



II.A.

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

December 11, 2008

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway
Chesterfield, Missouri 63017

RE: **Edison Crossing Lot B:** A Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for an 11.381 acre tract of land zoned "PC" Planned Commercial District located at 162 Long Road, at the southeast corner of Edison Avenue and Long Road.

Dear Board Members:

Gray Design Group has submitted, on behalf of Edison Crossing, a Site Development Section Plan, Landscape Plan, Architectural Elevations, and Architect's Statement of Design for the above referenced property. The Department of Planning and Public Works has reviewed their request and submits the following report:

Submittal Information

The request is for a 19,864 square foot new building, located on an 11.381 acre parcel zoned "PC" Planned Commercial District. The parcel is governed by the terms and conditions of City of Chesterfield Ordinance Number 2448. The use of the new construction will be retail and restaurant. Exterior building materials are proposed to be brick, split-face block, and stucco. The proposed roof material is architectural shingles. Proposed screening materials will match the materials of the main structure. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

Department Input

The project was reviewed for compliance with the City of Chesterfield Design Guidelines, and is under review for compliance with City of Chesterfield Ordinance 2448. Landscape is being addressed through site plan review for adherence to City of Chesterfield Tree Manual. Lighting is being addressed through site plan review for adherence to the Lighting Ordinance. Signage is not reviewed during this part of the process. Signage will be reviewed via a separate sign package to be reviewed by the Planning Commission.

Action Requested

The Department of Planning and Public Works requests action by the Architectural Review Board of the information presented.

Respectfully submitted,

Respectfully submitted,



Kristian Corbin
Project Planner

Annissa McCaskill-Clay, AICP
Lead Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name:

Date of Review:

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	X		
B. Vegetation			Landscaping is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	X		
E. Pedestrian Orientation	X		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	NA		
B. Multiple-Family Architecture	NA		
III. Non-residential Structures:			
A. General	X		
B. Building Equipment Service	X		
C. Fast Food Restaurant Guidelines	NA		
D. Auto Service Station Guidelines	NA		
E. Shopping Center Guidelines	X		
F. Chesterfield Valley Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design			Landscape is being addressed through site plan review adherence to the City of Chesterfield Tree Manual.
CHAPTER FOUR: Miscellaneous			
A. Signage			Not submitted for approval at this time.
B. Lighting			Lighting is being addressed through site plan review for proper light levels. Architectural lighting has not been submitted for review.
C. Utilities	X		
D. Stormwater Drainage	X		
E. Energy Conservation	X		
F. Screening (Fences & Walls)	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.

Form revised: October 2001
 January 2002



ARCHITECTURAL REVIEW BOARD

Architectural Review Submittal Checklist

Plans shall be submitted no larger than 11 X 17. If necessary, plant schedules and other notes may be submitted on separate pages. All exhibits shall be scaled and legible.

This checklist must be included in the packet of material submitted to be reviewed.

- Color site plan with contours, site location map, and identification of adjacent uses.
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Large exterior material samples. *
- Photos' reflecting all views of adjacent uses and sites.
- Details for screening, retaining walls, etc. *
- Section plans highlighting any building off-sets, etc.
- Architect's statement that clearly identifies how each item in Design Guidelines has been addressed.
- Landscape plan.
- Any other exhibits which would aid understanding of design proposal.
- Governing ordinance requirements.

* Denotes that item will be brought to meeting by the petitioner



ARCHITECTURAL REVIEW BOARD Project Statistics Application

Project Title: Edison Crossing

Developer: Holthaus Realty & Development

Architect Gray Design Group **Engineer** Clayton Engineering

Location: 162 Long Road Chesterfield, Missouri

PROJECT STATISTICS:

Size of site (in acres): 11.381 acres **Total Square Footage:** 19,864 s.f. **Building Height:** 27'

Proposed Usage: Inline Retail Center

Exterior Building Materials: Brick, Split face Block, EIFS

Construction Type: IIB Non-combustible

Roof Material & Design: Architectural Asphalt Shingles, Low slope Single Ply Membrane

Screening Material & Design: Extended rear parapets for RTUs and Split-face Block for Trash Enclosure

Landscape Guidelines: X Commercial Institutional X Valley Residential

Building Setbacks: 50' Front 10' Side 25' Rear 45' Max Bldg Ht. NA Min. Lot Req.

Description of art or architecturally significant features (if any): _____

ADDITIONAL PROJECT INFORMATION:

We are in the process of granting an easement to the City of Chesterfield for a Monarch Levee Trailhead parking lot. We will enter an agreement with the City for shared parking. We are also strongly considering a pedestrian bridge across the storm water "moat" that would allow for direct access to the back of the bicycle shop tenant that we will have in the building. We are also considering an overhead door on the rear of the bicycle shop, where the pedestrian bridge will meet the building, which will allow for an open-air feeling to the bike shop, with the intention of a "connected feel" to the Levee trail system

G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1of1

G/Planning/ARB/Arch. Review Book/Project Statistics App.



EDISON CROSSING
Chesterfield, Missouri

EHR

ED HOLTHAUS REALTY, INC.

November 21, 2008

gray

Edison Crossing

162 Long Road

Chesterfield, Missouri

Project Number: #27107071.00

Date: November 25, 2008

Architect's Statement

Chapter One- Site Layout

Physical Features

Existing topography remains virtually unchanged. The site is relatively flat therefore topography does not become a factor for screening, buffering or as a transition of uses and developments. The site is an open field so no trees or other natural features are available to preserve. Very little grading is required to achieve our building pad for the building. The topography blends naturally with adjacent developments. Only a minor masonry block retaining wall is required along the rear access drive for this development.

Vegetation

The attached landscape plan outlines all proposed new vegetation. The landscaping will connect building and site, while providing a buffer between the proposed addition and existing surroundings.

Site Relationship of Design

The size, design, and orientation of the building is in concert with the existing terrain, existing buildings, and the surrounding area. Generous areas of green space surround the building and enhance the daily experience of the people who will work and shop there. The design of the building does not impair or interfere with the development or enjoyment of other properties within the area. This project shares similar land uses with its adjacent properties. There are no negative impacts such as traffic, parking, circulation and safety issues, light and glare, noise, odors, dust control or security concerns. Loading areas are oriented away from the public ways of Long Road and Edison Avenue and are generally not visible. This retail center is a stand-alone facility so continuity issues with phased projects are not applicable here.

Pedestrian and Vehicular Circulation

Circulation patterns are safe, obvious and simple. Most sidewalks are extended out to the end of parking stalls at points of entry to discourage shortcutting through landscape areas by pedestrians. All parking areas are surrounded by landscaped planting areas. Access, general circulation, separation of pedestrian and vehicular traffic and design of parking areas are safe and convenient and do not detract from the design of the building and adjacent properties. The future lot adjacent to this site will eventually share the same curb cut and access point off of Edison Avenue. There is not a landscaped separation of parking areas and buildings due to the direct pedestrian oriented design of in-line retail centers. A bicycle bridge will be provided to connect this development to the nearby bicycle trail.

Pedestrian Orientation

A new 6' wide concrete sidewalk is planned along Chesterfield Airport Road. Large areas of glass along the building frontage allows for direct visual interaction between passing pedestrian traffic and activity inside. Outdoor dining will be encouraged for potential tenants of the facility.

Chapter Two- Buildings

General Architectural Guidelines

The buildings are not boxy, unadorned, or under articulated. Mansard roofs, extended overhangs, arched and recessed entrances, and material changes contribute to highly articulated facades.

Scale

The buildings are consistent in scale to other structures in the area. No transition in scale is required from a neighboring development. Wall insets, offsets and projections help achieve a sense of human scale.

Design

The buildings are not stylized for advertising or self-promotion and no corporate or franchise design elements are employed. All elevations received comparable design consideration as the primary elevation along Edison Avenue. Harmony and continuity of design is achieved in the materials, number of materials, architectural form and detailing. All roof top equipment is screened by parapets and mansard roofs. Long overhangs offer entrances protection from the elements and create a sense of entry for the structure.

Relation to Adjacent Development

The architectural design of the building is compatible with the developing character of the neighboring area. The building shares elements of building style, form, size, color and materials with surrounding properties. The exterior finish materials are compatible with the neighborhood and reinforce the visual character of the surrounding environment. The colors do not compete for attention and are consistent with other colors found in the area.

Materials and Colors

The building consists of a warm blend of brick, split-face block, stucco, and architectural shingles. This type of construction is very common in the immediate area. Colors consist of all earth tones and are subdued. Glass is clear and not reflective. Moss green aluminum frames provide crisp lines that define windows and entrances. Color changes only occur at changes in plane or at reveals and no colors transition at outside corners. The design has a sense of overall architectural continuity. Soffits will be finished in materials compatible with adjacent finishes.

Non-residential Architecture

General

Rear and side facades are designed with similar detailing and are compatible with the principal facades of the building. All elevations of the building are included in this packet for review. Widened sidewalks in specific areas serve as patio space for future outdoor dining and seating. Open pergolas will also help define these areas. The

elevations are relieved by changes in plane or wall direction providing strong shadows and visual interest.

Building Equipment and Service

Access for service vehicles, trash collection and storage areas are located at the rear of the building away from Long Road and Edison Avenue. Building equipment and utilities are located to minimize visual impact on public streets, surface parking lots and neighboring properties. Utility meters are located in screened or loading areas.

Fast Food Restaurant Guidelines

Not Applicable

Auto Service Station Guidelines

Not Applicable

Shopping Center Guidelines

Items within this section tend to be geared toward “Big box” retail planning and anything that may pertain to a small scale retail center are sufficiently addressed in other sections of the Chesterfield Design Guidelines.

Chesterfield Valley Guidelines - General Guidelines for Chesterfield Valley

Our primary facades are to the North and West (facing Edison Avenue) and they convey an image of a high quality commercial facility. All site lighting will be provided with metal halide lamps, flat lenses, and heights not greater than 30 feet. Any new signage will comply with the requirements of the Chesterfield Zoning Ordinance. No outdoor storage, parking of equipment, trucks, trash storage, or loading is visible from Highway

40. We propose a 6' wide sidewalk meeting ADA requirements to facilitate pedestrian movements between all developments. All new on-site utilities will be installed underground. We meet the open space requirements of our specific amended zoning ordinance. Our landscaping meets or exceeds the requirements within Chesterfield Valley.

Chapter Three- Landscape Design

The plant materials are of a uniform theme and help to soften views, direct pedestrian/vehicular traffic and provide shade in parking areas. A variety of plant types and sizes are provided within the parking lot, near the building and in the streetscape. The varieties were selected with wind conditions, salt spray, snow removal and plowing and pedestrian safety in mind. Care was given to provide seasonal interest. Eventual mature size and use of the plant material specified to complement the site were also given consideration.

The overall landscape plan enhances the architecture of the building through use of color and texture, while, at the same time, gives a landscape that is pleasing to adjacent properties, arriving customers and the employees working on-site. Substantial buffer planting was provided where necessary so as to screen objectionable views. This is especially true where trash dumpsters are located.

All landscape material is provided protection via curbing and are set back far enough from the curbs to avoid damage from overhanging bumpers. The shrubs and trees are massed to achieve strong focal points and the plant materials were selected to avoid clutter throughout the overall center. The landscape planting areas take full advantage to minimize the amount of paving and maximize the opportunities for landscape and turf beds.

The trash dumpsters are properly screened with masonry walls in addition to landscaping. Important attention has been given to not only the initial size and scale of the plant material but to the eventual height and spread of all plant material. The shrubs and trees have been selected to complement the scale of the buildings and have been spaced such that excessive trimming and eventual removal will not be necessary.

An automatic irrigation system will be designed with the objective being to avoid overspray, dry locations and conflicts with parked cars and or pedestrians. The plan will attempt to make good use of our water resources.

Additionally, the landscape materials are selected from the plant list of trees approved for Chesterfield Valley. It is our intent to provide landscape material choices that will thrive in the soils and microclimate of this area.

Chapter Four- Miscellaneous

Signage

As this is a shell building, future tenant signage will be submitted for review and approval at a later date. Any signage shown in our presentation documents is for general design intent only. All future signage will comply with Chesterfield's requirements.

Lighting

The site plan prepared by the Civil Engineer indicates the lighting layout and light standards to be used. The lighting design will be consistent with the required Chesterfield criteria. See the attached photometric plan for additional information.

Utilities

All incoming utilities will meet the required design criteria.

Stormwater Drainage

Stormwater drainage will be provided as per Chesterfield Master Plan as indicated on the site plan prepared by the Civil Engineer.

Energy Conservation

The design of the structure provides an energy efficient environment in accordance with all current standards and building regulations.

Screening (Fences and Walls)

The design and construction of the trash enclosure will be in keeping with the material and design elements of the main structure. All other service items will be screened or hidden from public view in an appropriate manner. No special site fencing is to be included in this project.



IMAGE "A"
VIEW EAST



IMAGE "B"
VIEW NORTHEAST

EHR

ED HOLTHAUS REALTY, INC.

EDISON CROSSING
Chesterfield, Missouri

November 25, 2008
gray



IMAGE "C"
VIEW NORTH



IMAGE "D"
VIEW NORTHWEST



IMAGE "E"
VIEW WEST



IMAGE "F"
VIEW SOUTHWEST



IMAGE "G"
VIEW SOUTH



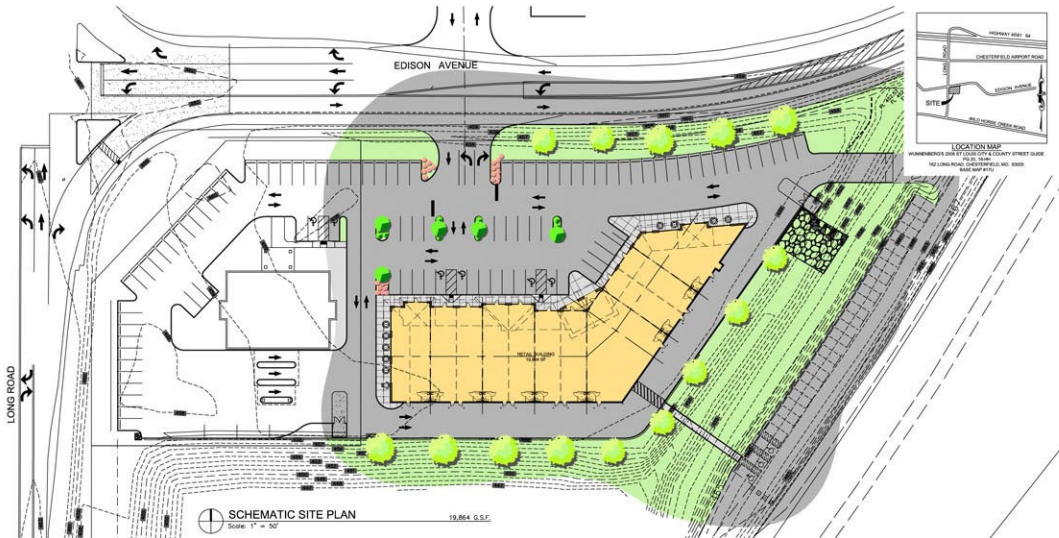
IMAGE "H"
VIEW SOUTHEAST

EHR

ED HOLTHAUS REALTY, INC.

EDISON CROSSING
Chesterfield, Missouri

November 25, 2008
gray





NORTH ELEVATION

SCALE: 1" = 30'



WEST ELEVATION

SCALE: 1" = 30'



SOUTH ELEVATION

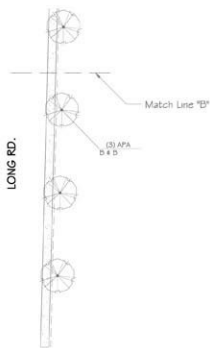
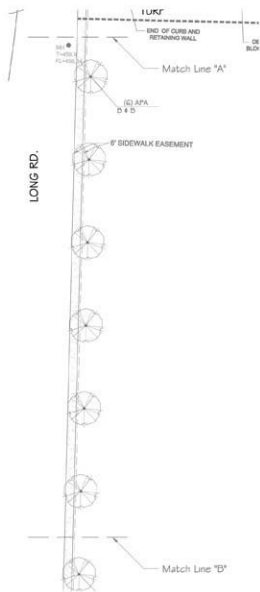
SCALE: 1" = 30'



EHR
ED HOLTHAUS REALTY, INC.

EDISON CROSSING
Chesterfield, Missouri

November 20, 2008
gray
AECOM ASSOCIATES



NU ZONING

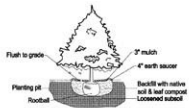
NOTES:

1. Spade edges all landscape trees adjacent to lawn areas as specified.
2. Fertilize all landscape trees with Dapler® 4-1-1 Bone or equivalent equal.
3. Amend native soil backfill with 2" leaf compost. Incorporate thoroughly into native soil.
4. All landscaped areas to be irrigated.
5. Water quality areas to be designed per MSD specifications on building plans.

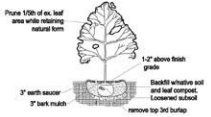
LANDSCAPE CONCEPT PLAN

PLANT SCHEDULE

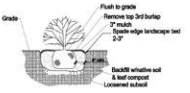
SYMBOL	QUANTITY	SYMBOL	PLANT NAME	COMMON NAME	PLANT SIZE	PLANT TYPE
1001	1	1001	Japanese Maple	Japanese Maple	12" x 12"	Tree
1002	1	1002	Japanese Maple	Japanese Maple	12" x 12"	Tree
1003	1	1003	Japanese Maple	Japanese Maple	12" x 12"	Tree
1004	1	1004	Japanese Maple	Japanese Maple	12" x 12"	Tree
1005	1	1005	Japanese Maple	Japanese Maple	12" x 12"	Tree
1006	1	1006	Japanese Maple	Japanese Maple	12" x 12"	Tree
1007	1	1007	Japanese Maple	Japanese Maple	12" x 12"	Tree
1008	1	1008	Japanese Maple	Japanese Maple	12" x 12"	Tree
1009	1	1009	Japanese Maple	Japanese Maple	12" x 12"	Tree
1010	1	1010	Japanese Maple	Japanese Maple	12" x 12"	Tree
1011	1	1011	Japanese Maple	Japanese Maple	12" x 12"	Tree
1012	1	1012	Japanese Maple	Japanese Maple	12" x 12"	Tree
1013	1	1013	Japanese Maple	Japanese Maple	12" x 12"	Tree
1014	1	1014	Japanese Maple	Japanese Maple	12" x 12"	Tree
1015	1	1015	Japanese Maple	Japanese Maple	12" x 12"	Tree
1016	1	1016	Japanese Maple	Japanese Maple	12" x 12"	Tree
1017	1	1017	Japanese Maple	Japanese Maple	12" x 12"	Tree
1018	1	1018	Japanese Maple	Japanese Maple	12" x 12"	Tree
1019	1	1019	Japanese Maple	Japanese Maple	12" x 12"	Tree
1020	1	1020	Japanese Maple	Japanese Maple	12" x 12"	Tree
1021	1	1021	Japanese Maple	Japanese Maple	12" x 12"	Tree
1022	1	1022	Japanese Maple	Japanese Maple	12" x 12"	Tree
1023	1	1023	Japanese Maple	Japanese Maple	12" x 12"	Tree
1024	1	1024	Japanese Maple	Japanese Maple	12" x 12"	Tree
1025	1	1025	Japanese Maple	Japanese Maple	12" x 12"	Tree
1026	1	1026	Japanese Maple	Japanese Maple	12" x 12"	Tree
1027	1	1027	Japanese Maple	Japanese Maple	12" x 12"	Tree
1028	1	1028	Japanese Maple	Japanese Maple	12" x 12"	Tree
1029	1	1029	Japanese Maple	Japanese Maple	12" x 12"	Tree
1030	1	1030	Japanese Maple	Japanese Maple	12" x 12"	Tree
1031	1	1031	Japanese Maple	Japanese Maple	12" x 12"	Tree
1032	1	1032	Japanese Maple	Japanese Maple	12" x 12"	Tree
1033	1	1033	Japanese Maple	Japanese Maple	12" x 12"	Tree
1034	1	1034	Japanese Maple	Japanese Maple	12" x 12"	Tree
1035	1	1035	Japanese Maple	Japanese Maple	12" x 12"	Tree
1036	1	1036	Japanese Maple	Japanese Maple	12" x 12"	Tree
1037	1	1037	Japanese Maple	Japanese Maple	12" x 12"	Tree
1038	1	1038	Japanese Maple	Japanese Maple	12" x 12"	Tree
1039	1	1039	Japanese Maple	Japanese Maple	12" x 12"	Tree
1040	1	1040	Japanese Maple	Japanese Maple	12" x 12"	Tree
1041	1	1041	Japanese Maple	Japanese Maple	12" x 12"	Tree
1042	1	1042	Japanese Maple	Japanese Maple	12" x 12"	Tree
1043	1	1043	Japanese Maple	Japanese Maple	12" x 12"	Tree
1044	1	1044	Japanese Maple	Japanese Maple	12" x 12"	Tree
1045	1	1045	Japanese Maple	Japanese Maple	12" x 12"	Tree
1046	1	1046	Japanese Maple	Japanese Maple	12" x 12"	Tree
1047	1	1047	Japanese Maple	Japanese Maple	12" x 12"	Tree
1048	1	1048	Japanese Maple	Japanese Maple	12" x 12"	Tree
1049	1	1049	Japanese Maple	Japanese Maple	12" x 12"	Tree
1050	1	1050	Japanese Maple	Japanese Maple	12" x 12"	Tree
1051	1	1051	Japanese Maple	Japanese Maple	12" x 12"	Tree
1052	1	1052	Japanese Maple	Japanese Maple	12" x 12"	Tree
1053	1	1053	Japanese Maple	Japanese Maple	12" x 12"	Tree
1054	1	1054	Japanese Maple	Japanese Maple	12" x 12"	Tree
1055	1	1055	Japanese Maple	Japanese Maple	12" x 12"	Tree
1056	1	1056	Japanese Maple	Japanese Maple	12" x 12"	Tree
1057	1	1057	Japanese Maple	Japanese Maple	12" x 12"	Tree
1058	1	1058	Japanese Maple	Japanese Maple	12" x 12"	Tree
1059	1	1059	Japanese Maple	Japanese Maple	12" x 12"	Tree
1060	1	1060	Japanese Maple	Japanese Maple	12" x 12"	Tree
1061	1	1061	Japanese Maple	Japanese Maple	12" x 12"	Tree
1062	1	1062	Japanese Maple	Japanese Maple	12" x 12"	Tree
1063	1	1063	Japanese Maple	Japanese Maple	12" x 12"	Tree
1064	1	1064	Japanese Maple	Japanese Maple	12" x 12"	Tree
1065	1	1065	Japanese Maple	Japanese Maple	12" x 12"	Tree
1066	1	1066	Japanese Maple	Japanese Maple	12" x 12"	Tree
1067	1	1067	Japanese Maple	Japanese Maple	12" x 12"	Tree
1068	1	1068	Japanese Maple	Japanese Maple	12" x 12"	Tree
1069	1	1069	Japanese Maple	Japanese Maple	12" x 12"	Tree
1070	1	1070	Japanese Maple	Japanese Maple	12" x 12"	Tree
1071	1	1071	Japanese Maple	Japanese Maple	12" x 12"	Tree
1072	1	1072	Japanese Maple	Japanese Maple	12" x 12"	Tree
1073	1	1073	Japanese Maple	Japanese Maple	12" x 12"	Tree
1074	1	1074	Japanese Maple	Japanese Maple	12" x 12"	Tree
1075	1	1075	Japanese Maple	Japanese Maple	12" x 12"	Tree
1076	1	1076	Japanese Maple	Japanese Maple	12" x 12"	Tree
1077	1	1077	Japanese Maple	Japanese Maple	12" x 12"	Tree
1078	1	1078	Japanese Maple	Japanese Maple	12" x 12"	Tree
1079	1	1079	Japanese Maple	Japanese Maple	12" x 12"	Tree
1080	1	1080	Japanese Maple	Japanese Maple	12" x 12"	Tree
1081	1	1081	Japanese Maple	Japanese Maple	12" x 12"	Tree
1082	1	1082	Japanese Maple	Japanese Maple	12" x 12"	Tree
1083	1	1083	Japanese Maple	Japanese Maple	12" x 12"	Tree
1084	1	1084	Japanese Maple	Japanese Maple	12" x 12"	Tree
1085	1	1085	Japanese Maple	Japanese Maple	12" x 12"	Tree
1086	1	1086	Japanese Maple	Japanese Maple	12" x 12"	Tree
1087	1	1087	Japanese Maple	Japanese Maple	12" x 12"	Tree
1088	1	1088	Japanese Maple	Japanese Maple	12" x 12"	Tree
1089	1	1089	Japanese Maple	Japanese Maple	12" x 12"	Tree
1090	1	1090	Japanese Maple	Japanese Maple	12" x 12"	Tree
1091	1	1091	Japanese Maple	Japanese Maple	12" x 12"	Tree
1092	1	1092	Japanese Maple	Japanese Maple	12" x 12"	Tree
1093	1	1093	Japanese Maple	Japanese Maple	12" x 12"	Tree
1094	1	1094	Japanese Maple	Japanese Maple	12" x 12"	Tree
1095	1	1095	Japanese Maple	Japanese Maple	12" x 12"	Tree
1096	1	1096	Japanese Maple	Japanese Maple	12" x 12"	Tree
1097	1	1097	Japanese Maple	Japanese Maple	12" x 12"	Tree
1098	1	1098	Japanese Maple	Japanese Maple	12" x 12"	Tree
1099	1	1099	Japanese Maple	Japanese Maple	12" x 12"	Tree
1100	1	1100	Japanese Maple	Japanese Maple	12" x 12"	Tree



TYPICAL EVERGREEN PLANTING

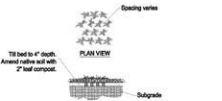


CANOPY TREE PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL SHRUB PLANTING



SCARIFY ROOT BALL OF ALL CONTAINER STOCK

TYPICAL PERENNIAL/ANNUAL PLANTING

LANDSCAPE CONCEPT PLAN - DETAILS

SYMMETRY DESIGN & INSTALLATION
 11000 Lee Road, Suite 100
 Chesterfield, MO 63005
 P: 636.231.1000
 F: 636.231.1005

EDISON CROSSING
 Edison Crossing # Long Rd.
 Chesterfield, MO

© 2008
 22 Madison Road
 101 Old Orchard Road
 Chesterfield, MO 63005-1117

REVISIONS
 Revision (1) 10-0-2008 SLM
 Revision (2) 10-0-2008 SLM
 Revision (3) 07-17-2008 SLM
 Revision (4) 10-10-2008 SLM

This Drawing is the Property of Symmetry Design and Installation. No portion of this Drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Symmetry Design and Installation.

Date: 10-10-2008
 Drawn by: SLM
 Checked by: SLM
 10-10-2008 10:00 AM

