AGENDA
PLANNING COMMISSION MEETING

Chesterfield City Hall
690 Chesterfield Parkway West
Monday, July 28, 2025
7:00 PM

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS

V. APPROVAL OF MEETING SUMMARY

A. June 9, 2025 Planning Commission Meeting Summary

VI. PUBLIC COMMENT

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

A. **Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for consolidated lots 8 and 9 located on a 4.25-acre tract of land southwest of the intersection of Chesterfield Parkway West and Burkhardt Place.

B. **Mansions at Spyglass:** A Sign Package for a 7.36-acre tract of land zoned as a Planned Environmental Unit in the "R2" and "R3" Residential Zoning Districts located north of Olive Boulevard.

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. COMMITTEE REPORTS

XI. ADJOURNMENT

Note: The Planning Commission will consider and act upon the matters listed above, and such

other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING COMMISSION MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636) 537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

PLANNING COMMISSION
OF THE CITY OF CHESTERFIELD
MEETING SUMMARY
JUNE 9, 2025

The meeting was called to order at 7:00 p.m.

I. ROLL CALL

PRESENT	ABSENT
Commissioner Gail Choate	
Commissioner Khalid Chohan	
Commissioner Allison Harris	
Commissioner John Marino	
Commissioner Debbie Midgley	
Commissioner Jane Staniforth	
Commissioner Steven Wuennenberg	
Chair Guy Tilman	

Councilmember Merrell Hansen, Council Liaison
Mr. Nathan Bruns, representing City Attorney Christopher Graville
Mr. Justin Wyse, Director of Planning
Ms. Alyssa Ahner, Senior Planner
Mr. Isaak Simmers, Planner
Mr. Shane Streiler, Planner
Ms. Erica Blesener, Recording Secretary

Chair Tilman acknowledged the attendance of Councilmember Merrell Hansen, Ward IV, Council Liaison; Councilmember Mary Ann Mastorakos, Ward II; and Councilmember Patricia Tocco, Ward II.

II. PLEDGE OF ALLEGIANCE

III. SILENT PRAYER

IV. PUBLIC HEARINGS – None.

V. APPROVAL OF MEETING SUMMARY

Commissioner Choate made a motion to approve the Meeting Summary of the April 28, 2025 Planning Commission Meeting. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0.**

VI. PUBLIC COMMENT

A. Chesterfield Ice and Sports Complex, Lot A

Representing the Petitioner – available for questions:
1. Tim Lowe, Staenberg Group, 2127 Innerbelt Business Center Dr, St. Louis, MO
2. Julie Nolfo, Lochmueller Group, 11819 Lillian Ave, St. Louis, MO
3. Zachary Stutz, Stock & Associates Consulting Engineers, Inc., 257 Chesterfield Business Pkwy, Chesterfield, MO – available for questions.

B. Herman Stemme Office Park, Lot 2B (Waterway)

Representing the Petitioner – available for questions:
1. Michael Goldman, Vice President, Waterway Gas & Wash, 727 Goddard Ave, Chesterfield, MO

C. JCCA

Representing the Petitioner – available for questions:
1. Steve Mueller, Project Manager, HDA Architects, 4565 McRee, Ste 100, Chesterfield, MO

D. The Wedge

Representing the Petitioner – available for questions:
1. Steve Madras, 15925 Chowning Ct. Ballwin, MO

E. The Wedge

Representing the Petitioner – available for questions:
1. Steve Madras, 15925 Chowning Ct. Ballwin, MO

VII. SITE PLANS, BUILDING ELEVATIONS, PLATS, AND SIGNS

A. Chesterfield Ice and Sports Complex, Lot A: An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for an existing ice and sports complex located on a 10.11-acre tract of land zoned "PC" Planned Commercial District north of Chesterfield Industrial Boulevard, and east of its intersection of Wings of Hope Boulevard and a Private Road.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for Chesterfield Ice and Sports Complex, Lot A. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

B. Herman Stemme Office Park, Lot 2B (Waterway): An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for a gas station and car wash located on a 1.33-acre tract of land zoned "PC" Planned Commercial located southeast of Olive Boulevard, northeast of Olive's intersection with Swingley Ridge Road.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Amended Architectural Elevations for Herman Stemme Office Park, Lot 2B (Waterway). The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

C. JCCA: A Comprehensive Sign Package for the Jewish Community Center located on a 11.4-acre tract of land zoned "R-2" Residential District located at the northeast intersection of Wild Horse Creek Road and Baxter Road.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Comprehensive Sign Package for JCCA. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

D. The Wedge: An Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 5.04-acre tract of land zoned "PC" Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road.

Commissioner Choate, representing the Site Plan Committee, made a motion recommending approval of the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for The Wedge. The motion was seconded by Commissioner Marino and **passed by a voice vote of 8 to 0**.

E. The Wedge: A Comprehensive Sign Package for a 5.04-acre tract of land zoned "PC" – Planned Commercial located south of the intersection of Olive Street Road and Chesterfield Airport Road.

Alyssa Ahner, Senior Planner explained that the applicant is proposing two (2) electronic message centers (EMCs) to allow for electronic LED fuel prices. Per the Unified Development Code (UDC), any EMC that exceeds 50 square feet shall not be permitted within 1,000 feet from the center point of two (2) intersecting arterial roadways. As shown in the presentation, the entire site falls within the 1,000-foot buffer. This standard may be modified with a separate two-thirds (2/3) vote of the Planning Commission. Per code, each sign is not to exceed 6' in height and 50 square feet. They are proposing 13'4" in height and 81 square feet in signage area. During the first phase of the review process, they had proposed 20' in height but have been reduced by 7' during the review process. Ms. Ahner also explained the additional free standing and attached wall signs that are proposed.

DISCUSSION

Commissioner Wuennenberg explained he has less concern about the electronic message centers since they are only for pricing than he does the size of them.

Commissioner Choate expressed concerns regarding the excessive height and the number of proposed signs. She stated that no sign, including the Project Identification Sign for the retail building, should exceed 8' in height. Additionally, she specified that there should be no wall sign on the southern elevation, and no identification sign located at the corner.

Commissioner Staniforth stated that the number of signs for the size of the parcel seems excessive. The identification sign on the corner seems unnecessary.

Chair Tilman explained that typically when the Commission does a Site Plan Evaluation one of the items provided in the packet is the code for what would be allowed versus what is being proposed to see number and areas of signs to evaluation adjust the sign code. He questioned if they are incompliance or under compliance in any of the signs proposed or are they exceeding compliance. Ms. Ahner explained that the proposed multi-tenant retail building will adhere to code. Each tenant of the multi-tenant retail building will have their own entrance from the outside and will be allowed one (1) wall sign not to exceed 5% of the wall frontage. The multi-tenant building and the fuel canopies adheres to the Unified Development Code. Mr. Tilman suggested that before taking this forward to the Planning and Public Works Committee and City Council there needs to be a summary in the packet to help determine what complies and what doesn't comply.

Commissioner Marino asked for clarification on the rational of the 1,000 square foot buffer for the Electronic Message Centers (EMC's). Mr. Wyse explained that there is a similar requirement for proximity to residential. The proximity to arterial intersections is to try and maintain perforations of EMCs at areas where there is a lot going on already.

Mr. Steve Madras agreed to lower the two (2) EMCs to 8' in height.

Motion 1:
Commissioner Marino made a motion to approve The Wedge. The motion was seconded by Commissioner Wuennenberg.

Commissioner Marino made a motion with the following amendments:

- Reduce the two (2) EMCs from 13' 4" to 8' in height.
- Reduce the two (2) EMCs square footage from 85 to 72.

The motion was seconded by Commissioner Midgley.

The original motion passed, as amended by a voice vote of 8 to 0.

Upon roll call, the vote to approve The Wedge, as amended.

Aye: Commissioner Choate, Commissioner Chohan, Commissioner Harris, Commissioner Marino, Commissioner Midgley, Commissioner Staniforth, Commissioner Wuennenberg, Chair Tilman

Nay:

The motion passed by a vote of 8 to 0.

Motion 2:
Commissioner Wuennenberg made a motion to approve **The Wedge** with the following amendments:

- Reduce the Project Identification Sign from 15' to 8' in height.
- Reduce the Project Identification Sign square footage from 97.47 to 72.

Commissioner Choate seconded the motion.

Mr. Madras explained his concerns about the tenant signs being the same size as the monument sign. He believes the tenant signs should be somewhat larger because there may not be enough space on the monument sign to accommodate the multiple tenants.

The motion **passed** by a voice vote of 8 to 0.

Motion 3:
Commissioner Choate made a motion to remove the wall sign from the southern elevation for **The Wedge**. Seconded by Commissioner Staniforth.

Upon roll call, the vote to approve The Wedge, as amended.

Aye: Commissioner Choate, Commissioner Chohan, Commissioner Harris, Commissioner Staniforth

Nay: Commissioner Marino, Commissioner Midgley, Commissioner Wuennenberg, Chair Tilman

The motion **failed** by a vote of 4 to 4.

Motion 4:
The motion to approve the original motion as amended **passed**, by a roll call of 8 to 0.

VIII. UNFINISHED BUSINESS – None.

IX. NEW BUSINESS

Councilmember Merrell Hansen shared information about a newly established community organization called, Chesterfield Cares. The organization launched its first initiative, a Tornado Relief Drive to support local families and individuals affected by the storm's impact.

X. COMMITTEE REPORTS

XI. ADJOURNMENT

The meeting adjourned at 7:50 p.m.

_____
Gail Choate, Secretary

CITY OF CHESTERFIELD PLANNING

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: July 28, 2025

From: Isaak Simmers, Planner

Location: 16400 Burkhardt Place

Description: **Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch):** An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for consolidated lots 8 and 9 located on a 4.25-acre tract of land southwest of the intersection of Chesterfield Parkway West and Burkhardt Place.

PROPOSAL SUMMARY

Lamar Johnson Collaborative, in partnership with Stock and Associates Consulting Engineers, Inc., submitted an Amended Site Development Section Plan and associated material for the complete demolition and reconstruction of the St. Louis County Library – Chesterfield Branch. The new library will be approximately 20,700 square feet in size (existing library being 16,800 square feet), and will house a variety of community amenities including, but not limited to, a café serving local coffee and access to the upgraded adjacent park and garden.

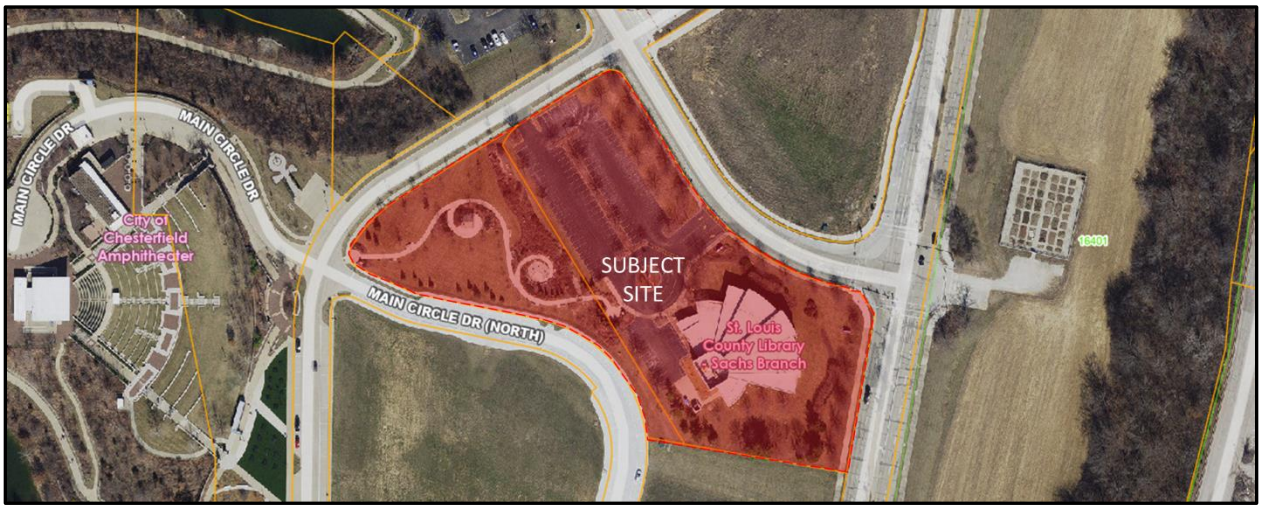


Figure 1: Subject Site

SITE HISTORY

2001 SDSP	Site Development Section Plan approved for Downtown Chesterfield Lots 8 and 9 for new construction of the St. Louis County Library – Sachs Branch.
2001 ASDSP	Downtown Chesterfield, Lots 8 and 9 – 1st Amended Site Development Plan to include proposed cross access easement off Burkhardt Place.
2015 ASDSP	Downtown Chesterfield, Lots 8 and 9 – 2nd Amended Site Development Section Plan (Partial) to construct the adjacent park and garden.
2016 ASDSP	Downtown Chesterfield, Lots 8 and 9 – 3rd Amended Site Development Section Plan for minor amendments to the sites parking area.
2025 BAP	A Boundary Adjustment Plan approved for Lots 8 and 9 for the consolidation of two (2) parcels into one (1) parcel.

ZONING & LAND USE

Figure 2: Zoning Map

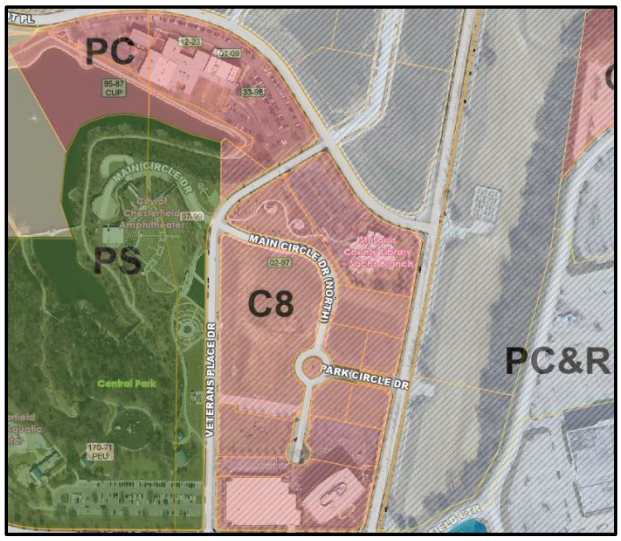


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"PC" Planned Commercial District & "PC&R" Planned Commercial and Residential District	City Center (Urban Transition)
South	"C8" Planned Commercial District	Parks and Recreation
East	"C8" Planned Commercial District & "PS" Parks and Scenic District	City Center (Downtown)

Figure 4: Zoning and Land Use Table

COMPREHENSIVE PLAN

The subject site is zoned "C8" Planned Commercial via Ord.1617 and designated as City Center (Urban Transition) by the City of Chesterfield Comprehensive Plan, linked here. The City provides a character description of this area: "Land developed to offer residents the opportunity to live, work, shop and play within the larger City Center area. This Character Area includes a mixture of housing types and residential densities, integrated with a number of goods and services,

especially in the downtown core. Buildings typically stand multiple stories tall often with residential units above storefronts or other pedestrian activity. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies. An interconnected network of walkable streets connects the neighborhood to the downtown core. City Center (Urban Transition) areas have the following Development Policies:

- City Center should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas with cultural, entertainment and pedestrian amenities for its residents;
- The thoroughfare character should be urban and very walkable;
- Building to be constructed closer to the roadways to promote the pedestrian experience;
- Incorporate a comprehensive network of open space throughout to accommodate small parks, gathering places and community gardens; preserve tree stands; and help reduce stormwater runoff;
- The Urban Transition and Downtown land areas should have a pedestrian connection to unite the two urban areas of the City Center;
- Public art should be incorporated into new construction and re-development projects throughout the City Center.

STAFF ANALYSIS

A. Circulation System, Parking and Access

The site has been redesigned to accommodate vehicular, pedestrian, and bicycle circulation. The current library has two existing curb cuts off Burkhardt and Veterans Place. As part of the redevelopment, these two curb cuts will be closed, and a single vehicular access point to the parking area will be provided from Main Circle Drive, see Figure 5 below. Five (5) street parking stalls along Main Circle Drive have been removed to accommodate the change.

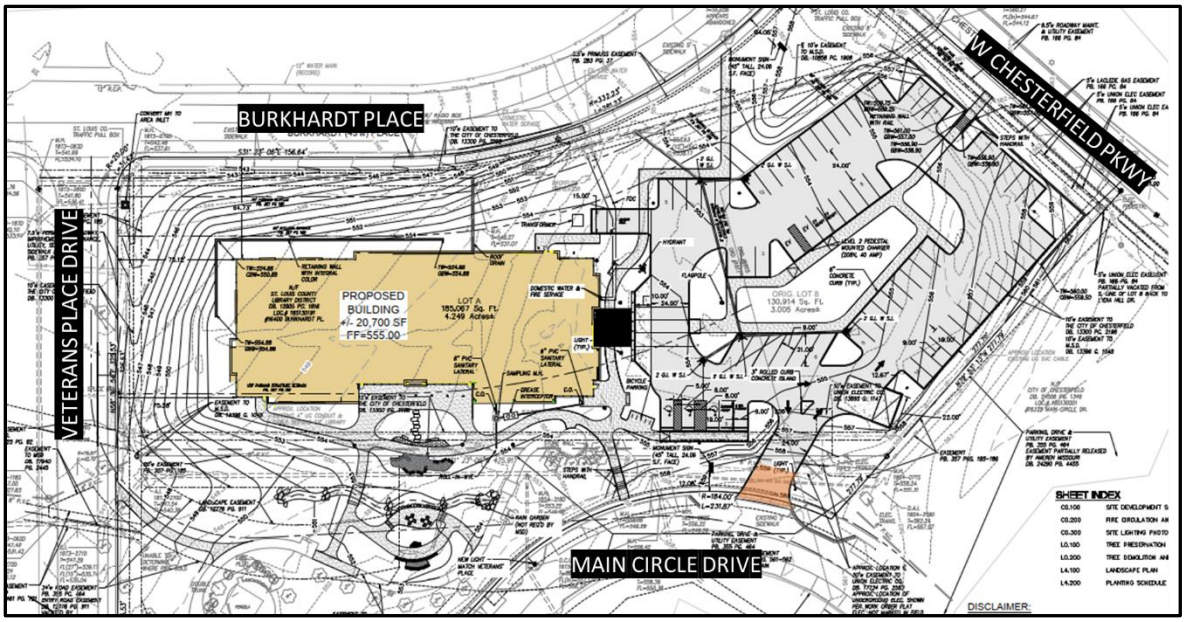


Figure 5: Site Development Section Plan, Circulation & Access

Pedestrians will be able to navigate the site through a network of existing and proposed walkways that provide accessibility as well as access to the building, adjoining sites, and the newly renovated park and garden. A looped drive aisle allows for smooth circulation around the parking area, with designated loading zones, and ADA-accessible parking. Bicycle parking is also provided as part of the site plan, see Figure 6.

The redevelopment includes seventy-one (71) surface parking spaces, which exceed the minimum required parking per Code but remain within the permissible range specified in Section 405.04.040(D). Parking is arranged in 90-degree and angled stalls with twenty-four (24) foot-wide drive aisles to accommodate two-way traffic. The parking area includes three (3) ADA parking spaces located to the right of the single access point on Main Circle Drive and will feature four (4) Level 2 pedestal-mounted EV charging stations, see Figure 6.

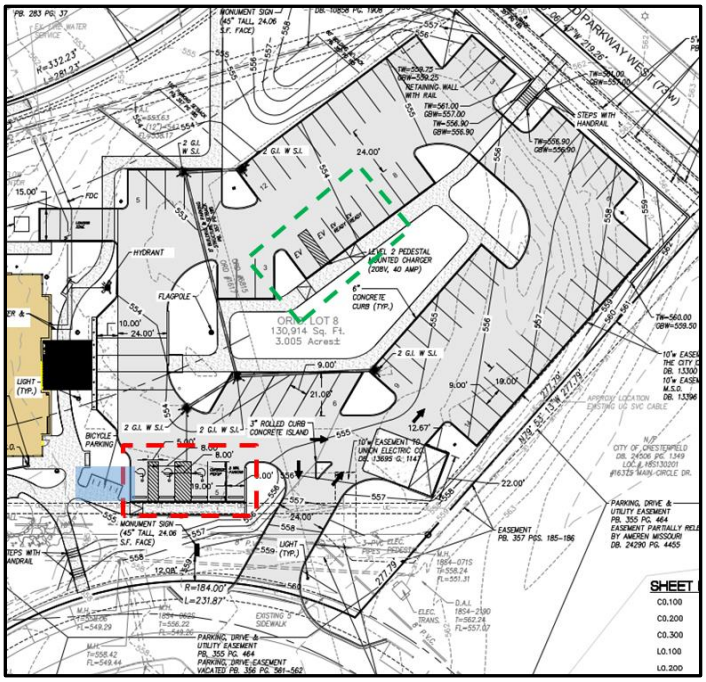


Figure 6: Parking Area, ADA Parking (Red) EV Chargers (Green) Bicycle parking (Blue)

B. Landscaping Design & Open Space

The applicant submitted a Tree Preservation Plan, Landscape Plan, and Tree Mitigation Plan for the proposed redevelopment. There are currently 25,725 square feet of existing tree canopy on site; however, the site reconfiguration and the noted "infestation of gall wasps" will require the removal of a majority of the existing tree mass. City Code requires the preservation of at least 30% of the existing tree canopy, or a minimum of 7,717 square feet of this site. To mitigate the loss of the existing canopy, the applicant proposed a total of 5,500 square feet of tree mitigation, which exceeds the minimum requirement of 4,617 square feet as per Code. The proposed trash enclosure and transformer have been screened, and City-approved street trees have been provided along all four sides of the proposed redevelopment. The applicant has proposed a total of 71.3% open space.

The design incorporates a substantial renovation of the existing rain garden and park to align with the modern redevelopment. The landscape plan includes a mixture of deciduous and evergreen trees, ornamental shrubs, and native groundcovers. Decorative paving and seating areas have been incorporated, and pedestrian walking paths will be accentuated with landscape lighting.

C. Screening & Retaining Walls

Rooftop mechanical equipment has been screened by the roof parapet on all four sides, see Figure 8. The trash enclosure is designed with an aluminum framework and composite infill. It will be gated and large enough to accommodate two (2) standard-sized trash containers, see Figure 7. The trash enclosure is located to the right of the single access point off Main Circle Drive.

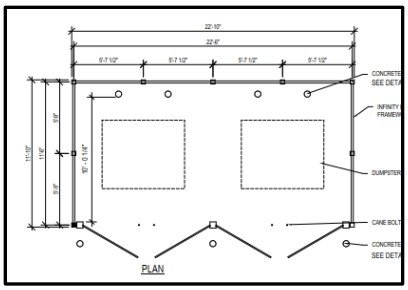


Figure 7: Trash Enclosure Layout

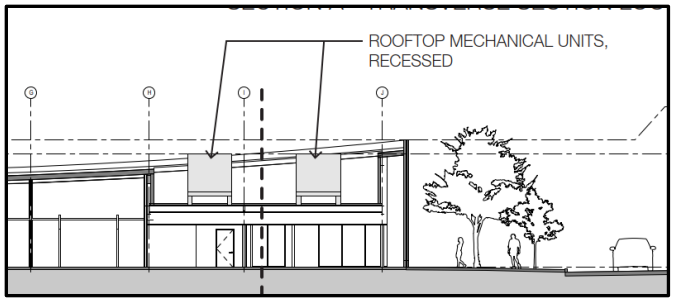


Figure 8: Rooftop Mechanical Equipment and Parapet

The applicant proposed two different styles of retaining walls on site: a concrete retaining wall with formliner, and an Alperstein retaining wall. The concrete retaining wall is located along Burkhardt Place and Veterans Place Drive and provides a foundation for the new library structure and landscaping. The Alperstein retaining wall is situated facing the parking area and provides a foundation for the street trees and landscape buffer, which will be elevated relative to the parking area. See Figure 9. The maximum height of both retaining walls is four (4) feet.

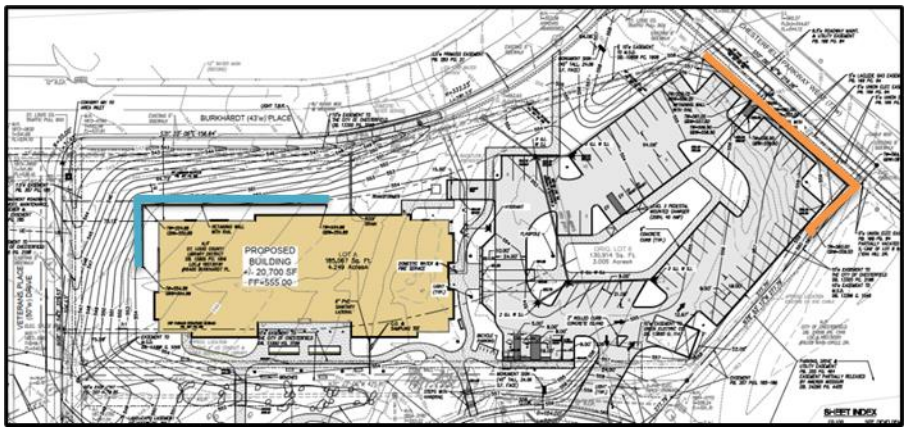


Figure 9: Concrete retaining wall with formliner (Blue), Alperstein retaining wall (orange)

D. Materials & Design

Materials used throughout the design include dark bronze corrugated aluminum panels with concealed fasteners, curtain wall glazing, honed stone panels, and engineered wood panels, see Figure 10.

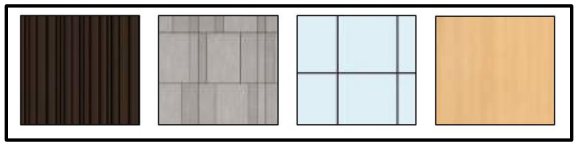


Figure 10: (Left to Right) dark bronze corrugated aluminum panel, stone panel with honed finish, curtain wall glazing, engineered wood panels

The proposed building is modern and rectangular, featuring a curved roofline. The library redevelopment relocates the building to the southwest corner of the Burkhardt Place and Veterans Place Drive intersection, where the existing parking area is located. A new parking area will be constructed at the northwest corner of the Burkhardt Place and West Chesterfield Parkway intersection.

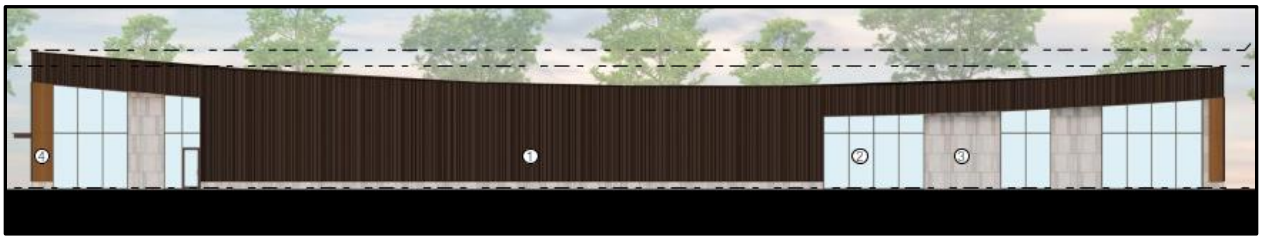


Figure 11: North Elevation

Figure 12: South Elevation

Figure 13: East Elevation (Front)

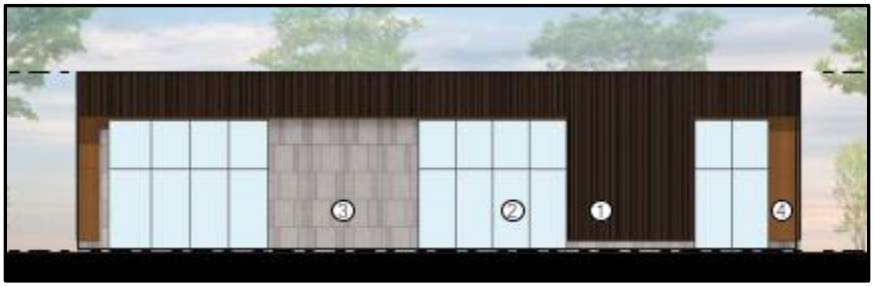


Figure 14: West Elevation (Rear)

E. Lighting

The site photometric plan was reviewed and found to conform to the City's Lighting Standards. Two (2) additional street lights will be added along Main Circle Drive and will be chosen to match the poles and existing fixtures along Veterans Place Drive. Standard poles and fixtures have been included throughout the parking area, and more modern pedestrian light poles and fixtures were chosen to match those used in Wild Horse Village and were incorporated throughout the refurbished park and garden area.

ARCHITECTURAL REVIEW BOARD (ARB)

The City of Chesterfield Architectural Review Board reviewed the Site Development Section Plan and associated materials on June 18, 2025. At that time, the Board had significant discussion regarding the reversal of the existing library and parking area locations but ultimately made the following two (2) conditions of approval:

- Stain the concrete retaining wall to match the design of the building.
- Increase landscaping along Chesterfield Parkway to provide additional screening of the parking area.

Per the applicant, the concrete retaining wall at the northwest corner of the site will have an integral color to match the building design. They are proceeding with an integral color instead of a stain for durability reasons. Additional schrubs were also included for more screening of the proposed parking area. The Architectural Review Board reviewed the initial proposed revisions to the park and garden, but the applicant has since made minor modifications to the layout of the refurbished park and garden area. The proposed changes include retaining more of the existing park landscaping around the pavilion and making minor adjustments to the refurbished park and garden layout.

RENDERING(S)

DEPARTMENT INPUT

Staff has reviewed this proposed development and found it to be in compliance with the City's Unified Devleopment Code and site-specific ordinance. All outstanding comments have been addressed at this time and Staff recommends action.

MOTION

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

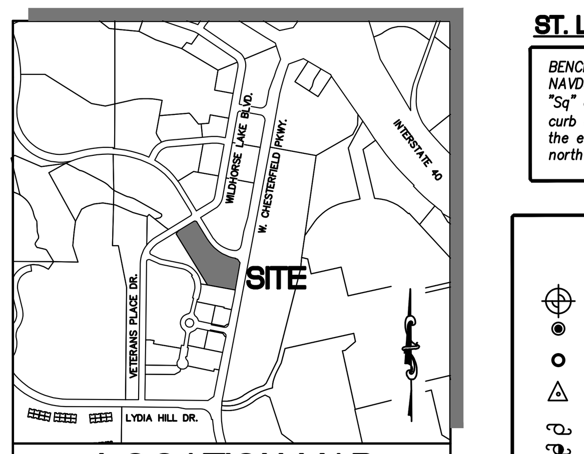
1. "I move to approve (or deny) the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch), as presented."
2. "I move to approve the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch) with the following conditions..."

Attachments:

1. Civil Plans
2. Elevations

FOURTH AMENDED SITE DEVELOPMENT SECTION PLAN

A TRACT OF LAND BEING LOT CONSOLIDATION PLAT OF LOTS 8 AND 9 OF DOWNTOWN CHESTERFIELD PLAT ONE AS RECORDED IN PLAT BOOK 357, PAGES 185-186, BEING LOCATED IN U.S. SURVEY 415, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI
BK 370, PG 238-240
ORDINANCE #'S 1617 AND 6815



LOCATION MAP
(NOT TO SCALE)

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 12048
NAVD88 Elev = 557.67
"Sq" on top of curb at end of rounding along the north curb line [of the easterly extension of Burkhardt Place] on the east side of Chesterfield Village Parkway; 0.2 mile north of Lydia Hills Drive

LEGEND

BENCH MARK	FIRE HYDRANT
FOUND IRON ROD	FIRE DEPARTMENT CONNECTION
FOUND IRON PIPE	WATER MANHOLE
RIGHT OF WAY MARKER	WATER METER
UTILITY POLE	WATER VALVE
SUPPORT POLE	POST INDICATOR VALVE
UTILITY POLE WITH LIGHT	CLEAN OUT
LIGHT STANDARD	STORM MANHOLE
ELECTRIC METER	GRATED MANHOLE
ELECTRIC MANHOLE	STORMWATER INLET
ELECTRIC PEDESTAL	GRATED STORMWATER INLET
ELECTRIC SPLICE BOX	SANITARY MANHOLE
ELECTRIC BREAKER	TREE
GAS DRIP	BUSH
GAS METER	TRAFFIC SIGNAL
GAS VALVE	PARKING METER
TELEPHONE MANHOLE	STREET SIGN
TELEPHONE PEDESTAL	SPRINKLER
TELEPHONE SPLICE BOX	MAIL BOX
CABLE TV PEDESTAL	

ABBREVIATIONS

C.O.	CLEANOUT
DB.	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PB.	PLAT BOOK
PG.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(86'W)	RIGHT-OF-WAY WIDTH

LINE TYPE LEGEND

- EX CONT MJR
- EX CONT MNR
- TREE LINE
- FEMA ELEV
- FEMA LIMIT
- PAVEMENT
- WALL
- GUARD RAIL
- CHAINLINK/WIRE FENCE
- WOOD/VINYL FENCE
- GAS
- UNDER GROUND ELEC
- OVERHEAD ELEC
- TELEPHONE LINE
- FIBER OPTIC LINE
- WATERLINE
- FLOODWAY
- SLOPE/LEVEE

__________________, 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.

________________ (applicable subsection) ________________ (present zoning) of the 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.

____

by: ____

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

On this _____ day of ______________, 2025, before me personally appeared ________________, who being by me duly sworn, did say he is the ________ of ________________, ________________ 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: __________

This Fourth Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the ______ day of ____________ 2025, by the Chairperson of said Commission, authorizing the recording of this Fourth Amended Site Development Section 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

ST. LOUIS COUNTY STANDARD NOTES

1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
5. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY STANDARDS.
6. 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.
7. UTILITY WORK WITHIN COUNTY RIGHT-OF-WAY OR EASEMENT REQUIRES A SEPARATE SPECIAL USE PERMIT.
8. 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.
9. 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.
10. THIS PROJECT DOES NOT INCLUDE WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY OR EASEMENT.

GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
2. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE ST. LOUIS COUNTY, MSD AND CITY OF CHESTERFIELD STANDARDS.
3. 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. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
4. ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE SECTION 405.04.120, STORMWATER STANDARDS, IN THE UNIFIED DEVELOPMENT CODE.
5. OFF-SITE GRADING EASEMENTS, IF REQUIRED, SHALL BE EXECUTED AND RECORDED PRIOR TO THE COMMENCEMENT OF ANY OFF-SITE GRADING.
6. CROSS-ACCESS EASEMENTS WHERE REQUIRED, SHALL BE EXECUTED AND RECORDED AS INDIVIDUAL LOTS ARE DEVELOPED.
7. ALL PROPOSED IMPROVEMENTS WITHIN THE ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
8. TREE PRESERVATION AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 405.04.020, TREE PRESERVATION AND LANDSCAPE REQUIREMENTS, IN THE UNIFIED DEVELOPMENT CODE.
9. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY AND THE CITY OF CHESTERFIELD STANDARDS.
10. SIGN APPROVAL IS A SEPARATE PROCESS.
11. NO GRADE SHALL EXCEED 3 TO 1.
12. STORM WATER SHALL BE DISCHARGED AS DIRECTED BY THE CITY OF CHESTERFIELD. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
13. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION SHALL BE REVIEWED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC FOR SIGHT DISTANCE CONSIDERATION AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
14. THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL NOT BE CONSIDERED AS AN ALLOWABLE CREDIT AGAINST THE PETITIONER'S TRAFFIC GENERATION ASSESSMENT CONTRIBUTIONS. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
15. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
16. SITE DEVELOPMENT SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS AS OUTLINED IN THE "REVISED PRELIMINARY GEOTECHNICAL EXPLORATION" PREPARED BY MIDWEST TESTING (MT JOB NO. 14938), DATED APRIL 7, 2020.
17. 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.
18. THE PROJECT'S REQUIRED TRAFFIC GENERATION ASSESSMENT SHALL BE DEPOSITED WITH THE CITY OF CHESTERFIELD PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THIS PROJECT.
19. IN ACCORDANCE WITH THE GOVERNING ORDINANCE, LANGUAGE SHALL BE INCLUDED ON EVERY CONTRACT FOR SALE, LEASE, OR RENTAL OF ANY RESIDENTIAL DWELLING UNIT REGARDING THE PRESENCE OF CENTRAL PARK, INCLUDING AN OUTDOOR AMPHITHEATER AND OTHER OUTDOOR FACILITIES.

TITLE CO PROPERTY DESCRIPTION

As shown per: St. Louis Title, a div. of Fidelity National Title Insurance Company, File No. STL2402573, Effective Date, March 26, 2024.

PARCEL 1:

Lot 8 of Downtown Chesterfield - Plat One, according to the plat thereof recorded in Plat Book 357 pages 185 and 186 and Surveyor's Affidavit recorded in Book 18582 page 1668 of the St. Louis County, Missouri Records.

PARCEL 2:

Lot 9 of Downtown Chesterfield - Plat One, according to the plat thereof recorded in Plat Book 357 pages 185 and 186 and Surveyor's Affidavit recorded in Book 18582 page 1668 of the St. Louis County, Missouri Records.

PROPERTY DESCRIPTION

All of Lots 8 and 9, Downtown Chesterfield - Plat One, recorded in Plat Book 357, Pages 185-186, located in U.S. Survey 415, Township 45 North, Range 4 East of the 5th Principal Meridian, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 8, Downtown Chesterfield - Plat One; thence North 79 degrees 53 minutes 13 seconds West, along the Southerly line of said Lots 8 and 9, a distance of 277.79 feet to the Southwesterly corner of said Lot 9, Downtown Chesterfield - Plat One, also being a point on the Easterly right-of-way line of Main Circle Drive; thence Northwesterly along a curve to the left, continuing along the Southwesterly line of said Lot 9, having a radius of 184.00 feet, an arch length of 231.87, a chord bearing of North 42 degrees 16 minutes 40 seconds West, a chord distance of 216.83 feet; thence North 78 degrees 22 minutes 42 seconds West, being tangent to the last described course, continuing along Southwesterly line of said Lot 9, a distance of 158.93 feet; thence Northwesterly along a curve to the right, continuing along the Southwesterly line of said Lot 9, having a radius of 126.00 feet, an arc length of 29.36 feet, a chord bearing of North 71 degrees 42 minutes 10 seconds West, a chord distance of 29.29 feet; thence North 65 degrees 01 minutes 18 seconds West, being tangent to the last described course, continuing along the Southwesterly line of said Lot 9, a distance of 70.02 feet; thence Northwesterly along a curve to the right, continuing along the Southwesterly line of said Lot 9, having a radius of 20.00 feet, an arc length of 33.62 feet, a chord bearing of North 16 degrees 52 minutes 06 seconds West, a chord distance of 29.80 feet, to a point on the Southeasterly right-of-way line of Veterans Place Drive; thence Northeasterly along a curve to the right, being radial to the last described course, continuing along the Northwesterly line of said Lot 9, having a radius of 200.00 feet, an arc length of 95.35 feet, a chord bearing of North 44 degrees 57 minutes 24 seconds East, a chord distance of 94.45 feet; thence North 58 degrees 36 minutes 54 seconds East, continuing along the Northwesterly line of said Lots 8 and 9, being tangent to the last described course, a distance of 325.53 feet; thence Southeasterly along a curve to the right, being the Northerly line of said Lot 8, being tangent to the last described course, having a radius of 20.00 feet, an arc length of 31.42 feet, a chord bearing of South 76 degrees 23 minutes 06 seconds East, a chord distance of 31.42 feet, to a point on the Southwesterly right-of-way line of Burkhard Place; thence South 31 degrees 23 minutes 06 seconds East, along the Northeasterly line of said Lot 8, being tangent to the last described course, a distance of 156.64 feet; thence Southeasterly along a curve to the left, continuing along the Northeasterly line of said Lot 8, having a radius of 332.23 feet, an arc length of 281.23 feet, a chord bearing of South 55 degrees 38 minutes 07 seconds East, a chord distance of 272.91 feet; thence South10 degrees 10 minutes 18 seconds West, continuing along the Northerly line of said Lot 8, a distance of 3.00 feet; thence South 79 degrees 53 minutes 13 seconds East, continuing along the Northerly line of said Lot 8, a distance of 15.00 feet; thence South 34 degrees 53 minutes 13 seconds East, continuing along the Northerly line of said Lot 8, a distance 35.36 feet, to a point on the Southwesterly right-of-way line of Chesterfield Parkway West; thence South 10 degrees 06 minutes 47 seconds West, along the Northeasterly line of said Lot 8, a distance of 219.26 feet to the Point of Beginning.

Containing 185,067 square feet or 4.248 acres, more or less.

PREPARED FOR:

LAMAR JOHNSON COLLABORATIVE
8640 EVANS AVE
ST. LOUIS, MO. 63134

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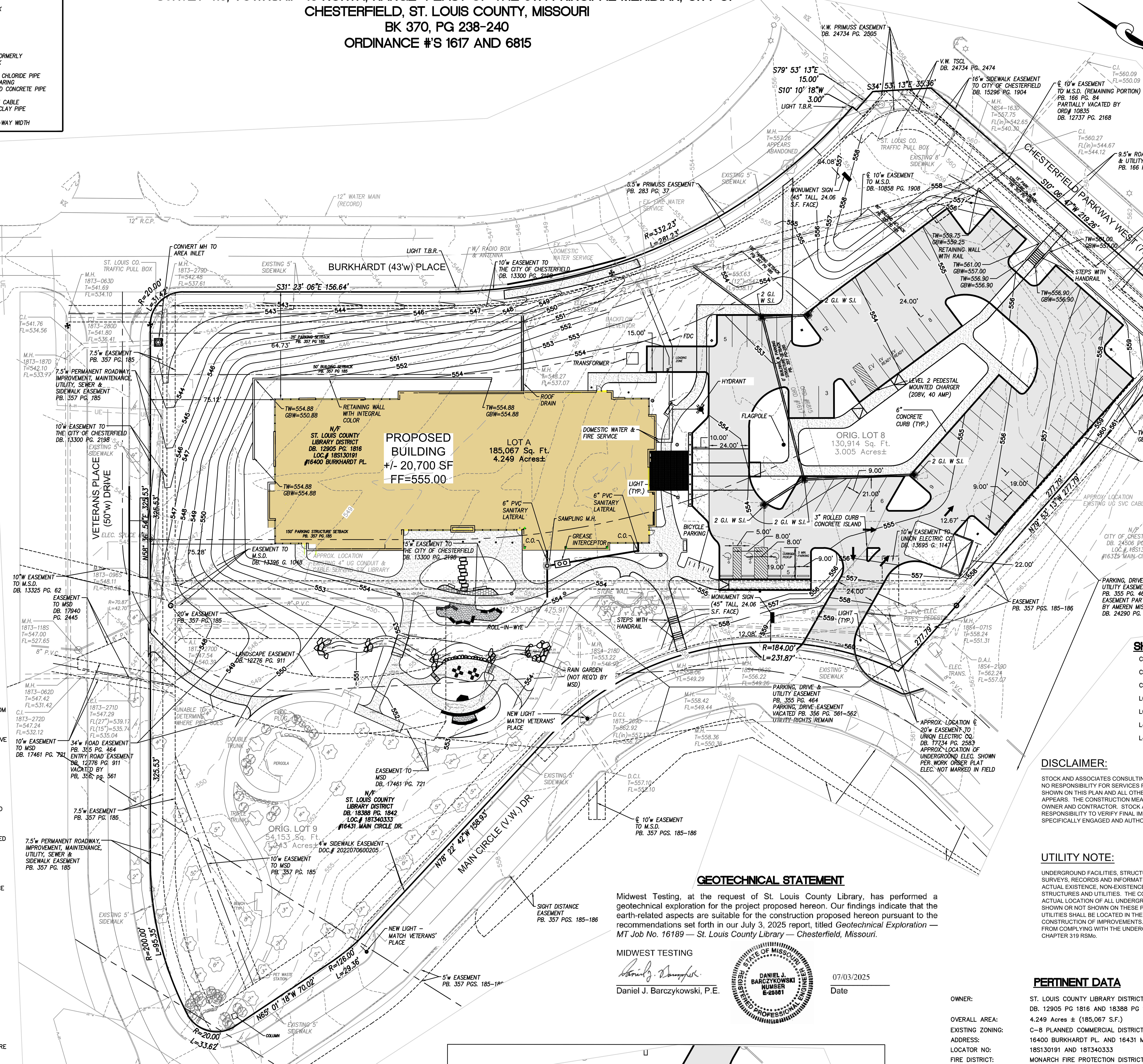
3/19/2025 8:42:02 AM

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



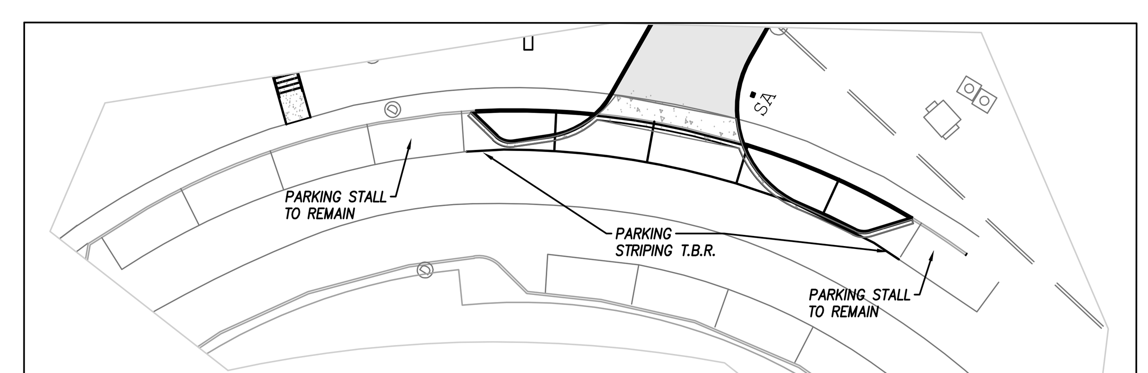
GEOTECHNICAL STATEMENT

Midwest Testing, at the request of St. Louis County Library, has performed a geotechnical exploration for the project proposed hereon. Our findings indicate that the earth-related aspects are suitable for the construction proposed hereon pursuant to the recommendations set forth in our July 3, 2025 report, titled *Geotechnical Exploration — MT Job No. 16189 — St. Louis County Library — Chesterfield, Missouri.*

MIDWEST TESTING

Daniel J. Barczykowski, P.E.

07/03/2025
Date



STREET PARKING EXHIBIT

OPENSPACE CALCULATIONS

PROVIDED OPENSPACE: 71.3% (131,912 SF/185,067 SF)

FLOOR AREA RATIO

FAR=20,700 SF/185,067 SF=0.11

PARKING:

PER CITY OF CHESTERFIELD UDC SEC.405.04.040(D)
LIBRARY MINIMUM REQUIRED: 2.0 SPACES FOR EVERY 1,000 GFA- 20,878 SF/1000 *2 = 41.76 SPACES
COFFEE SHOP MINIMUM REQUIRED: 5.0 SPACES FOR EVERY 1,000 GFA-1,272 SF/1000 *5= 6.36 SPACES
TOTAL REQUIRED= 48.12- USE 48 REQUIRED
PROVIDED: 71 SPACES (INCLUDES 3 ADA)

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Section Plan from a field survey and does not represent a property boundary survey. The information shown is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS INC.
L.S. No. 222-D

Walter J Pfleger, Missouri L.S. No. 2008000728

ST. LOUIS COUNTY BENCHMARK

BENCHMARK No. 12048
NAVD88 Elev = 557.67
Chiseled square cut "□" top of curb at end of rounding along the North curb line [of the Easterly extension of Burkhardt Place] lying on the Easterly side of Chesterfield Village Parkway, ±0.2 mile North of Lydia Hills Drive.

SHEET INDEX

C0.100	SITE DEVELOPMENT SECTION PLAN
C0.200	FIRE CIRCULATION AND ACCESS
C0.300	SITE LIGHTING PHOTOMETRIC PLAN
L0.100	TREE PRESERVATION PLAN
L0.200	TREE DEMOLITION AND PROTECTION DETAILS
L4.100	LANDSCAPE PLAN
L4.200	PLANTING SCHEDULE AND DETAILS

DISCLAIMER:

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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.

PERTINENT DATA

OWNER:	ST. LOUIS COUNTY LIBRARY DISTRICT DB. 12905 PG 1816 AND 18388 PG 1842
OVERALL AREA:	4.249 Acres ± (185,067 S.F.)
EXISTING ZONING:	C-8 PLANNED COMMERCIAL DISTRICT PER ORD. # 1617 & 6815
ADDRESS:	16400 BURKHARDT PL. AND 16431 MAIN CIRCLE DR.
LOCATOR NO:	18S130191 AND 18T340333
FIRE DISTRICT:	MONARCH FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	PARKWAY
SEWER DISTRICT:	METROPOLITAN ST. LOUIS SEWER DIST.
WATER SHED:	MISSOURI RIVER
FEMA MAP:	29189C0164K, FEB 4, 2015
ELECTRIC COMPANY:	AMEREN UE – RIC BEHNEN & LES NOLAN (314) 713-4904 / RBEHNEN@AMEREN.COM (314) 992-8903 / LNOLAN@AMEREN.COM
GAS COMPANY:	SPIRE INC – RAMONA STEVENS & BRIAN LANGENBACHER (314) 575-4843 / RAMONA.STEVENS@SPIREENERGY.COM (314) 713-6572 / BRIAN.LANGENBACHER@SPIREENERGY.COM
TELECOM COMPANY:	AT&T – DANNY GRAY (636) 949-1320 / DG7548@ATT.COM
TELECOM COMPANY:	CHARTER – DARYL STEFFEN (314) 713-6378 / DARYL.STEFFEN@CHARTER.COM
TELECOM COMPANY:	VERIZON – ANDY GOTTO (808) 348-1503 / ANDREW.GOTTO@VERIZON.COM
TELECOM COMPANY:	EXTENET – KOJI BJERKE (636) 577-7429 / BBJERKEC@EXTENETSYSTEMS.COM
WATER COMPANY:	MISSOURI AMERICAN WATER COMPANY – MATT JASPERING (314) 606-2615 / MATT.JASPERING@AMWATER.COM
USACE PERMIT:	MVS-2020-554

AMENDED PARTIAL FINAL DEVELOPMENT PLAN AMENDMENT #1 RECORDED ON 10/25/1974, P.B. 158 PGS. 92-93
AMENDED PARTIAL FINAL DEVELOPMENT PLAN AMENDMENT #2 RECORDED ON 07/28/1976, P.B. 168 PGS. 15
SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 02/10/1998, P.B. 347 PG.54
AMENDED SITE DEVELOPMENT SECTION PLAN RECORDED ON 10/10/2001, P.B. 349 PG 589
PARTIAL AMENDED SITE DEVELOPMENT CONCEPT PLAN RECORDED ON 01/08/2007, P.B. 355 PGS. 26-27
3RD AMENDED SITE DEVELOPMENT SECTION PLAN RECORDED ON 09/07/2016 BK. 364 PG. 404
LOT CONSOLIDATION PLAT APPROVED ORD #3325, RECORDED ON 06/15/2025, PB 370 PGS 238-240

STOCK JN: 222-7316

Lamar Johnson Collaborative
8640 EVANS AVE.
ST. LOUIS, MISSOURI 63134
Ph 314.429.5100

OWNER	SAINT LOUIS COUNTY LIBRARY
LANDSCAPE ARCHITECT	LAMAR JOHNSON COLLABORATIVE
CIVIL ENGINEER	STOCK AND ASSOCIATES
STRUCTURAL ENGINEER	DAVID MASON + ASSOCIATES
MEP + FP ENGINEER	IMEG
AV ENGINEER	TIE CONSULTING LLC

07/15/25

STATE OF MISSOURI — GEORGE MICHAEL STOCK — NUMBER PE-25116 — PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

SLCL - CHESTERFIELD BRANCH

St. Louis County Library
16400 Burkhardt Pl, Chesterfield, MO 63017
AMENDED SITE DEVELOPMENT PLAN

DRAWING ISSUE

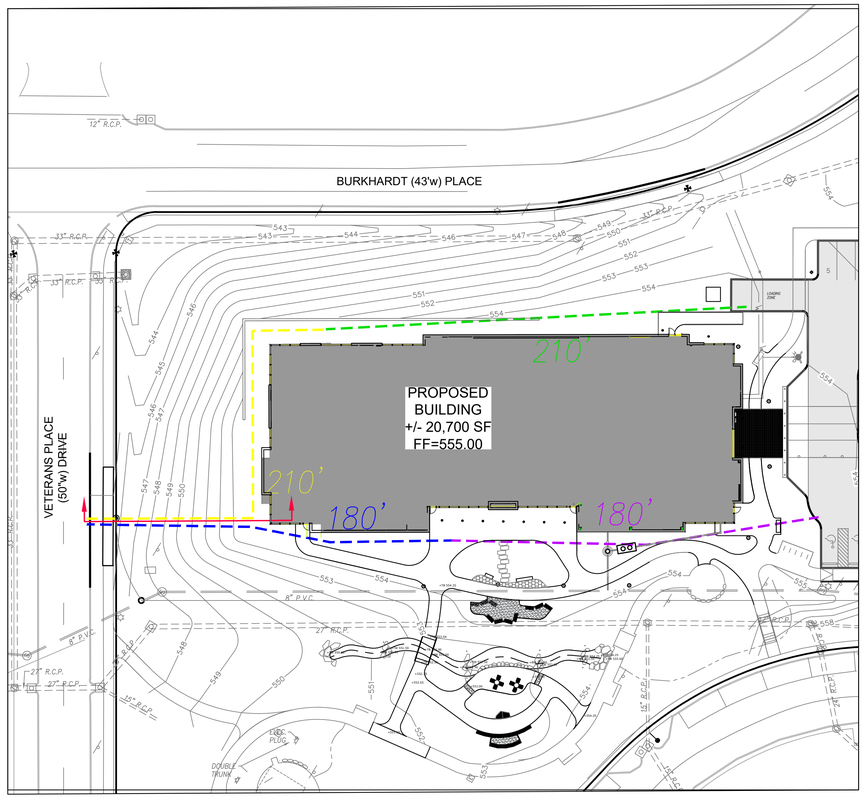
DESCRIPTION	DATE
ASDSP SUBMISSION	03/19/25
ASDSP SUBMISSION R1	04/18/25
SD Set	04/29/25
ASDSP SUBMISSION R2	05/21/25
ASDSP SUBMISSION R3	07/15/25

BUILDING MAP

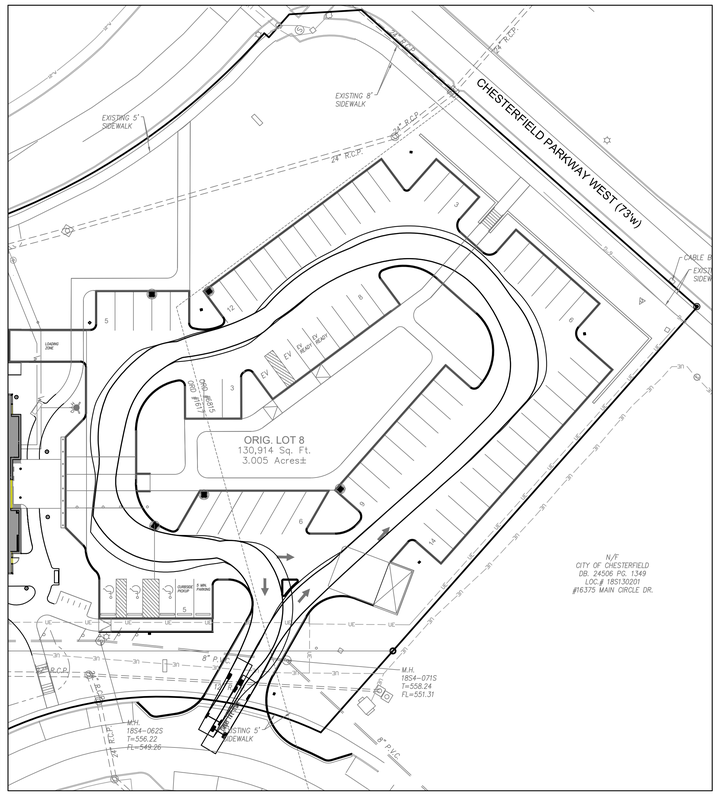
DRAWING TITLE
SITE DEVELOPMENT SECTION PLAN

DRAWING NO.
C0.100

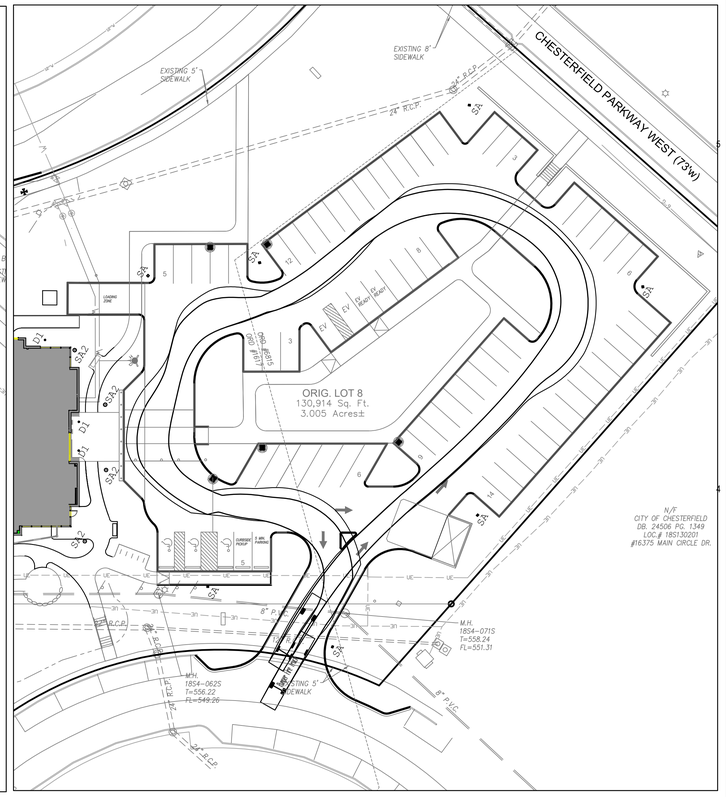
Job # 25.000000



BUILDING ACCESS



COUNTERCLOCKWISE ROUTE

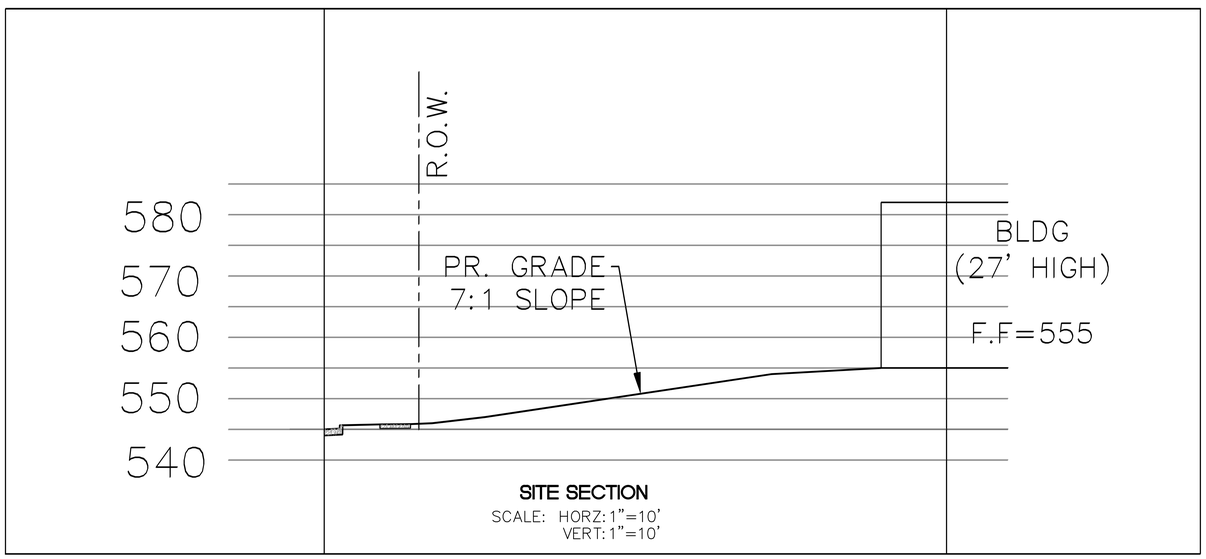


CLOCKWISE ROUTE

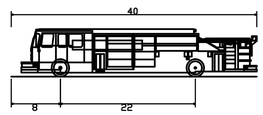
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SITE SECTION
SCALE: HORZ: 1"=10'
VERT: 1"=10'



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

Lamar Johnson Collaborative
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GEORGE MICHAEL STOCK
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16400 Burkhardt Pl, Chesterfield, MO 63017

AMENDED SITE DEVELOPMENT PLAN

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BUILDING MAP

DRAWING TITLE
FIRE ACCESS & CIRCULATION

DRAWING NO.
C0.200

Job # 25.000000

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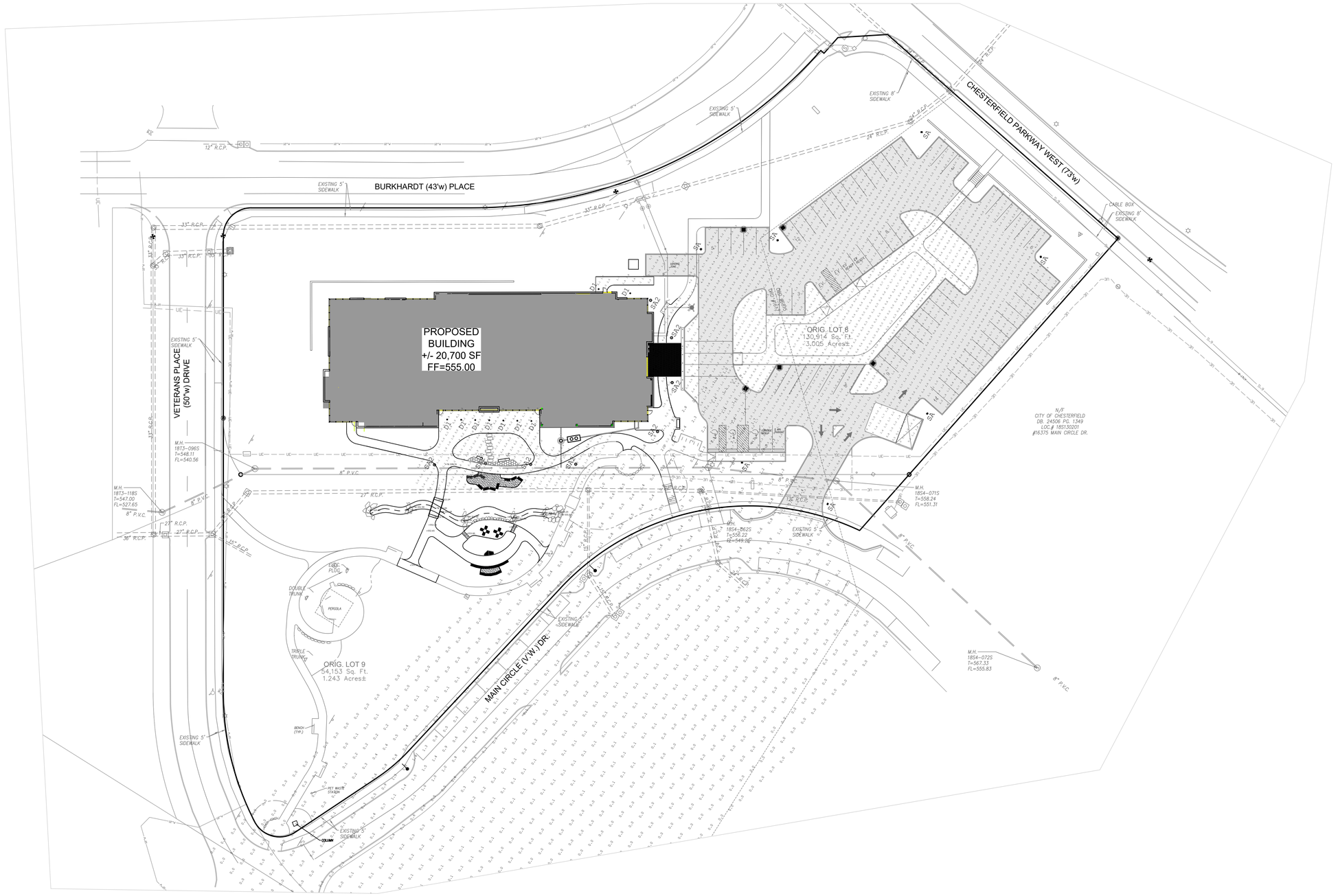
GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
—●—	2	UCM-H3-FTG-150MH	Single	UCM-H3-FTG-150MH	S3	0.900	7192	185	370
⊙	11	Type D1 LD6C10D010-EU6109040-	Single	LD6C10D010 EU6109040 6LBWLI	D1	0.900	1057	9.8	107.8
⊙	8	Type S2A ARB-B2-LED-D1-T5	Single	ARB-B2-LED-D1-T5	S2A	0.900	4529	41	328
▭	7	Type S1 GALN-SA4D-740-U-T4W_3	Single	GALN-SA4D-740-U-T4W	S1	0.900	30625	245	1715

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front Entry and Sidewalks	Illuminance	Fc	3.81	7.6	1.7	2.24	4.47
Parking Lot	Illuminance	Fc	1.47	7.0	0.5	2.94	14.00
Replaced Street Lights South	Illuminance	Fc	0.26	4.8	0.0	N.A.	N.A.
Side Entrance	Illuminance	Fc	2.51	6.4	0.9	2.79	7.11



Lamar Johnson Collaborative

8640 EVANS AVE.
ST. LOUIS, MISSOURI 63134
Ph: 314.429.5100

OWNER
SAINT LOUIS COUNTY LIBRARY

LANDSCAPE ARCHITECT
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CIVIL ENGINEER
STOCK AND ASSOCIATES

STRUCTURAL ENGINEER
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07/15/25

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ASDSP SUBMISSION R3	07/15/25

BUILDING MAP

DRAWING TITLE
SITE LIGHTING
PHOTOMETRIC PLAN

DRAWING NO.
C0.300

Job # 25.000000

STOCK JN: 332-2316

3/19/2025 8:42:02 AM

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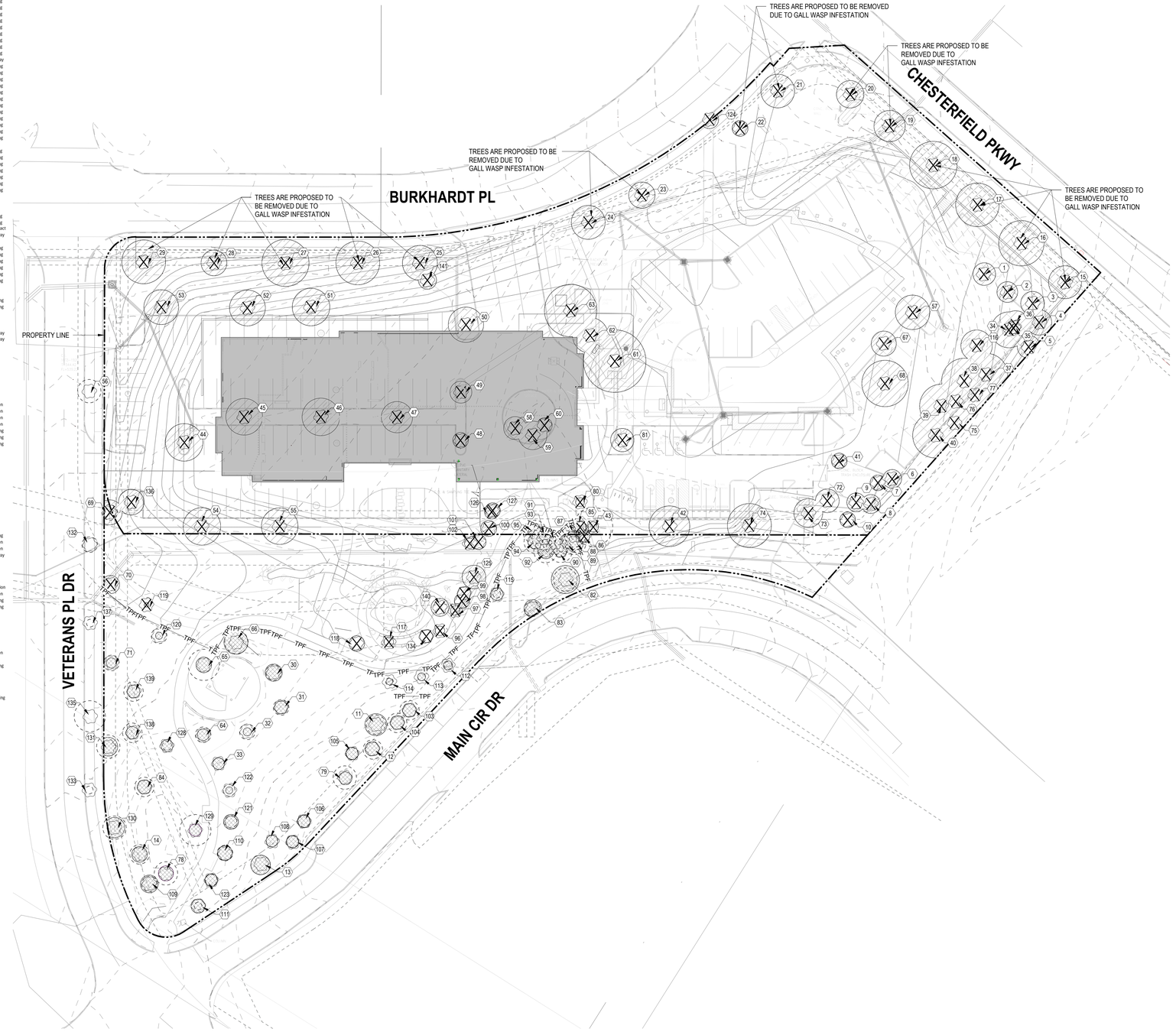
EXISTING TREE SCHEDULE:

Tree ID	Common Name	DBH	Condition	Preserved	To Be Removed	Critcal Root Zone Diameter	Reason to be Removed
1	Norway Spruce	12"	Good		X	30	New Parking
2	Norway Spruce	6"	Poor		X	15	New Parking
3	Norway Spruce	12"	Good		X	30	New Parking
4	Norway Spruce	12"	Good		X	30	New Parking
5	Norway Spruce	8"	Poor		X	20	New Parking
6	Norway Spruce	10"	Fair		X	25	New Parking
7	Norway Spruce	6"	Fair		X	15	New Parking
8	Norway Spruce	12"	Fair		X	30	New Parking
9	Norway Spruce	6"	Fair		X	15	New Parking
10	Norway Spruce	8"	Fair		X	20	New Parking
11	Norway Spruce	5"	Fair	X		12.5	
12	Norway Spruce	5"	Fair	X		12.5	
13	Norway Spruce	5"	Fair	X		12.5	
14	Norway Spruce	6"	Good	X		15	
15	Pin Oak	12"	Fair		X	30	Gall Wasp
16	Pin Oak	10"	Fair		X	25	Gall Wasp
17	Pin Oak	12"	Fair		X	30	Gall Wasp
18	Pin Oak	12"	Fair		X	30	Gall Wasp
19	Pin Oak	10"	Fair		X	25	Gall Wasp
20	Pin Oak	10"	Fair		X	25	Gall Wasp
21	Pin Oak	12"	Fair		X	30	Gall Wasp
22	Pin Oak	10"	Fair		X	25	Gall Wasp
23	Pin Oak	10"	Fair		X	25	Gall Wasp
24	Pin Oak	10"	Fair		X	25	Gall Wasp
25	Pin Oak	12"	Fair		X	30	Gall Wasp
26	Pin Oak	14"	Fair		X	35	Gall Wasp
27	Pin Oak	14"	Fair		X	35	Gall Wasp
28	Pin Oak	12"	Fair		X	30	Gall Wasp
29	Pin Oak	14"	Fair		X	35	Gall Wasp
30	Pin Oak	4"	Fair	X		10	
31	Pin Oak	4"	Fair	X		10	
32	Pin Oak	4"	Fair	X		10	
33	Pin Oak	3"	Fair	X		7.5	
34	Ash	6"	Fair		X	15	New Parking
35	Ash	6"	Fair		X	15	New Parking
36	Ash	8"	Fair		X	20	New Parking
37	Ash	12"	Fair		X	30	New Parking
38	Ash	12"	Fair		X	30	New Parking
39	Ash	12"	Fair		X	30	New Parking
40	Ash	12"	Fair		X	30	New Parking
41	Ash	10"	Poor		X	25	New Parking
42	Ash	18"	Good		X	45	New Parking
43	Ash	10"	Good		X	25	New Walkway
44	Ash	10"	Good		X	25	New Building
45	Ash	10"	Good		X	25	New Building
46	Ash	10"	Good		X	25	New Building
47	Ash	10"	Good		X	25	New Building
48	Ash	10"	Poor		X	25	New Building
49	Ash	10"	Poor		X	25	New Building
50	Ash	12"	Good		X	30	New Building
51	Ash	12"	Good		X	30	New Building
52	Ash	14"	Good		X	35	New Building
53	Ash	12"	Good		X	30	New Building
54	Ash	10"	Good		X	25	New Building
55	Ash	10"	Fair		X	25	New Building
56	Pear Tree	6"	Fair	X		15	
57	Pear Tree	10"	Good		X	25	New Parking
58	River Birch	8"	Poor		X	20	New Building
59	River Birch	8"	Poor		X	20	New Building
60	River Birch	Multi Stem	Poor		X	Multi Stem	New Building
61	River Birch	Multi Stem	Fair		X	Multi Stem	New Building
62	River Birch	12"	Fair		X	30	New Building
63	River Birch	Multi Stem	Fair		X	Multi Stem	New Building
64	River Birch	10"	Good	X		25	
65	River Birch	8"	Good	X		20	
66	River Birch	6"	Good	X		15	
67	Sweetgum	10"	Good		X	25	New Parking
68	Sweetgum	10"	Fair		X	25	New Parking
69	Sweetgum	4"	Fair		X	10	Grading Impact
70	Sweetgum	4"	Fair		X	10	New Walkway
71	Sweetgum	4"	Fair	X		10	
72	White Pine	8"	Poor		X	20	New Parking
73	White Pine	12"	Poor		X	30	New Parking
74	White Pine	18"	Fair		X	45	New Parking
75	White Pine	12"	Fair		X	30	New Parking
76	White Pine	12"	Fair		X	30	New Parking
77	White Pine	16"	Good		X	40	New Parking
78	White Pine	6"	Good	X		15	
79	White Pine	6"	Good	X		15	
80	Bald Cypress	6"	Good		X	15	New Building
81	Bald Cypress	8"	Good		X	20	New Building
82	Bald Cypress	6"	Fair	X		15	
83	Swamp White Oak	4"	Fair	X		10	
84	Swamp White Oak	5"	Good	X		12.5	
85	Juniper	3"	Good		X	7.5	New Walkway
86	Juniper	3"	Good		X	7.5	New Walkway
87	Juniper	3"	Good	X		7.5	
88	Juniper	3"	Good	X		7.5	
89	Juniper	3"	Good	X		7.5	
90	Juniper	3"	Good	X		7.5	
91	Juniper	3"	Good	X		7.5	
92	Juniper	3"	Good	X		7.5	
93	Juniper	3"	Good	X		7.5	
94	Juniper	3"	Good	X		7.5	
95	Juniper	3"	Good	X		7.5	
96	Juniper	5"	Fair		X	12.5	New Garden
97	Juniper	3"	Poor		X	7.5	New Garden
98	Juniper	3"	Good		X	7.5	New Garden
99	Juniper	3"	Good		X	7.5	New Garden
100	Juniper	3"	Poor		X	7.5	New Building
101	Juniper	4"	Good		X	10	New Building
102	Juniper	4"	Good		X	10	New Building
103	Thuja Green Giant Arborvitae	5"	Poor	X		12.5	
104	Thuja Green Giant Arborvitae	5"	Poor	X		12.5	
105	Thuja Green Giant Arborvitae	3"	Good	X		7.5	
106	Thuja Green Giant Arborvitae	3"	Good	X		7.5	
107	Thuja Green Giant Arborvitae	3"	Good	X		7.5	
108	Thuja Green Giant Arborvitae	3"	Good	X		7.5	
109	Thuja Green Giant Arborvitae	4"	Good	X		10	
110	Redbud	2"	Poor	X		5	
111	Redbud	2"	Poor	X		5	
112	Redbud	2"	Fair	X		5	
113	Redbud	2"	Fair	X		5	
114	Redbud	2"	Fair	X		5	
115	Redbud	2"	Fair	X		5	
116	Redbud	6"	Fair		X	15	New Parking
117	Bur Oak	5"	Fair		X	12.5	New Garden
118	Bur Oak	5"	Good		X	12.5	New Garden
119	Bur Oak	4"	Fair		X	10	New Walkway
120	Bur Oak	4"	Poor	X		10	
121	Red Maple	3"	Fair	X		7.5	
122	Red Maple	3"	Fair	X		7.5	
123	Red Maple	3"	Fair	X		7.5	
124	Red Maple	6"	Poor		X	15	Poor Condition
125	Oak	4"	Fair		X	10	New Garden
126	Shingle Oak	6"	Good		X	15	New Building
127	Shingle Oak	6"	Good		X	15	New Building
128	Shingle Oak	5"	Good	X		12.5	
129	Sawtooth Oak	8"	Good	X		20	
130	Red Oak	6"	Good	X		15	
131	Red Oak	6"	Good	X		15	
132	Red Oak	4"	Fair	X		10	
133	Hackberry	2"	Fair	X		5	
134	Hackberry	Multi Stem	Fair		X	Multi Stem	New Garden
135	Zelkova	8"	Fair	X		20	
136	Zelkova	12"	Fair		X	30	New Building
137	Ginkgo	2"	Poor	X		5	
138	Tulip Tree	5"	Fair	X		12.5	
139	Tulip Tree	5"	Fair	X		12.5	
140	Kentucky Coffee Tree	6"	Fair		X	15	
141	Crab Apple	6"	Poor		X	15	New Building



1 L0.100 TREE PRESERVATION PLAN
1" = 30'-0"

0' 15' 30' 60'

TREE PROTECTION NOTES

TREE PROTECTION NOTES:

1. CLEARING LIMITS SHALL BE ROUGH STAKED OR MARKED BY THE APPLICANT'S SURVEYOR IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
2. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT, PRESERVATION, AND PROTECTION MEASURE HAVE NOT YET BEEN COMPLETED.
3. PROTECTIVE DEVICES WITH DETAILS (AREATION SYSTEMS, RETAINING WALLS ETC.)
4. EARLY MAINTENANCE SCHEDULE (i.e., PURNING, INJECTION FERTILIZING, ETC.).
5. NAME OD TREE SPECIALIST AND COMPANY.

SITE DEMOLITION NOTES:

1. ITEMS SHALL REMAIN UNLESS DESIGNATED FOR REMOVAL. REMOVE DESIGNATED ITEMS SHOWN ON THE PLAN TO THE FULL DEPTH OF THEIR CONSTRUCTION UNLESS OTHERWISE NOTED.
2. VERIFY THE LOCATION AND DIMENSION OF ITEMS TO BE REMOVED PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL CONCRETE AND ASPHALT REMOVAL SHALL BE SAW CUT. EDGES OF MATERIAL TO REMAIN SHALL BE SHORED UP AND PROTECTED DURING CONSTRUCTION TO PRESERVE EDGE INTACT. REPAIRS TO DAMAGED EDGES TO BE DONE WITH CARE AND AT NO COST TO THE OWNER.
4. ITEMS ENCOUNTERED BELOW GRADE AND NOT SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. SALVAGE EXISTING MATERIALS AS INDICATED ON THE PLANS. REMOVE SALVAGED MATERIALS AS INDICATED WITH CARE AND STORE ON SITE; CLEAN ALL DEBRIS AND CONSTRUCTION MATERIAL FROM SALVAGED ITEMS; REUSE AS DIRECTED BY LANDSCAPE ARCHITECT.
6. REMOVE DEMOLISHED MATERIALS FROM SITE. DISPOSAL BY BURNING AND/OR BURYING IS PROHIBITED.
7. CONTACT THE LOCAL UNDERGROUND SERVICE UPDATE FOR UTILITY LOCATION AND IDENTIFICATION PRIOR TO DEMOLITION.
8. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS MAY VARY IN RELATION TO ACTUAL EXISTING CONDITIONS; ADDITIONAL UTILITIES NOT SHOWN ON THE DRAWINGS MAY EXIST. VERIFY IN THE FIELD THE DATA SHOWN, AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR SITE REPRESENTATIVE BEFORE STARTING WORK.

TREE PRESERVATION PLANTING NOTES:

1. **ALL TREES TO BE PRESERVED AS INDICATED ON THE LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED WITH TREE PROTECTION FENCING.** THE FENCE SHALL BE LOCATED PER DETAILS ON SHEET L0.100-TREE DEMOLITION AND PROTECTION DETAILS. THE FENCE SHALL BE FIRMLY ANCHORED INTO THE GROUND AND SHALL REMAIN UPRIGHT AND INTACT UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETE. CONSTRUCTION ACTIVITIES OR STORAGE SHALL NOT OCCUR WITHIN THESE PROTECTED AREAS. THE LOCATION OF THE PROTECTIVE FENCING SHALL BE APPROVED ONSITE BY THE LANDSCAPE ARCHITECT PRIOR TO THE START OF ANY SITE WORK.
2. WHEN EXCAVATION NEAR A TREE TO BE PROTECTED MUST BE CARRIED OUT, DAMAGE CAN BE LIMITED BY ROOT PRUNING. ROOT PRUNING SHALL BE COMPLETED BEFORE GRADING IS STARTED AND SHALL OCCUR BENEATH THE PROTECTIVE FENCING AS SHOWN ON THE PLAN.
3. ROOT PRUNING, WHEN REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL STAKE THE LIMIT OF ROOT PRUNING PER PLAN AND DETAILS. LIMITS OF ROOT PRUNING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY ROOT PRUNING IN THE FIELD.
4. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING ANY MATERIAL STORAGE UNDER TREES.

LEGEND

SYM	DESCRIPTION	DETAIL
	EXISTING TREE - PROTECT IN PLACE, TYP. (ALL EXCAVATION IN PARKWAY OR SIDEWALK AREAS ADJACENT TO TREES OR SHRUBS MUST BE ACCOMPLISHED WITH HAND TOOLS ONLY.)	D1 / L0.200
	EXISTING TREE - TO BE REMOVED	D1 / L0.200
TPF	TREE PROTECTION FENCE	A2 / L0.200
	EXISTING TREE - TO BE REMOVED CANOPY WITH TOTAL 22,525 SF	
	EXISTING TREE - TO BE PRESERVED CANOPY WITH TOTAL 3,200 SF	
	TOTAL SITE AREA - WITHIN THE PROPERTY LINE 185,067 SF	

TOTAL EXISTING TREE CANOPY - 25,725 SF
REQUIRED TREE CANOPY TO BE PRESERVED (30%) = 25,725 X .30 = 7,717.50 SF

TREE SPECIALIST STATEMENT – REQUEST FOR MODIFICATION OF TREE PRESERVATION REQUIREMENTS

As a Professional Landscape Architect, I am submitting this statement in support of the request for a modification to the tree preservation and landscape buffer requirements due to documented site constraints and existing tree health conditions.

The redevelopment of the site necessitates a revised building layout, which relocates the library building northward and shifts the parking area southward. This redesign enhances connectivity to the adjacent park and provides greater opportunities for public programming and community engagement. However, due to this reconfiguration, a majority of the existing trees on-site will be impacted and cannot be preserved in place. Furthermore, multiple Pin Oak trees along Burkhardt Place and Chesterfield Parkway West have been assessed and found to be in poor health due to advanced gall wasp infestation. Based on the severity of decline and poor long-term viability, removal of these trees is professionally recommended.

To comply with the mitigation requirement, the balance of the tree canopy required to be preserved will be replanted on-site using appropriate, regionally adapted tree species. Please refer to the submitted Tree Mitigation Plan for information on the locations, types and sizes of the trees that are being proposed for mitigation.

- Matthew J. Maranzana, PLA

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MEP + FP ENGINEER
IMEG

AV ENGINEER
TIE CONSULTING LLC

STATE OF MISSOURI
MATTHEW J. MARANZANA
NUMBER LA-2002031814
LANDSCAPE ARCHITECT
7.15.25

SLCL-CHESTERFIELD BRANCH

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AMENDED SITE DEVELOPMENT SECTION PLAN

DRAWING ISSUE

DESCRIPTION	DATE
ASDSP SUBMISSION	03/19/25
ASDSP SUBMISSION R1	04/18/25
SD SET	04/29/25
ASDSP SUBMISSION R3	07/15/25

BUILDING MAP

DRAWING TITLE
TREE PRESERVATION PLAN

DRAWING NO.
L0.100

Job # 25.000000

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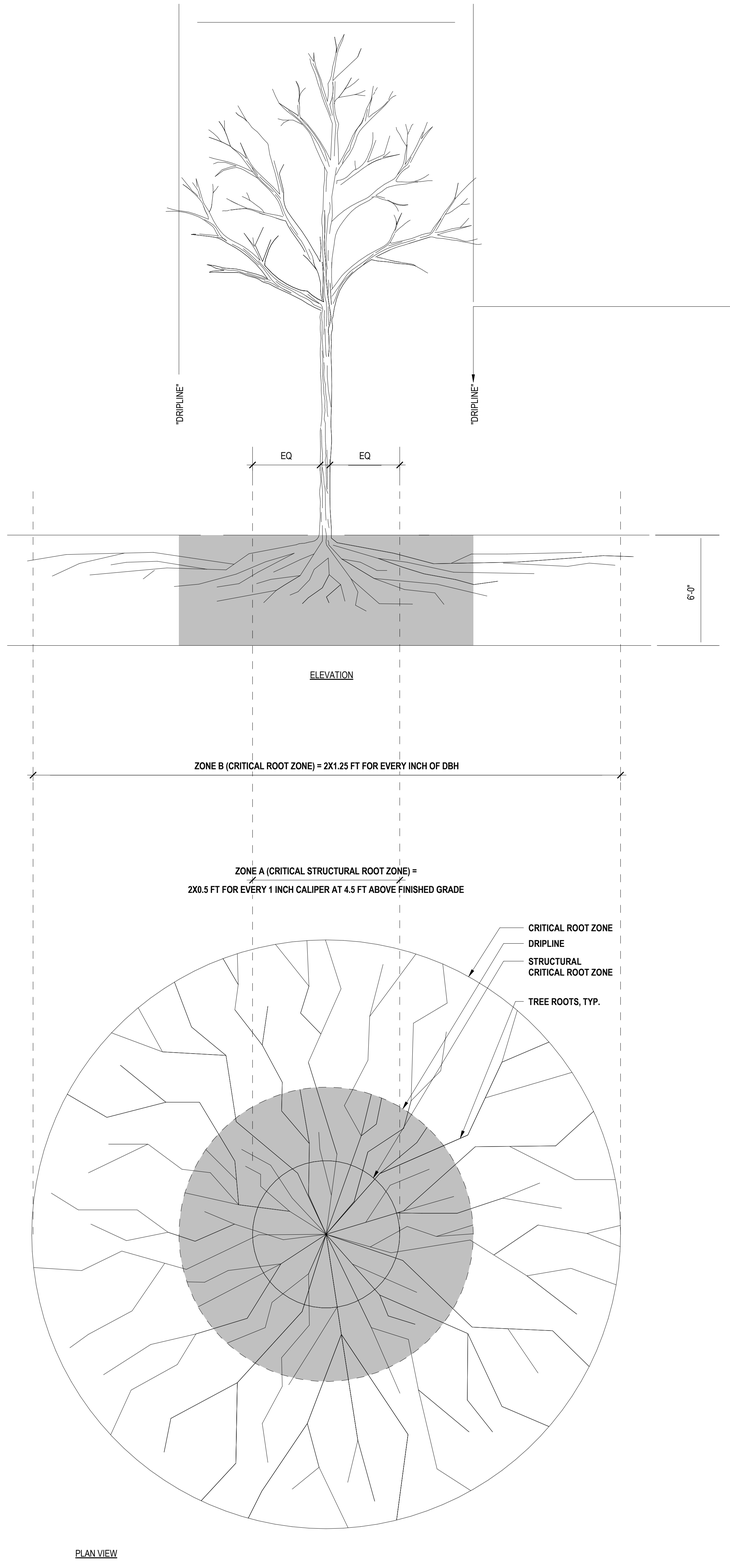


D1 L0.200 TREE PROTECTION DETAIL AND NOTES
12" = 1'-0"

FENCING ROOT PROTECTION

- FENCING TO BE PROVIDED AND MAINTAINED AS SPECIFIED PER PLAN

- LANDSCAPE ARCHITECT'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

SURFACE PROTECTION MEASURES

1. MULCH LAYER, 6"-8" DEPTH
2. 3/4" PLYWOOD
3. STEEL PLATES

TRENCHING / EXCAVATION

ZONE A (CRITICAL STRUCTURAL ROOT ZONE)

1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE

2. SEVERANCE OF ROOTS LARGER THAN 2" DIAMETER REQUIRES LANDSCAPE ARCHITECT'S APPROVAL

3. TUNNELING REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER

ZONE B (CRITICAL ROOT ZONE)
OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO LANDSCAPE ARCHITECT'S APPROVAL. SURFACE PROTECTION MEASURES REQUIRED AND TRENCHING ALLOWED AS FOLLOWS:

- EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
- LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A; MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
- TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

TREE PROTECTION NOTES:

1. **CRITICAL ROOT ZONE (CRZ)** MEANS THE ZONE UNDER THE CANOPY AND AROUND THE TRUNK OF A TREE THAT CONTAINS THE TREE'S ROOT STRUCTURE AND THE SPACE ABOVE GROUND WITHIN THE TREE'S CANOPY DRIP LINE OR BEYOND. IT IS THE MINIMUM AREA OF A TREE'S ROOT ZONE THAT SHOULD SHOULD BE PROTECTED. THE CRZ CAN BE OBSERVED ON SITE AND IS ALSO ESTIMATED TO BE 1.25 FEET FOR EVERY ONE INCH OF TREE DIAMETER BREAST HEIGHT (DBH) OR CALIPER. THE OBSERVED OR CALCULATED CRZ THAT IS LARGER WILL TAKE PRECEDENCE.

2. **STRUCTURAL CRITICAL ROOT DISTANCE** IS THE MINIMUM DISTANCE THAT ANY ROOT SEVERANCE CAN OCCUR. IT IS CALCULATED AS 0.5 FEET FOR EVERY INCH CALIPER AT 4.5 FT ABOVE FINISHED GRADE TO DETERMINE THE RADIUS OF THE PROTECTED AREA. SEVERING ROOTS ANY CLOSER WILL GREATLY INCREASE THE CHANCE OF CATASTROPHIC TREE FAILURE DUE TO LOSS OF SUPPORTING ROOTS.

3. **FENCE -** TREE PROTECTION FENCING WILL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITY. SEE THE MAP VERSION OF THE TREE PROTECTION PLAN FOR SPECIFIC LOCATION. THE FENCE WILL DELINEATE AN AREA THAT IS CONSIDERED THE "TREE PROTECTION ZONE". WHILE FENCE IS IN PLACE THERE SHOULD BE NO GRADING, EQUIPMENT ACCESS, MATERIAL STORAGE, OR ROOT DISTURBANCE OF ANY KIND WITHIN THE "TREE PROTECTION ZONE" DELINEATED BY THE FENCING.

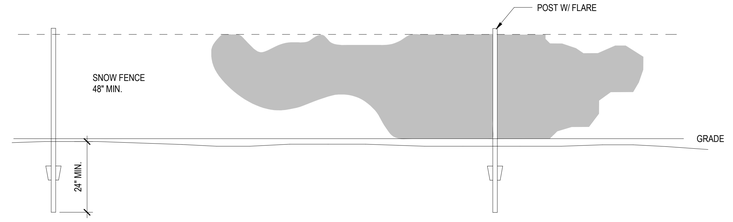
4. **TREE PROTECTION FENCING SHALL BE 48" TALL SNOW FENCE.** FENCE TO BE ADEQUATELY SUPPORTED WITHOUT SAGGING. FENCING WILL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. IT CAN ONLY BE MOVED TO PERMIT THE INSTALLATION OF NEW SOIL NEAR AND AROUND TREES AS INDICATED AND ONLY WITH PERMISSION OF THE LANDSCAPE ARCHITECT. NO STORAGE IS ALLOWED AGAINST FENCE. THE FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S) OR AS SHOWN ON PLANS. AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS AND INSTALL FENCE POSTS USING PIER BLOCKS IF APPROPRIATE. FENCING MAY EXTEND BEYOND DRIPLINE OR 15' IF PLAN DESIGN ALLOWS. OWNER MAY PERMIT ALTERNATIVE FENCING METHODS IF SITE PROHIBITS INSTALLATION OF PIER BLOCKS (STEEP SLOPES, SOFT SOILS, ETC.).

5. **MULCH -** APPLY AN 8-10 INCH DEEP LAYER OF WOOD CHIPS AROUND THE TREE AT A RADIUS EQUAL TO THE "CRITICAL ROOT ZONE RADIUS". DO NOT PILE UP WOOD CHIPS AT THE TREE'S BASE. MULCH ONLY NEEDS TO BE APPLIED WHERE EQUIPMENT TRAFFIC IS REQUIRED THAT WILL IMPACT THE TREE'S CRITICAL ROOT ZONE. MULCH LAYER WILL REDUCE SOIL COMPACTION AND RUTTING. AN ADDITIONAL LAYER OF 3/4" PLYWOOD, PLASTIC, OR RUBBERIZED MATERIAL MAY BE NEEDED ON TOP OF MULCH TO REDUCE COMPACTION. REMOVE CHIPS AFTER PROJECT COMPLETION WITHOUT DAMAGING THE ORIGINAL GRADE AND WITHOUT DAMAGING ROOTS THAT MAY BE PRESENT UNDERNEATH.

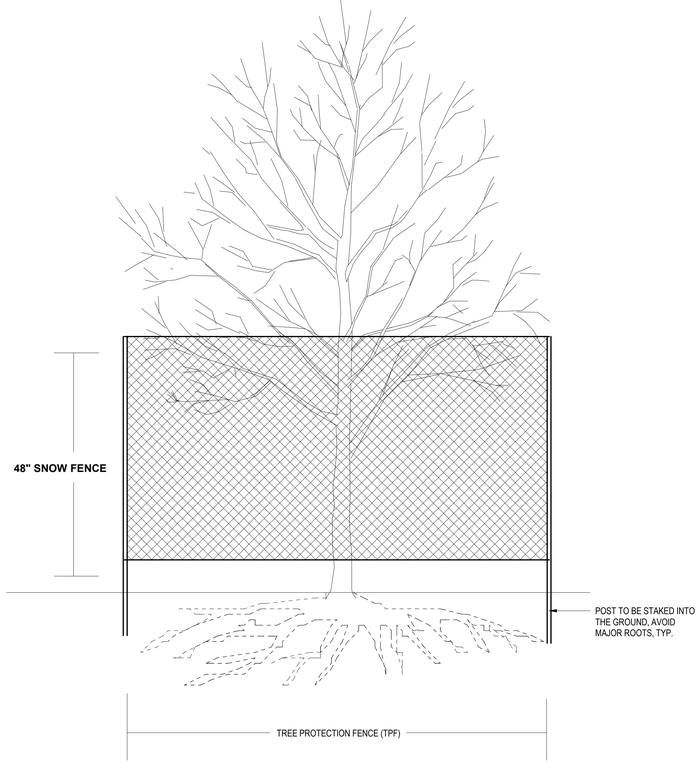
6. **TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION -**
FOR ROOTS OVER 1" IN DIAMETER DAMAGED DURING CONSTRUCTION; MAKE A CLEAN, STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY. NO EXCAVATION, STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING.

7. **TREE PROTECTION AREAS WEEKLY INSPECTION**
WEEKLY INSPECTIONS WILL BE MADE FOR ALL TREE PROTECTION AREAS. AREAS THAT DO NOT MEET THE REQUIREMENTS SET FORTH IN THE TREE PROTECTION DETAILS / NOTES WILL BE SUBJECT TO FINE.

8. ***NOTE:** THE PROJECT PLACES A HIGH VALUE ON ITS TREES AND LANDSCAPING AROUND THE CONSTRUCTION SITE AND RECOGNIZES THE AESTHETIC, ENVIRONMENTAL, AND EDUCATION BENEFITS THAT TREES PROVIDE TO THE ENVIRONMENT. TO THAT EXTENT, IF THERE IS CONTRACTOR DAMAGE AND/OR DESTRUCTION OF A TREE, OR LANDSCAPING OUTSIDE THE CONSTRUCTION ZONE, YOU WILL BE HELD LIABLE, VIA A DEDUCTIVE CHANGE ORDER, FOR THE COST ASSOCIATED WITH TRYING TO SAVE THE TREE AND/OR ANY NECESSARY EXTRACTION AND INSTALLATION OF A COMPARABLE REPLACEMENT. METHODS AND MEANS FOR TRYING TO SAVE THE TREE AND/OR DETERMINING WHETHER IT REQUIRES EXTRACTION AND REPLACEMENT WILL BE AT THE OWNER AND LANDSCAPE ARCHITECT'S DISCRETION.



A2 L0.200 TREE PROTECTION FENCE ELEVATION, TYP
12" = 1'-0"



A1 L0.200 TREE PROTECTION FENCE AT EXISTING ROOT ZONES
12" = 1'-0"

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AMENDED SITE DEVELOPMENT SECTION PLAN

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ASDSP SUBMISSION	03/19/25
ASDSP SUBMISSION R1	04/18/25
SD SET	04/29/25
ASDSP SUBMISSION R3	07/15/25

BUILDING MAP

DRAWING TITLE
TREE DEMOLITION AND PROTECTION DETAILS

DRAWING NO.
L0.200

Job # 25.000000

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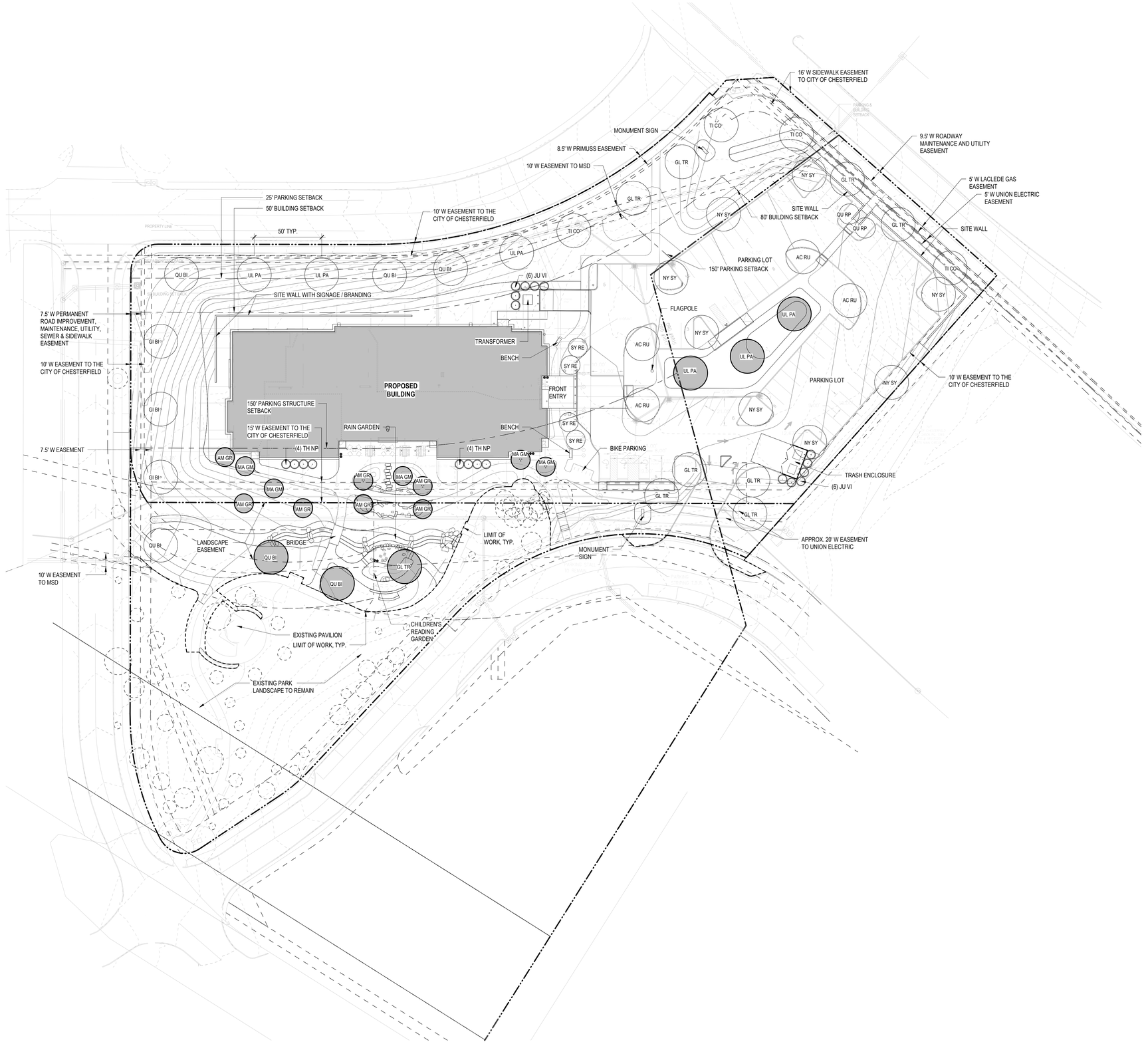

1 L0.300 TREE MITIGATION PLAN
1" = 30'-0"

0' 15' 30' 60'

LEGEND

SYM	DESCRIPTION	DETAIL
	DECIDUOUS CANOPY TREES	A1 / L4.200
	DECIDUOUS UNDERSTORY TREES	A1 / L4.200
	EVERGREEN TREES	A2 / L4.200
	EXISTING TREE TO REMAIN (CRITICAL ROOT ZONE)	

MITIGATION TREE CANOPY

LARGE TREES CANOPY (400 SF / EA) = NUMBER OF TREES X 400 SF
LARGE TREES CANOPY 6 X 400 = 2,400 SF
(2) QU BI - *Quercus bicolor*
(1) GL TR - *Gleditsia triacanthos var. inermis* 'Skyline'
(3) UL PA - *Ulmus parvifolia* 'Emer II' ALLEE

MEDIUM TREE CANOPY (300 SF / EA)
MEDIUM TREES CANOPY 7 X 300 = 2,100 SF
(7) AM GR - *Amelanchier x grandiflora* 'Autumn Brilliance'

SMALL TREE CANOPY (200 SF / EA)
SMALL TREE CANOPY 5 X 200 = 1,000 SF
(5) MA GM - *Magnolia virginiana* 'Green Mile'

TOTAL MITIGATION TREE CANOPY: 5,500 SF

TOTAL EXISTING TREE CANOPY= 25,725 SF
TOTAL PRESERVED TREE CANOPY= 3,200 SF
REQUIRED TREE CANOPY TO BE PRESERVED (30%) = 25,725 X .30 = 7,717.50 SF
MITIGATION REQUIRED = (7,717.50 - 3,200) SF = 4,517.5 SF
MITIGATION PROVIDED = 5,500 SF

Lamar Johnson Collaborative
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IMEG

AV ENGINEER
TIE CONSULTING LLC

STATE OF MISSOURI
MATTHEW J. MARANZANA
NUMBER LA-2002031814
LANDSCAPE ARCHITECT
7.15.25

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AMENDED SITE DEVELOPMENT SECTION PLAN

DRAWING ISSUE

DESCRIPTION	DATE
ASDSP SUBMISSION	03/19/25
ASDSP SUBMISSION R1	04/18/25
SD SET	04/29/25
ASDSP SUBMISSION R3	07/15/25

BUILDING MAP

DRAWING TITLE
TREE MITIGATION PLAN

DRAWING NO.
L0.300

Job # 25.000000

7/15/2025 11:18:10 AM

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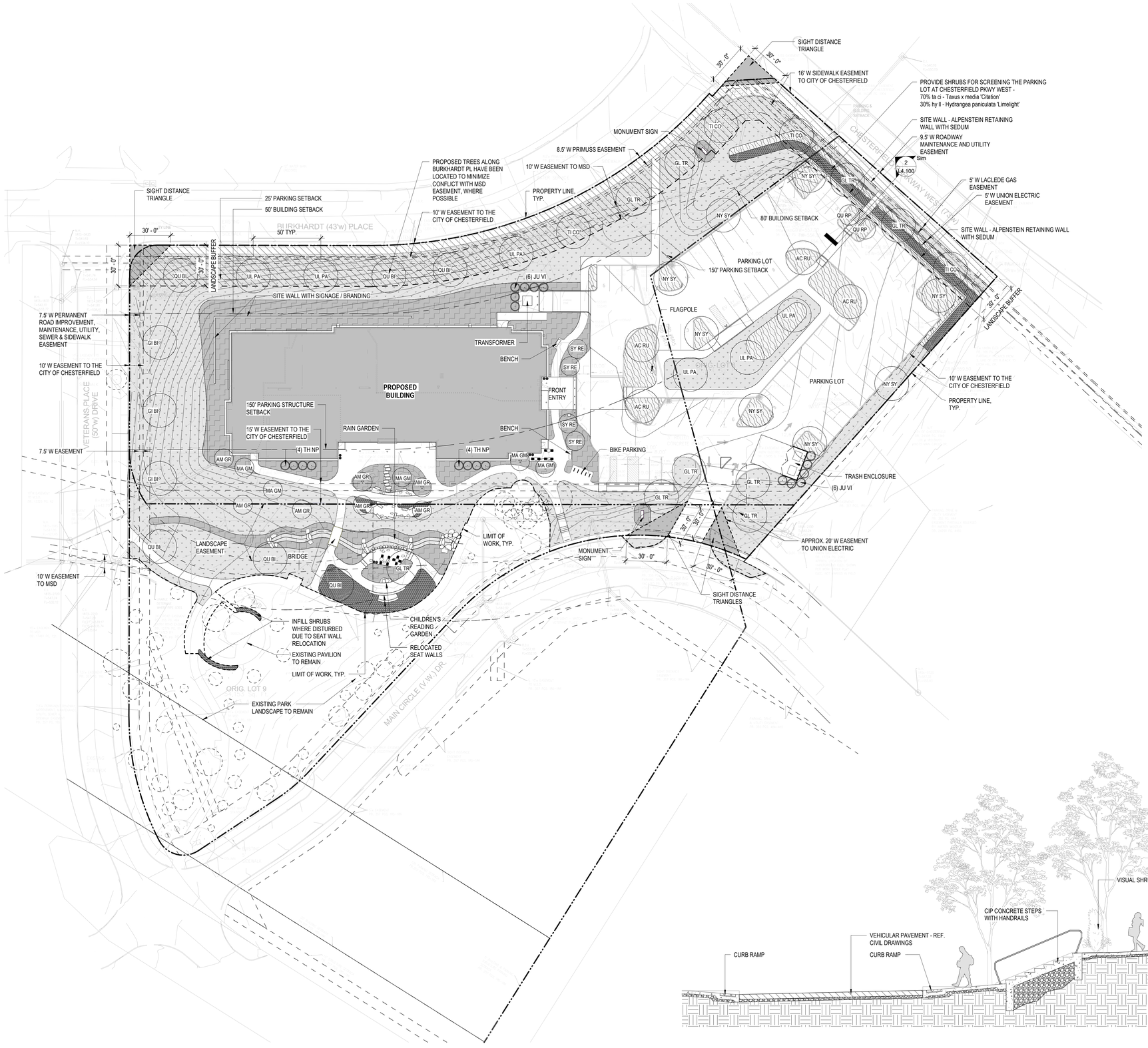
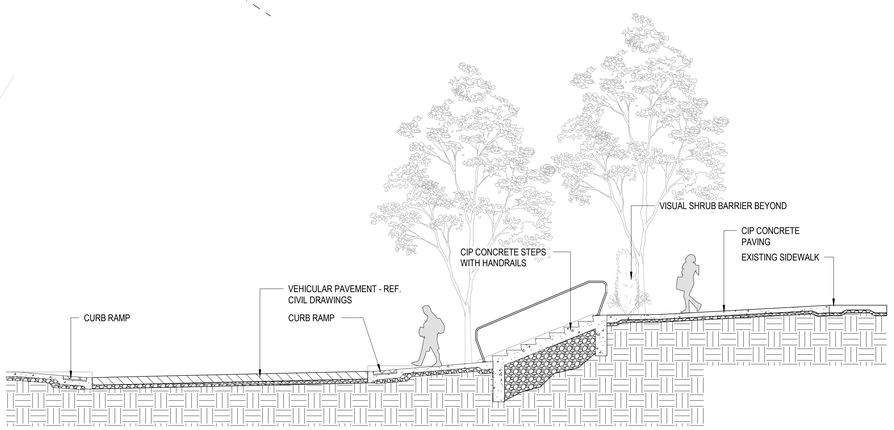


1 L4.100 PLANTING PLAN
1" = 30'-0"
0' 15' 30' 60'



2 L4.100 SITE SECTION - AT SITE ENTRANCE AT CHESTERFIELD PARKWAY
3/16" = 1'-0"
0' 2' 4' 8'

PLANTING NOTES

1. PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANTING SCHEDULE AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
5. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
6. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
7. THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
8. ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
9. REFER TO SPECIFICATION FOR SOD TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOWED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
10. ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
11. REF. SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTIONS AND PLAN PROTECTIONS.
12. PROVIDE AND INSTALL LOCALLY AVAILABLE SHREDDED HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS IN SHRUB BEDS ONLY. IF TREES AND SHRUBS ARE PART OF A PERENNIAL / ORNAMENTAL GRASS / GROUNDCOVER BED, THEN APPLY LOCAL **LEAF MULCH** TO ALL.
13. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKE-OFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
14. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
15. THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.
16. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE OR ADJACENT AREAS WHERE DISTURBED TO A CONDITION THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO THE DISTURBANCE.
17. SEE SHEET L4.200 FOR PLANT SCHEDULE.
18. **ALL LANDSCAPED AREAS, INCLUDING ISLANDS SHALL BE IRRIGATED WITH MECHANICAL, IN-GROUND IRRIGATION SYSTEMS.**

NOTE: SEE CIVIL SITE PLAN FOR ALL SETBACK AND EASEMENT INFORMATION

LEGEND

SYM	DESCRIPTION	DETAIL
	DECIDUOUS CANOPY TREES	A1 / L4.200
	DECIDUOUS UNDERSTORY TREES	A1 / L4.200
	EVERGREEN TREES	A2 / L4.200
	EXISTING TREE TO REMAIN (CRITICAL ROOT ZONE)	
	LAWN - SOD	
	MIXED PLANTING 1 - PARKING LOT 50% MIXED SHRUBS (3 Gal. @ 48" O.C.) 50% PERENNIALS (1 Qt. @ 18" O.C.) AND ORNAMENTAL GRASSES (1 Gal. @ 18" O.C.)	C3 / L4.200
	MIXED PLANTING 2 - BUILDING 25% MIXED SHRUBS (3 Gal. @ 48" O.C.) 75% PERENNIALS (1 Qt. @ 18" O.C.) AND ORNAMENTAL GRASSES (1 Gal. @ 18" O.C.)	C3 / L4.200
	MIXED PLANTING 3 - RAIN GARDEN 100% PERENNIALS (1 Qt. @ 18" O.C.) AND ORNAMENTAL GRASSES (1 Gal. @ 18" O.C.)	C3 / L4.200
	MIXED PLANTING 4 - SHRUB BED 100% SHRUBS (3 Gal. @ 48" O.C.)	B1 / L4.200

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ASDSP SUBMISSION R1	04/18/25
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ASDSP SUBMISSION R3	07/15/25

BUILDING MAP

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L4.100

Job # 25.000000

7/15/2025 11:18:14 AM

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PROBABLE TREE PLANTING SCHEDULE

QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	MATURE HEIGHT	DETAIL	GROWTH RATE (SIZE CLASS)	PLANT % OF TOTAL
DECIDUOUS CANOPY TREES											
4	AC RU	Acer rubrum	Frank JR.	Redpointe Maple	2.5" CAL	B&B	SEE PLAN	45' +	A1 / L4.200	FAST (LARGE)	5.13%
3	GI BI	Ginkgo biloba	Autumn Gold	Autumn Gold Ginkgo	2.5" CAL	B&B	SEE PLAN	45' +	A1 / L4.200	SLOW/MEDIUM (LARGE)	3.85%
9	GL TR	Gleditsia triacanthos var. inermis	Skyline	Skyline Thornless Honeylocust	2.5" CAL	B&B	SEE PLAN	45' +	A1 / L4.200	FAST (LARGE)	11.54%
8	NY SY	Nyssa sylvatica		Black Gum	2.5" CAL	B&B	SEE PLAN	30' - 50'	A1 / L4.200	SLOW (MEDIUM)	10.26%
6	QU BI	Quercus bicolor		Swamp White Oak	2.5" CAL	B&B	SEE PLAN	45' +	A1 / L4.200	MEDIUM (LARGE)	7.69%
2	QU RP	Quercus x warei	'Long' REGAL PRINCE	Regal Prince Oak	2.5" CAL	B&B	SEE PLAN	40' - 60'	A1 / L4.200	MEDIUM (MEDIUM)	2.56%
4	TI CO	Tilia cordata		Littleaf Linden	2.5" CAL	B&B	SEE PLAN	45' +	A1 / L4.200	SLOW/MEDIUM (LARGE)	5.13%
6	UL PA	Ulmus parvifolia	'Emer II' ALLEE	Allee' Lacebark Elm	2.5" CAL	B&B	SEE PLAN	45' +	A1 / L4.200	MEDIUM/FAST (LARGE)	7.69%
EVERGREEN TREES											
12	JU VI	Juniperus virginiana	'Canaertii'	Canaertii Juniper	6' Ht. Min.	B&B	SEE PLAN	30' - 40'	A2 / L4.200	MEDIUM (MEDIUM)	15.38%
8	TH NP	Thujia occidentalis	'Art Boe' NORTH POLE	North Pole Arborvitae	6' Ht. Min.	B&B	SEE PLAN	10' - 15'	A2 / L4.200	SLOW (SMALL)	10.26%
DECIDUOUS UNDERSTORY TREES											
7	AM GR	Amelanchier x grandiflora	Autumn Brilliance	Autumn Brilliance Serviceberry	6' Ht. Min. (Multi-Stem)	B&B	SEE PLAN	25' - 30'	A1 / L4.200	SLOW/MEDIUM (MEDIUM)	8.97%
5	MA GM	Magnolia virginiana	Green Mile	Green Mile Magnolia	2.5" CAL	B&B	SEE PLAN	15' - 25'	A1 / L4.200	MEDIUM (SMALL)	6.41%
4	SY RE	Syringa reticulata		Japanese Tree Lilac	6' Ht. Min. (Multi-Stem)	B&B	SEE PLAN	25' - 30'	A1 / L4.200	MEDIUM (SMALL)	5.13%

PROBABLE MIXED PLANTING SCHEDULE

DECIDUOUS SHRUBS

QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
	ar me	Aronia melanocarpa	Autumn Magic	Black Chokeberry	3 Gal.	Container	48" O.C.	B1/L4.200	
	hy lh	Hydrangea quercifolia	Little Honey	Oakleaf Hydrangea	3 Gal.	Container	48" O.C.	B1/L4.200	
	hy ll	Hydrangea paniculata	Limelight	Limelight Panicle Hydrangea	3 Gal.	Container	60" O.C.	B1/L4.200	
	rh ar	Rhus aromatica	Gro-Low	Gro-Low Sumac	3 Gal.	Container	48" O.C.	B1/L4.200	

EVERGREEN SHRUBS

QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
	ju gr	Juniperus virginiana	Grey Owl	Grey Owl Juniper	3 Gal.	Container	48" O.C.	B1/L4.200	
	ta ci	Taxus x media	Citation	Citation Yew	3 Gal.	Container	36" O.C.	B1/L4.200	
	ta me	Taxus x media	Densiformis	Densiformis Yew	3 Gal.	Container	48" O.C.	B1/L4.200	

HERBACEOUS PERENNIALS

QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
	al	Allium	Summer Beauty	Summer Beauty Ornamental Onion	1 Qt.	Container	18" O.C.	B3/L4.200	
	am	Amsonia hubrichtii		Hubricht's Bluestar	1 Qt.	Container	18" O.C.	B3/L4.200	
	ca	Calamintha nepeta	Montrose White	Montrose White Calamint	1 Qt.	Container	18" O.C.	B3/L4.200	
	ec	Echinacea purpurea		Purple Coneflower	1 Qt.	Container	18" O.C.	B3/L4.200	
	ha	Heuchera villosa	Autumn Bride	Autumn Bride Heuchera	1 Qt.	Container	18" O.C.	B3/L4.200	
	lk	Liatris spicata	Kobold	Kobold Blazing Star	1 Qt.	Container	18" O.C.	B3/L4.200	
	nc	Nepeta	Cat's Pajamas	Cat's Pajamas Catmint	1 Qt.	Container	18" O.C.	B3/L4.200	
	pb	Perovskia atriplicifolia	Blue Jean Baby	Russian Sage	1 Qt.	Container	18" O.C.	B3/L4.200	
	ru	Rudbeckia	American Goldrush	American Goldrush Black-Eyed Susan	1 Qt.	Container	18" O.C.	B3/L4.200	
	st	Stachys officinalis	Hummelo	Hummelo Betony	1 Qt.	Container	18" O.C.	B3/L4.200	
	sy	Symphyotrichum novae-angliae	Purple Dome	Purple Dome Aster	1 Qt.	Container	18" O.C.	B3/L4.200	

ORNAMENTAL GRASSES AND SEDGES

QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
	cm	Carex muskingumensis		Palm Sedge	1 Gal.	Container	18" O.C.	B3/L4.200	
	pa	Panicum virgatum	Northwind	Northwind Switchgrass	1 Gal.	Container	18" O.C.	B3/L4.200	
	se	Sesleria autumnalis		Autumn Moor Grass	1 Gal.	Container	18" O.C.	B3/L4.200	
	sp	Sporobolus heterolepis		Prairie Dropseed	1 Gal.	Container	18" O.C.	B3/L4.200	

HERBACEOUS PERENNIALS - RAIN GARDEN

QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
	ai	Amsonia illustris		Shining Bluestar	1 Qt.	Container	18" O.C.	B3/L4.200	
	as	Asclepias incarnata		Red Milkweed	1 Qt.	Container	18" O.C.	B3/L4.200	
	ac	Aster cordifolius		Blue Wood Aster	1 Qt.	Container	18" O.C.	B3/L4.200	
	ec	Echinacea purpurea		Purple Coneflower	1 Qt.	Container	18" O.C.	B3/L4.200	

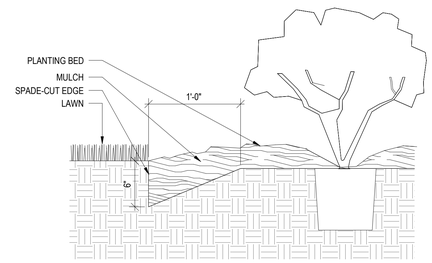
ORNAMENTAL GRASSES AND SEDGES - RAIN GARDEN

QTY	SYM	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
	cm	Carex muskingumensis		Palm Sedge	1 Gal.	Container	18" O.C.	B3/L4.200	
	pa	Panicum virgatum	Heavy Metal	Heavy Metal Switchgrass	1 Gal.	Container	18" O.C.	B3/L4.200	

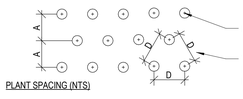
NOTES:
1. **WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES, BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.**

78 TREES TOTAL PROPOSED
DECIDUOUS CANOPY TREES - 42 (53.85%) - 20% MIN. REQUIRED
EVERGREEN TREES - 20 (25.64%) - 20% MIN. REQUIRED
DECIDUOUS UNDERSTORY TREES - 16 (20.51%) - 20% MIN. REQUIRED

NUMBER OF TREES WITH SLOW OR MEDIUM GROWTH RATE - 59 (75.64%) - 30% MIN. REQUIRED



C4 L4.200 SPADE CUT EDGE @ PLANTING BED
1 1/2" = 1'-0"



PLANT SPACING (NTS)

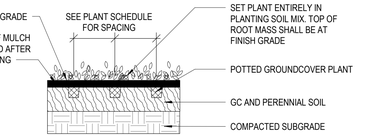
PLANT CENTER

TRIANGULAR SPACING ALL EQUAL OR AS SHOWN ON PLANTING PLAN

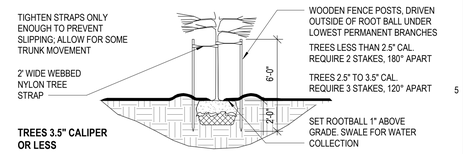
SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60
6" O.C.	5.2"	4.00

NOTES:
PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING

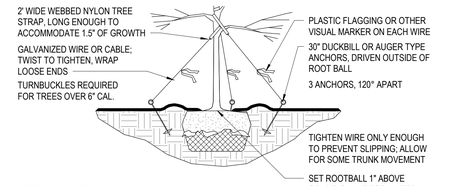
QUANTITY OF GROUNDCOVER AND SPACING AS NOTED IN PLANTING SCHEDULE



B4 L4.200 GROUND COVER PLANTING
1/2" = 1'-0"



TREES 3.5" CALIPER OR LESS



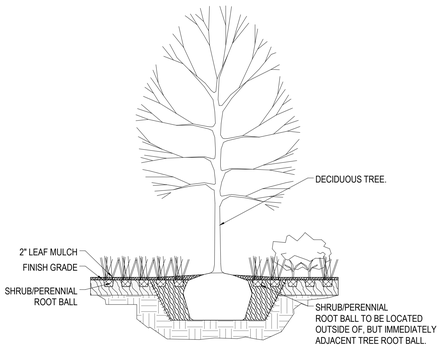
TREES GREATER THAN 3.5" CALIPER

TREE STAKING NOTES:
1. TREES TO BE STAKED AS SPECIFIED, SEE PLANT SCHEDULE.
2. USE 2-2" DIA. LODGE POLE STAKES-DOUGLAS FIR OR APPROVED HARDWOOD.
3. DRIVE STAKE MIN. 12" INTO FIRM UNDISTURBED SOIL BELOW THE EXCAVATED DEPTH.
4. PLACE STAKES OUTSIDE THE ROOTBALL.
5. HEIGHT OF STAKE MAY VARY DEPENDING ON NEED FOR SUPPORT; MIN 6'T
6. PLACE THE TOP TIE FOR MAXIMUM SUPPORT. THE BOTTOM TIE SHOULD BE APPROXIMATELY HALFWAY BETWEEN THE TOP TIE AND THE GROUND.
7. ALWAYS PLACE STAKE TO PREVENT DAMAGE TO TREE AND CAMBIUM.
8. STAKES SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

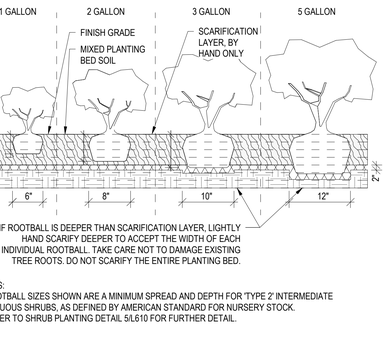
TREE WRAPPING NOTES:
1. TREE WRAPPING OPTION 1: BREATHABLE FABRIC TREE WRAP APPLIED FROM TRUNK FLARE TO FIRST BRANCH. WRAP FROM BOTTOM UP WITH SUFFICIENT OVERLAP TO COVER ALL BARK. SECURE WITH BIO-DEGRADABLE PLASTIC TAPE.
2. TREE WRAPPING OPTION 2: TWO-WALLED PLASTIC SHEETING OR TREE SHELTER MATERIAL APPLIED FROM TRUNK FLARE TO FIRST BRANCH. APPLY PLASTIC SHEETING LOOSELY, LEAVING 1/2" GAP BETWEEN TRUNK AND SHEETING. SECURE WITH BIO-DEGRADABLE PLASTIC TAPE.
3. TREES TO BE WRAPPED AS SPECIFIED, SEE PLANT SCHEDULE.
4. TREE WRAP SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

MISC. NOTES:
1. REMOVE ALL PLASTIC TREE TIE TAPE, BAMBOO NURSERY STAKE, WIRE TIES, AND LABELS FROM TREES AFTER THEY HAVE BEEN APPROVED.
2. BACKFILL WITH CLEAN SOIL ANY HOLES LEFT IN ROOTBALL FROM NURSERY STAKES
3. PROVIDE ADDITIONAL WIRE HOSE TIE OR STRAP WHEN THE TREE IS NOT RIGIDLY SUPPORTED BY THE REQUIRED SUPPORTS AS SPECIFIED.

A3 L4.200 TREE STAKING AND WRAPPING
1/4" = 1'-0"

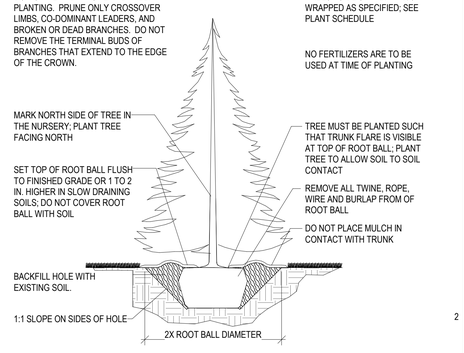


C2 L4.200 MIXED PLANTING ADJACENT NEW TREE
1/4" = 1'-0"

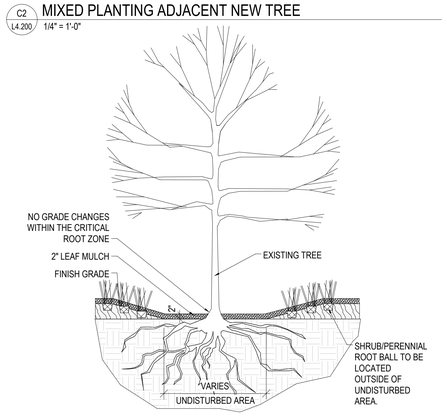


NOTES:
1. ROOTBALL SIZES SHOWN ARE A MINIMUM SPREAD AND DEPTH FOR 'TYPE 2' INTERMEDIATE DECIDUOUS SHRUBS, AS DEFINED BY AMERICAN STANDARD FOR NURSERY STOCK.
2. REFER TO SHRUB PLANTING DETAIL 5/L610 FOR FURTHER DETAIL.

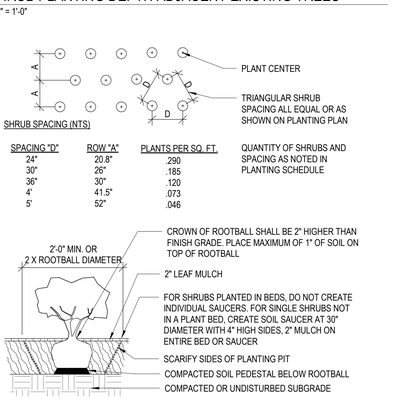
B2 L4.200 SHRUB PLANTING DEPTH ADJACENT EXISTING TREES
1/2" = 1'-0"



A2 L4.200 EVERGREEN TREE PLANTING
1/4" = 1'-0"



C1 L4.200 MIXED PLANTING ADJACENT EXISTING TREE
1/4" = 1'-0"

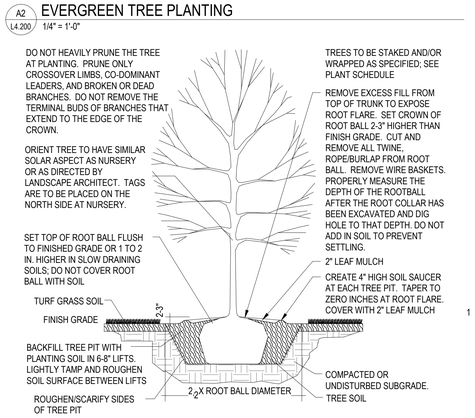


SHRUB SPACING (NTS)

SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
24"	20.8"	.290
30"	26"	.185
36"	30"	.120
4'	41.5"	.073
5'	52"	.046

QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE

B1 L4.200 SHRUB PLANTING
1/4" = 1'-0"



A1 L4.200 DECIDUOUS TREE PLANTING
1/4" = 1'-0"

Lamar Johnson Collaborative
8640 EVANS AVE
ST. LOUIS, MISSOURI 63134
Ph: 314.429.5100

OWNER
SAINT LOUIS COUNTY LIBRARY

LANDSCAPE ARCHITECT
LAMAR JOHNSON COLLABORATIVE

CIVIL ENGINEER
STOCK AND ASSOCIATES

STRUCTURAL ENGINEER
DAVID MASON + ASSOCIATES

MEP + FP ENGINEER
IMEG

AV ENGINEER
TIE CONSULTING LLC

STATE OF MISSOURI
MATTHEW J. MARANZANA
NUMBER LA-2002031814
LANDSCAPE ARCHITECT
7.15.25

SLCL-CHESTERFIELD BRANCH

ST. LOUIS COUNTY LIBRARY
16431 Main Circle Drive, Chesterfield, MO 63017

AMENDED SITE DEVELOPMENT SECTION PLAN

DRAWING ISSUE

DESCRIPTION	DATE
ASDSP SUBMISSION	03/19/25
ASDSP SUBMISSION R1	04/18/25
SD SET	04/29/25
ASDSP SUBMISSION R3	07/15/25

BUILDING MAP

DRAWING TITLE
PLANTING SCHEDULE AND DETAILS

DRAWING NO.
L4.200

Job # 25.000000

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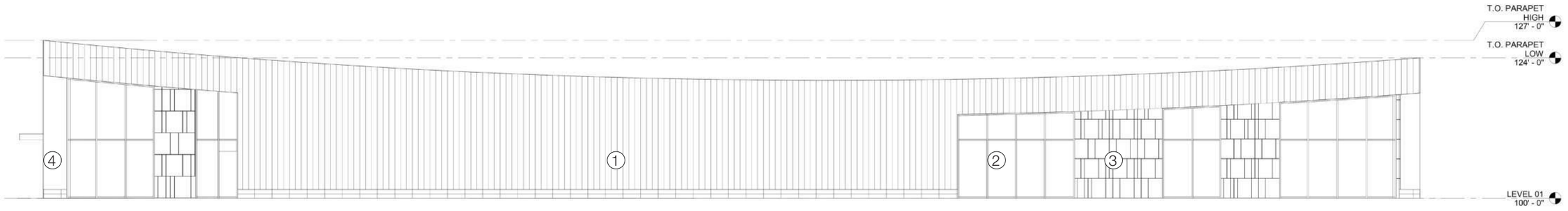
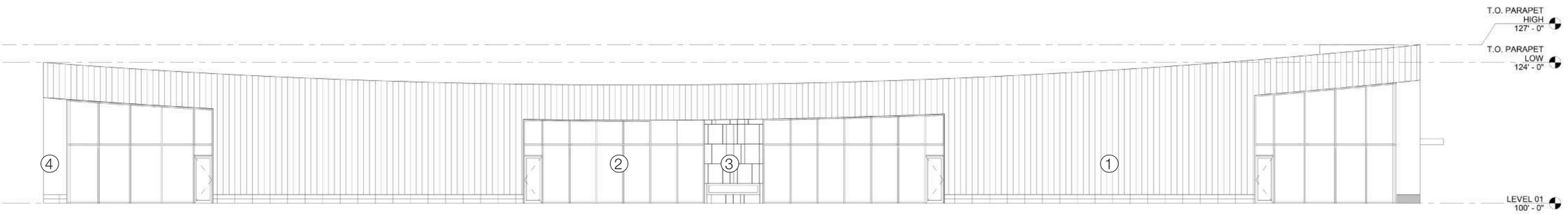
7/15/2025 11:18:14 AM



NORTH ELEVATION



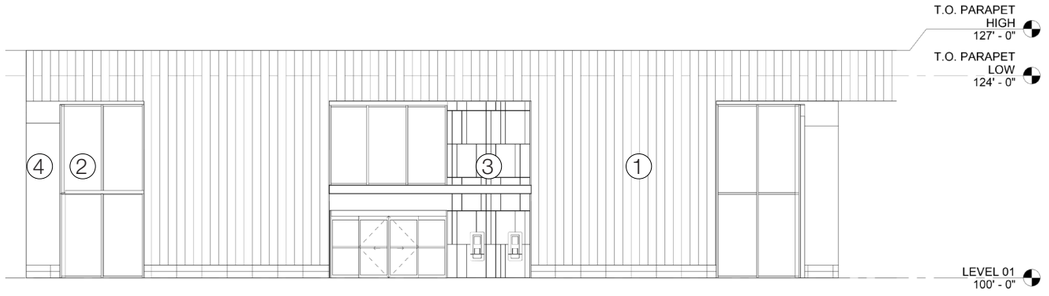
SOUTH ELEVATION

1. DARK BRONZE CORRUGATED ALUMINUM METAL PANEL, CONCEALED FASTENERS

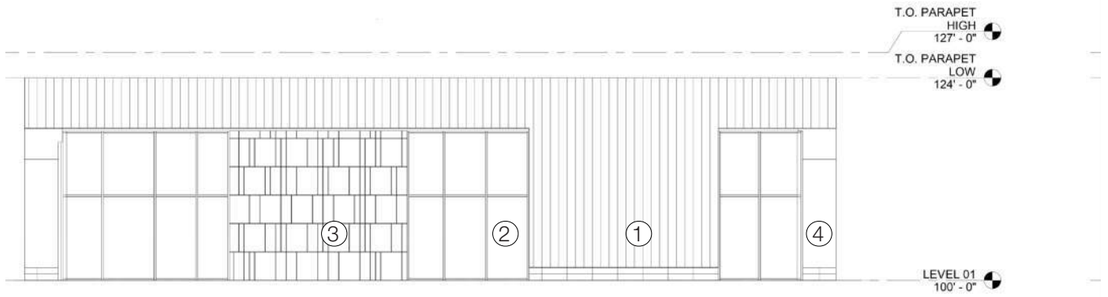
2. CURTAIN WALL GLAZING

3. STONE PANEL, HONED FINISH

4. ENGINEERED WOOD PANELS



EAST ELEVATION



WEST ELEVATION

1. DARK BRONZE CORRUGATED ALUMINUM METAL PANEL, CONCEALED FASTENERS

2. CURTAIN WALL GLAZING

3. STONE PANEL, HONED FINISH

4. ENGINEERED WOOD PANELS

CITY OF CHESTERFIELD PLANNING

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

Planning Commission Report

Project Type: Sign Package

Meeting Date: July 28, 2025

From: Shane Streiler, Planner

Location: 601 Spyglass Summit Drive

Description: **Mansions at Spyglass:** A Sign Package for a 7.36-acre tract of land zoned as a Planned Environmental Unit in the "R2" and "R3" Residential Zoning Districts located north of Olive Boulevard.

PROPOSAL SUMMARY

Dale Signs, on behalf of The Mansions at Spyglass Summit Trustees, has submitted a sign package for the Mansions at Spyglass subdivision. The applicant is requesting to replace an existing sign at the east brick entrance monument and add a new sign to the west monument.

Figure 1: *Subject Location*

Figure 2: *Scope of Work*

SITE HISTORY

In 1969, the subject site was zoned R2 with a Planned Environmental Unit via County Ordinance 5,189. In 1986, the site development plan for the attached condominium residential subdivision, which depicts the 6-foot-tall entrance walls and the existing monument sign, was approved. The existing entrance may be seen in Figure 3. Since the completion of the subdivision in the 1990s, there have not been any changes to the site's entry signage.

Figure 3: *Existing Site Entrance*

STAFF ANALYSIS

Proposed Sign

Per the City's Unified Development Code (UDC), the subject site would be permitted one (1) residential subdivision identification sign at the main entrance. The sign could not exceed fifty (50) square feet nor extend more than six (6) feet above the average existing finish grade.

Figure 4: *Proposed Monument Sign*

The applicant is requesting a sign package in order to allow a total of two (2) identical residential subdivision signs at the main entrance. Both signs would be no larger than twenty-four (24) square feet. The brick walls that the signs will be attached to extend up to 6'0" at the tallest point. There will be one (1) sign on both sides of the main entrance. This request may be permitted via the sign package.

On the east side of the subdivision's entrance, the old, worn-out lettering will be replaced with new lettering. This new sign will be comprised of black acrylic letters. The new sign will be attached to the brick wall by drilling holes and inserting aluminum studs. The sign location already features lighting and landscaping.

On the west side of the subdivision's entrance, a new sign developed to the same size and using the same materials as the replacement sign to the east will be attached to the brick wall to the west. The existing landscaping will remain, and no lighting is proposed.

Sign Package
The purpose of a sign package, which serves as the mechanism for allowing modifications to the UDC sign regulations, is to provide comprehensive, complementary, and unified signage throughout a development.

The UDC states that *"in order to encourage superior design, quality and character, comprehensive sign packages allow for specialized review of signs and flexibility from standard signage requirements."* The UDC includes the following review factors that are to be considered by the Planning Commission when discussing the appropriateness of the requested flexibility in sign criteria:

1. The physical impact of the proposed comprehensive sign package;
2. The quality of the proposed comprehensive sign package; and
3. Mitigation of unfavorable conditions such as excessive signs, light spillover from signs, height, and other related conditions and potentially negative impacts.

In the sign narrative, the applicant stated that the replacement sign for the east entrance wall would provide more visibility to eastbound traffic along Olive Boulevard than the existing faded sign. Additionally, the new sign proposed for the west entrance wall will be visible to westbound traffic.

DEPARTMENTAL INPUT

Staff has reviewed the proposed Comprehensive Sign Package for Mansions at Spyglass. Staff recommends the Planning Commission take action on this request.

MOTION

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

1) "I move to forward the Comprehensive Sign Package for Mansions at Spyglass as presented, with a recommendation for approval (or denial)."

2) "I move to forward the Comprehensive Sign Package for Mansions at Spyglass with a recommendation for approval with the following conditions…"

Attachments:
Sign Regulations
Planning Commission Packet Submittal

SIGN REGULATIONS

All signage within the development shall be in conformance with the Comprehensive Sign Package.

All tenants, businesses, owners within the development shall receive a copy of the Comprehensive Sign Package from the owner at the time of lease/sale.

Any signage not specifically identified in the Comprehensive Sign Package shall conform to the City of Chesterfield Sign Code.

<u>Mansions at Spyglass</u> – As depicted on Exhibit A

1) **SIGNS – FREESTANDING**

   A. **TWO (2) FREESTANDING SIGN(S) PERMITTED**

      a. Outline area of each sign shall not exceed twenty-four (24) square feet

      b. Each sign shall not exceed 6’0” in height

This Document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of the document.

EXHIBIT A

Subject Site
Olive Boulevard
Olive Boulevard
HOG HOLLOW RD
SPYGLASS CT
SPYGLASS RUG
SPYGLASS SUMMIT
TWICK CT
PADDINGTON HILL DR
KHOLLWOOD RD
SHERRON DR
GLENFIELD RIDGE CT
STABLESTONE DR
CHESTER CIR
OAK CR

DALE SIGN SERVICE

314-966-2620 13652 Manchester Road St.Louis, Missouri Fax: 314-966-6927

July 15, 2 025

RE: Mansions at Spyglass - Sign Package

To Whom it May Concern:

Our client has stated that this sign package is necessary because of the Visitors to whom are searching for the street and entrance way can not View the older existing sign on the East side of the entrance way going West bound on Olive Blvd, and pass up the location.

The client would like to place an additional new sign on the West side Of the entrance way to help visitors see and be able to turn safely and Properly in to the entrance of the location from traveling East and West Bound Olive.

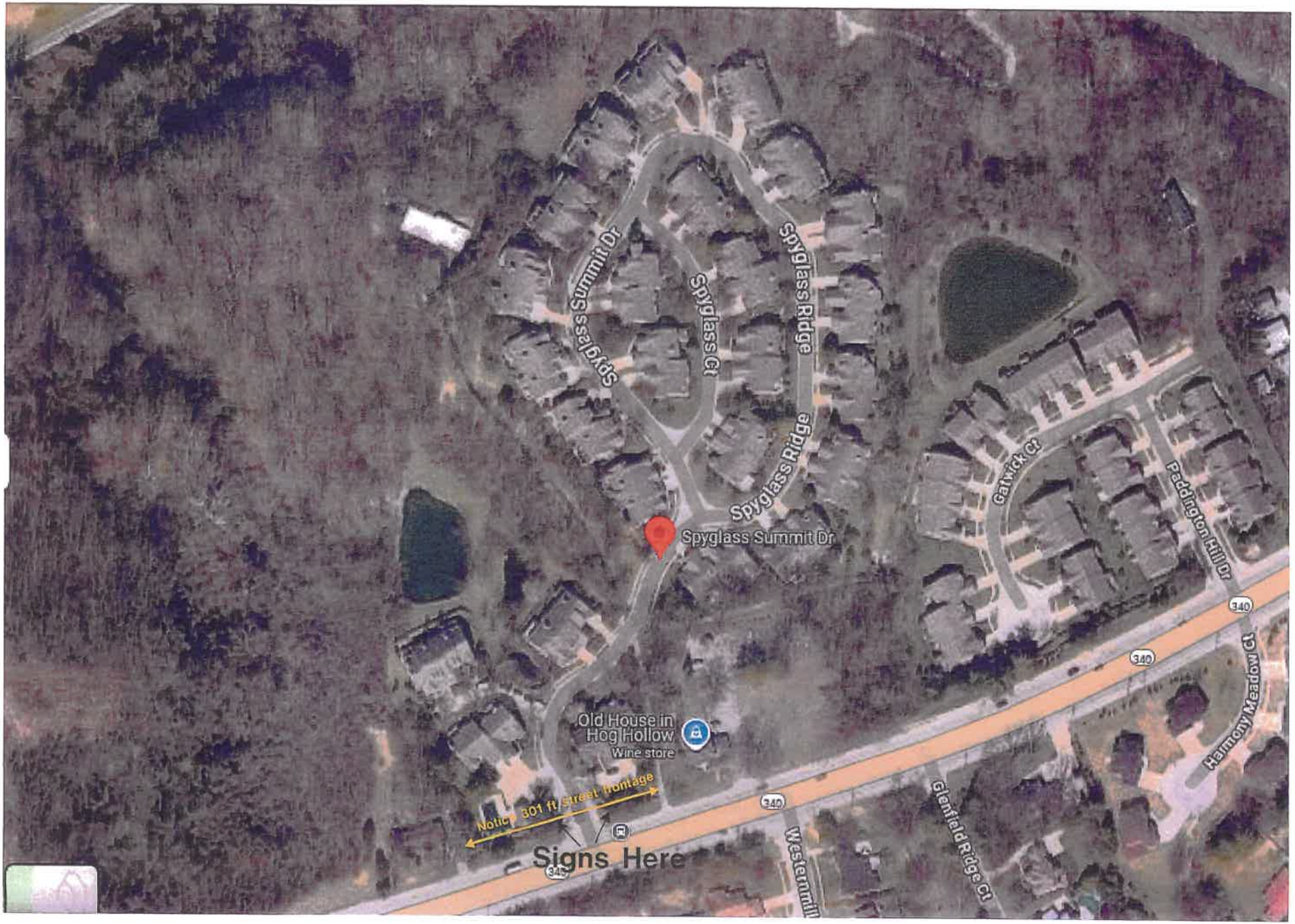
The Client feels it will be alot safer for all travelers that visitors can find and view faster the entrance signs making it safer to turn off Olive Blvd.

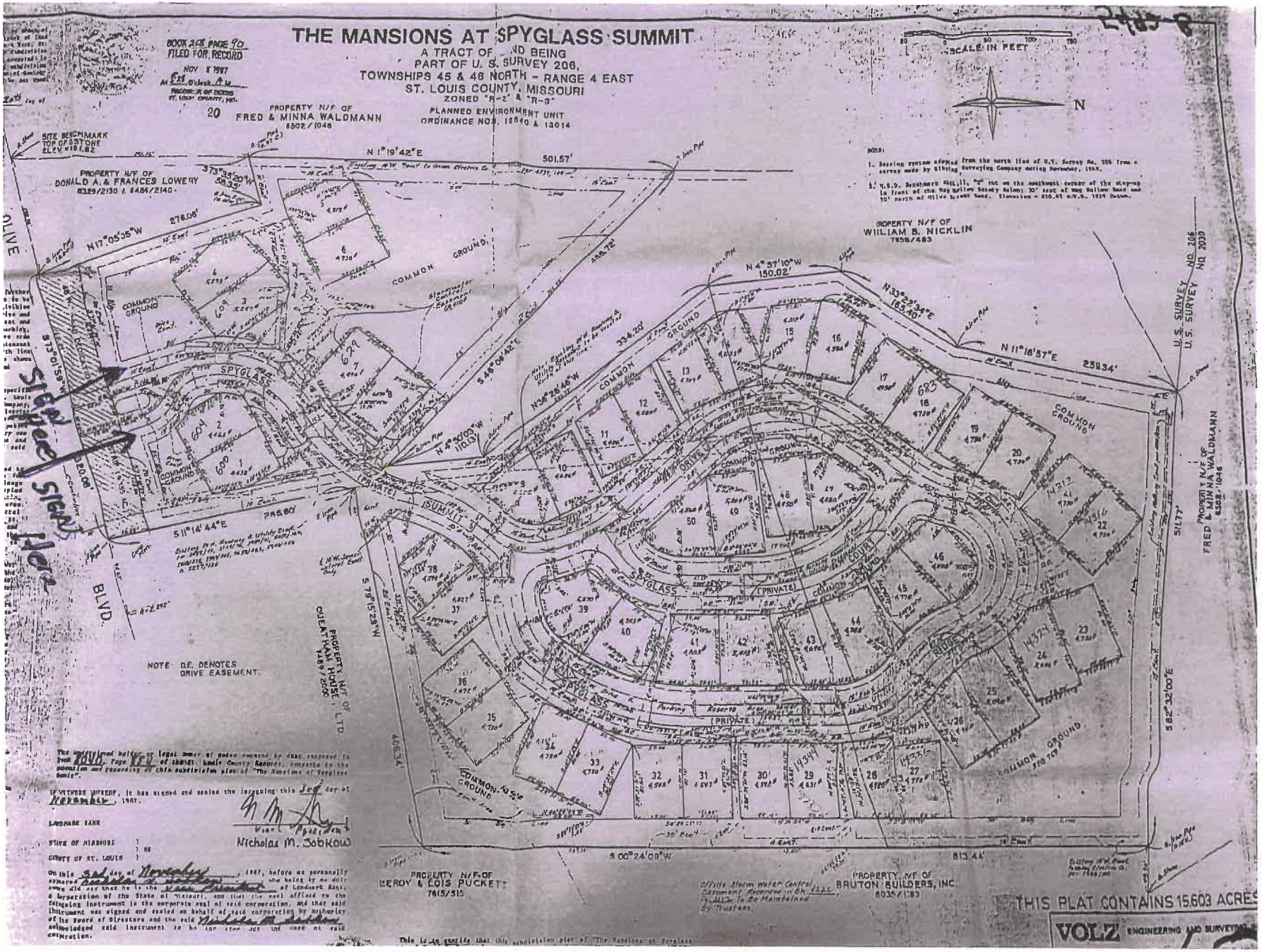
The two new signs are actually subtle and simple. The East side having existing 120 volt ground lights shining from the south side away from Olive Blvd up north on to the brick wall and in to there private property.

As of right now on this project Dale Signs is not working on or providing any electrical or electrical lighting for this project.

Thank You For the review of this letter and we are looking forward to moving forward.

Sincerely
Patrick Smith
Dale Sign Service, Inc.


Spyglass Summit Dr
Spyglass Ct
Spyglass Ridge
Spyglass Ridge
Spyglass Summit Dr
Galwick Ct
Paddington Hill Dr
340
340
Harmony Meadow Ct
Old House in Hog Hollow
Wine store
Notice 301 ft Street frontage
340
Signs Here
340
Westernmill
Glenfield Ridge Ct


THE MANSIONS AT SPYGLASS SUMMIT
A TRACT OF LAND BEING
PART OF U. S. SURVEY 206,
TOWNSHIPS 45 & 46 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI
ZONED "R-2" & "R-3"
PLANNED ENVIRONMENT UNIT
ORDINANCE NOS. 12540 & 13014
BOOK 248 PAGE 90
FILED FOR RECORD
NOV 5 1987
SCALE IN FEET
N
PROPERTY N/F OF
FRED & MINNA WALDMANN
6502/1046
SITE BENCHMARK
TOP OF STONE
ELEV. =161.82
PROPERTY N/F OF
DONALD A. & FRANCES LOWERY
8329/2130 & 8434/2140
N 1°19'42"E
501.57'
S 73°35'20"W
58.35'
278.06'
N17°05'35"W
OLIVE
COMMON GROUND
SPYGLASS
SUMMIT
(PRIVATE)
S11°14'44"E
286.60'
S 78°15'29"W
406.34'
BLVD.
PROPERTY N/F OF
CLEATHAM PICKLE, LTD.
4189/2000
NOTE: DE. DENOTES
DRIVE EASEMENT.
(PROPERTY N/F OF
WILLIAM B. NICKLIN
7858/483
N 4°37'10"W
150.02'
N33°21'34"E
185.40'
N 11°18'57"E
259.34'
U.S. SURVEY NO. 206
U.S. SURVEY NO. 2030
S 82°32'00"E
511.77'
PROPERTY N/F OF
FRED & MINNA WALDMANN
6502/1046
S 00°24'09"W
813.44'
PROPERTY N/F OF
LEROY & LOIS PUCKETT
7615/515
PROPERTY N/F OF
BRUTON BUILDERS, INC.
8035/1783
THIS PLAT CONTAINS 15.603 ACRES
VOLZ ENGINEERING AND SURVEYING
LANDMARK BANK
STATE OF MISSOURI)
COUNTY OF ST. LOUIS)
Nicholas M. Sobkow

RIGHT WALL

Spyglass Summit Dr

Directions Save Nearby Send to phone Share

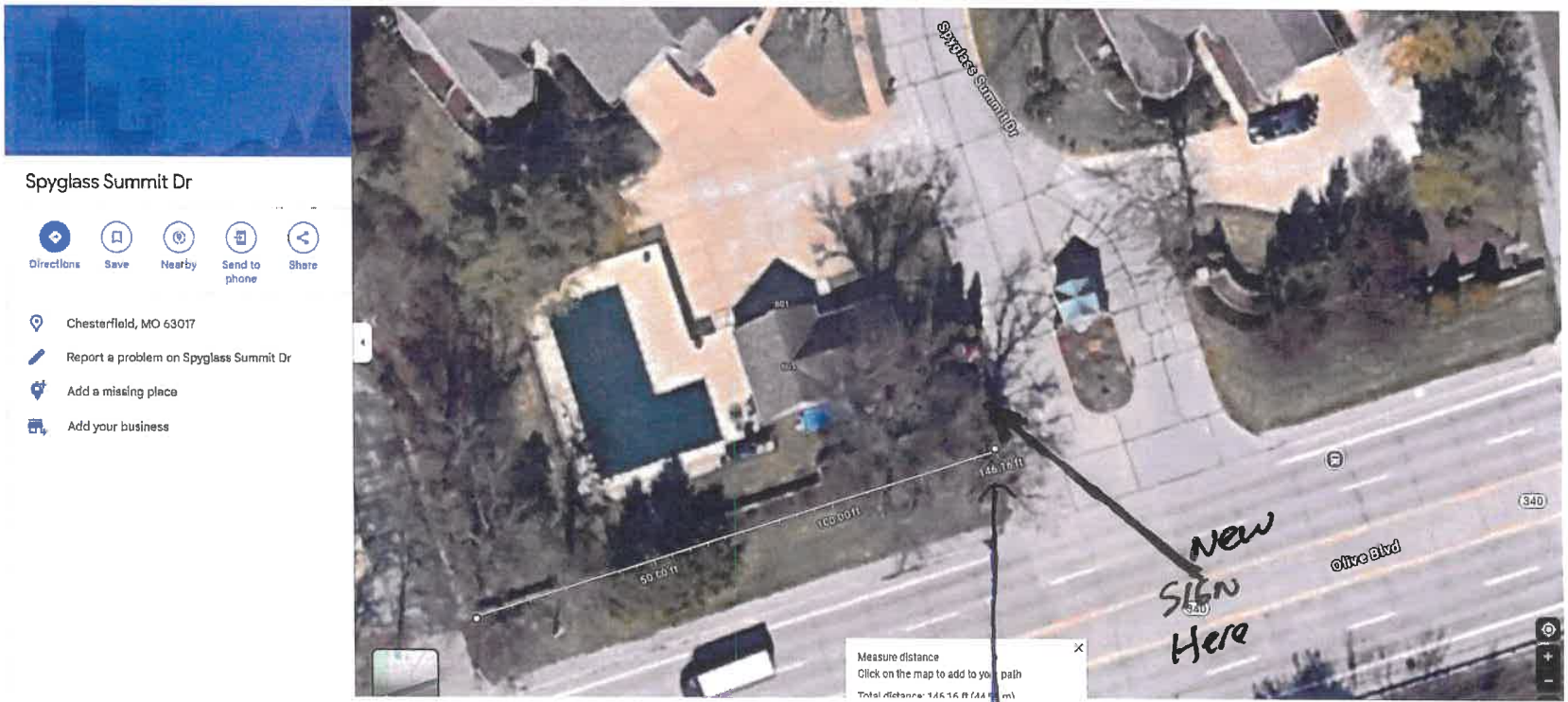
Chesterfield, MO 63017

Report a problem on Spyglass Summit Dr

Add a missing place

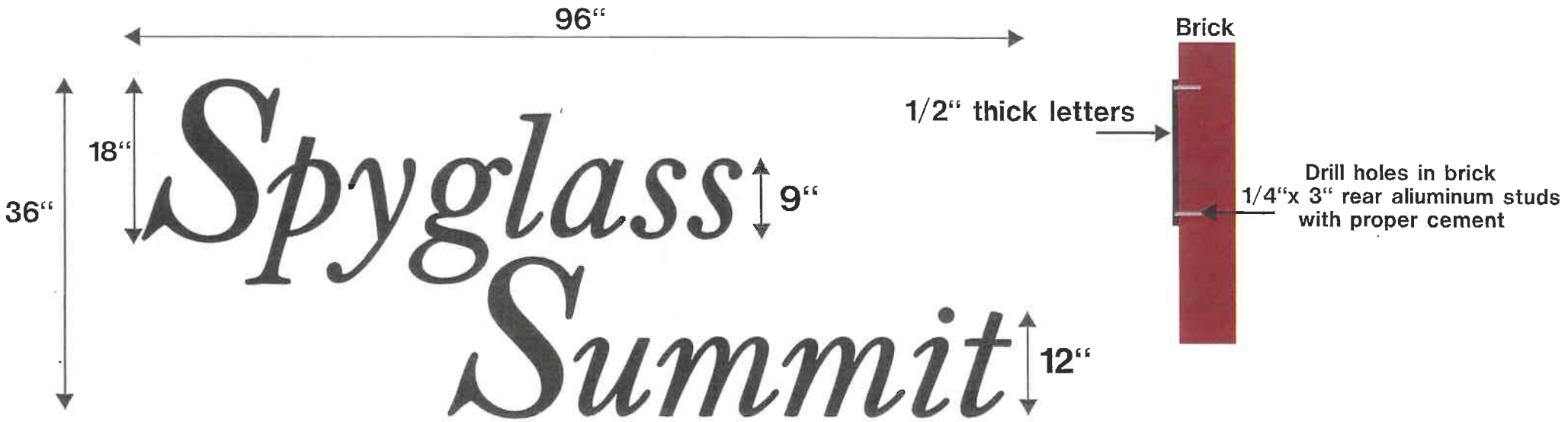
Add your business

LEFT WALL



LEFT WALL 6' TALL X 145' LONG

2 sets 1/2" thick routed black acrylic letters with blind rear stud mount



Right Entrance side= 3'x8' = 24 sq.ft. of Signage
Left Entrance side= 3'x8' = 24 sq.ft. of Signage
Project Total sq.ft. of Signage = 48 sq.ft.

Old warn out existing Lettering right side of entrance
New Lettering same size in sq. ft.

2 New sets 1/2" thick routed black acrylic plastic letters
with 1/4" x 3" rear stud mounts for left
and right side of entry way

LEFT WALL APPROX 15' X 6' = 870 SQ FT

RIGHT WALL APROX 6 FT TALL BY 90' LONG = 540 SQ FT

NOTICE: SAME SQ FT AS OLD SIGN.

1/4" Scale = 1'

RIGHT WALL = 540 SQ FT
540 SQ FT X 5% = 27 SQ FT
SIGN = 24 SQ FT.

LEFT WALL = 870 SQ FT
870 SQ FT X 5% = 43.5 SQ. FT.
SIGN = 24 SQ. FT.

Spyglass
Summit
Spyglass
Summit