



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 Architectural Elevations

**Meeting Date:** January 11, 2021

**From:** Annisa Kumerow, Planner

**Location:** 17107 N. Outer 40 Road

**Description:** Chesterfield Outlets (The District) 8<sup>th</sup> AAE: Amended Architectural Elevations for a 48.15 acre site within the “PC” Planned Commercial District located north of N Outer 40 Road and east of Boone’s Crossing. (17T420027)

### PROPOSAL SUMMARY

Chiodini Architects, on behalf of The District, has submitted a request for Amended Architectural Elevations for an indoor theater (“The Factory”) located at the western end of The District. The request is for approval of painted graphics on the east and west elevations of The Factory. The proposed changes are limited entirely to the elevations themselves, with no proposed changes to the parking lot, landscaping, or building footprint.



Figure 1: Aerial Site Photo

## **HISTORY OF SUBJECT SITE**

Phase 1 of the entertainment district known as The District was reviewed by the Architectural Review Board (ARB) on September 12, 2019. Phase 1 includes the indoor theatre known as The Factory. After review by the ARB, the elevations and plans were approved by a vote of 7-0 by the Planning Commission on October 16<sup>th</sup>, 2019. In October 2020, Amended Architectural Elevations were approved for the repainting of the existing buildings within the development to match the newer buildings under construction. This current request is to again amend the Architectural Elevations to add painted wall graphics on the eastern and western elevations of one building (The Factory), facing the entrance to the development and the adjacent building to the east.

## **STAFF ANALYSIS**

The Architectural Review Design Standards are defined in Section 405.04.010 of the City of Chesterfield Unified Development Code. The Standards discuss both general requirements for building and site design. Given that the only amendments to this site are in regards to the building, these will be the only requirements referenced in this report.



*Figure 2: Proposed Locations of Painted Graphics*

The applicant is proposing that the painted graphics be located on the east and west elevations of The Factory. It should be noted that the graphics on the west elevation will be highly visible from the entrance into the development and from off-site, particularly from the Monarch Chesterfield Levee Trail and North Outer 40 Road.

### **A. Design**

The Architectural Review Design Standards delineate several criteria for building design. The applicable criteria are listed below:

- Design and coordinate all facades with regard to color, types and numbers of materials, architectural form and detailing.
- Avoid stylized corporate and/or franchise designs that use the building as advertising.

- Encourage art elements, such as wall sculptures, murals, and artisan-created details, etc., throughout a project.

## B. Materials and Color

The proposed graphics are comprised of paint applied to the existing thin brick veneer. The application of the paint will be muted and distressed, and the colors in the graphics are similar to those used throughout the development.

The Architectural Review Design Standards as defined in Section 405.04.010 include desirable and undesirable practices pertaining to materials and color. The applicable practices to this development are listed below.

### Desirable:

- Use compatible colors, materials and detailing on a building. Colors, materials and detailing should also be compatible with adjacent buildings and properties. Encourage the use of integral color where practical.

### Undesirable:

- False or decorative facade treatments, inconsistent adornment and overly frequent material changes should be avoided.

## Proposed Changes

There are seven proposed graphics in total – three (3) will be located on the east elevation, and four (4) will be located on the west elevation (Figure 3). The proposed graphics are comprised of paint applied to the existing thin brick veneer (Figure 4). The application of the paint will be muted and distressed, and the colors are similar to those used throughout the development. The applicant has provided a brief narrative explaining the rationale behind the proposed graphics and how they further the vintage industrial architectural style. Also provided in the ARB packet is a full list of materials and colors for each elevation of The Factory.

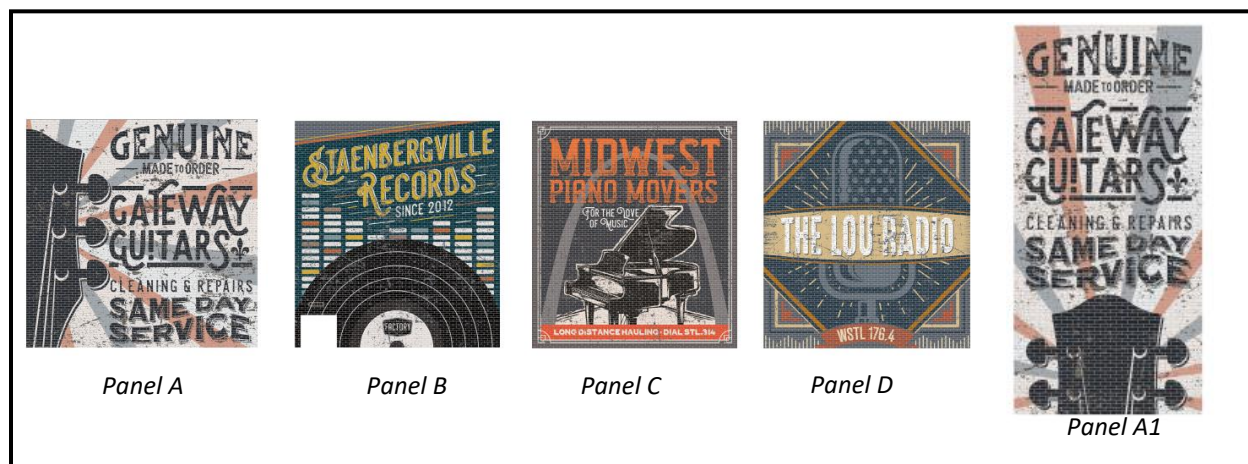


Figure 3: Proposed Wall Graphics

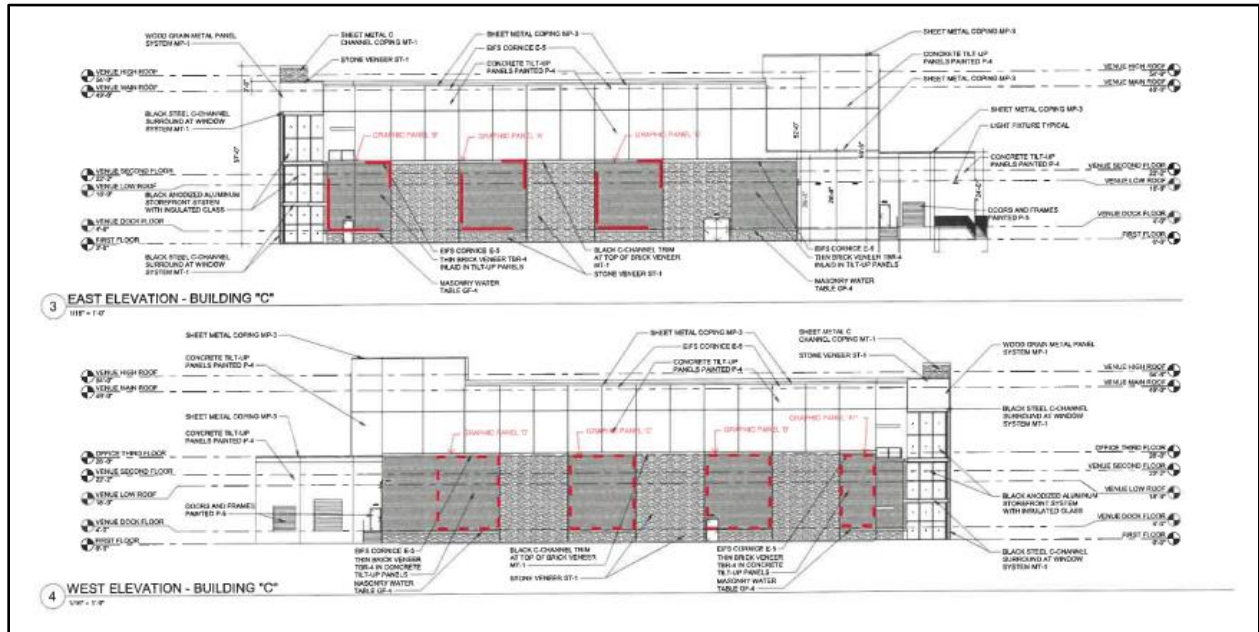


Figure 4: Locations of Proposed Wall Graphics

## RENDERING



Figure 4: Locations of Proposed Wall Graphics

## ARCHITECTURAL REVIEW BOARD

On December 10<sup>th</sup>, 2020 this application was reviewed by the City of Chesterfield's Architectural Review Board. At that time, the Board made a motion to recommend approval as submitted.

**STAFF RECOMMENDATION**

Staff has reviewed the Amended Architectural Elevations for Chesterfield Outlets (The District) and there are no outstanding issues on this request. Staff requests action from the Planning Commission.

Attachments

1. Architectural Review Packet Submittal

RECEIVED  
NOV 23 2020  
City of Chesterfield-Department of Planning

THE

DISTRICT

A T C H E S T E R F I E L D

ARCHITECTURAL REVIEW BOARD SUBMITTAL PACKAGE

ARCHITECTURAL ELEVATION REVISION SUBMITTAL  
REVISED AND UPDATED NOVEMEBR 30, 2020

DEVELOPER


PREPARED BY



The Staenberg Group  
2127 Innerbelt Business Center Dr. Suite #310  
St. Louis, Missouri 63114 - 314.513.1500  
tsgproperties.com

Chiodini Architects  
1401 South Brentwood Blvd.  
St. Louis, Missouri 63144 - 314.725.5588  
chiodini.com





**CITY OF CHESTERFIELD**  
**ARCHITECTURAL REVIEW BOARD**  
 Project Statistics and Checklist

Date of First Comment Letter Received from the City of Chesterfield: 11/09/20

Project Title: Chesterfield Outlets - The District Location: 17017 North Outer Forty Road

Developer: TSG Chesterfield Lifestyle Architect: Chiodini Architects Engineer: Stock & Associates

**PROJECT STATISTICS:**

Size of site (in acres): 48.151 Total Square Footage: \_\_\_\_\_ Building Height: Varies

Proposed Usage: PC - Planned Commercial - Retail, Office, Entertainment

Exterior Building Materials: Brick, Stone, EIFS, Metal Panels, Concrete Tilt-up Panels

Roof Material & Design: Membrane roof System over rigid insulation

Screening Material & Design: Perforated Metal panels on steel structure - Roof Screening

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

**ADDITIONAL PROJECT INFORMATION:**

**Checklist:** Items to be provided in an 11" x 17" format

- Color Site Plan with contours, site location map, and identification of adjacent uses. **NO CHANGES TO ORIGINAL APPROVED**
- Color elevations for all building faces.
- Color rendering or model reflecting proposed topography.
- Photos reflecting all views of adjacent uses and sites. **NO CHANGES TO ORIGINAL APPROVED**
- Details of screening, retaining walls, etc. **NO CHANGES TO ORIGINAL APPROVED**
- Section plans highlighting any building off-sets, etc. (as applicable) **NO CHANGES TO ORIGINAL APPROVED**
- Architect's Statement of Design which clearly identifies how each section in the Standards has been addressed and the intent of the project.
- Landscape Plan.
- Lighting cut sheets for any proposed building lighting fixtures. (as applicable)
- Large exterior material samples. (to be brought to the ARB meeting)
- Any other exhibits which would aid understanding of the design proposal. (as applicable)
- Pdf files of each document required.

690 Chesterfield Parkway West, Chesterfield, MO 63017-0760  
 Ph. (636)537-4746 Fax (636)537-4798 [www.chesterfield.mo.us](http://www.chesterfield.mo.us)

ARB 06/2020 Page 1 of 2



**THE DISTRICT – Architectural Statement**

We see the reimagining of the old Taubman Outlet Mall to be a chance to bring people together to eat, drink, shop and play in a convenient one-stop center to be rebranded, The District. A development that combines a variety of uses brings vitality to the area, providing young and old from Chesterfield and the metropolitan St. Louis area with a safe, convenient and fun place to gather.

Site Relationship - The District is located on North Outer Forty just west of Top Golf development and east of the Boone's Crossing bridge. Surrounding the development is The Midwest Bank Building, Hotel and Top Golf.

Circulation and access – The District have four entrances from North Outer Forty to the development. The entrance on the west end of the development will be relocated to accommodate the proposed changes to the development based on the traffic study.

Topography – The site is relatively flat with a slight grade east to west and north to south for drainage.

Retaining walls – There are no retaining walls on the existing development nor are any planned for the proposed changes to the development.

Design Materials - The development is an established project with existing materials that will be used or enhanced to the new "Vintage Industrial" look. The materials consist of brick, stone, concrete tilt-up panels, EIFS systems, Aluminum glass and glazing.

Landscape Design and Screening - The landscape is established for the development and the new landscaping will match the existing landscaping and the guidelines established by the City of Chesterfield. There are various screening methods developed for the development and all new screens required will match the establish existing screening methods and materials.

Site Lighting - The site lighting will remain and will be adjusted to accommodate the new buildings being added on the west end of the development.

The development will be done in phases and when the development is completed the central portion of The District, under the main steel structure of the development, will be a communal area with a stage and open space to be used for concerts and a variety of entertainment options. Flanking this community gathering space will be a myriad of restaurant, retail and entertainment choices.

Vintage Industrial is the architectural style chosen for the redevelopment. The raw simplicity of industrial style buildings combined with the retro feel of vintage architecture creates a statement of sleek but simple sophistication and a vibe that's comfortable, accessible and fun. The architectural design of industrial buildings depends mostly on how pronounced the standard features and characteristic lines of the structures are. Characteristic features include various engineering structures, such as flues and ventilation ducts, pipelines, and exposed equipment. The appearance of industrial buildings depends in great part on the artistic treatment of the materials and structures used, the shape of structures, the system used to divide walls into prefabricated elements, the surface finish, and the color of structural and finishing materials.

The beauty of Vintage Industrial architecture is that it's timeless, neutral, simple and natural.

Building Graphics – The District's Vintage Industrial architectural style will be represented on the exterior of buildings with a vintage design graphic painted on the building wall. Colors should be muted (distressed) and the theme should highlight history, tradition, or culture of days past. This adds to the retro feel of the vintage industrial style. The appearance of industrial buildings depends in great part on the artistic treatment with the vintage wall graphics.

Architectural Planning Board 11/09/2020  
 11/09/2020 11:09 AM



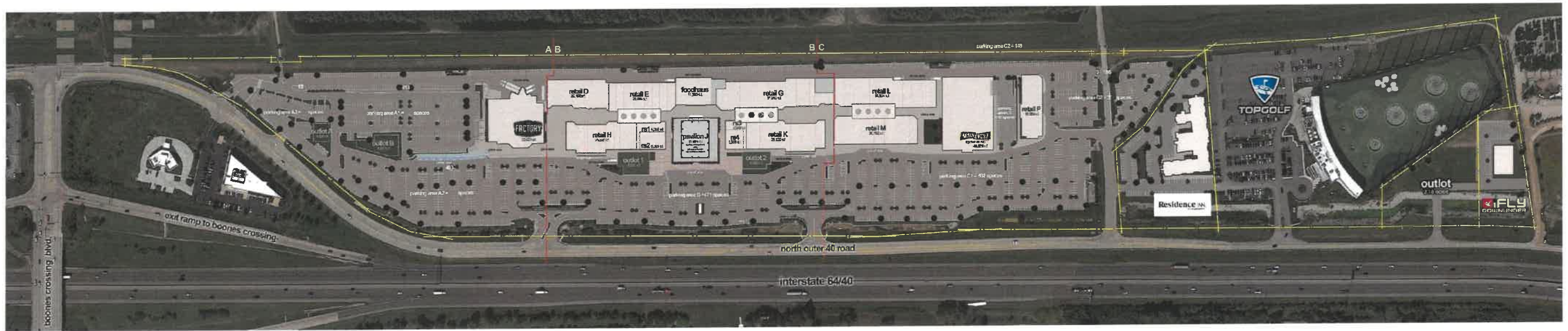
**THE DISTRICT**  
AT CHESTERFIELD

**THE STAENBERG GROUP**  
DESIGN • DEVELOP • DELIVER

Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield, Missouri 63005



Chiodini Associates - Architects | Interior Design | Graphics  
 1410 South Brentwood Blvd. - Suite 313  
 Saint Louis, Missouri 63105  
 314.726.5588 | FAX 314.726.9999



## CONCEPTUAL MASTER PLAN

UPDATED NOVEMBER 30, 2020

Sheet Name: OVERALL CONCEPT PLAN

Date: AUGUST 16, 2019

**THE DISTRICT**  
AT CHESTERFIELD

**THE STAENBERG GROUP**  
DESIGN • DEVELOP • DELIVER

Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield, Missouri 63005

*Chiodini*  
ARCHITECTS

Chiodini Associates - Architects | Interior Design | Graphics  
1402 South Brentwood Blvd. Suite 315  
St. Louis, Missouri 63104  
314.725.5588 | FAX 314.733.9999





OVERALL COLOR SITE PLAN

ORIGINAL APPROVED OVERALL COLOR SITE PLAN

UPDATED OCTOBER 29, 2020

Sheet Name: OVERALL COLOR SITE PLAN - PHASE 1 Date: AUGUST 16, 2019

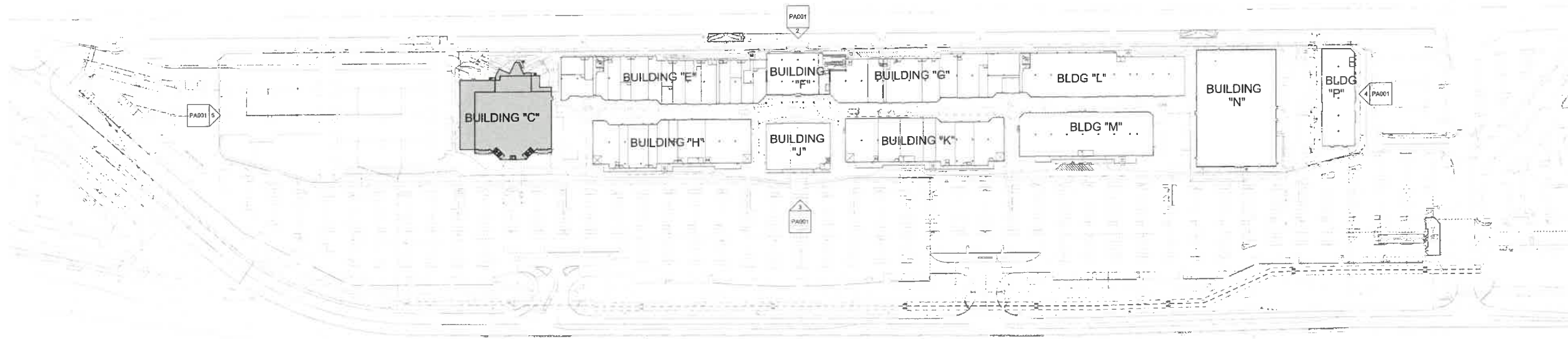
REVISED: AUGUST 28, 2019

**THE DISTRICT**  
AT CHESTERFIELD

**THE STAENBERG GROUP**  
DESIGN • DEVELOP • DELIVER

Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield Missouri 63005

*Chiodini*  
ARCHITECTS  
Chiodini Associates - Architects | Interior Design | Graphics  
1401 South Brentwood Blvd., Studio 315  
St. Louis, Missouri 63144  
314.735.1168 | FAX: 314.731.9699



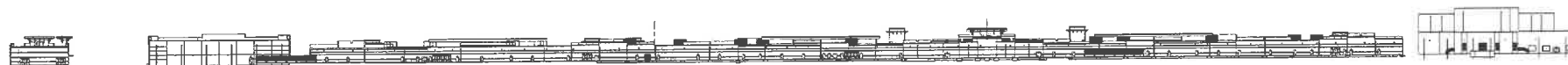
**OVERALL SITE PLAN - PHASE 1**

scale: 1" = 100'



**OVERALL SOUTH ELEVATION - PHASE 1**

scale: 1" = 80'



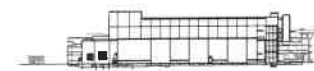
**OVERALL NORTH ELEVATION - PHASE 1**

scale: 1" = 80'



**OVERALL EAST ELEVATION - PHASE 1**

scale: 1" = 80'



**OVERALL EAST ELEVATION - PHASE 1**

scale: 1" = 80'

ORIGINAL APPROVED PHASE 1 - OVERALL PLAN & ELEVATIONS UPDATED OCTOBER 29, 2020

Sheet Name: PHASE 1 - OVERALL PLAN & ELEVATIONS Date: AUGUST 16, 2019



TOP GOLF ON THE EAST SIDE OF THE DEVELOPMENT



BANK BUILDING ON THE WEST SIDE OF THE DEVELOPMENT



FIRST COMMUNITY BUILDING ACROSS HIGHWAY ON THE SOUTH SIDE OF THE DEVELOPMENT

Sheet Name: SURROUNDING AREA PHOTOGRAPHS Date: AUGUST 16, 2019



LOOKING SOUTHEAST FROM BACK DRIVE @ NEW BUILDING " C"



LOOKING NORTHEAST FROM FRONT DRIVE @ NEW BUILDING " C"



LOOKING EAST FROM EAST ENTRY



LOOKING NORTHWEST FROM FRONT DRIVE @ NEW BUILDING "C"



LOOKING NORTH FROM FRONT DRIVE @ NEW BUILDING "N"

UPDATED NOVEMBER 30, 2020

Sheet Name: EXISTING SITE PHOTOGRAPHS

Date: AUGUST 16, 2019



PROGRESS PHOTO - RETAIL BUILDING PAINT UPGRADE (BUILDING "H")



PROGRESS PHOTO - RETAIL BUILDING PAINT UPGRADE (BUILDING "H")



PROGRESS PHOTO - RETAIL BUILDING PAINT UPGRADE (BUILDING "J")



PROGRESS PHOTO - RETAIL BUILDING PAINT UPGRADE (BUILDING "K")



PROGRESS PHOTO - RETAIL BUILDING PAINT UPGRADE (BUILDING "M")



PROGRESS PHOTO - RETAIL BUILDING PAINT UPGRADE (BUILDING "P")



PROGRESS PHOTO - MAIN EVENT (BUILDING "N")

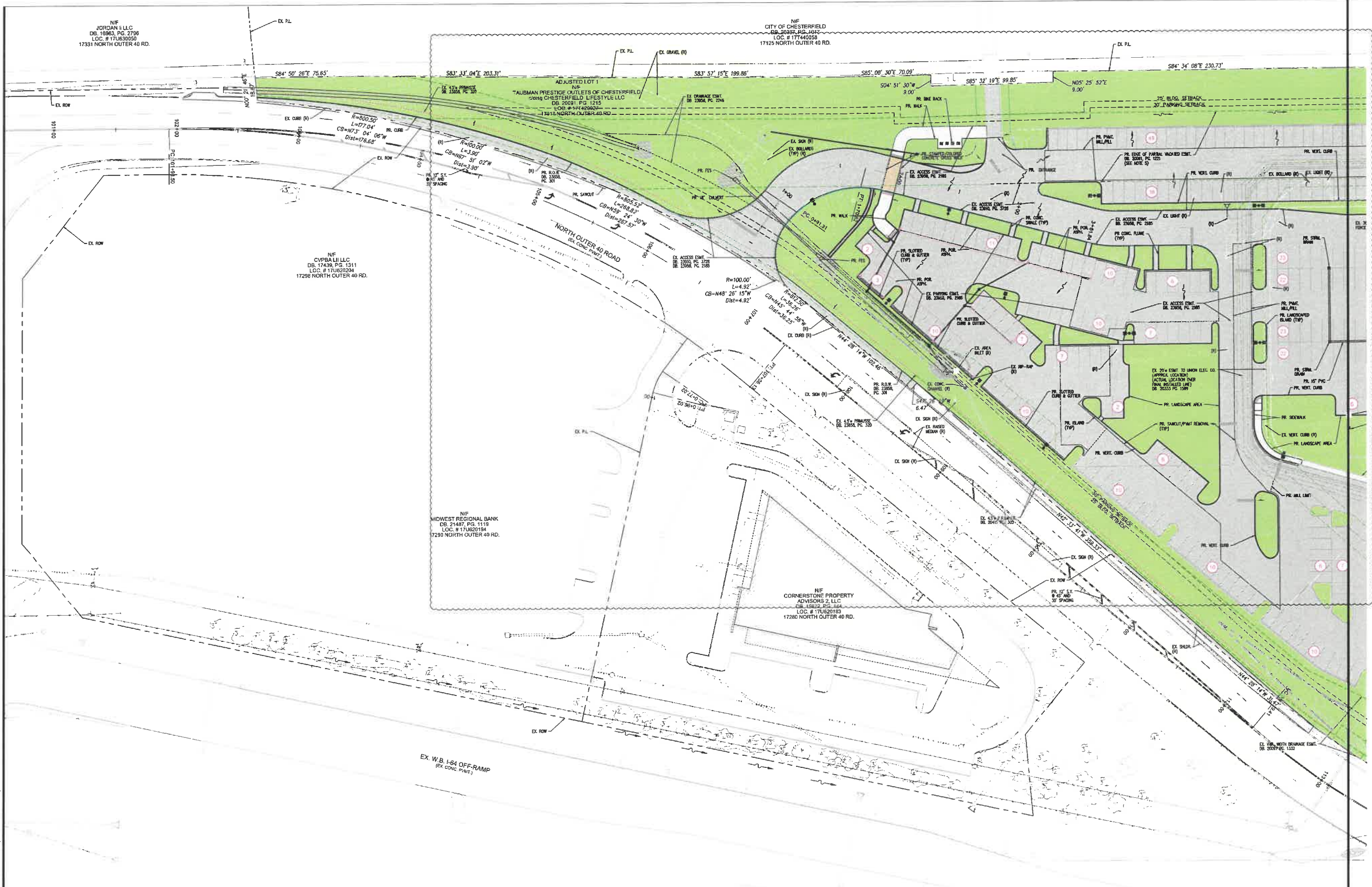


PROGRESS PHOTO - THE FACTORY (BUILDING "C")

Sheet Name: RETAIL BUILDING PAINT UPGRADE

Date: NOVEMBER 30, 2020





**SPECIAL CITY OF CHESTERFIELD NOTE**  
 PROPOSED DRAINAGE EASEMENT RECORDED PER BK. 23956, PG. 2246  
 EXISTING DRAINAGE EASEMENT PARTIALLY VACATED PER BK. 23956, PG. 2215  
 PROPOSED ACCESS AND PARKING EASEMENT RECORDED PER BK. 23956, PG. 2185  
 EXISTING ACCESS AND PARKING EASEMENT PARTIALLY VACATED PER BK. 23956, PG. 2163

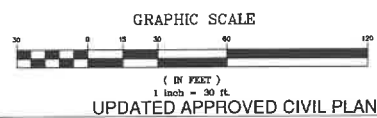
**SPECIAL MONARCH LEVEE DISTRICT NOTE**  
 PROPOSED ACCESS EASEMENT RECORDED PER BK. 23910, PG. 3128  
 PARTIAL EXISTING ACCESS EASEMENT VACATED PER BK. 23804, PG. 2848

**SPECIAL MSD NOTE**  
 PROPOSED BMP MAINTENANCE AREA 1 RECORDED PER BK. 23804, PG. 1615

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- GENERAL NOTES:**
- ROADWAY DRAINAGE WILL BE SUBJECT TO CONSTRUCTION PLAN COMMENTS.
  - PROPOSED RIGHT-OF-WAY ALONG THE NORTH SIDE OF NORTH OUTER 40 IS LOCATED ON THE BACK OF CURB OR EDGE OF SHOULDER.
  - PROPOSED 4.5' WIDE PERMANENT ROADWAY IMPROVEMENT MAINTENANCE, UTILITY, SEWER, SIDEWALK EASEMENT (PRIMUSSE) IS LOCATED BEHIND PROPOSED R.O.W. ON THE NORTH SIDE OF NORTH OUTER 40.
  - PROPOSED BMP MAINTENANCE AREA EASEMENTS WILL BE REQUIRED AS DETERMINED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT ARE NOT SHOWN FOR CLARITY.
  - THE FOLLOWING EASEMENTS ARE TO BE VACATED AND ARE NOT SHOWN FOR CLARITY:  
 EX. ACCESS EASEMENT TO THE MONARCH LEVEE DISTRICT (DB. 20091, PG. 1221) TO BE PARTIALLY VACATED (SEE SPECIAL NOTE)  
 EX. PARKING AND ACCESS EASEMENT TO THE CITY OF CHESTERFIELD (DB. 20091, PG. 1293) TO BE FULLY VACATED (SEE SPECIAL NOTE)  
 EX. BMP MAINTENANCE AREA #10 TO MSD (DB. 20117, PG. 2292) TO BE FULLY VACATED PER DB. 23804, PG. 1615  
 EX. BMP MAINTENANCE AREA #11 TO MSD (DB. 20117, PG. 2292) TO BE FULLY VACATED PER DB. 23804, PG. 1615  
 EX. BMP MAINTENANCE AREA #12 TO MSD (DB. 20117, PG. 2292) TO BE FULLY VACATED PER DB. 23804, PG. 1615  
 EX. BMP MAINTENANCE AREA #13 TO MSD (DB. 20117, PG. 2292) TO BE FULLY VACATED PER DB. 23804, PG. 1615
  - EXISTING CURBS, DRIVE ISLES AND LANDSCAPING WEST OF THE PROPOSED PARKING GARAGE NOT SHOWN FOR CLARITY.
  - EXISTING AND PROPOSED HEAVY DUTY / LIGHT DUTY ASPHALT LIMITS NOT SHOWN FOR CLARITY.
  - PER THE CITY OF CHESTERFIELD, THE FOLLOWING EASEMENTS REMAIN IN PLACE AND ARE NOT SHOWN FOR CLARITY:  
 EX. LEVEE PROTECTED EXCAVATION AREA (DB. 20091, PG. 1257 & DB. 20091, PG. 1276 (REFER TO SITE SECTIONS FOR ADDITIONAL DETAILS))  
 EX. ESMAT. TO MONARCH-CHESTERFIELD LEVEE DISTRICT AS SHOWN ON SURVEY OF SAME DATED 1947 (PG 1947-1948 (RELEASED BY DB. 20091, PG. 1210))  
 EX. 20' ESMAT. TO ST. LOUIS COUNTY WATER COMPANY (DB. 8571, PG. 1601 (LIMITS CONTAINED WITHIN R.O.W. & SUBORDINATED))  
 EX. 20' ESMAT. TO ST. LOUIS COUNTY WATER COMPANY (DB. 8575, PG. 38 (PORTION VACATED BY DB. 20516, PG. 2751))  
 EX. 20' ESMAT. TO CARL R. TISON FOR STORMWATER DRAINAGE (DB. 10179, PG. 1829 (TERMINATED) & DB. 10179, PG. 1832 (TERMINATION UNKNOWN))



MATCHLINE A-A (SEE SHEET SDP-C3)

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 257 Chesterfield Parkway  
 St. Louis, MO 63105 PH: (314) 530-1500  
 FAX: (314) 530-1500  
 e-mail: info@stockandassociates.com  
 Web: www.stockandassociates.com

4TH AMENDED SITE DEVELOPMENT PLAN FOR:  
**THE DISTRICT**  
 17017 NORTH OUTER 40 ROAD  
 CHESTERFIELD, MISSOURI 63005



**REVISIONS:**

1	4/16/2020	Owner Comments
2	4/29/2020	File Dept. Comment
3	5/5/2020	City Comments
4	5/13/2020	City Comments

DATE	BY	CHKD BY
04/25/2019	258-1411	
05/07/20	258-1411	
05/13/20	258-1411	

**SITE DEVELOPMENT PLAN**

SHEET NO.: **C3**

4TH AMENDED SITE DEVELOPMENT PLAN FOR:

THE DISTRICT

17017 NORTH OUTER 40 ROAD  
CHESTERFIELD, MISSOURI 63005

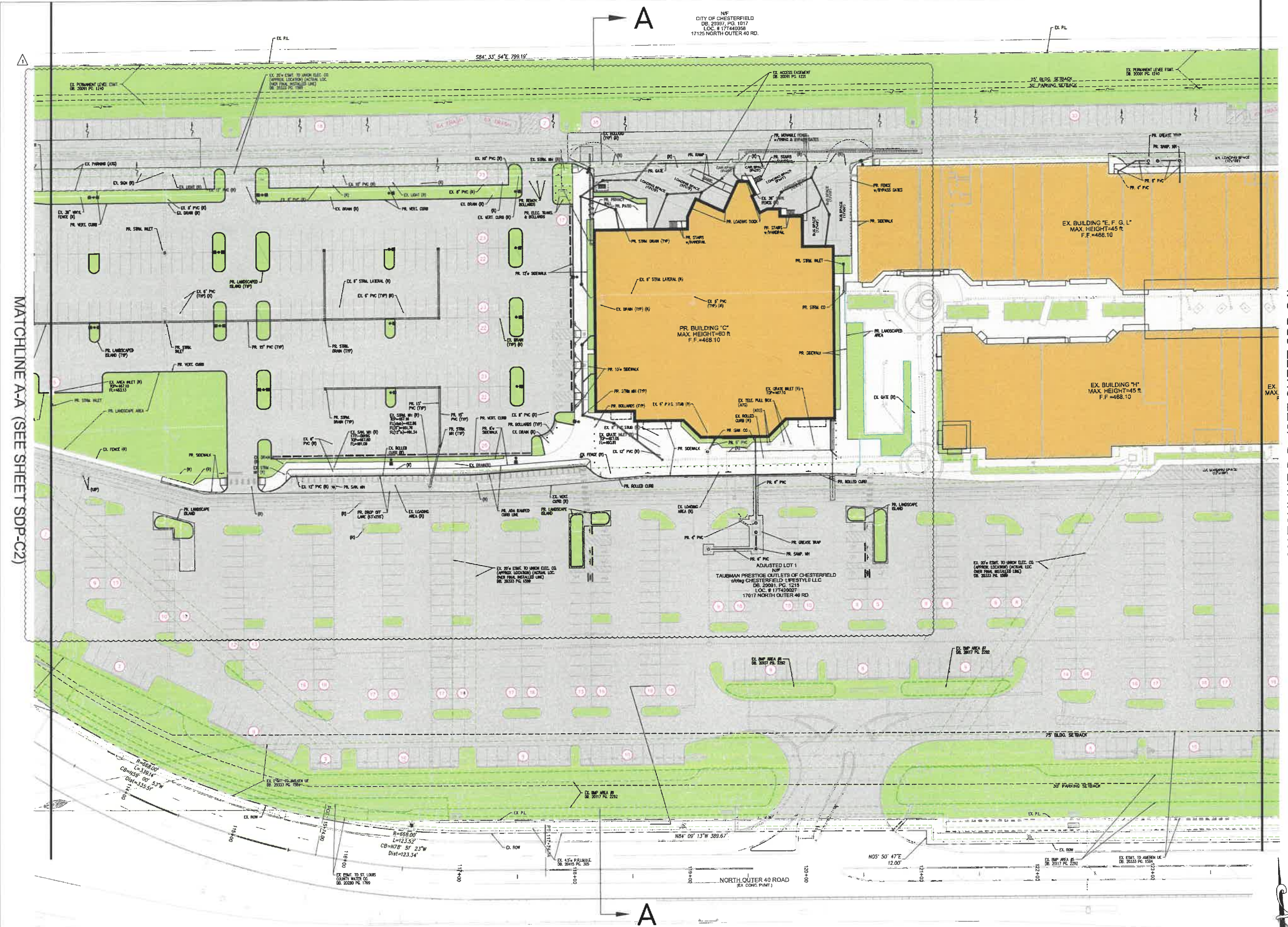


REVISIONS:

1	4/7/2020	Owner Comments
2	4/29/2020	Fire Dept. Comments
3	5/5/2020	City Comments
4	5/13/2020	City Comments

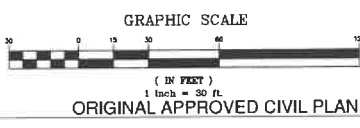
DATE:	05/25/2019
DESIGNER:	W.S.
CHECKER:	G.M.S.
SCALE:	AS SHOWN
SHEET NO.:	C4

A SEAL IS PRESENT ON THIS SHEET IF HAS BEEN ELECTRONICALLY SEALED AND DATED.



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MATCHLINE A-A (SEE SHEET SDP-C2)

MATCHLINE B-B (SEE SHEET SDP-C4)

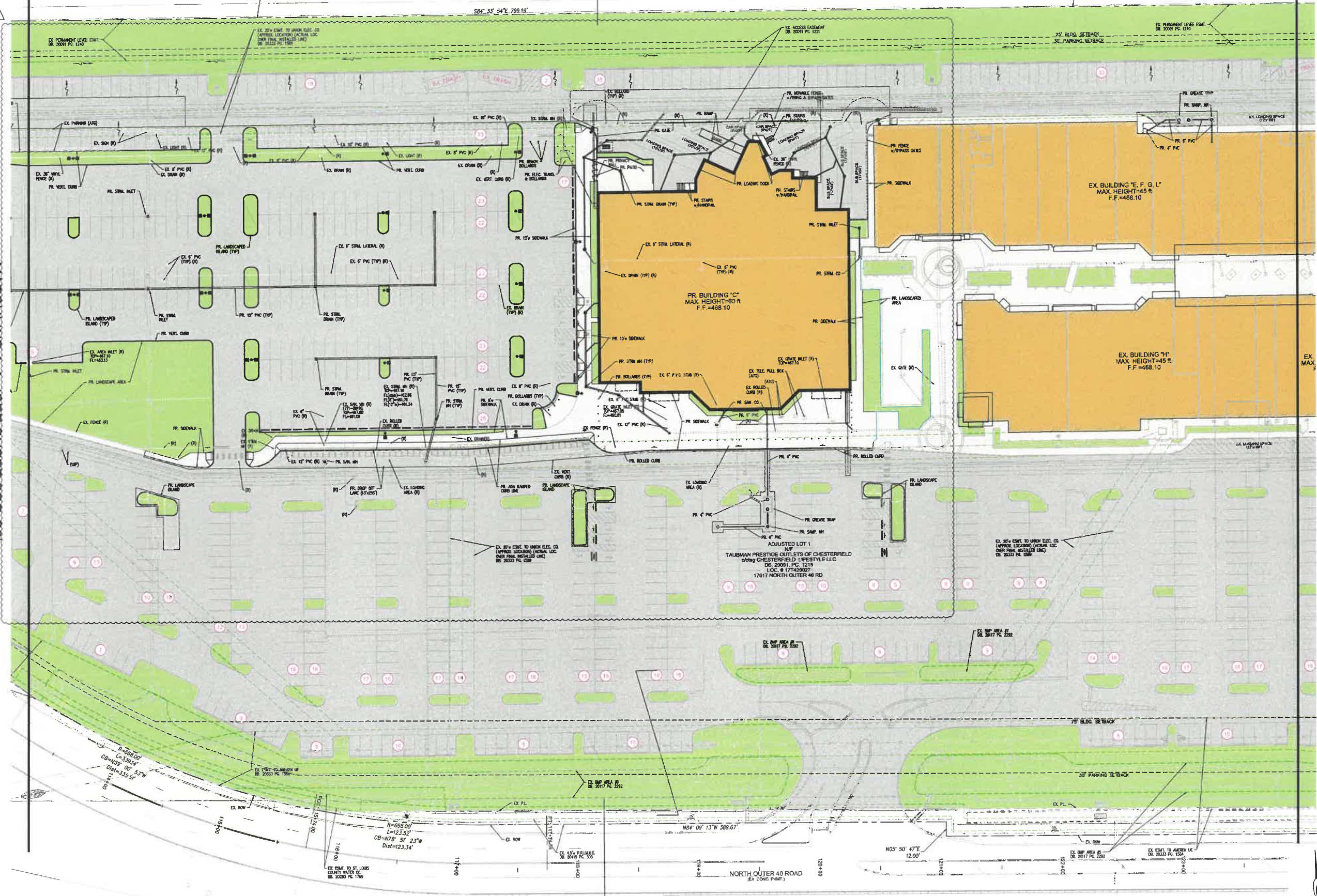
A

A

N.P.  
CITY OF CHESTERFIELD  
DB: 20097, PG: 1017  
LOC: # 177440058  
17125 NORTH OUTER 40 RD.

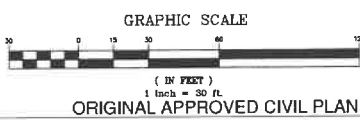
ADJUSTED LOT 1  
N.P.  
TAUBMAN PRESTIGE OUTLETS OF CHESTERFIELD  
d/b/a CHESTERFIELD LIFESTYLE LLC  
DB: 20091, PG: 1215  
LOC: # 177450027  
17017 NORTH OUTER 40 RD.

EX. 20'± CONT. TO UNKN. ELEC. CO.  
(APPROX. LOCATION) (ACTUAL LOC. ON-SITE SHALL BE DETERMINED)  
DB: 20133, PG: 1586



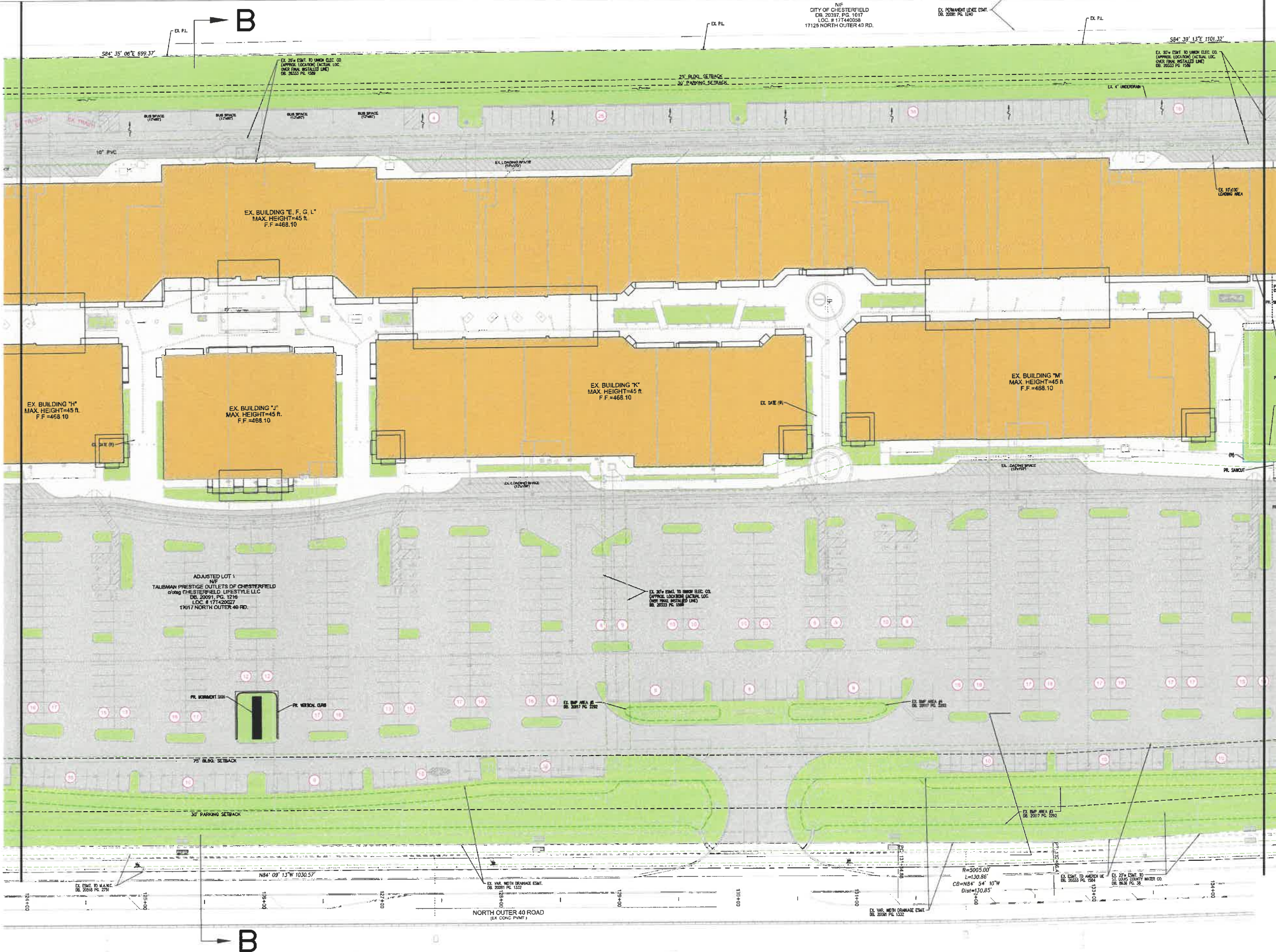
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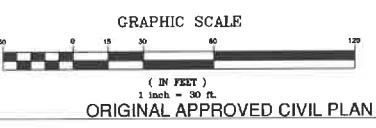


MATCHLINE B-B (SEE SHEET SDP-C3)



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

**UTILITY NOTE:**  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHALL BE LOCATED BY THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 518 RSMo.



MATCHLINE C-C (SEE SHEET SDP-C5)

PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Park West  
St. Louis, MO 63025  
314.921.1000  
www.stockandassociates.com

4TH AMENDED SITE DEVELOPMENT PLAN FOR:  
**THE DISTRICT**  
17017 NORTH OUTER 40 ROAD  
CHESTERFIELD, MISSOURI 63005



DATE: 5/13/2020

ORDER NUMBER: 25116

NUMBER: 25116

ENGINEER: GEORGE M. STOCK, E-25116

CERTIFICATE OF AUTHORITY NUMBER: 00008

REVISIONS:

1	4/16/2020	Owner Comments
2	4/29/2020	Final Design
3	5/5/2020	City Comments
4	5/13/2020	City Comments

DRAWN BY:	CHEKED BY:
T.M.E.	C.M.S.
DATE:	JOB NO.:
06/25/2019	218-B411
SCALE:	SHEET NO.:
AS SHOWN	1
S.L.C. PART #:	WET SUP. #:
0000	000-000-00
M.D.A. #:	NO.:
NO.	
SHEET TITLE:	SITE DEVELOPMENT PLAN
SHEET NO.:	C5

A SCALE IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SCALED AND DATED.

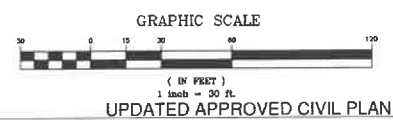


MATCHLINE C-C (SEE SHEET SDP-C4)

**DISCLAIMER:**  
STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEERS HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONTRACTOR MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FIELD CONDITIONS OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo. DO SO BY THE OWNER OR CONTRACTOR.

**UTILITY NOTE:**  
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

**GENERAL NOTES:**  
1. THE PROPOSED CROSS ACCESS AND SIDEWALK EASEMENT ARE INCLUDED AS SHOWN ON THE "RESIDENCE INN" IMPROVEMENT PROJECT (STOCK JOB NO. 217-819.1).



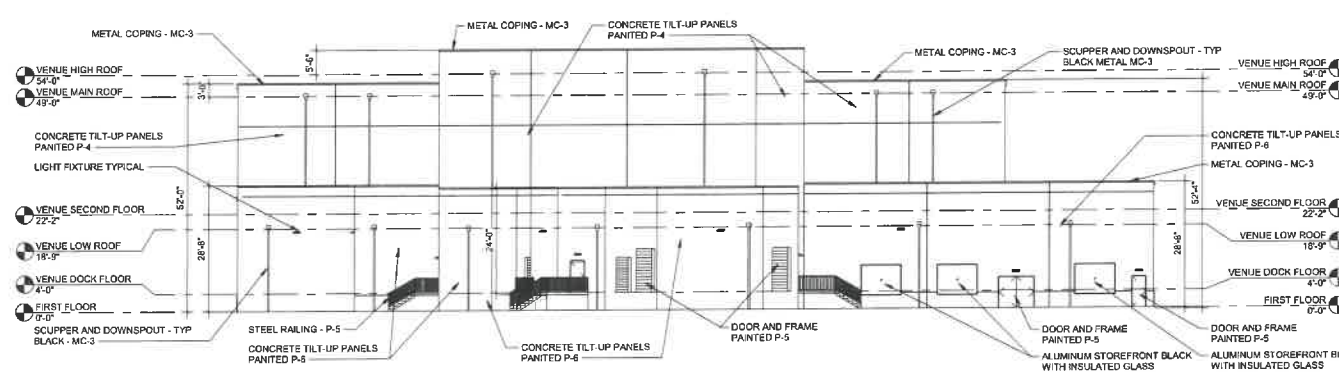
PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63105 P.O. Box 1000  
314-993-1000 FAX 314-993-1005  
www.stockandassociates.com

4TH AMENDED SITE DEVELOPMENT PLAN FOR:  
**THE DISTRICT**  
17017 NORTH OUTER 40 ROAD  
CHESTERFIELD, MISSOURI 63005

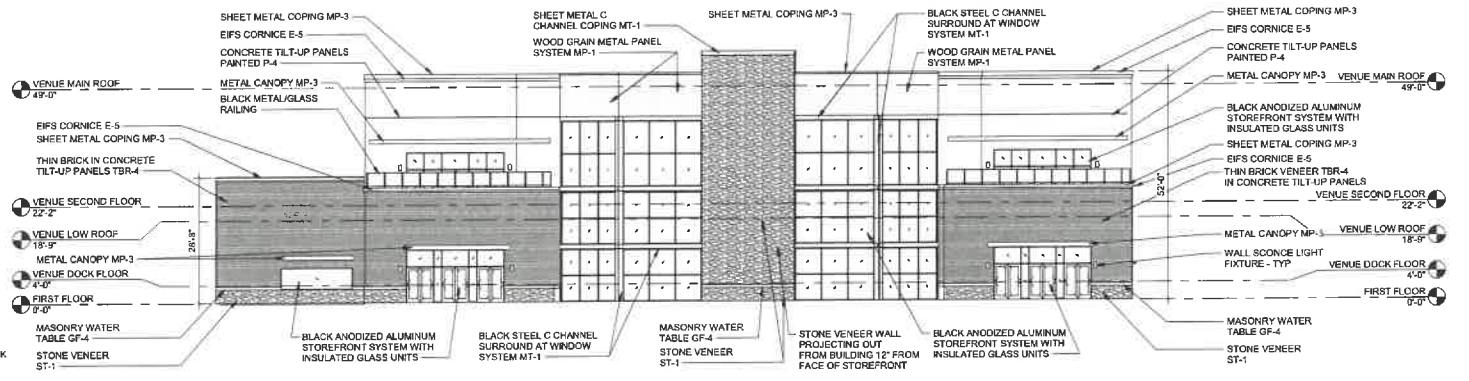


DATE: 5/13/2019  
DRAWN BY: GEORGE M. STOCK  
CHECKED BY: GEORGE M. STOCK  
DATE: 5/13/2019  
SCALE: AS SHOWN  
SHEET NO.: C6

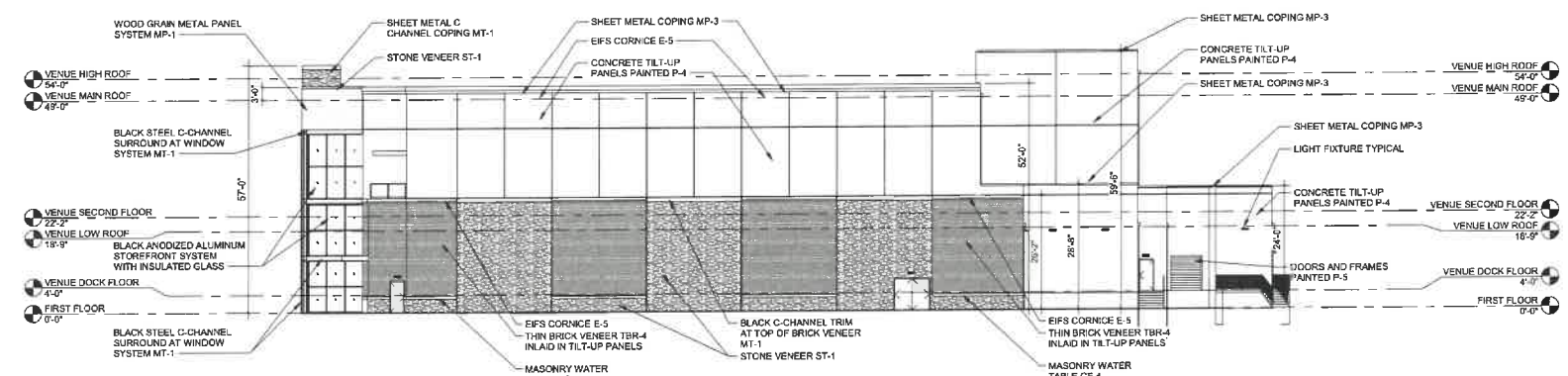
NO.	DATE	DESCRIPTION
1	4/16/2019	Owner Comments
2	4/25/2019	Final Design - Comment
3	5/9/2019	City Comments
4	5/13/2019	City Comments



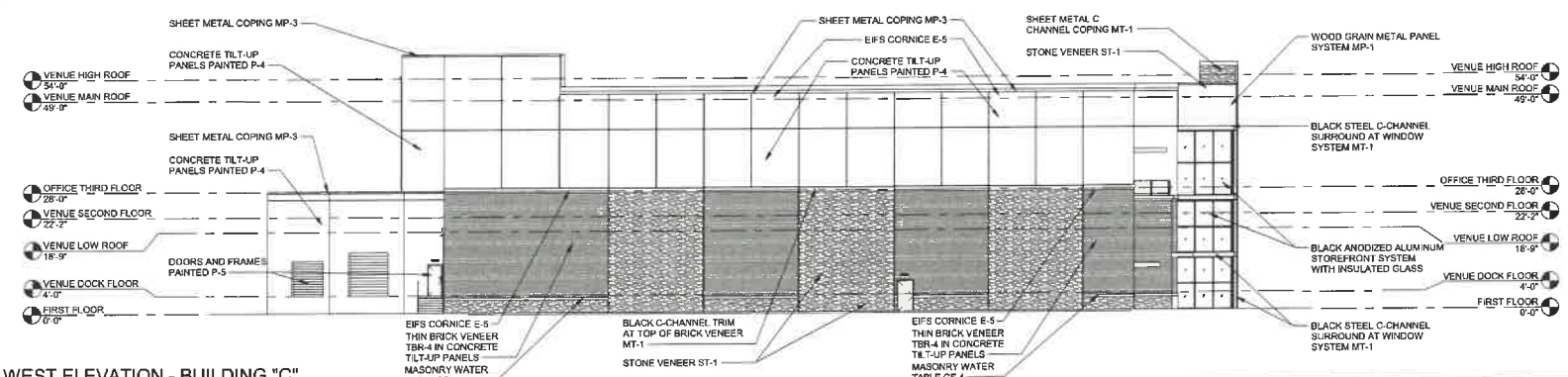
1 NORTH ELEVATION - BUILDING "C"  
1/16" = 1'-0"



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



3 EAST ELEVATION - BUILDING "C"  
1/16" = 1'-0"



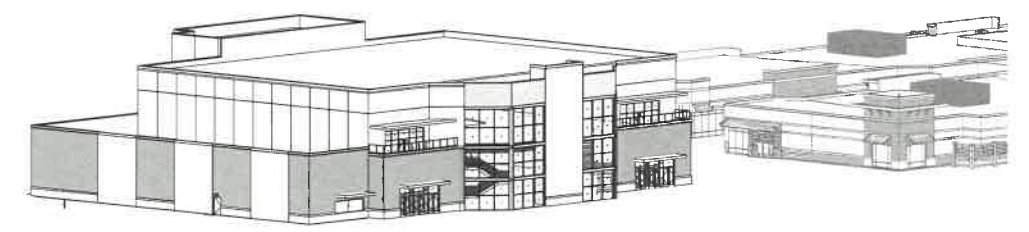
4 WEST ELEVATION - BUILDING "C"  
1/16" = 1'-0"

**EXTERIOR FINISH MATERIAL LEGEND - BUILDING C**

TBR-4	THIN BRICK VENEER 1
ST-1	STONE - STONE VENEER 1
P-4	PAINT - EXTERIOR PAINT SYSTEM
P-5	PAINT - EXTERIOR PAINT SYSTEM
P-6	PAINT - EXTERIOR PAINT SYSTEM
E-4	EIFS - EXTERIOR INSULATION FINISH SYSTEM
E-5	EIFS - EXTERIOR INSULATION FINISH SYSTEM
MC-3	METAL COPING SYSTEM
MP-1	METAL PANEL SYSTEM
MP-3	METAL PANEL SYSTEM
MT-1	METAL TRIM - "C" CHANNEL
GF-4	MASONRY - GROUND FACE UNIT

ALL MECHANICAL EQUIPMENT ON ROOF WILL BE SCREENED BY PARAPET WALLS

EXTERIOR ELECTRICAL SWITCHBOARD EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE SAME SCREENING METHODS ESTABLISHED FOR DEVELOPMENT



PERSPECTIVE VIEW - BUILDING "C"

ORIGINAL APPROVED ELEVATIONS BLDG "C"

UPDATED OCTOBER 29, 2020

Sheet Name: EXTERIOR ELEVATIONS - BLDG "C"

Date: AUGUST 16, 2019

REVISED - OCTOBER 4, 2019

**THE DISTRICT**  
AT CHESTERFIELD

**THE STAENBERG GROUP**  
DESIGN • DEVELOP • DELIVER

Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield, Missouri 63005

**Chiodini ARCHITECTS**  
Chiodini Associates - Architects | Interior Design | Graphics  
3411 South Brentwood Blvd. - Suite 975  
St. Louis, Missouri 63111  
314.733.9588 FAX 314.733.9999



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



PERSPECTIVE VIEW

ORIGINAL APPROVED COLOR ELEVATIONS - BLDG C

UPDATED OCTOBER 29, 2020

Sheet Name: COLOR ELEVATION - BLDG "C"

Date: AUGUST 16, 2019

REVISED - SEPTEMBER 24, 2019



ORIGINAL APPROVED COLOR RENDERING - BLDG C

Sheet Name: RENDERING - BUILDING "C"

Date: AUGUST 16, 2019

REVISED - SEPTEMBER 24, 2019

**THE DISTRICT**  
AT CHESTERFIELD

**THE STAENBERG GROUP**  
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Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield, Missouri 63005

**Chiodini ARCHITECTS**  
Chiodini Associates - Architects | Interior Design | Graphics  
1401 South Brentwood Blvd. Suite 513  
Glen St. Louis, Missouri 63144  
314.725.1258 | FAX 314.732.9999



SOUTH ELEVATION

GRAPHICS TO BE PAINTED OVER THE THE BRICK VENEER ON THE EAST AND WEST SIDE OF BUILDING "C".

THE GRAPHICS ARE COMPLIMENTRY TO THE VINTAGE INDUSTRIAL LOOK OF THE BUILDING AND THE CENTER KNOWN AS "THE DISTRICT"



GRAPHIC PANEL "B" GRAPHIC PANEL "A" GRAPHIC PANEL "C"  
EAST ELEVATION



NORTH ELEVATION



GRAPHIC PANEL "D" GRAPHIC PANEL "C" GRAPHIC PANEL "B" GRAPHIC PANEL "A1"  
WEST ELEVATION

Building Graphics – The District's Vintage Industrial architectural style will be represented on the exterior of buildings with a vintage design graphic painted on the building wall. Colors should be muted (distressed) and the theme should highlight history, tradition, or culture of days past. This adds to the retro feel of the vintage industrial style. The appearance of industrial buildings depends in great part on the artistic treatment with the vintage wall graphics.

PROPOSED COLOR EXTERIOR ELEVATIONS WITH PROPOSED WALL GRAPHICS

Sheet Name: EXTERIOR ELEVATIONS W/GRAPHICS

Date: OCTOBER 29, 2020



Building Graphics – The District's Vintage Industrial architectural style will be represented on the exterior of buildings with a vintage design graphic painted on the building wall. Colors should be muted (distressed) and the theme should highlight history, tradition, or culture of days past. This adds to the retro feel of the vintage industrial style. The appearance of industrial buildings depends in great part on the artistic treatment with the vintage wall graphics.

PROPOSED RENDERING WITH PROPOSED WALL GRAPHICS

Sheet Name: BUILDING C RENDERING W/GRAPHICS

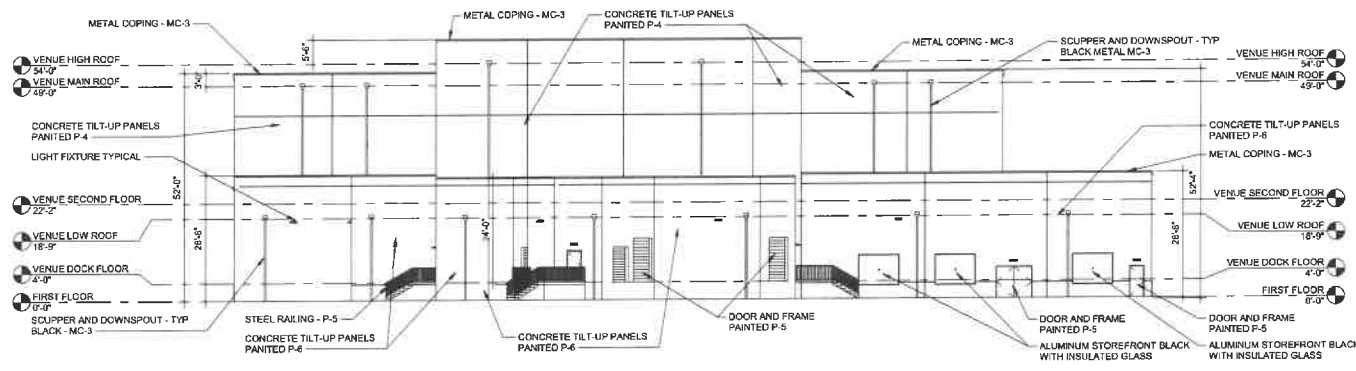
Date: OCTOBER 29, 2020

**THE DISTRICT**  
AT CHESTERFIELD

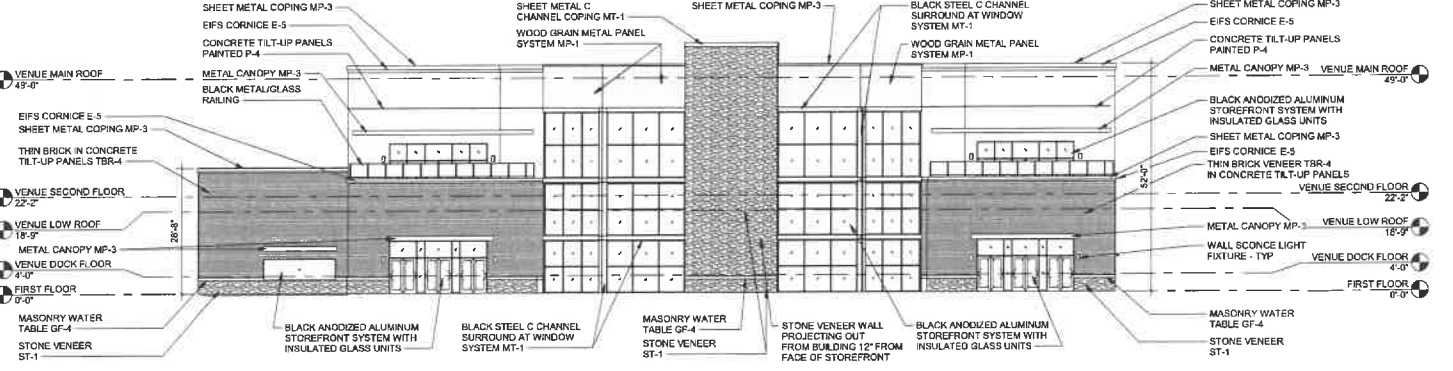
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17057 North Outer 40 Road  
Chesterfield, Missouri 63005

*Chiodini*  
ARCHITECTS  
Chiodini Associates - Architects | Interior Design | Graphics  
1401 South Brentwood Blvd. Suite 515  
St. Louis, Missouri 63104  
314.725.0550 | FAX 314.781.9099



1 NORTH ELEVATION - BUILDING "C"  
1/16" = 1'-0"

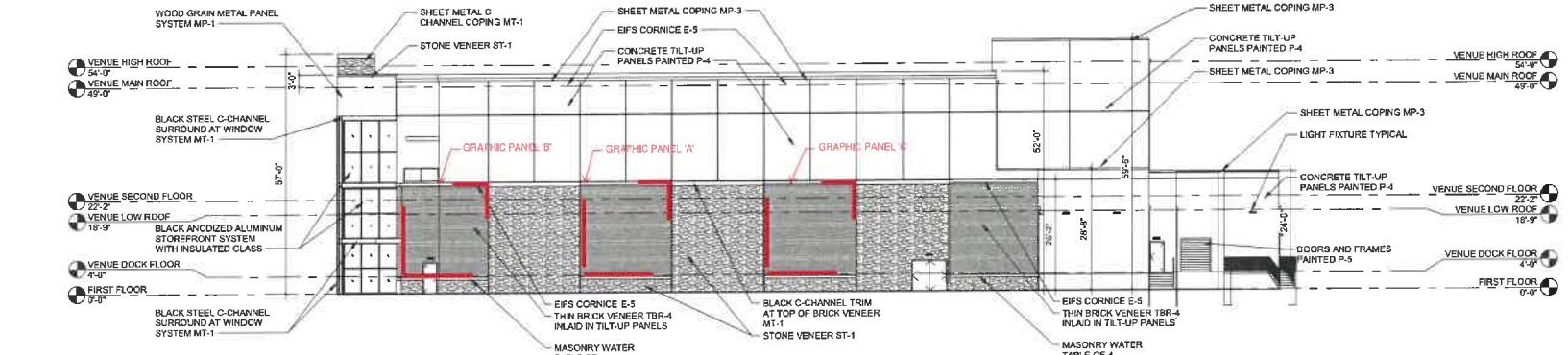


2 SOUTH ELEVATION - BUILDING "C"  
1/16" = 1'-0"

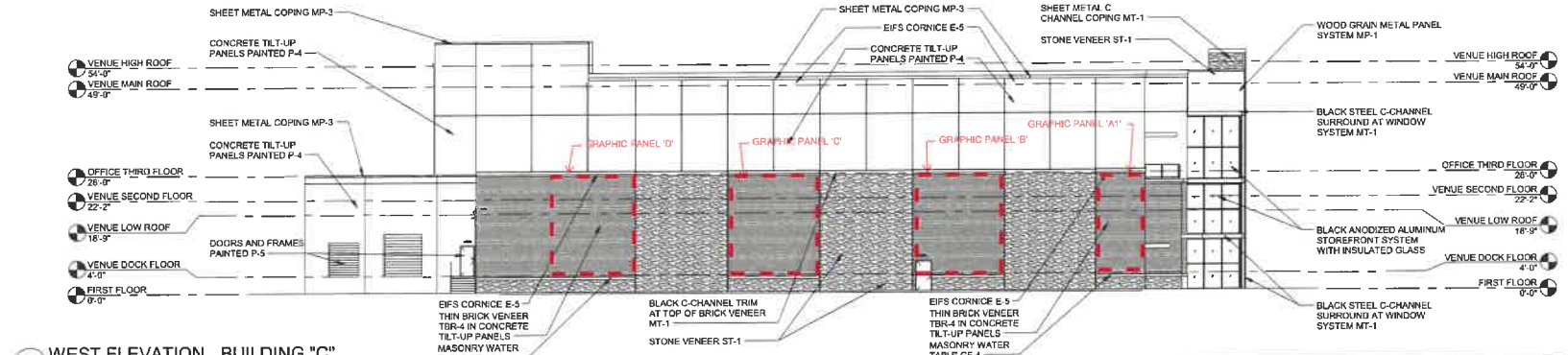
**EXTERIOR FINISH MATERIAL LEGEND - BUILDING C**

- TBR-4** THIN BRICK VENEER 1  
FELDMAN #17 ACCUCO - MEDIUM WARM GRAY BRICK
- ST-1** STONE - STONE VENEER 1  
ELKORADO STONE #4030000 - STAINED STONE
- P-4** PAINT - EXTERIOR PAINT SYSTEM  
BENJAMIN MOORE #2110-30 "SADDLE SOAP"
- P-5** PAINT - EXTERIOR PAINT SYSTEM  
BENJAMIN MOORE #2110-18 "SPACE BLACK"
- P-6** PAINT - EXTERIOR PAINT SYSTEM  
BENJAMIN MOORE #2130-30 "DEEP CASUAL"
- E-4** EIFS - EXTERIOR INSULATION FINISH SYSTEM  
MEDIUM WARM GRAY TO MATCH BENJAMIN MOORE #2110-30 "SADDLE SOAP"
- E-5** EIFS - EXTERIOR INSULATION FINISH SYSTEM  
BLACK TO MATCH BENJAMIN MOORE #2110-18 "SPACE BLACK"
- MC-3** METAL COPING SYSTEM  
BLACK
- MP-1** METAL PANEL SYSTEM  
REDFISH LAMBRAND #7 "PARKS" - LIGHT NATIONAL WALNUT TEXTURED
- MP-3** METAL PANEL SYSTEM  
BLACK
- MT-1** METAL TRIM - "C" CHANNEL  
BLACK
- GF-4** MASONRY - GROUND FACE UNIT  
TRENDSSTONE - MEDIUM WARM GRAY

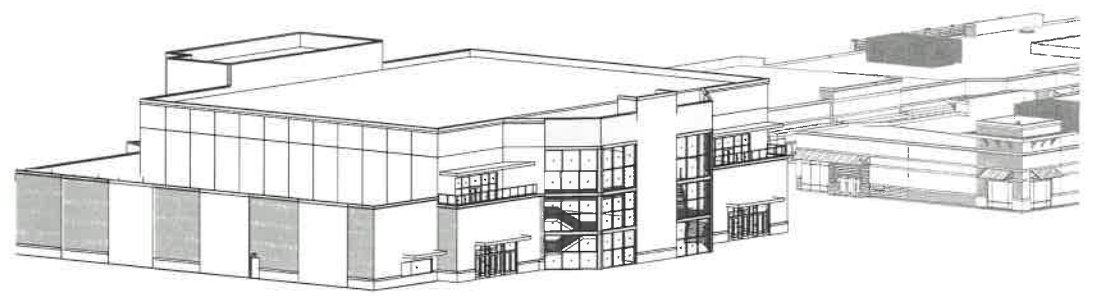
ALL MECHANICAL EQUIPMENT ON ROOF WILL BE SCREENED BY PARAPET WALLS  
EXTERIOR ELECTRICAL SWITCHBOARD EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE SAME SCREENING METHODS ESTABLISHED FOR DEVELOPMENT



3 EAST ELEVATION - BUILDING "C"  
1/16" = 1'-0"



4 WEST ELEVATION - BUILDING "C"  
1/16" = 1'-0"



PERSPECTIVE VIEW - BUILDING "C"

Building Graphics – The District’s Vintage Industrial architectural style will be represented on the exterior of buildings with a vintage design graphic painted on the building wall. Colors should be muted (distressed) and the theme should highlight history, tradition, or culture of days past. This adds to the retro feel of the vintage industrial style. The appearance of industrial buildings depends in great part on the artistic treatment with the vintage wall graphics.

PROPOSED EXTERIOR ELEVATIONS WITH PROPOSED WALL GRAPHICS  
Sheet Name: EXTERIOR ELEVATIONS - BLDG "C"

UPDATED OCTOBER 29, 2020  
Date: AUGUST 16, 2019  
REVISED - OCTOBER 4, 2019

**THE DISTRICT**  
AT CHESTERFIELD

**THE STAENBERG GROUP**  
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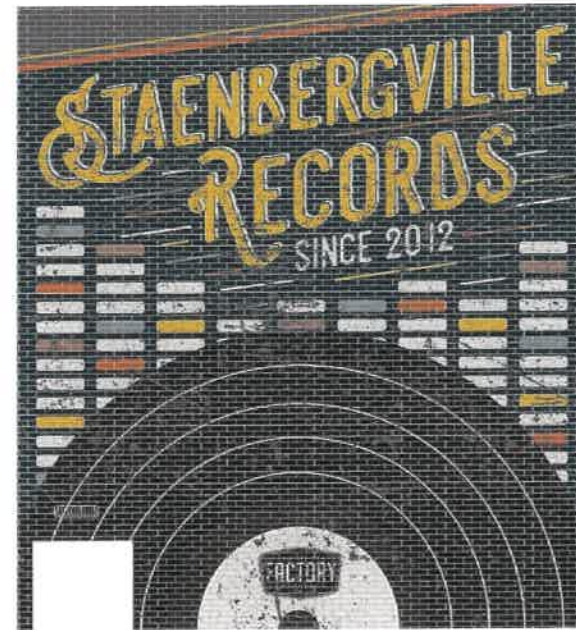
Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield, Missouri 63005

**Chiodini ARCHITECTS**  
Chiodini Associates - Architects | Interior Design | Graphics  
1403 South Brentwood Blvd. Suite 313  
St. Louis, Missouri 63104  
314.785.3088 | Fax: 314.785.9999

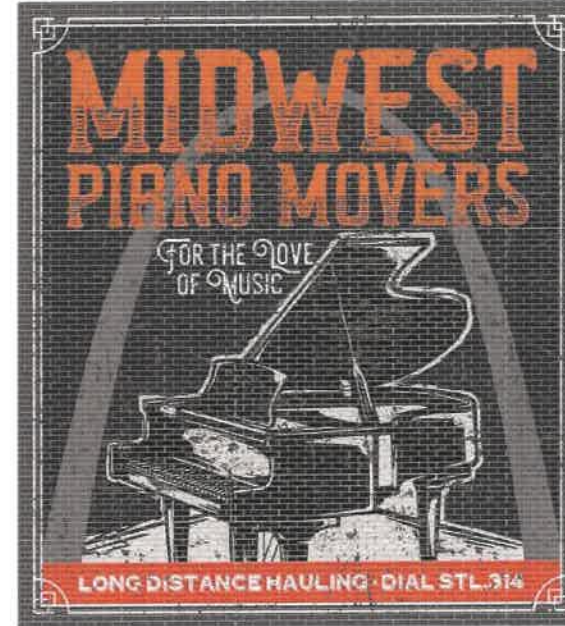




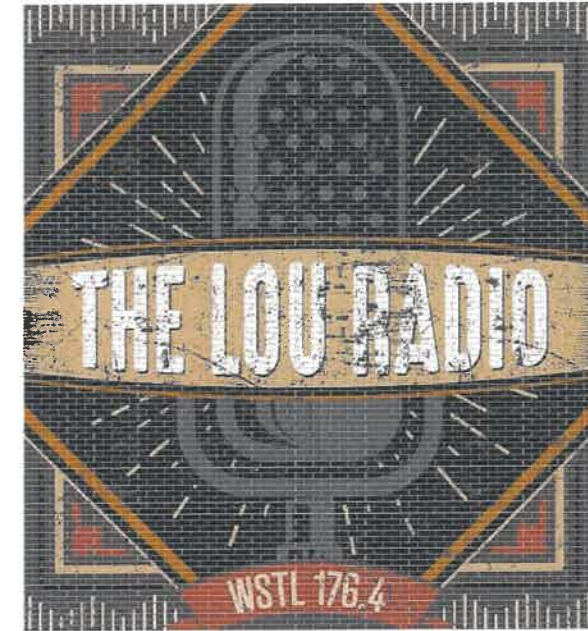
GRAPHIC PANEL "A"



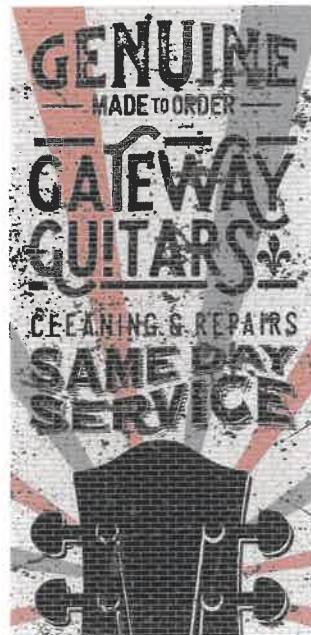
GRAPHIC PANEL "B"



GRAPHIC PANEL "C"



GRAPHIC PANEL "D"



GRAPHIC PANEL "A1"

GRAPHICS TO BE PAINTED OVER THE THE BRICK VENEER ON THE EAST AND WEST SIDE OF BUILDING "C".

THE GRAPHICS ARE COMPLIMENTRY TO THE VINTAGE INDUSTRIAL LOOK OF THE BUILDING AND THE CENTER KNOWN AS "THE DISTRICT"

Building Graphics – The District's Vintage Industrial architectural style will be represented on the exterior of buildings with a vintage design graphic painted on the building wall. Colors should be muted (distressed) and the theme should highlight history, tradition, or culture of days past. This adds to the retro feel of the vintage industrial style. The appearance of industrial buildings depends in great part on the artistic treatment with the vintage wall graphics.



2100 Schwitz Rd, Suite 202 | St. Louis, MO 63116  
314.858.1185 | obooledesign.com

PROPOSED WALL GRAPHICS

Sheet Name: GRAPHIC PANELS

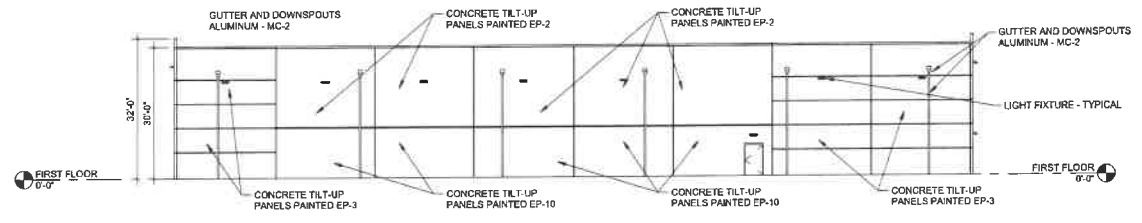
Date: OCTOBER 29, 2020

**THE DISTRICT**  
AT CHESTERFIELD

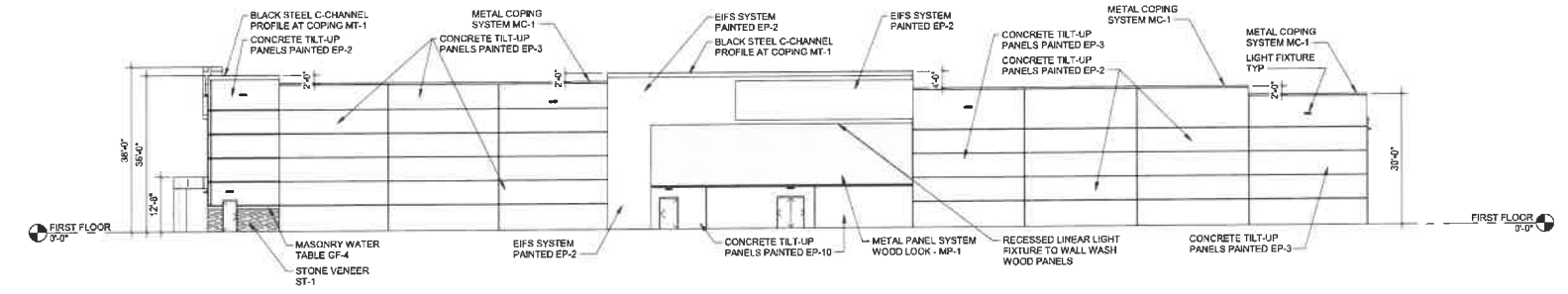
**THE STAENBERG GROUP**  
DESIGN • DEVELOP • DELIVER

Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield, Missouri 63005

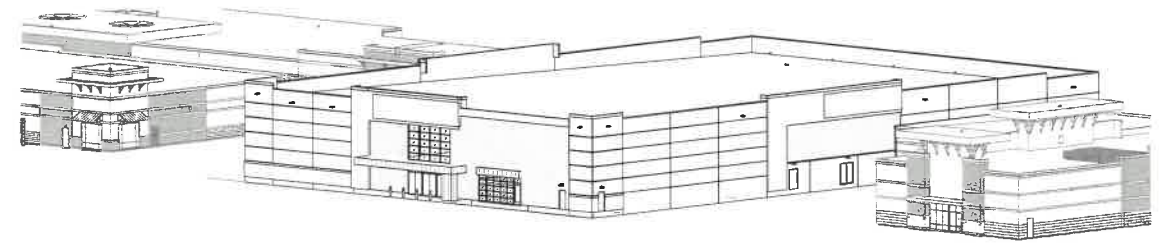
*Chiodini*  
ARCHITECTS  
Chiodini Associates - Architects | Interior Design | Graphics  
1410 South Brentwood Blvd. Suite 315  
Gladstone, Missouri 63103  
314.723.1088 FAX 314.752.3999



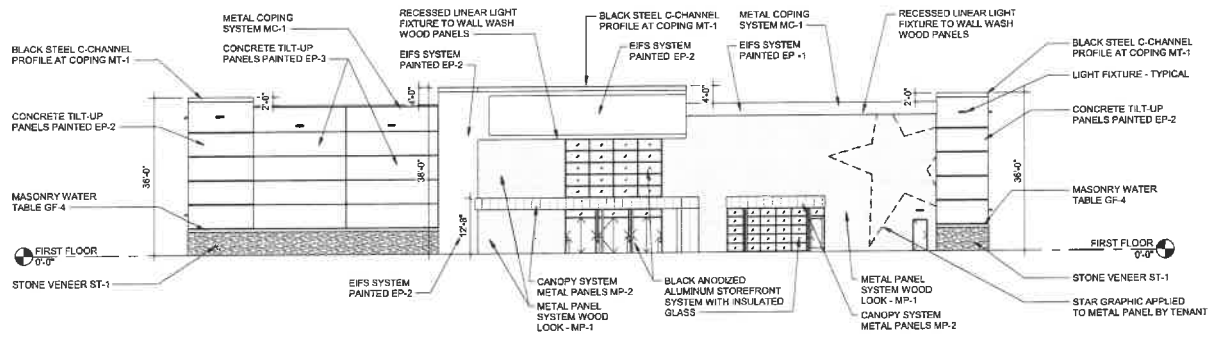
1 NORTH ELEVATION - BUILDING "N"  
1/16" = 1'-0"



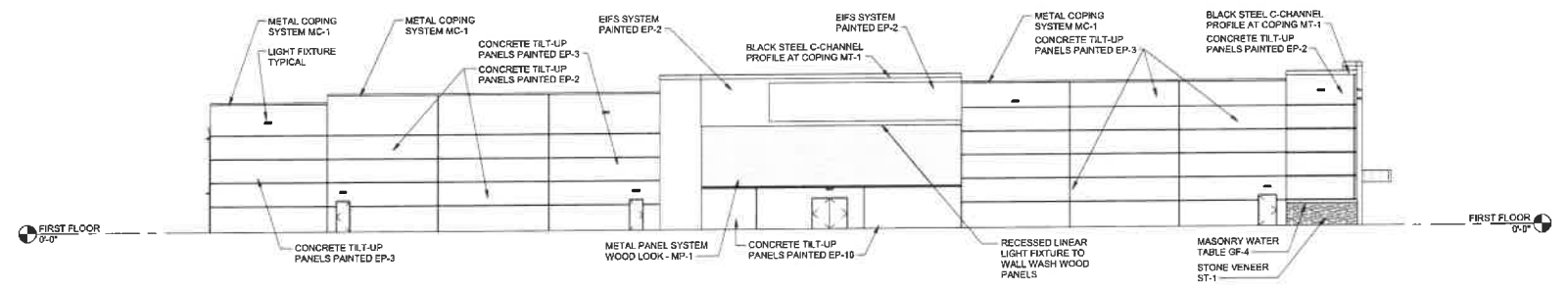
2 EAST ELEVATION - BUILDING "N"  
1/16" = 1'-0"



PERSPECTIVE VIEW



3 SOUTH ELEVATION - BUILDING "N"  
1/16" = 1'-0"



4 WEST ELEVATION - BUILDING "N"  
1/16" = 1'-0"

ALL MECHANICAL EQUIPMENT ON ROOF WILL BE SCREENED BY PARAPET WALLS  
EXTERIOR ELECTRICAL SWITCHBOARD EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE SAME SCREENING METHODS ESTABLISHED FOR DEVELOPMENT

EXTERIOR FINISH MATERIAL LEGEND - BUILDING N

ST-1	STONE - STONE VENEER 1 ELDERWOOD STONE BALDWINWOOD
EP-1	PAINT - EXTERIOR PAINT SYSTEM SQUAW WHITE - SW77042
EP-2	PAINT - EXTERIOR PAINT SYSTEM ACCESSIBLE BEIGE - BW7038
EP-3	PAINT - EXTERIOR PAINT SYSTEM VIRTUAL TAUPE - SW6219
EP-4	PAINT - EXTERIOR PAINT SYSTEM COBALT STONE - PPG 1241-7
EP-10	PAINT - EXTERIOR PAINT SYSTEM GREY-IRON - SW7055
MC-1	METAL COPING SYSTEM BLACK
MC-2	METAL SCUPPERS & DOWNSPOUTS SERENADE - BRONZE TAN
MP-1	METAL PANEL SYSTEM ROLLFAB - SUPER OAK TEXTURED
MP-2	METAL PANEL SYSTEM ALPOLIC CFB BLUE
MT-1	METAL TRIM - "C" CHANNEL BLACK
GF-4	MASONRY - GROUND FACE UNIT TRENDSSTONE MEDIUM WARM GRAY

ORIGINAL APPROVED ELEVATIONS BLDG "N"

UPDATED OCTOBER 29, 2020

Sheet Name: EXTERIOR ELEVATIONS - BLDG "N"

Date: AUGUST 16, 2019  
REVISED AUGUST 28, 2019

**THE DISTRICT**  
AT CHESTERFIELD

**THE STAENBERG GROUP**  
DESIGN • DEVELOP • DELIVER

Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield Missouri 63005

*Chiodini*  
ARCHITECTS

Chiodini Associates - Architects | Interior Design | Graphics  
1402 South Brentwood Blvd. - Suite 505  
St. Louis, Missouri 63144  
314.733.1638 | FAX 314.733.5999



SOUTH ELEVATION



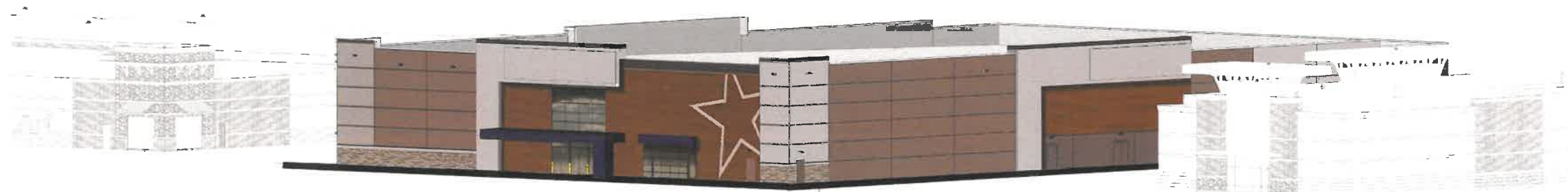
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



PERSPECTIVE VIEW

ORIGINAL APPROVED COLOR ELEVATIONS - BLDG N

UPDATED OCTOBER 29, 2020

Sheet Name: COLOR ELEVATIONS - BLDG "N"

Date: AUGUST 16, 2019  
REVISED AUGUST 28, 2019



ORIGINAL APPROVED RENDERING - BLDG N

UPDATED OCTOBER 29, 2020

Sheet Name: RENDERING - BUILDING "N"

Date: AUGUST 16, 2019

**THE DISTRICT**  
AT CHESTERFIELD

**THE STAENBERG GROUP**  
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Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield, Missouri 63005

*Chiodini*  
ARCHITECTS

Chiodini Associates - Architects | Interior Design | Graphics  
2403 South Brentwood Blvd., Suite 375  
St. Louis, Missouri 63114  
314.725.5088 | FAX 314.731.1899



EXISTING SCREENING SYSTEM FOR TRASH ENCLOSURES



EXISTING SCREENING SYSTEM FOR SANITARY PUMP STATION



EXISTING SCREENING SYSTEM FOR SOUTH ELEVATION OF DEVELOPMENT AT UTILITY LOCATIONS



EXISTING SCREENING SYSTEM FOR SOUTH ELEVATION OF DEVELOPMENT AT UTILITY LOCATIONS



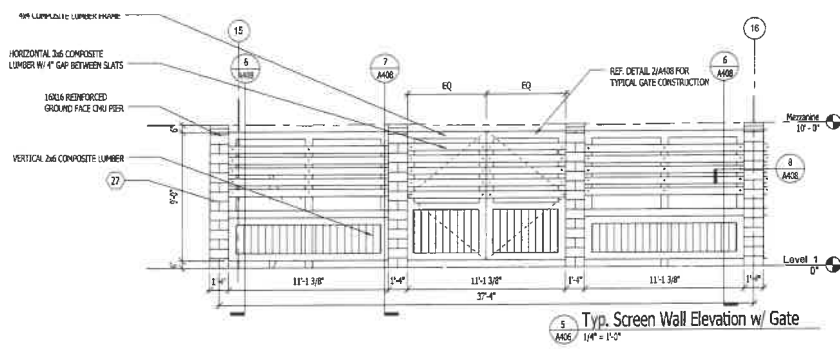
EXISTING SCREENING SYSTEM FOR ELECTRICAL SWITCHGEAR

ALL NEW SCREENING REQUIRED FOR DEVELOPMENT WILL MATCH THE EXISTING SCREENING SYSTEMS ESTABLISHED AND APPROVED FOR THE DEVELOPMENT

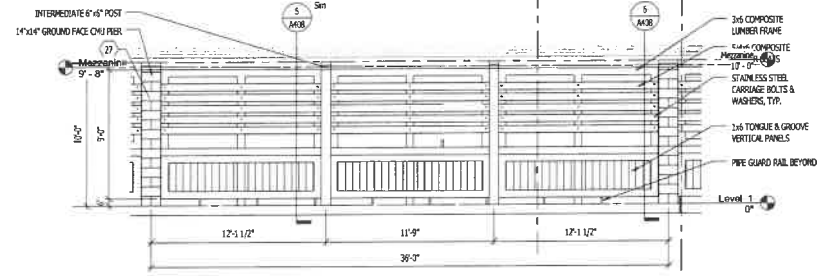
ORIGINAL APPROVED SCREENING SYSTEMS

Sheet Name: PHOTOGRAPHS - EXISTING SCREENING SYSTEMS

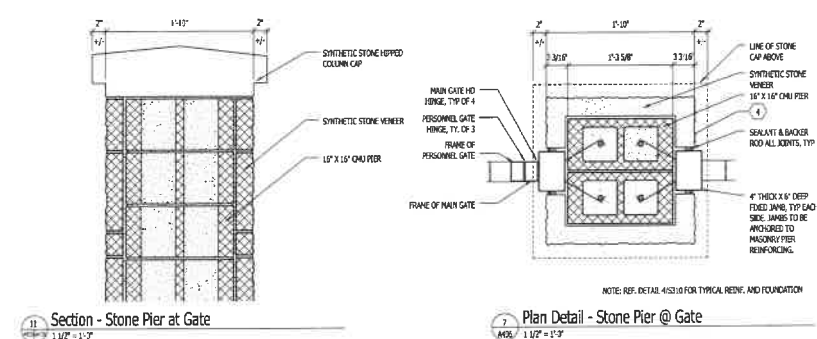
Date: AUGUST 16, 2019



3 Typ. Screen Wall Elevation w/ Gate  
ASB / 1/4" = 1'-0"

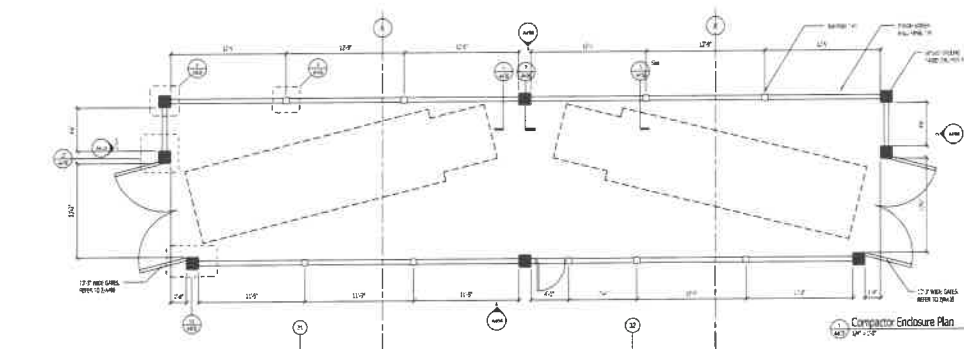


5 Typ. Screen Wall Elevation  
ASB / 1/4" = 1'-0"

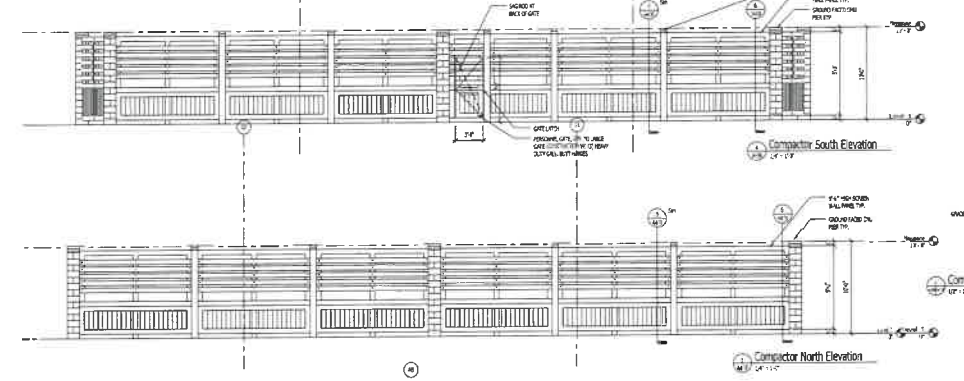


11 Section - Stone Pier at Gate  
ASB / 1/2" = 1'-0"

12 Plan Detail - Stone Pier @ Gate  
ASB / 1/2" = 1'-0"

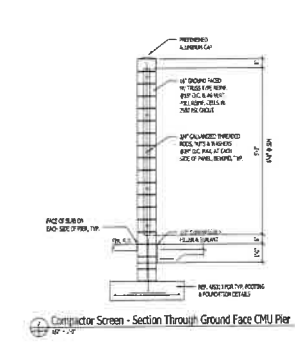


4 Compactor Enclosure Plan  
ASB / 1/4" = 1'-0"

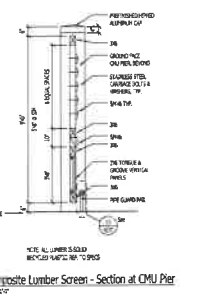


6 Compactor South Elevation  
ASB / 1/4" = 1'-0"

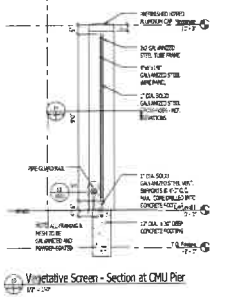
7 Compactor North Elevation  
ASB / 1/4" = 1'-0"



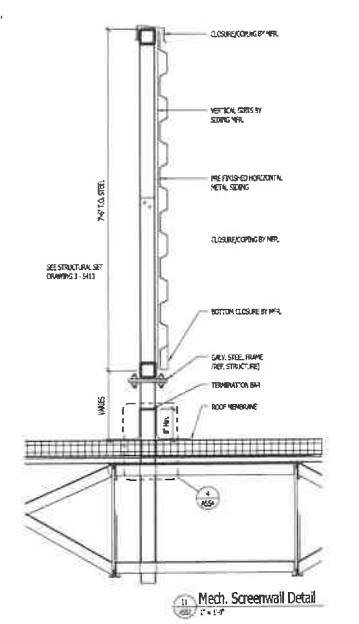
8 Compactor Screen - Section Through Ground Face CMU Pier  
ASB / 1/4" = 1'-0"



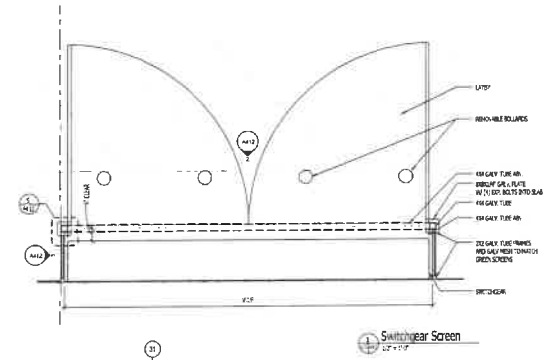
9 Composite Lumber Screen - Section at CMU Pier  
ASB / 1/4" = 1'-0"



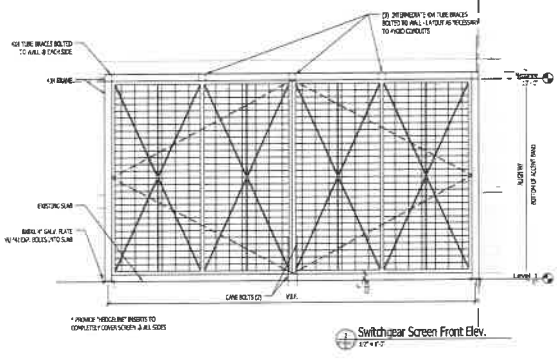
10 Vegetative Screen - Section at CMU Pier  
ASB / 1/4" = 1'-0"



13 Mech. Screenwall Detail  
ASB / 1/4" = 1'-0"



14 Switchgear Screen  
ASB / 1/2" = 1'-0"



15 Switchgear Screen Front Elevation  
ASB / 1/2" = 1'-0"

16 Switchgear Screen Side Elevation  
ASB / 1/2" = 1'-0"

\* ALL MECHANICAL EQUIPMENT ON THE ROOF WILL BE EITHER SCREENED BY THE PARAPET WALLS OF THE BUILDING OR PER THE MECH SCREENWALL THAT EXISTS CURRENTLY IN THE DEVELOPMENT

\* ALL THE EXISTING TRASH ENCLOSURES WILL REMAIN AS SCREENED CURRENTLY WITHIN THE DEVELOPMENT, ANY NEW TRASH ENCLOSURES ADDED WILL BE SCREEN IN THE SAME MANNER AS THE EXISTING ENCLOSURES

\* ALL EXISTING MAIN DISTRIBUTION ELECTRICAL BOARDS CURRENTLY SCREEN ON TEH DEVELOPMENT WILL REMAIN SCREEN AND ANY NEW MAIN ELECTRICAL DISTRIBUTION BOARDS WILL BE SCREEN IN THE SAME MANNER AS TEH EXISTING ENCLOSURES

ORIGINAL APPROVED SCREENING SYSTEMS  
Sheet Name: SCREENING @ RTU'S & TRASH

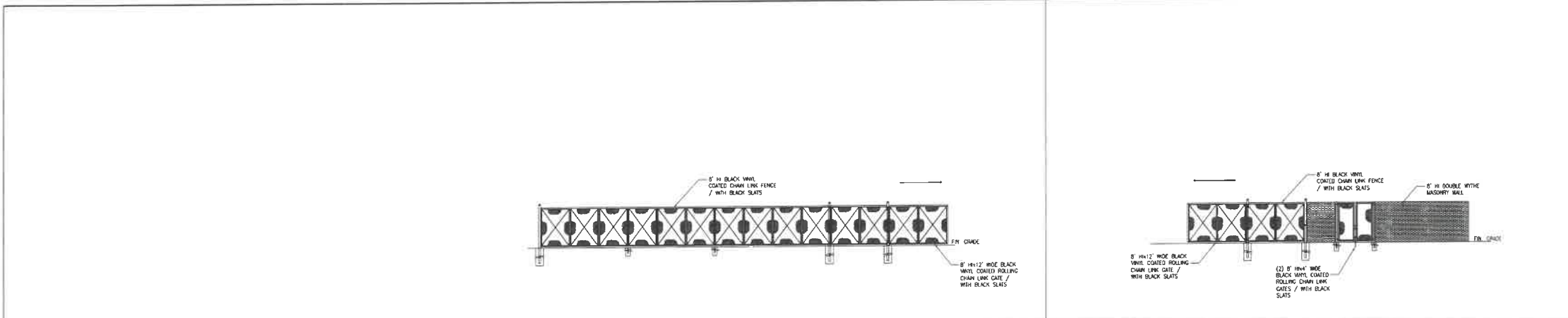
Date: AUGUST 16, 2019

**THE DISTRICT**  
AT CHESTERFIELD

**THE STAENBERG GROUP**  
DESIGN • DEVELOP • DELIVER

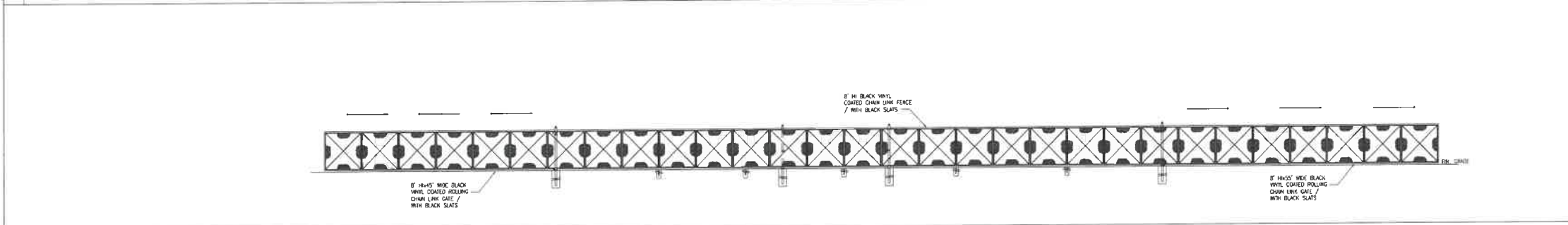
Proposed Renovation and Expansion  
17057 North Outer 40 Road  
Chesterfield, Missouri 63005

**Chiodini ARCHITECTS**  
Chiodini Associates - Architects | Interior Design | Graphics  
2403 South Brentwood Blvd. Studio 313  
Brentwood, Missouri 63122  
314.725.1588 FAX 314.733.9999

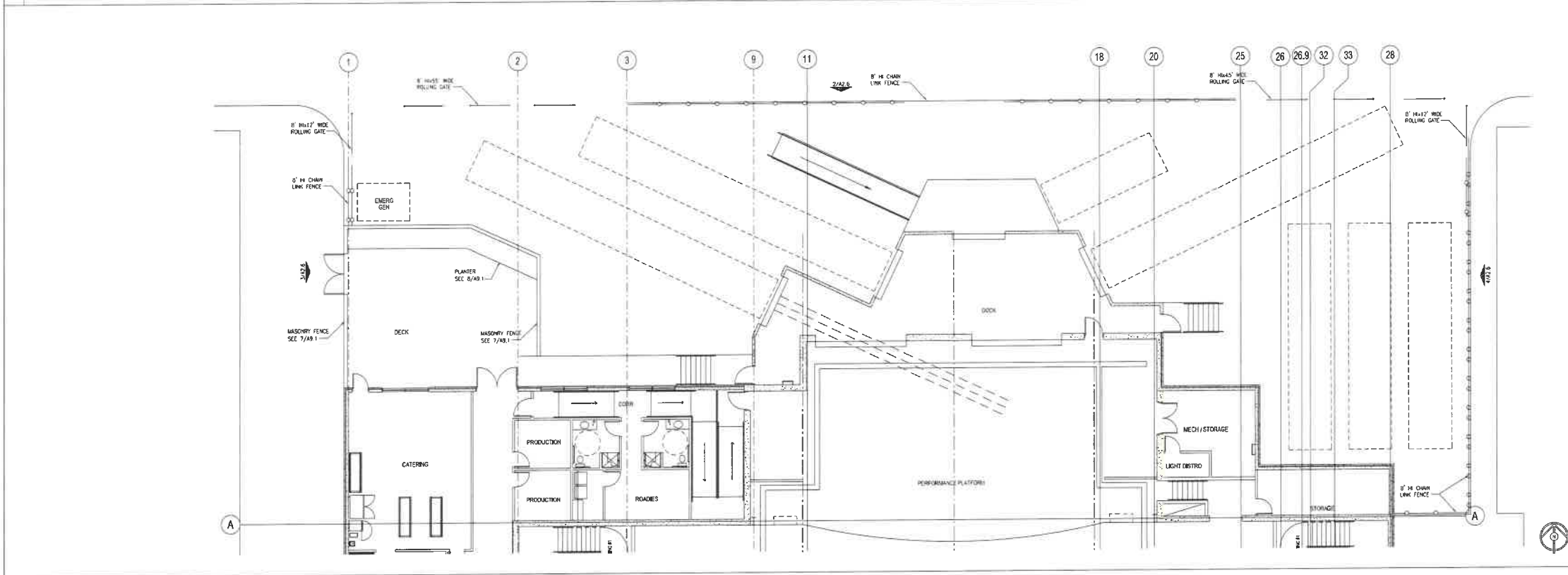


4 FENCING ELEVATION

3 FENCING ELEVATION



2 FENCING ELEVATION



1 LOADING DOCK FLOOR PLAN

ORIGINAL APPROVED SECURITY FENCE  
 Sheet Name: SECURITY FENCE @ MUSIC VENUE Date: SEPTEMBER 24, 2019

**THE DISTRICT AT CHESTERFIELD**

**THE STAENBERG GROUP**  
 DESIGN • DEVELOP • DELIVER

Proposed Renovation and Expansion  
 17057 North Outer 40 Road  
 Chesterfield, Missouri 63005

**Chiodini ARCHITECTS**  
 Chiodini Associates - Architects | Interior Design | Graphics  
 1401 South Brentwood Blvd., Suite 317  
 Saint Louis, Missouri 63114  
 314.725.3588 | FAX: 314.788.9999





REVISIONS	BY
85/19	RWM
8/13/19	RWM
9/3/19	RWM
9/18/19	RWM
10/3/19	RWM
2/17/20	RWM
3/30/20	RWM
4/9/20	RWM

**Landscaping TECHNOLOGIES**  
 15 South County Drive  
 St. Charles, Missouri 63041  
 Tel: (636) 925-9555  
 Fax: (636) 925-9555  
 No Landscape Architectural Corporation #200003013

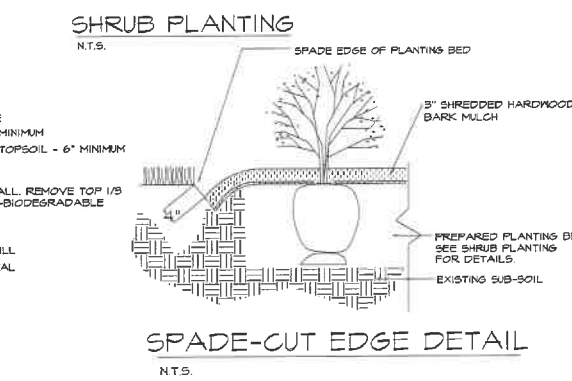
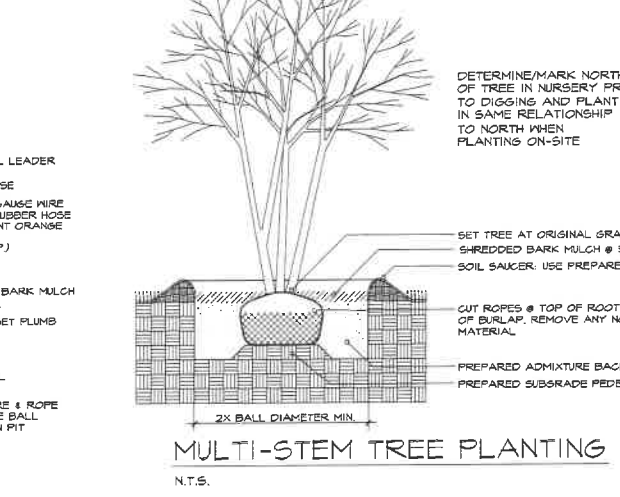
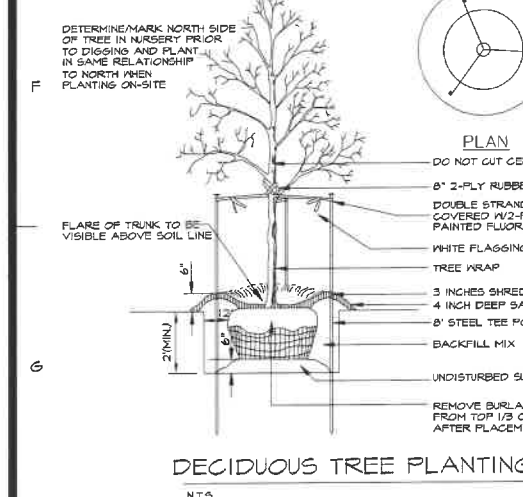
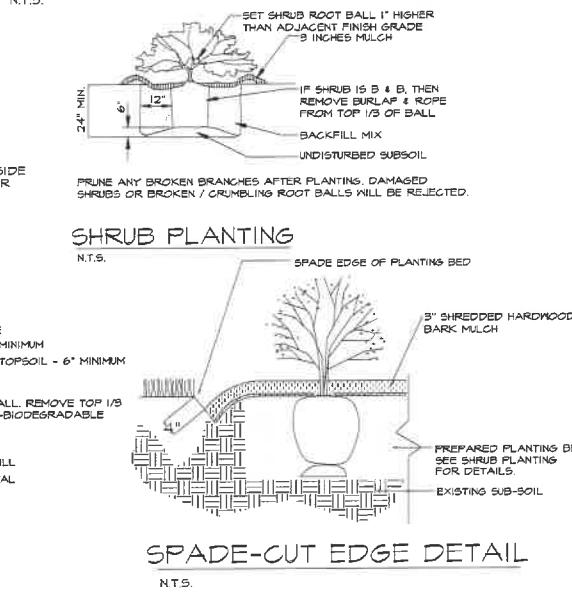
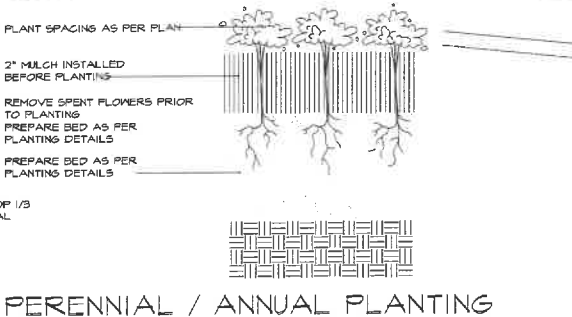
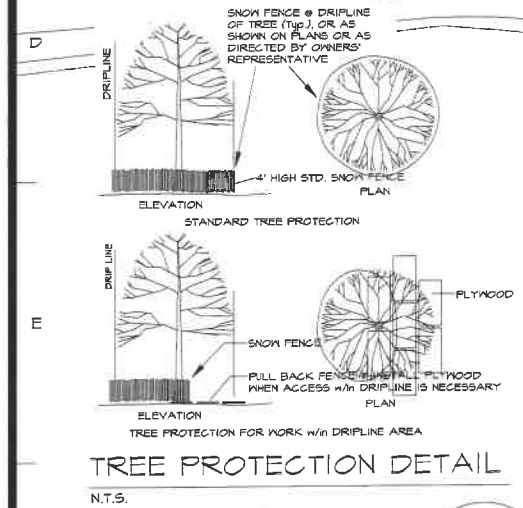
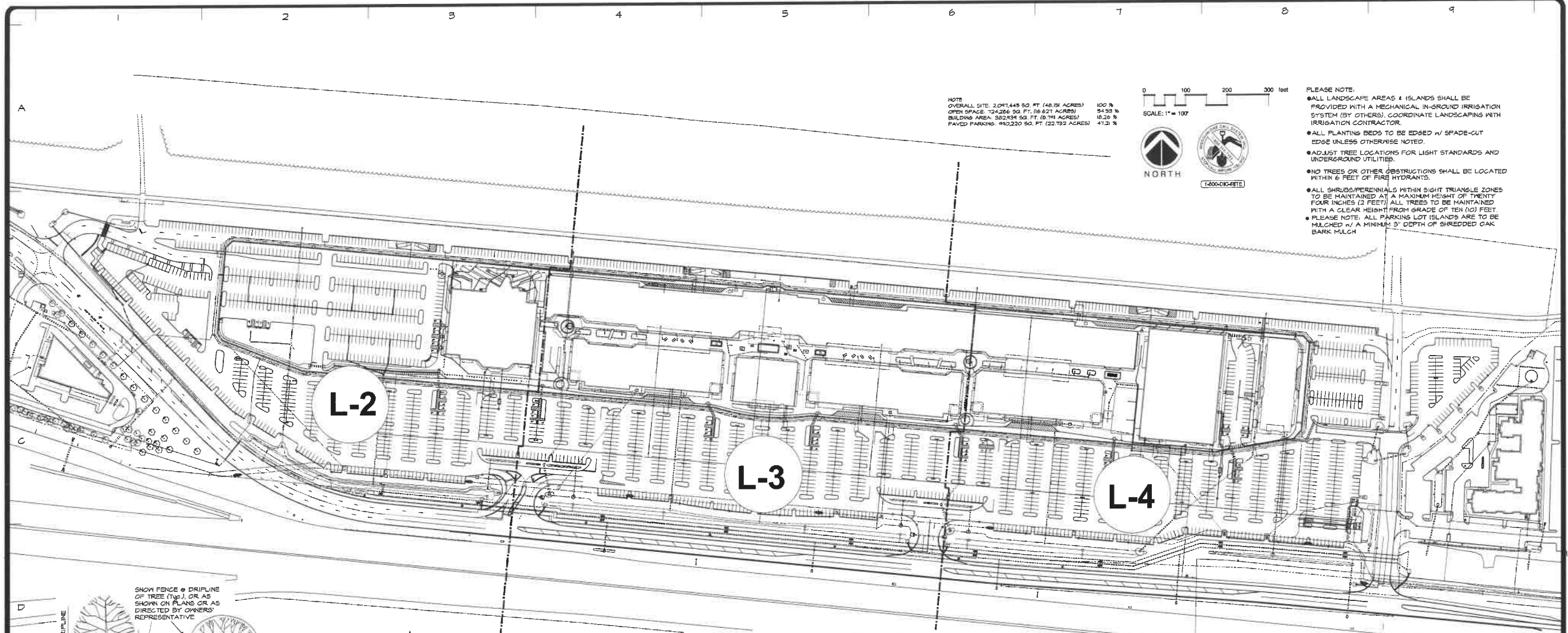
RANDALL K. WARDIS  
 MISSOURI LANDSCAPE ARCHITECT #000004  
 DATE: 4/17/20

PHASE ONE PLANTING PLAN FOR THE PROPOSED  
**The District**  
 CHESTERFIELD, MISSOURI

ORIGINAL APPROVED LANDSCAPE PLAN

DRAWN	RWM
CHECKED	RWM/GJB
DATE	9/14/19
SCALE	1"=100'-0"
JOB NO.	2019-143
SHEET	

**L-1**  
 OF SIX SHEETS



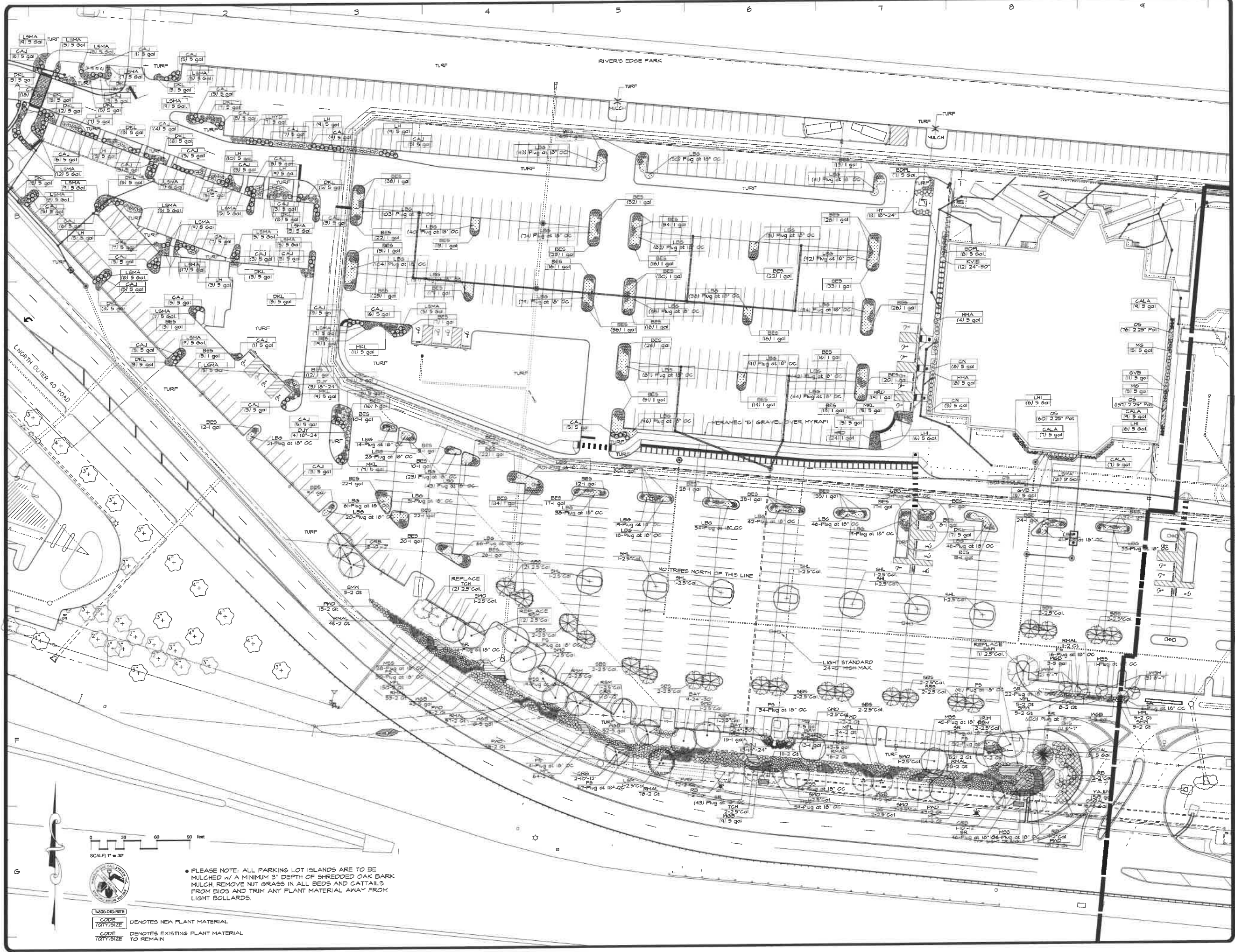
- LANDSCAPE GUIDELINE SPECS:**
- GENERAL:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and mark against injury to public. The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
  - Underground facilities, structures and utilities must be considered appropriate 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) utility location services in municipality.
  - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
  - It shall be the landscape contractor's responsibility to:
    - Vary all existing and proposed features shown on the drawings prior to commencement of work.
    - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
    - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect per (10) days prior to installation.
  - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of the plan. No substitutions of types or size of plant material will be accepted without written approval from the landscape architect. Provide single-stem trees unless otherwise noted in plant schedule.
  - All plant material shall comply with the recommendations and requirements of ANSI Z601 "American Standards for Nursery Stock."
  - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owner's Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plan list will not be accepted and shall be replaced at the landscape contractor's expense.
  - All bids 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 work. This will be a unit price contract; quotes shall be valid for 12 months.
  - Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly smoothed to avoid creation of "spatched side walls" prior to plant material installation.
  - All excess topsoil, rocks, debris and/or torned soils shall be removed by the general contractor prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
  - Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
  - Landscape contractor shall fill & remove all existing needs within the project site.
  - All top nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
  - Landscape contractor shall inspect for and report all Federal, state and local laws/regulations relating to insect infestation and/or plant diseases.
  - All substitutions of plant material shall be submitted to landscape architect for approval.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- 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, non-degradable materials, etc.
  - No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Heavy fabric shall be used beneath all gravel mulch beds.
  - Edge all beds with spade-cut edge unless otherwise noted.
- MAINTENANCE:**
- Landscape Contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of one year after occupancy.
  - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
  - Watering of seeded or sodded lawns shall begin immediately and shall continue to be provided continuously for the following 12 hours. Regardless, the landscape contractor shall be responsible for all landscape maintenance until project turnover.
- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-screened screened organic topsoil to one (1) part screened sphagnum peat moss as per planting details. Note: 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, brick stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
  - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
  - Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.
- MISC. MATERIAL:**
- Provide stakes and deaden of sound, new hardware, free of knots/holes and defects.
  - Tree wrap tape shall be a minimum, designed to prevent borers damage and winter freezing. Additionally, only 3-ply tape material shall be used.
- TURF:**
- All disturbed lawn areas to be seeded with a mixture of turf-type fescue (50% per acre) and lowgrass (10% per acre). Lawn areas shall be unconditionally warranted for a period of 12 months from date of final acceptance. Slope areas more than one square foot per any 50 square feet shall be sodded.
  - Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing. AND irrigation system is operating. Granular or pelletized fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorus and potassium in a 12-12-12 composition.
  - The turf contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain owner's approval prior to seeding or sod installation. Landscape contractor shall offer an alternate price for sod in line of head. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
  - Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
  - All sod shall be placed a maximum of 24 hours after harvesting.
  - Recondition existing lawn or grass damaged by Contractor's operations including equipment/material storage and movement of vehicles.
  - Soil Contractor to ensure spot is placed below sidewalk and all paved area elevations to allow for proper drainage.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
  - 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.
  - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
  - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
  - A written guarantee shall be provided to the owner per conditions defined in #1 above.

REVISIONS	BY
88/19	RWM
913/19	RWM
93/19	RWM
918/19	RWM
103/19	RWM
217/20	RWM
330/20	RWM
46/20	RWM

**landscape**  
TECHNOLOGIES

1834 85th St. Ste. 100  
St. Louis, Missouri 63143  
Tel: (314) 432-1000  
Fax: (314) 432-1000  
MO Landscape Architectural Corporation #0000000283

RANDALL K. HANCOCK  
MISSOURI LANDSCAPE ARCHITECT #00000018  
DATE: 4/1/20



PLEASE NOTE: ALL PARKING LOT ISLANDS ARE TO BE MULCHED W/ A MINIMUM 3" DEPTH OF SHREDDED OAK BARK MULCH, REMOVE NJT GRASS IN ALL BEDS AND CATTAILS FROM BIOS AND TRIM ANY PLANT MATERIAL AWAY FROM LIGHT BOLLARDS.

1:800-DIG-RITE  
CODE (T)T/SIZE DENOTES NEW PLANT MATERIAL  
CODE (E)E/SIZE DENOTES EXISTING PLANT MATERIAL TO REMAIN

PLANTING PLAN FOR THE PROPOSED  
**The District**  
CHESTERFIELD, MISSOURI

ORIGINAL APPROVED LANDSCAPE PLAN

DRAWN  
RWM  
CHECKED  
RWM/CUB  
DATE  
6/14/19  
SCALE  
1"=30'-0"  
JOB No.  
2019-143  
SHEET

**L-2**  
OF SIX SHEETS

REVISIONS	BY
8/6/19	RWM
8/13/19	RWM
9/9/19	RWM
9/18/19	RWM
10/2/19	RWM
2/17/20	RWM
3/30/20	RWM
4/30/20	RWM

*landscape*  
TECHNOLOGIES

15100 S. Central Expressway, Suite 100  
Chesterfield, Missouri 63017  
Tel: (636) 725-1995  
Fax: (636) 725-1996  
MO Landscape Architects, Corporation #0000000102

RANDALL K. WARDIS  
MISSOURI LANDSCAPE ARCHITECT #000000  
DATE: 4/17/20

PLANTING PLAN FOR THE PROPOSED  
**The District**  
CHESTERFIELD, MISSOURI

ORIGINAL APPROVED LANDSCAPE PLAN

DRAWN  
RWM

CHECKED  
RWM/KJB

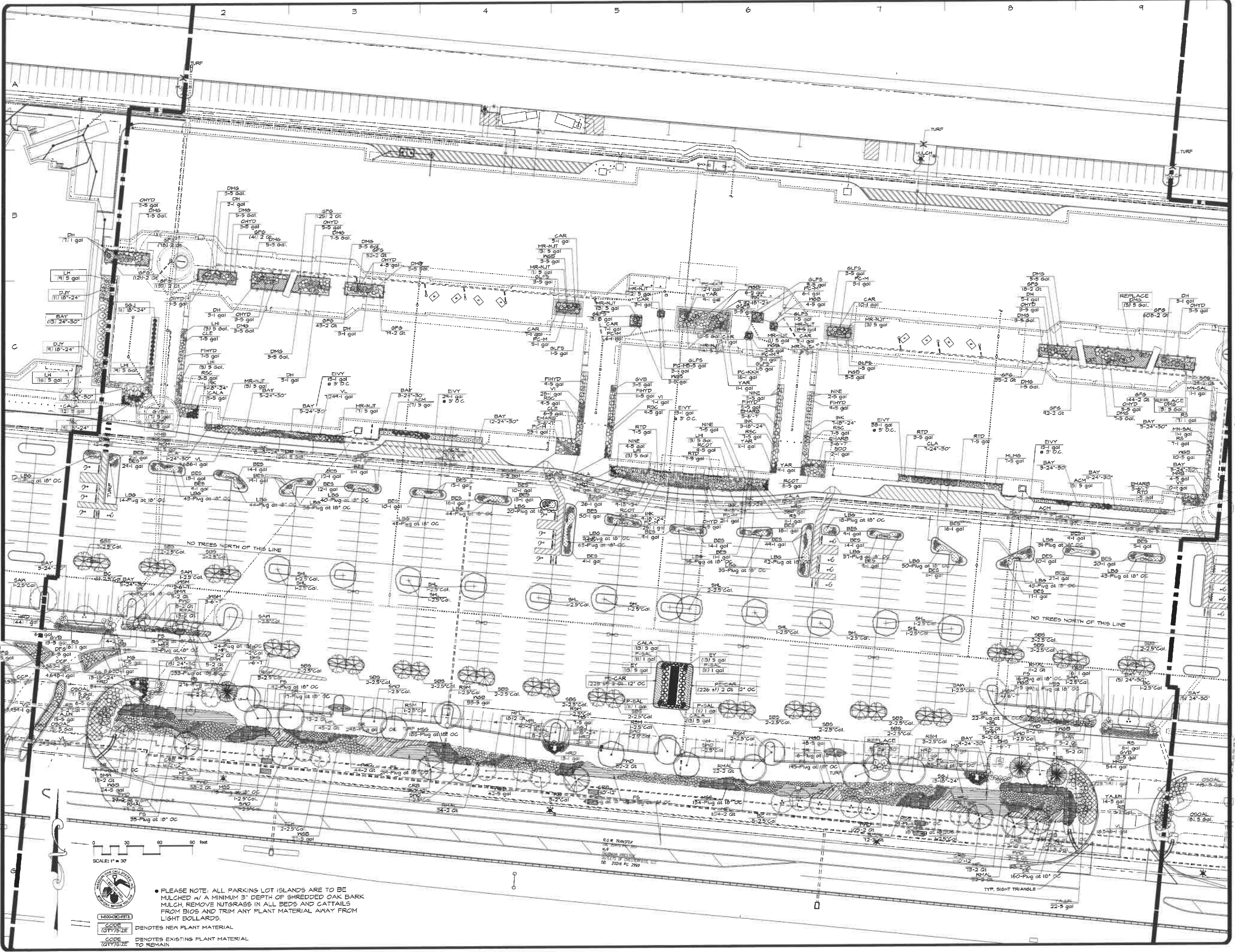
DATE  
6/14/19

SCALE  
1"=30'-0"

JOB NO.  
2019-143

SHEET

**L-3**  
OF 38 SHEETS



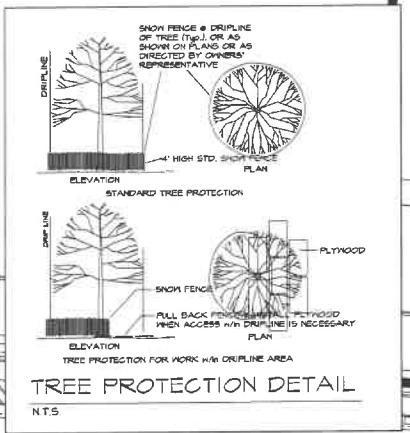
PLEASE NOTE: ALL PARKING LOT ISLANDS ARE TO BE MULCHED w/ A MINIMUM 3" DEPTH OF SHREDDED OAK BARK MULCH. REMOVE NUTGRASS IN ALL BEDS AND CATTAILS FROM BIOS AND TRIM ANY PLANT MATERIAL AWAY FROM LIGHT BOLLARDS.

1800-00-RITE  
CODE (QTY)/SIZE DENOTES NEW PLANT MATERIAL  
CODE (QTY)/SIZE DENOTES EXISTING PLANT MATERIAL TO REMAIN

R.O.W. TRANSFER  
N/A  
DATE: 2/20/19 PC 2989

TYP. SIGHT TRIANGLE

PLANT SCHEDULE		SIZE	Slow	Moderate	Fast	< 6"	6 - 10"	10 - 36"	> 3'	< 10'	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'	
FLOWERING TREES																				
PD	5	Pagoda Dogwood / Cornus alternifolia	2.5' Gal.	X												X				
PKD	3	Pink Kousa Dogwood / Cornus kousa 'Satan'	2.5' Gal.		X											X				
FFC	3	Prairie Fire Crabapple / Malus 'Prairie Fire'	2.5' Gal.		X											X				
RHS	6	Robin Hill Serviceberry / Amelanchier X grandiflora 'Robin Hill'	2.5' Gal.	X													X			
RRFC	4	Royal Raindrops Flowering Crab / Malus x Royal Raindrops'	2.5' Gal.		X											X				
SA	20	Sargent Crabapple / Malus sargentii 'Tina'	2.5' Gal.		X							X								
SHRUBS																				
BWV	31	Brandywine Viburnum / Viburnum nudum 'Brandywine'	18"-24"		X							X								
GTJ	110	Gold Tip Juniper / Juniperus chinensis 'Gold Tip'	5 Gal.		X		X													
TARD	51	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva'	5 gal.		X								X							



REVISIONS	BY

*Landscape*  
TECHNOLOGIES

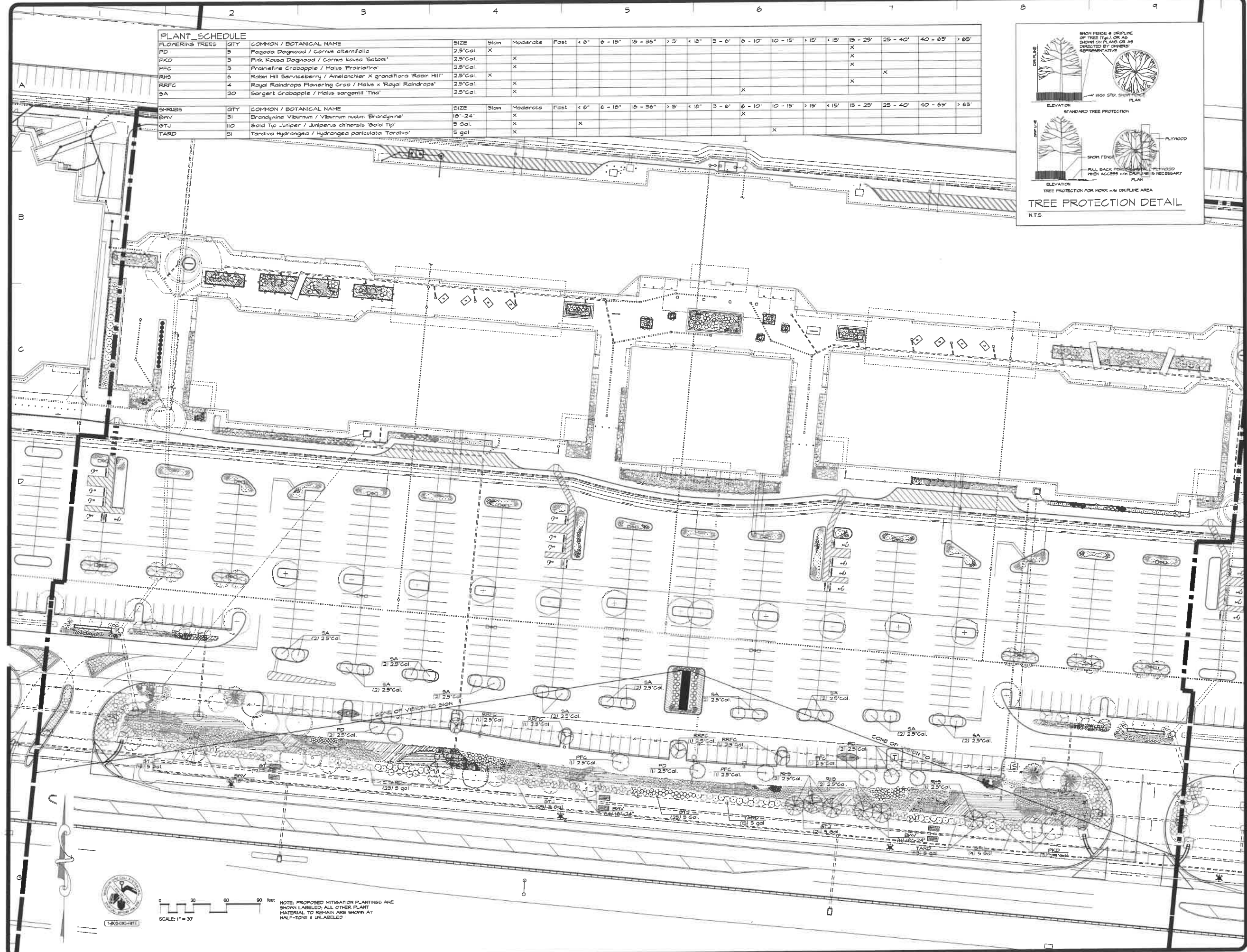
8081 920-1290  
57 Jacobs Creek Drive  
St. Louis, MO 63114  
P.O. Box 1000  
St. Louis, MO 63108

RANDALL A. WARDIS  
MISSOURI LANDSCAPE ARCHITECT #000018  
DATE: 11/24/20

MITIGATION PLANTING PLAN FOR THE  
**The District**  
CHESTERFIELD, MISSOURI

UPDATED APPROVED LANDSCAPE PLAN

DRAWN  
RWM  
CHECKED  
RWM/GLB  
DATE  
9/15/20  
SCALE  
1"=30'-0"  
JOB No.  
2019-143  
SHEET  
**L-3A**  
OF ONE SHEET



REVISIONS	BY
8/19/19	RWM
8/13/19	RWM
9/3/19	RWM
9/18/19	RWM
10/21/19	RWM
2/17/20	RWM
3/30/20	RWM
4/9/20	RWM

**landscape TECHNOLOGIES**  
 87 Jacobs Creek Drive  
 St. Charles, Missouri 63304  
 Tel: 636.261.1200  
 Fax: 636.261.1205  
 www.landscape-technologies.com

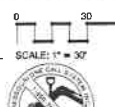
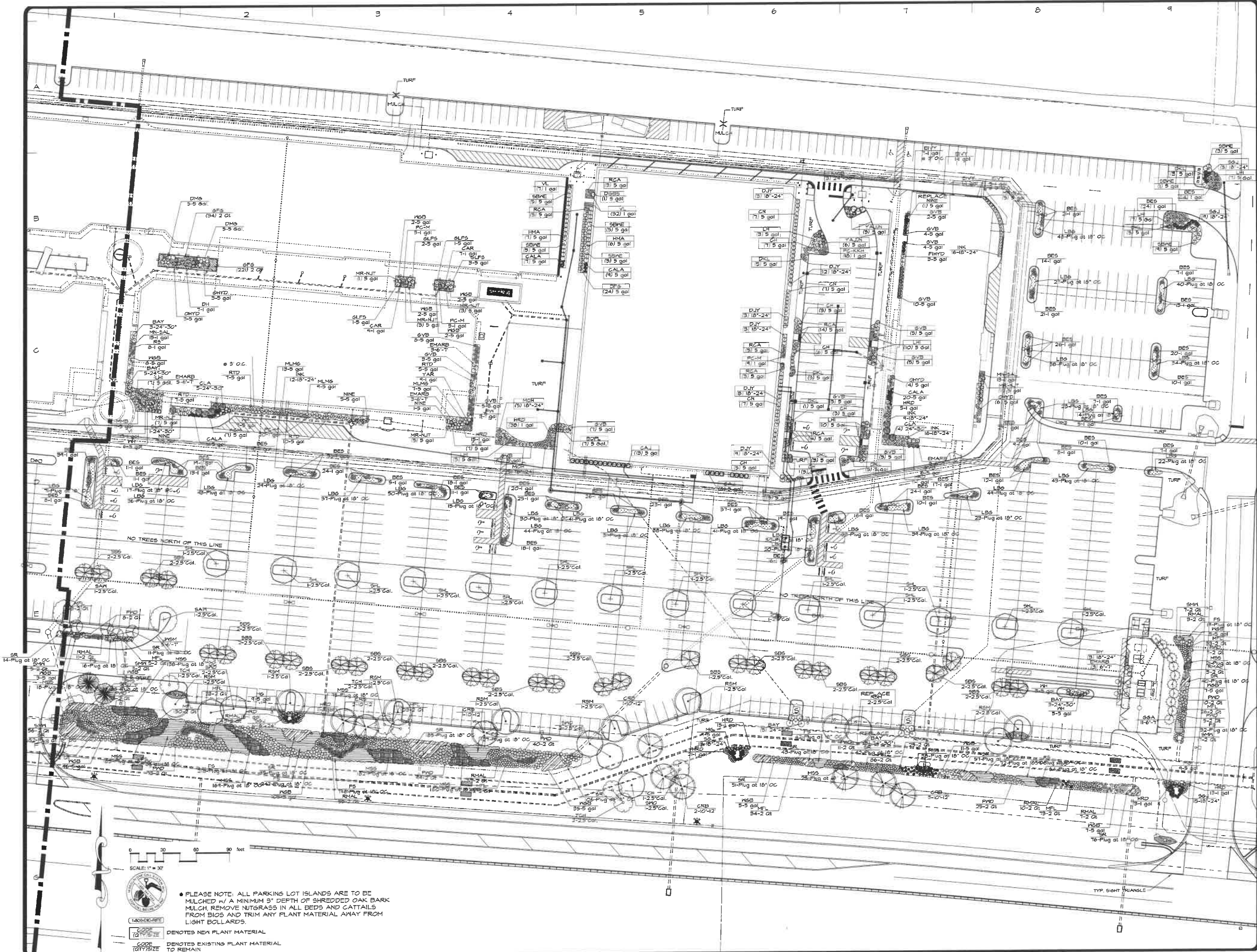
RANDALL W. HANDEL  
 MISSOURI LANDSCAPE ARCHITECT #000018  
 DATE: 4/17/20

**PLANTING PLAN FOR THE PROPOSED  
 The District  
 CHESTERFIELD, MISSOURI**

ORIGINAL APPROVED LANDSCAPE PLAN

DRAWN: RWM  
 CHECKED: RWM/GS  
 DATE: 6/11/19  
 SCALE: 1"=30'-0"  
 JOB NO.: 2019-143  
 SHEET

**L-4**  
 OF 8X SHEETS



PLEASE NOTE: ALL PARKING LOT ISLANDS ARE TO BE MULCHED w/ A MINIMUM 3" DEPTH OF SHREDDED OAK BARK MULCH. REMOVE NUTGRASS IN ALL BEDS AND CATTAILS FROM BIOS AND TRIM ANY PLANT MATERIAL AWAY FROM LIGHT BOLLARDS.

CODE (QTY)/SIZE DENOTES NEW PLANT MATERIAL  
 CODE (QTY)/SIZE DENOTES EXISTING PLANT MATERIAL TO REMAIN

PLANT SCHEDULE (EXISTING PLANTS):

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
BC	9	Bald Cypress / Taxodium distichum	2.5"Gal
CRB	19	Heritage River Birch / Betula nigra 'Heritage Improved'	10'-12'
LSM	1	Legacy Sugar Maple / Acer saccharum 'Legacy'	2.5"Gal.
SAK	7	Sawtooth Oak / Quercus acutissima	2.5"Gal.
SNO	19	Swamp White Oak / Quercus bicolor	2.5"Gal.
RSM	24	'Red Sunset' Maple / Acer rubrum 'Franksred'	2.5"Gal
SHL	33	'Skyline' Locust / Gleditsia triacanthos 'Skyline'	2.5"Gal.
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE
BHS	6	Black Hills Spruce / Picea glauca densata	6'-7'
EMARB	31	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'
SSA	11	Green Giant Arborvitae / Thuja plicata 'Green Giant'	6'-7'
JNSM	19	Sweetbay Magnolia / Magnolia virginiana 'Jim Wilson'	6'-7'
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
RB	4	Redbud / Cercis canadensis	2"Gal
SBS	81	Shadblow Serviceberry (Single Stem) / Amelanchier canadensis	2.5"Gal.
TCH	12	Thornless Cockspur Hawthorn / Crataegus crusgalli var. inermis	2.5"Gal.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
ACM	36	Acoma Crape Myrtle / Lagerstroemia 'Acoma'	5 gal
RTD	54	Bailey's Red-twig Dogwood / Cornus sericea 'Cardinal'	5 gal
CLA	18	Chicago Luster Arrowwood / Viburnum dentatum 'Chicago Luster'	24"-30"
YA_JUN	66	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal
INK	123	Dense Inkberry / Ilex glabra 'Dense'	18"-24"
NINE	34	Diablo Purple Ninebark / Physocarpus opulifolius 'Diablo' TM	5 gal
FIHYD	47	Fire & Ice Hydrangea / Hydrangea paniculata 'Nim's Red'	5 gal
GVB	71	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal
GLFS	31	Gro-Low Fragrant Sumac / Rhus aromatica 'Gro-Low'	5 gal
HY	3	Hicks Yew / Taxus media 'Hicksii'	18"-24"
LHI	46	Little Henry Sweetspine / Itea virginica 'Little Henry' TM	5 gal
MR-NJT	10	Marie Rose New Jersey Tea / Ceanothus x 'Minmarose'	5 gal
MMS	24	Morris Midget Boxwood / Buxus microphylla japonica 'Morris Midget'	5 gal
BAY	126	Northern Bayberry / Myrica pensylvanica	24"-30"
OHYD	61	Oakleaf Hydrangea / Hydrangea quercifolia	5 gal
WH	21	Red Sprite Winterberry / Ilex verticillata 'Red Sprite'	5 gal
RCOT	31	Rock Cotoneaster / Cotoneaster horizontalis	5 gal
RSC	35	Ruby Spice Clethra / Clethra alnifolia 'Ruby Spice'	5 gal
SGJ	89	Sea Green Juniper / Juniperus chinensis 'Sea Green'	18"-24"
WSB	646	Winter Gem Boxwood / Buxus microphylla 'Winter Gem'	5 gal
CLE	20	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
JPK	3	Bartered Bride Joe-Pye Weed / Eupatorium maculatum 'Bartered Bride'	1 gal
CAR	61	Cardinal Flower / Lobelia cardinalis	1 gal
CCP	14,814	Cotton Candy Creeping Phlox / Phlox subulata 'Cotton Candy'	1 gal
DH	35	Dwarf Hibiscus / Hibiscus moscheutos 'Luna Pink Skirt'	1 gal
BBS	1,647	Goldsturm Black-eyed Susan / Rudbeckia fulgida 'Goldsturm'	1 gal
HRD	397	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal
PC-KKH	25	Kim's Knee High Purple Coneflower / Echinacea purpurea 'Kim's Knee High' TM	1 gal
MN-SAL	50	May Night Salvia / Salvia nemorosa 'May Night'	1 gal
PC-M	123	Purple Coneflower / Echinacea purpurea 'Magnus'	1 gal
RS	71	Russian Sage / Perovskia atriplicifolia	1 gal
SDO	21	Stella de Oro Daylily / Hemerocallis hybrid 'Stella de Oro'	1 gal
VI	60	Variegated Iris / Iris pallida 'Variegata'	1 gal
VL	151,824	Variegated Liriope / Liriope muscari 'Variegata'	1 gal
YAR	81	Yarrow / Achillea filipendulina 'Coronation Gold'	1 gal
FORBS	QTY	COMMON / BOTANICAL NAME	SIZE
MFL	1,435	Monkeyflower / Mimulus ringens	2 Qt
PND	944	Pickering Weed / Pontederia cordata	2 Qt
RMAL	906	Rose Mallow / Hibiscus moscheutos	2 Qt
SMW	231	Swamp Milkweed / Asclepias incarnata	2 Qt
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
DFG	25	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hamel'	5 gal
DMS	77	Dwarf Maiden Grass / Miscanthus sinensis 'Yakushima'	5 Gal.
CALA	70	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'	5 gal
MS	57	Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal
MLMS	40	Morning Light Maiden Grass / Miscanthus sinensis 'Morning Light'	5 gal
ROSES	QTY	COMMON / BOTANICAL NAME	SIZE
OSCAL	53	OSO Easy At Last Rose / Rosa x 'OSO Easy At Last'	5 Gal.
VINES	QTY	COMMON / BOTANICAL NAME	SIZE
EIVY	124	English Ivy / Hedera helix	1 gal
NATIVE GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE
FS	3,064	Fringed Sedge / Carex crinita	Plug at 18" OC
GFG	1,857	Golden Foxtail Grass / Alopecurus pratensis 'Aureovariegatus'	2 Qt
LBG	2,456	Little Bluestem Grass / Schizachyrium scoparium	Plug at 18" OC
MSS	2,741	Morning Star Sedge / Carex grayi	Plug
SR	2,218	Soft Rush / Juncus effusus	Plug at 18" OC

PLEASE NOTE:  
NINE (9) OF THE ELEVEN (11) PROPOSED NEW TREES GROW IN THE SLOW TO MODERATE RANGE or 82% OF NEW TREES (PLEASE NOTE: ALL PROPOSED TREES ARE REPLACEMENT TREES FROM ORIGINAL BUILD) TREE GROUPINGS.

REVISIONS	BY
8/3/19	RWM
8/13/19	RWM
9/3/19	RWM
9/16/19	RWM
10/5/19	RWM
2/17/20	RWM
3/30/20	RWM
4/9/20	RWM



RANDALL W. HARRIS  
MISSOURI LANDSCAPE ARCHITECT #0000018  
DATE: 4/1/20

EXISTING PLANT MATERIAL ON-SITE  
**The District**  
CHESTERFIELD, MISSOURI

ORIGINAL APPROVED LANDSCAPE PLAN

DRAWN	BY
RWM	
CHECKED	BY
RWM/SJB	
DATE	8/14/19
SCALE	N/A
JOB No.	2019-143
SHEET	
<b>L-5</b>	OF 54 SHEETS

REVISIONS	BY
8/5/19	RWM
8/13/19	RWM
9/3/19	RWM
9/19/19	RWM
10/2/19	RWM
2/17/20	RWM
3/30/20	RWM
4/5/20	RWM



RANDALL A. MADRIS  
 LICENSED LANDSCAPE ARCHITECT #000014  
 DATE: 04/15/20

PROPOSED NEW LANDSCAPE MATERIAL  
**The District**  
 CHESTERFIELD, MISSOURI

DRAWN	RWM
CHECKED	RWM/MS
DATE	8/14/19
SCALE	N.A.
JOB No.	2019-143
SHEET	
<b>L-6</b>	
OF SIX SHEETS	

ORIGINAL APPROVED LANDSCAPE PLAN

PLANT SCHEDULE (NEW PLANTS):				SIZE	Slow	Moderate	Fast	< 6"	6 - 18"	18 - 36"	> 3'	< 18"	3 - 6'	6 - 10'	10 - 15'	> 15'	< 15'	15 - 25'	25 - 40'	40 - 65'	> 65'	
<b>TREES</b>																						
CRB	2	Heritage River Birch / Betula nigra 'Heritage Improved'	10"-12"				X														X	
SAW	1	Sawtooth Oak / Quercus acutissima	25" Cal.		X																X	
RSM	6	'Red Sunset' Maple / Acer rubrum 'Franksred'	25" Cal.		X																X	
<b>FLOWERING TREES</b>																						
TCH	2	Thornless Cockspur Hawthorn / Crataegus crusgalli var. inermis	25" Cal.		X														X			
<b>SHRUBS</b>																						
ACM	9	Acoma Grape Myrtle / Lagerstroemia 'Acoma'	5 gal																			
ALV	5	Alleghany Leatherleaf Viburnum / Viburnum rhytidophyllum 'Alleghany'	24"-30"																			
BDPL	22	Blooming Dwarf Purple Lilac / Syringa x 'SMNJRPU' TM	5 Gal.																			
CH	24	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal																			
CAJ	192	Compact Andorra Juniper / Juniperus horizontalis 'Flumosa Compacta'	5 gal																			
YAJUN	11	Compact Youngstown Andorra Juniper / Juniperus horizontalis 'Youngstown'	5 gal																			
CN	40	Coppertina Ninebark / Physocarpus opulifolius 'Coppertina'	5 gal																			
INK	9	Dense Inkberry / Ilex glabra 'Densa'	18"-24"																			
DJY	65	Dense Japanese Yew / Taxus cuspidata 'Densiformis'	18"-24"																			
NINE	1	Diabolo Purple Ninebark / Physocarpus opulifolius 'Diabolo' TM	5 gal																			
DGBS	1	Dwarf Globe Blue Spruce / Picea pungens 'Globosa'	5 gal																			
DKL	128	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal																			
EY	26	Everlow Yew / Taxus x media 'Everlow'	5 gal																			
SVB	65	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal																			
HMA	25	Hetz Midget Arborvitae / Thuja occidentalis 'Hetz Midget'	5 gal																			
HY	13	Hicks Yew / Taxus media 'Hicksii'	18"-24"																			
KVIB	15	Korean Spice Viburnum / Viburnum carlesii	24"-30"																			
LH	83	Limelight Hydrangea / Hydrangea paniculata 'Limelight' TM	5 gal																			
LLHYD	7	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime'	5 gal																			
LSMA	190	Low Scope Mound Chokeberry / Aronia melanocarpa 'Low Scope Mound'	5 Gal.																			
LHI	64	Little Henry Sweetpire / Itea virginica 'Little Henry' TM	5 Gal.																			
MKL	48	Miss Kim Lilac / Syringa patula 'Miss Kim'	5 gal																			
MOH	10	Munchkin Oakleaf Hydrangea / Hydrangea quercifolia 'Munchkin'	18"-24"																			
BAY	23	Northern Bayberry / Myrica pensylvanica	24"-30"																			
RCA	49	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek'	5 gal																			
SGJ	25	Sea Green Juniper / Juniperus chinensis 'Sea Green'	18"-24"																			
SBWE	31	Sonic Bloom Weigela / Weigela florida 'Sonic Bloom'	5 gal																			
<b>ANNUALS/PERENNIALS</b>																						
BES	825	Goldsturm Black-eyed Susan / Rudbeckia fulgida 'Goldsturm'	1 gal																			
HRD	81	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal																			
PC-KKH	18	Kim's Knee High Purple Coneflower / Echinacea purpurea 'Kim's Knee High' TM	1 gal																			
P-SAL	44	Pink Friesland Perennial Salvia / Salvia nemorosa 'Pink Friesland'	1 gal																			
PC-M	9	Purple Coneflower / Echinacea purpurea 'Magnus'	1 gal																			
VL	39	Variegated Liriope / Liriope muscarifolia 'Variegata'	1 gal																			
<b>GRASSES</b>																						
DFG	24	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hameln'	5 gal																			
DMG	8	Dwarf Maiden Grass / Miscanthus sinensis 'Yakushima'	5 Gal.																			
CALA	86	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'	5 gal																			
MG	10	Maiden Grass / Miscanthus sinensis 'Gracillimus'	5 gal																			
<b>GROUND COVERS</b>																						
	OS	353	Orange Stonecrop / Sedum kotschyicum	2.25" Pot																		
	PCAR	454 sf	Pennsylvania Sedge / Carex pensylvanica	2 Qt @ 12" OC																		
<b>NATIVE GRASSES</b>																						
	LBG	1,393	Little Bluestem Grass / Schizachyrium scaparium	Plug at 18" OC																		

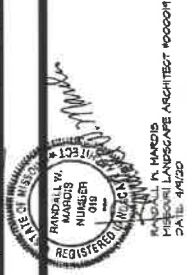
PLEASE NOTE:  
 NINE (9) OF THE ELEVEN (11) PROPOSED NEW TREES GROW IN THE SLOW TO MODERATE RANGE or 82% OF NEW TREES (PLEASE NOTE: ALL PROPOSED TREES ARE REPLACEMENT TREES FROM ORIGINAL BUILD)  
 TREE GROUPINGS:

G



REVISIONS	BY
08/19	RWM
09/19	RWM
09/19	RWM
09/19	RWM
10/19	RWM
2/17/20	RWM
3/30/20	RWM
4/20	RWM

*Landscap*  
TECHNOLOGIES  
87 Jacobs Creek Drive  
St. Louis, MO 63114  
Tel: 314.433.1111  
Fax: 314.433.1112



**PLANTING PLAN FOR THE PROPOSED  
The District  
CHESTERFIELD, MISSOURI**

ORIGINAL APPROVED LANDSCAPE PLAN

DRAWN	RWM
CHECKED	RWACB
DATE	07/14/19
SCALE	1"=30'-0"
JOB NO.	2019-143
SHEET	

**L-2**  
OF SIX SHEETS

PLEASE NOTE: ALL PARKING LOT ISLANDS ARE TO BE MULCHED W/ A MINIMUM 3" DEPTH OF SHREDDED OAK BARK MULCH. REMOVE NUT GRASS IN ALL BEDS AND CAT TAILS FROM BIOS AND TRIM ANY PLANT MATERIAL AWAY FROM LIGHT BOLLARDS.

1400-000-RIF  
CODE  
TGT/SIZE DENOTES NEW PLANT MATERIAL  
CODE  
TGT/SIZE DENOTES EXISTING PLANT MATERIAL  
TO REMAIN



REVISIONS	BY
6/24/19	RVM
7/22/19	RVM
8/9/19	RVM

*landscape*  
TECHNOLOGIES

87 Jacobs Center, Suite 204  
St. Charles, Missouri 63304  
Tel: (636) 433-8888  
Fax: (636) 433-8888  
No Landscape Architecture Commission License

REGISTERED LANDSCAPE ARCHITECT

STATE OF MISSOURI  
RANDALL M. HANDED  
LICENSE NUMBER 018  
DATE: 8/8/14

PLANTING PLAN FOR THE PROPOSED  
**The District**  
CHESTERFIELD, MISSOURI

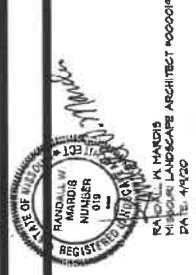
ORIGINAL APPROVED LANDSCAPE PLAN

DRAWN	RVM
CHECKED	RVM/CJS
DATE	6/14/19
SCALE	1"=20'-0"
JOB NO.	2019-143
SHEET	L-3
	OF SIX SHEETS



REVISIONS	BY
08/19	RWM
01/31/19	RWM
03/19	RWM
01/31/19	RWM
10/31/18	RWM
2/17/20	RWM
3/20/20	RWM
4/30/20	RWM

**Landscaping TECHNOLOGIES**  
 87 Jackson Creek Drive  
 St. Charles, Missouri 63043  
 P.O. Box 1000000, St. Charles, MO 63043-0000



**PLANTING PLAN FOR THE PROPOSED  
 The District  
 CHESTERFIELD, MISSOURI**

ORIGINAL APPROVED LANDSCAPE PLAN

DRAWN	RWM
CHECKED	RWM/CLB
DATE	01/19/19
SCALE	1"=30'-0"
JOB NO.	2015-143
SHEET	

**L-4**  
 OF 8X SHEETS



SCALE 1" = 30'



PLEASE NOTE: ALL PARKING LOT ISLANDS ARE TO BE MULCHED W/ A MINIMUM 3" DEPTH OF SHREDDED OAK BARK MULCH. REMOVE NUTGRASS IN ALL BEDS AND CATTAILS FROM BIOS AND TRIM ANY PLANT MATERIAL AWAY FROM LIGHT BOLLARDS.

CODE QTY/SIZE DENOTES NEW PLANT MATERIAL  
 CODE QTY/SIZE DENOTES EXISTING PLANT MATERIAL TO REMAIN