



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: Site Development Section Plan

Meeting Date: September 30, 2009

From: Mara M. Perry, AICP

Senior Planner

Location: Spirit of St. Louis Corporate Center, Lots B1 and B2

Applicant: Stock and Associates on behalf of Duke Realty

Description: Spirit of St. Louis Corporate Center, Lots B1 & B2: A Site

Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 16.244 acre tract of land zoned "PC" Planned Commercial located south of Interstate 64/Highway 40 at the northeast corner of the intersection of Chesterfield Airport Road

and Spirit of St. Louis Boulevard.

PROPOSAL SUMMARY

Stock and Associates on behalf of Duke Realty Corporation has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The request is for two new four-story 120,000 square foot and 140,000 square foot buildings for office use. The exterior building materials will be comprised of painted architectural concrete tilt panels with reflective insulated glass in an aluminum storefront punched window system. The roof is proposed to be comprised of fully adhered EPDM Roofing. The development is currently zoned "PC" Planned Commercial District.

LAND USE AND ZONING HISTORY OF SUBJECT SITE

Prior to the incorporation of the City of Chesterfield this property was zoned "M-3" Planned Industrial by St. Louis County. The site was the location of the former St. Louis County Correctional Institution. The property was rezoned on March 19, 2007 to a "PC" Planned Commercial District via City of Chesterfield Ordinance 2342.

In May of 2007 both a Lot Split and a Boundary Adjustment Plat were approved for the property to adjust for land being transferred to a lot in an adjacent subdivision and to separate the land for two property owners. The Site Development Concept Plan for the property was approved by the Planning Commission in September of 2008 for a nine lot subdivision.

Land Use and Zoning of Surrounding Properties:

Direction	Land Use	Zoning
North	Highway 40-I 64	N/A
South	Office/ Warehouse- Crown Industrial Park	"M-3" Planned Industrial
East	Office/ Warehouse - Spirit 40 Park	"M-3" Planned Industrial
West	Vacant	"M-3" Planned Industrial



STAFF ANALYSIS

Zoning

The subject site is currently zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance Number 2342. This submittal was

reviewed against the requirements of Ordinance 2342 and all applicable Zoning Ordinance Requirements. The site adheres to the applicable Zoning Ordinance requirements, the site specific governing ordinance and the Architectural Review Board Guidelines.

Traffic/Access and Circulation

Access to the two lots within the development is being provided with three entrances off of Spirit Commerce Drive. Spirit Commerce Drive is a new internal roadway which bisects the development and connects to Chesterfield Airport Road and Spirit of St. Louis Boulevard. Access between the two lots is provided in multiple locations throughout the parking areas.

Open Space

The proposed Site Development Section Plan shows the two lots individually meeting the required 30 percent open space for the site. There are additional open space areas which are not counted towards the overall requirement that are proposed to be maintained by the owners of the property along the new Interstate 64 on-ramp.

Landscaping and Tree Preservation

During the Site Development Concept Plan approval for the site an application for Special Conditions and a Mitigation Plan was approved. A Landscape Plan which includes the required mitigation has been submitted and meets all the requirements of the City of Chesterfield Landscape and Tree Preservation Requirements. All trees shown on the landscape plan are included on the City's recommended tree list. The City's Arborist reviewed the landscape plan and had no additional comments.

As part of the Metropolitan Sewer District's new Water Quality requirements, three rain gardens are being proposed on the site. The plant types were reviewed against the recommended plant lists in the Landscape Guide for Stormwater Best Management Practice Design.

Architectural Review Board

The project was reviewed by the Architectural Review Board on April 16, 2009. The ARB voted unanimously to recommend approval of project to the Planning Commission with a vote of 4-0.

Lighting

The lighting plan has been reviewed and adheres to the City of Chesterfield's Lighting Ordinance requirements. There is no proposed architectural lighting for the buildings.

Parking

The proposed use on the site is office use and the parking requirement for office in this district is 4 spaces per 1000 square feet of gross floor area. The current proposal shows a required 480 parking spaces for Lot B1 and provided parking at 554 spaces. The current proposal also shows a required 520 parking spaces for Lot B2 and provided parking at 606 spaces. The parking provided is 115% of required for Lot B1 and 116% of required for Lot B2.

DEPARTMENTAL INPUT

Staff has reviewed the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations and has found the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and the site specific ordinance.

MOTION

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

- 1) "I move to approve (or deny) the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Spirit of St. Louis Corporate Center, Lots B1 & B2."
- 2) "I move to approve the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for Spirit of St. Louis Corporate Center, Lots B1 & B2 with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Cc: City Administrator

City Attorney

Department of Planning and Public Works

Attachments: Site Development Section Plan

Landscape Plan Lighting Plan

Architectural Elevations

- GENERAL NOTES:

 1. BOUNDARY AND TOPOGRAPHICAL SURVEY BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, MC, CASS OF BEARINGS. MISSOURI STATE PLANE, GRID NORTH)

 2. GRADING & STORM WATER PER THE CITY OF CHESTERFIELD, THE ST. LOUIS COUNTY

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- 3 WALLEY MASTER STORM WATER DEADLING E. PLAN AND AS DIRECTED BY CHESTERFIELD.

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 DIAMSCAPPIN MAY BE LOCATED WITHIN THE HIGH-WATER LIMITS OF THE VALLEY MASTER STORM WATER DEADLINGS.

 WITHIN THE DEVELOPMENT MILL NOT BE MAINTAINED BY THE CITY OF

- ON ALL OTHER LOTS. ANY RETAIL DEVELOPMENT ON ANY LOT SHALL NOT EXCEED TWO (2) STORIES IN HEIGHT.

 ALL PROPOSED MEROUS/SHEETS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, MODOT ALL GRADING MEROUS/SHEETS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, MOD AND CITY OF CHESTERFIELD STANDARDS.

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ABBREVIATIONS

- DEED BOOK - ELECTRIC

- FLOWLINE
- FEET
- FOUND
- GAS

- RIGHT-OF-WAY

R.C.P. - REINFORCED CONCRETE
SQL - SQUARE
T - TELEPHONE CABLE
V.C.P. - VETRIFIED CLAY PIPE
W - WATER
(86'W) - RIGHT-OF-WAY WIDTH

9

2 LB. STEEL CHANNEL SIGN POST

ACCESSIBLE PARKING SIGN

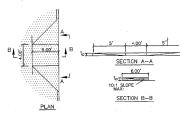
- GAS
- LOCATOR NUMBER
- MANHOLE
- NOW OR FORMERLY
- PLAT BOOK
- PAGE
- POLYVINYL CHLORIDE PIPE

- REINFORCED CONCRETE PIPE

LEGEND	
EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
PROPOSED SANITARY SEWERS	
PROPOSED STORM SEWERS	
EXISTING RIGHT-OF-WAY	
PROPOSED RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
NON-REINFORCED CONCRETE PAVEMENT	22.68
REINFORCED CONCRETE PAVEMENT	25.25
EXISTING SPOT ELEVATION	+ EX. S25.15
PROPOSED SPOT ELEVATION	<u> 520.10</u>
SWALE	
TO BE REMOVED	TOR
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	ULP.
BACK OF CURB	a.c.
FACE OF CURB	F.G.
TRASH ENCLOSURE	
LIGHT STANDARD	⇔ os o⊷∎
GAS MAIN	
WATER MAIN	
UNDERGROUND TELEPHONE	
FIRE HYDRANT POWER POLE	*
HAY BALE	123

TYPICAL STALL

HANDICAPPED STALL



HANDICAP RAMP DETAIL (n.t.s.)

ST. LOUIS COUNTY BENCHMARK

11-59: ELEV.=461.50 (U.S.G.S. - NGVD 1929 DATUM)
"U" ON BACK OF ROLLED CURB; 107' SOUTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 13 WEST OF THE CENTERLINE OF GODDARD AVENUE.

PROPERTY OWNER:



520 Marvville Centre Drive Suite 200 St. Louis, MO 63141 Phone: (314) 514-6700 Fax: (314) 514-6993



UTILITY NOTE:

SITE DEVELOPMENT SECTION PLAN

LOTS B1 AND B2 OF

A TRACT OF LAND BEING ADJUSTED LOT B OF "LOT SPLIT PLAT OF A TRACT OF LAND BEING PART OF LOT 5 OF RH STEVENS FARM" AS RECORDED IN PLAT BOOK 355 PAGE 330 CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI ZONED: P.C. (PLANNED COMMERCIAL)

SPIRIT OF ST. LOUIS CORPORATE CENTER

LOTS B1 and B2

CREVE

LOCATION MAP

SITE INFORMATION

= 16.244 Acres \pm

= 17V420047

= LACLEDE GAS

= AMEREN U.E.

= AT&T

= N/F DUKE REALTY LIMITED PARTNERSHIP

= 722 & 712 SPIRIT COMMERCE DRIVE

= METROPOLITAN ST. LOUIS SEWER DIST.

= MISSOURI AMERICAN WATER COMPANY

= "P.C." PLANNED COMMERCIAL

= MONARCH FIRE PROTECTION

= ROCKWOOD DISTRICT

= PAGE 20, GRID II-18

COUNTRY

SITE

SITE ACREAGE

SITE ADDRESS:

EXISTING ZONING

SCHOOL DISTRICT

SEWER DISTRICT

WATER SERVICE

ELECTRIC SERVICE

WUNNENBERG'S MAP

PHONE SERVICE

GAS SERVICE

FIRE DISTRICT

LOCATOR No.

OWNER

CHESTERFIELD

PROPERTY DESCRIPTION: LOT B1

A tract of land being part of Adjusted Lot B of "Boundary Adjustment Plat of a tract of land being part of Adjusted Lot B of "Lot Split Plat of a tract of land being part of Lot S of RH Skevens Farm" as recorded in Plat Book 355 Page 329 and Adjusted Lot 40 "Boundary Adjustment Plat of Lot 4 of Spirit 40 Plat & and Adjusted Lot 3 of the Boundary Adjustment Plat of Lot 4, and 3 of Spirit 40 Plat & as recorded in Plat Book 337, Page 230 of the St. Louis County, Missouri records and located in Plat Book 337, Page 330 of the St. Louis County, Missouri records and located in U.S. Survey 102, Township 45 Morth, Jameg-B Sat of the Filt Principal Meridian in the City of Chesterfield, St. Louis County, Missouri and being more particularly described as follows:

Beginning at the northwest comer of said Adjusted Lot B, being the intersection of the east right-of-way line of Spirit of St. Losis Boulevard and the south right-of-way line of Missouri Interstate Route 64; thence along said south right-of-way of Missouri Interstate Route 64; been 64 degrees 07 minutes 64 seconds East, 38.598 feet; themce leaving last said south right-of-way, South 65 degrees 51 minutes 10 seconds West, 239.21 feet; thence North 84 degrees 08 minutes 69 seconds West, 239.21 feet; thence North 84 degrees 08 minutes 69 seconds West, 23-45 feet; thence North 84 degrees 08 minutes 50 seconds West, 23-45 feet; thence North 84 degrees 08 minutes 50 seconds West, 23-45 feet; thence North 84 degrees 08 minutes 50 seconds West, 23-16 seconds West, 23-16 feet to point on the aftersaid cast right-of-way line of Spirit of St. Louis Boulevard, thence along last said east right-of-way the childwing courses and distances: North 14 degrees and the state of the sta

PROPERTY DESCRIPTION - St. Louis County to Duke Realty, LP

A tract of land being part of Lot 5 of "R.H. Stevens Farm" a subdivision according to the plat thereof recorded in Plat Book 7, Page 37 of the St. Louis County, Missouri Records, located in U.S. Survey 102, Township 45 North, Range 3 East of the 5th Principal Meridian and being more particularly described as follows:

and being more particularly described as follows:

Beginning at the southwest comer Asjusted Lot B of "Boundary Adjustment Plat of a Tract of Land being part of Adjusted Lot B of "Lot Spill Plat of a Tract of Land being part of Lot of R.A. Stevens Part in a Recorded in Plat Book 255, Page 329 and Adjusted Lot of of Adjustment Plat and a Recorded in Plat Book 255, Page 329 and Adjustment Plat Color Adjustment Plat of Lot 12, Lot al 30 of Spirit 40 Plat 8 Recorded in Plat Book 338, Page 329 are recorded in Plat Book 335, Page 329 of the above said records, said point also being on the east right of-way of Spirit of St. Louis Bookward (variable width), thence North 8 degrees 08 minutes 50 seconds East, 1440 Set; thence Profit to degrees 20 minutes 50 seconds East, 1440 Set; thence Profit to degrees 20 minutes 50 seconds East, 1440 Set; thence Profit to degrees 20 minutes 25 seconds East, 1440 Set; thence Profit to degrees 20 minutes 25 seconds East, 1440 Set; thence Profit to degrees 20 minutes 30 seconds East, 1440 Set; thence Profit to degrees 30 minutes 30 seconds East, 1440 Set; thence Profit to degrees 10 minutes 30 seconds East, 1440 Set; thence Profit to degrees 10 minutes 30 seconds East, 1440 Set; thence Profit to degrees 10 minutes 30 seconds East, 1440 Set; thence Profit to degrees 10 minutes 30 seconds West, 230.10 Set; south 07 degrees 40 minutes 34 seconds West, 230.10 Set; south 07 degrees 40 minutes 34 seconds West, 230.10 Set; south 07 degrees 40 minutes 34 seconds West, 230.10 Sequant Set, or 07 degrees 10 minutes 30 seconds West, 230.10 Sequant Set, or 07 degrees 10 minutes 30 seconds West, 230.10 Seconds East, 1440 Set; thence Profit to degrees 50 minutes 30 seconds West, 230.10 Seconds East, 1440 Set; then 07 degrees 10 minutes 30 seconds West, 230.10 Seconds East, 1440 Set; thence Profit to degrees 50 minutes 30 seconds West, 230.10 Seconds East, 1440 Set; thence Profit to 10 seconds East, 1440 Set; thence Profit to 10 seconds East, 1440 Set; thence Profit to 10 seconds East, 1440 Set; thence

PROPERTY DESCRIPTION: LOT B2

particularly described as follows:

Beginning at the northest corner of said Adjusted Lot B; thence along the east line of said Adjusted Lot B; thence along the east line of said Adjusted Lot B the following courses and distances: South 12 degrees 06 minutes 00 seconds East, 78.36 feet; North 77 degrees 54 minutes 00 seconds East, 78.36 feet; South 12 degrees 10 minutes 00 seconds East, 78.36 feet; South 12 degrees 10 minutes 00 seconds East, 78.36 feet; Described Adriport Rocal, 100 feet wisk, each report local to the most light of ways of Chesterfield Adriport Rocal, 100 feet wisk, menter leaving last mile call to most light of ways of Chesterfield Adriport Rocal, 100 feet wisk, each result with the call to most light of ways of Chesterfield Adriport Rocal, 100 feet wisk, each result in the call of most light of the call to make the call to most light of the call to make 100 feet, and 11 feet and 11 feet wisk of the call to make 100 feet, and 11 feet wisk of the 11 feet was 11 feet, and 11 feet wisk of 11 feet wisk of 11 feet, and 11 feet, thence 11 feet, thence 20 feet, the degrees 14 minutes 40 seconds East, a distance of 12 feet, thence 10 feet, thence 20 feet, thence 20 feet, and 20 feet, a

 $\frac{}{(\text{applicable subsection})} \frac{\text{"PC"- Planned Commercial}}{(\text{present zoning})} \text{ of the City of Chesterfield}$ orpiaceals subsection) (present zoning)
Ordinance No. 2342 , do hereby agree that sold property from
the date of recording this plan shall be developed only as shown
thereon, unless sold plan is amended by the Planning Commision,
or voided or vacated by order of the City of Chesterfield Council.

> DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership, d/b/a Duke Realty of Indiana Limited Partnership

By: Duke Realty Corporation, an Indiana

Senior Vice President St. Louis Operations

STATE OF MISSOURI

partnership, as said

Witness my hand and Notarial Seal this day of Notary Public

(Printed Signature)

CITY OF CHESTERFIELD, MISSOURI Planning and Development Services Director

By: City Clerk Ordinance No. 2342

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Development Section 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

Daniel Ehlmann, Missouri L.S. No. 2215



Neither SCI Engineering, Inc. (SCI) nor the undersigned has prepared any part of these plans. The signature and seal are intended to confirm our review and professional option that these plans and revisions, through the date given below, comply with the Geotechnical Report for the project, dated August 2007, and are

Conditions may vary from those encountered during the exploration or can change due to construction activities, weather, or other conditions. Therefore, SCI must be involved during the construction of this project to observe the actual subsurface conditions and implementation of our recommendations relative to construction encountered to the contractor. Construction means and methods shall be left to the Contractor.



Date: <u>S/14/09</u>



S.L.C. H&T M.S.D.-P NO. M.S.D. BASE MAP NO. 17V



SDSP-1 1 of 4 Shee

207-4217





1230 56780 P

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DEPT. OF PLANNING S. PUBLIC WORKS

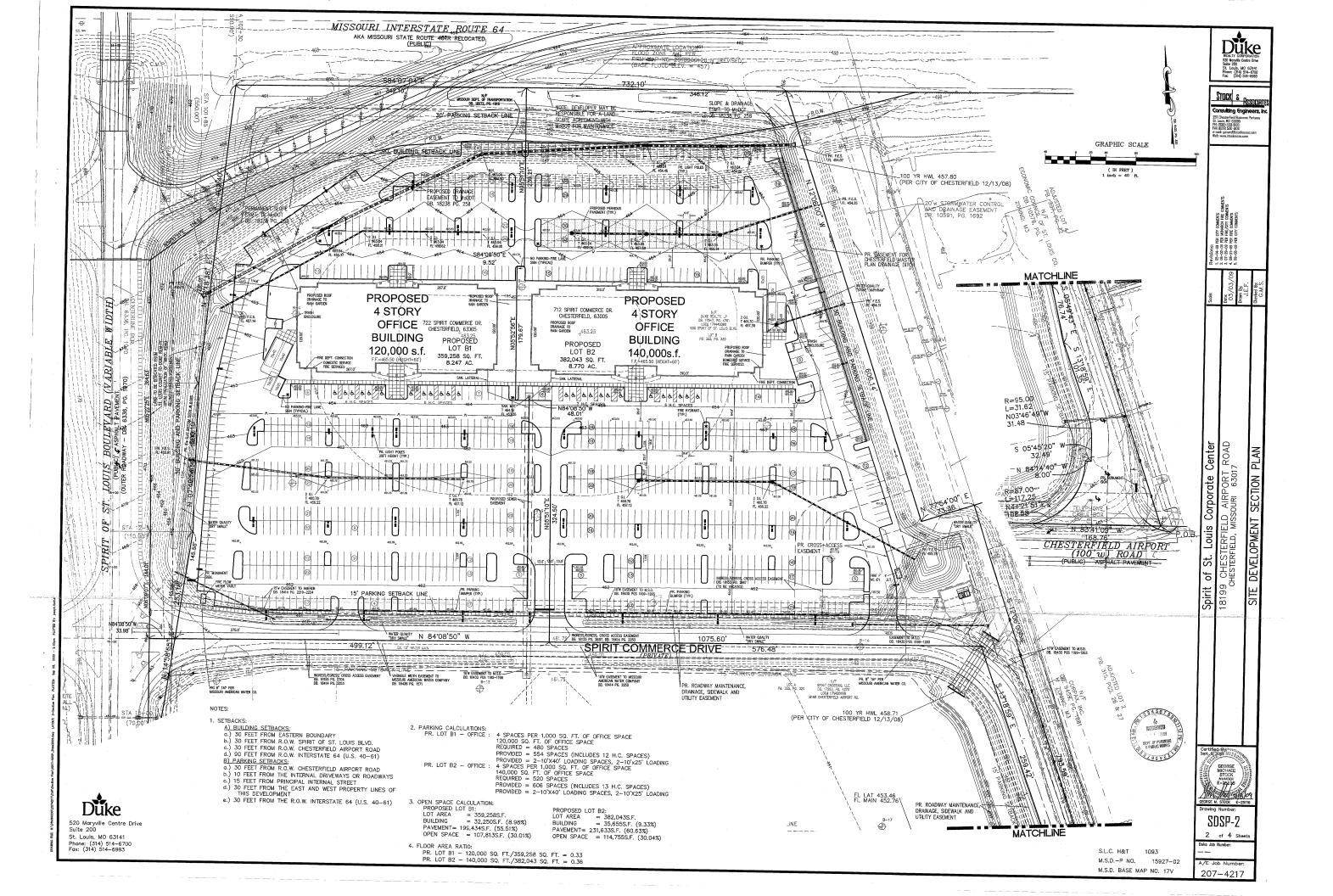


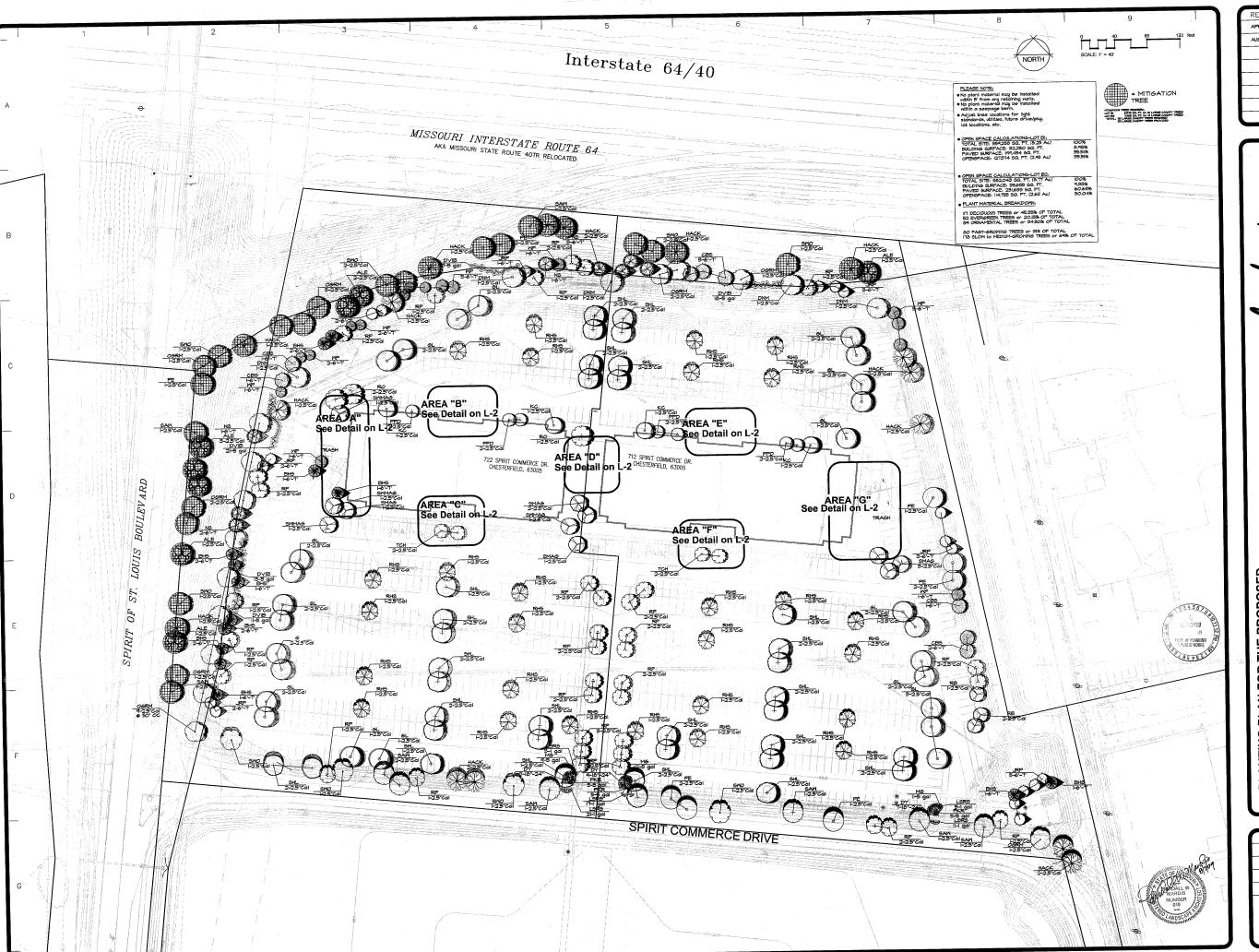


Důke

STOCK & ASSOCIATE

Consulting Engineers,







PLANTING PLAN FOR THE PROPOSED

Spirit Of St. Louis Corporate Center
712/722 SPIRIT COMMERCE DRIVE CHESTERFIELD, MISSOURI

DRAIN
R. MARDIS
CHECKED
RIMMOLB
DATE
MARCH 2, 2009
SCALE
1°40°-0°
JOB NO.
2004-107
9HEET

LANDSCAPE GUIDELINE SPECS:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor sha at all times protect all imaterials and work against injury to public.

 The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.

- be done.

 Inderground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call I-600-DIG-RTE).

 Plant material are to be planted in the same relationship to grade as was grown in pursery conditions. All planting beds shall be cultivated to 6° depth minimum and graded smooth immediately before planting. Planting relating to the planting beds shall be sufficiently as the planting of plants. Plant graundcover to within 12° of trunk of trees or shrube plantied within the area.
- shrubs planted within the area.

 It shall be the landscape contractor's responsibility to:

 A) Verify all existing and proposed features shown on the drawlings prior to commencement of work.

 B) Report all discrepancies found with regard to existing conditions or proposed assign to the landscape architect immediately for a decision.

 C) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.

- obtain the approved or to built as 1 epi seculative to landscape architect prior to installation.

 6) Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's proposal billing to verify all worthing the contractor of the proposal proposal transfer of the proposal transfer of the contractor of the landscape architect.

 7) Provide single-stem trees unless otherwise noted in plant schedule.

 8) All plant material shall comply with the recommendations and requirements of AMSI 2601 "American Standards for Nursery Stock".

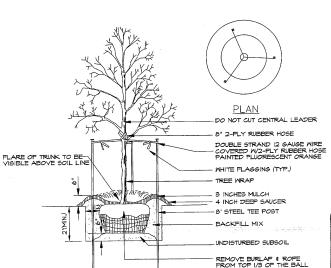
 9) It shall be the contractor's responsellity to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.

 (O) All blads are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning
- any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
- II.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

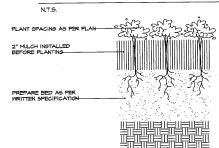
The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

- 1) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, moid, deleterious materials, etc.
 2) No plastic sheeting or filter fatric shall be placed beneath shredded bark mulch beds. Myraft fatric shall be used beneath all gravel mulch beds.
 3.) Edge all beds with spade-cut edge unless otherwise noted.



NOTE: USE SHREDDED BARK MULCH ONLY DECIDUOUS TREE PLANTING



PERENNIAL / ANNUAL PLANTING

MAINTENANCE:

- 1.) Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, peremials and annuals for a period of 12 months after acceptance.
 2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

5,

GRASSES MG DFG

- Topsoil mix for all proposed landscape plantings shall be five (5)
 parts well-drained screened organic topsoil to one (1) part
 Canadian sphagrum peat moss as per planting details. Roto-till
 topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content. Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1°), litter or any other extraneous or toxic material.
- toxic material.

 Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bank mulch.

MISC. MATERIAL:

- Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.

 Tree knap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

- 1UKr:

 1) All disturbed lawn areas to be seeded with a mixture of Turf-Tupe fescue (900% per acre) and bluegrass (16% per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of find acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.

 2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.

 3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.

 4.) All sod shall be placed a maximum of 24 hours after harvesting.

 5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

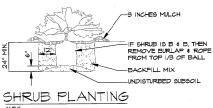
WARRANTY.

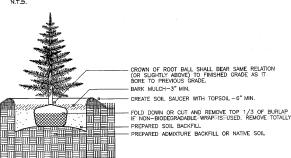
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- ICOM or the installed price.

 2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.

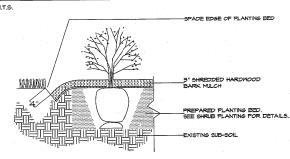
 3.) Only one replacement per tree or shrub shall be required at the end of the warrantly period, unless loss is due to failure to comply with warrantly.

 1. I am satisfilishment period will be in effect once the laws has been
- 4.) Lawn establishment period will be in effect once the lawn has been moved three times. Plant establishment period shall commence on the date of acceptance and IOO% completion.





EVERGREEN TREE PLANTING



SPADE-CUT EDGE DETAIL

PLANT SCHEDULE STY BOTANICAL/COMMON

Acer platanoides 'Deborah' / Deborah Nornay Maple
Acer platanoides 'Deborah' / Deborah Nornay Maple
Calitie occidentalie / Common Hackberry
Geltie occidentalie / Common Hackberry
Geltie occidentalie / Styline' / Styline' Locust
Guercus acutiselma / Savitach Oak
Guercus exitaci / Red Oak
Guercus nitra / Red Oak
Guercus nitra / Red Oak
Unitus Fronser / Fronser / Groenspire Littleleaf Linden
Unitus Pronser / Fronser Elm
Unitus Pronser / Fronser Elm SIZE 6'-7' 6'-7' 6'-7' 6'-7' GITY BOTANICAL/COMMON

4 Juniperus virginiana Burkili / Burkil Juniper

5 Picae dioles / Norway Spruce

14 Picae glauca densata / Black Hills Spruce

6 Picae grugens (Slauca' / Colorado Blue Spruce

10 Pinus densilifora / Japanese Red Pine

6 Pinus strobe / Pinite Pine Thres stroke / Ynthe Frie

Thres Stroke / Ynthe Frie

Thres Amelanchier x grandithora Robin Hill" / Robin Hill Serviceberry

Cercle candenies / Redoud

Corrus flortida rubra / Pink Flowering Degrecad

Crataeogue crusgall var, Inemies / Thorniess Cackspur Hawthorn

Magnolia X soulangians / Souser Magnolia

Horius servicia Skrowaran / Kvarazan cherry

Furus calleryana Redspire / Redspire Pear 5|ZE 25°Cal 25°Cal 25°Cal 25°Cal 25°Cal 25°Cal 25°Cal ANNUA S/FERENIALS GTY BOTANICAL/COMMON

ANNUA S/FERENIALS GTY

ARA

BOTANICAL/COMMON

Astille a fillpendulina (Coronation Gold' / Yarrow

Astille a rendall Deutschland' / Astille

FO-KKH

22 Echnacea purpurea Kim's Knee High' TM / Purple Coneriower

HRD

24 Hemerocalis Hayfal' Happy, Returns / Happy Returns Daujilly

BBIL

25 Lirlope muscari 'Big Blue' / Pig Blue Lirlope

V.L

16 Lirlope muscari 'Variegated tilly Turf

FEN

4 Pensemon digitalis Huskers Red / Husker Red Pensteman

1988 81 Perovskia darfpliatrial Little Sphe' TM / Little Spre Russlan Sage

LE

35 Stachye byzantina 'Silver Carpet' / Lamb's Ears

OTT BOTANICAL/COMMON

The Baptisla custralis / Blue Mild Indiga
Eshiacea pallida / Fale Purple Conetione
Hibiacus Isalocarpos / Rose Mallow
OM Monarda Fistulisad / Mild Bergamot
172 Filox paniculata / Meadow Filox
OR Aufbeckla subtomentos / Sweet Black-ey
Thalla dealbatic / Mild Comma
214 Thalla dealbatic / Mild Comma
Carrea / Solden Alexander 97 BOTANICAL/COMMON
92 Miscanthus sinensis 'Gracillimus' / Malden Grass
93 Miscanthus sinensis 'Gracillimus' / Malden Grass
94 Miscanthus sinensis 'Gracillimus' / Dwarf Fountain Gras <u>5|ZE</u> 5 gal 5 gal

GTY BOTANICAL/COMMON

IO Rosa hybrids 'Double Knockout' / Double Knockout Rose

IS Rosa hybrids 'Pink Knockout' / Pink Knockout Rose SIZE RAIN GARDEN OTY BOTANICAL/COMMON 243 Carex crinita / Fringed Sedge Plug @ 18" oc Plug @ 18" oc 214 Carex grayl / Morning Star Sedge

> 298 Carex vuipinoidea / Brown Fox Sedge Plug & 12" oc 62 Juncus effusus / Soft Rush Plug @ 18" 00

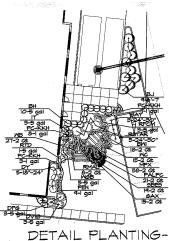
94 Scirpus atrovirens / Great Green Bulrush

DETAIL PLANTING-

DETAIL PLANTING-

AREA "F" SCALE: |"=20'-0"

AREA "E" SCALE: 1"=20'-0"



AREA "G"

Plug \$ 18" oc

SEE OVERALL PLAN FOR LANDSCAPING THESE AREAS CLE 5-5 gal DETAIL PLANTING-AREA "A" SCALE: 1"=20'-0" 20-5 gal BBL 13-1 gal \ 5-5 gal 3-5 gal DETAIL PLANTING-AREA "B" SCALE: I"=20'-0" DETAIL PLANTING-AREA "C"

DETAIL PLANTING-

AREA "D'

SCALE: I"=20'-0

9-24"-30"

REVISIONS B'

APRIL 14, 2009 AUGUST 5, 2009

(636) 428-12 (636) 428-12 (636) 428-43

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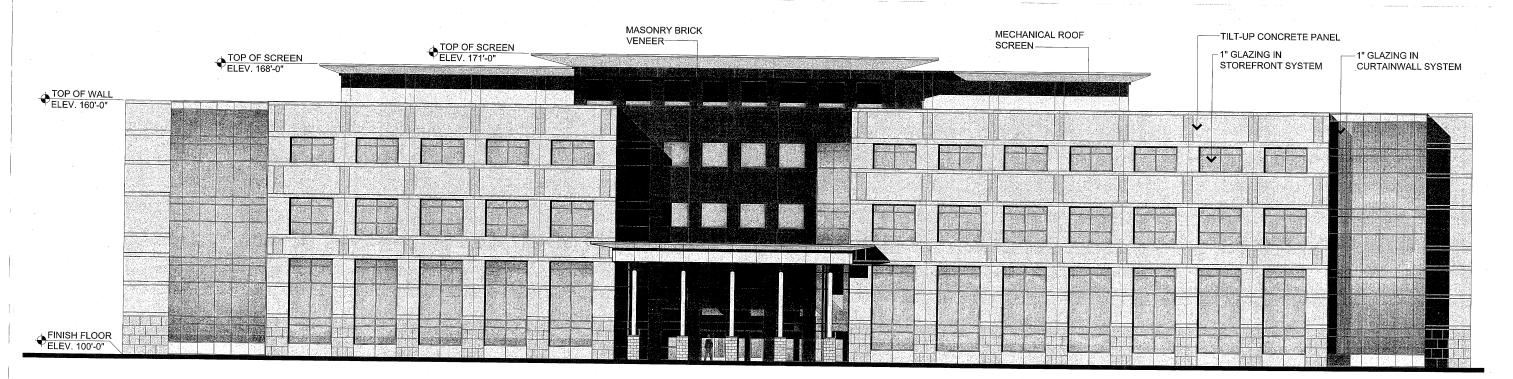
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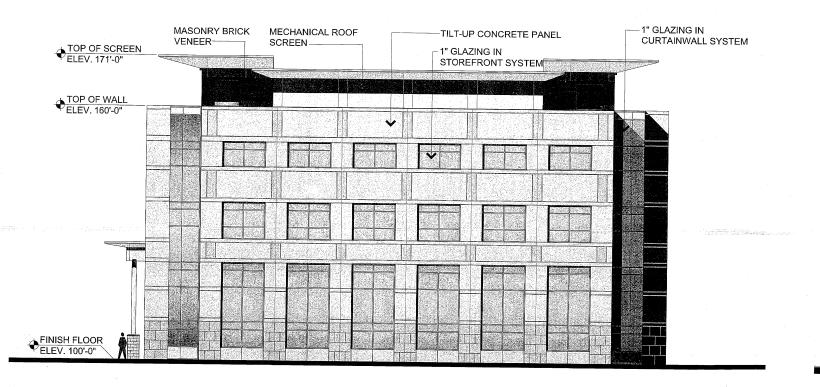
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DATE MARCH 2, 2009 SCALE |"=20'-0" JOB No. 2009-101 SHEET



NORTH & SOUTH ELEVATION 712 SPIRIT COMMERCE DRIVE

SCALE: 1/8" = 1'-0'



TOP OF WALL
ELEV. = 106'-0"

EAST & WEST ELEVATION
712 SPIRIT COMMERCE DRIVE
SCALE: 1/8" = 1'-0"

TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"

⁻6' TALL DOG-EAR SIGHT PROOF CEDAR GATE

TO MATCH BUILDING

PAINTED ACCENT TO MATCH BUILDING

PAINTED CONCRETE PANEL

207070.02 - 04.01.2009

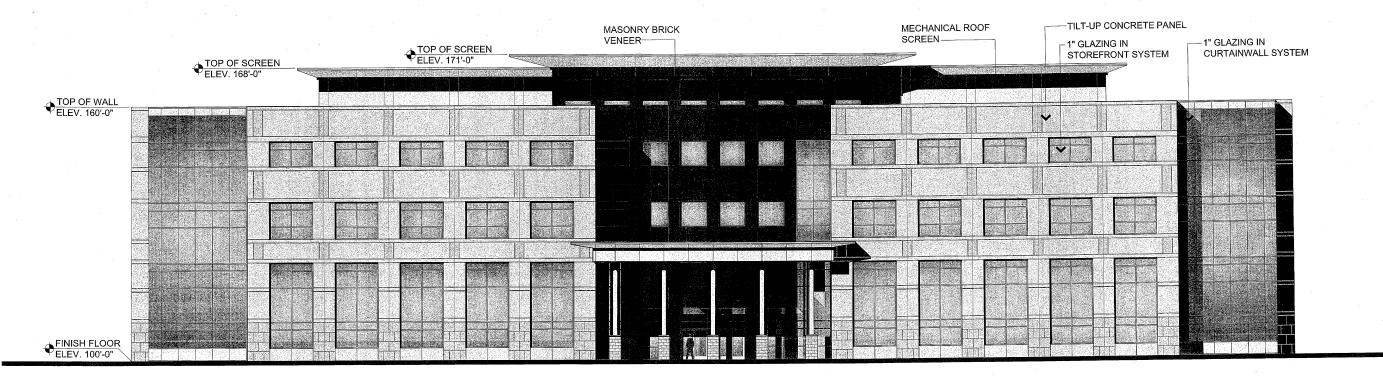
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DEPT. OF PLANTING SUBLIC WORKS

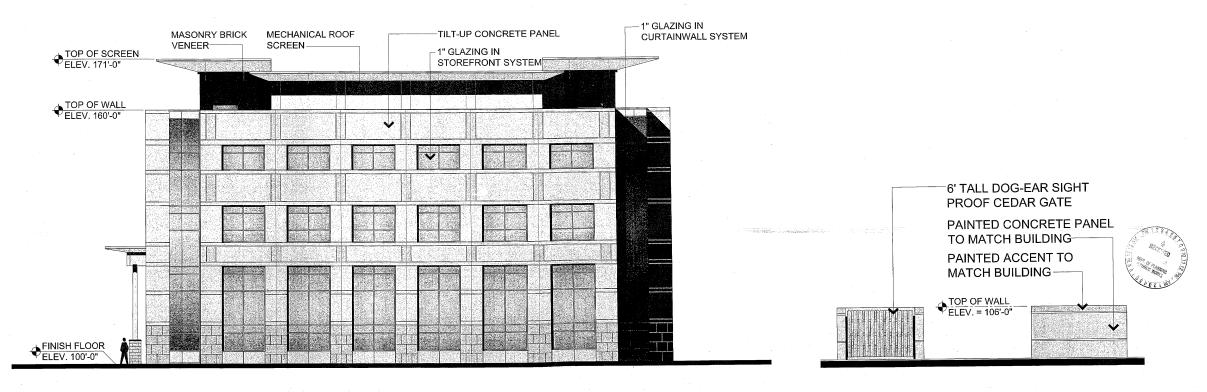


Spirit of Saint Louis Corporate Center Chesterfield, Missouri





NORTH & SOUTH ELEVATION 722 SPIRIT COMMERCE DRIVE



EAST & WEST ELEVATION 722 SPIRIT COMMERCE DRIVE SCALE: 1/8" = 1'-0"

TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"

207070.02 - 04.01.2009



Spirit of Saint Louis Corporate Center Chesterfield, Missouri

ACI BOLAND

