTING EXTERIOR -NORTH WEST



EXISTING EXTERIOR- SOUTH WEST



EXISTING EXTERIOR -SOUTH EAST



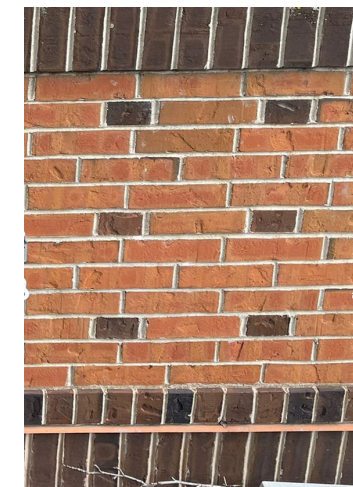
Standing Seam Roof



Paint



Painted Siding



Brick



EXISTING

EXISTING SITE PHOTOS & MATERIALS



MELLOW MUSHROOM

ARCHITECT'S STATEMENT OF DESIGN

For over 40 years, Mellow Mushroom Pizza Bakers has been serving up fresh, stone-baked pizzas to order in an art-filled and family-friendly environment. Every Mellow Mushroom is locally owned and operated and provides a unique feel, focused around great customer service and high-quality food. Mellow Mushroom looks to the history and culture of the surrounding city as an important part of design decisions. For this prominent location along Olive Blvd and Chesterfield Parkway, Mellow Mushroom maintains the predominant traditional architectural styling of the surrounding development by creating minimal building alterations to the entry tower, patio canopy, and additional secondary entryway. New façade treatments are respectful of traditional stylistic approaches utilizing durable materials, painted brick, and a predominantly neutral color palate. Minimal addition of accent color is utilized where it is least prominent from street views and further enhances Chesterfield Building Design requirements to highlight the building entry and provide artisan touches to the human experience.

The following sections address areas of the Architectural Review Design Standards as they relate to the building façade.

Scale:

The existing building size, proportion and orientation are maintained with limited modification focused on the entry tower and canopies that are aesthetically compatible with the adjacent red brick and white or black tone paneling development. Elements are proportioned with human scale in mind to create a welcoming experience from both street view and walking towards the entry.

Design:

Exterior design of the building is focused on maintaining the existing core design, detailing, and structure.

- a) Each façade is coordinated to work together as a whole. Each facade maintains the existing red brick and black painted parapet. Where new color is introduced on the tower, canopy, and secondary entrance, it is white or gray which ties into the existing architectural palate and form within the surrounding development.
- b) The building does not create linear repetitive streetscapes.
- c) While the Mellow Mushroom brand always incorporates an "M" into their designs, the M's applied to this location are done so in a subtle manner as part of the canopy/overhang structure preventing it from presenting in an overtly branded manner.
- d) The existing façade is delineated with windows, trim work, and decorative brick column surround details. The proposed new tower and patio brick contain subtle detailing through the use of varying depths of brickwork.
- e) The entry landscape island will contain public art. Additionally, the brickwork detailing of the existing building and new brickwork for the entry tower and patio creates a sense of artistry.
- f) Existing exterior decorative lighting fixtures are intended to be replaced with more energy efficient models.
- g) Reuse of the existing building materials and structure is an environmentally conscious practice.
- h) The existing tower and entry design provides a recess entry point. Additionally, the new canopy further emphasizes the building entrance while adding additional protection from the elements.
- i) If temporary walls are required during construction, this project will comply with requirement to compliment the permanent construction where applicable.
- j) Existing parapet walls provide visual screening of all new and proposed roof top equipment.

Materials and Colors:

Exterior design of the building is focused on maintaining the existing core materials, design, and details.

- a) Colors, materials, and detailing of the building are compatible with and complimentary to each other and with the existing development palate and styling.
- b) The existing brick, metal roofing, and Hardie paneling has proven to be durable. New materials being introduced such as brick with masonry grade paint and metal canopy are also durable materials for exterior applications.
- c) Paved areas are kept to a minimum to maximize landscaping opportunities and new sidewalks will match the existing paving material.

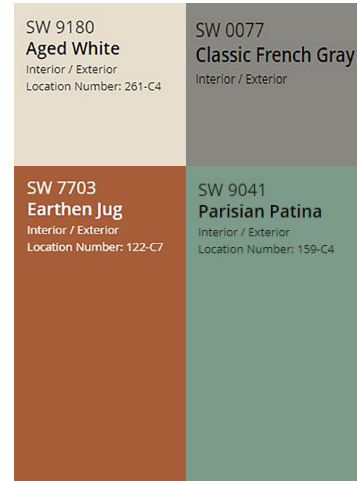




3D EXTERIOR -SOUTH INTERSECTION



Painted Brick



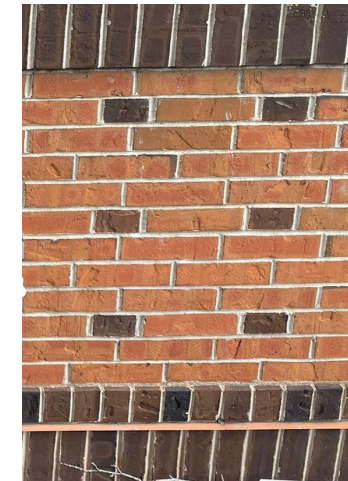
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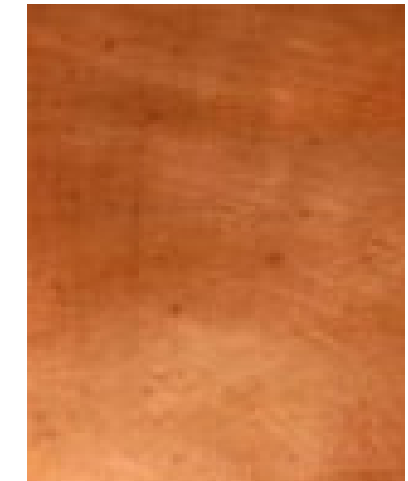
Re-Painted & Repaired Siding



Existing Standing Seam Metal Roof



Existing Brick



Copper Accents/Coping



3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS

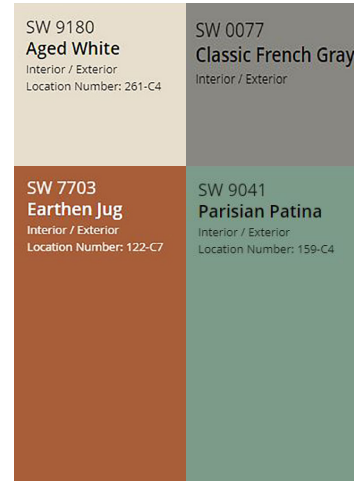




3D EXTERIOR -SOUTH



Painted Brick



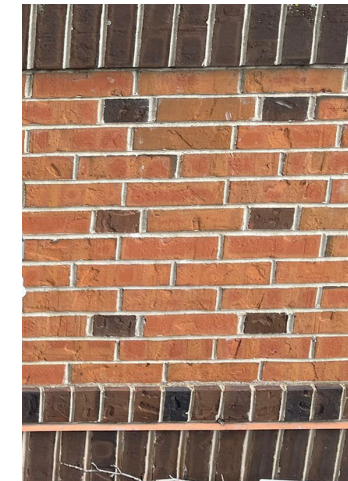
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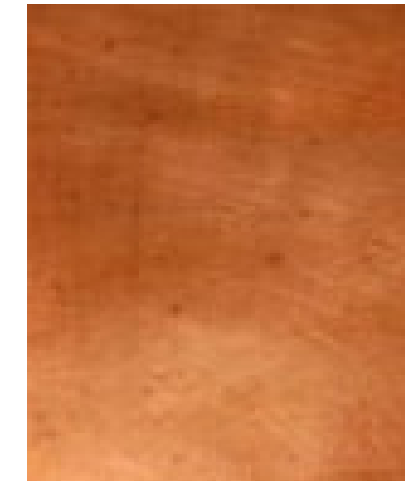
Re-Painted & Repaired Siding



Existing Standing Seam Metal Roof



Existing Brick



Copper Accents/Coping



3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS





COPPER COPING W/
HARDIBOARD TRIM BELOW



COPPER COPING



PAINTED BRICK: SW
9180 AGED WHITE



EXISTING STANDING
SEAM METAL ROOF



REPAINTED SIDING: SW
7703 EARTHEN JUG

TRIM: SW 9180 AGED
WHITE



SUBTLE MINT ACCENT:
SW 9041 PARISIAN
PATINA



PAINTED SIDING: SW 7645
THUNDER GRAY

TRIM: SW 0077 CLASSIC
FRENCH GRAY



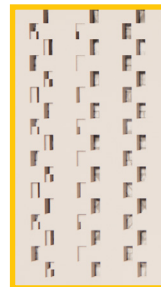
EXISTING STANDING
SEAM METAL ROOF



NEW CANOPY:
FIRESTONE SLATE GRAY



NEW CANOPY
STRUCTURE: RAL 9010
PURE WHITE



NEW PAINTED BRICK: SW 9180
AGED WHITE



EXISTING BRICK



3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS





Painted Brick



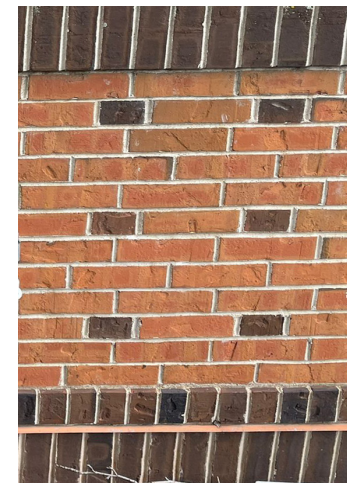
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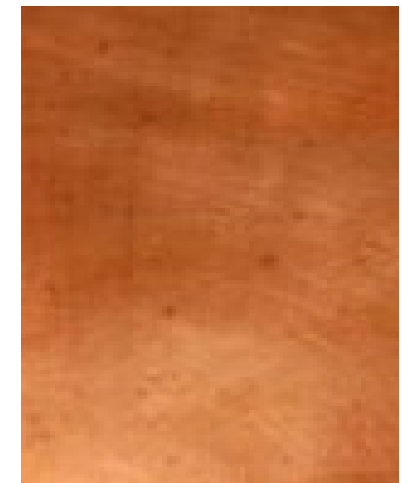
Re-Painted & Repaired Siding



Existing Standing Seam Metal Roof



Existing Brick



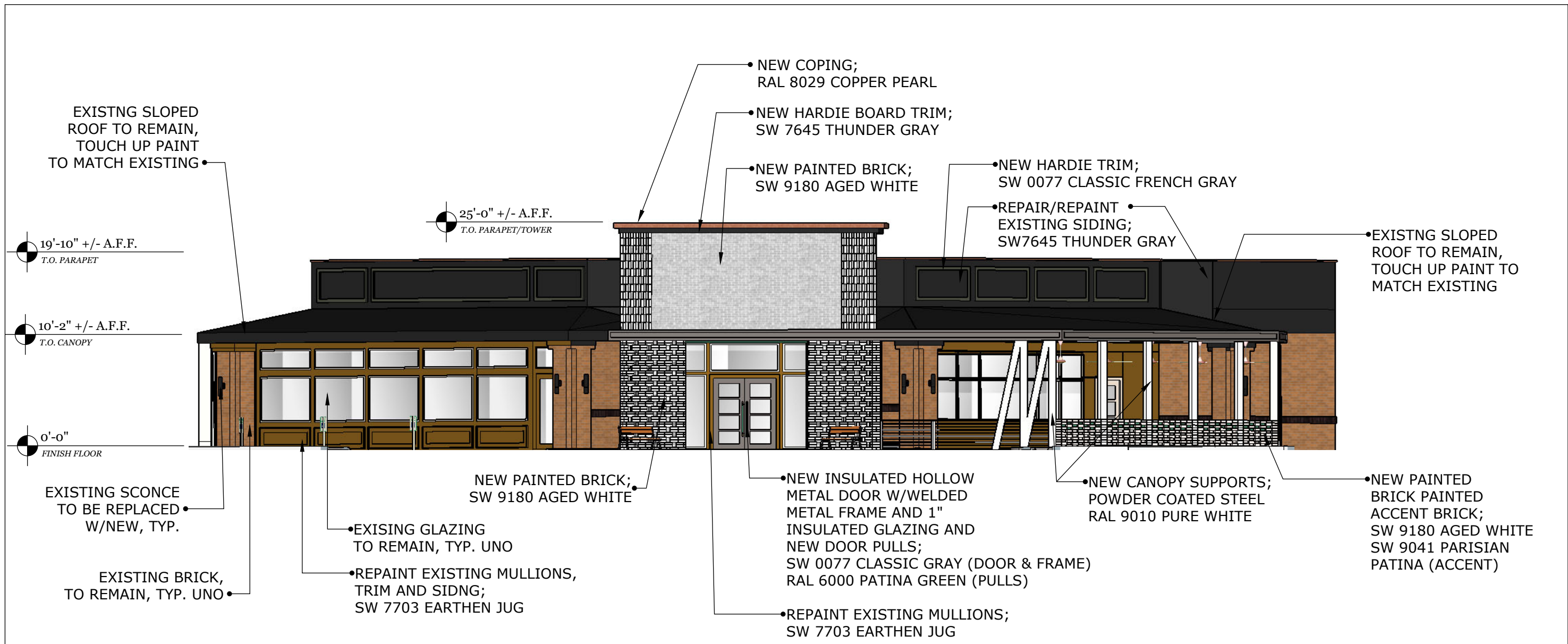
Copper Accents/Coping



3D RENDERING

PRELIMINARY 3D VIEW & MATERIALS

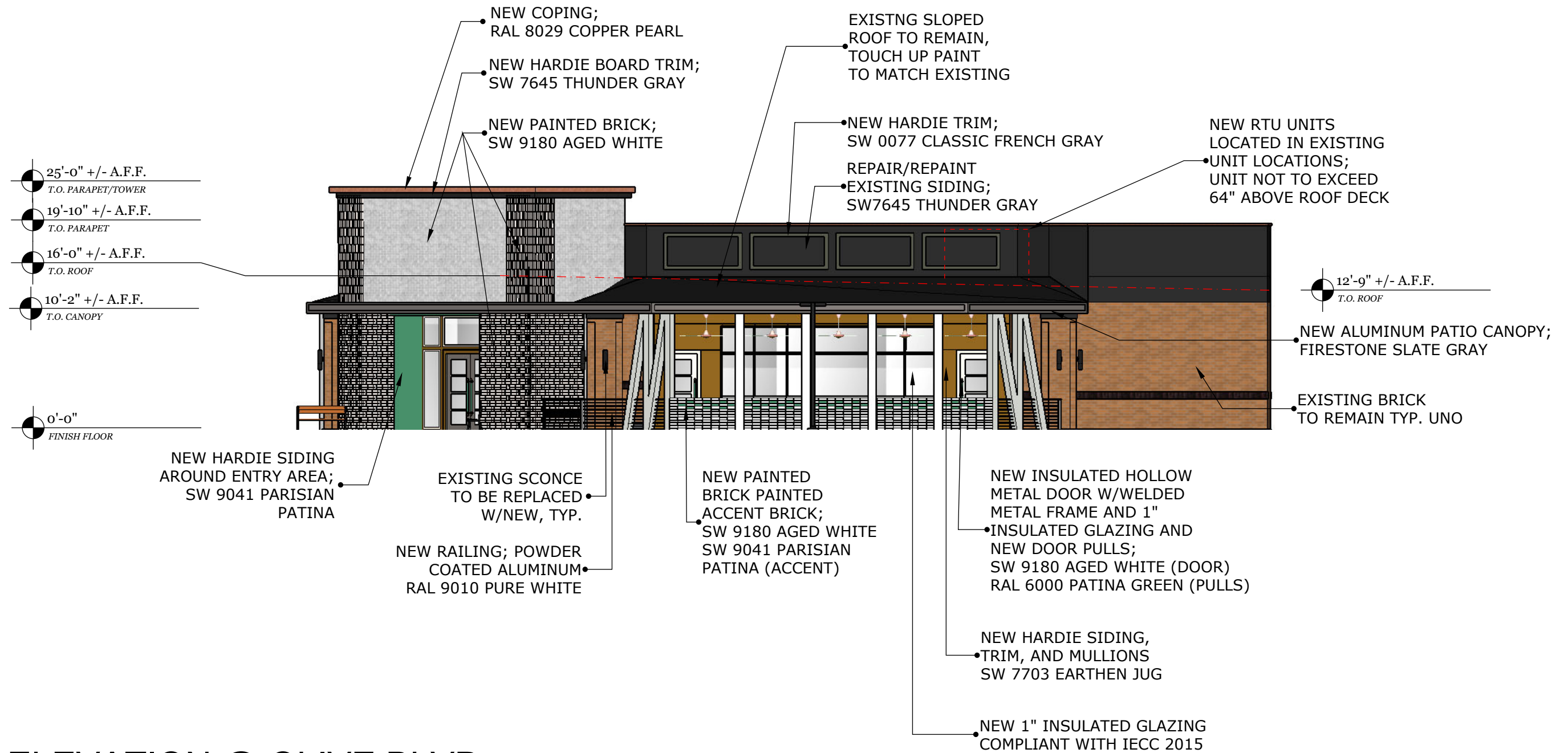




ELEVATION @ FRONT

1" = 10'-0"

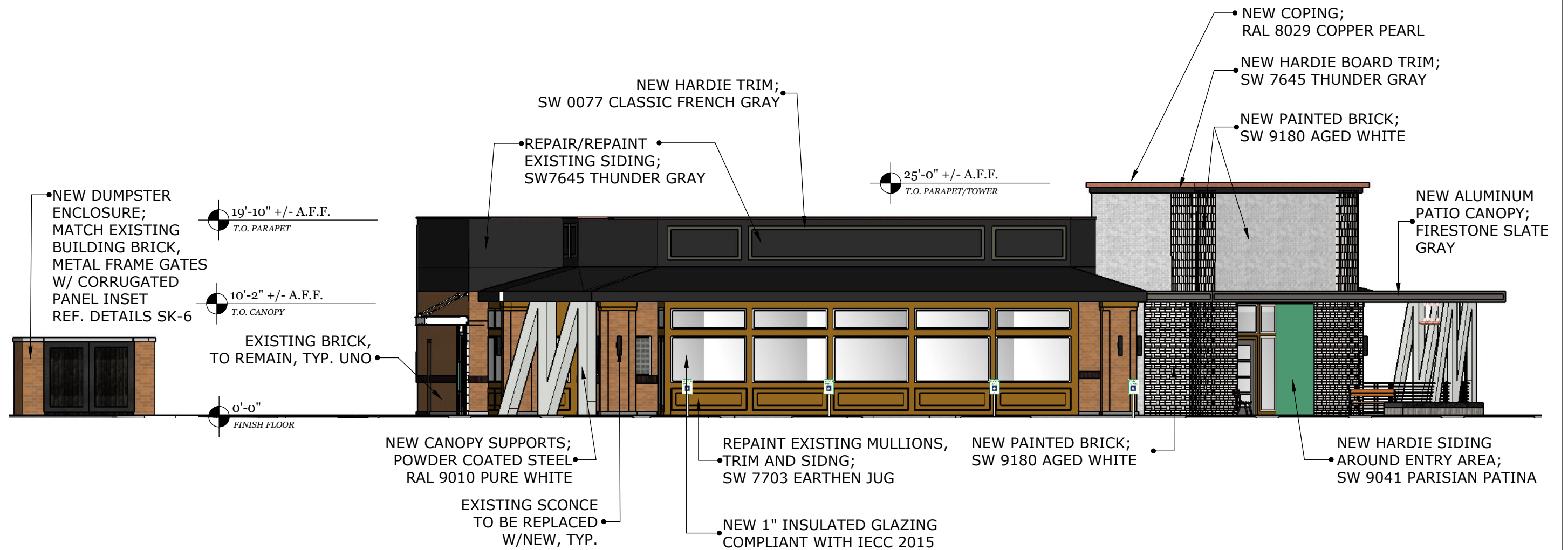
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	Δ	date		revision		drawn by: WF
						reviewed by: .
				sheet title COLOR ELEVATIONS	project number 4881	



ELEVATION @ OLIVE BLVD

1" = 10'-0"

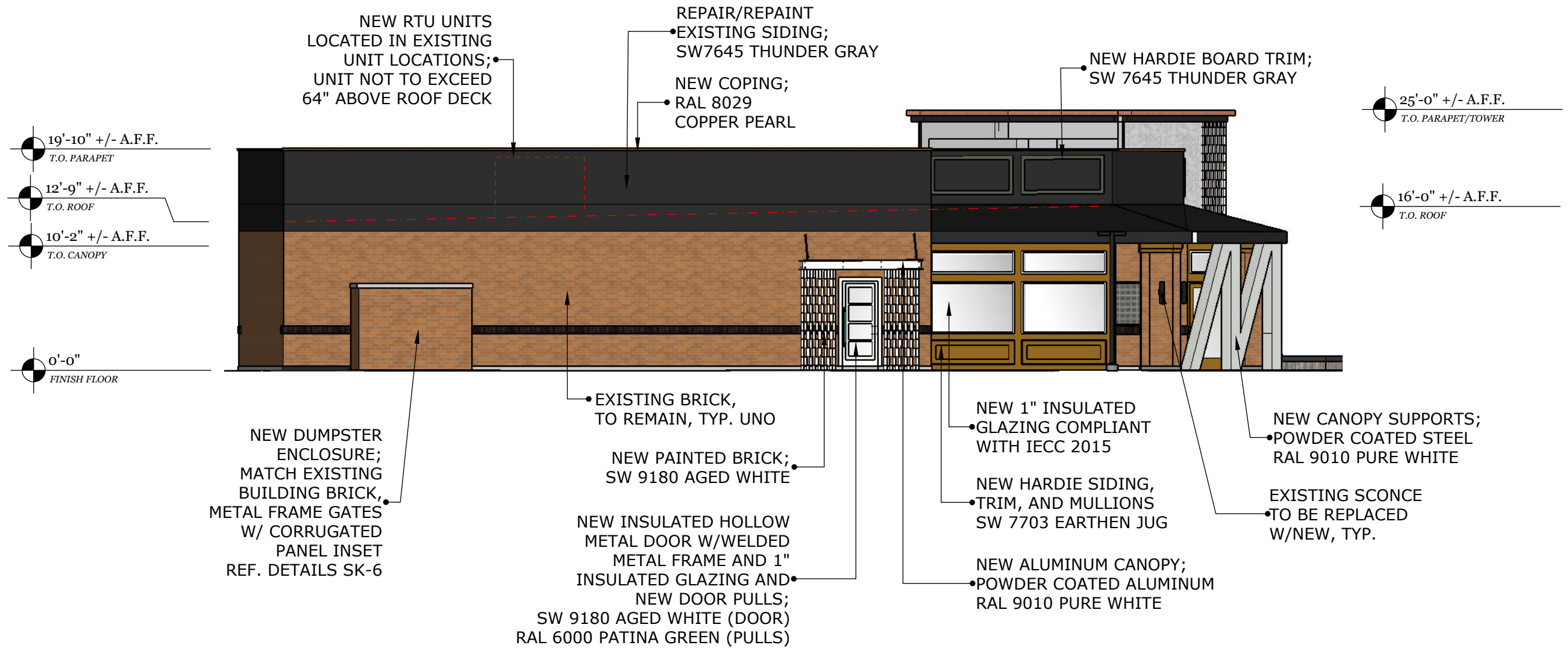
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	Δ	date		revision		drawn by: WF
						reviewed by: .
				sheet title COLOR ELEVATIONS	project number 4881	



ELEVATION @ CHESTERFIELD PKWY

1" = 10'-0"

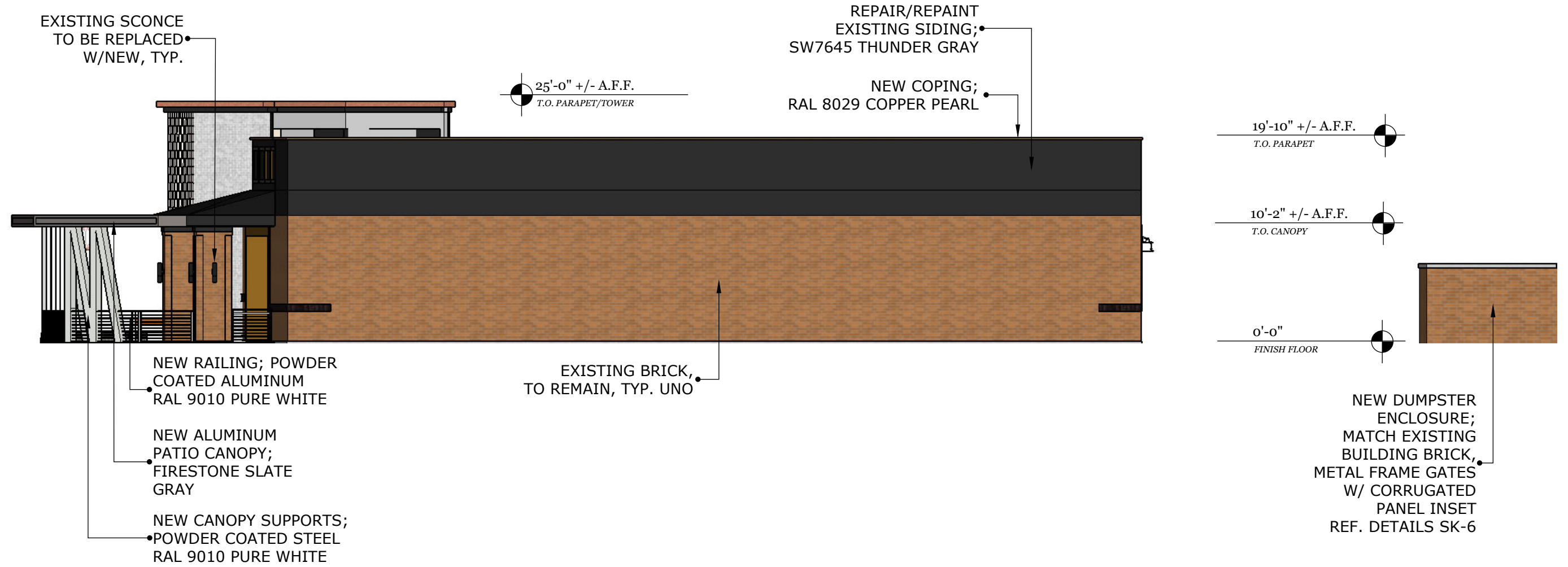
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	Δ	date		revision	drawn by: WF	SK-03
					reviewed by:	
					sheet title COLOR ELEVATIONS	
					project number 4881	



ELEVATION @ MAIN PARKING LOT

1" = 10'-0"

ARCHITECT: Harrison. U S A, LLC TEXAS: 14990 Landmark Blvd, Suite 265 Dallas, TX 75254 Phone 972.807.9257 info@harrison.hn www.harrison.hn	REVISIONS:		project name and address MELLOW MUSHROOM CHESTERFIELD, MO 15525 OLIVE BOULEVARD CHESTERFIELD, MO 63017	date: 11-11-2021	sheet number	
	Δ	date		revision	drawn by: WF	SK-04
					reviewed by:	
					sheet title COLOR ELEVATIONS	
						project number 4881



ELEVATION @ REAR OF BUILDING

1" = 10'-0"

ARCHITECT:
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 TEXAS: 14990 Landmark Blvd, Suite 265
 Dallas, TX 75254
 Phone 972.807.9257
 info@harrison.hn www.harrison.hn

REVISIONS:		
Δ	date	revision

project name and address

**MELLOW MUSHROOM
 CHESTERFIELD, MO**

15525 OLIVE BOULEVARD
 CHESTERFIELD, MO 63017

date: 11-11-2021

drawn by: WF

reviewed by: .

sheet title
 COLOR ELEVATIONS

sheet number
SK-05

project number
 4881



ELEVATION @ DUMPSTER ENCLOSURE

1/2" = 1'-0"

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THANK YOU

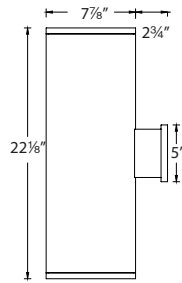


Harrison.

TUBE ARCHITECTURAL DS-WD08

WAC LIGHTING

LED Wall Mounts



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input:	Universal voltage 120V - 277VAC, 50/60Hz
Dimming:	Electronic low voltage (ELV) : 100% - 5% 0-10V: 100% - 1%
Light Source:	High output 3 Step Mac Adam Ellipse COB Rated life of 60,000 hours at L70
Finish:	Electrostatically powder coated, white, black, bronze and graphite
Standards:	IP65 rated, ETL & cETL wet location listed Title 24 JA8-2016 Compliant
Operating Temp:	-13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output ¹ Lumen	CBCP	Efficacy (lm/w)	Light Distribution	Finish		
DS-WD08	8" 46W x 2	S Straight up and down	18°	927S	2700K	90	3080 x 2	15187	67 x 2			
				27S	2700K	85	3865 x 2	19064	84 x 2			
				930S	3000K	90	3275 x 2	16156	71 x 2			
				30S	3000K	85	3935 x 2	19387	86 x 2			
				35S	3500K	85	4030 x 2	19872	88 x 2			
				40S	4000K	85	4095 x 2	20195	89 x 2			
	DS-WD0869	8" 34W x 2	N Straight up and down	25°	927S	2700K	90	3185 x 2	10536	68 x 2		
					27S	2700K	85	4000 x 2	13226	87 x 2		
					930S	3000K	90	3390 x 2	11208	74 x 2		
					30S	3000K	85	4070 x 2	13450	88 x 2		
					35S	3500K	85	4170 x 2	13786	91 x 2		
					40S	4000K	85	4240 x 2	14010	92 x 2		
	DS-WD08	8" 46W x 2	F Straight up and down	35°	927S	2700K	90	3015 x 2	5475	66 x 2		
					27S	2700K	85	3785 x 2	7211	82 x 2		
					930S	3000K	90	3210 x 2	6111	70 x 2		
					30S	3000K	85	3850 x 2	7334	84 x 2		
					35S	3500K	85	3945 x 2	7517	86 x 2		
					40S	4000K	85	4010 x 2	7639	87 x 2		
DS-WD0869	8" 34W x 2	F Away from the wall	N/A	927A	2700K	90	3020 x 2	N/A	66 x 2			
				27A	2700K	85	3790 x 2	N/A	82 x 2			
				930A	3000K	90	3210 x 2	N/A	70 x 2			
				30A	3000K	85	3855 x 2	N/A	84 x 2			
				35A	3500K	85	3950 x 2	N/A	86 x 2			
				40A	4000K	85	4015 x 2	N/A	87 x 2			
DS-WD0869	8" 34W x 2	F Towards the wall	N/A	927B	2700K	90	3020 x 2	N/A	66 x 2			
				27B	2700K	85	3790 x 2	N/A	82 x 2			
				930B	3000K	90	3210 x 2	N/A	70 x 2			
				30B	3000K	85	3855 x 2	N/A	84 x 2			
				35B	3500K	85	3950 x 2	N/A	86 x 2			
				40B	4000K	85	4015 x 2	N/A	87 x 2			
DS-WD08	8" 46W x 2	F One side each	N/A	927C	2700K	90	3020 x 2	N/A	66 x 2			
				27C	2700K	85	3790 x 2	N/A	82 x 2			
				930C	3000K	90	3210 x 2	N/A	70 x 2			
				30C	3000K	85	3855 x 2	N/A	84 x 2			
				35C	3500K	85	3950 x 2	N/A	86 x 2			
				40C	4000K	85	4015 x 2	N/A	87 x 2			

BK Black
WT White
BZ Bronze
GH Graphite



DS-WD08-N930S - BK Example: **DS-WD08-F930A-WT** ¹Reference output shows 46W output. Multiply by 0.8 to determine output for 34W combinations

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

DETAILS



H	W	D	SH	Lbs
32"	69"	25.5"	18"	130

Outdoor Bench

Tropical Wood treated with Lignus, a fungicide, insecticide & waterproofing agent & stained in a Marson finish

Ductile iron legs treated with Ferrus, Epoxy primer coating & Marson polyester powder coated finish

May be bolted down

Made in Spain

Frame: Cast Iron

Seat/Back: Tropical Wood Slats

Assembly Required: Yes

SHIPPING

FOB: PA 17042

Quick Ship Finishes:



Marson/Tropical Wood (Marson Stain)

AMENDED SITE DEVELOPMENT SECTION PLAN

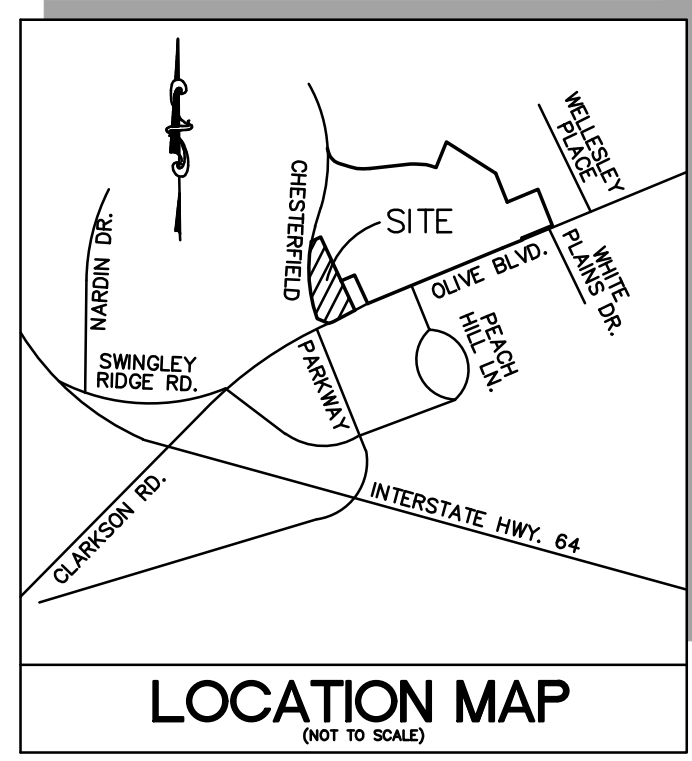
A TRACT OF LAND BEING PART OF LOT 4 OF HUGO ESSEN FARM SUBDIVISION AS RECORDED IN PLAT BOOK 299, PAGE 2, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS

ATG	ADJUST TO GRADE
B.C.	BACK OF CURB
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
ELEV.	ELEVATION
EX.	EXISTING
F.C.	FACE OF CURB
FL.	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
H.W.	HIGH WATER
LFB.	LOW FLOW BLOCKED
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PL.	PLAT BOOK
PG.	PAGE
PR.	PROPOSED
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
R/W.	RIGHT-OF-WAY
SQ.	SQUARE
T.	TELEPHONE CABLE
T.B.A.	TO BE ABANDONED
T.B.R.	TO BE REMOVED
T.B.R.&R.	TO BE REMOVED AND REPLACED
TYP.	TYPICALLY
U.I.P.	USE IN PLACE
U.O.N.	UNLESS OTHERWISE NOTED
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH

LEGEND

EXISTING SANITARY SEWER	==
EXISTING STORM SEWER	==
EXISTING TREE	==
EXISTING BUILDING	==
EXISTING CONTOUR	==
SPOT ELEVATION	==
EXISTING UTILITIES	==
FOUND 1/2" IRON PIPE	==
SET IRON PIPE	==
FOUND CROSS	==
FOUND STONE	==
FIRE HYDRANT	==
LIGHT STANDARD	==
BUSH	==
SIGN	==
NOTES PARKING SPACES	==
GUY WIRE	==
POWER POLE	==
WATER VALVE	==
DENOTES RECORD INFORMATION	==
ACCESSIBLE PARKING	==
PROPOSED CONTOUR	==
PROPOSED SPOT	==
PROPOSED STORM	==
PROPOSED SANITARY	==



PERTINENT DATA

OWNER: RIJO INC
 LOT AREA: ±1.477 Ac.
 EXISTING ZONING: "C8" - PLANNED COMMERCIAL
 SITE ADDRESS: 15525 OLIVE BLVD. CHESTERFIELD, MISSOURI 63017
 LOCATOR NO: 185521120
 WUNNERNBERG'S: PG. 21, GRID 190D
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT: PARKWAY
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 WATER SHED: CREVE COEUR CREEK
 FEMA MAP: 29189C0170K, FEB 4, 2015
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: SPIRE INC
 PHONE COMPANY: AT&T
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY BY VOLZ, INC.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- GRADING AND STORM WATER PER M.S.D., MODOT, ST. LOUIS COUNTY, THE CITY OF CHESTERFIELD AND THE MONARCH CHESTERFIELD LEVEE DISTRICT.
- STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT AND ALL ITS SUPPLEMENTAL PROVISIONS AND ADDENDUMS.
- THERE IS A MINIMUM OPEN SPACE OF 35% AS REQUIRED BY THE PI DISTRICT REGULATIONS.
- THERE IS A MAXIMUM F.A.R. OF 0.55 AS REQUIRED BY THE PI DISTRICT REGULATIONS.
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.

ST. LOUIS COUNTY STANDARD NOTES

- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS 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.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

SHEET INDEX

- ASDP-1.0 - AMENDED SITE DEVELOPMENT PLAN
- TSD & TPP - TREE STAND DELINEATION & TREE PRESERVATION PLAN
- L-1 & L-2 - LANDSCAPE PLAN

CONTROLLING ORDINANCES

- ST. LOUIS COUNTY ORDINANCE NO. 13,388
- CITY OF CHESTERFIELD ORDINANCE NO. 458

BUILDING SETBACKS

- SEVENTY-FIVE (75) FEET FROM THE EXISTING OLIVE BLVD. RIGHT-OF-WAY.
- THIRTY (30) FEET FROM THE EXISTING CHESTERFIELD VILLAGE PARKWAY RIGHT-OF-WAY.
- ALL OTHER BUILDING SETBACKS SHALL BE AS APPROVED BY THE PLANNING COMMISSION ON THE SITE DEVELOPMENT PLAN.

PARKING SETBACKS

- THIRTY-FIVE (35) FEET FROM THE EXISTING OLIVE BLVD. RIGHT-OF-WAY.
- FIFTEEN (15) FEET FROM THE EXISTING CHESTERFIELD VILLAGE PARKWAY RIGHT-OF-WAY.
- ZERO (0) FROM NORTH & EAST PROPERTY LINES

PARKING CALCULATIONS:

RESTAURANT, SIT DOWN: (PER CITY OF CHESTERFIELD UDC 31-04-04)
 EXISTING:
 MIN: 12.0/1000 GFA = (6,652 S.F.) * (12.0/1000) = 80 SPACES
 MAX: 120% OF MIN: 80(1.20) = 96 SPACES
 EXISTING PROVIDED ON SITE = 95 SPACES

OPEN SPACE

TOTAL LOT AREA = 64,351 S.F.
 EX. BUILDING = 6,652 S.F.
 VEHICULAR PAVEMENT = 37,519 S.F.
 OPEN SPACE = 20,180 S.F.
 OPEN SPACE PERCENTAGE = (20,180 / 64,351) * 100% = 31.36%

MSD CALCULATIONS

EXISTING CONDITION:
 TOTAL SITE = 64,349 S.F. or 1.48 Ac.
 100% IMP. = 50,018 S.F. or 1.15 Ac.
 5% IMP. = 14,331 S.F. or 0.33 Ac.
 15YR.-20 Min. = [(1.15 * 3.54) + (0.33 * 1.70)] = 4.63 CFS

PROPOSED CONDITION:
 TOTAL SITE = 64,349 S.F. or 1.48 Ac.
 100% IMP. = 50,339 S.F. or 1.16 Ac.
 5% IMP. = 14,010 S.F. or 0.32 Ac.
 15YR.-20 Min. = [(1.16 * 3.54) + (0.32 * 1.70)] = 4.65 CFS

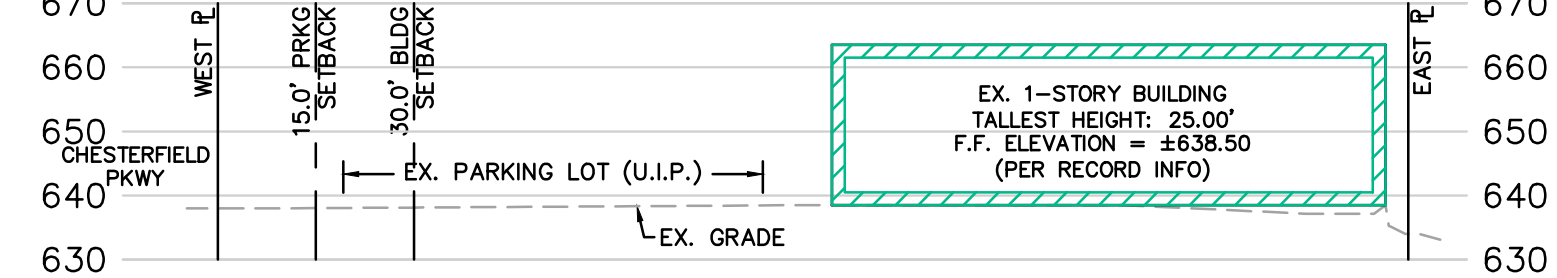
PROJECT DISTURBANCE = 331 S.F. OR 0.01 ACRES
 PROJECT RUNOFF DIFFERENTIAL = +0.02 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN).

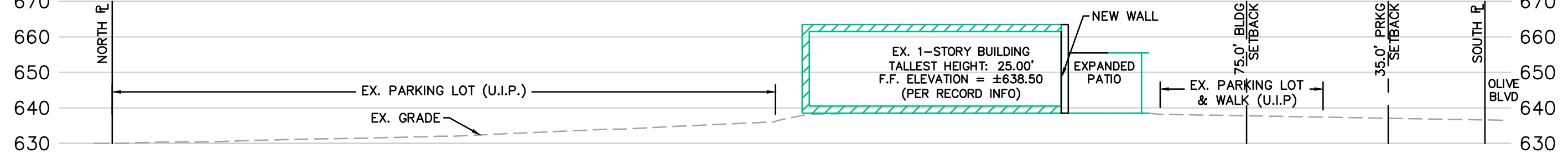
SECTIONS

SCALE: HORIZ. 1"=30'
 VERT. 1"=30'

SECTION A - A PROFILE



SECTION B - B PROFILE



PROPERTY DESCRIPTION

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 154, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHERN MOST CORNER OF A TRACT OF LAND AS CONVEYED TO UNION ELECTRIC BY INSTRUMENT RECORDED IN BOOK 6138, PAGE 570 OF THE ST. LOUIS COUNTY RECORDS, ALSO BEING LOCATED ON THE BOUNDARY OF ADJUSTED PARCEL C318, OF HILLTOWN VILLAGE CENTER C318 BOUNDARY ADJUSTMENT PLAT, AS RECORDED IN PLAT BOOK 353, PAGE 850 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE NORTHWEST LINE OF SAID UNION ELECTRIC COMPANY TRACT, SOUTH 56 DEGREES 19 MINUTES 39 SECONDS WEST, 80.00 FEET TO THE NORTHEASTERN CORNER OF A TRACT OF LAND AS CONVEYED TO RIJO INCORPORATED, BY INSTRUMENT RECORDED IN BOOK 20316, PAGE 3186 OF ABOVE SAID RECORDS; THENCE ALONG THE COMMON LINE BETWEEN LAST SAID UNION ELECTRIC COMPANY TRACT AND SAID RIJO INCORPORATED TRACT, SOUTH 36 DEGREES 14 MINUTES 56 SECONDS EAST, 176.68 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF OLIVE BOULEVARD, (MISSOURI STATE HIGHWAY 340) VARIABLE WIDTH, SAID POINT ALSO BEING LOCATED ON A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 4,629.04 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG SAID CURVE WITH AN ARC LENGTH OF 132.95 FEET AND E A CHORD WHICH BEARS SOUTH 50 DEGREES 34 MINUTES 25 SECONDS WEST, 132.95 FEET; SOUTH 56 DEGREES 19 MINUTES 39 SECONDS WEST, 27.11 FEET AND NORTH 77 DEGREES 50 MINUTES 06 SECONDS WEST, 69.58 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF CHESTERFIELD PARKWAY NORTH, VARIABLE WIDTH, SAID POINT ALSO BEING LOCATED ON A CURVE TO THE RIGHT HAVING A RADIUS OF 825.89 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE AND LAST SAID CURVE WITH AN ARC LENGTH OF 362.75 FEET AND A CHORD WHICH BEARS NORTH 17 DEGREES 36 MINUTES 55 SECONDS WEST, 359.84 FEET TO THE NORTHWESTERN CORNER OF ABOVE SAID RIJO INCORPORATED TRACT; SAID POINT ALSO BEING LOCATED ON THE BOUNDARY OF ABOVE SAID ADJUSTED PARCEL C318 THENCE DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE COMMON LINES BETWEEN SAID RIJO INCORPORATED TRACT AND ADJUSTED PARCEL C318 THE FOLLOWING: NORTH 56 DEGREES 49 MINUTES 07 SECONDS EAST, 91.13 FEET AND SOUTH 36 DEGREES 14 MINUTES 56 SECONDS EAST, 205.30 FEET TO THE POINT OF BEGINNING, CONTAINING 64,349 SQUARE FEET OR 1.477 ACRES, MORE OR LESS.
 THIS DESCRIPTION WAS PREPARED FROM RECORD AND AVAILABLE INFORMATION AND IS THEREFORE SUBJECT TO AN ACTUAL BOUNDARY SURVEY.

RIJO INC, the owner of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03, _____ "C8" Planned Commercial of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____
 (Name): _____

STATE OF MISSOURI)
 COUNTY OF ST. LOUIS) SS.

On this _____ day of _____, AD., 20____, before me personally appeared _____, to me known, who, being by me sworn in, did say he/she is the _____ of _____ a corporation in the State of Missouri, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ acknowledged said instrument to be the free act and deed of said limited corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____ the day and year last above written. (County and State)

My Term expires _____

(Notary Public)
 (Print Name)

This Amended Site Development Plan was approved and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Amended Site Development Plan pursuant to Chesterfield Ordinance No. 200, as attested to by the Director of Planning and the City Clerk.

By: Justin Wyse, AICP
 Director of Planning
 City of Chesterfield, Missouri

By: Vickie McGownd, City Clerk
 City of Chesterfield, Missouri

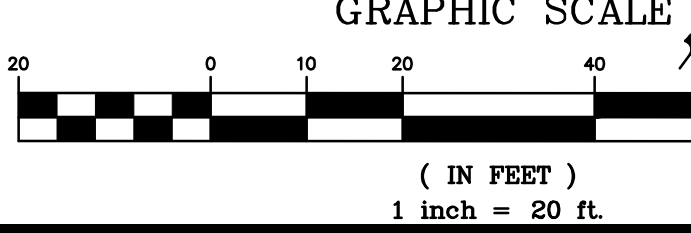
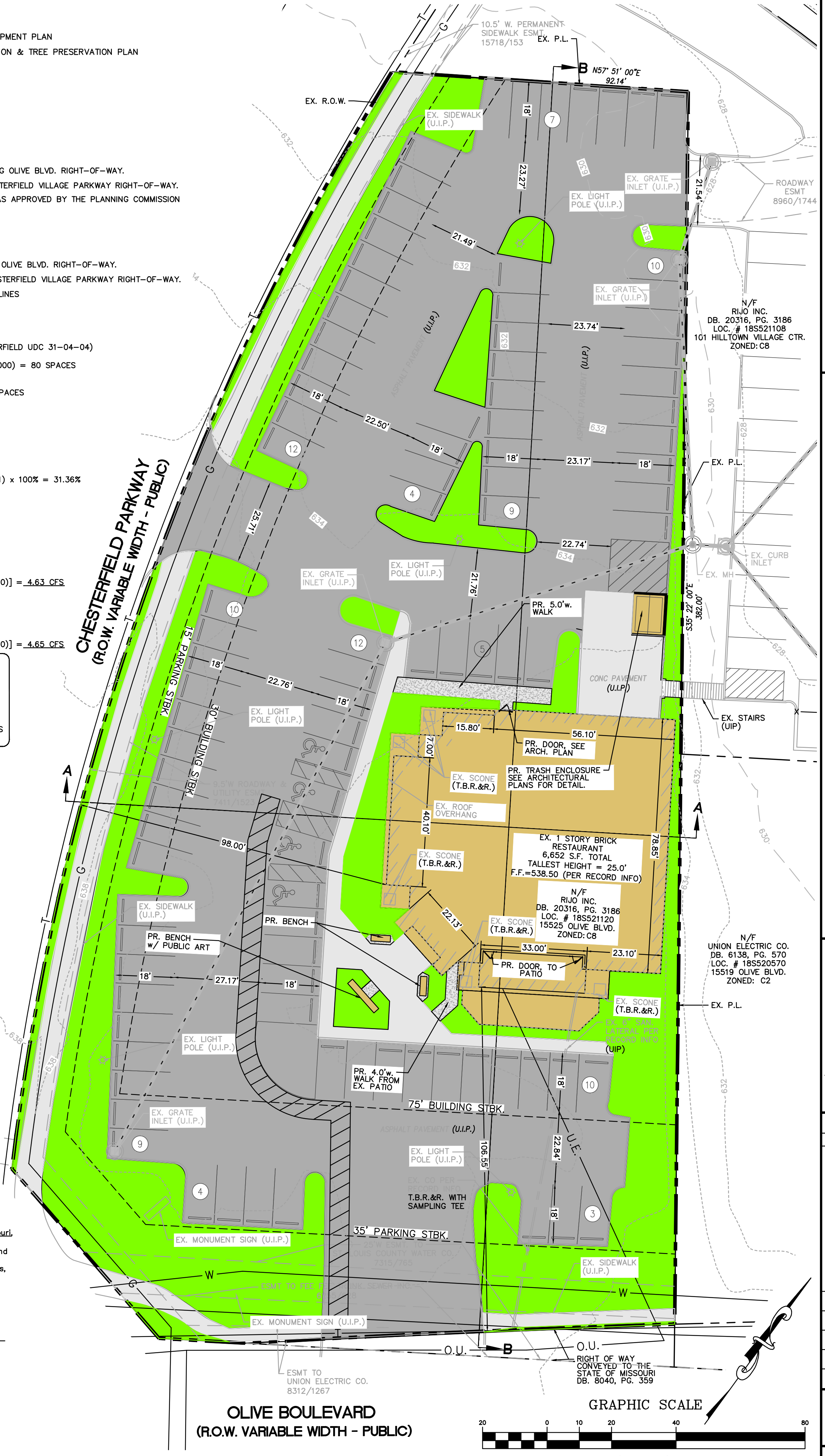
CONTRACTOR'S INSURANCE REQUIREMENTS

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

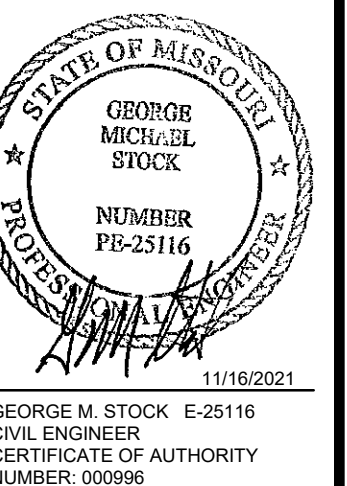
PREPARED FOR:
 MONTGOMERY MANAGEMENT, LLC. & MELLOW MUSHROOM ST. LOUIS
 ATTN: JOEL MONTGOMERY JR. ATTN: MICHAEL VENHAGE & JOHN BURKE
 20 ALLEN AVE., SUITE 341
 WEBSTER GROVES, MO 63119
 (314) 988-8033



257 Chesterfield Business Parkway
 St. Louis, MO 63003 PH: (636) 530-9100 FAX: (636) 530-9100
 e-mail: general@stockandassociates.com
 Web: www.stockandassociates.com

STOCK & ASSOCIATES
 Consulting Engineers, Inc.

AMENDED SITE DEVELOPMENT PLAN FOR:
MELLOW MUSHROOM
 15525 OLIVE BLVD.
 CHESTERFIELD, MO 63017

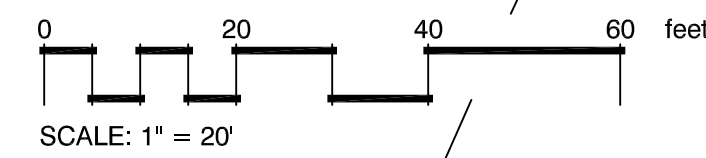


REVISIONS:
 1. 2021-11-16 CITY

DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 09/10/2021	JOB NO: 220-6835.1
M.S.D. P.#: 185	BASE MAP #:
S.L.C. H&T #:	H&T S.P.#:
M.D.N.R. #:	

SHEET TITLE:
 AMENDED SITE DEVELOPMENT PLAN COLOR

SHEET NO.: ASDP-1.0



REMOVE ALL WEEDS PRIOR TO INSTALLATION OF NEW PLANT MATERIALS

FRONTAGE ALONG OLIVE BLVD. = 224.64 LF
REQUIRED: ONE TREE PER 50 LF
THEREFORE, FIVE (5) TREES ARE REQUIRED

FRONTAGE ALONG CHESTERFIELD PKWY. WEST = 362.56 LF
REQUIRED: ONE TREE PER 50 LF
THEREFORE, EIGHT (8) TREES ARE REQUIRED

THIRTEEN (13) STREET TREES ARE REQUIRED; HOWEVER, DUE TO LOCATIONS OF UTILITIES, LIGHT STANDARDS, ETC., A TOTAL OF TEN (10) TREES ARE PROPOSED

CHESTERFIELD PARKWAY WEST
(R.O.W. VARIABLE WIDTH - PUBLIC)

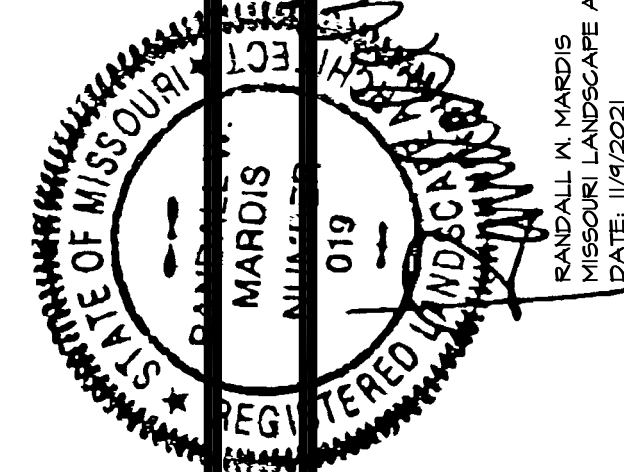
OLIVE BOULEVARD
(R.O.W. VARIABLE WIDTH - PUBLIC)

PROVIDE SOD AS NEEDED
● BARE AREAS
TYPICAL SITE TRIANGLE

NOTE: ALL EXISTING SHRUBS ARE TO REMAIN AND BE PROTECTED. NO SHRUBS SHALL BE REMOVED.

PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
GMSM	1	Green Mountain Sugar Maple / <i>Acer saccharum</i> 'Green Mountain'	2.5" Cal.	40 - 65' ht.	Slow
RO	1	Red Oak / <i>Quercus rubra</i>	2.5" Cal.	40 - 65' ht.	Slow
SAN	1	Santa Ana Oak / <i>Quercus acutissima</i>	2.5" Cal.	40 - 65' ht.	Slow
SNO	2	Swamp White Oak / <i>Quercus bicolor</i>	2.5" Cal.	40 - 65' ht.	Slow
OGRM	2	'October Glory' Maple / <i>Acer rubrum</i> 'October Glory'	2.5" Cal.	40 - 65' ht.	Fast
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
JNSM	2	Sweetbay Magnolia / <i>Magnolia virginiana</i> 'Jim Wilson'	6"-7"	20 - 30' ht.	Medium
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
AHR	2	Ace of Hearts Eastern Redbud / <i>Cercis canadensis</i> 'Ace of Hearts'	2" Cal.	10 - 15' ht.	Fast
RHS	3	Robin Hill Serviceberry / <i>Amelanchier</i> X <i>grandiflora</i> 'Robin Hill'	2" Cal.	25 - 30' ht.	Medium
FRIN	1	White Fringetree / <i>Chionanthus virginicus</i>	2" Cal.	25 - 30' ht.	Medium
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE		
CN	5	Coppertina Ninebark / <i>Physocarpus opulifolius</i> 'Coppertina'	5 gal		
LQFH	5	Little Quick Fire Hydrangea / <i>Hydrangea paniculata</i> 'Little Quick Fire'	5 gal		
RCA	7	Rose Creek Abelia / <i>Abelia</i> X <i>grandiflora</i> 'Rose Creek'	5 gal		
SSJ	7	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	5 gal		
TARD	1	Tardiva Hydrangea / <i>Hydrangea paniculata</i> 'Tardiva'	5 gal		
TY	11	Taunton's Yew / <i>Taxus</i> X <i>media</i> 'Taunton'	5 gal		
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE		
PC-M	15	Purple Coneliner / <i>Echinacea purpurea</i> 'Magnus'	1 gal		



PLANTING PLAN FOR THE PROPOSED
Mellow Mushroom
15525 OLIVE BLVD. CHESTERFIELD, MO 63017

DRAWN: R. MARDIS
CHECKED: RANMEL
DATE: 9/20/2021
SCALE: 1"=20'-0"
JOB No.: 2021-162
SHEET

1-1

OF TWO SHEETS

Landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Louis, MO 63114
P: 314-291-2200
F: 314-291-2202
www.landscapearchitect.com

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:

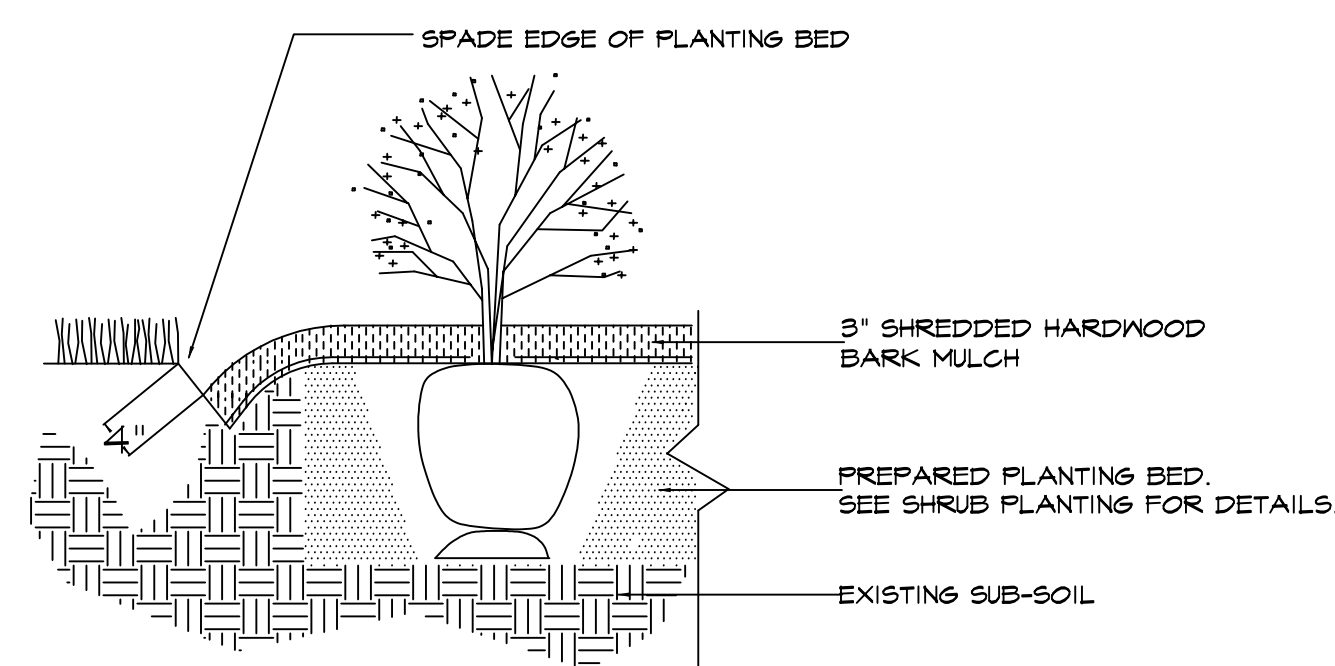
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

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. Mirafit 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.

IRRIGATION:

- All landscape areas are to be irrigated. Irrigation plan and installation are to be designed by others (See guidelines this sheet). Coordinate landscape installation with irrigation contractor.



SPADE-CUT EDGE DETAIL

N.T.S.

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 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.

MISC. MATERIAL:

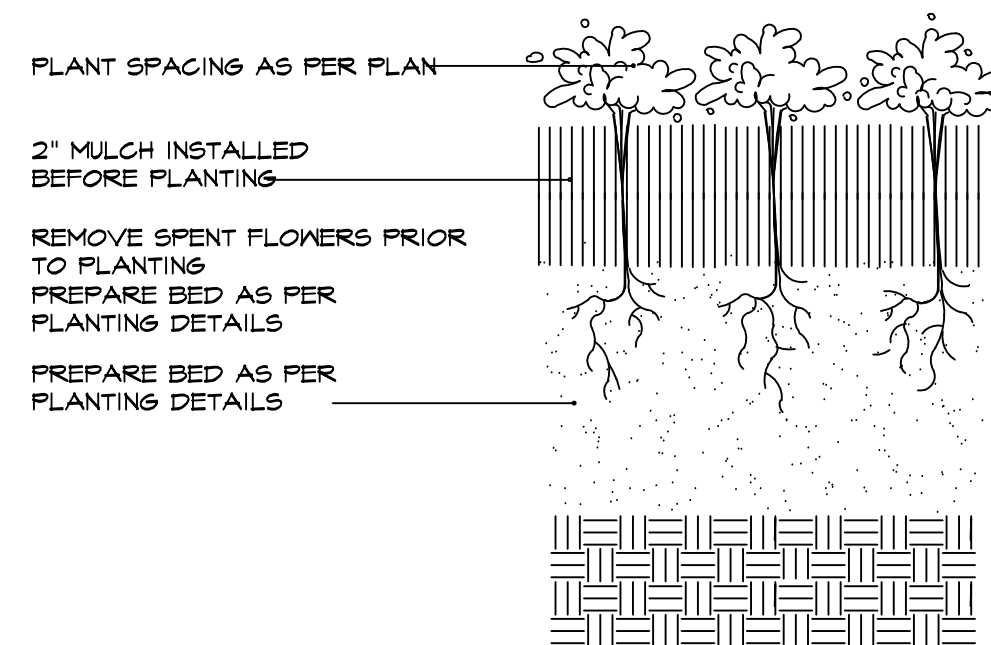
- Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
- Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (800# per acre) and bluegrass (18# 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.

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.



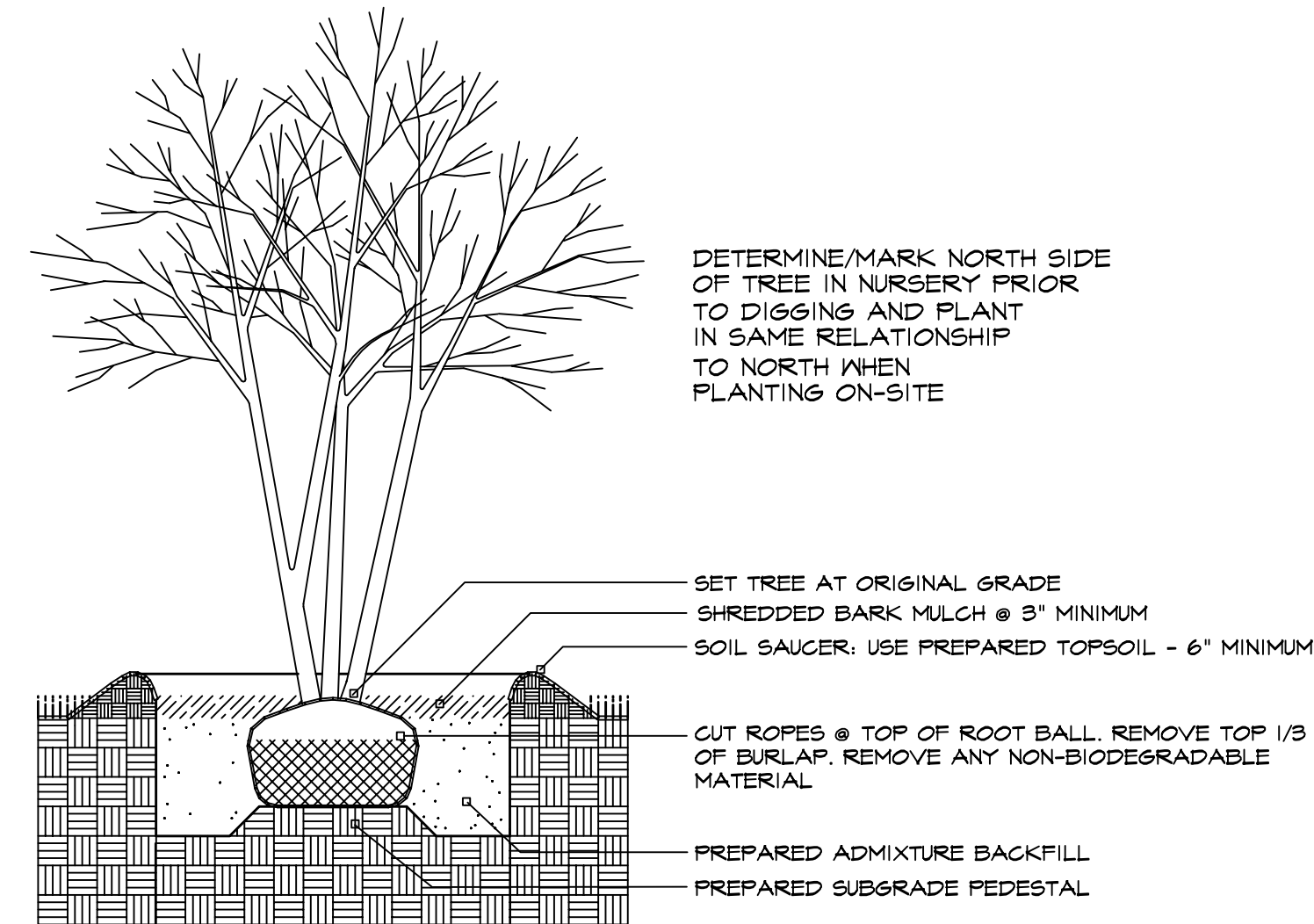
PERENNIAL / ANNUAL PLANTING

N.T.S.

IRRIGATION GUIDELINE SPECS:

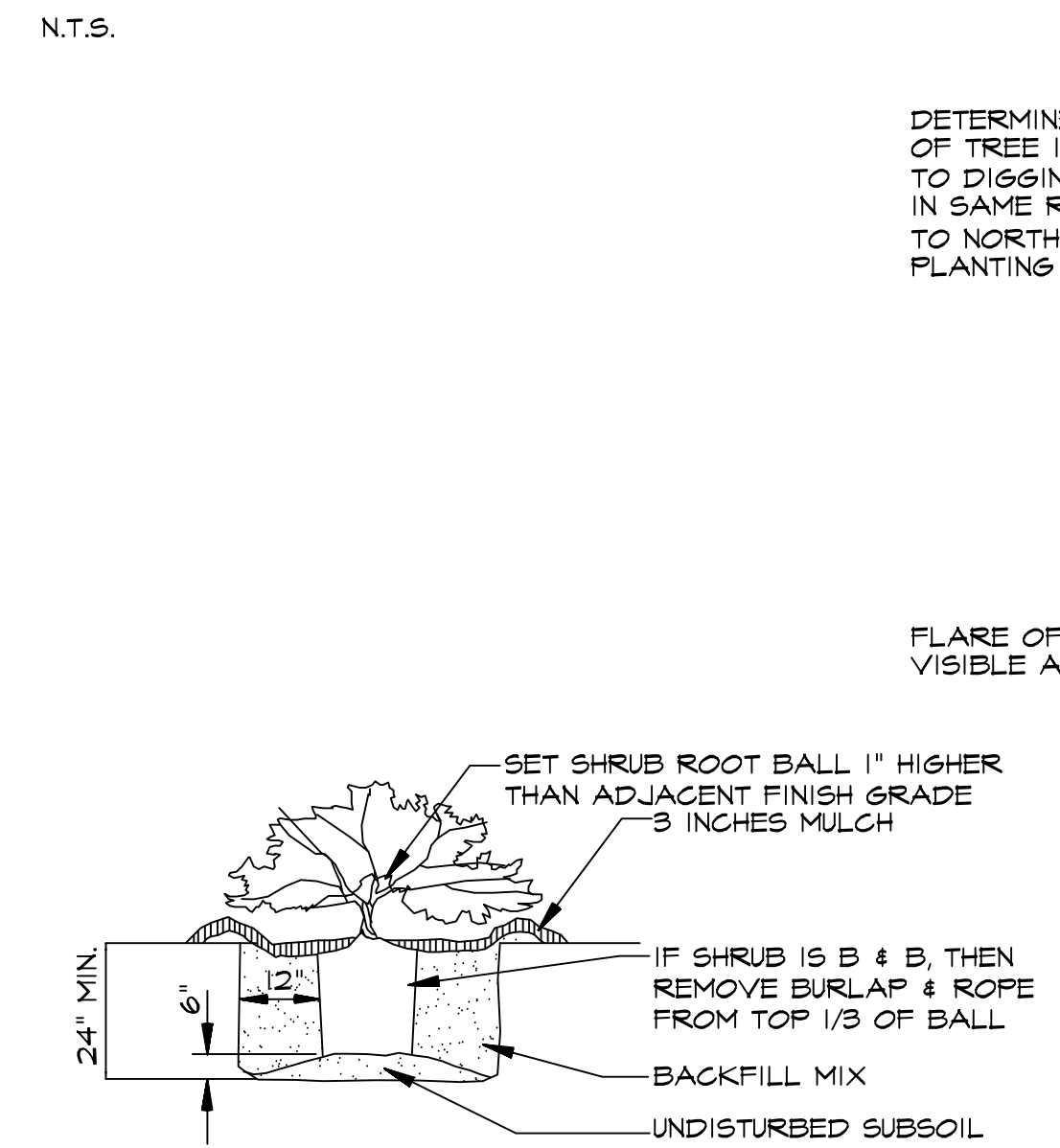
GENERAL:

- System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- Exact top backflow and controller location to be coordinated with owner or owner's representative.
- All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
- All piping to be sleeved in SCH40 PVC when passing under hardscape. PVC Sleeve to be a minimum of twice the size of pipe(s) running through.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- It shall be the irrigation 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.
- All landscaped areas shall have installed an automatic, permanent irrigation system - designed to cover all landscape areas. Irrigation shall be design / build.



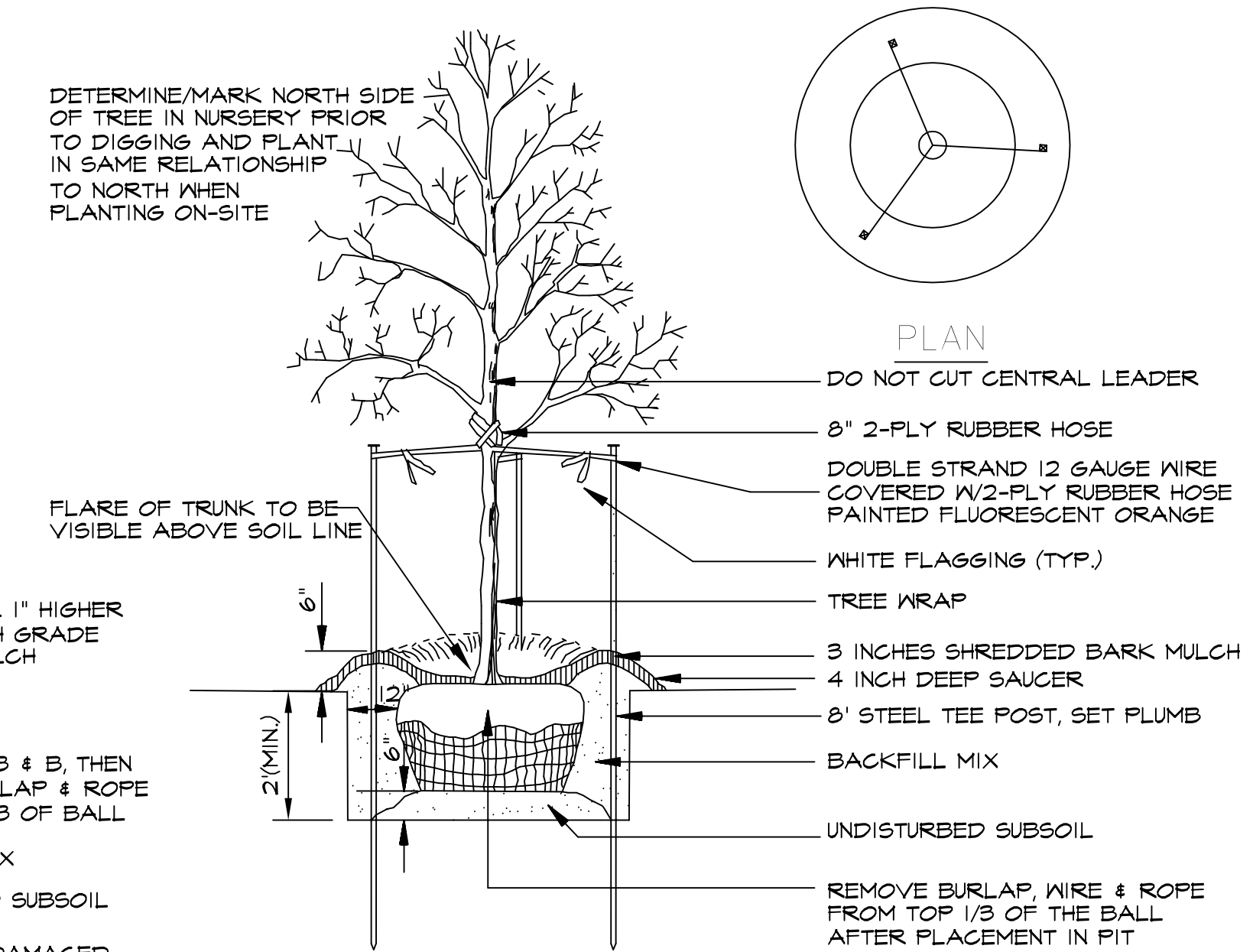
MULTI-STEM TREE PLANTING

N.T.S.



SHRUB PLANTING

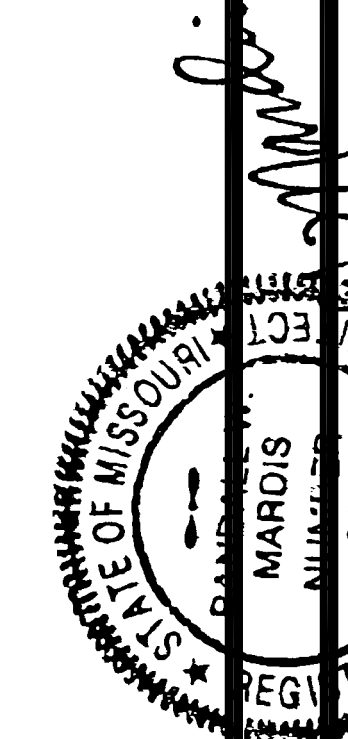
N.T.S.



DECIDUOUS TREE PLANTING

N.T.S.

REVISIONS	BY



PLANTING PLAN FOR THE PROPOSED
Mellow Mushroom
 15525 OLIVE BLVD. CHESTERFIELD, MO 63017

DRAWN	R. HARDS
CHECKED	RAMMEL
DATE	9/20/2021
SCALE	1"=20'-0"
JOB No.	2021-162
SHEET	L-2

OF TWO SHEETS

Tree #	Species	Common Name	DBH	Condition Rating	Monarch Tree	Notes
1	<i>Liquidambar styraciflua</i>	sweetgum, American	30.5	Fair	No	Undesirable species, poor pruning cuts - recommended removal
2	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
3	<i>Juniperus virginiana</i>	eastern redcedar	8	Fair	No	Heavy competition from the adjacent <i>Cornus</i>
4	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
5	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
6	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
7	<i>Cornus mas</i>	dogwood, corneliancherry	4	Fair	No	Clump with multiple stems, 4" stem the largest
8	<i>Magnolia x soulangiana</i>	magnolia, saucer	4	Fair	No	Clump with multiple stems, 4" stem the largest
9	<i>Pinus strobus</i>	pine, eastern white	28.5	Poor	No	Adjacent Property - Significant dieback
10	<i>Robinia pseudoacacia</i>	black locust	10	Fair	No	Adjacent Property - Clump with multiple stems, 10" stem the largest
11	<i>Fraxinus pennsylvanica</i>	ash, green	16	Poor	No	Adjacent Property - EAB damage
12	<i>Fraxinus pennsylvanica</i>	ash, green	20	Poor	No	Adjacent Property - EAB damage
13	<i>Fraxinus pennsylvanica</i>	ash, green	8.5	Poor	No	Adjacent Property - EAB damage
14	<i>Fraxinus pennsylvanica</i>	ash, green	15	Poor	No	Adjacent Property - EAB damage
A	<i>Thuja occidentalis</i> 'Smaragd'	Arborvitae	7' height	Fair	No	9 trees in the row
Site Observations/Comments:		This is a fully developed site with a building and restaurant with all artificial landscaping. The only large landscape tree on the property is the American sweetgum on the east side of the building. Besides the trees noted above, there are numerous woody and herbaceous shrubs - none of which are worth noting.				
Tree Preservation Plan:		A small, one-story expansion is being built on the back side of the building near the row of ash trees. Protection of the ash trees is not required here (the ash trees should be removed and replaced - replacement post-construction). No tree protection fencing is necessary on any of the trees for this project.				

Landscape Technologies

Tree Stand Delineation / Tree Preservation Plan (Tree Inventory)

15525 Olive Blvd Chesterfield, MO 63017



● Existing Tree