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Architectural Review Board Staff Report

Meeting Date: November 9, 2023

From: Isaak Simmers, Planner

Location: 16464 Burkhardt Place – West County YMCA

Description: <u>16464 Burkhardt Place – West County YMCA:</u> An Amended Site

Development Plan, Landscape Plan, and Amended Architectural Elevations for an existing YMCA facility located on a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Pl, and north of Veteran's

Place Dr.

PROPOSAL SUMMARY

KAI Design, on behalf of the West County YMCA has submitted an Amended Site Development Plan, Landscape Plan, Amended Architectural Elevation, and Architect's Statement of Design for a proposed demolition and expansion of the existing Chesterfield Family YMCA. The work will take place on the upper floor of the facility and on the front façade along Burkhardt Place. Due



Figure 1: Subject Site

to the size of the proposed work, review by the Architectural Review Board (ARB) is required. A minor amount of site work will also be accomplished in conjunction with this request.

HISTORY OF SUBJECT SITE

PC 95-1987: Sachs Properties, INC requested a Conditional Use Permit "CUP" to

allow a Recreation Center in a "R-6A" Residence District;

1992 CUP Amend: Sachs Properties, INC (West County YMCA) requested an

amendment of the CUP in an "R-6A" Residence District to allow a

6,600 SF Addition;

PZ 33-1998: A request for a change in zoning from "R-6A" Residence District

with a CUP to a "PC" Planned Commercial District;

2000 ASDP: A request for a 1 story building extension and accompanying

parking;

PZ 01-2009: An ordinance repealing Ordinance 1496 and replacing it with new

Ordinance 2520 to allow changes to the building and parking

setbacks;

2012 ASDP: Monument Sign addition;

2021 ASDP: A request to renovate existing east and west entrances, and add an

entrance to the west elevation.

STAFF ANALYSIS

The Unified Development Code's Architectural Review Design Standards are broken down into two (2) areas of review: Site Design & Building Design.

The general requirements for Site Design include Site Relationships, Topography & Parking, Circulation & Access, and Retaining Walls while the general requirements for Building Design include Scale, Design, Materials & Colors, Landscape Design & Screening, Signage, and Lighting.

The UDC has specific provisions regarding the redevelopment of existing buildings. All additions and exterior renovations to existing structures shall advance such structures toward further compliance with the provisions of UDC's Architectural Review Design Standards. Exterior additions must also be incorporated into one (1) cohesive design with the existing structure.

A. Site Relationship

The existing site consists of a recreation center and associated parking which abuts the City of Chesterfield's Central Park Lake and Amphitheater. The site is located just south of Wildhorse Village and the St. Louis County Library – Sachs Branch boarders the site across Veterans Place Drive. The Subject Site is currently zoned "PC" Planned Commercial under governing Ordinance 2520 and the land is designated as "City Center (Urban Transition)" in the Comprehensive Plan.

B. Topography & Parking

The existing topography will be utilized and minor changes will be made to the parking lot along the front of the building. The existing single-loaded parking and drop-off lane will be modified to become a double-loaded parking area with roughly 30 regular and 7 accessible parking spaces. The change is intended to create closer parking spots nearer the renovated front entrance and provide closer accessible parking opportunity for patrons.







Figure 2: Existing Site

Figure 3: Colored Site Plan for Proposed Site

C. Scale, Design, Materials, & Colors

The demolition will remove roughly 6,000 gross square feet from the primary face of the building along Burkhardt Place, including the main entry vestibule and canopy, existing drop off lane, a grass courtyard, and children's play yard. The new expansion will add roughly 12,000 gross square feet back to the primary face and contain a new wellness center with a curved façade that follows the shape of the site with expansive exterior glazing.

The new addition will include a new entry canopy and vestibule at the main entrance as well as material cladding accents along the exterior of the existing building. The roof overhang will be clad in metal panels and soffit with a wood-look metal plank ceiling. A belt line of metal panel will break the curtain of glass into an upper and lower storefront section and the base of the wall will be a brick-clad knee wall. Sections of fiber panels will be installed over sections of the existing building to tie old and new together and carry some of the



Figure 4: Existing North Façade (Left View)



Figure 5: Proposed North Façade (Left View)



Figure 6: Proposed North Façade (Right View)

architectural lines around the building. The height will fit within the existing range of building elements and provide a step between remaining building volumes.

D. Landscape Design, Screening, & Lighting

The applicant included a Tree Stand Delineation and Tree Preservation Plan with the submission. Existing landscaping will be maintained where it does not interfere with construction and all trees and landscaping along the length of the renovated parking area will be removed and lost trees will be replaced elsewhere on site. Sidewalks and landscaped beds will be added along the length of the new parking to provide pedestrian-friendly connectivity to the main entrance. The Department of planning has requested the applicant submit a Lighting Plan for review.

RENDERING







DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the Planning Commission.

Staff requests review on an Amended Site Development Plan, Landscape Plan, Amended Architectural Elevations, and Architect's Statement of Design for an existing "PC" Planned Commercial District for a 5.6-acre tract of land located west of W. Chesterfield Pkwy, south of Burkhardt Place, and north of Veteran's Place Drive, West County YMCA.

MOTION

The following options are provided on the Architectural Review Board for consideration relative to this application:

"I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for 16464 Burkhardt Place – West County YMCA (KAI Design), ASDP as presented, with a recommendation for approval (or denial) to the Planning Commission."

"I move to forward the Amended Architectural Elevation, Landscape Plan and the Architect's Statement of Design for 16464 Burkhardt Place – West County YMCA (KAI Design), ASDP to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments:

1. Architectural Review Packet Submittal



City of Chesterfield

Re: Municipal Zoning Review Board – Architect's Statement of Design

To whom it may concern,

This project is a partial demolition and expansion of the existing Chesterfield Family YMCA on the upper floor of the facility. The demolition scope will remove roughly 6,000 GSF from the primary face of the building along Burkhardt Place, including the main entry vestibule and canopy, existing drop off lane, a grass courtyard and children's play yard. The new expansion will add roughly 12,000 GSF back to the primary face of the facility and contain a new wellness center with a curved façade that follows the shape of the site with expansive exterior glazing to the North. The new floor area will be 73,985 square feet.

The scope of the new addition will include a new entry canopy and vestibule at the main entrance as well as material cladding accents at strategic locations along the exterior of the existing building. The design of the new addition will include an extension of the roof creating an overhang above the North-facing windows. The roof overhang will be clad in metal panels along the fascia and soffit with a wood-look metal plank ceiling. A belt line of metal panel with break the curtain of glass into an upper clerestory and lower storefront sections. At the base of the wall will be a brick-clad knee wall. Sections of cementitious fiber panels will be installed over sections of the existing building to tie old and new together and carry some of the architectural lines around the building. New building signage will be added to the East elevation along with accent lighting where existing building signage is currently located. Roof-top mechanical units will be placed away from the face of the building to minimize their visibility from the street and neighboring properties. The height of the addition will fit within the existing range of building elements and provide a step between remaining building volumes.

Additional features within the scope of work include expanding parking where an existing drop off lane is located and exterior bench seat walls connecting the new addition to the main entry and extending to the East along the face of the existing community theater. The existing single-loaded parking and drop-off lane will be modified to become a double-loaded parking area with roughly 30 regular and 7 accessible parking spaces. Sidewalks and landscaped beds will be added along the length of the new parking to provide pedestrian-friendly connectivity to the main building entrance. The seat walls will be clad in complementary masonry materials to match the existing building and the seat will be a cast stone or concrete.

Thank You,

Scott Clark, ASSOC. AIA
SENIOR ARCHITECTURAL DESIGNER

KAI [Company] 2060 Craigshire Rd | St. Louis, MO 63146 | 314.754.6390



Chesterfield Family YMCA

RENOVATION & EXPANSION

16464 BURKHARDT PL CHESTERFIELD, MO 63017













ISSUE:									
//ARK	DATE	DESCRIPTION							
ISSUE DATE									
	11/01/2023								

DRIGINAL SHEET SIZE IS 30" x 42'

SHEET TITLE
COVER PAGE

2G0-00

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Chesterfield Family YMCA

RENOVATION & EXPANSION

16464 BURKHARDT PL CHESTERFIELD, MO 63017













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	11/0	1/2023						

DRIGINAL SHEET SIZE IS 30" x 42' SHEET TITLE
COVER PAGE

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DEMOLITION NOTES:

- 1. AREAS SURROUNDING THIS SITE WILL CONTAIN BOTH PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT PROJECT LIMITS. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL GUIDELINES WITH REGARDS TO CONSTRUCTION SAFETY THROUGHOUT THE ENTIRE DURATION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY RELATED TO THE CONSTRUCTION OF THIS PROJECT.
- 2. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OR TRENCHING TO AVOID DAMAGE THERETO.
- 3. ANY PAVEMENT INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY. THIS INCLUDES ANY AND ALL GRANULAR BASE ENCOUNTERED.
- 4. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- 5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE ANY EXISTING SITE FEATURES TO REMAIN. IF ANY DAMAGE OCCURS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL REPAIR ALL DAMAGED ITEMS TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- 6. CONTRACTOR SHALL SAWCUT PAVEMENT AT LOCATIONS SHOWN, OR REMOVE ENTIRELY TO NEAREST AVAILABLE JOINT
- 7. UNDERGROUND UTILITIES INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, NOT ABANDONED IN PLACE.
- 8. PRIOR TO REMOVAL OF EXISTING UTILITIES, CONTRACTOR SHALL VERIFY THE UTILITY HAS BEEN DE-ENERGIZED. COORDINATE REMOVALS WITH ASSOCIATED RESPECTIVE UTILITY COMPANIES.
- 9. ANY EXISTING SITE FEATURES ENCOUNTERED WITHIN THE PROJECT AREA, BUT NOT SPECIFICALLY CALLED OUT ON THE PLANS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
- 10. USE OF EXPLOSIVES AND/OR BURNING ON SITE IS NOT PERMITTED.

SITE PLAN NOTES:

- 1. ALL RADII AND OTHER DIMENSIONS FOR PAVEMENT AND WALK ARE TO THE EDGE OF PAVEMENT, EDGE OF WALK AND/OR BACK OF CURB.
- 2. CIVIL DRAWINGS SHALL NOT BE USED TO LOCATE OR CONSTRUCT BUILDING FOOTINGS, FOUNDATIONS, OR ANY OTHER STRUCTURE(S) ASSOCIATED WITH THE BUILDING(S). FOR LOCATION AND CONSTRUCTION OF BUILDING FOOTINGS, FOUNDATIONS, ETC., REFER TO THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- 3. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- 4. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
- 5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS & LAYOUT.
- 6. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- 7. ALL SIDEWALK, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- 8. FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- 9. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ENGINEER OF ANY UNACCEPTABLE AREAS.
- 10. EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
- 11. SIDEWALK EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES AND CONTROL JOINTS ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS AND PERPENDICULAR TO SIDEWALKS AT 4' INTERVALS OR LESS WITH AN EXPANSION JOINT EVERY 20' OR LESS. BROOM FINISH WITH &" PER FOOT SLOPE FOR DRAINAGE.
- 12. CONCRETE PAVEMENT MARKING LINES SHALL BE 4" WIDE PAINTED WHITE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT. HANDICAP PARKING & HANDICAP SYMBOLS SHALL BE PAINTED COLOR & SIZE AS REQUIRED BY GOVERNING ACCESSIBILITY CODE.
- 13. UNLESS OTHERWISE SHOWN, PERMANENT SIGNS SHALL BE MOUNTED ON A SINGLE U-CHANNEL DRIVE POST DRIVEN 42 INCHES BELOW GRADE. THE BOTTOM EDGE OF THE SIGN SHALL BE 6 FEET ABOVE THE NEAREST PAVEMENT EDGE ELEVATION.
- 14. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS TO BE PLANTED.
- 15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS, OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
- 16. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- 17. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- 18. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- 19. PARKING LOT GRADING SHALL NOT EXCEED 5% MAX. CROSS SLOPE.
- 20. BASE OF PARKING LOT LIGHT POLES SHALL REMAIN UNPAINTED AND RUBBED SMOOTH. BASE SHALL BE 22" TALL FROM FINISHED GRADE.
- 21. SITE SHALL COMPLY WITH ALL ADA ACCESSIBLE REGULATIONS.
- 22. SIDEWALKS ALONG ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20.
- 23. SITE LIGHTING SHALL BE INSTALLED SO AS NOT TO CAST LIGHT DIRECTLY ON PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTY. ALL EXTERIOR LIGHTING MUST BE IESNA RATED CUT-OFF OR FULL CUT-OFF FOR USE ON THE SITE.
- 24. UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OR TRENCHING TO AVOID DAMAGE THERETO.
- 25. ANY UTILITY CONNECTIONS SHALL BE COMPLETED TO THE APPROPRIATE STANDARDS OF EACH RESPECTIVE UTILITY COMPANY.

UTILITY NOTES:

- 1. LOCATE EXISTING UNDERGROUND UTILITIES AND SEWERS IN AREAS OF WORK PRIOR TO STARTING OPERATIONS. WHEN UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF PROTECTION DURING OPERATIONS. SHOULD UNKNOWN UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR FURTHER DIRECTION.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL NECESSARY CONSTRUCTION, INSPECTIONS, ETC. WITH ALL UTILITY COMPANIES/JURISDICTIONS INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS, AND ANY OTHER CONSTRUCTION-RELATED ACTIVITIES.
- 3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10' BETWEEN ANY WATER LINE AND ANY SANITARY SEWER LINE. AT CROSSINGS, A MINIMUM OF 18" IS REQUIRED BETWEEN WATER AND SANITARY LINES. DIMENSIONS INDICATED ARE OUTSIDE OF PIPE TO OUTSIDE PIPE MINIMUMS.
- 4. CONTRACTOR SHALL PROVIDE TEMPORARY COVERS FOR ANY EXCAVATIONS LEFT UNATTENDED FOR ANY PERIOD OF TIME.
- 5. SIZE OF UTILITY TRENCH EXCAVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL ADJUST SIZE OF TRENCH EXCAVATIONS AS REQUIRED ON A CASE BY CASE BASIS TO PROPERLY CONSTRUCT UTILITY SERVICES. CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING TRENCH EXCAVATIONS AS REQUIRED ACCORDING TO ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- 6. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH APPLICABLE OSHA REGULATIONS.
- 7. ALL SEWER LINE CONSTRUCTION SHALL BE COMPLETED TO METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARDS.
- 8. ALL WATER LINE CONSTRUCTION SHALL BE COMPLETED TO MISSOURI AMERICAN WATER (MOAW) STANDARDS.
- 9. ALL NATURAL GAS CONSTRUCTION SHALL BE COMPLETED TO SPIRE ENERGY STANDARDS.
- 10. ALL ELECTRIC/POWER LINE CONSTRUCTION SHALL BE COMPLETED TO AMEREN STANDARDS.
- 11. ALL FIBEROPTIC/TELECOM CONSTRUCTION SHALL BE COMPLETED TO THE APPROPRIATE STANDARDS OF EACH RESPECTIVE FIBEROPTIC/TELECOM COMPANY.

EROSION CONTROL NOTES:

- 1. CONTRACTOR SHALL USE SEDIMENT AND EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE PROJECT. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PUT IN PLACE BEFORE ANY DEMOLITION OR CONSTRUCTION IS SET TO BEGIN. EROSION CONTROL SHALL NOT BE REMOVED UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
- 2. ALL DISTURBED AREAS SHALL BE RESTORED AS SOON AS PRACTICAL.
- 3. ROADS TO BE INSPECTED DAILY FOR SEDIMENT AND MUD FROM CONSTRUCTION ACTIVITIES. ANY SEDIMENT OR MUD FOUND DURING DAILY INSPECTION SHALL BE REMOVED FROM STREET ON THE SAME DAY DISCOVERED. ALL CLEANING/WASHING OF STREETS SHALL BE COMPLETED TO CITY OF CHESTERFIELD AND MISSOURI DEPARTMENT OF NATURAL RESOURCE (MDNR) STANDARDS.
- 4. CITY OF CHESTERFIELD THE RIGHT TO REQUIRE ADDITIONAL SILTATION DEVICES AS IT DEEMS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING ADDITIONAL SILTATION DEVICES AS REQUESTED TO THE SATISFACTION OF THE CITY OF KIRKWOOD AT NO ADDITIONAL COST TO THE OWNER.
- 5. CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ANY INLETS RECEIVING RUNOFF FROM PROJECT DISTURBED AREAS.
- 6. WHEN DEWATERING EXCAVATIONS, THE CONTRACTOR SHALL NOT DISCHARGE MUDDY WATER.



VC_	ACRES _	OHE	OVERHEAD_ELECTRIC
SPH	ASPHALT	ORD	ORDINANCE
C	BACK OF CURB	PB	PLAT BOOK
IT	BITUMINOUS	PC	POINT OF CURVATURE
K	ВООК	PCA	PORTLAND CONCRETE ASSOCIATION
LDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
M	BENCHMARK	PCH	PIPE CULVERT HEADWALLS
W	BOTTOM OF WALL	PG	PAGE
C)	CALCULATED	PI Pii t	POINT OF INTERSECTION
L_	CENTERLINE	PIV	POST INDICATOR VALVE
LF	CHAIN LINK FENCE	PL	PROPERTY LINE
1	CURB INLET	PP	POWER POLE
J	CONSTRUCTION JOINT	PROP	PROPOSED
MP	CORRUGATED METAL PIPE	PSI	POUNDS PER SQUARE INCH
0	CLEANOUT	PT	POINT OF TANGENT
ONC	CONCRETE	PVC	POINT OF VERTICAL CURVE,
PR	COPPER PIPE	5) "	POLYVINYL CHLORIDE PIPE
S	COMBINED SEWER	PVI	POINT OF VERTICAL INTERSECTION
T	COOLING TOWER	PVMT	PAVEMENT
В	DEED BOOK	PVT	POINT OF VERTICAL TANGENT
I	DUCTILE IRON PIPE	R, RAD	RADIUS
IA	DIAMETER	(R)	PER RECORD DOCUMENT
IM	DIMENSION	RCP	REINFORCED CONCRETE PIPE
ND	DO NOT DISTURB	RD	ROADWAY
S	DOWNSPOUT	ROW	RIGHT OF WAY
W	DOMESTIC WATER	RR TIE	RAILROAD TIE WALL
	EAST	RTE	ROUTE
MH	ELECTRIC MANHOLE	S	SOUTH
LEC	ELECTRIC	SBM	SITE BENCHMARK
LEV	ELEVATION	SF	SQUARE FEET
OP	EDGE OF PAVEMENT	SP	SPACES
X, EXIST	EXISTING	SPEC	SPECIFICATION
J	EXPANSION JOINT	SS, SA	SANITARY SEWER
<u>T</u>	ELECTRIC TRANSFORMER	ST	STORM SEWER
F	FINISH FLOOR	STA	STATION
H	FIRE HYDRANT	STL	STEEL PIPE
L	FLOW LINE	TBA	TO BE ABANDONED
0	FIBER OPTIC	TBA&F	TO BE ABANDONED AND FILLED
Ρ	FIRE PROTECTION	TBR	TO BE REMOVED AND BERLACED
W	FIRE WATER	TBR&R	TO BE REMOVED AND REPLACED
	NATURAL GAS	TBR&S	TO BE REMOVED AND SALVAGED
M	GAS METER	TC	TOP OF CURB
SV	GAS VALVE	TELE	TELEPHONE
IORIZ	HORIZONTAL	TI	TOP OF INLET
)	INSIDE DIAMETER	TRANS	TRANSFORMER
1V	INVERT	TW	TOP OF WALL
	LENGTH	TYP	TYPICAL
M)	MEASURED IN FIELD	UG	UNDERGROUND
IAX	MAXIMUM MECHANICAL (FLECTRICAL (PLLIMPING	UGE	UNDERGROUND ELECTRIC
IEP	MECHANICAL/ELECTRICAL/PLUMBING	UGT	UNDERGROUND TELEPHONE
lH	MANHOLE	UIP	USE IN PLACE
IIN	MINIMUM	VAC	VACATED VITRIFIED CLAY PIPE
IISC	MISCELLANEOUS	VCP	
ION	MONUMENT	VERT	VERTICAL
	NORTH	W	WATER, WEST
IC	NOT IN CONTRACT	W/	WITH
0	NUMBER	W MH	WATER MANHOLE
ITS	NOT TO SCALE	WC	WALL CORNER
C	ON CENTER	WM	WATER METER
D	OUTSIDE DIAMETER	WV	WATER VALVE
)H	OVERHEAD	WWF	WELDED WIRE FABRIC
		UNO	UNLESS NOTED OTHERWISE

GRADING NOTES:

- 1. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- 2. NO SLOPES SHALL EXCEED 1V:3H.
- 3. PROPOSED ELEVATIONS SHOWN ON PLAN ARE FINISH GRADE ELEVATIONS.
- 4. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS DURING COMPACTION OF BACKFILL MATERIALS OVER THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS, AND STRUCTURES THEMSELVES.
- 5. CLEARING TECHNIQUES THAT RETAIN VEGETATION TO THE MAXIMUM EXTENT PRACTICAL SHALL BE USED, AND THE TIME PERIOD FOR DISTURBED AREAS TO BE WITHOUT VEGETATIVE COVER SHALL BE MINIMIZED TO THE EXTENT PRACTICAL.

6. WHEN ANY GRADING OCCURS PRIOR TO FINAL GRADING, THE SITE SHALL AT ALL TIMES BE MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.

2060 Craigshire Road Saint Louis, MO 63146 T. 314.241.8188 F. 314.241.0125

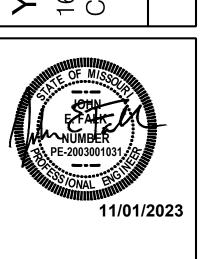


Larson Engineering PLANNING



n and Expansion

MCA Chesterfield Renova 3464 BURKHARDT PL HESTERFIELD, MO 63017



ISSUE DATE
11/01/2023
PROJECT NO.
15-23004-00
DRAWN BY
ACZ
CHECKED BY
JEF

MARK DATE DESCRIPTION

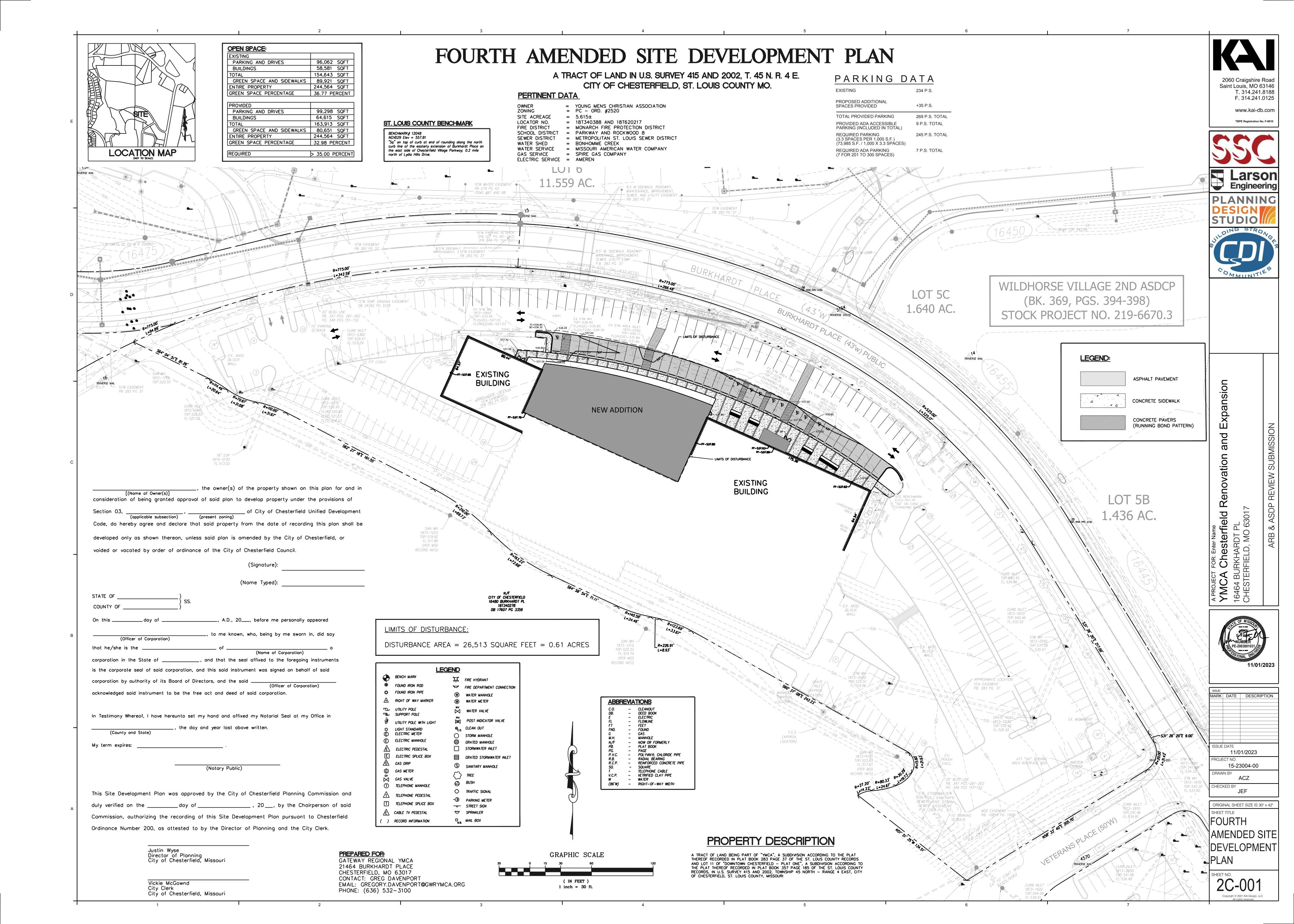
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SHEET TITLE

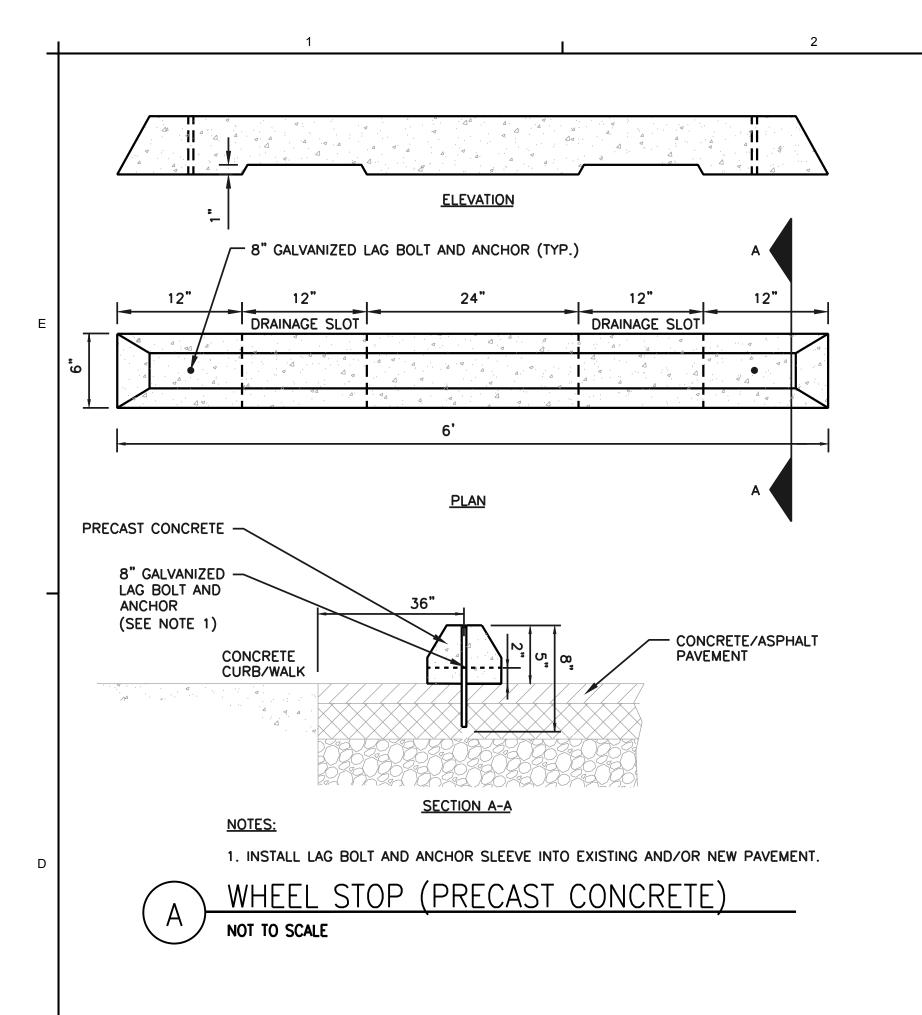
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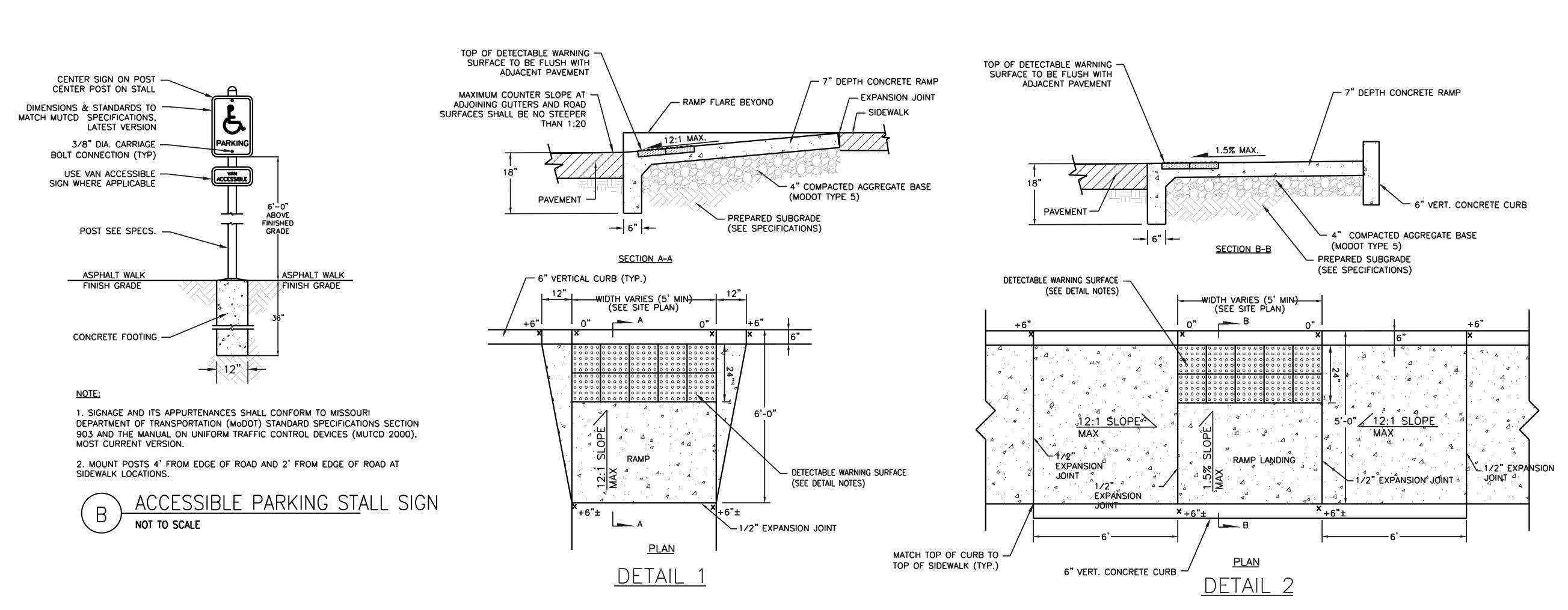
INFORMATION

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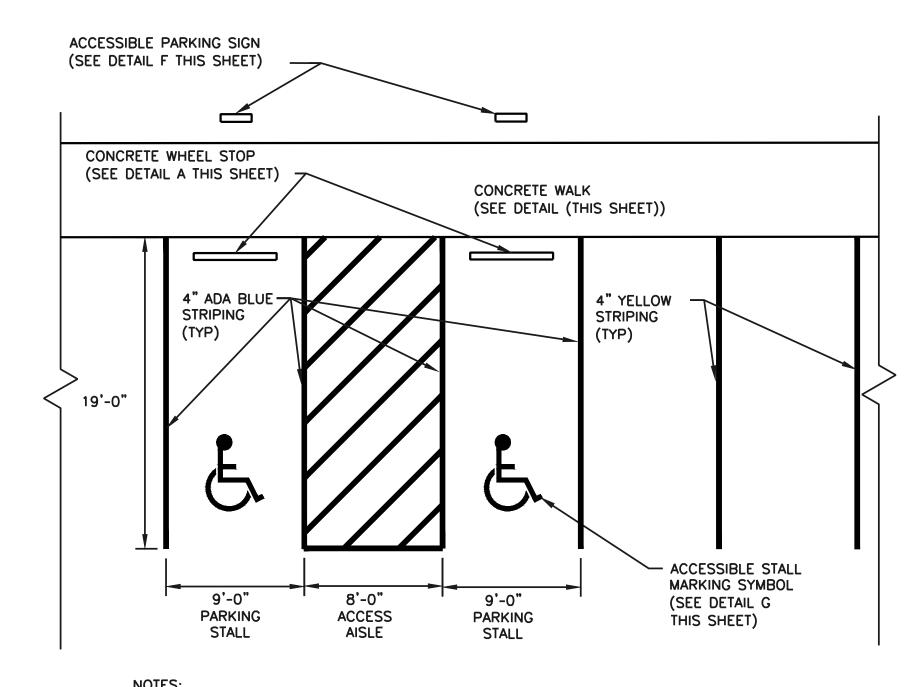
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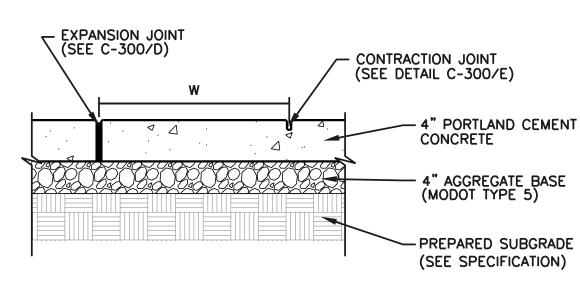






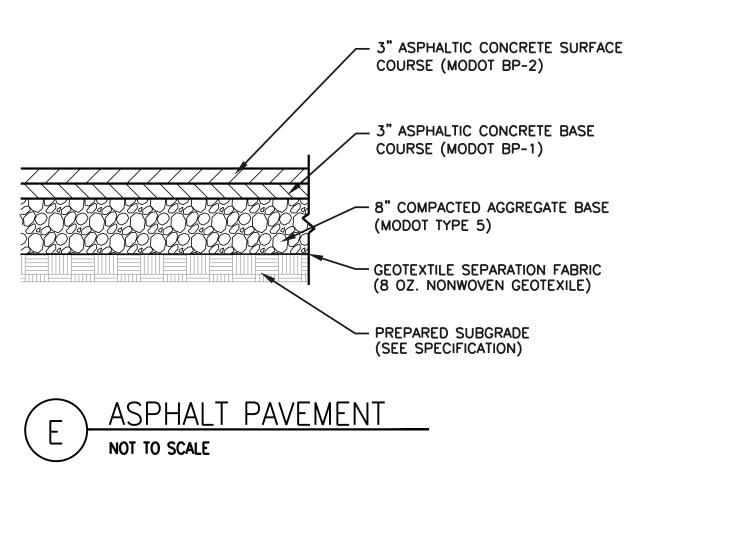
1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND FOLLOWING ALL STANDARDS OF 2010 FEDERAL ACCESSIBILITY CODE FOR PAVEMENT SYMBOLS AND STRIPING.

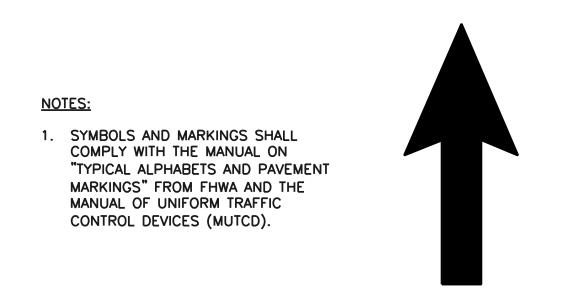
D ACCESSIBLE PARKING STALL DETAIL NOT TO SCALE



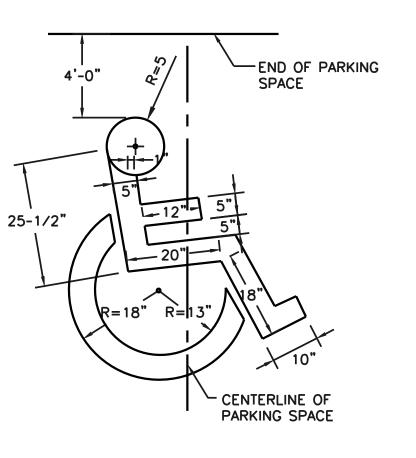
- NOTES:
- 1. W=WIDTH OF SIDEWALK ; VARIES-SEE PLANS
- 2. SPACE CONTRACTION JOINTS AT W WHERE APPLICABLE-SEE PLAN. PLACE EXPANSION JOINTS AT 5xW.
- 3. EXPANSION JOINT SHALL BE PLACED THROUGH THE FULL DEPTH OF THE SIDEWALK.

H CONCRETE WALK
NOT TO SCALE







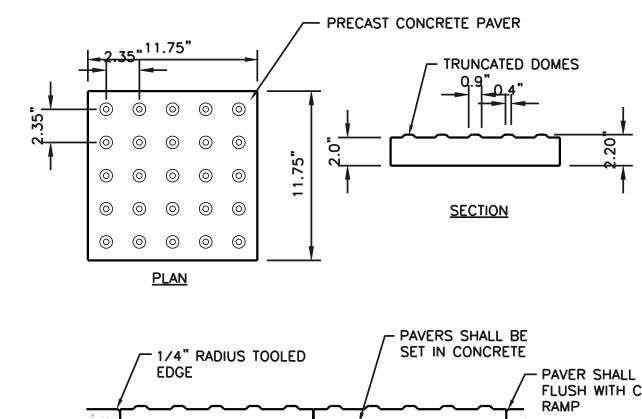


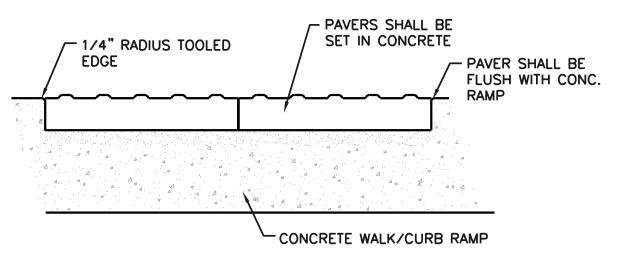
NOTES:

PLAN

1. FOLLOW ALL STANDARDS OF THE 2010 ACCESSIBILITY CODE FOR PAVEMENT SYMBOLS AND STRIPING.

G ACCESSIBLE STALL MARKING SYMBOL NOT TO SCALE

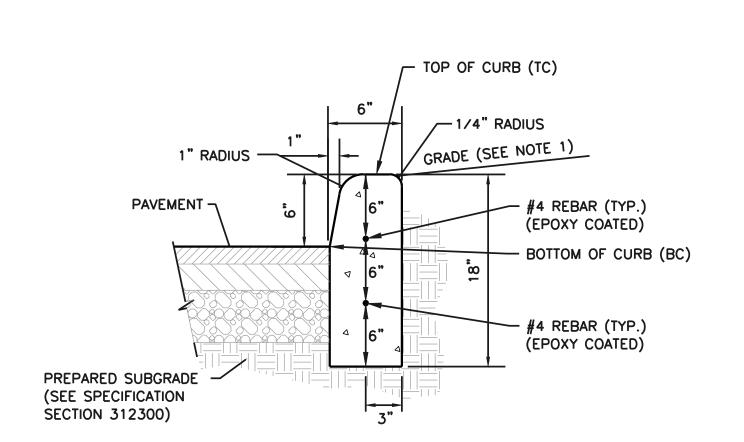




DETECTABLE WARNINGS - TRUNCATED DOMES

NOT TO SCALE

SECTION THRU RAMP



INTEGRAL CONCRETE VERTICAL CURB

NOT TO SCALE

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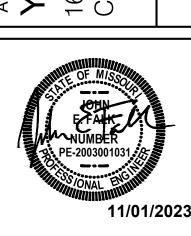
Larson
Engineering

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PLANNING
DESIGN
STUDIO

JILDING STRONG



ICA Chesterfield Renovation and Expansio



ISSUE:

MARK DATE DESCRIPTION

ISSUE DATE

11/01/2023

PROJECT NO.

15-23004-00

DRAWN BY

ACZ

CHECKED BY

JEF

ORIGINAL SHEET SIZE IS 30" x 42"

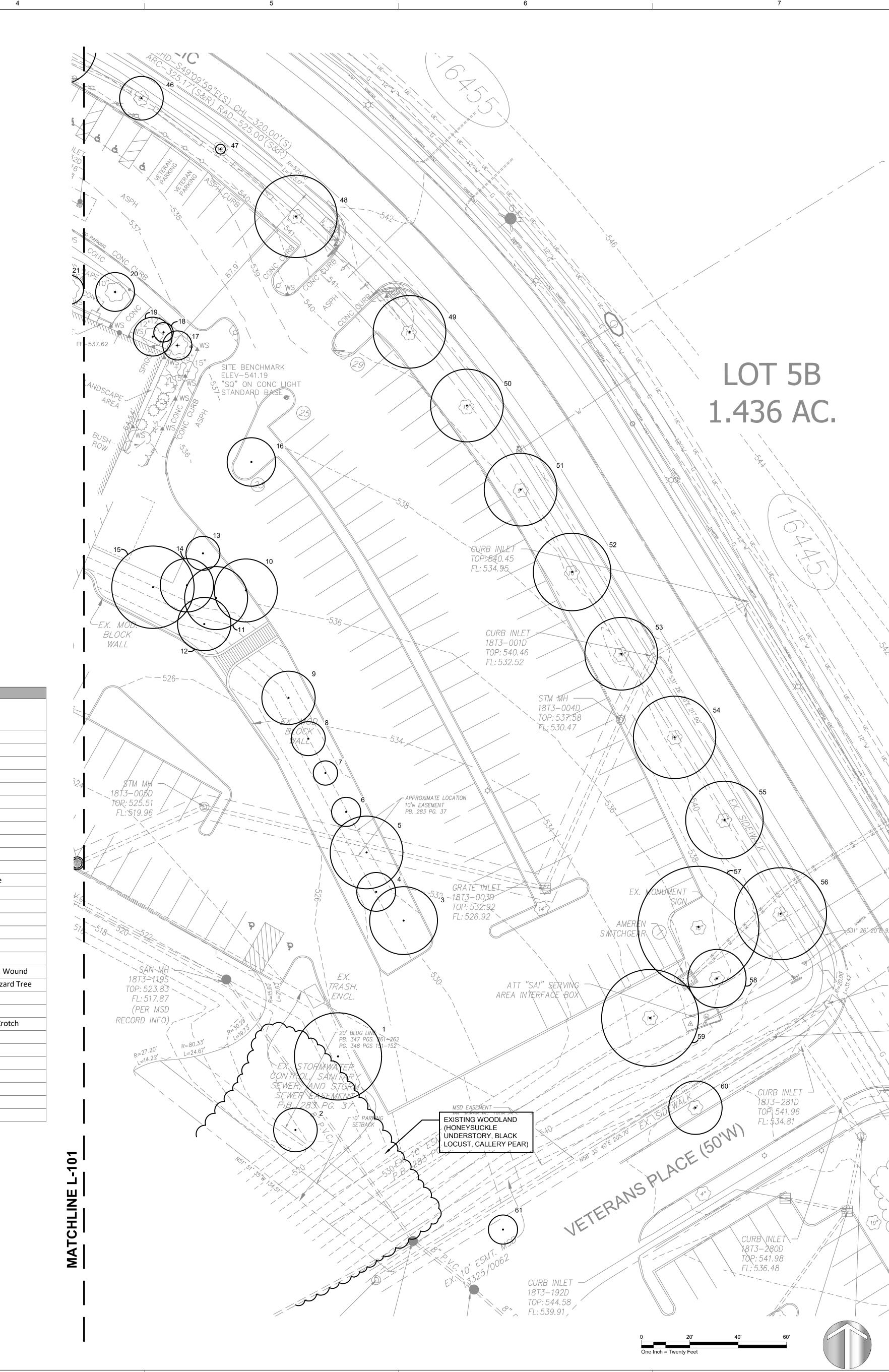
SHEET TITLE

DETAILS

SHEET NO.

2C-002

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	A	В	С	D	Е	F		A	В	С	D	Е	F
1	ID	Tree Name	DBH (Inches)	Canopy Diameter (Feet)		Comment	33		Tree Name	DBH (Inches)	Canopy	Condition Rating	Comment
2	1	Pin Oak	21	36	2	Comment	34	32	Ash	12	31	2	Comment
3	2	Black Locust	6	18	4	Multistem	35		Crabapple	12	3		
4	3	Ash	8	27	1	iviuitisteiri	36		Dogwood	1/4		3	
5	3 4	Ash	12	16	1		37	34	Black Gum		1.5	3	
6	 5	Ash	16	30	1		38	35	White Pine	9		3	
7	6	Redbud	5	12	4	Multistem	39	36 37	Red Maple		16	1	
8	7	Redbud	4	10	1	Wound @ Base	40		Red Maple	12	26	3	
9	8	Willow	9	13	1	Wound @ Base	41		Red Maple	2	2	0	
10	9	Willow	16	22	1	Split Crotch, Hazard Tree	42	39	•	12	21	3	
11	10	Austrian Pine	14	26	4	Spire eroterry mazara mee	43		Ash	16	32	1	
12	11	Austrian Pine	16	26	3	Bad Crotch	44		Ash Red Maple	16	37	1	
13	12	White Pine	11	21	3	Thin Crown, One Sided	45	42	Red Maple	2	3	0	Wound @ Base
14	13	Hawthorn	3	13	1	Thin crown, one sided	46		Red Maple	10	24	2	Would & base
15	14	Austrian Pine	14	22	2		47	44 45	Red Maple	10		3	
16	15	Austrian Pine	16	33	4		48		Silver Maple	10	32		
17	16	Hawthorn	8	19	3		49		Red Maple	8	18	3	
18	17	Serviceberry	3	12	4	Multistem	50	- ''	•	2		0	
19	18	Serviceberry	2	8	3	Multistem	51		Ash	16	34	2	
20	19	Serviceberry	3	16	4	Multistem	52	49	Ash Red Maple	14	30	2	Leaning, Girdling Root, Wound
21	20	Serviceberry	3	15	3	Multistem, Bacterial Wetwood	53		Red Maple	14	30		Large Trunk Wound, Hazard Tree
22	21	Hawthorn	3	12	1	Waltistelli, Bastellar Wetwood	54		Red Maple	10	30	1	Large Truffk Woulfu, frazaru free
23	22	Serviceberry	2	5	1	Multistem	55	52	Red Maple	10	31	2	Girdling Root
24	23	Riverbirch	13	31	3	Multistem	56		Red Maple	14	30	3	Girdling Root, Bad Crotch
25	24	Riverbirch	11	32	3	Multistem	57		Red Maple	16		2	Girding Root, Bad Crotcii
26	25	Crabapple	12	18	2	Girdling Roots	58	55	Ash	14	32	3	
27	26	Hawthorn	6	16	2		59		Ash	16		1	
28	27	Ash	15	37	2		60	57	Mulberry	18	50	2	Multistan
29	28	Ash	12	32	2		61	58	-	16	24	2	Multistem
30	29	White Pine	11	25	2		62	59	Ash	16	42	1	
31	30	White Pine	9	18	2		63	60	Zelkovia	/	22	3	Trump NA a const
32	31	Red Maple	12	28	1	Girdling Roots, Half of Crown Missing	03	61	Little Leaf Linden	6	12	1	Trunk Wound

EXISTING TREE EXISTING WOODLAND

> TREE STAND DELINEATION PREPARED UNDER THE DIRECTION OF: L. ANDREW FRANKE CERTIFIED ARBORIST (MW-0417A)

EXCELLENT GOOD FAIR POOR DEAD

TREE CONDITION RATING:

TREE STAND DELINEATION NARRATIVE
THIS PROJECT SITE COMPRISES A TOTAL OF 5.6 ACRES AND HAS A TOTAL OF 34,347.2 S.F. OF TREE CANOPY WHICH EXCLUDES OFFSITE TREE CANOPY AREAS. THE TREE STAND DELINEATION MAP WAS COMPLETED BY FIELD INSPECTION.

TOTAL SITE AREA WOODLAND TREE AREA INDIVIDUAL TREE AREA

= 244,564 SF (5.6 ACRES) = 4,570 SF (0.1 ACRES) = 29,797.2 SF (0.68 ACRES) TOTAL EXISTING TREE CANOPY AREA = 34,367.2 SF (0.79 ACRES)

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Larson Engineering

PLANNING DESIGN STUDIO

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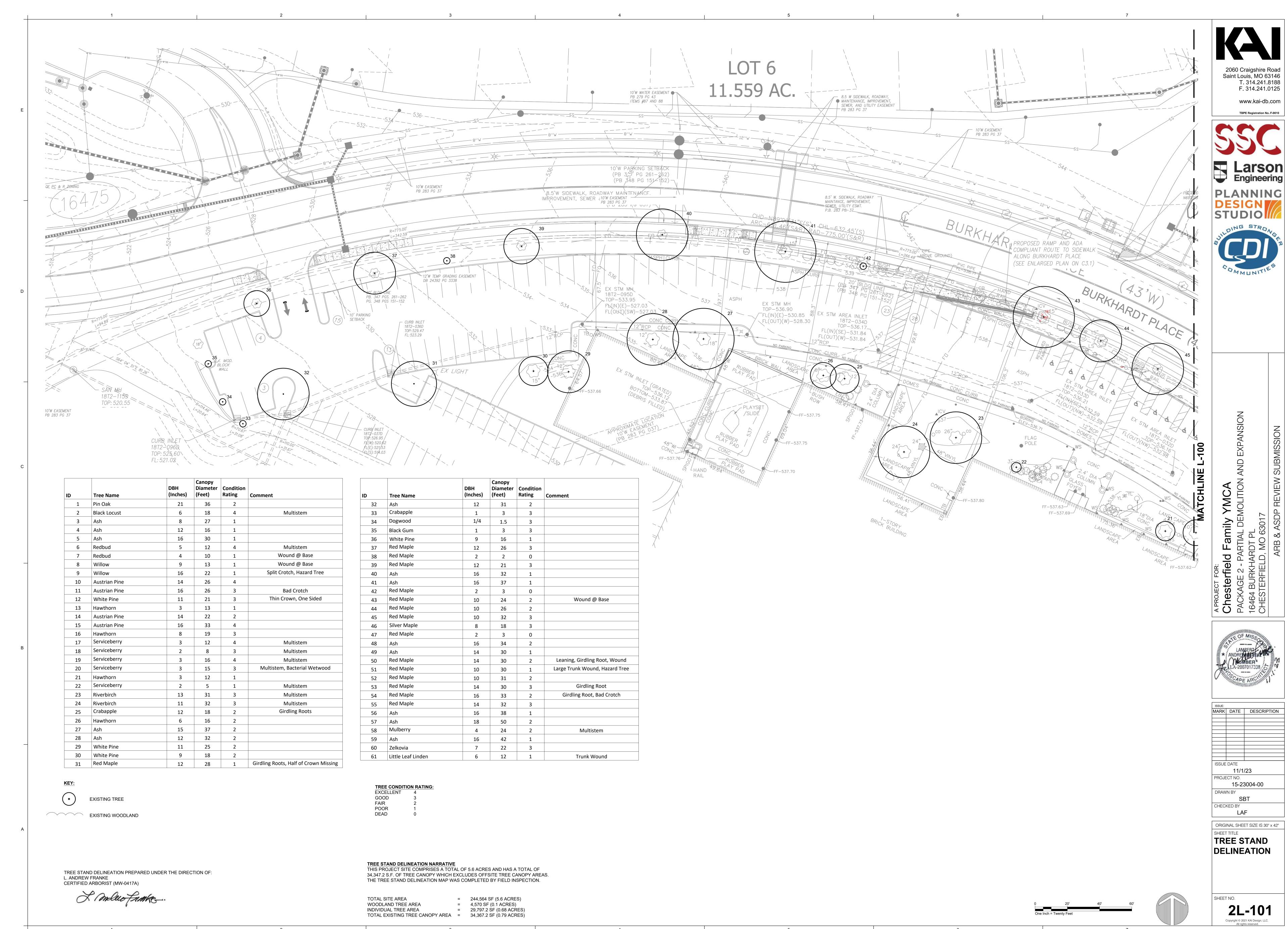
MARK DATE DESCRIPTION

ISSUE DATE 11/1/23 PROJECT NO. 15-23004-00 DRAWN BY

SBT CHECKED BY LAF

> ORIGINAL SHEET SIZE IS 30" x 42" TREE STAND DELINEATION

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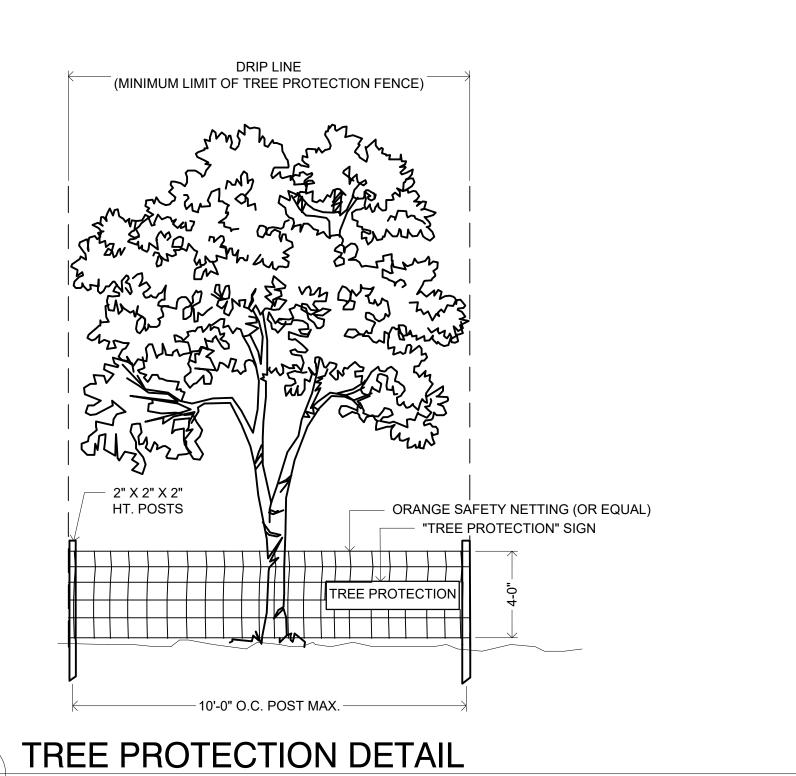
> www.kai-db.com TBPE Registration No. F-9010

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MARK	DATE	DESCRIPTION
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	11/1/	23

2L-101



EXISTING TREE TO PRESERVE EXISTING TREE TO REMOVE

LIMITS OF DISTURBANCE

— – – LANDSCAPE PLANTING ONLY (NO GRADING OR CONSTRUCTION DISTURBANCE)

TREE PROTECTION NOTES:

- 1. PRE-CONSTRUCTION MEETING TO BE HELD ON-SITE TO INCLUDE A PRESENTATION OF TREE PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, DEVELOPER'S REPRESENTATIVE, AND CITY ZONING INSPECTOR.
- CLEARING LIMITS TO BE ROUGH STAKED IN ORDER TO FACILITATE LOCATION FOR INSTALLATION OF PROTECTION FENCING. NO EARLY MAINTENANCE SCHEDULE IS REQUIRED.
- 3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE THE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED, INCLUDING THE INSTALLATION OF TREE PROTECTION FENCING AS SHOWN ON THE PLAN. WHERE NECESSARY, CONTRACTOR MAY PERFORM MINOR TREE CLEARING PRIOR TO INSTALLING SILT FENCING AND TREE PROTECTION FENCING PROVIDED THEY MAINTAIN TREE PROTECTION AREA.
- 4. TREE PROTECTION FENCING SHALL BE 4-FOOT HIGH TEMPORARY PLASTIC CONSTRUCTION FENCE. NO EQUIPMENT TRAFFIC/PARKING, CONCRETE WASHOUT, MATERIAL STORAGE OR OTHER SUCH CONSTRUCTION ACTIVITY SHALL BE PERMITTED TO PENETRATE THE PROTECTION FENCING OR DISRUPT THE PROTECTED WOODLAND AREA EXCEPT FOR THE REMOVAL OF DEAD OR INVASIVE PLANT MATERIAL. ALL GROUND PLANE IN PLANTING AREAS SHALL BE MULCHED WITH HARDWOOD BARK MULCH. TREE PROTECTION SIGNAGE WILL BE PLACED ALONG THE PROTECTION FENCING.
- 5. TREE PROTECTION MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION SEQUENCE BY THE CONTRACTOR.

TREE PROTECTION ACTION KEY SEQUENCE

- 1. SURVEY LIMIT OF DISTURBANCE 2. INSTALL TREE PROTECTION FENCING
- POST TREE PROTECTION SIGNAGE ON FENCE (NO SIGNS WILL BE POSTED ON TREES)

ა.	POST TREE PROTECTION SIGNAGE ON FENCE (NO SIGNS WILL BE
4.	MAINTAIN TREE PROTECTION AREA AS AN OFF-LIMITS ZONE.

ID	Tree Name	DBH (Inches)	Canopy Diameter (Feet)	Condition Rating	Comment
1	Pin Oak	21	36	2	
2	Black Locust	6	18	4	Multistem
3	Ash	8	27	1	
4	Ash	12	16	1	
5	Ash	16	30	1	
6	Redbud	5	12	4	Multistem
7	Redbud	4	10	1	Wound @ Base
8	Willow	9	13	1	Wound @ Base
9	Willow	16	22	1	Split Crotch, Hazard Tree
10	Austrian Pine	14	26	4	
11	Austrian Pine	16	26	3	Bad Crotch
12	White Pine	11	21	3	Thin Crown, One Sided
13	Hawthorn	3	13	1	
14	Austrian Pine	14	22	2	
15	Austrian Pine	16	33	4	
16	Hawthorn	8	19	3	
17	Serviceberry	3	12	4	Multistem
18	Serviceberry	2	8	3	Multistem
19	Serviceberry	3	16	4	Multistem
20	Serviceberry	3	15	3	Multistem, Bacterial Wetwood
21	Hawthorn	3	12	1	
22	Serviceberry	2	5	1	Multistem
23	Riverbirch	13	31	3	Multistem
24	Riverbirch	11	32	3	Multistem
25	Crabapple	12	18	2	Girdling Roots
26	Hawthorn	6	16	2	
27	Ash	15	37	2	
28	Ash	12	32	2	
29	White Pine	11	25	2	
30	White Pine	9	18	2	
				1	

12 28 1 Girdling Roots, Half of Crown Missing

ID	Tree Name	DBH (Inches)	Diameter (Feet)	Condition Rating	Comment
32	Ash	12	31	2	
33	Crabapple	1	3	3	
34	Dogwood	1/4	1.5	3	
35	Black Gum	1	3	3	
36	White Pine	9	16	1	
37	Red Maple	12	26	3	
38	Red Maple	2	2	0	
39	Red Maple	12	21	3	
40	Ash	16	32	1	
41	Ash	16	37	1	
42	Red Maple	2	3	0	
43	Red Maple	10	24	2	Wound @ Base
44	Red Maple	10	26	2	
45	Red Maple	10	32	3	
46	Silver Maple	8	18	3	
47	Red Maple	2	3	0	
48	Ash	16	34	2	
49	Ash	14	30	1	
50	Red Maple	14	30	2	Leaning, Girdling Root, Wound
51	Red Maple	10	30	1	Large Trunk Wound, Hazard Tree
52	Red Maple	10	31	2	
53	Red Maple	14	30	3	Girdling Root
54	Red Maple	16	33	2	Girdling Root, Bad Crotch
55	Red Maple	14	32	3	
56	Ash	16	38	1	
57	Ash	18	50	2	
58	Mulberry	4	24	2	Multistem
59	Ash	16	42	1	
60	Zelkovia	7	22	3	
61	Little Leaf Linden	6	12	1	Trunk Wound

Canopy

TREE CONDI	TION RATIN
EXCELLENT	4
GOOD	3
FAIR	2
POOR	1
DEAD	0

L. ANDREW FRANKE

CERTIFIED ARBORIST (MW-0417A)

TREE STAND DELINEATION PREPARED UNDER THE DIRECTION OF:

31 Red Maple

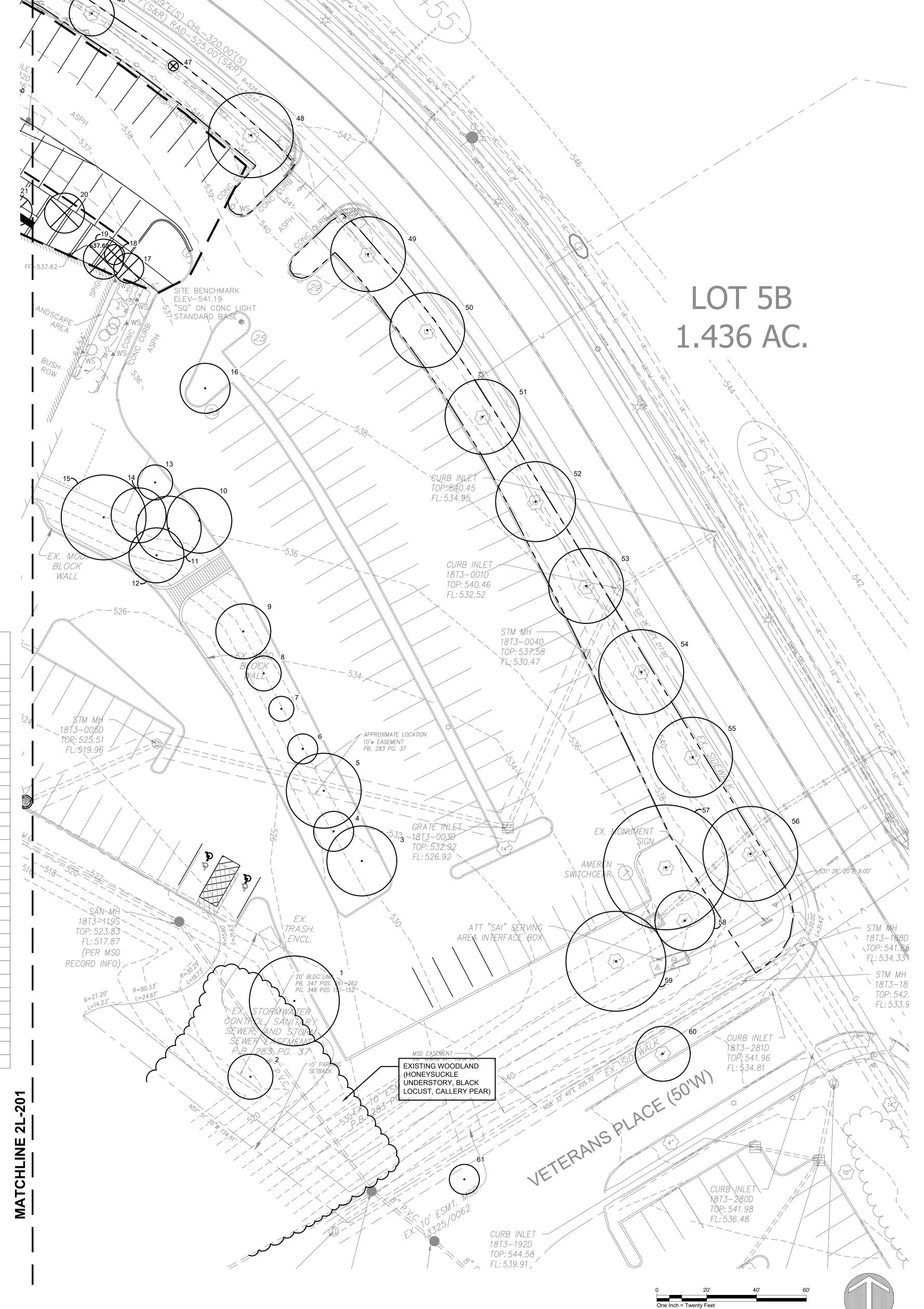
TOTAL SITE AREA = 244,586 SF (5.6 ACRES) WOODLAND TREE AREA = 4,570 SF (0.1 ACRES) INDIVIDUAL TREE AREA = 29,797.2 SF (0.68 ACRES) TOTAL EXISTING TREE CANOPY AREA = 34,367.2 SF (0.79 ACRES)

TREE STAND DELINEATION NARRATIVE THIS PROJECT SITE COMPRISES A TOTAL OF 5.6 ACRES AND HAS A TOTAL OF 34,347.2 S.F. OF TREE CANOPY WHICH EXCLUDES OFFSITE TREE CANOPY AREAS. THE TREE STAND DELINEATION MAP WAS COMPLETED BY FIELD INSPECTION.

TOTAL SITE AREA WOODLAND TREE AREA INDIVIDUAL TREE AREA

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TREE CANOPY COVERAGE PROPOSED FOR REMOVAL = 4,582.8 SF (0.11 ACRES) TREE CANOPY COVERAGE PROPOSED FOR PRESERVATION = 29,784.4 SF (0.68 ACRES)



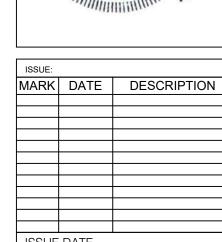


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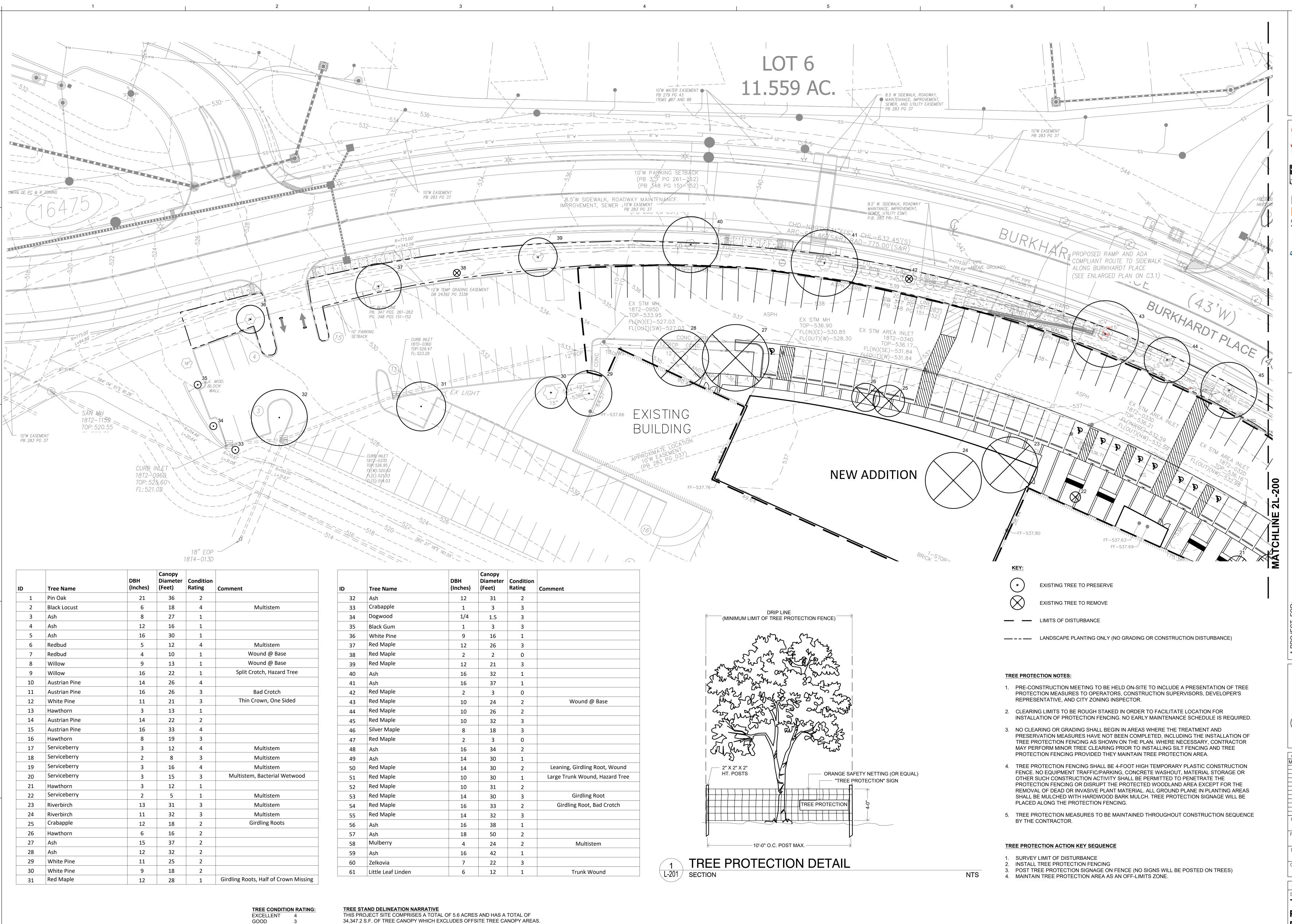
ISSUE DATE 11/1/23 PROJECT NO. DRAWN BY SBT

CHECKED BY

LAF ORIGINAL SHEET SIZE IS 30" x 42" SHEET TITLE TREE **PRESERVATION**

PLAN

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FAIR

POOR

DEAD

TREE STAND DELINEATION PREPARED UNDER THE DIRECTION OF:

L. ANDREW FRANKE

CERTIFIED ARBORIST (MW-0417A)

THE TREE STAND DELINEATION MAP WAS COMPLETED BY FIELD INSPECTION.

TOTAL EXISTING TREE CANOPY AREA = 34,367.2 SF (0.79 ACRES)

= 244,564 SF (5.6 ACRES)

= 29,797.2 SF (0.68 ACRES)

= 4,570 SF (0.1 ACRES)

TREE CANOPY COVERAGE PROPOSED FOR REMOVAL = 4,582.8 SF (0.11 ACRES) TREE CANOPY COVERAGE PROPOSED FOR PRESERVATION = 29,784.4 SF (0.68 ACRES)

TOTAL SITE AREA

WOODLAND TREE AREA

INDIVIDUAL TREE AREA

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11/1/23 PROJECT NO. 15-23004-00

DRAWN BY SBT

CHECKED BY LAF

ORIGINAL SHEET SIZE IS 30" x 42" SHEET TITLE TREE **PRESERVATION**

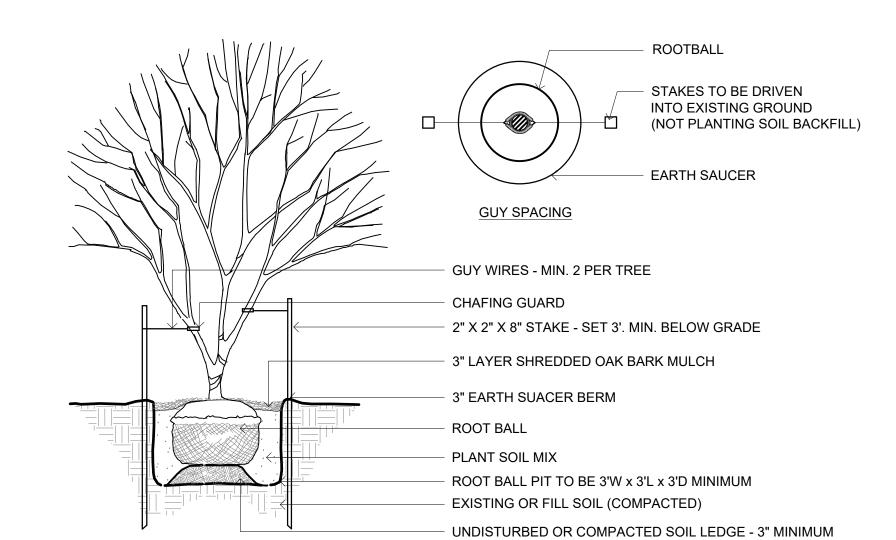
PLAN

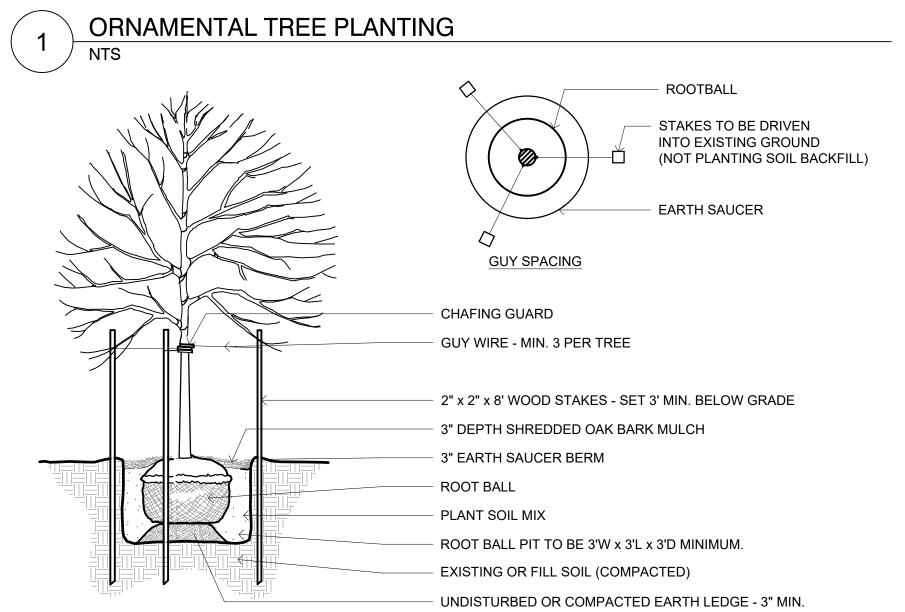
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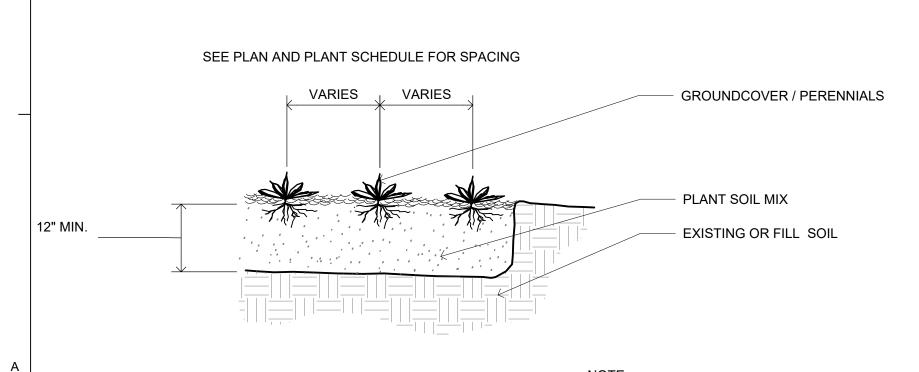
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LANDSCAPE PLAN NOTES:

- 1. UNLESS OTHERWISE NOTED, ALL NATURAL VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION. PROTECT EXISTING UTILITIES, STRUCTURES OR VEGETATION FROM DAMAGE. CONTRACTOR SHALL MAINTAIN AND SECURE THE PROJECT SITE TO PROTECT THE PUBLIC FROM INJURY DUE TO WORK AND RELATED MATERIAL.
- 2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY KNOWN OR SHOWN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE AND VERIFY THE EXISTENCE OF AND EXACT LOCATION OF ALL UTILITIES.
- 3. LANDSCAPE CONTRACTOR IS ADVISED TO STUDY THE PLANS AND VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- 4. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND PLANTING BED EDGES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 5. ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE
- 6. CONTRACTOR SHALL STAKE AND BRACE TREES IMMEDIATELY FOLLOWING INSTALLATION
- ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS.
- 7. ALL PLANTING BED EDGES SHALL BE SPADE CUT UNLESS OTHERWISE INDICATED.
- 8. CONTRACTOR TO SOD ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES. 9. ALL PLANT MATERIAL SHALL BE TAGGED OR OTHERWISE APPROVED BY THE OWNER'S
- REPRESENTATIVE. APPROVAL IN THE NURSERY DOES NOT INDICATE FINAL ACCEPTANCE. 10. ITEMS SHOWN ON THESE DRAWINGS TAKE PRECEDENCE OVER THE MATERIAL LIST. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO BIDDING AND IMPLEMENTATION OF THE PLAN. NO SUBSTITUTIONS OF TYPES OR SIZE OF PLANT MATERIAL WILL
- BE ACCEPTED WITHOUT WRITTEN APPROVAL BY OWNER'S REPRESENTATIVE. 11. ALL PLANT MATERIAL SHALL CONFORM TO UPPER RANGE LIMITS FOR CALIPER, HEIGHT AND ROOT BALL DIMENSIONS LISTED IN ANSI Z60.1-2014.







NOTE: ENTIRE BED AREA SHALL BE PREPARED IN ACCORDANCE WITH

GROUNDCOVER AND PERENNIAL PLANTING

DECIDUOUS TREE PLANTING

PLANT SCHEDULE **COMMON NAME** TREES ACE RBR Red Maple NYS SYL Tupelo

FLOWERING TREES **COMMON NAME** COR FLO Flowering Dogwood

American Hophornbeam

Shamrock Inkberry Holly

SHRUBS **COMMON NAME** Cea ame New Jersey Tea

Wild Hydrangea

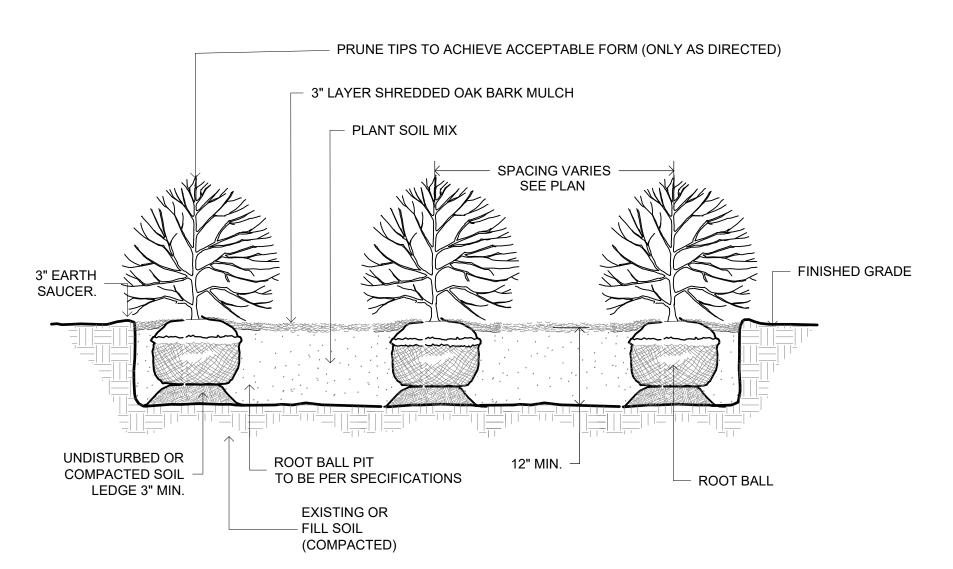
Gro-Low Fragrant Sumac

GROUND COVERS **COMMON NAME**

Bottlebrush Grass Purple Lovegrass Era spe

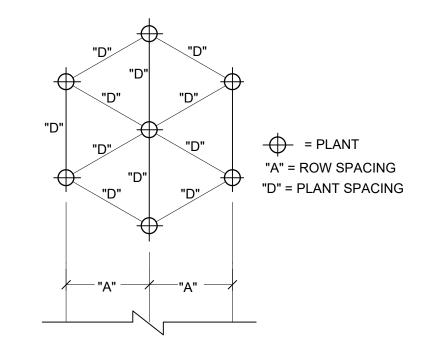
Coneflower

Prairie Dropseed

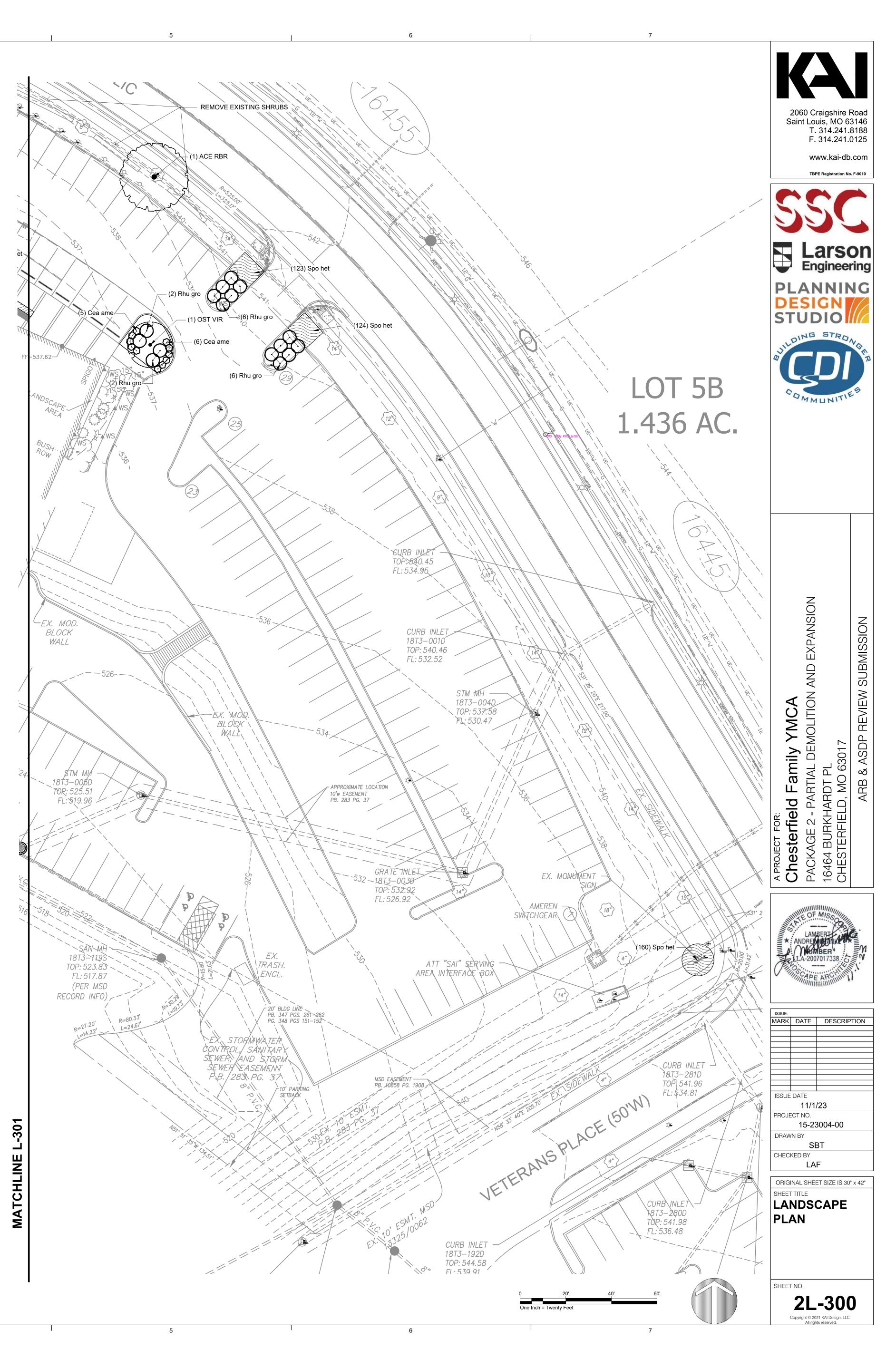


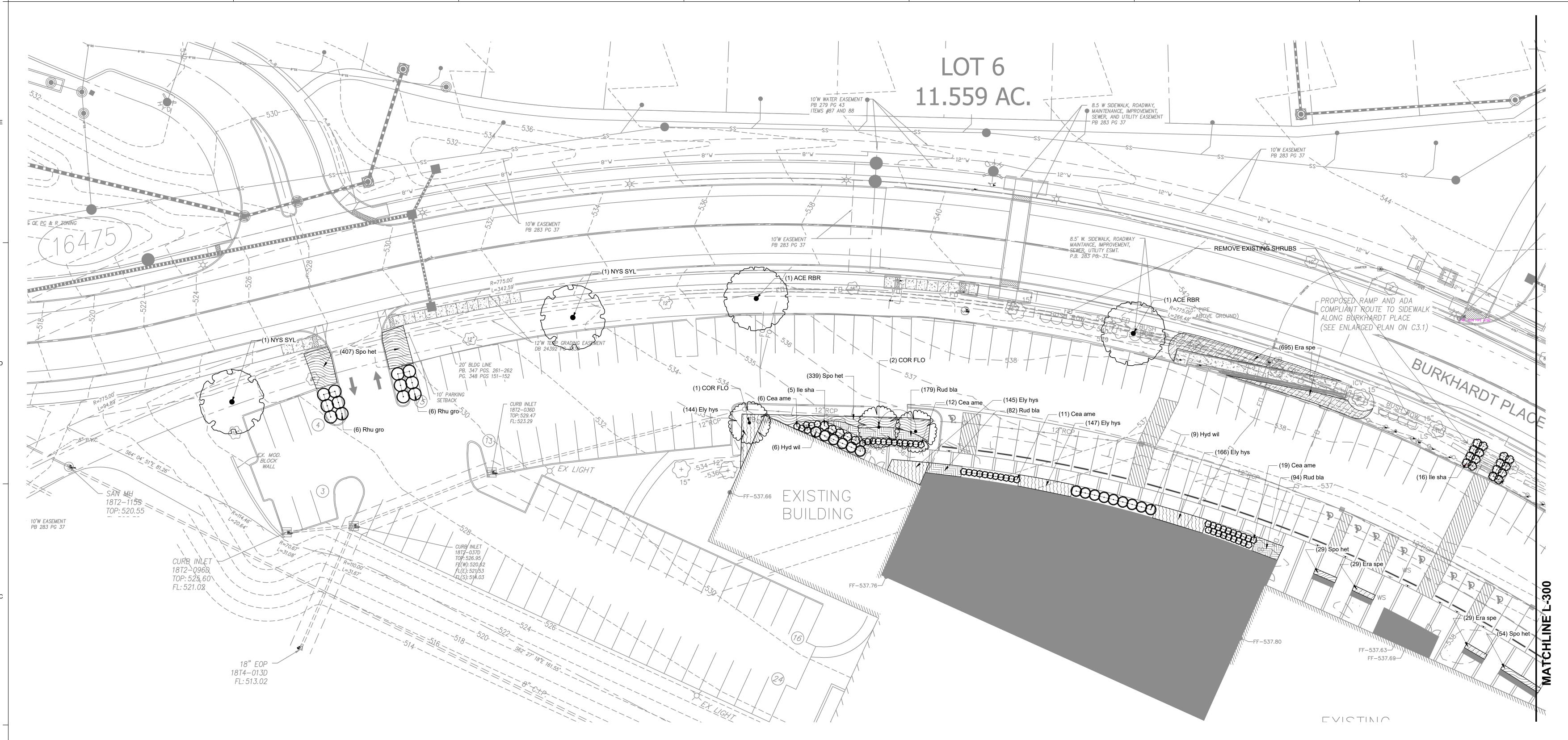
SHRUB PLANTING

SPACING "D"	ROW "A"	NO. OF PLANTS	AREA UNIT	\bigoplus
10" O.C.	8.66"	1.66	1 sq. ft.	"D" "D"
12" O.C.	10.4"	1.15		
15" O.C.	13.0"	7.38	10 sq. ft.	"D" "D"
18" O.C.	15.6"	5.12		"D" "D"
24" O.C.	20.8"	2.9		"D"
30" O.C.	26.0"	1.85		"D" "D"
36" O.C.	30.0"	1.28		
4' O.C.	4.33'	4.61	100 sq. ft.	Ψ
6' O.C.	5.2'	3.2		
8' O.C.	6.93'	1.8		"A""A"
10' O.C.	8.66'	1.16		



PLANT SPACING CHART



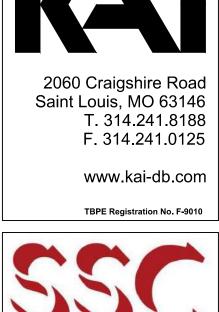


LANDSCAPE PLAN NOTES:

- 1. UNLESS OTHERWISE NOTED, ALL NATURAL VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION. PROTECT EXISTING UTILITIES, STRUCTURES OR VEGETATION FROM DAMAGE. CONTRACTOR SHALL MAINTAIN AND SECURE THE PROJECT SITE TO PROTECT THE PUBLIC FROM INJURY DUE TO WORK AND RELATED MATERIAL.
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- 4. LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND PLANTING BED EDGES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 5. ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE BY OWNER.
- 6. CONTRACTOR SHALL STAKE AND BRACE TREES IMMEDIATELY FOLLOWING INSTALLATION ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS.
- 7. ALL PLANTING BED EDGES SHALL BE SPADE CUT UNLESS OTHERWISE INDICATED.
- 8. CONTRACTOR TO SOD ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES.
- 9. ALL PLANT MATERIAL SHALL BE TAGGED OR OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. APPROVAL IN THE NURSERY DOES NOT INDICATE FINAL ACCEPTANCE.
- 10. ITEMS SHOWN ON THESE DRAWINGS TAKE PRECEDENCE OVER THE MATERIAL LIST. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO BIDDING AND IMPLEMENTATION OF THE PLAN. NO SUBSTITUTIONS OF TYPES OR SIZE OF PLANT MATERIAL WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL BY OWNER'S REPRESENTATIVE.
- 11. ALL PLANT MATERIAL SHALL CONFORM TO UPPER RANGE LIMITS FOR CALIPER, HEIGHT AND ROOT BALL DIMENSIONS LISTED IN ANSI Z60.1-2014.

PLANT SCH TREES	CODE	BOTANICAL / COMMON NAME	SIZE		QT
	ACE RBR	Acer rubrum / Red Maple	2.5" Cal.		3
\$. \$. \$	NYS SYL	Nyssa sylvatica / Tupelo	2.5" Cal.		2
	OST VIR	Ostrya virginiana / American Hophornbeam	2.5" Cal.		1
FLOWERING TREES	CODE	BOTANICAL / COMMON NAME	SIZE		QT
	COR FLO	Cornus florida / Flowering Dogwood	2.5" Cal.		3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QT
\odot	Cea ame	Ceanothus americanus / New Jersey Tea	3 gal.	36" o.c.	59
0	Hyd wil	Hydrangea arborescens / Wild Hydrangea	3 gal.	60" o.c.	15
\bigcirc	lle sha	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 gal.	48" o.c.	21
\odot	Rhu gro	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3 gal.	72" o.c.	28
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QT
	Ely hys	Elymus hystrix / Bottlebrush Grass	Plug	12" o.c.	60
	Era spe	Eragrostis spectabilis / Purple Lovegrass	Plug	12" o.c.	75
	Rud bla	Rudbeckia fulgida / Coneflower	Plug	12" o.c.	35
	Spo het	Sporobolus heterolepis / Prairie Dropseed	Plug	12" o.c.	1,2

OPEN SPACE	
EXISTING OPEN SPACE	
PARKING AND DRIVES	96,062 SQFT
BUILDINGS	58,581 SQFT
TOTAL	154,643 SQFT
GREEN SPACE AND SIDEWALKS	89,921 SQFT
ENTIRE PROPERTY	244,564 SQFT
GREEN SPACE PERCENTAGE	36.77 PERCENT
PROPOSED OPEN SPACE	
PARKING AND DRIVES	94,040 SQFT
BUILDINGS	64,615 SQFT
TOTAL	158,655 SQFT
GREEN SPACE AND SIDEWALKS	85,909 SQFT
ENTIRE PROPERTY	244,564 SQFT
GREEN SPACE PERCENTAGE	35.13 PERCENT
REQUIRED	35.00 PERCENT











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ORIGINAL SHEET SIZE IS 30" x 42" LANDSCAPE PLAN

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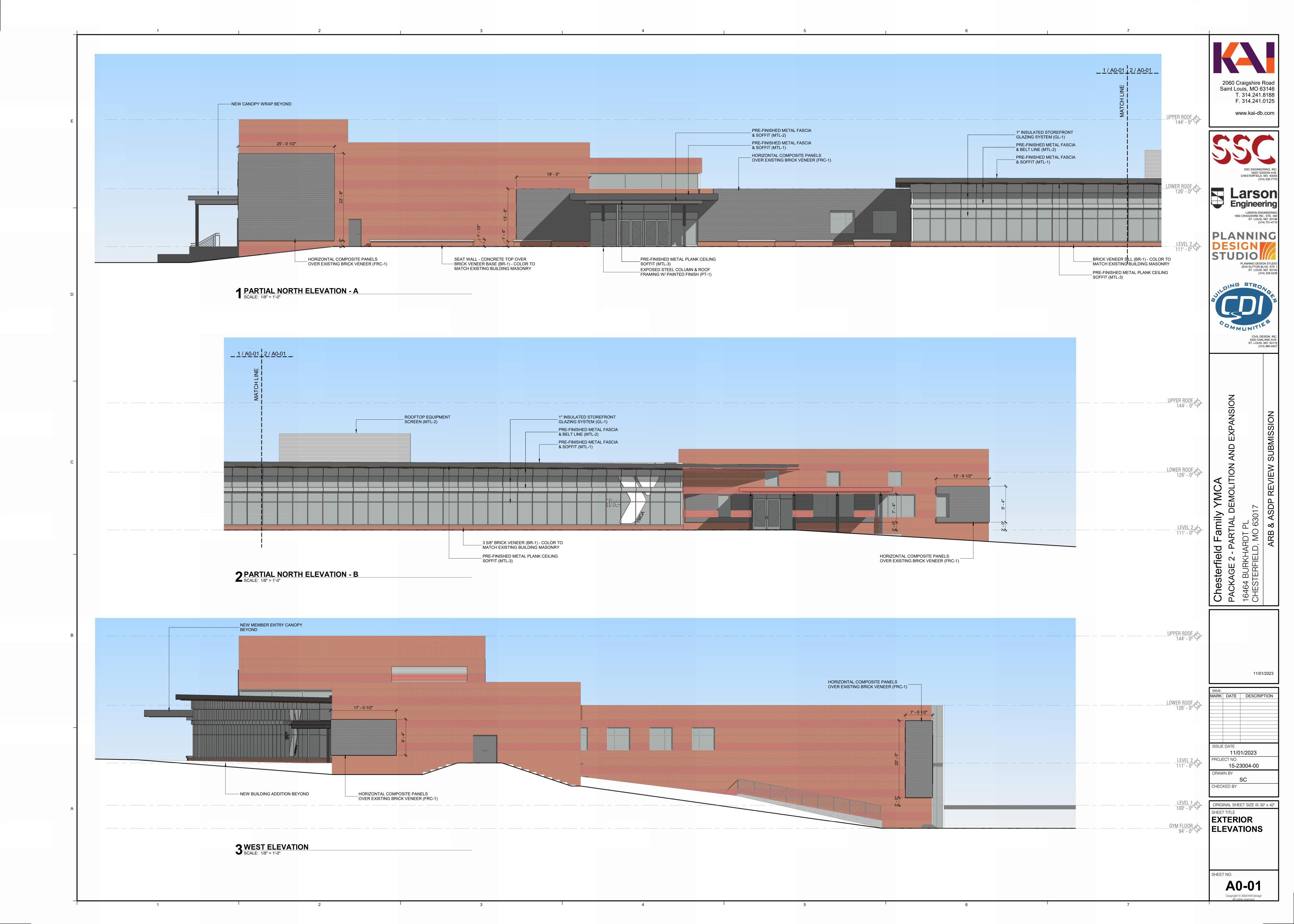


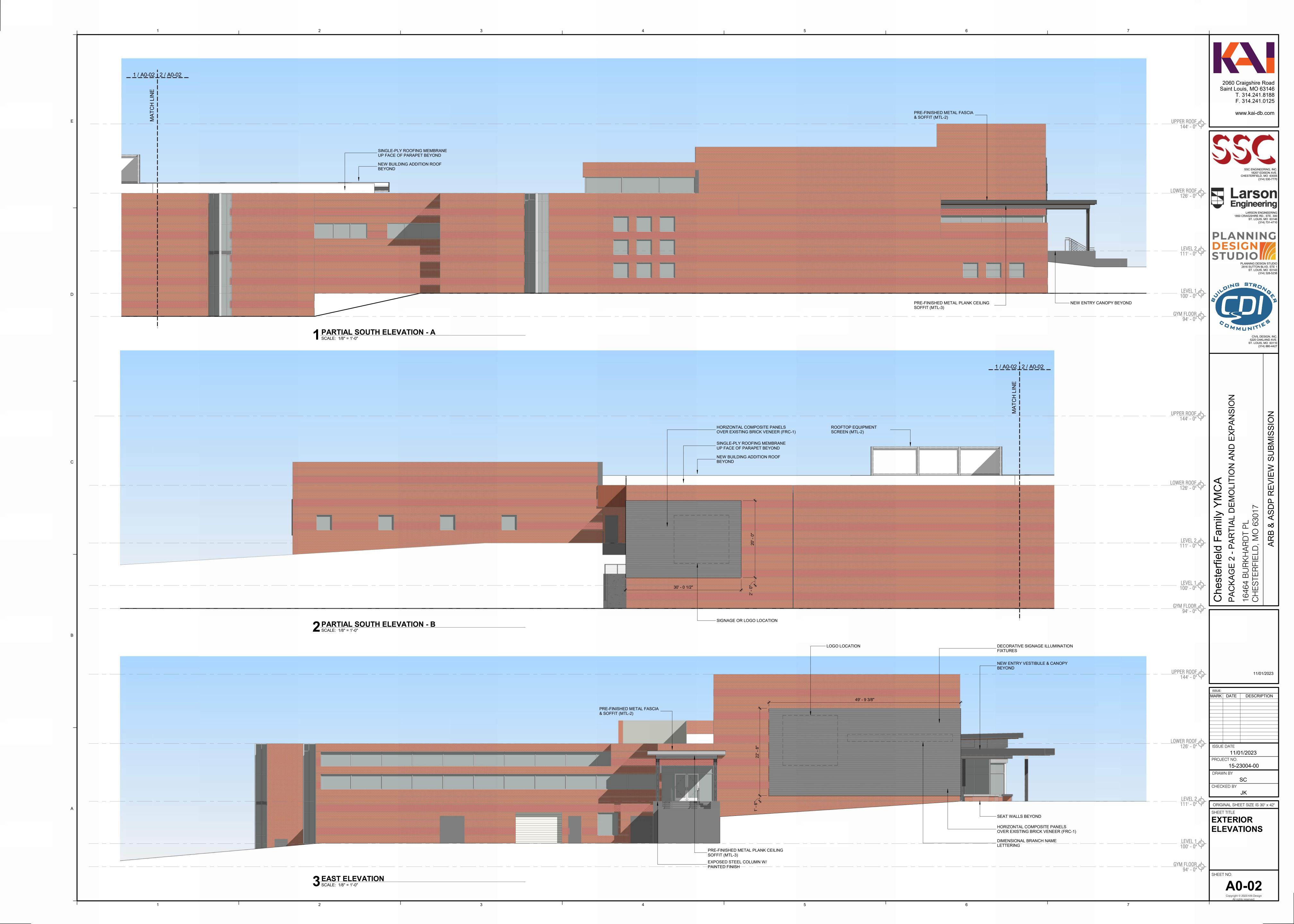


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SITE & LANDSCAPE PLAN





























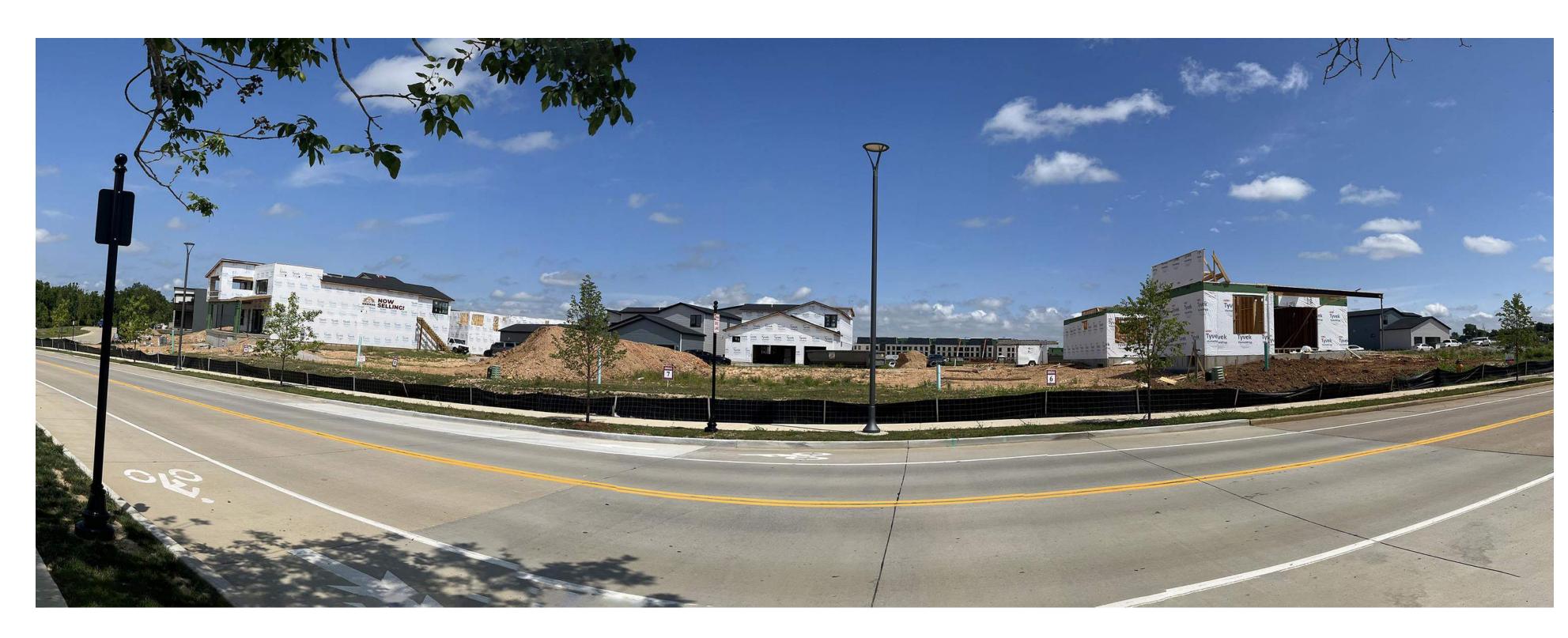
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SITE PHOTO LOOKING NORTH



SITE PHOTO LOOKING NORTH



SITE PHOTO LOOKING EAST



SITE PHOTO LOOKING WEST



SITE PHOTO LOOKING SOUTH



SITE PHOTO LOOKING SOUTH











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ORIGINAL SHEET SIZE IS 30" x 42" SHEET TITLE
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