



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

Planning Commission Staff Report

Meeting Date: January 22nd, 2024

From: Alyssa Ahner, Planner

Location: 34 Arnage Road

Description: TSG Chesterfield Airport Road, Lot B (Morganic Ventures LLC) SDSP: A Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 1-acre tract of land located north of Chesterfield Airport Rd., west of Jaguar Land Rover Way, and south of Arnage Rd.

PROPOSAL SUMMARY

Stock & Associates, on behalf of Morganic Ventures LLC., has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a proposed retail sales building with drive thru on undeveloped land located along Chesterfield Airport Road.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

Pre-1988: Subject site zoned “NU” Non-Urban.

2017: Subdivision was rezoned from “NU” Non-Urban to “PC” Planned Commercial under governing Ordinance 2969.

2020: Subdivision was rezoned to a new “PC” Planned Commercial District under governing Ordinance 3082 and a Site Development Section Plan for Lot A (Jaguar Land Rover) was approved.

2022: Subdivision was rezoned to a new “PC” Planned Commercial District under governing Ordinance 3206 to add “Car Wash” as a permitted use. A Site Development Section Plan for Lot D (Scrubbles Carwash) was approved subsequently.

ZONING & LAND USE

The subject site is zoned “PC” Planned Commercial under the provisions of [Ordinance 3206](#).



Figure 2: Zoning Map



Figure 3: Land Use Map

Direction	Zoning	Land Use
North	“PC” Planned Commercial & Interstate 64	Autobody/Interstate 64
South	“PC” Planned Commercial & “NU” Non-Urban	Service Station/Church
East	“PC” Planned Commercial	Service Station
West	“PC” Planned Commercial	Car Dealership

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the Regional Commercial land use designation. The City of Chesterfield provides a character description of this area as, “Areas that serve regional commercial needs (emphasizing retail, dining, entertainment,

hotel, and leisure components) and draw visitors from both Chesterfield and the surrounding areas. Multiple buildings planned and developed together using unified project development standards”.

The development policies to Regional Commercial are listed below:

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points
- Primary entrance points should be aligned with access points immediately across the street
- Promote re-invention of existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market
- Landscape buffering should be utilized between roadways to screen areas of surface parking
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers
- Secure infrastructure for safe walking and biking between lodging and attraction centers
- Residential projects should be limited to areas outside of the Chesterfield Valley

STAFF ANALYSIS

a. Circulation, Parking, & Access

The development is to be accessed by one shared drive entering from Arnage Road. This access will be shared by the proposed development and the lot immediately to the east. The entirety of the access drive would be required to be constructed with whichever lot develops first.

The “Retail Sales – Community” use requires a minimum of 4.5 spaces per 1,000 square feet which would be equivalent to twenty (20) spaces for the proposed site. The maximum allowed per code would be twenty-four (24) spaces. The applicant is seeking a parking modification request to exceed the maximum parking allowed in order to allow thirty (30) parking spaces or a 20% increase. The parking modification request and explanation behind it has been included in the Planning Commission packets for review.



Figure 4: Proposed site layout

Sidewalk is required to be constructed along Arnage Road and Chesterfield Airport Road. In order to comply with ADA accessibility requirements, the sidewalk along Arnage Road will connect to the proposed building. Please refer to the latest civil site plan in the Planning Commission packets for the final sidewalk layout.

A drive-thru and bypass lane is proposed on the western side of the property and would travel counter-clockwise through the site. There is adequate stacking space per the Unified Development Code requirements.

b. Landscape Design & Screening

The site has an openspace requirement of 35% and there is 41% being provided. There are existing street trees along Arnage Road, however, additional street trees will be provided along Chesterfield Airport Road in the required 30' wide landscape buffer. A mixture of shrubs and plantings are also proposed along Chesterfield Airport Road to meet the landscape buffer requirement. The interior of the site is landscaped throughout – including evergreen trees around the trash enclosure to provide year-round screening from Arnage Road.

In addition to the aesthetic plantings, the development will have a “C” shaped bioretention area extending around the north, west, and south perimeter. The proposed native plantings, as detailed on the attached planting plan, have been chosen to meet MSD water quality requirements.

Screening of any roof top mechanical equipment is to be accomplished via parapet. The roofline reaches 15'4” while the parapet continues to a maximum height of 19'. The parapet will adequately “screen the rooftop units from reasonable viewpoints” per the applicant.

c. Elevations

The proposed retail sales building is predominantly brick masonry in a “Coal Matte” color. A second brick color in “Pewter” is incorporated to create horizontal stripes on each elevation.

A 6' tall trash enclosure located in the northwest corner of the site is proposed in the same materials and color scheme as the building. All other building components such as downspouts, metal doors, and metal coping are intended to be a similar color to one of the two proposed brick colors.

The entrance of the building, which is proposed at the southeast corner of the site along Chesterfield Airport Road, will feature an aluminum storefront system and black metal canopy.



Figure 5: Predominant building materials

d. Lighting

There will be four (4) light poles incorporated around the site (see Figure 4) and six (6) wall packs will be mounted on the building (see Figure 5). The fixtures and poles are the same ones utilized on Lot A (Jaguar Land Rover) and similar to the ones proposed to be used for Lot D (Scrubbles Carwash). All proposed lighting is code compliant.



Figure 6: Proposed light pole



Figure 7: Proposed wall pack

ARCHITECTURAL REVIEW BOARD

This project was reviewed by Architectural Review Board on December 14th, 2023. At that time, the Board made the motion to forward the project to the Planning Commission with a recommendation to approve as presented.

RENDERING



STAFF RECOMMENDATION

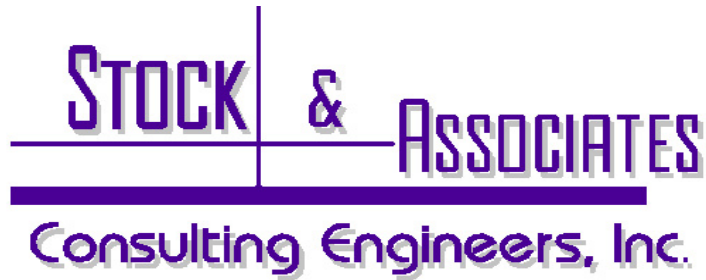
Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations and found that it meets the requirements to be presented to the Planning Commission for review. Staff recommends action.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for TSG Chesterfield Airport Road, Lot B (Morganic Ventures LLC), as presented.
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for TSG Chesterfield Airport Road, Lot B (Morganic Ventures LLC) with the following conditions..."

(Conditions may be added, eliminated, altered or modified)



November 1, 2023

City of Chesterfield
690 Chesterfield Parkway W
Chesterfield, MO. 63017-0760

Attention: Mr. Justin Wyse, Director of Planning

Re: 42 Arnage Road – Lot B TSG Chesterfield Airport Road
(Ordinance No. 3206)
(Stock Project No. 223-7450)

Parking Modification Request

Dear Mr. Wyse,

Stock & Associates Consulting Engineers on behalf of the owner under contract, MOrganic Ventures LLC, respectfully requests a modification to exceed the maximum number of required parking spaces for the proposed Marijuana Dispensary at 42 Arnage Road. Under the provisions of the City of Chesterfield Unified Development Code (UDC) Section 405.04.04 Off-Street Parking, Stacking and Loading Spaces Requirements for Commercial Uses, Marijuana Dispensary falls under “Retail Sales - Community” has a minimum parking requirement of 4.5 space per 1,000 S.F. and a maximum parking requirement of 120% of the minimum required. The proposed Marijuana Dispensary is 4,405 S.F.

Under these provisions, the minimum and maximum allowable parking spaces are as follows:

Minimum Required:	4,405 S.F. x 4.5/1000 S.F.	= <u>20 spaces.</u>
Maximum Allowed:	4,405 S.F. x 4.5/1000 S.F. x 120%	= <u>24 spaces</u>
	Total Spaces Allowed:	= <u>24 spaces</u>

To quantify the anticipated parking needs for the proposed dispensary, the Institute of Transportation Engineers – Parking Generation, 5th Edition, was utilized. As defined by the ITE the parking demands of Land Use 882: Marijuana Dispensary were studied on weekday timeframes. The database is comprised of four (4) studies in a general urban/suburban setting. The studies conclude during the peak period a range of rates between 4.10-20.60 (per 1,000 S.F. of building) and an average rate of 7.19 (per 1,000 S.F. of building). It should be noted that the Marijuana Dispensary land use is only based on a small sample size of 4 sites on weekdays (Monday-Friday) with an average of 2,200 S.F. building in Colorado in the 2010’s. Based on the average rate, 7.19/1,000 S.F., a 4,405 s.f. building would have an anticipated need of thirty-two (32) spaces. MOrganic Ventures, LLC, is proposing thirty (30) spaces for customers and employees, which includes 2 accessible spaces. As a result, the request for six (6) parking spaces or 20.0% increase. The proposed dispensary will be for both medical and recreational (Adult) use.

The subject site is governed by City of Chesterfield Ordinance 3206, which requires a minimum open space of 35.0%. To offset the increase in additional parking, the proposed open space is 47.96%, surpassing the minimum required by 5,644 square feet. Six (6) standard parking stalls (9.0’ x 19.0’) is equivalent to 1,026 S.F.. MOrganic Ventures LLC has another location in the area, at 10425 Watson Road in Sunset Hills. The building is 2,717 S.F. and provides sixteen (16) parking spaces on site. This amount

257 CHESTERFIELD BUSINESS PARKWAY • ST. LOUIS, MO 63005 • (636) 530-9100
Fax (636) 530-9130 • E-MAIL ADDRESS: general@stockassoc.com

of parking is insufficient for their needs, and as a result a parking agreement for an additional ten (10) spaces exists between them and the adjacent property owner. The proposed Chesterfield location with the additional six (6) spaces “right sizes” the needed parking as compared to the Sunset Hills location.

Based on the above information, we respectfully request the City’s consideration in granting this parking modification request for an additional six (6) parking spaces or 20.0% increase to satisfy MOrganic Ventures LLC’s parking needs.

Sincerely,

Kate Stock Gitto

Kate Stock Gitto, P.E.
Associate

CC: Mr. George M. Stock, P.E., President
Mr. Ankur Rungta – MOrganic Ventures LLC c/o C3 Industries
Mr. Bob Phillips – C3 Industries
Ms. Mandy Merritts – C3 Industries

ABBREVIATIONS	LEGEND
ATG - ADJUST TO GRADE	EXISTING SANITARY SEWER
B.C. - BACK OF CURB	EXISTING STORM SEWER
C.O. - CLEANOUT	EXISTING TREE
DB. - DEED BOOK	EXISTING BUILDING
E. - ELEVATION	EXISTING CONTOUR
ELEV. - ELEVATION	SPOT ELEVATION
F.C. - FACE OF CURB	EXISTING UTILITIES
FL. - FLOWLINE	FOUND 1/2" IRON PIPE
FT. - FEET	SET IRON PIPE
FND. - FOUND	FOUND CROSS
G. - GAS	FOUND STONE
H.W. - HIGH WATER	EXISTING CONTOUR
LFB. - LOW FLOW BLOCKED	SPOT ELEVATION
M.H. - MANHOLE	NOW OR FORMERLY
N/F. - NOW OR FORMERLY	LIGHT STANDARD
PL. - PLAT BOOK	BUSH
PC. - PROPOSED	SIGN
P.V.C. - POLYVINYL CHLORIDE PIPE	NOTES PARKING SPACES
R.C.P. - REINFORCED CONCRETE PIPE	GUY WIRE
R/W. - RIGHT-OF-WAY	POWER POLE
SO. - SQUARE	WATER VALVE
T. - TELEPHONE CABLE	DENOTES RECORD INFORMATION
T.B.A. - TO BE ABANDONED	ACCESSIBLE PARKING
T.B.R. - TO BE REMOVED	PROPOSED CONTOUR
T.B.R.&. - TO BE REMOVED AND REPLACED	PROPOSED SPOT
U.P. - USE IN PLACE	PROPOSED STORM
U.G.N. - UNLESS OTHERWISE NOTED	PROPOSED SANITARY
V.C.P. - VITRIFIED CLAY PIPE	
W. - WATER	
(86'W) - RIGHT-OF-WAY WIDTH	

- ### GENERAL NOTES
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES CONSULTING ENGINEERS, 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.
 - SIGNAGE APPROVAL IS A SEPARATE PROCESS.
 - THE CONTROLLING REGULATORY FLOODPLAIN ELEVATION FOR THIS SITE IS THE 100-YEAR HIGH WATER ELEVATION OF 458.00 IN ACCORDANCE WITH THE CHESTERFIELD VALLEY STORMWATER MASTER PLAN.
 - ALL ABOVE GROUND UTILITY FACILITIES TALLER THAN TWO (2) FEET IN HEIGHT OR COVERING IN EXCESS OF FOUR (4) SQUARE FEET IN SIZE SHALL BE SCREENED FROM PUBLIC VIEW. IF SCREENING IS COMPLETED BY LANDSCAPE MATERIAL, A LANDSCAPE PLAN IDENTIFYING THE SIZE, LOCATION, AND SPECIES SHALL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO INSTALLATION OF ANY FACILITY.

- ### ST. LOUIS COUNTY STANDARD NOTES
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 - NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
 - 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 ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY, SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS DESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL, "ROADSIDE DESIGN REQUIREMENTS".
 - 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.
 - TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS FOR ROADWAY IMPROVEMENTS AND STORM WATER SHALL BE ASSESSED WITH EACH SITE DEVELOPMENT SECTION PLAN SUBMITTAL. WATER MAIN CONTRIBUTION SHALL BE ASSESSED AND PAID FOR THE ENTIRE DEVELOPMENT PRIOR TO THE ST. LOUIS COUNTY APPROVAL OF THE SITE DEVELOPMENT CONCEPT PLAN. TGA CONTRIBUTION FOR STORM WATER WILL BE DUE PRIOR TO BUILDING PERMITS ISSUED BY ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS.

Morganic Ventures, LLC, the owner under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ of the City of Chesterfield.

I, _____ (print name) of the County of Chesterfield, Missouri, 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 Planning Commission, or voided or voted by order of ordinance of the City of Chesterfield Council.

Morganic Ventures, LLC

by: _____

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this _____ day of _____, 2024, before me personally appeared _____, who being by me duly sworn, did say he is the _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public
Print Name _____

My commission expires: _____

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

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PREPARED FOR

Morganic Ventures LLC
4420 VARSITY DRIVE
ANN ARBOR, MI 48108
ATTN: MR. ANKUR RUNGTA

STL CO BENCHMARK

BENCHMARK 1271 NGVD29 Elev = 460.06 FUS
Standard DWP aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road, roughly 50 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a tree trunk.
(NAVD83/SLC2011a) Elev = 458.91

- ### STRUCTURE SETBACKS:
- THIRTY (30) FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
 - FIFTY-FIVE (55) FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONT 1-64/US 40.
 - TEN (10) FEET FROM ALL OTHER BOUNDARY LINES WITHIN THIS PC DISTRICT.
- ### PARKING SETBACKS:
- THIRTY (30) FEET FROM THE SOUTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONTS ON CHESTERFIELD AIRPORT ROAD.
 - FIFTY-FIVE (55) FEET FROM THE NORTHERN BOUNDARY OF THIS PC DISTRICT THAT FRONT 1-64/US 40.
 - ZERO (0) FEET FROM ALL OTHER BOUNDARY LINES WITHIN THIS PC DISTRICT.
- ### BUILDING REQUIREMENTS
- A MINIMUM OF THIRTY-FIVE (35%) OPENSACE FOR EACH LOT.
 - A MAXIMUM F.A.R. OF 0.55 FOR THIS PC DISTRICT

SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING LOT B OF TSG CHESTERFIELD AIRPORT ROAD AS RECORDED IN PLAT BOOK 368, PAGE 313 LOCATED IN TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

HEIGHT:

- MAX HEIGHT INCLUDING PARAPETS AND ROOFTOP EQUIPMENT OF ALL BUILDINGS SHALL NOT EXCEED FORTY-TWO (42) FEET.
- ALL BUILDINGS WITHIN THIS DEVELOPMENT SHALL BE LIMITED TO TWO (2) STORY CONSTRUCTION.

OPENSACE CALCULATIONS

TOTAL SITE AREA: 43,561 S.F. or 100.0%
BUILDING: 4,405 S.F. or 10.11%
VEHICLE PAVEMENT: 18,286 S.F. or 41.93%
PERCENT OPENSACE: 43,561 - 4,405 - 18,286 = 20,870 s.f. OR 47.96%

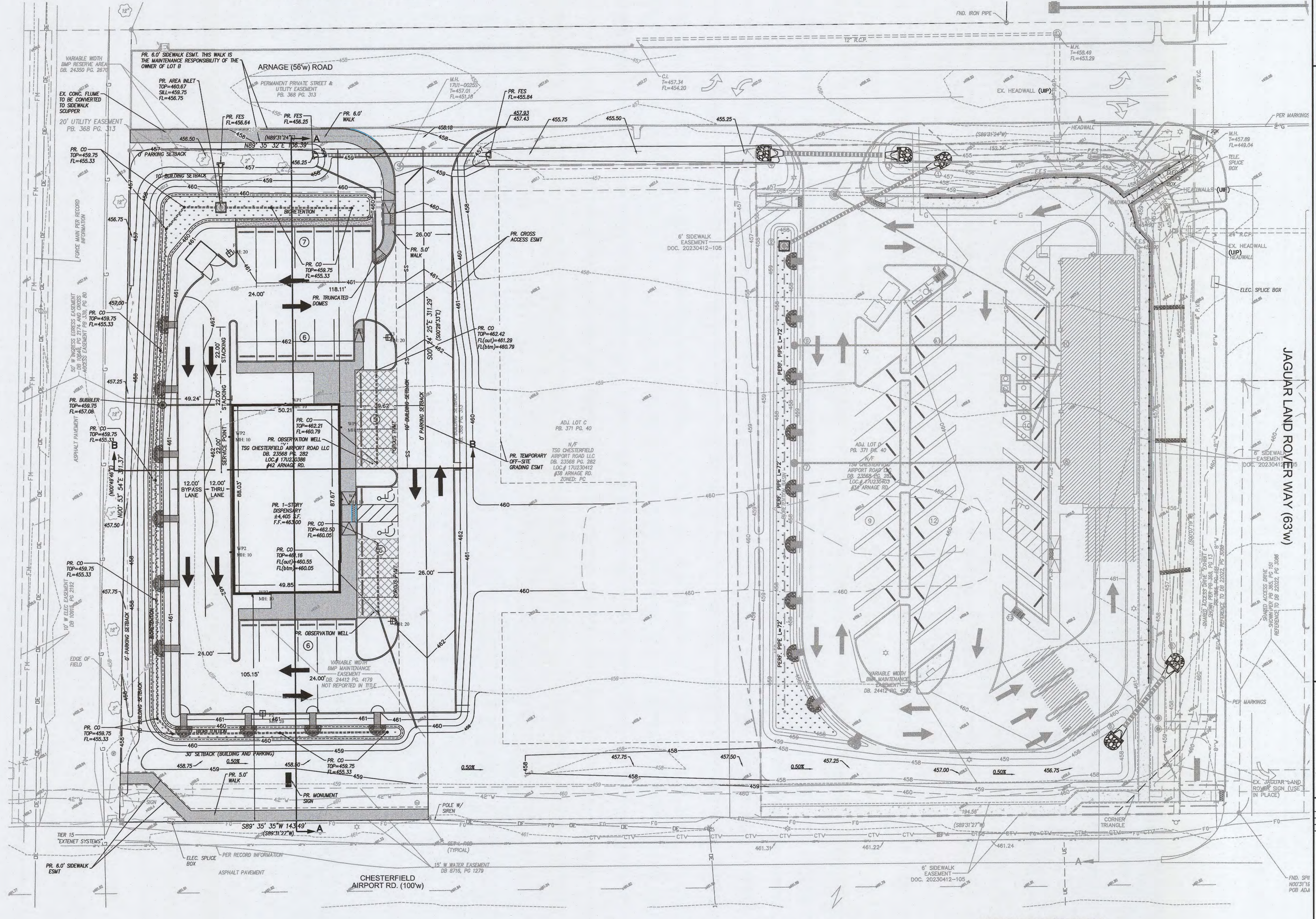
PARKING CALCULATIONS

REQUIRED PARKING [PER SECTION 405.04.04(D)]
RETAIL SALES "COMMUNITY" = 4.5/1,000 S.F.
MINIMUM MIN. REQUIRED: 4,405 S.F. x (4.5/1,000 S.F.) = 19.8 OR 20 SPACES
MAXIMUM MAX. REQUIRED: 120% MIN. REQUIRED = 20 x 120% = 24 SPACES
TOTAL PROVIDED: 30 SPACES

PERTINENT DATA

OWNER: TSG CHESTERFIELD AIRPORT ROAD LLC
ADDRESS: 42 ARNAGE ROAD
CHESTERFIELD, MO 63005

EXISTING ZONING: "PC" PLANNED COMMERCIAL (ORD. 3206)
LOCATOR NO: 17432000
FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT: ROCKWOOD
SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED: MISSOURI RIVER
FEMA MAP: 29189C0165K
ELECTRIC COMPANY: AMEREN UE
GAS COMPANY: SPIRE INC.
PHONE COMPANY: AT&T
WATER COMPANY: MISSOURI AMERICAN WATER COMPANY



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STL CO BENCHMARK

BENCHMARK 1271 NGVD29 Elev = 460.06 FUS
Standard DWP aluminum disk stamped SL-38 situated in a grassy area northwest of the intersection of Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road, roughly 50 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a tree trunk.
(NAVD83/SLC2011a) Elev = 458.91

GRAPHIC SCALE

1 inch = 20 ft

NOTARY PUBLIC

On this _____ day of _____, 2024, before me personally appeared _____, who being by me duly sworn, did say he is the _____ and that said instrument was signed on behalf of said limited liability company, and that said _____ acknowledged said instrument to be the free act and deed of said limited liability company.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written.

Notary Public
Print Name _____

My commission expires: _____

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GRAPHIC SCALE

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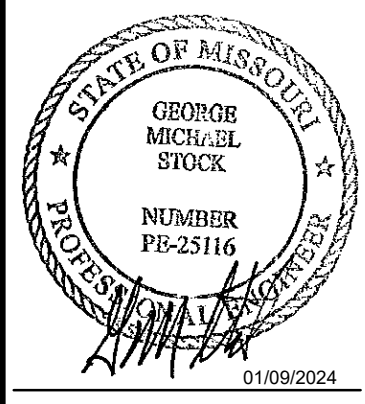
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PREPARED BY:

SITE DEVELOPMENT SECTION PLAN FOR:

42 ARNAGE ROAD

LOT B TSG CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005



GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 050990

REVISIONS:
1. 2023-11-28 CITY SUBMITTAL
2. 2023-12-28 CITY SUBMITTAL
3. 2024-01-09 CITY SUBMITTAL

DRAWN BY: K.S.G.
DATE: 10/1/23
M.S.D. #
S.L.C. MAT #
M.D.N.R. #

CHECKED BY: G.M.S.
JOB NO: 223-7450
BASE MAP # 17U2
MAT SUP. #

SHEET TITLE:
SITE PHOTOMETRIC
PLAN

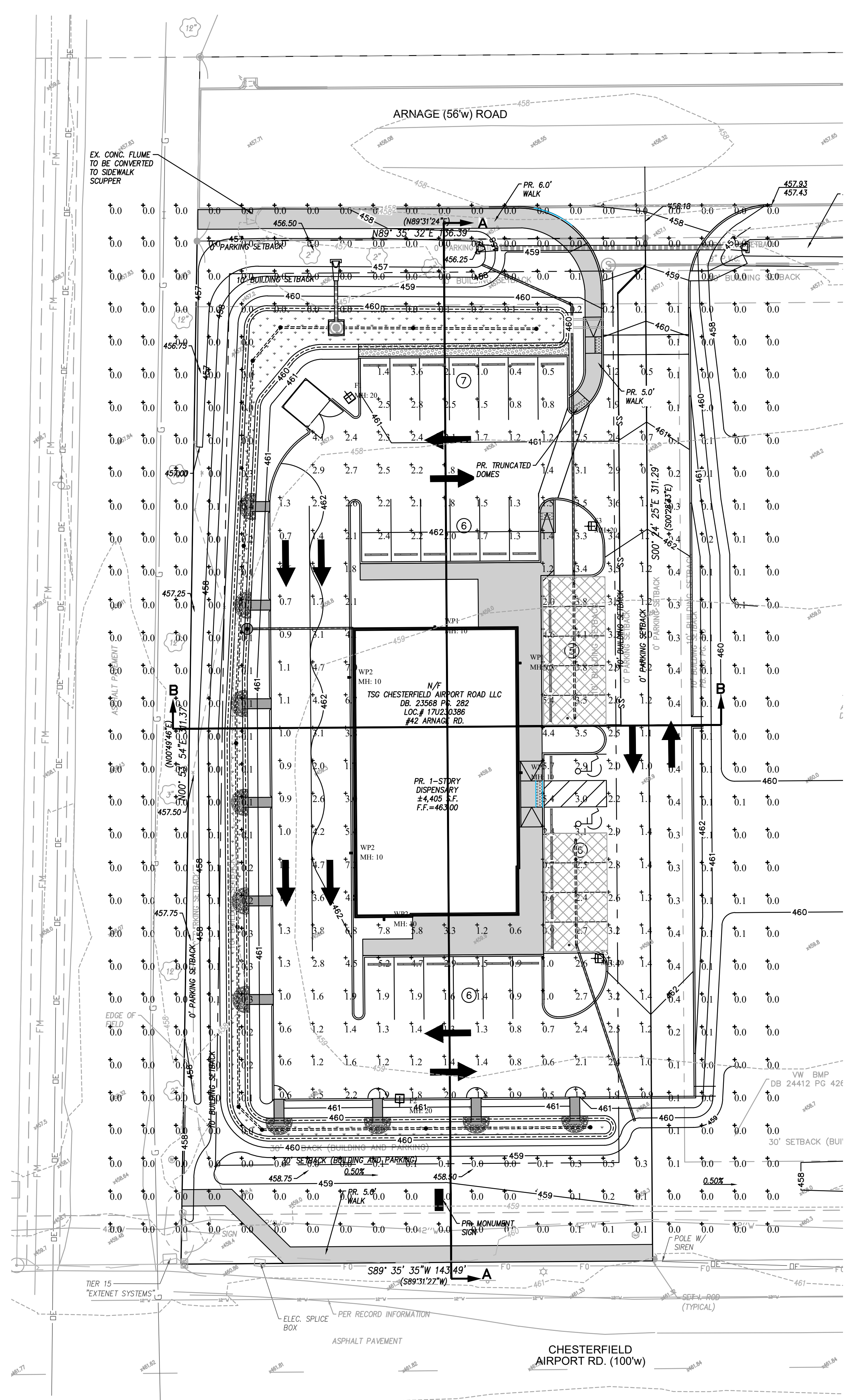
SHEET NO.:
SDSP-2.0

POLE FIXTURES MOUNTED ON 18' POLE & 2' BASE
LIGHT LEVELS CALCULATED ON THE GROUND

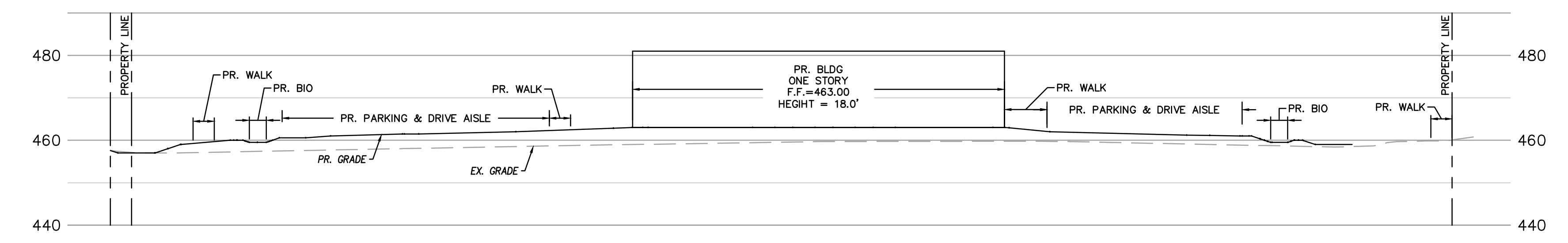
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	2.23	7.8	0.4	5.6	19.5
SPILL LIGHT	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	1	F1	Single	1.000	108	108	GALN-SA2C-740-U-T4FT-HSS
	1	F2	Single	1.000	65	65	GALN-SA1D-740-U-T4FT-HSS
	2	F3	Single	1.000	57	114	GALN-SA1C-740-U-T1
	3	WP1	Single	1.000	34	102	GWC-SA1A-740-U-T4FT
	3	WP2	Single	1.000	34	102	GWC-SA1A-740-U-T3

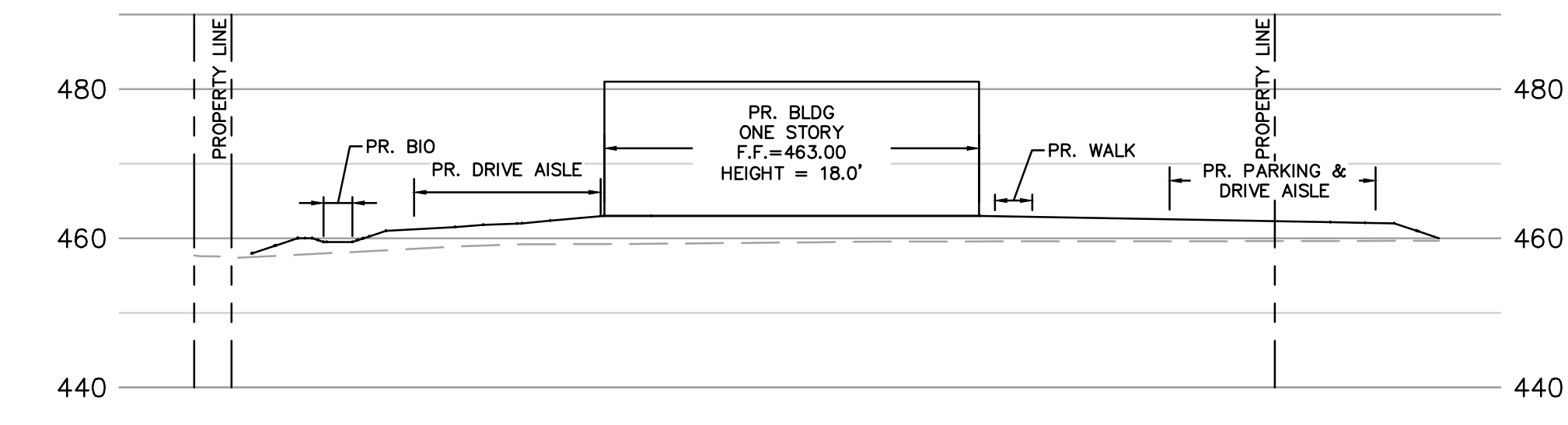
DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.
ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND
EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL
VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



SECTION A - A PROFILE

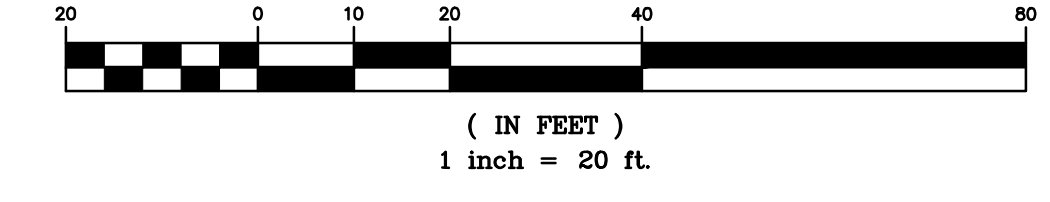


SECTION B - B PROFILE



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

GRAPHIC SCALE



LANDSCAPE GUIDELINE SPECS:

- GENERAL:**
- 1) Base map information is accurate as of the date of drawing printed in this package.
 - 2) It shall be the landscape contractor's responsibility to:
 - A) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - C) 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.
 - 3) The contractor shall be in compliance with all codes applicable to this work.
 - 4) Clean all planting beds of debris, rock, building material, etc. prior to adding / spreading topsoil or mulch.
 - 5) All annual and/or perennial beds are to be rototilled to a depth of 12" and amended with peat moss or organic material prior to planting. All grass and/or weeds shall be killed / removed from new planting beds of any kind.
 - 6) Remove all debris and rock in parking lot islands shall be removed / disposed and new topsoil provided to a depth of 6" with a berm 4" higher than the adjacent curbing.
 - 7) 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.
 - 8) The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Any damage to the existing improvements shall be the responsibility of the contractor. It shall be the responsibility of the contractor to restore all areas of the site where disturbed by said contractor prior to additional drawings for further coordination of work to be done.
 - 9) 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).
 - 10) 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.
 - 11) Plant material shall be typical in shape and form for species specified. Plants planted in groups and masses shall also be matched. Container grown plant material shall not be root-bound and balled-and-burlapped material shall have root balls as dictated by American Standard for Nursery Stock.
 - 12) 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 sizes of plant materials will be accepted without written approval from the landscape architect.
 - 13) Provide single-stem trees unless otherwise noted in plant schedule.
 - 14) All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock".
 - 15) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's 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.
 - 16) 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.
 - 17) 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.
 - 18) 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.
 - 19) Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
 - 20) All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - 21) Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - 22) All substitutions of plant material shall be submitted to landscape architect for approval.
 - 23) Tree protection fencing is to be installed prior to any grading operations and inspected daily / maintained in place until completion of the project.
 - 24) No parking, storage of materials or any other construction activities are to occur within tree protection areas.

- PRUNING:**
- 1) Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior trunks and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
 - 2) All pruning shall comply with ANSI A300 standards.
- INSURANCE:**
- 1) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

- MULCH:**
- 1) 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.
 - 2) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Weave fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
 - 3) Edge all beds with spade-cut edge unless otherwise noted.
- PLUG PLANTING NOTES:**
- 1) All plugs to be 4-1/2" deep X 2" diameter minimum.
 - 2) Plugs are to be planted in a hole dug with a trowel, spade or planting bar such that the hole is of a minimum diameter and depth to accommodate the plug and its roots, without damage.
 - 3) Plugs shall be spaced in a triangulated layout approximately 24" on center. Plugs shall be planted through erosion control blanket where appropriate.
 - 4) Obtain plugs from a reputable nursery.
 - 5) Water plugs upon completion of planting so that soil is moist but not saturated.
 - 6) If planting is delayed more than six hours after delivery, store plugs in the shade, protect from weather and mechanical damage and keep them moist and cool. All plugs shall be planted within 24 hours after delivery.

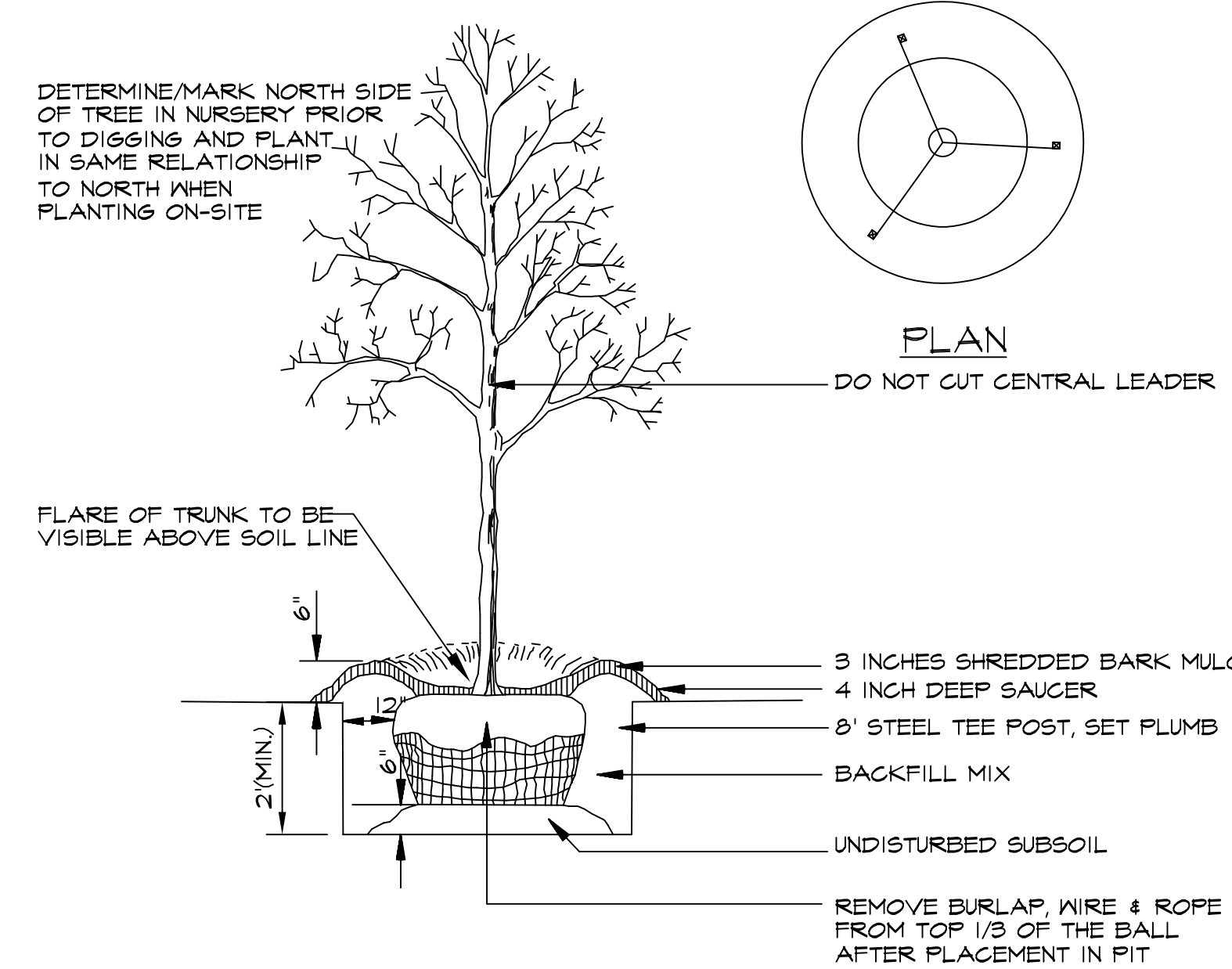
- MAINTENANCE:**
- 1) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
 - 2) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
 - 3) 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:**
- 1) 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 streets or paving surfaces.
 - 2) 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:**
- 1) Topsoil mix for all proposed landscape plant material (excluding turf areas) shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Rototill topsoil mix to a depth of 6" minimum and grade smooth.
 - 2) Provide a soil analysis, as requested, made by an independent soil-testing organization with the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
 - 3) 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.
 - 4) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
 - 5) Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

- WARRANTY:**
- 1) 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. All plant material deemed unhealthy, unsightly or having undue amounts of dead branches by the landscape architect shall be replaced under this warranty.
 - 2) 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.
 - 3) 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.
 - 4) Landscape contractor shall not be liable due to acts of God or vandalism.
 - 5) 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.
 - 6) A written guarantee shall be provided to the owner per conditions outlined in #1 above.

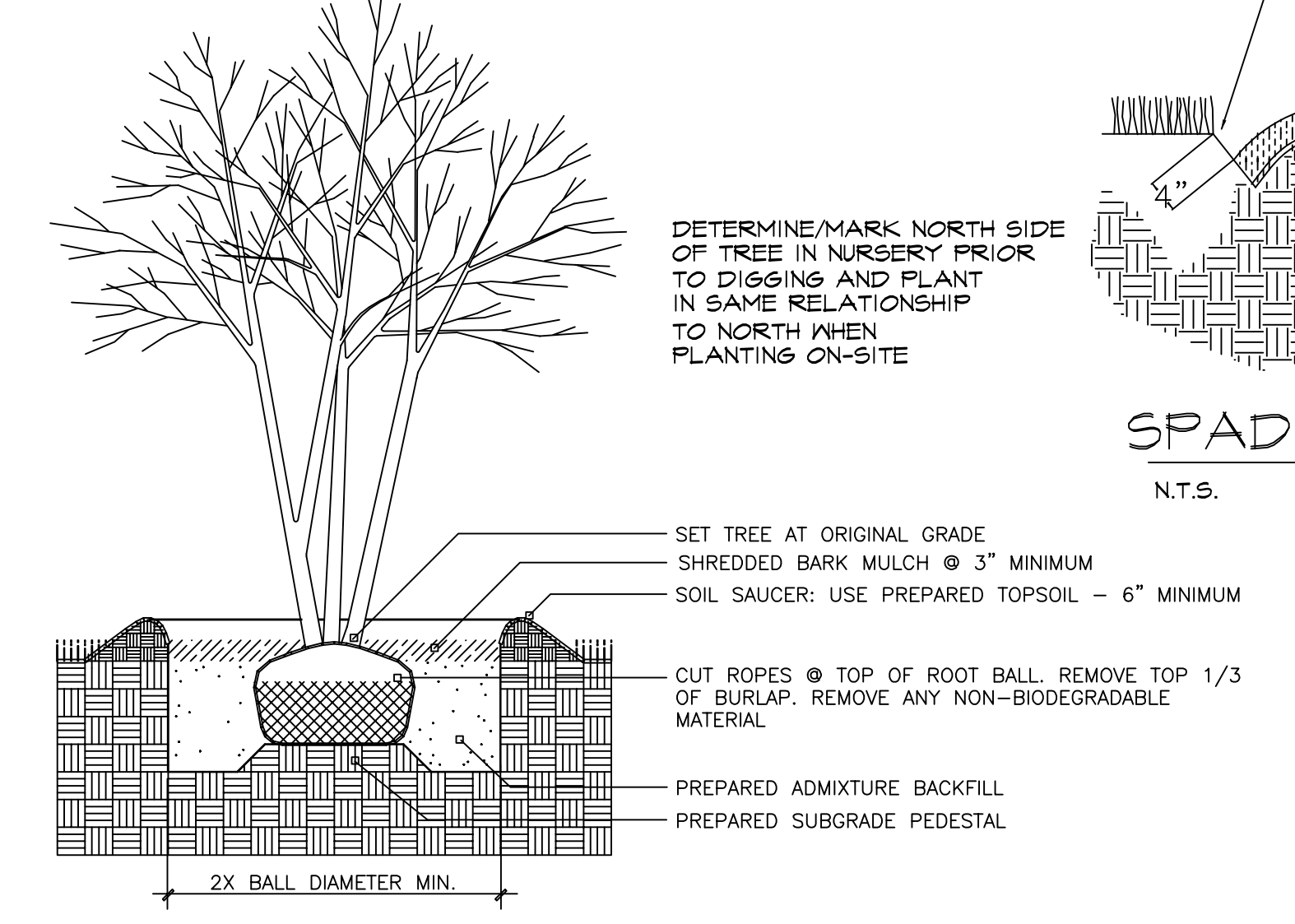
- TURF:**
- 1) All disturbed lawn areas to be seeded with a mixture of turf-type fescue (300# per acre) and bluegrass (10# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
 - 2) 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.
 - 3) The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owner's approval prior to seeding or sod installation.
 - 4) 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.
 - 5) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
 - 6) All sod shall be placed a maximum of 24 hours after harvesting.
 - 7) Recondition existing lawn areas damaged by contractor's operations including equipment/material storage and movement of vehicles.
 - 8) Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

IRRIGATION GUIDELINE SPECS:

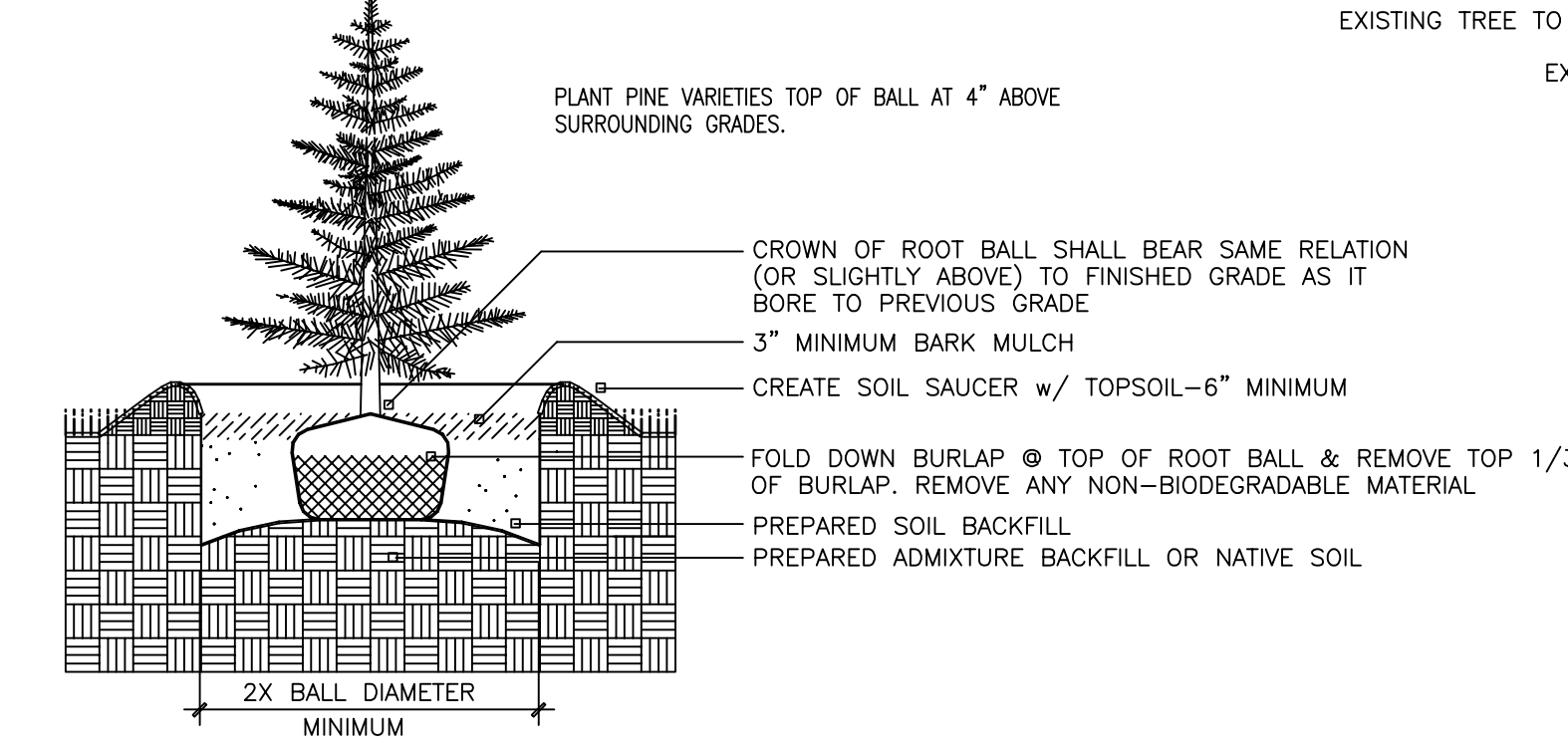
- GENERAL:**
- 1) System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
 - 2) Exact lap, backfill and controller location to be coordinated with owner or owner's representative.
 - 3) All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
 - 4) 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.
 - 5) 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).
 - 6) It shall be the irrigation contractor's responsibility to:
 - A) Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - B) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.



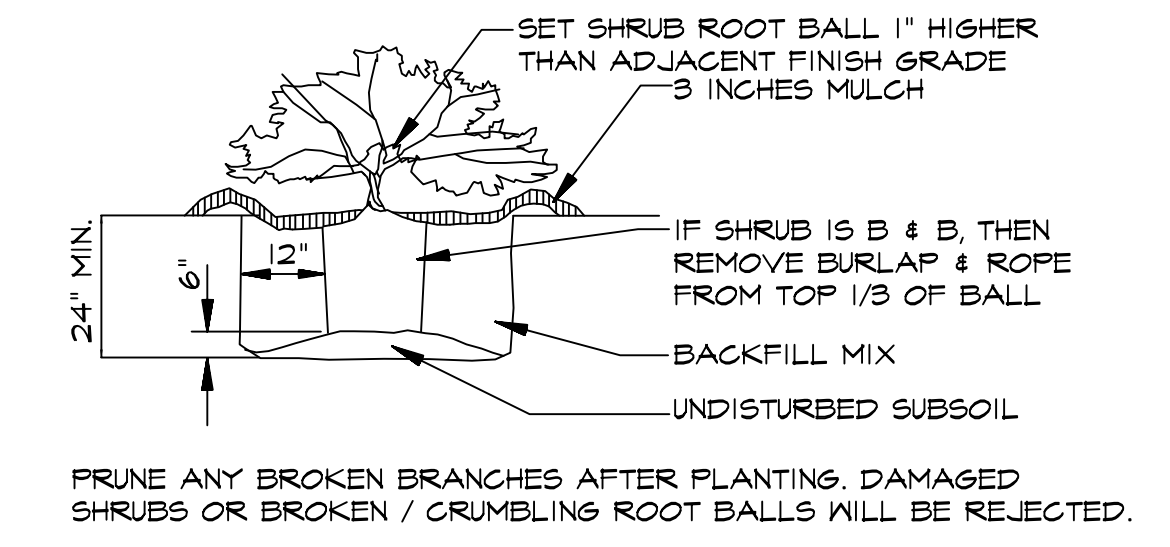
DECIDUOUS TREE PLANTING
N.T.S.



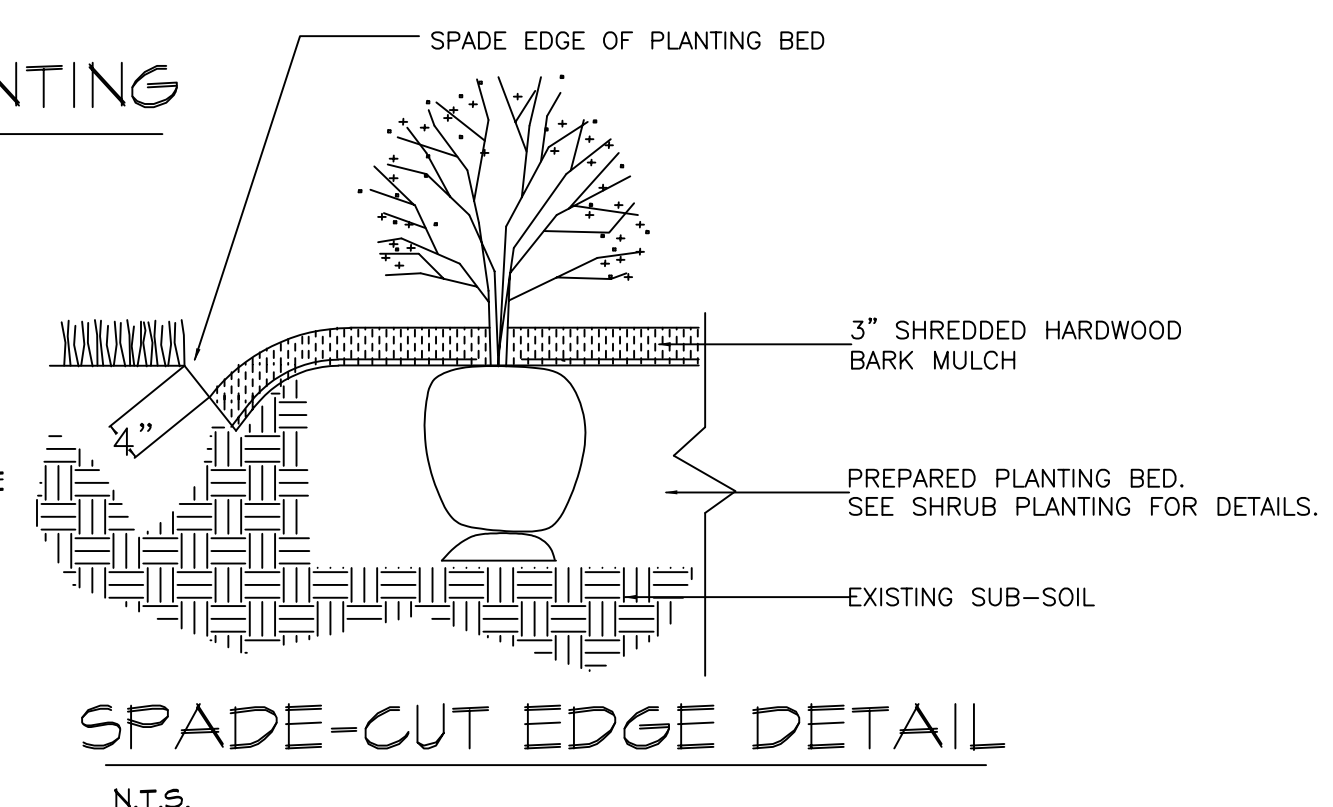
MULTI-STEM TREE PLANTING
N.T.S.



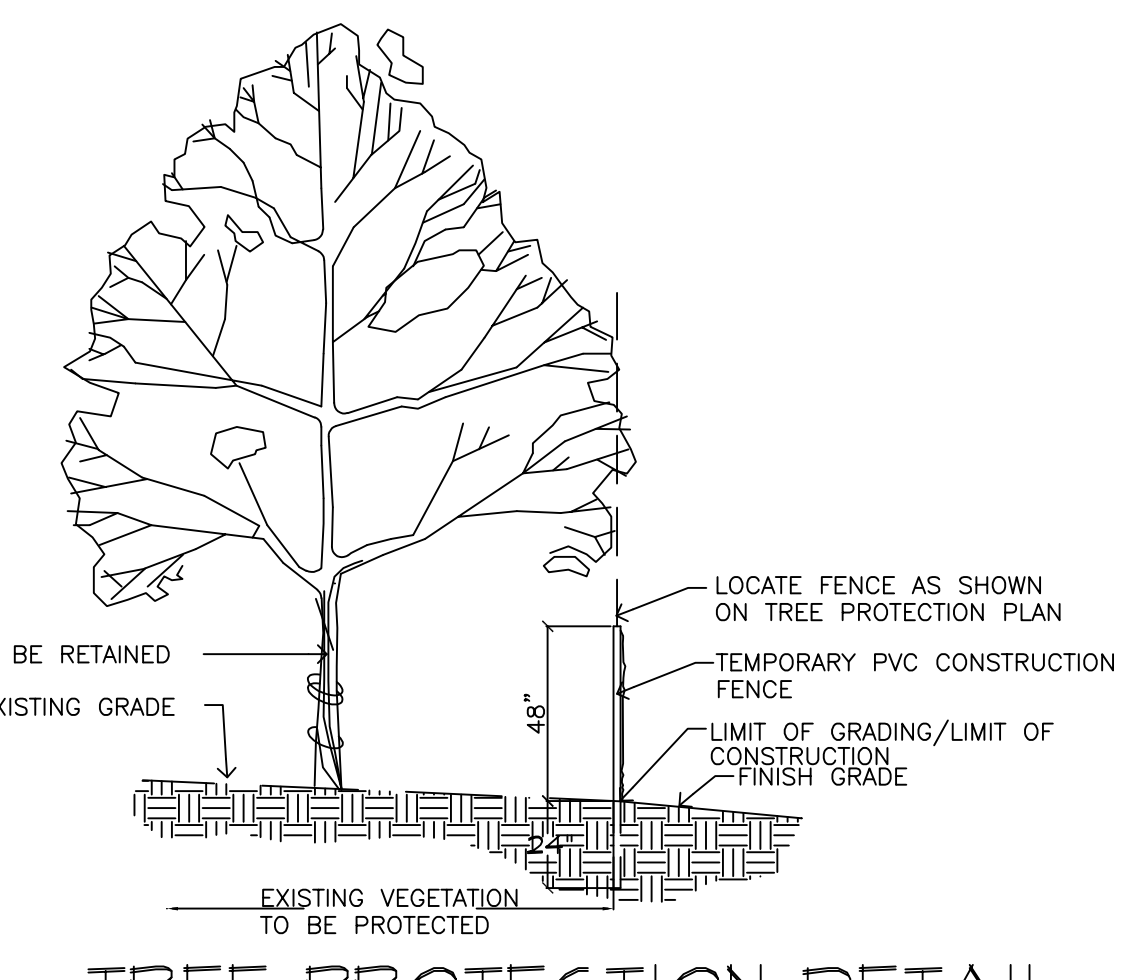
EVERGREEN TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.

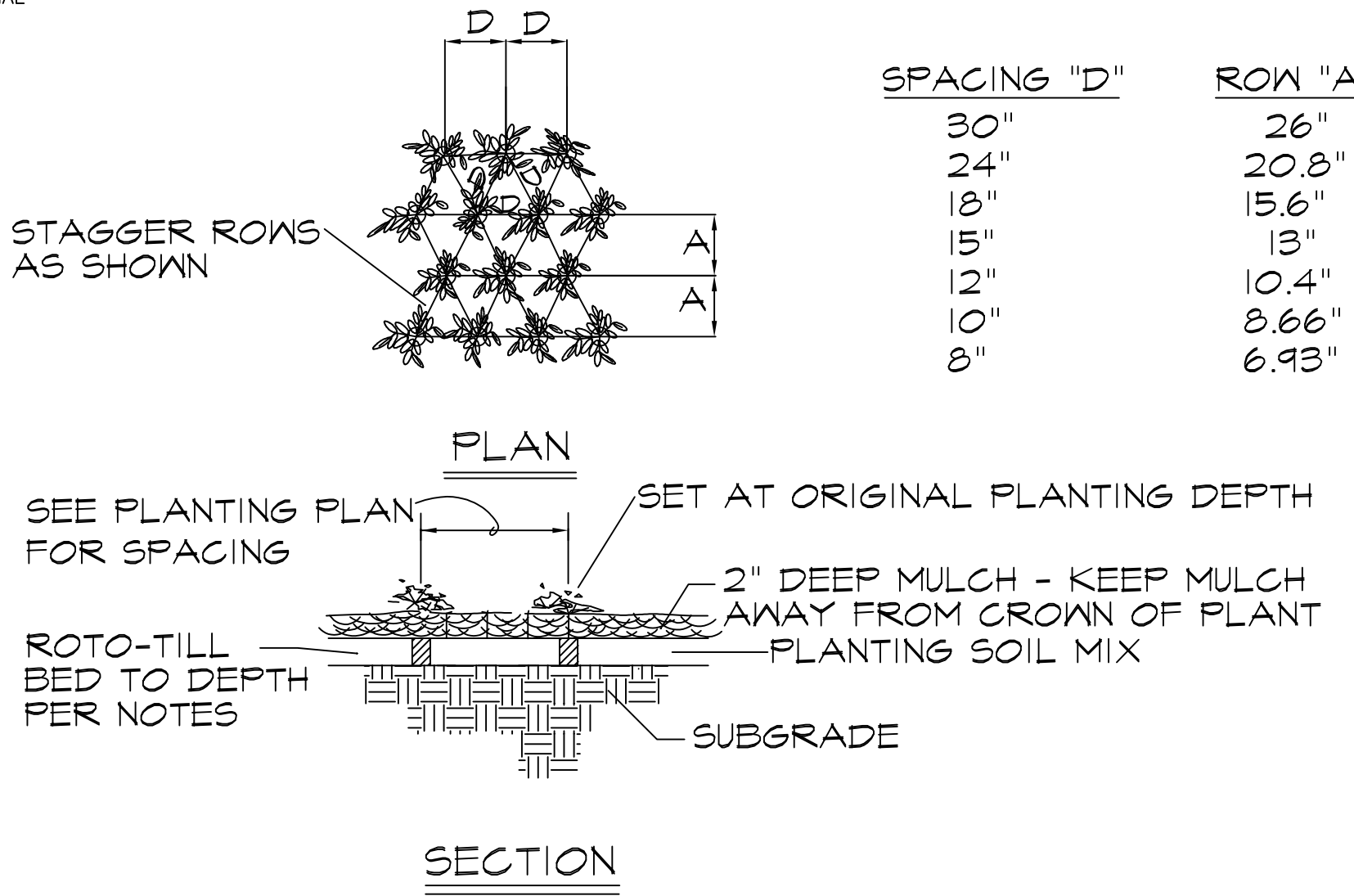


SPADE-CUT EDGE DETAIL
N.T.S.



TREE PROTECTION DETAIL
N.T.S.

SPACING "D"	ROW "A"	# OF PLANTS PER SQ. FT.
30"	26"	0.16
24"	20.8"	0.25
18"	15.6"	0.45
15"	13"	0.64
12"	10.4"	1.00
10"	8.66"	1.44
8"	6.93"	2.25



FORB/GRASS PLANTING DETAIL
N.T.S.

REVISIONS	BY
11/27/2023	RMM
12/26/2023	RMM
1/9/2024	RMM

LANDSCAPE TECHNOLOGIES
 61 Jacobs Creek Drive
 No. County, Missouri 63005
 MO: (636) 426-1280
 No. County, Missouri 63005
 MO: (636) 426-1280

ARCHITECT 4000019
 MISSOURI LANDSCAPE ARCHITECT 4000019
 DATE: 11/26/2023

PLANTING PLAN FOR THE PROPOSED
42 Arnage Road
 42 ARNAGE ROAD CHESTERFIELD, MO 63005

DRAWN
 R. MARDIS
 CHECKED
 RMM/EL
 DATE
 10/31/2023
 SCALE
 1"=20'-0"
 JOB No.
 2023-110
 SHEET
L-2
 OF TWO SHEETS