



**CITY OF FRONTENAC
PLANNING & ZONING COMMISSION
APPLICATION**



10555 Clayton Road, Frontenac, Missouri 63131
Phone: (314) 994-3200 Fax: (314) 994-3203

Address of Property: 1396-1440 Spoede Road **Zoning** R-1 One Acre Residential

Owner: St. Louis County Library

Last Name

First Name

Middle Initial

Address: 1640 S. Lindbergh Blvd.

St. Louis

MO

63131

Street

City

State

Zip Code

Phone No.: (314) 994-3300

Work

Home

Applicant/Agent: Hirschbuehler

Last Name

Eugene

First Name

David

Middle Initial

Address: 2199 Innerbelt Business Center Dr.

St. Louis

MO

63114

Street

City

State

Zip Code

Phone No.: (314) 592-5658

Work

F

Request: Planning and Zoning review and approval.

Applicant's Signature:

[Handwritten Signature: David Hirschbuehler]

Date:

5.13.19

OFFICE USE ONLY

Date Received: _____ Fee Amount: \$ _____ Receipt No. _____ By: _____

Planning & Zoning Commission Meeting Date: _____ Recommend Approval _____ Denial _____

Board of Aldermen Meeting Date: _____ Approved _____ Denied _____ Stipulations: Yes ڤ No ڤ

Building Commissioner & Zoning Administrator

Date: _____



SLCL Administration and Genealogy Building

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St. Louis County **Library**

FORUM



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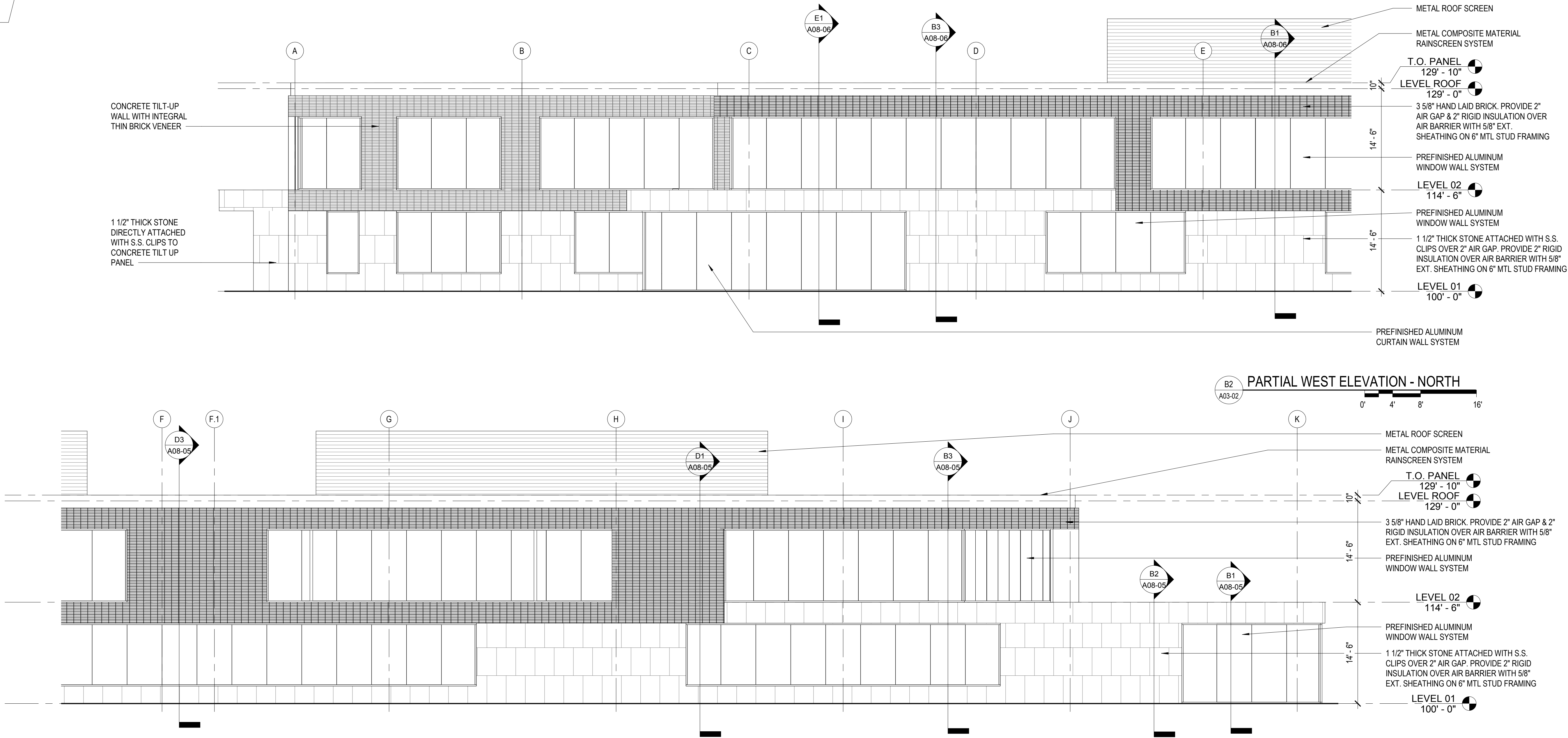
CONCRETE TILT-UP
WALL WITH INTEGRAL
THIN BRICK VENEER

1 1/2\"/>

CONCRETE TILT-UP
WALL WITH INTEGRAL
THIN BRICK VENEER

1 1/2\"/>

WEST AXON



EXTERIOR ELEVATION NOTES

GENERAL NOTES

- ELEVATION GENERAL NOTE
- ELEVATION GENERAL NOTE

MATERIAL LEGEND

FORUM
THE ART & SCIENCE OF BUILDING
2709 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 FX: 314.429.3137

CONTRACTOR
BRINKMANN CONSTRUCTORS

LANDSCAPE ARCHITECT
FORUM STUDIO

CIVIL ENGINEER
STOCK AND ASSOCIATES

STRUCTURAL ENGINEER
ALPER AUDI

MECHANICAL ENGINEER
IMEG

ELECTRICAL ENGINEER
IMEG

PLUMBING ENGINEER
IMEG

FIRE PROTECTION ENGINEER
IMEG

SLCL ADMIN & GENEALOGY BLDG

Owner

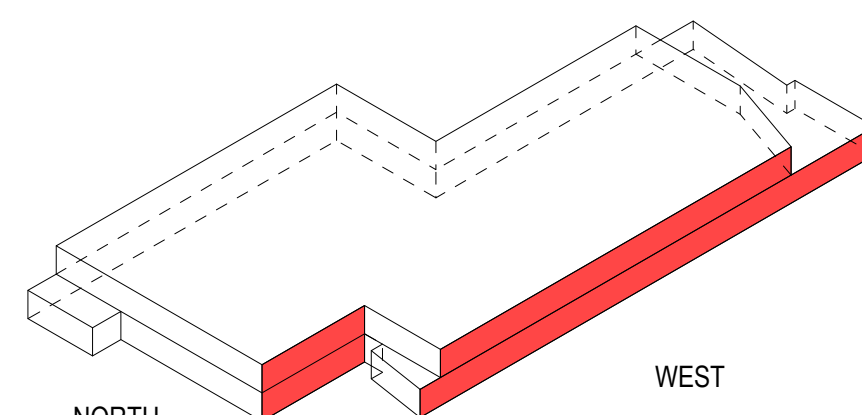
FRONTENAC MISSOURI 63131

DRAWING ISSUE

DESCRIPTION	DATE
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P&Z SUBMITTAL	05/13/2019
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KEY PLAN

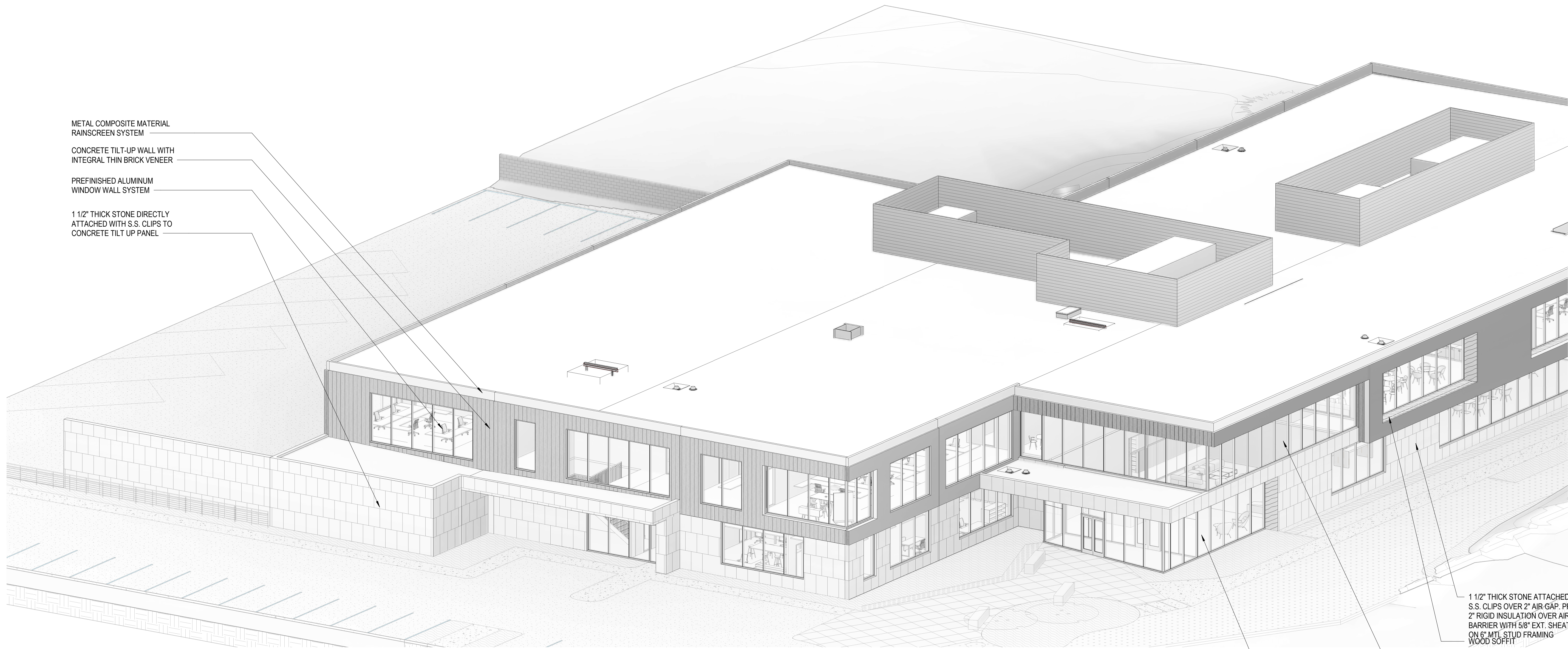


DRAWING TITLE
ENLARGED ELEVATIONS - WEST

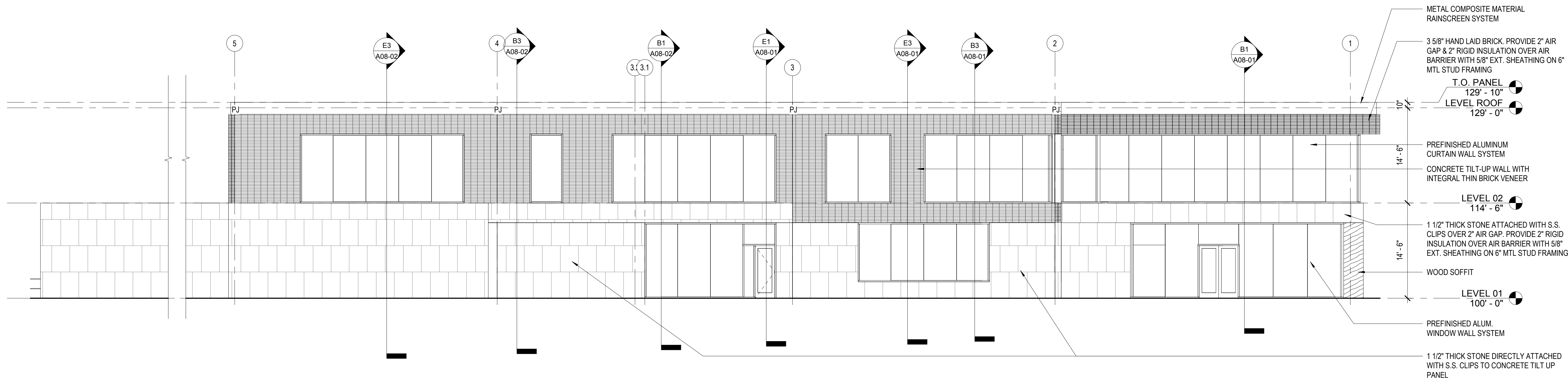
DRAWING NO.

A03-02

Forum # 603-03229 Consult#



NORTH AXON



ENLARGED NORTH ELEVATION

EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

MATERIAL LEGEND

5

FORUM
THE ART & SCIENCE OF BUILDING
2709 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 F: 314.429.3137

CONTRACTOR
BRINKMANN CONSTRUCTORS

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FORUM STUDIO

CIVIL ENGINEER
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STRUCTURAL ENGINEER
ALPER AUDI

MECHANICAL ENGINEER
IMEG

ELECTRICAL ENGINEER
IMEG

PLUMBING ENGINEER
IMEG

FIRE PROTECTION ENGINEER
IMEG

3

SLCL ADMIN & GENEALOGY BLDG

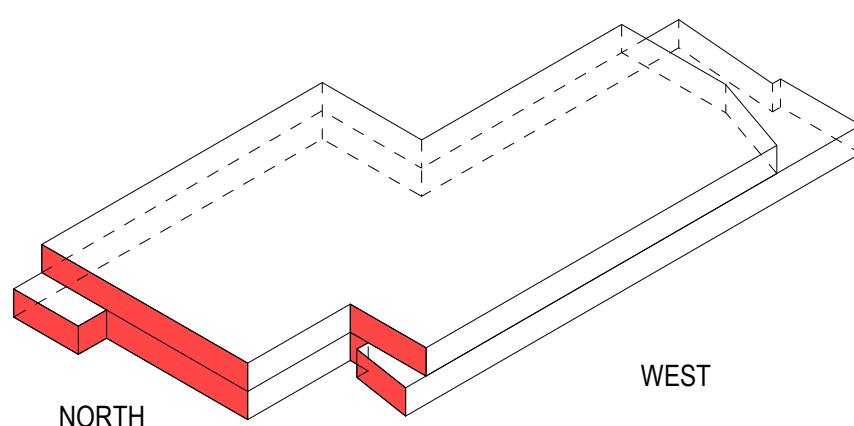
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Owner
FRONTENAC MISSOURI 63131

DRAWING ISSUE

DESCRIPTION	DATE
P&2 SUBMITTAL	05/13/2019

KEY PLAN

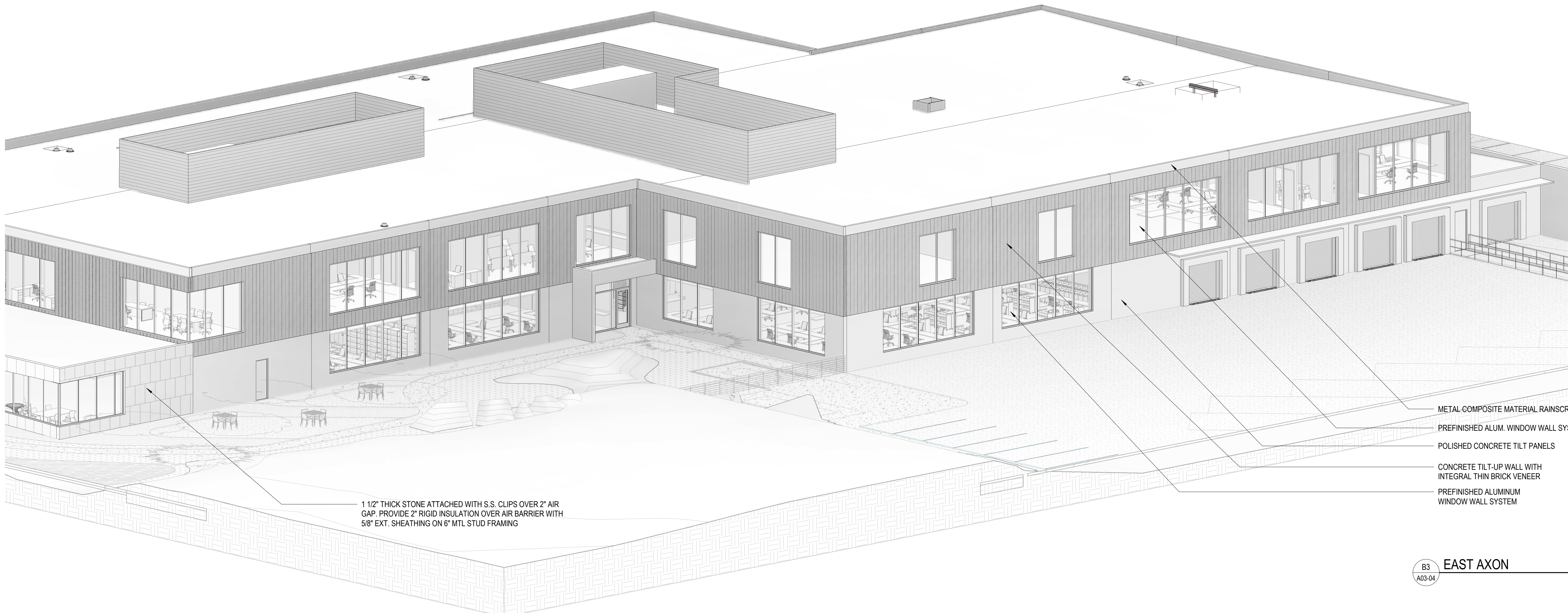


1

DRAWING TITLE
ENLARGED ELEVATIONS - NORTH

DRAWING NO.
A03-03

Forum # 603-03229 Consult#



EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

MATERIAL LEGEND

FORUM
THE ART & SCIENCE OF BUILDING
2109 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 FX: 314.429.3137

CONTRACTOR
BRINKMANN CONSTRUCTORS

LANDSCAPE ARCHITECT
FORUM STUDIO

CIVIL ENGINEER
STOCK AND ASSOCIATES

STRUCTURAL ENGINEER
ALPER AUDI

MECHANICAL ENGINEER
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PLUMBING ENGINEER
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FIRE PROTECTION ENGINEER
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SLCL ADMIN & GENEALOGY BLDG

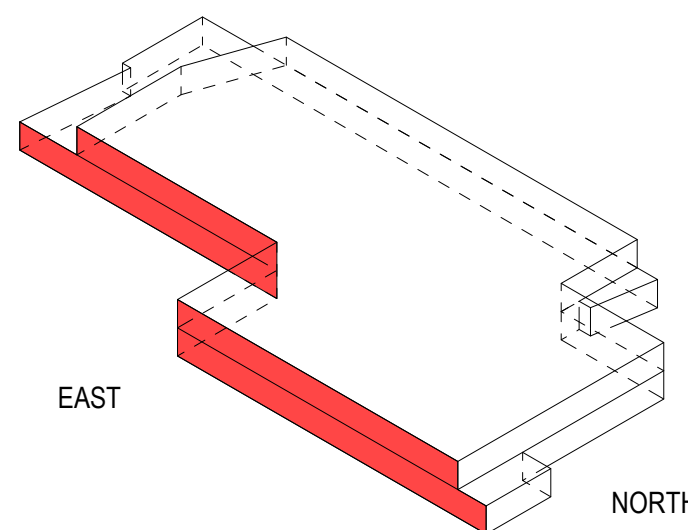
Owner

FRONTENAC MISSOURI 63131

DRAWING ISSUE

DESCRIPTION	DATE
P&Z SUBMITTAL	05/13/2019

KEY PLAN

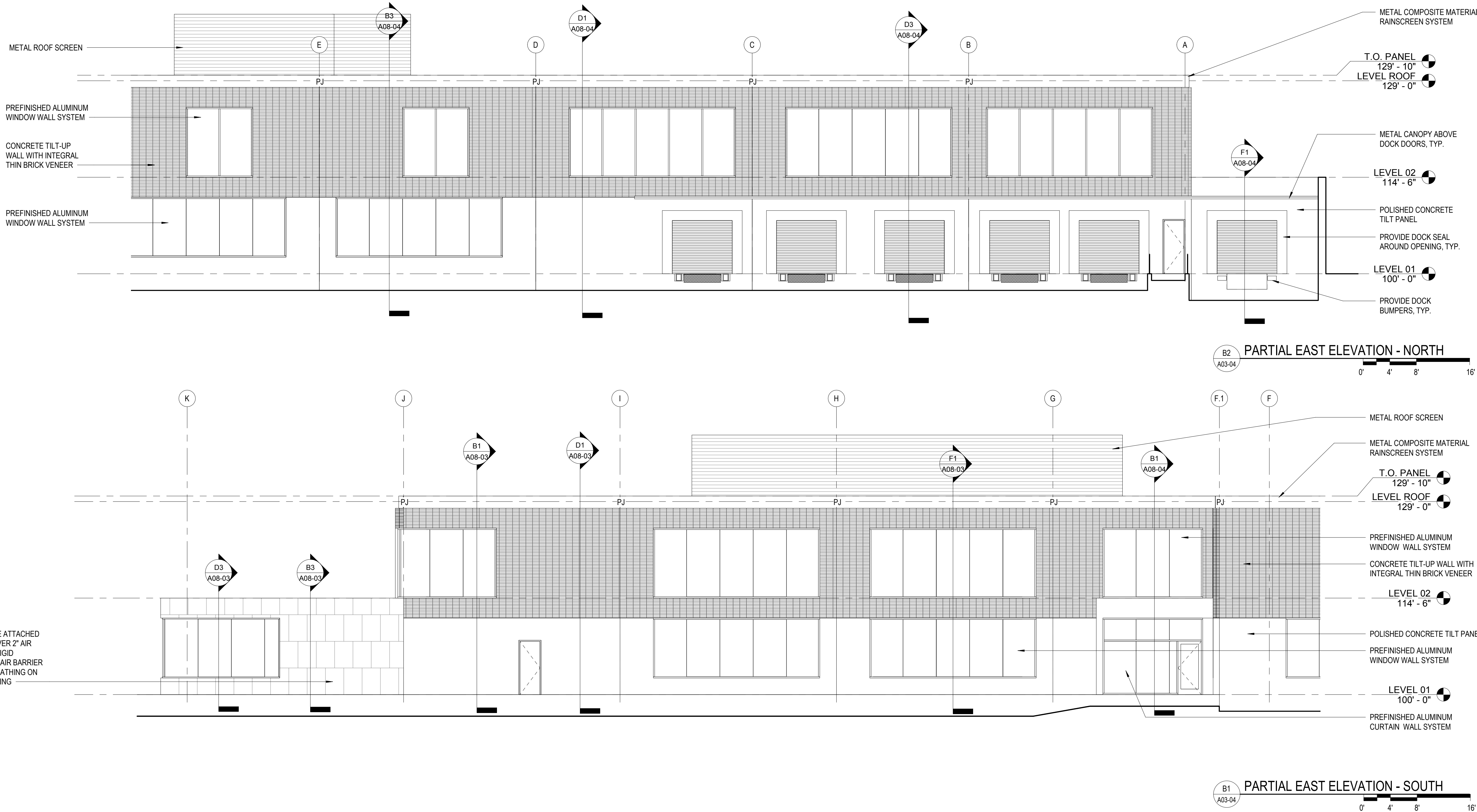


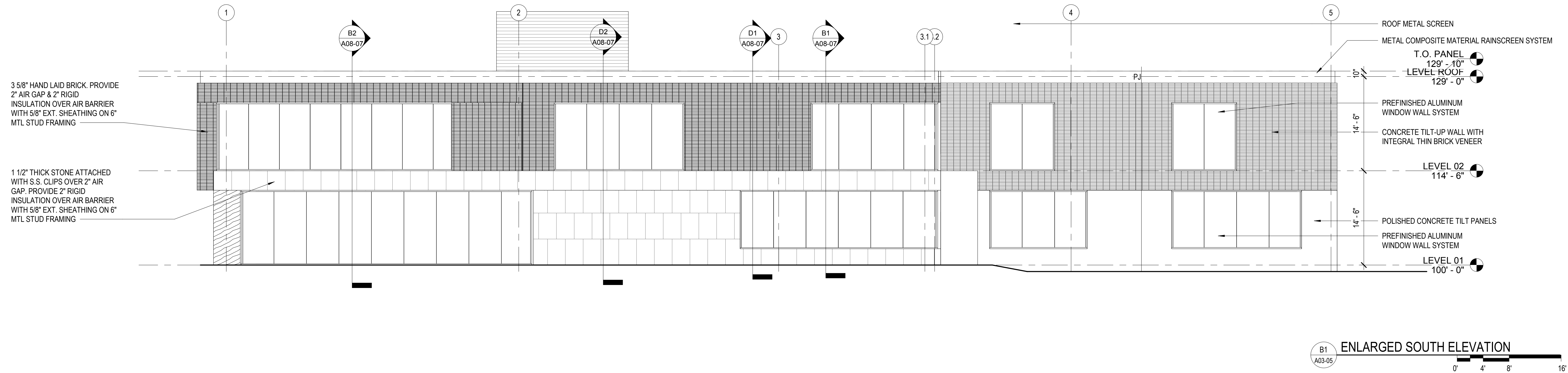
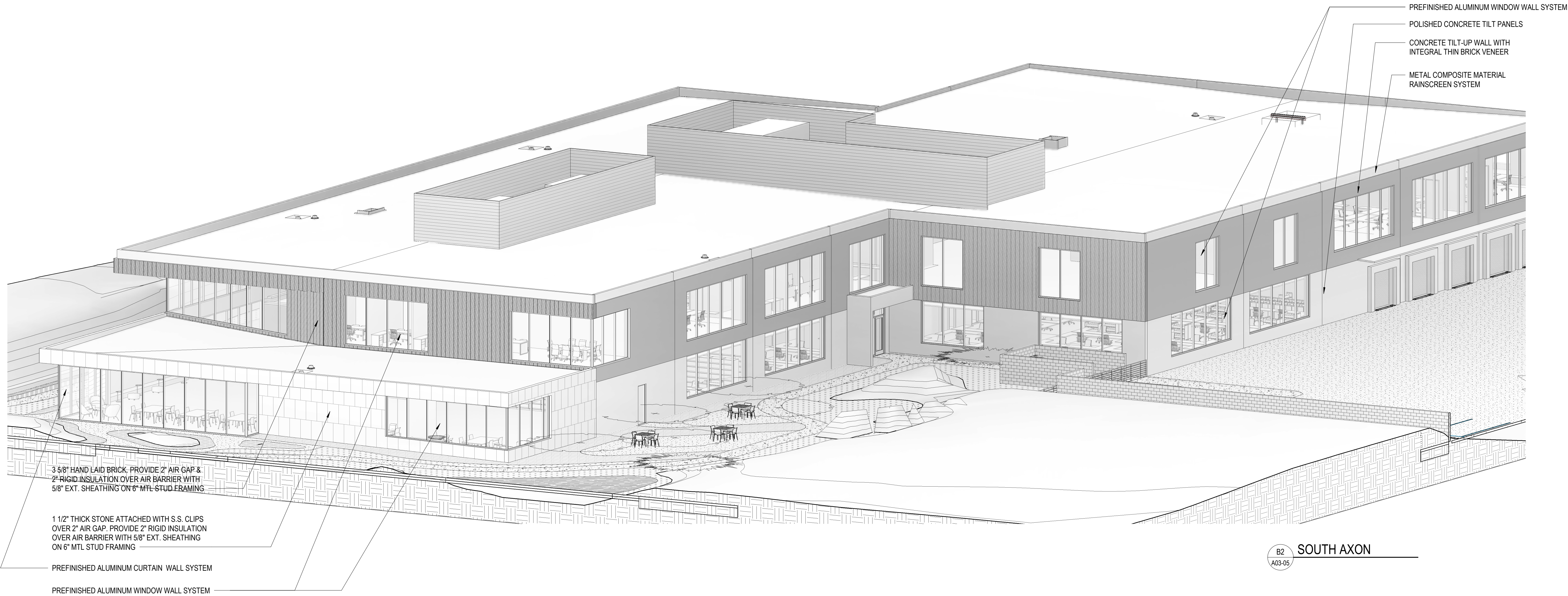
DRAWING TITLE
ENLARGED ELEVATIONS - EAST

DRAWING NO.

A03-04

Forum # 603-03229 Consult #





B1
A03-05

ENLARGED SOUTH ELEVATION

0' 4' 8' 16'

EXTERIOR ELEVATION NOTES

GENERAL NOTES

1. ELEVATION GENERAL NOTE
2. ELEVATION GENERAL NOTE

MATERIAL LEGEND

5

FORUM
THE ART & SCIENCE OF BUILDING

2709 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 FX: 314.429.3137

CONTRACTOR
BRINKMANN CONSTRUCTORS

LANDSCAPE ARCHITECT
FORUM STUDIO

CIVIL ENGINEER
STOCK AND ASSOCIATES

STRUCTURAL ENGINEER
ALPER AUDI

MECHANICAL ENGINEER
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SLCL ADMIN & GENEALOGY BLDG

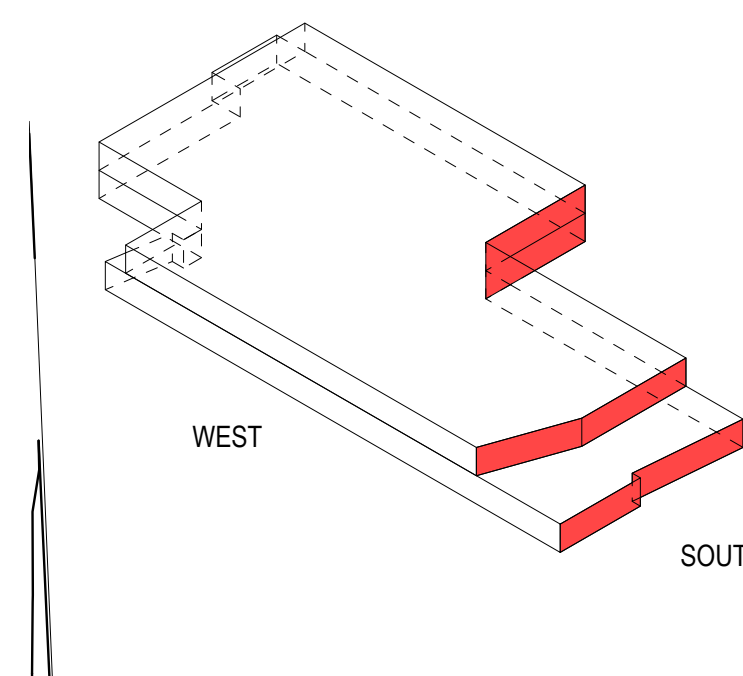
Owner

FRONTENAC MISSOURI 63131

DRAWING ISSUE

DESCRIPTION	DATE
P&Z SUBMITTAL	05/13/2019

KEY PLAN



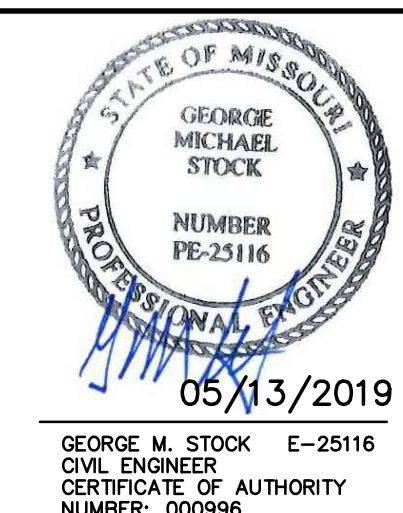
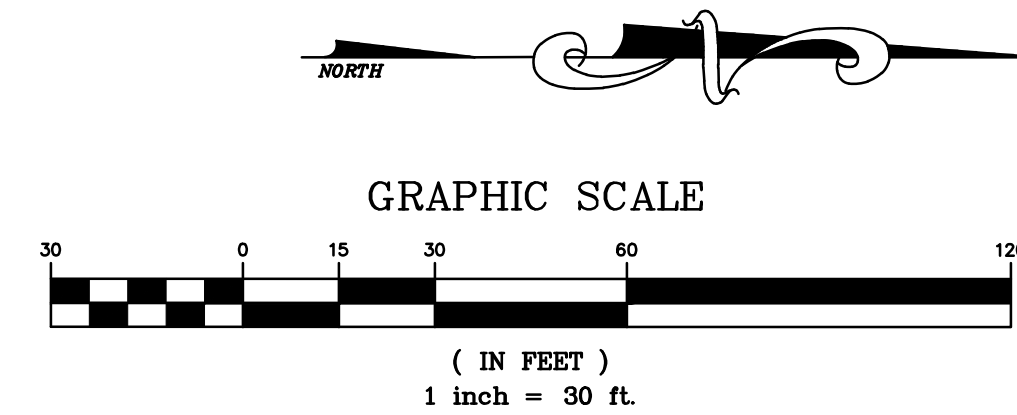
DRAWING TITLE
ENLARGED ELEVATIONS - SOUTH

DRAWING NO.
A03-05

Forum # 603-03229 Consult#

Final Site Development Plan SLCL GENEALOGY & ADMINISTRATION BUILDING

A TRACT OF LAND BEING LOTS A AND B OF SPOEDE VALLEY SUBDIVISION AS
RECORDED IN PLAT BOOK 356, PAGE 346, AND TRACTS OF LAND LOCATED IN U.S.
SURVEY 2675, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF FRONTENAC, LOUIS COUNTY, MISSOURI



FORUM
THE ART & SCIENCE OF BUILDING
2199 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH 314.423.5100 F 314.423.3137

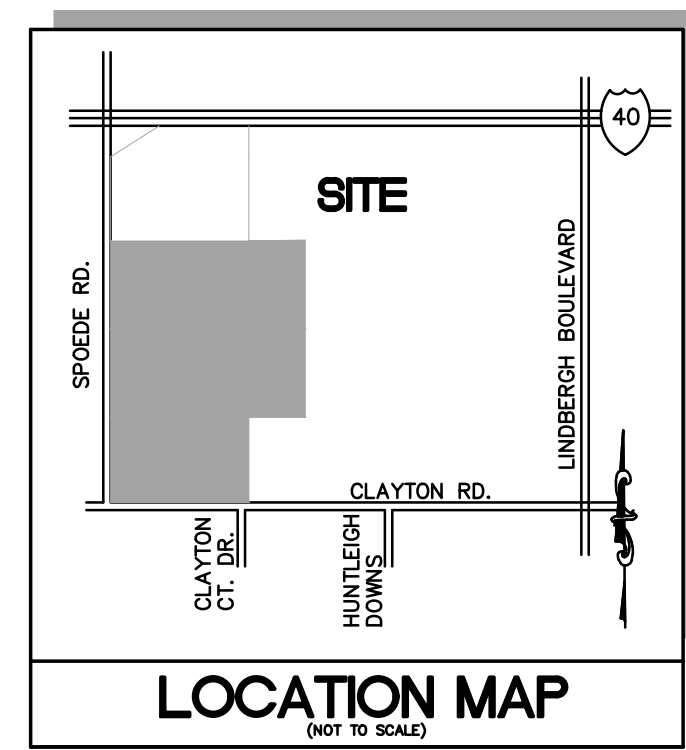
Civil Engineer
STOCK & ASSOCIATES
Consulting Engineers, Inc.
220 Chestnut Street, Suite 200, St. Louis, MO 63101
PH (314) 588-5100 FAX (314) 588-5101
E-MAIL: george@stockandassociates.com

CONSTRUCTION MANAGER
BRINKMAN CONSTRUCTORS
LANDSCAPE ARCHITECT
FORUM STUDIO
STRUCTURAL ENGINEER
ALPER AUDI
MECHANICAL ENGINEER
IMEG
ELECTRICAL ENGINEER
IMEG
PLUMBING ENGINEER
IMEG
FIRE PROTECTION ENGINEER
IMEG

SLCL GENEALOGY & ADMINISTRATION BUILDING
Owner
FRONTENAC MISSOURI 63131

DRAWING ISSUE	
DESCRIPTION	DATE
P&Z SUBMITTAL	05/13/2019

DRAWING TITLE	
EXISTING SURVEY	
DRAWING NO.	
SD-1.0	
Forum #	603-03229
Consult #	218-6410



INDEX
SD-1.0 EXISTING SURVEY
SD-2.0 FINAL SITE PLAN
SD-3.0 FINAL SITE PLAN - SITE SECTIONS

GENERAL NOTES:
1) Subject property is Zoned R-3 Villa Residence District
Front: 60 feet
Side: 15 feet
Rear: 50 feet; 15 feet for detached garage or accessory building
Height 2-1/2 stories; 35 feet
2) Subject property lies within Flood Zone X (areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 29188C0183K with an effective date of 02/04/2015.
3) Utilities shown hereon are from shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.

Property Description
LOTS A AND B OF SPOEDE VALLEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 356, PAGE 346 OF THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

Property Description
A TRACT OF LAND IN U.S. SURVEY 2675, TOWNSHIP 45 NORTH RANGE 5 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO MINNIE DRUM BY DEED RECORDED IN BOOK 187 AT PAGE 335, THENCE SOUTH ALONG THE EAST LINE OF SPOEDE ROAD, A DISTANCE OF 205.41 FEET TO THE NORTH LINE OF CLAYTON ROAD; THENCE EAST ALONG THE NORTH LINE OF CLAYTON ROAD, 224.45 FEET TO A POINT, THENCE NORTH AN PARALLEL TO THE EAST LINE OF A ONE ACRE TRACT CONVEYED TO JOSEPH F. KASKE AND WIFE BY DEED RECORDED IN BOOK 1645 PAGE 110 OF THE ST. LOUIS COUNTY RECORDS, A DISTANCE OF 205.41 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SAID PROPERTY CONVEYED TO MINNIE DRUM; THENCE WEST ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 224.67 FEET, MORE OR LESS TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF FRONTENAC BY GENERAL WARRANTY RECORDED OCTOBER 1, 1975 IN BOOK 6820 PAGE 1900 IN THE ST. LOUIS COUNTY, MISSOURI, RECORDS.

Property Description
A TRACT OF LAND BEING PART OF U.S. SURVEY 2675, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI, BEGINNING AT A POINT IN THE EAST LINE OF SPOEDE ROAD, SAID POINT BEING 405.14 FEET NORTH OF THE NORTH LINE OF CLAYTON ROAD; THENCE DUE NORTH ALONG THE EAST LINE OF SPOEDE ROAD, 102.25 FEET TO AN IRON PIPE; THENCE NORTH 89 DEGREES 39 MINUTES EAST 424.97 FEET TO A STAKE, IN THE WEST LINE OF WRIGHT SCHOOL PROPERTY; THENCE SOUTH 0 DEGREES 7 MINUTES WEST 102.55 FEET TO A POINT, THENCE SOUTH 89 DEGREES 39 MINUTES WEST 424.75 FEET TO PLACE OF BEGINNING.

EXCEPTING THEREFROM A TRACT CONVEYED BY EDWARD F. HAGER AND WIFE TO STATE OF MISSOURI, FOR HIGHWAY PURPOSES BY DEED DATED MAY 23, 1936 AND RECORDED IN BOOK 1577, PAGE 529.

PARCEL 1:
A TRACT OF LAND BEING PART OF U.S. SURVEY 2675 TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE IN THE EAST LINE OF SPOEDE ROAD, SAID POINT BEING 302.56 FEET NORTH OF THE NORTH LINE OF CLAYTON ROAD, THENCE DUE NORTH ALONG EAST LINE OF SPOEDE ROAD, 102.58 FEET TO A POINT, THENCE NORTH 89 DEGREES 39 MINUTES EAST, 424.75 FEET TO A POINT IN THE WEST LINE OF WRIGHT SCHOOL PROPERTY; THENCE SOUTH 0 DEGREES 7 MINUTES WEST, 102.55 FEET TO A STAKE, THENCE SOUTH 89 DEGREES 39 MINUTES WEST, 424.54 FEET TO PLACE OF BEGINNING.

PARCEL 2:
A TRACT OF LAND BEING A PART OF U.S. SURVEY 2675, TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERN LINE OF SPOEDE ROAD 40 FEET WIDE DISTANT 251.24 FEET NORTH OF THE NORTHERN LINE OF CLAYTON ROAD 60 FEET WIDE AND BEING SOUTHWEST CORNER OF A 1/2 ACRE PARCEL OF LAND CONVEYED TO MINNIE DRUM ON JUNE 8, 1938 BY DEED RECORDED IN BOOK 1530 PAGE 285; THENCE EASTWARDLY AND PARALLEL TO NORTHERN LINE OF CLAYTON ROAD A DISTANCE OF 424.43 FEET TO A POINT IN WESTERN LINE OF WRIGHT SCHOOL PROPERTY, THENCE SOUTHWARDLY 45.83 FEET ALONG WESTERN LINE OF WRIGHT SCHOOL PROPERTY TO AN IRON PIPE, THENCE WESTWARDLY AND PARALLEL TO THE NORTHERN LINE OF CLAYTON ROAD A DISTANCE OF 424.34 FEET TO AN IRON PIPE IN EAST LINE OF SPOEDE ROAD, THENCE NORTHWARDLY ALONG THE EASTERN LINE OF SPOEDE ROAD 40 FEET WIDE DISTANT 251.24 FEET NORTH OF THE NORTHERN LINE OF CLAYTON ROAD A DISTANCE OF 45.83 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY MADE BY KROPP AND STEELE SURVEYING COMPANY, APRIL 1, 1938.

PARCEL 3:
A PARCEL OF LAND IN U.S. SURVEY 2675 TOWNSHIP 45 NORTH, RANGE 5 EAST, IN ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERN LINE OF SPOEDE ROAD 40 FEET WIDE DISTANT 251.24 FEET NORTH OF THE NORTHERN LINE OF CLAYTON ROAD 60 FEET WIDE AND BEING SOUTHWEST CORNER OF A 1/2 ACRE PARCEL OF LAND CONVEYED TO MINNIE DRUM ON JUNE 8, 1938 BY DEED RECORDED IN BOOK 1530 PAGE 285; THENCE EASTWARDLY AND PARALLEL TO NORTHERN LINE OF CLAYTON ROAD A DISTANCE OF 424.43 FEET TO A POINT IN WESTERN LINE OF WRIGHT SCHOOL PROPERTY, THENCE SOUTHWARDLY 45.83 FEET ALONG WESTERN LINE OF WRIGHT SCHOOL PROPERTY TO AN IRON PIPE, THENCE WESTWARDLY AND PARALLEL TO THE NORTHERN LINE OF CLAYTON ROAD A DISTANCE OF 424.34 FEET TO AN IRON PIPE IN EAST LINE OF SPOEDE ROAD, THENCE NORTHWARDLY ALONG THE EASTERN LINE OF SPOEDE ROAD 40 FEET WIDE DISTANT 251.24 FEET NORTH OF THE NORTHERN LINE OF CLAYTON ROAD A DISTANCE OF 45.83 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY BY KROPP AND STEELE SURVEYING COMPANY ON JANUARY 16, 1939.

_____, the _____ of St. Louis County Library, the owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions set by the City of Frontenac and approved under ordinance number _____ do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Board of Aldermen, or voided or vacated by order of the City of Frontenac Board of Aldermen.
St. Louis County Library,
a Missouri limited liability company

By: _____
Print Name: _____
Print Title: _____

STATE OF _____, SS.
COUNTY OF _____

On this _____ day of _____, 20____, before me appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of the St. Louis County Library, a Missouri corporation, sole Manager of St. Louis County Library, a limited liability company of the state of Missouri, and that said instrument was signed on behalf of said corporation by authority of its board of directors; and said acknowledged said instrument to be the free act and deed of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

By: _____ Notary Public
Margo Martin, Mayor

My commission expires: _____
Print Name

This is to certify that on the _____ day of _____, 20____, in accordance with Ordinance No. _____ this Final Development Plan was approved by the City of Frontenac, Missouri

By: _____
Leesa Ross, City Clerk

SURVEYOR'S CERTIFICATION
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Final Site Development Plan from an actual 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

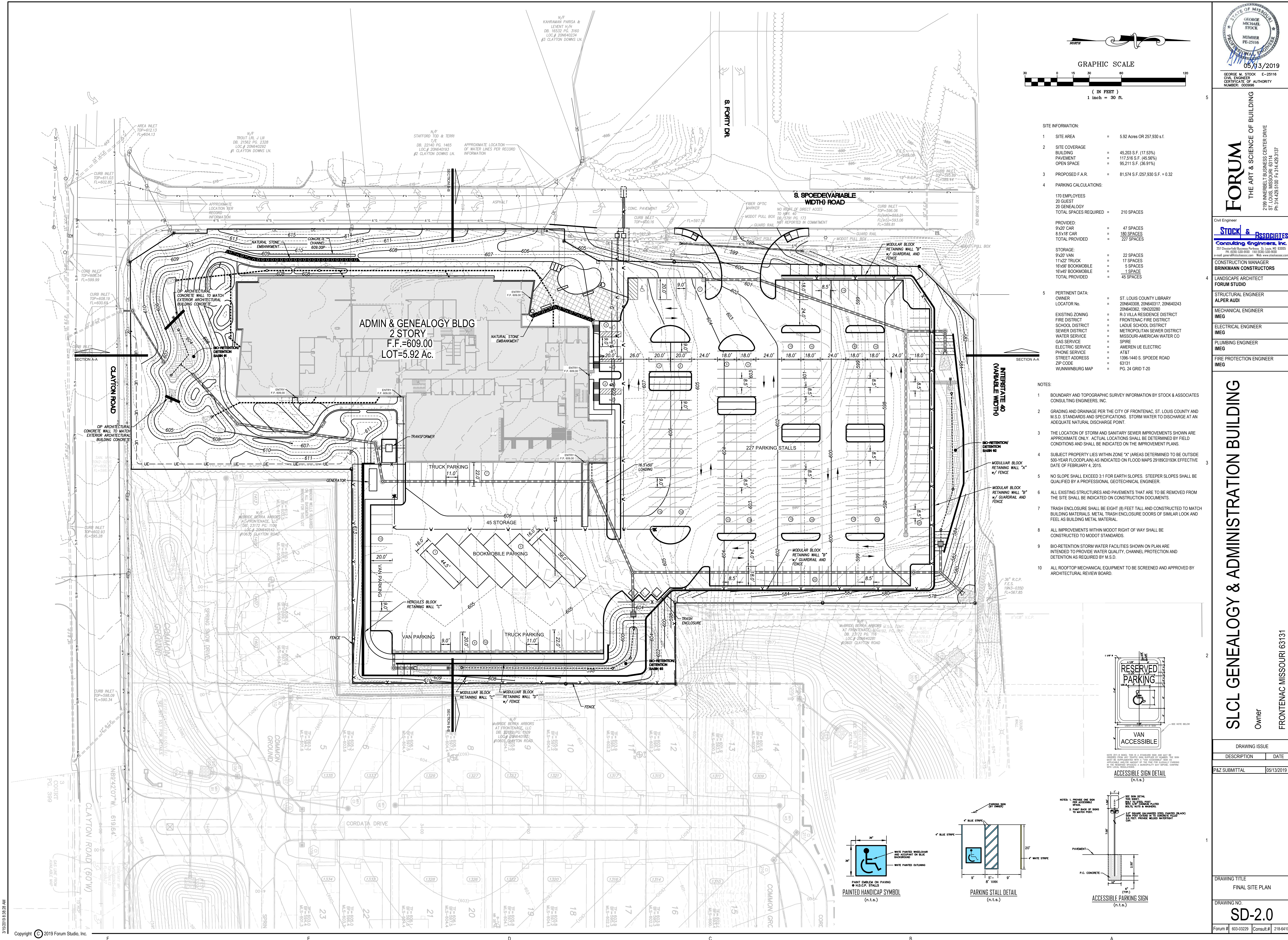
By: _____
Water J. Pfeiffer, Missouri L.S. No. 2008000728

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
GAS DRP	TREE
GAS VALVE	BUSH
TELEPHONE MANHOLE	TRAFFIC SIGNAL
TELEPHONE PEDESTAL	PARKING METER
TELEPHONE SPLICE BOX	STREET SIGN
CABLE TV PEDESTAL	SPRINKLER
	MAIL BOX

ABBREVIATIONS	
C.O.	- CLEANOUT
D.R.	- DEAD END
E.	- ELECTRIC
F.L.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N.O.P.	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.	- PAGE
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
V.C.P.	- VITRIFIED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH
M.B.	- MAIL BOX

ST. LOUIS COUNTY BENCHMARK
BENCHMARK # 13-214
ELEV=575.16
"STANDARD ALUMINUM DISK" STAMPED SL-43 1992 DISK
IS SET ALONG THE NORTH SIDE OF CLAYTON ROAD IN
FRONT OF LE CHATEAU VILLAGE SHOPPING CENTER, 140'
WEST OF THE EAST ENTRANCE, APPROXIMATELY 0.3 MILES
WEST OF LINDBERGH BOULEVARD.

PREPARED FOR
BATES FORUM
2199 INNERBELT BUSINESS CENTER DR.
ST. LOUIS, MO. 63114
PHONE: (314) 429-5100



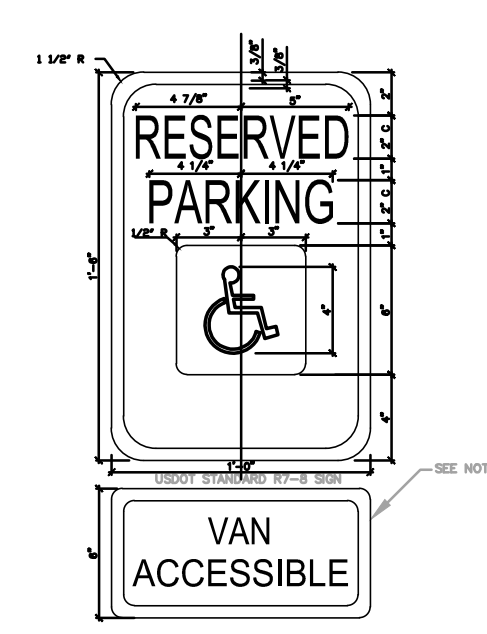
SITE INFORMATION:

1 SITE AREA	=	5.92 Acres OR 257,930 s.f.
2 SITE COVERAGE	=	45,203 S.F. (17.53%)
BUILDING	=	117,516 S.F. (45.56%)
PAVEMENT	=	95,211 S.F. (36.91%)
OPEN SPACE	=	
3 PROPOSED F.A.R.	=	81,574 S.F./257,930 S.F. = 0.32
4 PARKING CALCULATIONS:		
170 EMPLOYEES		
20 GUEST		
20 GENEALOGY		
TOTAL SPACES REQUIRED	=	210 SPACES
PROVIDED:		
9x20 CAR	=	47 SPACES
8.5x18 CAR	=	183 SPACES
TOTAL PROVIDED	=	230 SPACES
STORAGE:		
9x20 VAN	=	22 SPACES
11x22 TRUCK	=	17 SPACES
16x56 BOOKMOBILE	=	5 SPACES
16x45 BOOKMOBILE	=	1 SPACE
TOTAL PROVIDED	=	45 SPACES

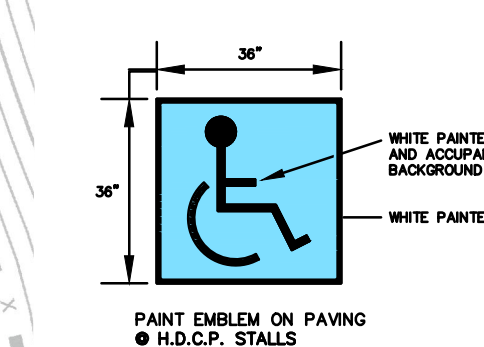
PERTINENT DATA:

OWNER	=	ST. LOUIS COUNTY LIBRARY
LOCATOR No.	=	20N640308; 20N640317; 20N640243
EXISTING ZONING	=	20N640362; 19N202200
FIRE DISTRICT	=	R-3 WILLA RESIDENCE DISTRICT
SCHOOL DISTRICT	=	FRONTENAC FIRE DISTRICT
SEWER DISTRICT	=	LADUE SCHOOL DISTRICT
WATER SERVICE	=	MISSOURI METROPOLITAN SEWER DISTRICT
GAS SERVICE	=	MISSOURI-AMERICAN WATER CO
ELECTRIC SERVICE	=	SPRIE
PHONE SERVICE	=	AMEREN UE ELECTRIC
STREET ADDRESS	=	AT&T
ZIP CODE	=	1981-1400 S. SPOEDE ROAD
WUNNENBURG MAP	=	PG. 24 GRID T-20

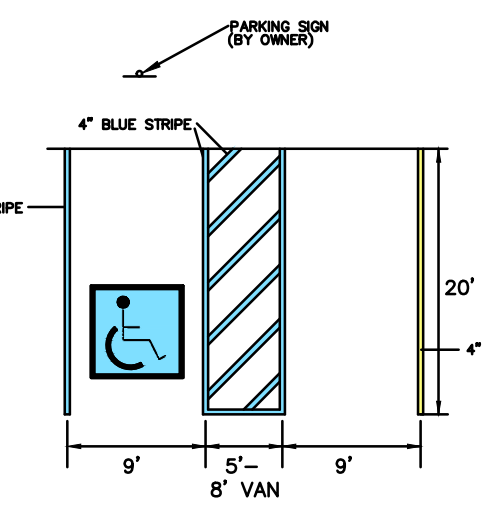
- NOTES:**
- BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 - GRADING AND DRAINAGE PER THE CITY OF FRONTENAC, ST. LOUIS COUNTY AND M.S.D. STANDARDS AND SPECIFICATIONS. STORM WATER TO DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
 - SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS INDICATED ON FLOOD MAPS 29169C0153K EFFECTIVE DATE OF FEBRUARY 4, 2015).
 - NO SLOPE SHALL EXCEED 3:1 FOR EARTH SLOPES. STEEPER SLOPES SHALL BE QUALIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.
 - ALL EXISTING STRUCTURES AND PAVEMENTS THAT ARE TO BE REMOVED FROM THE SITE SHALL BE INDICATED ON CONSTRUCTION DOCUMENTS.
 - TRASH ENCLOSURE SHALL BE EIGHT (8) FEET TALL AND CONSTRUCTED TO MATCH BUILDING MATERIALS. METAL TRASH ENCLOSURE DOORS OF SIMILAR LOOK AND FEEL AS BUILDING METAL MATERIAL.
 - ALL IMPROVEMENTS WITHIN MODOT RIGHT OF WAY SHALL BE CONSTRUCTED TO MODOT STANDARDS.
 - BIO-RETENTION STORM WATER FACILITIES SHOWN ON PLAN ARE INTENDED TO PROVIDE WATER QUALITY, CHANNEL PROTECTION AND DETENTION AS REQUIRED BY M.S.D.
 - ALL ROOFTOP MECHANICAL EQUIPMENT TO BE SCREENED AND APPROVED BY ARCHITECTURAL REVIEW BOARD.



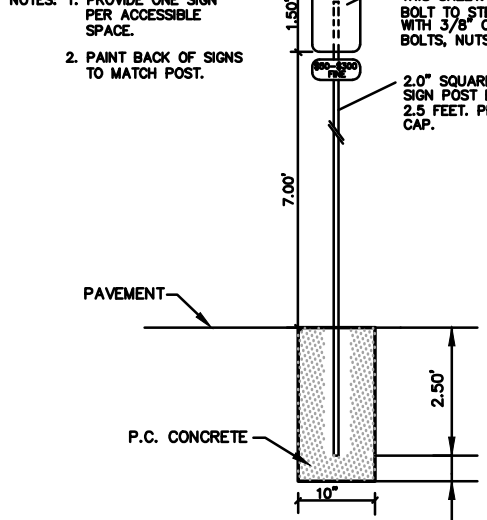
ACCESSIBLE SIGN DETAIL (n.t.s.)



PAINTED HANDICAP SYMBOL (n.t.s.)



PARKING STALL DETAIL (n.t.s.)



ACCESSIBLE PARKING SIGN (n.t.s.)

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER PE-25116
05/13/2019

GEORGE M. STOCK
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 600996

FORUM
THE ART & SCIENCE OF BUILDING
2180 INDEPENDENT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH 314.423.5100 F 314.423.3137

Civil Engineer
STOCK & ASSOCIATES
Consulting Engineers, Inc.
220 Chestnut Hill Boulevard Parkway St. Louis, MO 63103
PH (314) 530-5100 FAX (314) 530-5101
e-mail: george@stockandassociates.com Web: www.stockandassociates.com

CONSTRUCTION MANAGER
BRINKMANN CONSTRUCTORS

LANDSCAPE ARCHITECT
FORUM STUDIO

STRUCTURAL ENGINEER
ALPER AUDI

MECHANICAL ENGINEER
IMEG

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SLCL GENEALOGY & ADMINISTRATION BUILDING

Owner
FRONTENAC MISSOURI 63131

DRAWING ISSUE

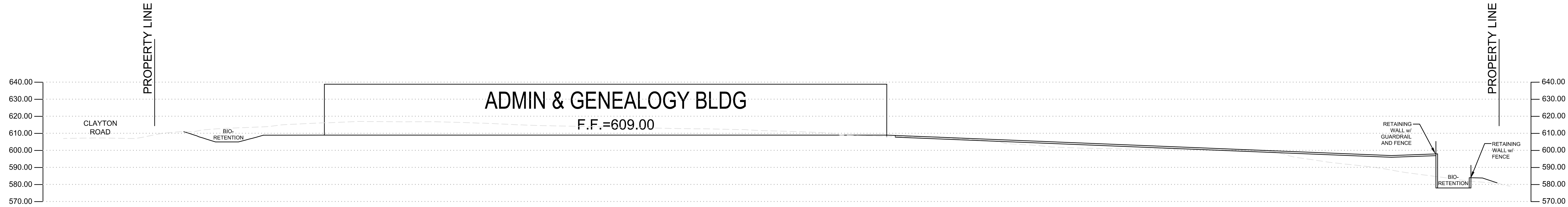
DESCRIPTION	DATE
P&Z SUBMITTAL	05/13/2019

DRAWING TITLE
FINAL SITE PLAN

DRAWING NO.
SD-2.0

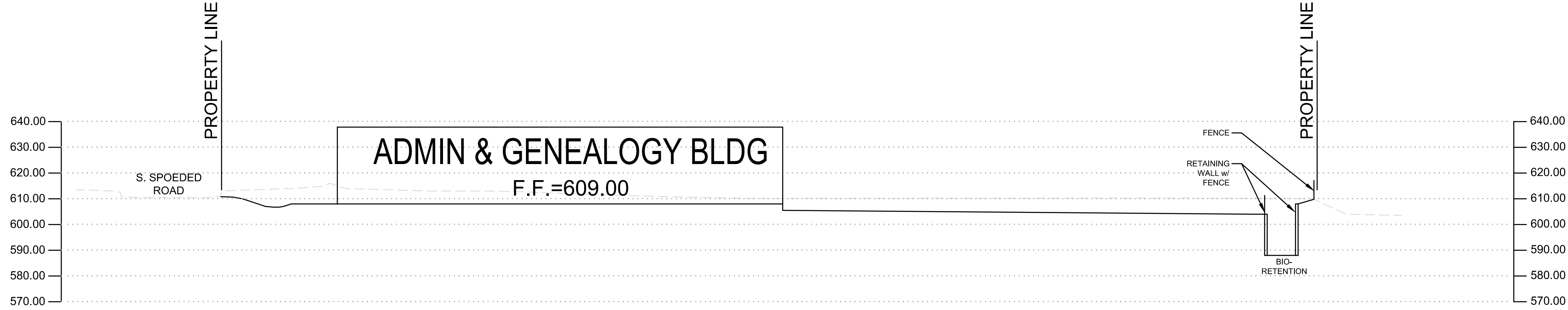
Forum # 603-03229 Consult # 218-6410

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SECTION A-A

SCALE: 1"=30' (V), (H)



SECTION B-B

SCALE: 1"=30' (V), (H)



GEORGE M. STOCK
CIVIL ENGINEER
E-25116
05/13/2019

FORUM
THE ART & SCIENCE OF BUILDING
2189 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH 314.429.5100 FX 314.429.3137

Civil Engineer
STOCK & ASSOCIATES
Consulting Engineers, Inc.
221 Chesterfield Business Park West, St. Louis, MO 63025
PH (314) 429-5100 FAX (314) 429-3137
E-MAIL: george@stockandassociates.com Web: www.stockandassociates.com

CONSTRUCTION MANAGER
BRINKMANN CONSTRUCTORS

LANDSCAPE ARCHITECT
FORUM STUDIO

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DRAWING ISSUE

DESCRIPTION DATE

P&Z SUBMITTAL 05/13/2019

DRAWING TITLE

FINAL SITE PLAN - SECTIONS

DRAWING NO.

SD-3.0

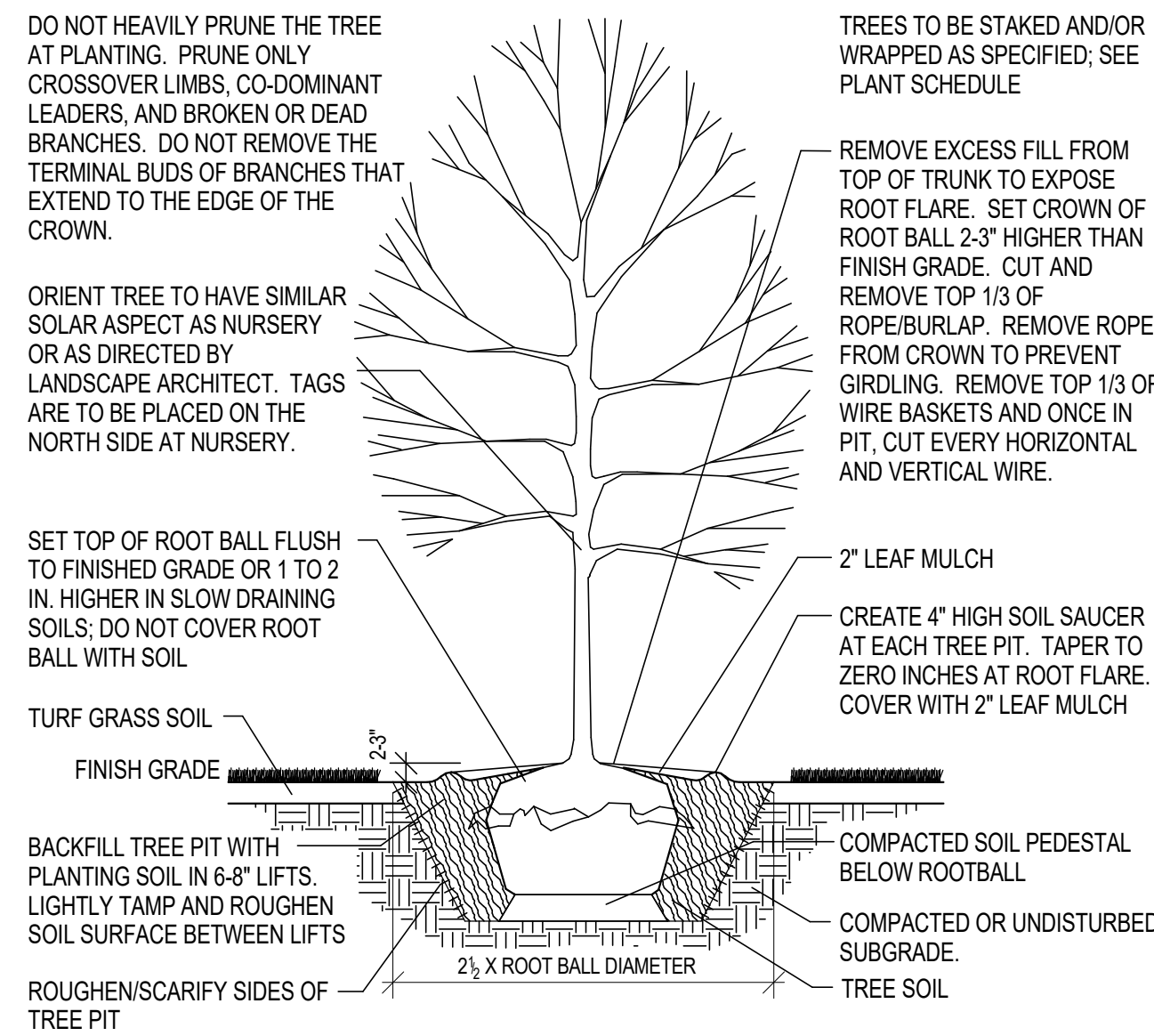
Forum # 603-03229 Consult # 218-0410

1 SITE DEVELOPMENT PLAN

L-01 1" = 40'-0"

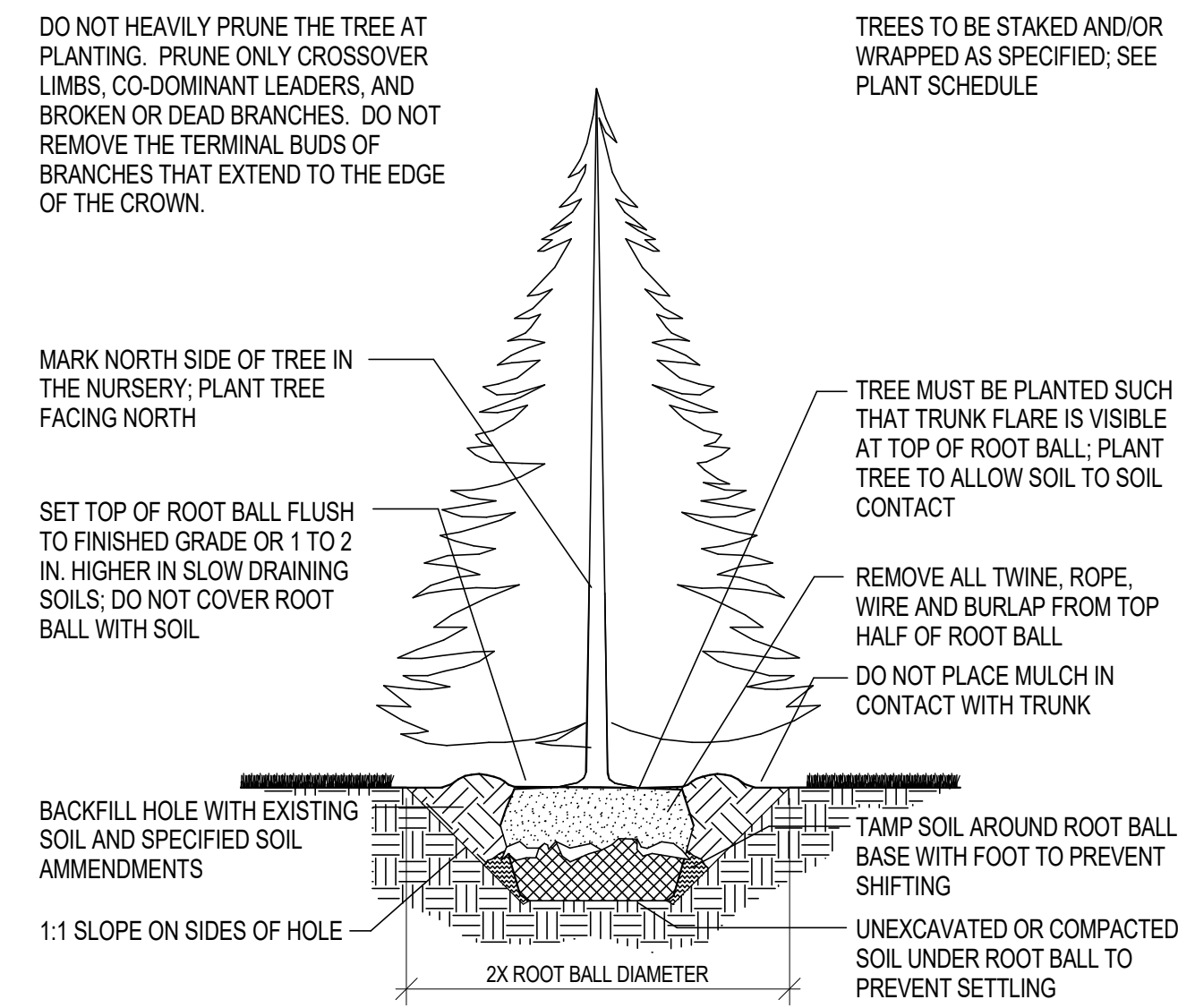
1 DECIDUOUS TREE PLANTING.

L-01 1/4" = 1'-0"

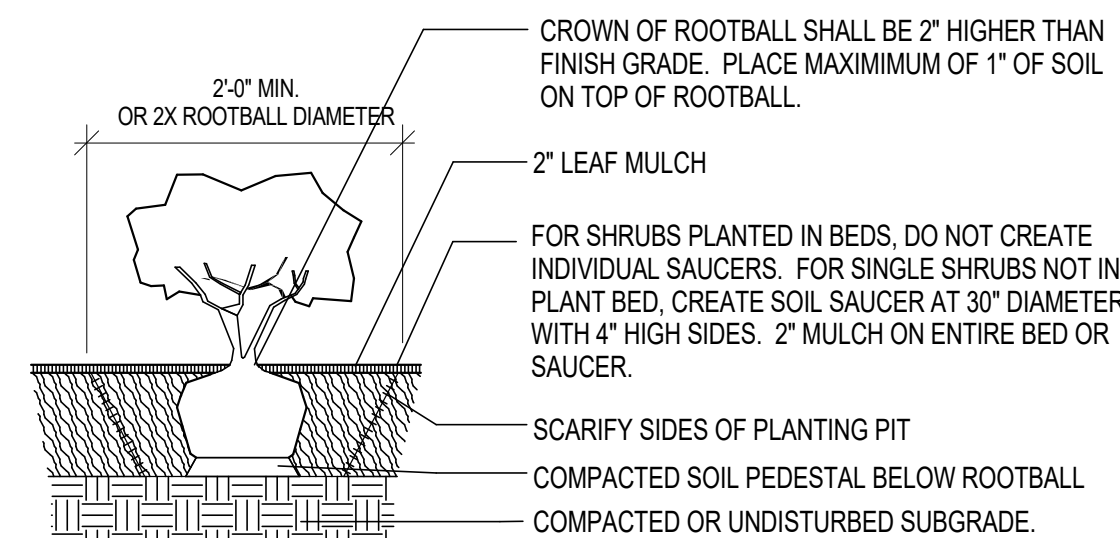


3 EVERGREEN TREE PLANTING.

L-01 1/4" = 1'-0"

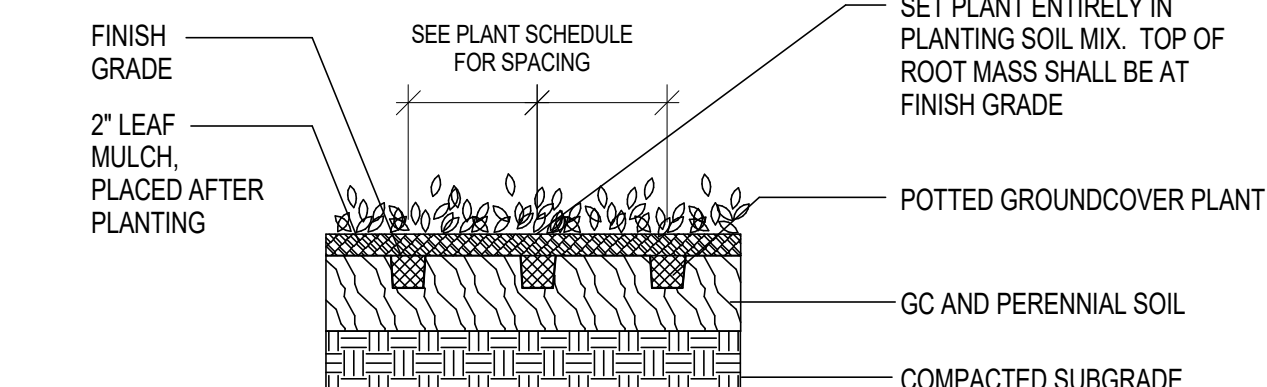


SHRUB SPACING (INTS)		PLANT CENTER	
SPACING "D"	ROW "A"	PLANTS PER SQ. FT.	QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE
24"	20.8"	.290	
30"	26"	.185	
36"	30"	.120	
4"	41.5"	.073	
5"	52"	.046	



PLANT SPACING (INTS)		PLANT CENTER	
SPACING "D"	ROW "A"	PLANTS PER SQ. FT.	NOTES: PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING
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	

QUANTITY OF GROUND COVER AND SPACING AS NOTED IN PLANTING SCHEDULE



4 GROUND COVER PLANTING.

L-01 1/2" = 1'-0"

LEGEND

LEGEND	
SYMBOL	DESCRIPTION
	CANOPY TREES
	UNDERSTORY TREES
	EVERGREEN TREES
	LAWN SOD
	ORNAMENTAL GRASS:
	MIXED PLANTING:
	MSD RAIN GARDEN:

SLCL GEN & ADMIN Landscape

Owner

FRONTENAC MISSOURI 63131

FORUM

THE ART & SCIENCE OF BUILDING

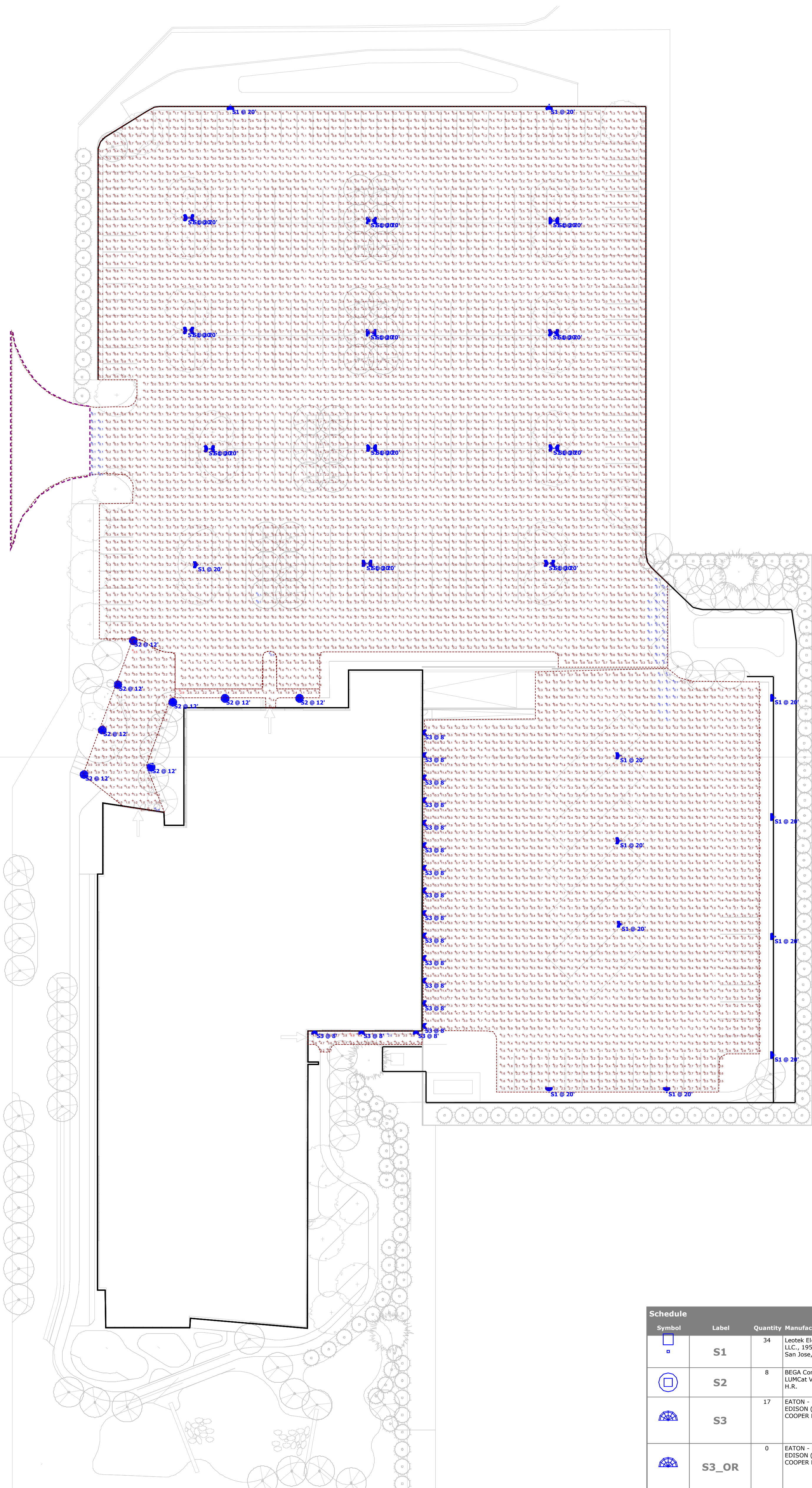
2709 INNERBELT BUSINESS CENTER DRIVE
ST. LOUIS, MISSOURI 63114
PH: 314.429.5100 FAX: 314.429.3137

CONTRACTOR
BRINKMANN CONSTRUCTORS
LANDSCAPE ARCHITECT
FORUM STUDIO
CIVIL ENGINEER
STOCK AND ASSOCIATES
STRUCTURAL ENGINEER
ALPER AUDI
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DRAWING ISSUE
DESCRIPTION DATE
P & Z SUBMITTAL 05/13/2019

DRAWING TITLE
SITE DEVELOPMENT PLAN

DRAWING NO.
L-01
Forum # 606-03229 Consult #



Plan View - SITE PLAN

Scale - 1" = 30'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
MAIN ENTRY	+	2.3 f.c.	3.5 f.c.	0.6 f.c.	5.0:1	3.8:1
PARKING LOAT 1	+	2.3 f.c.	17.5 f.c.	0.1 f.c.	175.0:1	23.0:1
PARKING LOAT 2	+	1.9 f.c.	5.5 f.c.	0.1 f.c.	55.0:1	19.0:1
SERVICE YARD TO BUILDING ENTRY	+	3.7 f.c.	4.9 f.c.	2.6 f.c.	1.9:1	1.4:1
STAFF ENTRY	+	1.6 f.c.	2.9 f.c.	0.5 f.c.	5.8:1	3.2:1

Schedule	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
		S1	34	Leetek Electronics USA LLC, 1955 Lundy Ave., San Jose, CA 95131	AR18-15M2-MV-NW-3-XX-350	Leetek Electronics - Pole arm mount roadway luminaire. This IES file was scaled from AR13-6M2-MV-NW-3-XX-700.		1	AR18-15M2-MV-NW-3-XX-350.ies	8443.353	0.8	63
		S2	8	BEGA Converted by LUMCAL V 03.11.2015 / H.R.			LED 31W	1	77175.ies	3371	0.8	36
		S3	17	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	ISS-AF-1000-LED-E1-SL4-7030	IMPACT ELITE LED QUATER SPHERE LUMINAIRE LIGHT SQUARE WITH ACCULCED OPTICS-TYPE IV W/SPILL CONTROL	(16) 3000K CCT, 70 CRI LEDS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER	16	ISS-AF-1000-LED-E1-SL4-7030.ies	282	0.8	54.6
		S3_OR	0	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	ISS-AF-800-LED-E1-SL4-7030	IMPACT ELITE LED QUATER SPHERE LUMINAIRE LIGHT SQUARE WITH ACCULCED OPTICS-TYPE IV W/SPILL CONTROL	(16) 3000K CCT, 70 CRI LEDS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER	16	ISS-AF-800-LED-E1-SL4-7030.ies	239	0.8	43.5

Designer

Date

4/19/2019

Scale

Not to Scale

Drawing No.

Summary