



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

Planning Commission Staff Report

Project Type: Amended Site Development Section Plan

Meeting Date: April 12, 2010

From: Charlie Campo, AICP Mara Perry, AICP
Project Planner Senior Planner

Location: Mark Andy Industrial Park-18081 Chesterfield Airport Road

Applicant: Stock and Associates Consulting Engineers Inc. and
Shamus Bair

Description: **Mark Andy Industrial Park (Lot B):** An Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for a 12.75 acre tract of land zoned "PI" Planned Industrial District located on the north side of Chesterfield Airport Road, one half mile west of the corner of Long Road and Chesterfield Airport Road.

PROPOSAL SUMMARY

Stock and Associates and Shamus Bair have submitted on behalf of Mark Andy Inc. an Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for Planning Commission review. The request is for an approximately 7,600 square foot outdoor building equipment storage area on the south side of an existing manufacturing building zoned "PI" Planned Industrial District governed under the terms and conditions of City of Chesterfield Ordinance Number 2437. The outdoor building equipment is proposed to be screened by an approximately nine (9) foot tall free-standing trellis fence planted with evergreen and deciduous climbing plants and low level shrubs. The free-standing trellis fence is a two panel, three dimensional modular structure with a green powder coated finish. A detailed Landscape Plan has been provided by the petitioner identifying the type of plants to be used in order to provide a sufficient level of screening throughout the year. In addition, the maintenance requirements of the plants have also been included on the Landscape Plan in order to maintain a high level of screening without an overgrown appearance.

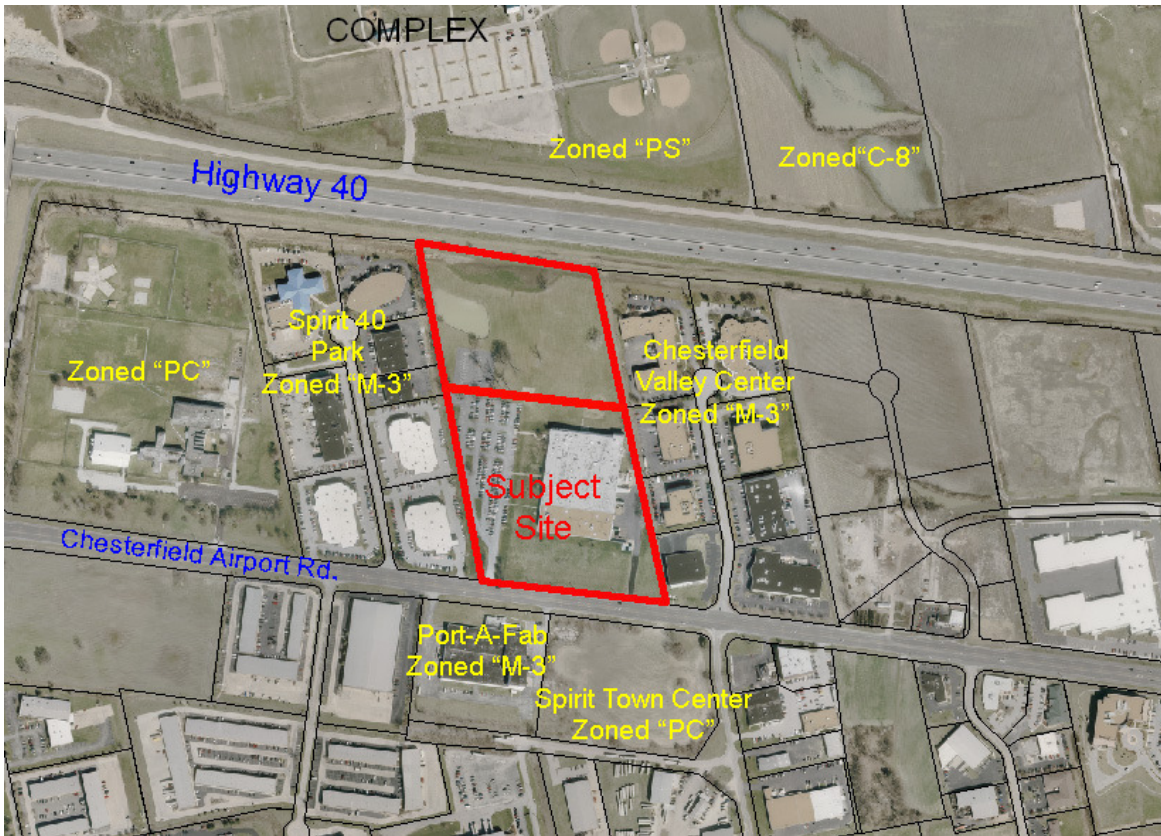
LAND USE AND ZONING HISTORY OF SUBJECT SITE

In 1972, St. Louis County approved resolution 1961, which gave approval to a Preliminary Plan for a 23 acre tract zoned "FP M-3" Flood Plain Planned Industrial. The City of Chesterfield approved Ordinance 2437 on February 20th, 2008, changing the zoning on the site to "PI" Planned Industrial District. In September of 2008, the City of

Chesterfield approved an Amended Site Development Concept Plan and Lot Split for the property.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Highway 40/61	N/A
South	Office/Warehouse-Port-A-Fab & Undeveloped-Spirit Town Center	“M-3” Planned Industrial & “PC” Planned Commercial
East	Office/Warehouse-Chesterfield Valley Center	“M-3” Planned Industrial
West	Office/Warehouse-Spirit 40 Park	“M-3” Planned Industrial



STAFF ANALYSIS

Zoning

The subject site is currently zoned “PI” Planned Industrial District. The submittal was reviewed against the requirements of City of Chesterfield Ordinance 2437 and all applicable Zoning Ordinance Requirements. The submittal adheres to the site specific ordinance and all other applicable Zoning Ordinance requirements.

Architectural Elevations

Green screening methods were submitted for review by the Architectural Review Board on October 15, 2009. Several items were identified by the Board as necessary for any green screening proposal to address. This site specific project was then presented to the Architectural Review Board on March 11, 2010. The petitioner addressed all of the Board’s previously identified issues with their submittal. The Board passed a motion to

forward the project to the Planning Commission for approval as presented by a vote of 5-0.

Traffic/Access and Circulation

Access to the area behind the screen will be from the existing loading dock area on the east site of the building and will not affect internal site circulation.

Landscaping and Tree Preservation

A Landscape Plan was submitted detailing the climbing plants and low-level shrubs that will be installed with the screen. The plan also includes installation and maintenance requirements in order to maintain a sufficient level of screening without becoming overgrown. The City Arborist has reviewed the Landscape Plan and had no additional comments.

DEPARTMENTAL INPUT

Staff has reviewed the Amended Site Development Section Plan, Landscape Plan and Architectural Elevations and has found the application to be in conformance with City of Chesterfield Ordinance 2437 and all other applicable Zoning Ordinance requirements. Staff requests action on the Amended Site Development Section Plan for Mark Andy Industrial Park Lot B.

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 Section Plan, Landscape Plan and Architectural Elevations for Mark Andy Industrial Park Lot B."
- 2) "I move to approve the Amended Site Development Section Plan, Landscape Plan and Architectural Elevations for Mark Andy Industrial Park Lot B, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

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

Attachments: Amended Site Development Section Plan
Landscape Plan
Architectural Elevations

MARK ANDY GREEN ENCLOSURE



LOCATION MAP

PROJECT SCOPE

TO ENCLOSE A SERIES OF EXTERIOR MECHANICAL EQUIPMENT WITH A FREE STANDING GREEN SCREENING SYSTEM.

SHEET INDEX

- CS - COVER SHEET, INDEX, CODE INFORMATION
- ARCHITECTURAL .
- A1 - SITE ADMENDMENT DEVELOPMENT PLAN (STOCK ASSOCIATES)
- A2 - SITE PLAN / ELEVATIONS / DETAILS

GENERAL NOTE

CODE INFORMATION

PROJECT DIRECTORY

OWNER:
 MARK ANDY INC.
 718081 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MO 63005-1119
 PHONE: 636-681-9014
 FAX: 636-519-3524
 CONTACT: BILL THOMPSON

ARCHITECT: (not of record)
 SHAMUS MCTIGHE BAIR
 2416 SOUTH 12TH STREET UNIT B
 ST. LOUIS, MO 63104
 PHONE: 314-496-3757
 FAX: N/A
 CONTACT: SHAMUS BAIR

Shamus McTighe Bair
 2416 SOUTH 12TH STREET UNIT B
 ST. LOUIS, MO 63104
 tallshamus@gmail.com
 314-496-3757

REVISIONS:		
NO.	DATE	REMARKS

MARK ANDY INC.
 718081 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MO 63005-1119

JOB NO.	MA-001
DRAWN BY:	SMB
REVIEWED BY:	SMB
DATE:	04.12.2010
SHEET NO.	CS



CS

MARK ANDY, INC.

"PLANNED INDUSTRIAL" DISTRICT

A TRACT OF LAND BEING LOCATED IN
U.S. SURVEYS 122 AND 150, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

PERTINENT DATA

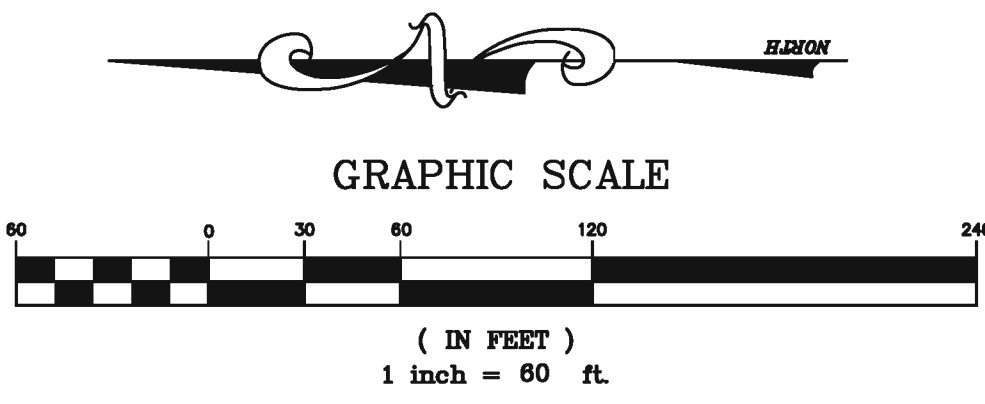
SITE ACREAGE = 23.0 ACRES
CURRENT ZONING = "PI" PLANNED INDUSTRIAL DISTRICT
UNDER ORDINANCE 2437
FIRE DISTRICT = MONARCH FIRE
SCHOOL DISTRICT = ROCKWOOD
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DIST.
WATER SERVICE AREA = MISSOURI RIVER
WATER SERVICE = MISSOURI AMERICAN WATER CO.
GAS SERVICE = LACLEDE GAS
ELECTRIC SERVICE = AmerenUE
PHONE SERVICE = AT&T



GENERAL NOTES

- BOUNDARY SURVEY BY MERIDIAN LAND SURVEYING, L.L.C. TOPOGRAPHIC SURVEY PROVIDED BY STOCK AND ASSOCIATES.
- NO SLOPE SHALL EXCEED A 3:1 SLOPE, EXCLUDING LANDSCAPING BERMS.
- 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 EXISTENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING SHALL NOT EXCEED THREE STORES OR 45 FEET (AS MEASURED FROM GRADE) WHOEVER IS LESS.
- BE ADVISED, ANY WORK WITHIN THE SFHA WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT FROM THE CITY. WITH ANY SUBSTANTIAL CHANGES TO BE THE LOCATION OF THE SFHA A LETTER OF MAP REVISION WILL NEED TO BE OBTAINED FROM FEMA. ALSO, ELEVATION CERTIFICATES WILL NEED TO BE FILED FOR ANY STRUCTURE WITHIN 200 FEET OF THE SFHA.
- IF THE SCREENED AREA EVER BECOMES ENCLOSED WITH A ROOF, THEN AN ELEVATION CERTIFICATE WILL ALSO BE REQUIRED.
- PROPOSED GRAVEL STORAGE AREA MUST BE STABLE, FREE OF TRASH AND WEEDS AND MINIMALLY DUST-FREE. THIS WOULD APPLY ONLY TO THE AREA ON WHICH EQUIPMENT IS STORED.
- OPEN SPACE CALCULATIONS:
LOT A: FUTURE DEVELOPMENT LAYOUT IS UNKNOWN AT THIS TIME. A MINIMUM OF 30% OPEN SPACE IS REQUIRED.
LOT B: IMPERVIOUS SURFACES (BUILDINGS, PAVEMENT, WALKS)
PR. SCREEN AREA = 124,850 S.F.
EXIST. BUILDING = 154,431 S.F.
EX. PAVEMENT = 1,100 S.F.
EX. WALKS = 289,177 S.F./555,890 S.F. LOT B x 100
100% - 52.0% = 48.0% OPEN SPACE PROVIDED vs 30% REQUIRED - OK

Property Description
Total Tract
A tract of land being part of U.S. Survey 122 and U.S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:
BEGINNING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly Highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds West, a distance of 1392.11 feet to the point of intersection with the southern right-of-way line of Missouri State Highway 40-61; thence along said southern right-of-way line South 84 degrees 09 minutes 06 seconds East, a distance of 756.87 feet to the northeastern corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 241, Page 44 of the aforesaid St. Louis County Recorder's Office; thence along the western line of said Chesterfield Valley Center Plat One and Chesterfield Valley Center Plat Three, a subdivision filed for record in Plat Book 316, Page 36 of said recorder's office, South 11 degrees 56 minutes 11 seconds East, a distance of 1397.14 feet to the point of intersection with the aforesaid northern right-of-way line of Chesterfield Airport Road; thence along said northern right-of-way line North 83 degrees 42 minutes 00 seconds West, a distance of 754.80 feet to the Point of Beginning and containing 1,002,006 square feet or 23.002 acres more or less as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of February, 2007.



Property Description
Proposed Lot A
A tract of land being part of U.S. Survey 122 and U.S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:
COMMENCING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly Highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds West, a distance of 774.98 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said eastern line North 12 degrees 05 minutes 36 seconds West a distance of 617.14 feet to the point of intersection with the southern right-of-way line of Missouri State Highway 40-61; thence along said southern right-of-way line South 84 degrees 09 minutes 06 seconds East, a distance of 756.87 feet to the northeastern corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 241, Page 44 of the aforesaid St. Louis County Recorder's Office; thence along the western line of said Chesterfield Valley Center Plat One South 11 degrees 56 minutes 11 seconds East, a distance of 622.86 feet to a point, thence leaving said western line North 83 degrees 42 minutes 00 seconds West, a distance of 757.03 feet to the Point of Beginning and containing 446,312 sq. ft. 10.241 acres as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of December, 2006.

Property Description
Proposed Lot B
A tract of land being part of U.S. Survey 122 and U.S. Survey 150 in Township 45 North, Range 3 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County, Missouri, and being more particularly described as follows:
BEGINNING at a point on the northern right-of-way line of Chesterfield Airport Road (100' wide), formerly Highway 40, said point being the point of intersection with the eastern line of Spirit 40 Park, a subdivision filed for record in Plat Book 234, Page 79 of the St. Louis County Recorder's Office; thence along the eastern line of said Spirit 40 Park North, 12 degrees 05 minutes 36 seconds West, a distance of 774.98 feet to the POINT OF BEGINNING of the tract herein described; thence continuing along said eastern line North 12 degrees 05 minutes 36 seconds West a distance of 617.14 feet to the point of intersection with the southern right-of-way line of Missouri State Highway 40-61; thence along said southern right-of-way line South 84 degrees 09 minutes 06 seconds East, a distance of 756.87 feet to the northeastern corner of Chesterfield Valley Center Plat One, a subdivision filed for record in Plat Book 241, Page 44 of the aforesaid St. Louis County Recorder's Office; thence along the western line of said Chesterfield Valley Center Plat One South 11 degrees 56 minutes 11 seconds East, a distance of 622.86 feet to a point, thence leaving said western line North 83 degrees 42 minutes 00 seconds West, a distance of 757.03 feet to the Point of Beginning and containing 446,312 sq. ft. 10.241 acres as per calculations by Stock and Associates Consulting Engineers, Inc. during the month of December, 2006.

FLOODPLAIN NOTE:
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AH" (AREAS WITH 1-3 FEET FLOOD DEPTHS, PONDING AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29189C020 H, WITH A MAP EFFECTIVE DATE 8/2/1995. REVED TO REFLECT LMR DATES 4/17/2000. (EL-457)

SURVEYOR'S CERTIFICATION
This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Amended Site Development Section Plan from a field survey and does represent a property boundary survey. This Amended Site Development Section Plan is a correct representation of all existing and proposed land divisions.
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
I.L.S. No. 222-D
by: Daniel Ethmann, Missouri P.L.S. No. 2215

LEGEND

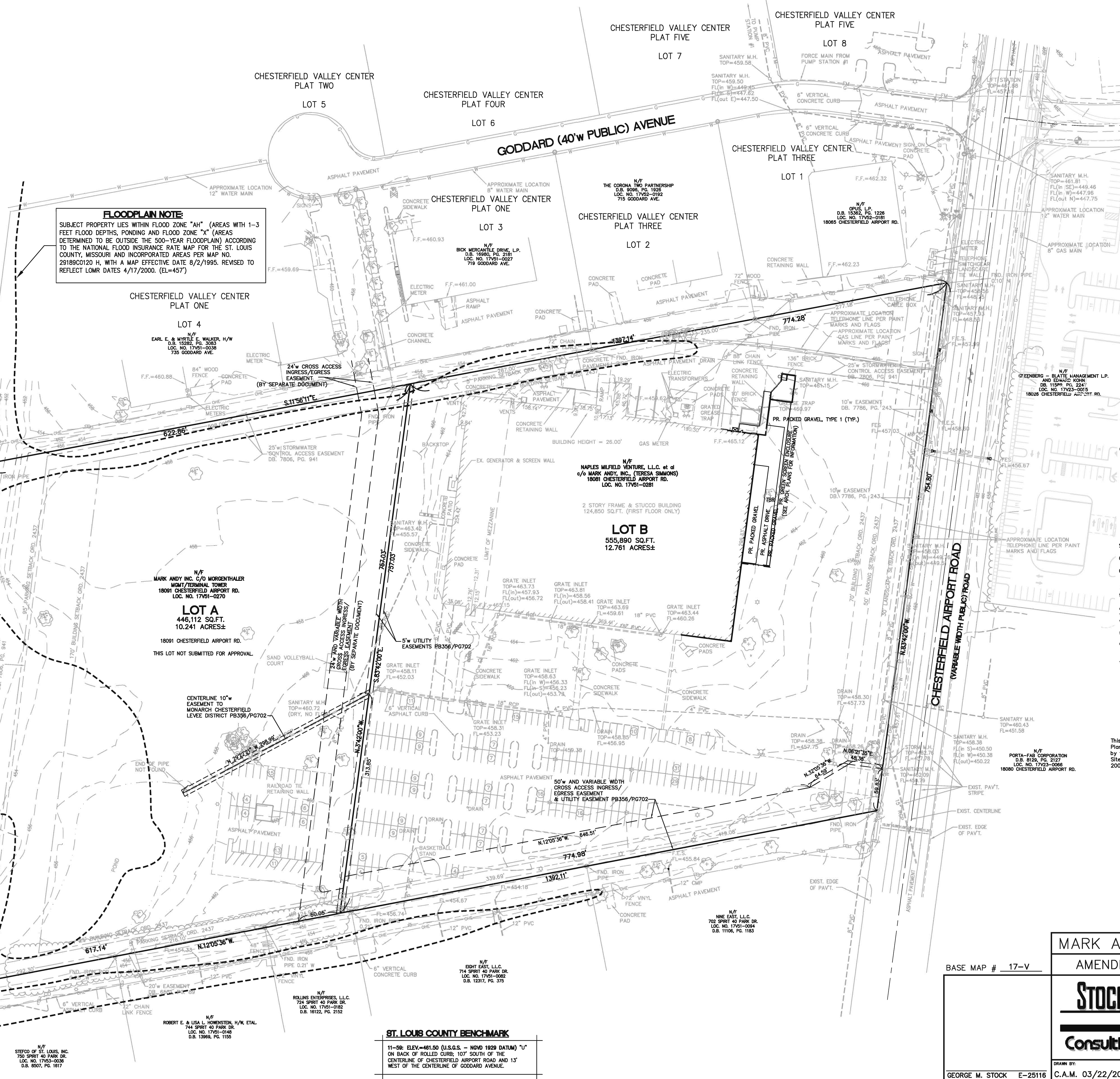
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- SIGN
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE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

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
- P.B. - PLAT BOOK
- P.C. - PAGE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- SQ. - SQUARE
- T. - TELEPHONE CABLE
- V.C.P. - VETRIPIED CLAY PIPE
- W. - WATER
- (86"W) - RIGHT-OF-WAY WIDTH

PREPARED FOR:
SHAMUS MCGHEE BAIR, ARCHITECT
2416 SOUTH 12TH STREET UNIT B
ST. LOUIS, MO 63104
CEL: 314-496-3757
TALLSHAMUS@GMAIL.COM

MARK ANDY, INC.
18081 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MISSOURI 63005
ATTN: JOHN T. WOLF
JWOLF@MARKANDY.COM
PHONE: (636) 681-9081
FAX: (636) 534-7041



(Name of Owner(s)) _____ the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003.
PLANNED INDUSTRIAL of the City of Chesterfield (present zoning)
Ordinance No. 2437 do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

(Signature) _____
(Name Typed) _____
STATE OF _____ SS.
COUNTY OF _____
On this _____ day of _____, A.D., 2010, before me personally appeared _____ (Name of Corporation) to me known, who, being by me duly sworn in, did say that he/she is the _____ (Title) of a corporation in the State of _____ and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Name of Corporation) acknowledged said instrument to be the free act and deed of said corporation.
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 Site Development Concept Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2010, by the Chairperson of said Commission, authorizing the recording of this Site Development Concept Plan pursuant to Chesterfield Ordinance Number 200, as amended by the Planning and Development Services Director.
Aimee Nassif, AICP
Planning and Development Services Director
City of Chesterfield, Missouri
Judith Naggor, City Clerk
City of Chesterfield, Missouri

MARK ANDY, INC. - SCREEN ENCLOSURE
AMENDED SITE DEVELOPMENT SECTION PLAN

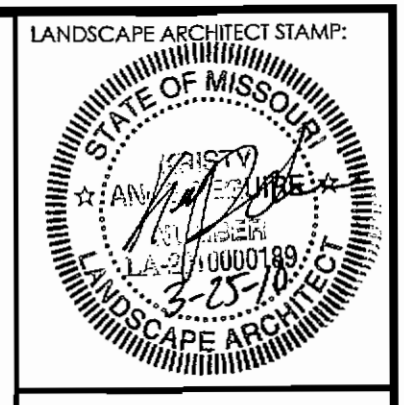
STOCK & ASSOCIATES
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH: (636) 530-9100
FAX: (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

BASE MAP # 17-V

DRAWN BY: GEORGE M. STOCK E-25116
DATE CHECKED BY: C.A.M. 03/22/2010
DATE JOB NUMBER: G.M.S. 03/22/2010
SHEET: 99-1991.4
1 OF 1

ST. LOUIS COUNTY BENCHMARK
11-56: ELEV=461.50 (U.S.G.S. - NAD 1929 DATUM) 1"
ON BACK OF ROLLED CURB: 107' SOUTH OF THE
CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 13'
WEST OF THE CENTERLINE OF GODDARD AVENUE.



Kristy DeGuire
LANDSCAPE ARCHITECT OF RECORD

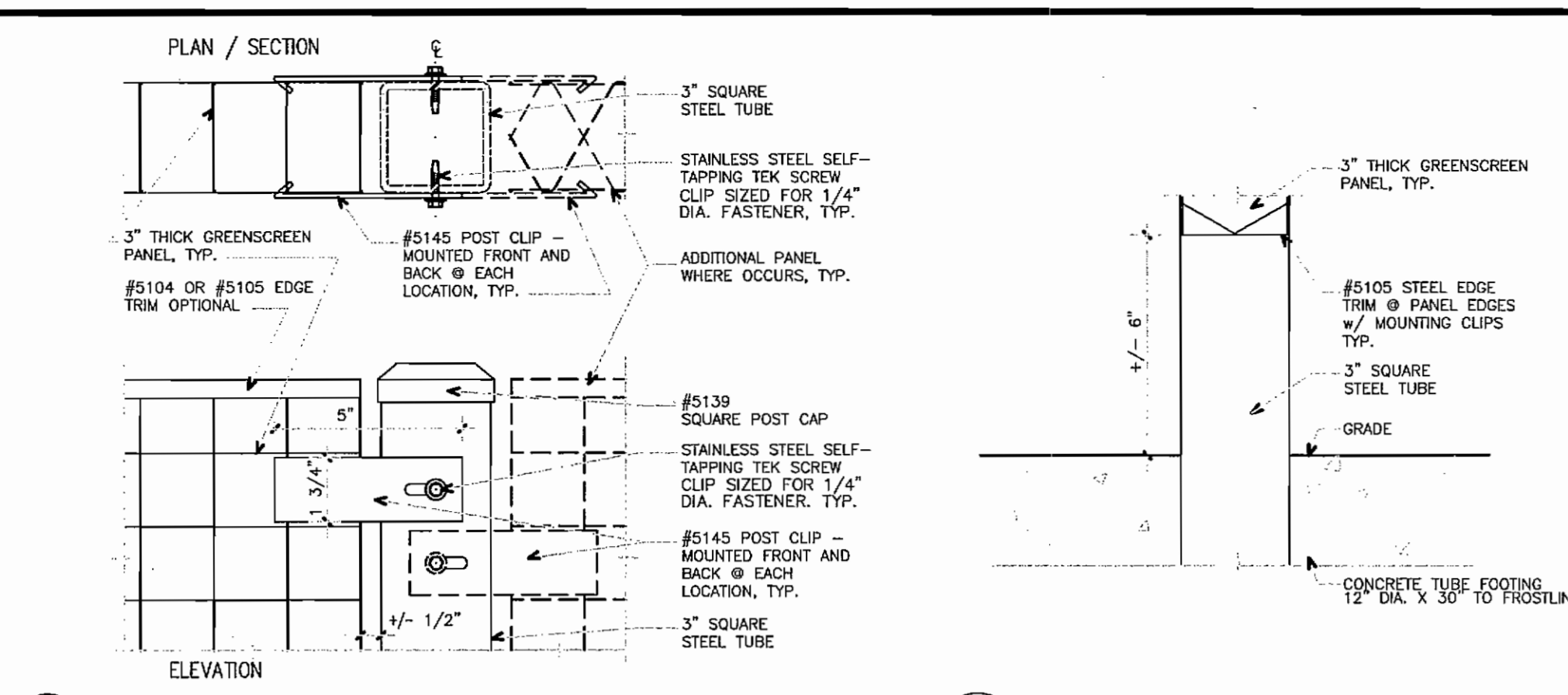
Shamus McTigue Bair
2416 SOUTH 12TH STREET UNIT B
ST. LOUIS, MO 63104
tblshamu@gmail.com
314.966.2757

NO.	DATE	REMARKS
XXXX	XXXX/XXXX/XXXX	XXXX

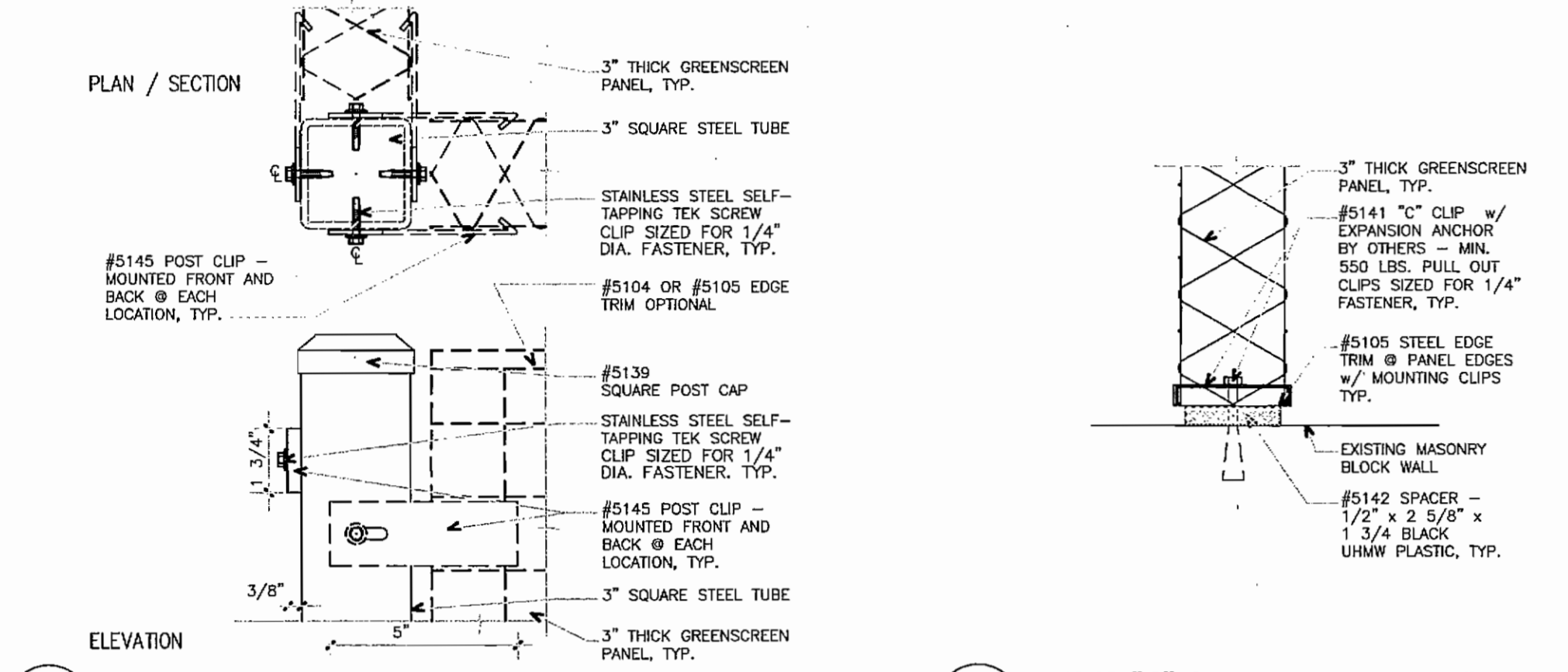
MARK ANDY INC.
718081 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005-1119
#932-4433

JOB NO. MA-001
DRAWN BY: SMB
REVIEWED BY: KD
DATE: 04.12.2010
SHEET NO.

A2
3 OF 3



6 #5145 POST CLIP (TYP.)
3" = 1'-0"



8 #5145 (SIM.) POST CLIP CORNER POST
3" = 1'-0"

GREENSCREEN DETAIL DISCLAIMER (www.greenscreen.com):
GUIDE SPECIFICATION greenscreen®

GREENScreen® provides endless possibilities for trellising, fencing, and other vertical landscaping applications. The main component of the system is a modular 3-D wire trellis panel. When the panel is combined with evergreen or climbing vines, GREENScreen® forms a beautiful landscaping system that defines or encloses space, provides privacy, and offers shading for more sustainable construction.

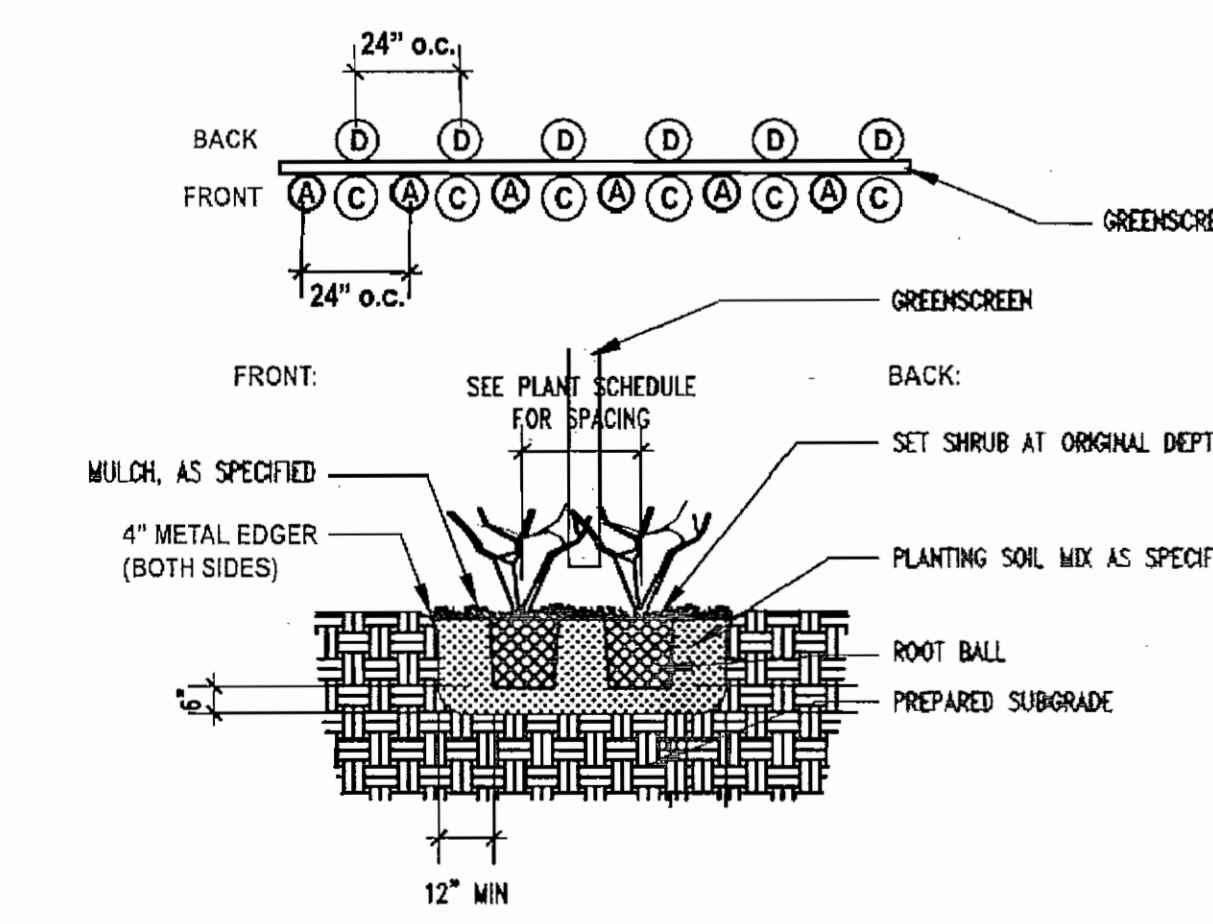
DRAWING COORDINATION: Show location and size of panels and, if used, posts and planters. In most projects, GREENScreen® can be installed in accordance with manufacturer's instructions and it is not necessary to locate or detail mounting hardware. If, however, location or configuration of mounting hardware is crucial to coordination with other work or to convey design concept, locations and details may be shown in construction documents.

SPECIFICATION COORDINATION: Edit this guide specification to meet project requirements. Remove language that is not applicable and add additional language as required. Coordinate work of this section with other sections of specifications.

DESIGN ASSISTANCE: Details in the GREENScreen® technical manual and at www.greenscreen.com describes design and installation requirements for most applications. For special requirements, please contact GREENScreen® at 800-450-3494 or sales@greenscreen.com.

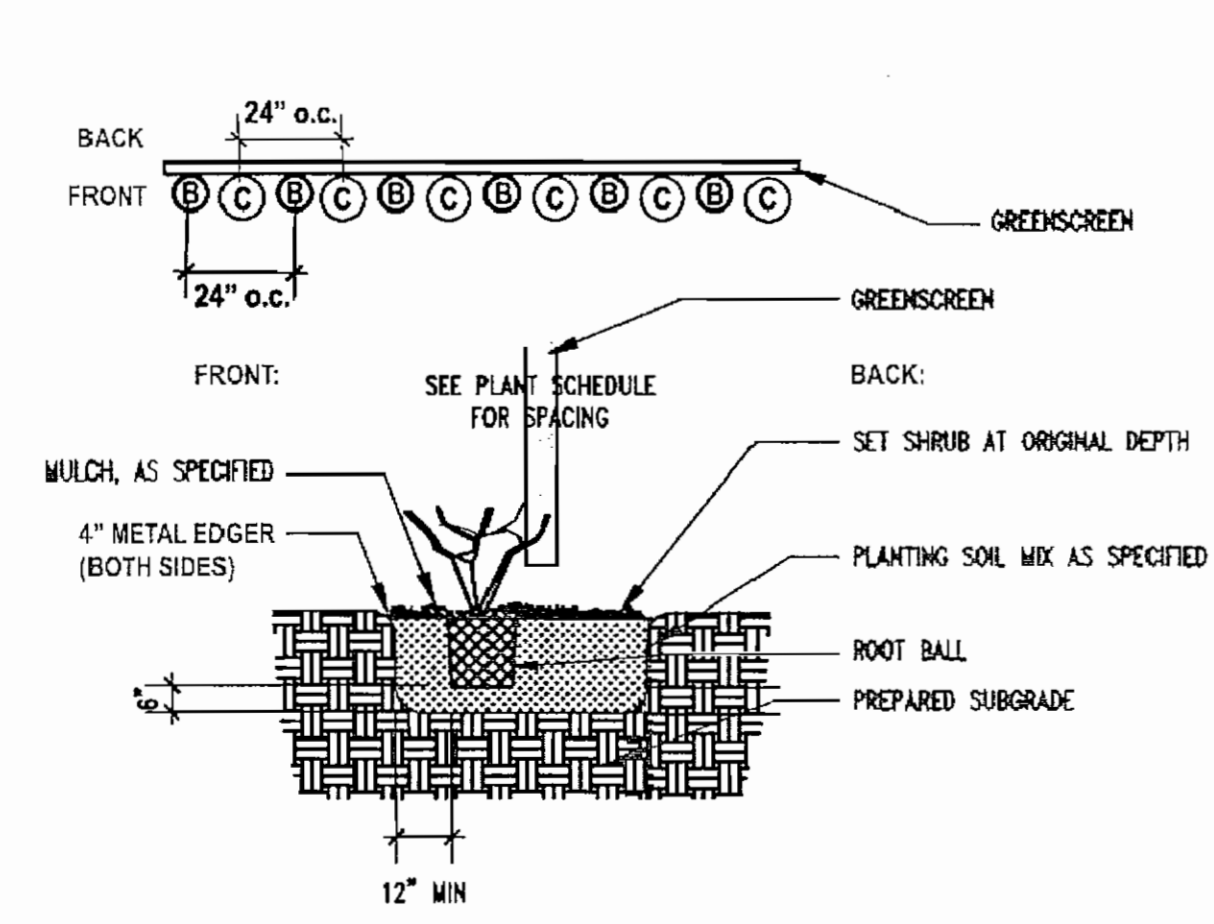
LANDSCAPE SCHEDULE:

E PANEL TYPICAL: (10x 12'-0" PANELS + 2x 8'-0" PANELS)



10 SHRUB PLANTING EVERGREEN PANEL
nts

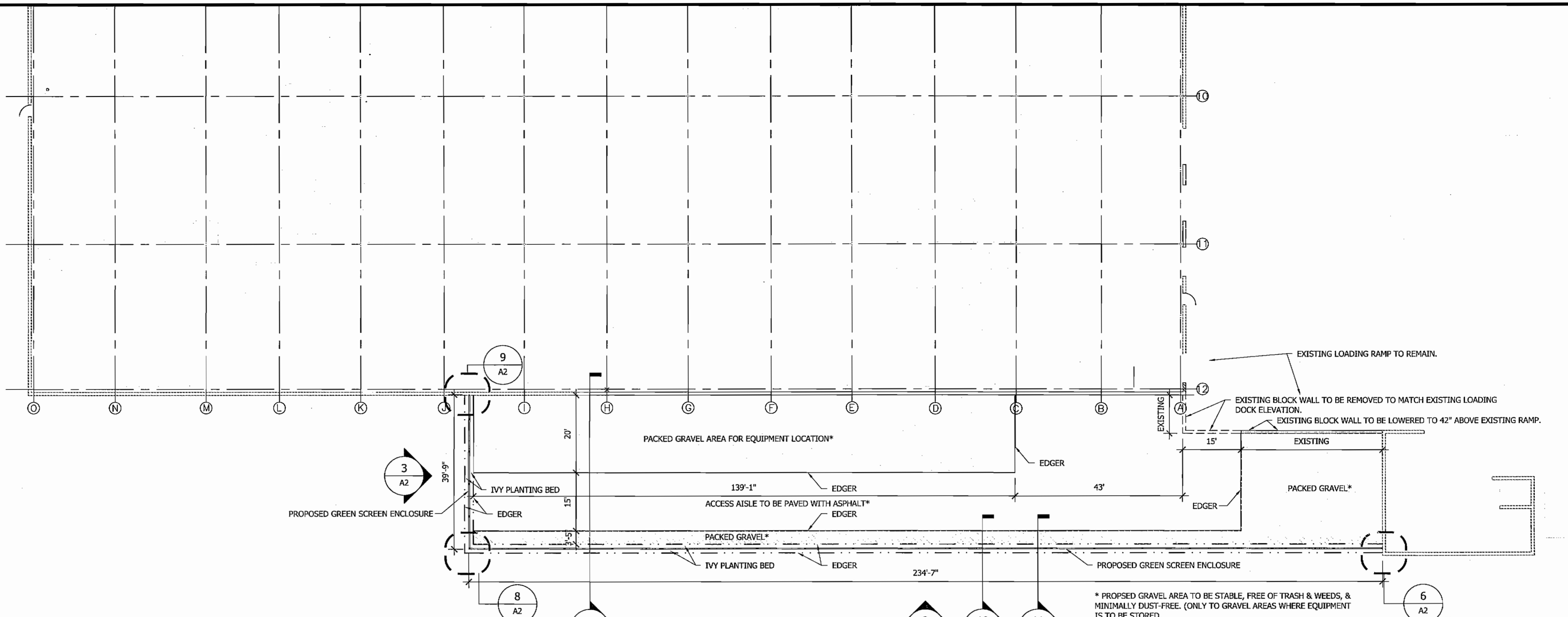
D PANEL TYPICAL: (9x 12'-0" PANELS + 3x 8'-0" PANELS)



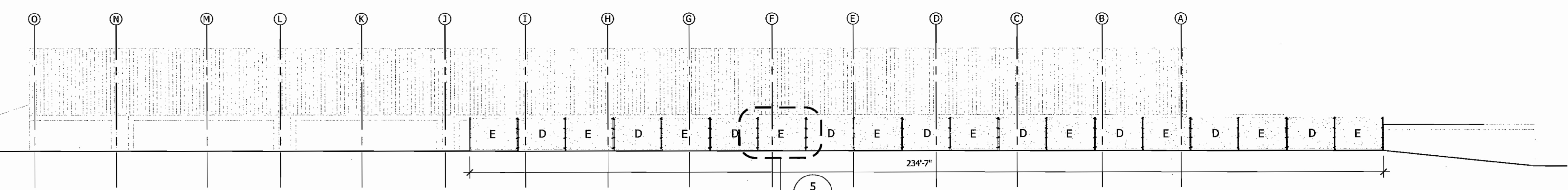
11 SHRUB PLANTING DECIDUOUS PANEL
nts

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
EVERGREEN									
A	68	Hedera Helix	N/A	English Ivy	1 Gal.	Cont.	24" O.C.	10 / A2	FULL, DENSE, MATCHED SPECIMEN SHAPE
DECIDUOUS									
B	66	Clematis terniflora (Flowering)	N/A	Sweet Autumn Clematis (Ivy)	1 Gal.	Cont.	24" O.C.	11 / A2	FULL, DENSE, MATCHED SPECIMEN SHAPE
C	134	Liriope Muscari (Ground Shrubs)	N/A	Lilyturf	1 Gal.	Cont.	24" O.C.	11 / A2	FULL, DENSE, MATCHED SPECIMEN SHAPE
ANNUAL (FIRST 4 YEARS ONLY)									
D	68	Mandavilla	N/A	Mandavilla	1 Gal.	Cont.	24" O.C.	10 / A2	FULL, DENSE, MATCHED SPECIMEN SHAPE

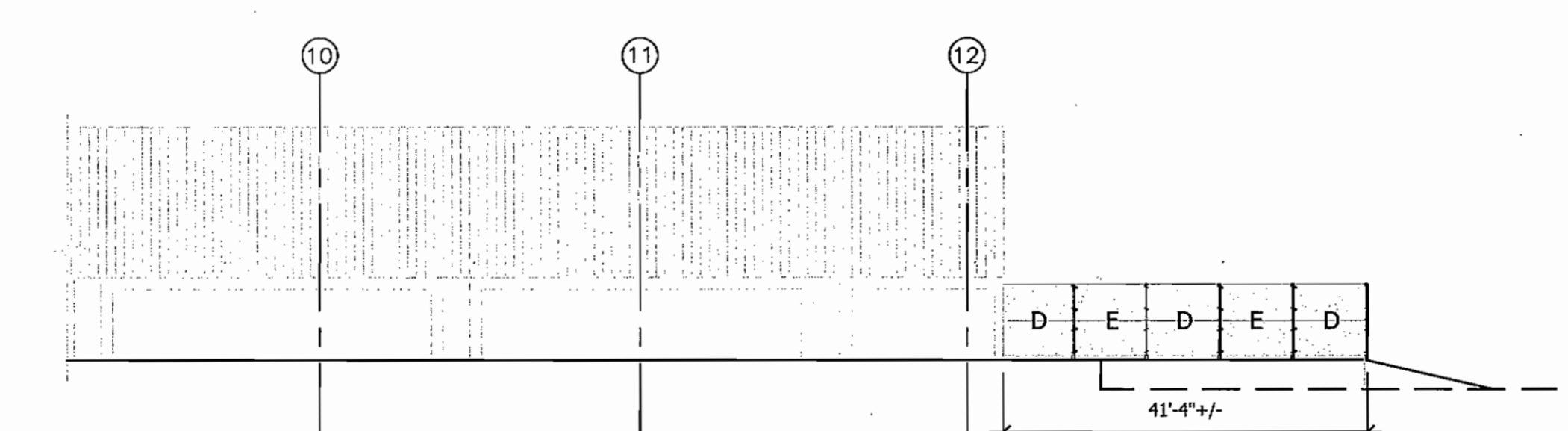
12 PLANT SCHEDULE
nts



1 PARTIAL SITE PLAN
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"

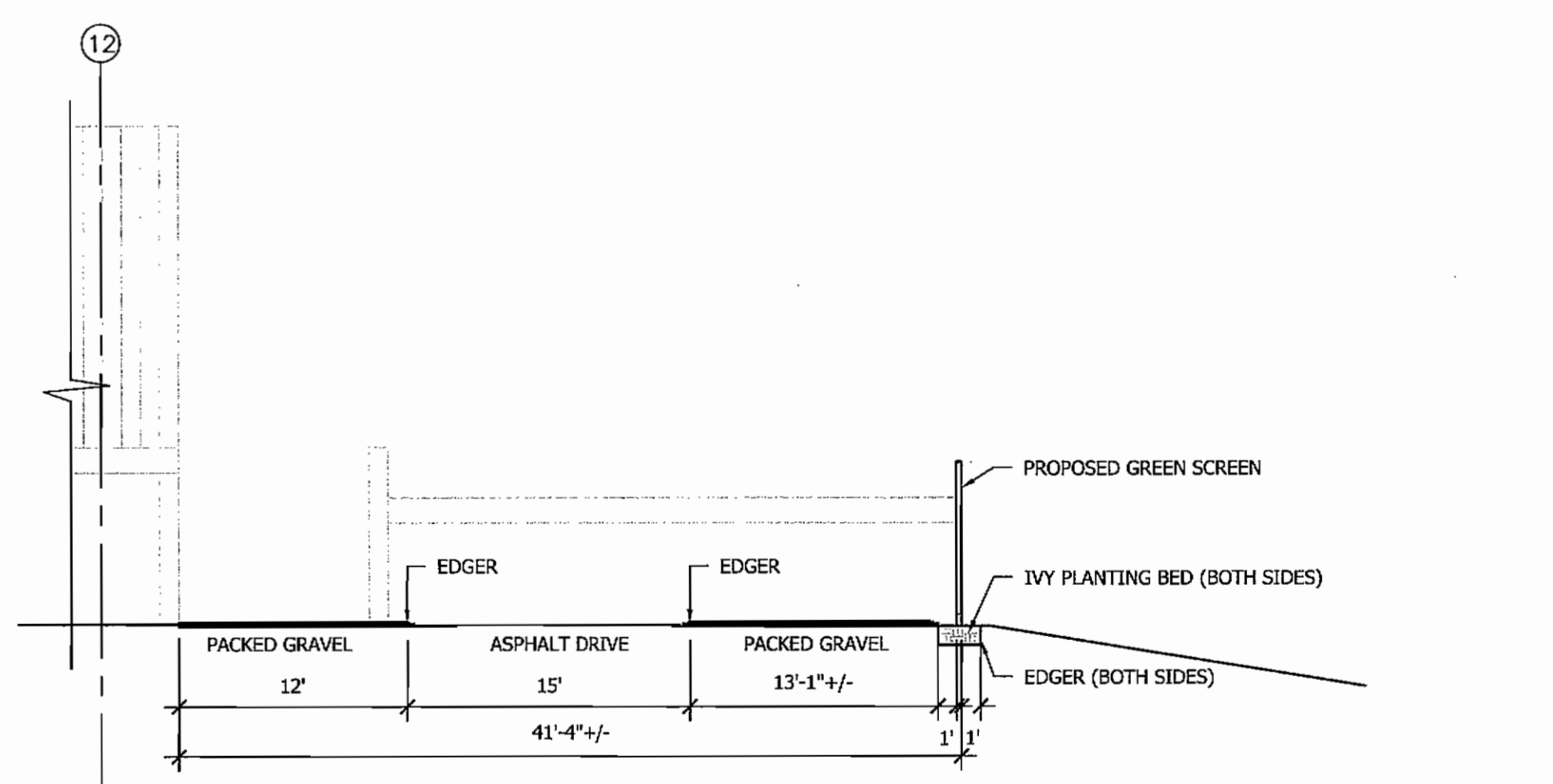
Maintenance Plan:
English Ivy: The Missouri Botanical Gardens agrees one of the best evergreen vines for GREENSCREEN applications is the English Ivy. They don't have a better alternative. They said to keep in mind the age old saying.... The first year the vine sleeps... the second year it creeps..... the third year it LEAPS! To encourage a little bit faster growth rate we will make sure the soil is good, install a 1 gallon plant or larger and tie or train the vine on the trellis and continue training the vine until a woody base is established. The vines will be checked twice a year to make sure they are climbing the GREENSCREEN.

Clematis: The Clematis will have a faster growth rate, initially. The Clematis is a deciduous vine that will die back in the winter. The Clematis will need to be pruned once a year to keep the vine from only growing thick at the top of the vine. This will encourage a more uniform coverage. The pruning shall be done in early spring. This will also allow the fluffy dormant parts of the deciduous vine to provide coverage in the winter.

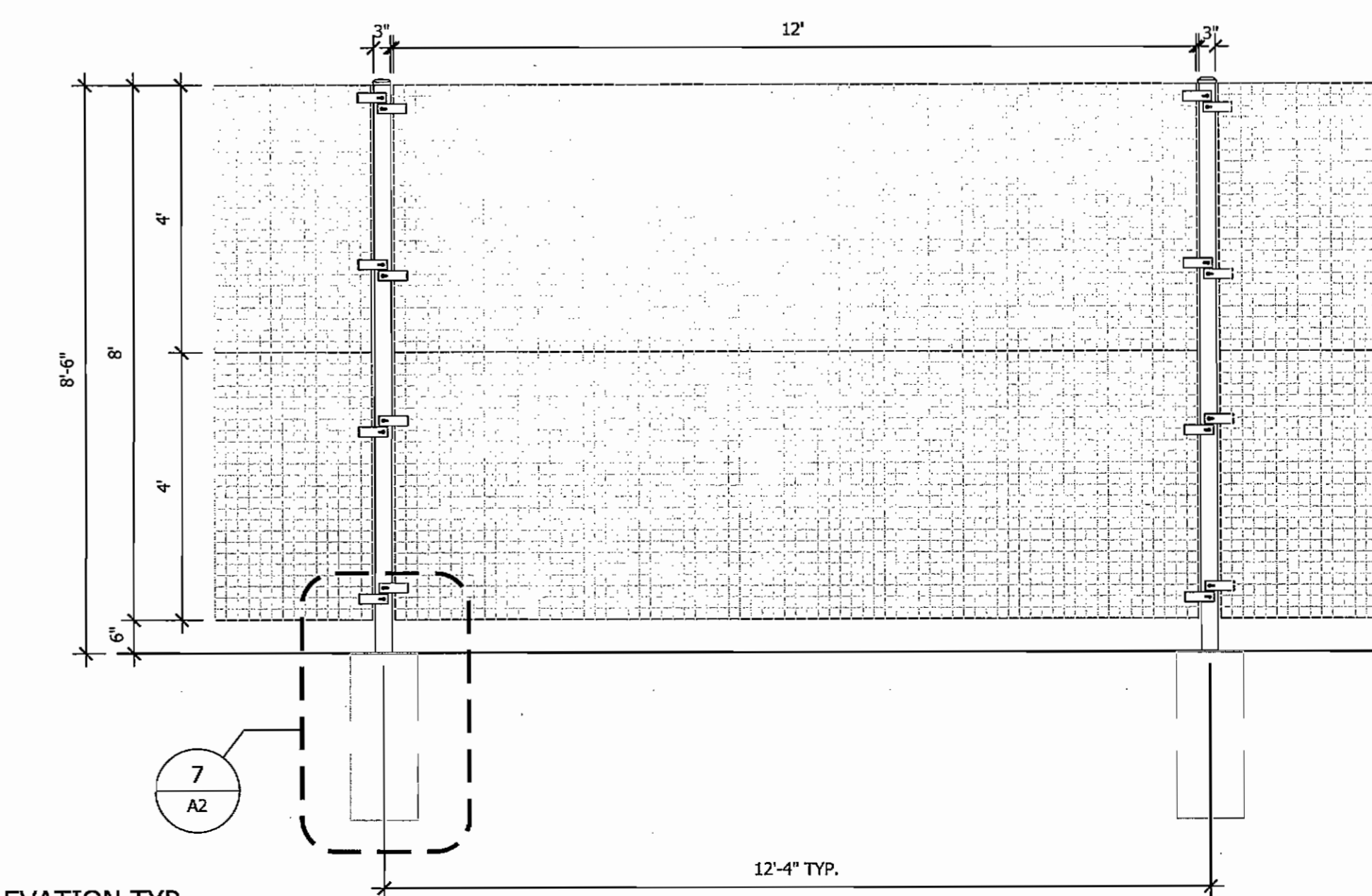
Liriope: Ground Perennial to cover the bottom of the GREENSCREEN. Low maintenance, in early spring before new shoots appear, cut back or mow on a high mower setting to remove old foliage.

Mandavilla: Until the English Ivy really takes off... the client will have to plant annual tropical vine Mandavilla for the first 3-4 years. The annual vine will be planted behind the Ivy on the backside of the GREENSCREEN to avoid root competition with the Ivy.

The Ivy will be pruned to maintain vertical definition between the two species and their respective GREENSCREEN panels.

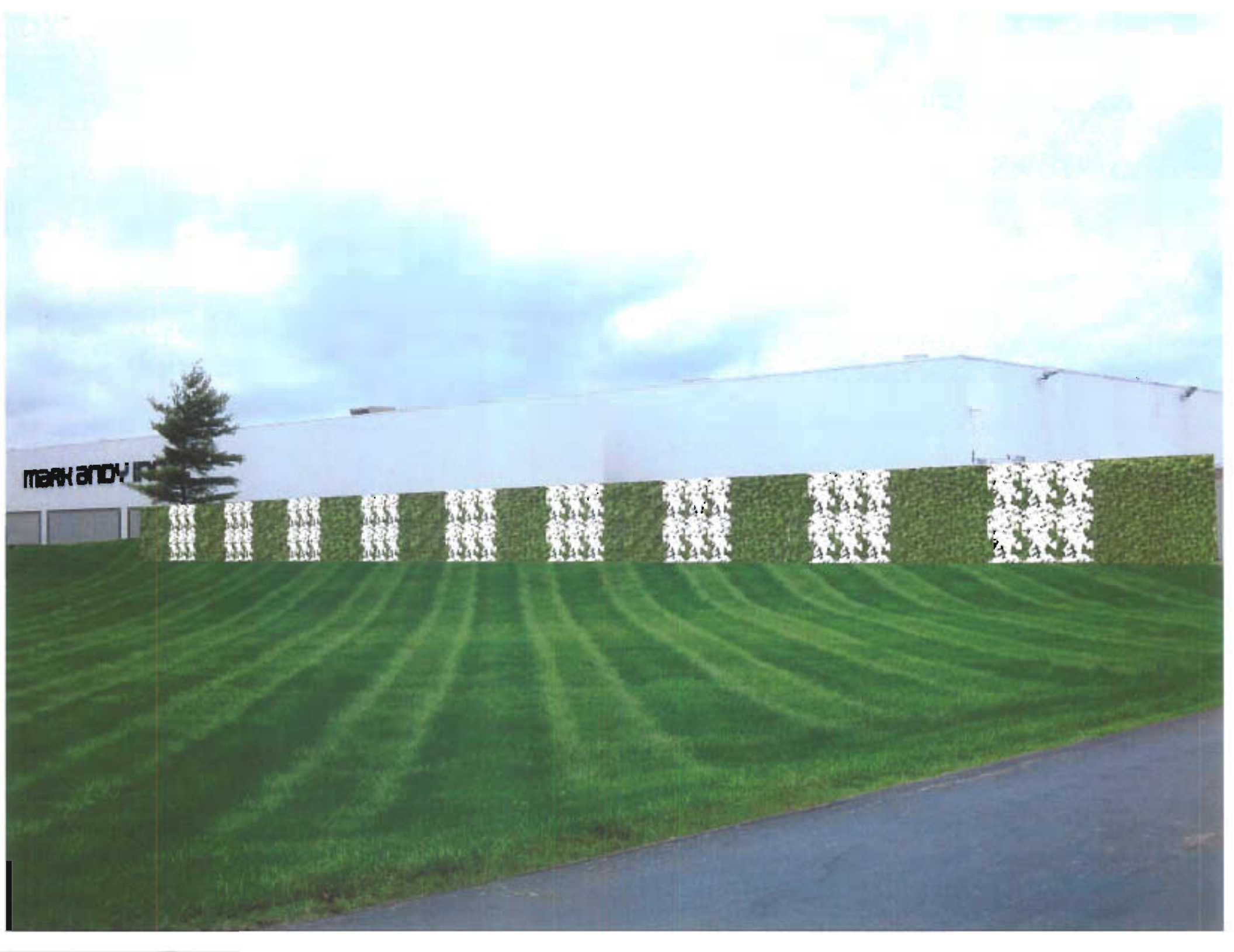


4 SITE SECTION
1/8" = 1'-0"



5 ENLARGED ELEVATION TYP.
1/2" = 1'-0"

NOTE: ALL QUANTITIES ARE ESTIMATES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO PLANTING. CONTACT US TO PROVIDE COMPLETE COVERAGE AND FUTURE OF ALL AREAS DETERMINED BY CONSTRUCTION ACTIVITIES.



mark and...

MARK ANDY IN

