

Memorandum Department of Planning, Public Works & Parks



To: Planning and Public Works Committee

From: Mara M. Perry, Senior Planner

Date: 05/10/2012

RE: Chesterfield Blue Valley, Proposed Lot 10 (Premium Outlets): A Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 50.72 acre tract of land zoned "PC" Planned Commercial District in the northeast corner of the development located on the north side of Olive Street Road, west of its intersection with Chesterfield Airport Road.

Summary

The Clayton Engineering Company and The Collaborative, Inc., on behalf of Simon Property Group and the Woodmont Company, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design.

The plans were reviewed at the Planning and Public Works Committee meeting on April 19, 2012. At that meeting, a recommendation to hold was approved by a vote of 4-0 for the applicant to address concerns with the Architectural Elevations.

The applicant worked with Staff to address the concerns expressed by the Planning and Public Works Committee and submitted amended plans on Friday, May 4, 2012.

In your packet are a set of new architectural elevations and architectural renderings in a 11" x 17" color format. The drawings show both the prior submission to the Planning Commission next to the revised submission. In addition, a new aerial perspective was generated to show the relationship of all the buildings as a whole with the updated materials and landscaping around the edges of the buildings. On each page is a bullet point reference to what changes have been made to the architectural elevations.

Attached please find a revised Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, Architect's Statement of Design, Architectural renderings and perspectives.

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning, Public Works & Parks
Aimee Nassif, Planning and Development Services Director

ST. LOUIS PREMIUM OUTLETS

CITY OF CHESTERFIELD, MISSOURI

ZONED: PC PLANNED COMMERCIAL DISTRICT

ORDINANCE NO. 2612

GENERAL NOTES:

- All utilities shown have been located from available records. Their location should be considered approximate. The contractor shall notify all utility companies, prior to construction, to have existing utilities field verified.
- All proposed improvements shall be constructed to City of Chesterfield, Monarch Chesterfield Levee District, the U.S. Army Corps of Engineers, and MSD Standards.
- No grade shall exceed 3:1 slope.
- All dimensions shown are to face of curb unless otherwise specified.
- All grading and storm water collection shall be per MSD, MDOOT, the City of Chesterfield, the Monarch Chesterfield Levee District, and the U.S. Army Corps of Engineers.
- Storm water shall be discharged at adequate natural discharge points. Site drainage is to Master Drainage Channels via swales.
- No step allowed at accessible entrance doors.
- All utilities will be installed underground.
- Approval of sign locations does not constitute sign approval.
- The location and height of any light standards on site shall be as approved by the Planning Commission on the Site Development Plan and shall be in conformance with the City of Chesterfield regulations.
- All trash enclosures are placed in service areas with screen walls blocking their view.
- The developer shall be required to provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
- The streets surrounding this development and any street used for construction access thereto shall be cleaned prior to the end of each work day.
- Erosion and siltation control shall be installed prior to any grading and be maintained throughout the project until acceptance of the work by the Owner and/or controlling regulatory agency and adequate vegetative growth insures no future erosion of the soil.
- The final location of biofiltration shall be subject to change following final design and review by MSD and subject to MSD regulations at the time of review.
- Storm water and roadway improvement contributions shall be paid prior to building permit issuance. An approved Site Development Section Plan will need to be submitted for assessment of those contributions.
- All required road improvements within St. Louis County right of way for the Blue Valley development shall be in place prior to occupancy permit issuance for the St. Louis Premium Outlets.

Setbacks per Ordinance 2612

Buildings or structures other than freestanding project identification signs, light standards or flag poles:

- 100 feet from the northern boundary line of the "PC" District N34°00'30"E.
- 30 feet from the eastern boundary line of the "PC" District.
- 20 feet from any interior road.
- Structures which are 6 stories in height shall be no closer than 150 feet from the paved portion of I-64.

Parking Setbacks:

- 10 feet from the principal internal street (Outlet Boulevard).
- 20 feet from the eastern boundary of the "PC" District (I-64).
- 20 feet from the northern boundary line of the "PC" District N34°00'30"E.
- 10 feet from internal lot lines.
- 0 feet for shared driveways.

Site Development Data:

Overall Site Area = 50.72 Acres
 Zoning: PC - Planned Commercial
 Proposed Use: Retail
 Total proposed building footprint area = 390,098 sf
 F.A.R. = 0.18

Open Space Calculation (30% Min.):

Overall Site Area	50.72 acres (2,209,363 sf)	100%
Total Building Area	390,098 sf	18%
Gallery Roof Area - No Waste	34,303 sf	1%
Total Paved Parking Area	914,324 sf	41%
Total Hardscape Area w/in Mega Pad	169,121 sf	8%
Total Open Space	704,365 sf	32%

Maximum Building Height per Ordinance 2612: 4 stories or 65 feet.

Building Height proposed: 65 feet.

Tree Preservation Plan: There are no existing trees on the site, so no separate tree preservation plan will be provided.

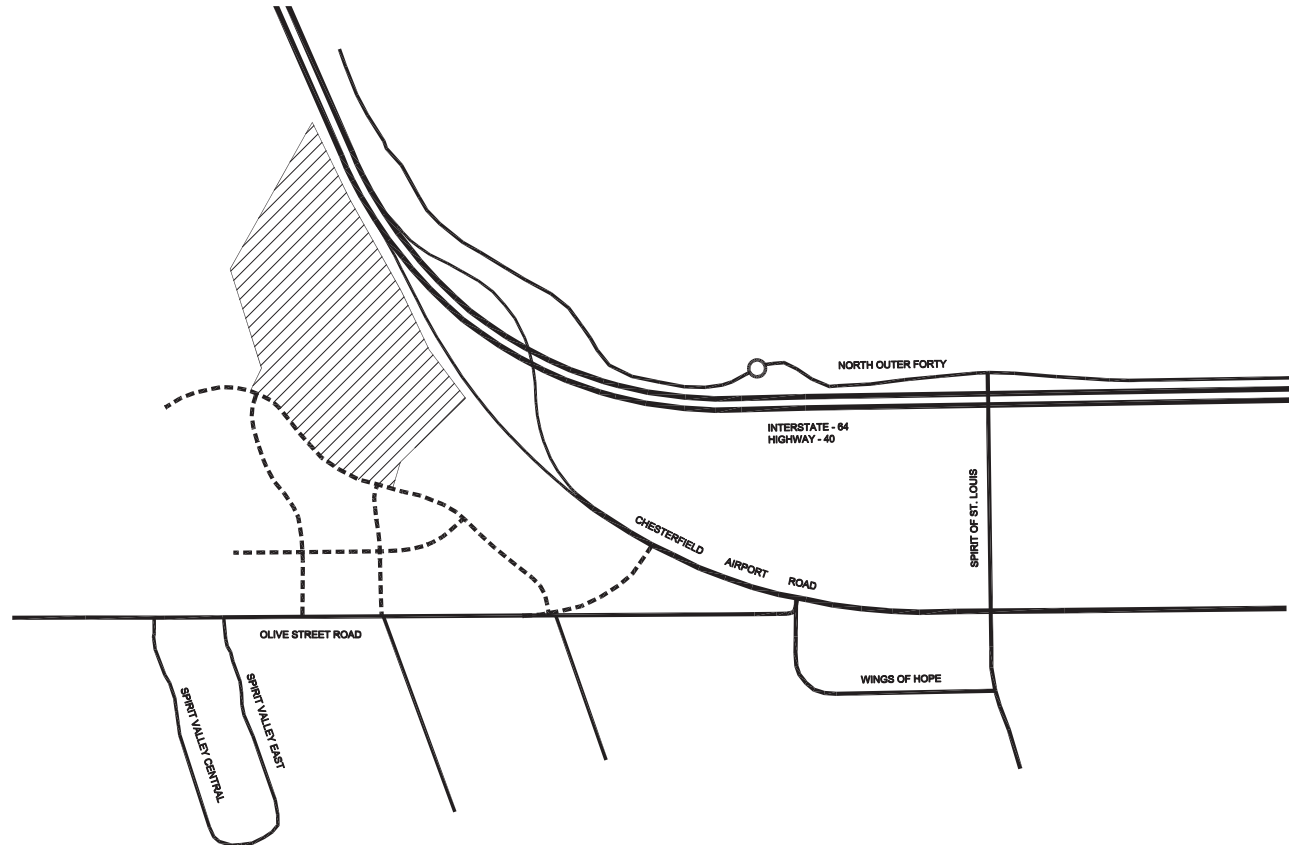
Site access is via a new 5 lane subdivision road (Outlet Boulevard) which connects to an improved Olive Street Road.

SITE IS SERVED BY:

CHESTERFIELD MONARCH FIRE PROTECTION DISTRICT 155 LONG ROAD CHESTERFIELD, MO. 63005	MISSOURI AMERICAN WATER CO. 727 CRAIG ROAD ST. LOUIS, MO. 63141 SUE MOYNIHAN (314) 991-3404, x2306
ROCKWOOD R-6 SCHOOL DISTRICT 111 EAST NORTH STREET EUREKA, MO. 63025	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET ST. ST. LOUIS, MO. 63103
AMEREN ILE 1901 CHOUTEAU P.O. BOX 66149 MAIL CODE 200 ST. LOUIS, MO. 63166-6149	CHARTER COMMUNICATIONS 2275 CASSENS DR. SUITE 138 FENTON, MO. 63026 (800) 314-7195
SBC 14780 MANCHESTER ROAD BALLWIN, MO. 63011	CHESTERFIELD MONARCH LEVEE DISTRICT C/O FULLER, MOSSBARGER, SCOTT & MAY ENGINEERS, INC. 1858 CRAIG PARK COURT ST. LOUIS, MO. 63146 (314) 678-8800
LACLEDE GAS 720 OLIVE ST., ROOM 1408 ST. LOUIS, MO. 63101 KELI KRAMER (314) 342-0678	

FLOOD / HIGH WATER NOTES:

- SUBJECT PROPERTY LIES WITHIN FLOOD ZONES AE (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED), ZONE AH (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD; FLOOD DEPTHS OF 1 - 3 FEET, USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED), AND ZONE X (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS PER MAP NO. 29180C0120H, WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 1995 AND REVISED TO REFLECT LOMR DATED APRIL 17, 2000.
- THE REGULATORY 100-YEAR WATER SURFACE ELEVATION FOR THE SITE IS CONTROLLED BY THE CHESTERFIELD VALLEY STORM WATER MASTER PLAN MODEL. THE LOWEST FLOOR OF ANY BUILDING NEEDS TO BE AT LEAST 1 FOOT ABOVE THE ELEVATION OF THE 100-YEAR WATER SURFACE OF ANY CHANNEL WITHIN 200 FEET OF THE BUILDING FOOTPRINT. THE 100-YEAR HIGH WATER ELEVATION VARIES FROM 462.48 AT THE SOUTH EAST CORNER OF THE SITE TO 460.44 AT THE SOUTH WEST CORNER OF THE SITE.



ST. LOUIS PREMIUM OUTLETS BUILDING DATA:

GROSS FLOOR AREA (GFA)
 BUILDING 1 GFA = 49,213 SF
 BUILDING 2 GFA = 37,699 SF
 BUILDING 3 GFA = 36,341 SF
 BUILDING 4 GFA = 40,411 SF
 BUILDING 5 GFA = 53,141 SF
 BUILDING 6 GFA = 19,592 SF
 BUILDING 7 GFA = 78,844 SF
 BUILDING 8 GFA = 74,851 SF
 TOTAL BLDG GFA = 390,098 SF

PARKING CALCULATIONS:

PHASE 1:
 BUILDING GFA (includes 11,800 SF restaurant) = 390,098 SF
 OUTDOOR RESTAURANT SEATING AREA = 1,000 SF
 TOTAL BUILDING GFA = 391,098 SF
 Percentage of restaurant use 12,800/391,098 3.3 %
 TOTAL PARKING STALLS REQ. BY CITY
 4.5 SPACES PER 1,000 SF GFA = 1,760 SPACES
 TOTAL PARKING PROVIDED:
 REGULAR SPACES (9'x19') = 1,987 SPACES
 ADA SPACES:
 20, PLUS 1 FOR EACH 100 OVER 1,000
 OR 31 SPACES REQUIRED
 ADA SPACES (8'x19' MIN.) PROVIDED = 48 SPACES
 TOTAL PROVIDED = 2,035 SPACES

LOADING CALCULATIONS:
 10'x40' LOADING SPACES REQUIRED: 7 SPACES
 LOADING SPACES PROVIDED: 12 SPACES

GEOTECHNICAL STATEMENT

Midwest Testing at the request of Chesterfield Blue Valley, LLC, has provided limited geotechnical services for the project proposed hereon. A geotechnical feasibility study was conducted during August 2007 for a portion of the development proposed hereon. Our preliminary findings indicate that the earth related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our August 17, 2007 report titled, "Geotechnical Feasibility Study MT Job No. 11376 Blue Valley Development Phase II Chesterfield, Missouri."

MIDWEST TESTING

Daniet J. Barczykowski 4-27-12
 Daniet J. Barczykowski
 MO PE-25861

This Site Development Plan is a correct representation of existing and proposed land divisions. It is a preliminary plan not for construction and represents the proposed site development of this tract.

THE CLAYTON ENGINEERING COMPANY

Edward R. Dabler, Jr. 4-27-12
 Edward R. Dabler, Jr.
 MO LS-1956



PROPERTY DESCRIPTION

A tract of land in part of Lot 1 of the BOUNDARY ADJUSTMENT PLAT OF LOT 1 OF MCGRATH PLAZA, per the plat thereof recorded in Plat Book 358, Page 273 of the St. Louis County records and part of Lots 1 through 8 of the Partition of the Estate of Conrad Kroening as said lots were established by Report of Commissioners recorded August 13, 1879 in Book 4, Page 583 of the St. Louis County (now St. Louis City) records, being located in Township 45 North, Range 3 East, St. Louis County, Missouri and being described as follows:

Commencing at the easternmost corner of said Lot 1, being a point in the west line of Highway 40 TR; thence along the west line of said Highway 40 TR, northwesterly along arc of a curve to the right having a radius of 4,006.54 feet, an arc distance of 604.91 feet to a point, South 42° 58' 34" West, 5.00 feet to a point, northwesterly along the arc of a curve to the right having a radius of 4,011.54 feet, an arc distance of 304.56 feet to a point, South 47° 19' 34" West, 5.00 feet to a point, northwesterly along the arc of a curve to the right having a radius of 4,016.54 feet, an arc distance of 508.24 feet to a point, North 42° 52' 58" West, 102.58 feet to a point, and North 32° 06' 57" West, 287.20 feet to the point of beginning of the herein described tract of land; thence leaving the west line of said Highway 40 TR, South 50° 28' 46" West, 647.43 feet to a point; thence South 21° 11' 01" West, 196.83 feet to a point; thence North 68° 48' 59" West, 86.92 feet to a point of tangency; thence along the arc of a curve to the right having a radius of 973.00 feet, an arc distance of 656.12 feet to a point of reverse curve; thence along the arc of a curve to the left having a radius of 1,012.00 feet, an arc distance of 512.65 feet to a point; thence North 30° 47' 43" East, 139.32 feet to a point; thence North 12° 46' 08" West, 739.13 feet to a point on the north line of the area rezoned as PC - Planned Commercial District per City of Chesterfield Ordinance 2612; thence along the north line of said rezoned area, North 34° 09' 07" East, 502.05 feet to a point, North 34° 20' 48" East, 2.86 feet to a point, North 34° 07' 57" East, 111.64 feet to a point, North 33° 47' 33" East, 56.93 feet to a point, North 34° 00' 30" East, 462.42 feet to a point, and North 35° 05' 58" East, 80.82 feet to a point on the west line of said Highway 40 TR; thence along the west line of said Highway 40 TR, South 24° 20' 55" East, 10.34 feet to a point, South 22° 51' 07" East, 602.70 feet to a point, South 21° 36' 20" East, 757.94 feet to a point, South 20° 36' 24" East, 457.22 feet to a point, and South 32° 06' 57" East, 430.76 feet to the point of beginning and containing 50.72 acres.

The Woodmont Company and Simon Property Group, Inc., owners under contract of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of chapter _____ of the city of Chesterfield Ordinance No. _____, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the city of Chesterfield Council.

The Woodmont Company Simon Property Group, Inc.

State of Missouri)
) ss.

County of St. Louis)

On this _____ day of _____, 2012, before me personally appeared _____ to me known, who, being by me duly sworn in, did say that say (s)he is the owner of the property shown on this plan, and that the seal affixed to the foregoing instruments is the seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have signed and sealed the foregoing the day and year first above written. my commission expires: _____

notary public:

State of Missouri)
) ss.

County of St. Louis)

On this _____ day of _____, 2012, before me personally appeared _____ to me known, who, being by me duly sworn in, did say that say (s)he is the owner of the property shown on this plan, and that the seal affixed to the foregoing instruments is the seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

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notary public:

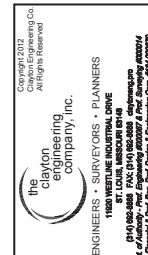
This Site Development Section Plan was approved by the city of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2012, by the Chairperson of said Commission, authorizing the recording of this Site Development Section Plan pursuant to Chesterfield Ordinance number 200, as attested to by the Planning and Development Services Director.

Aimee E. Nassif, AICP, Planning and Development Services Director

Judith Naggar, City Clerk

SITE DEVELOPMENT PLAN SHEET INDEX:

- Cover Sheet
- Site Plan
- Landscape Plan
- Lighting Plan

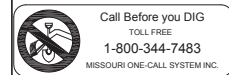


NO.	DATE	DESCRIPTION
1	03/02/2012	PRELIMINARY CITY COMMENTS
2	03/02/2012	REVISIONS
3	03/02/2012	REVISIONS
4	03/02/2012	REVISIONS
5	03/02/2012	REVISIONS
6	03/02/2012	REVISIONS
7	03/02/2012	REVISIONS
8	03/02/2012	REVISIONS

Prepared by: The Woodmont Company
 Simon Property Group, Inc.
 105 Eisenhower Parkway
 Roseland, NJ 07068

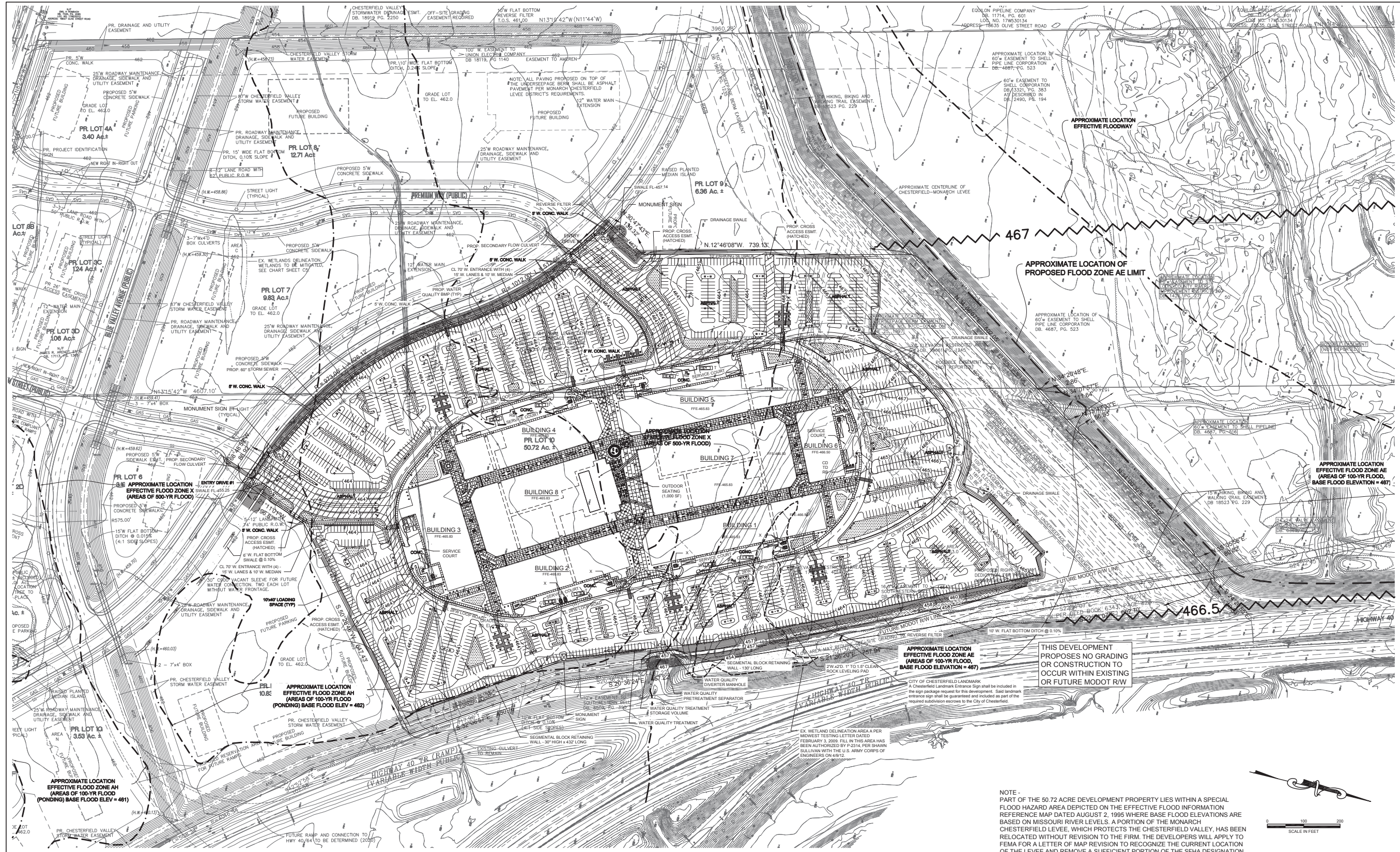
COVER SHEET
ST. LOUIS PREMIUM OUTLETS

Designed	GMS
Drawn	GMS
Checked	
Date	4/27/2012
Project Number	11141
Sheet Number	1 of 4



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

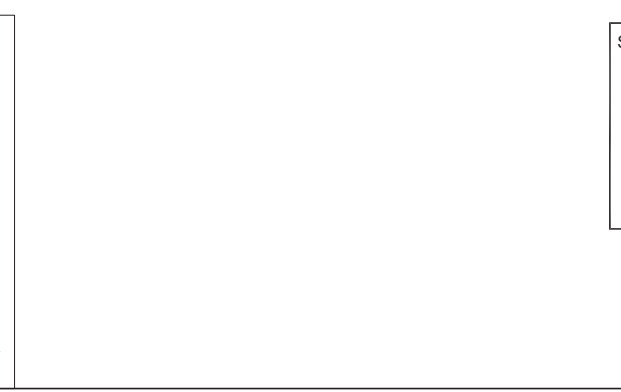
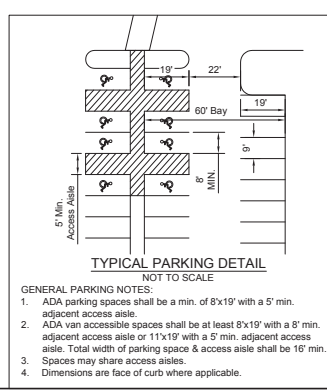


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Call Before you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE CALL SYSTEM INC.

The signed and sealed original of this drawing is on file at the office of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.



NOTE - PART OF THE 50.72 ACRE DEVELOPMENT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA DEPICTED ON THE EFFECTIVE FLOOD INFORMATION REFERENCE MAP DATED AUGUST 2, 1995 WHERE BASE FLOOD ELEVATIONS ARE BASED ON MISSOURI RIVER LEVELS. A PORTION OF THE MONARCH CHESTERFIELD LEVEE, WHICH PROTECTS THE CHESTERFIELD VALLEY, HAS BEEN RELOCATED WITHOUT REVISION TO THE FIRM. THE DEVELOPERS WILL APPLY TO FEMA FOR A LETTER OF MAP REVISION TO RECOGNIZE THE CURRENT LOCATION OF THE LEVEE AND REMOVE A SUFFICIENT PORTION OF THE SFHA DESIGNATION SO THAT ALL OF THE PROPOSED STRUCTURES ARE OUT OF THE FLOOD PLAIN. IN ADDITION, FOLLOWING GRADING OF THE SITE, THE DEVELOPERS WILL APPLY TO FEMA FOR A LETTER OF MAP REVISION TO RECOGNIZE THE FILLING OF A PORTION OF THE PROPERTY TO REMOVE THE SFHA DESIGNATION DUE TO INTERIOR PONDING SO THAT ALL OF THE PROPOSED STRUCTURES ARE OUT OF THE FLOOD PLAIN. A LETTER OF MAP REVISION FOR THE LEVEE REALIGNMENT WILL BE REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL OR BUILDING PERMIT FOR ANY STRUCTURES IN THE AFFECTED FLOOD PLAIN AREA.

APPROXIMATE LOCATION EFFECTIVE FLOOD ZONE AE (AREAS OF 100-YR FLOOD, BASE FLOOD ELEVATION = 467)

APPROXIMATE LOCATION EFFECTIVE FLOOD ZONE AH (AREAS OF 100-YR FLOOD (PENDING) BASE FLOOD ELEV = 461)

APPROXIMATE LOCATION EFFECTIVE FLOOD ZONE X (AREAS OF 500-YR FLOOD)

APPROXIMATE LOCATION EFFECTIVE FLOOD ZONE AE (AREAS OF 100-YR FLOOD, BASE FLOOD ELEVATION = 467)

THIS DEVELOPMENT PROPOSES NO GRADING OR CONSTRUCTION TO OCCUR WITHIN EXISTING OR FUTURE MODOT R/W

NOTE - PART OF THE 50.72 ACRE DEVELOPMENT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA DEPICTED ON THE EFFECTIVE FLOOD INFORMATION REFERENCE MAP DATED AUGUST 2, 1995 WHERE BASE FLOOD ELEVATIONS ARE BASED ON MISSOURI RIVER LEVELS. A PORTION OF THE MONARCH CHESTERFIELD LEVEE, WHICH PROTECTS THE CHESTERFIELD VALLEY, HAS BEEN RELOCATED WITHOUT REVISION TO THE FIRM. THE DEVELOPERS WILL APPLY TO FEMA FOR A LETTER OF MAP REVISION TO RECOGNIZE THE CURRENT LOCATION OF THE LEVEE AND REMOVE A SUFFICIENT PORTION OF THE SFHA DESIGNATION SO THAT ALL OF THE PROPOSED STRUCTURES ARE OUT OF THE FLOOD PLAIN. IN ADDITION, FOLLOWING GRADING OF THE SITE, THE DEVELOPERS WILL APPLY TO FEMA FOR A LETTER OF MAP REVISION TO RECOGNIZE THE FILLING OF A PORTION OF THE PROPERTY TO REMOVE THE SFHA DESIGNATION DUE TO INTERIOR PONDING SO THAT ALL OF THE PROPOSED STRUCTURES ARE OUT OF THE FLOOD PLAIN. A LETTER OF MAP REVISION FOR THE LEVEE REALIGNMENT WILL BE REQUIRED PRIOR TO IMPROVEMENT PLAN APPROVAL OR BUILDING PERMIT FOR ANY STRUCTURES IN THE AFFECTED FLOOD PLAIN AREA.

WATER QUALITY BMP - BIORETENTION

BASE FLOOD ELEVATION (100 YR) ON THE MISSOURI RIVER PER FLOOD PROFILE FROM REVISED FIS DATED 8/23/2000.

PREMIUM OUTLETS
SIMON
WOODMONT OUTLETS

the clayton engineering company, inc.
ENGINEERS - SURVEYORS - PLANNERS

NO.	DATE	DESCRIPTION
1	3/20/12	DATE: SDSP - CITY COMMENTS
2	03/07/12	DATE: ARKANSAS LEASE COUNTY FORM
3	3/19/12	DATE: MODOT COMMENTS
4	3/29/12	DATE: CITY COMMENTS
5	4/13/12	DATE: SDSP - CITY COMMENTS
6	4/13/12	DATE: SDSP - CITY COMMENTS
7	4/13/12	DATE: SDSP - CITY COMMENTS
8	4/13/12	DATE: SDSP - CITY COMMENTS
9	4/13/12	DATE: SDSP - CITY COMMENTS
10	4/13/12	DATE: SDSP - CITY COMMENTS
11	4/13/12	DATE: SDSP - CITY COMMENTS
12	4/13/12	DATE: SDSP - CITY COMMENTS
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15	4/13/12	DATE: SDSP - CITY COMMENTS
16	4/13/12	DATE: SDSP - CITY COMMENTS
17	4/13/12	DATE: SDSP - CITY COMMENTS
18	4/13/12	DATE: SDSP - CITY COMMENTS
19	4/13/12	DATE: SDSP - CITY COMMENTS
20	4/13/12	DATE: SDSP - CITY COMMENTS

Simon Property Group, Inc.
105 Eisenhower Parkway
Roseland, NJ 07068

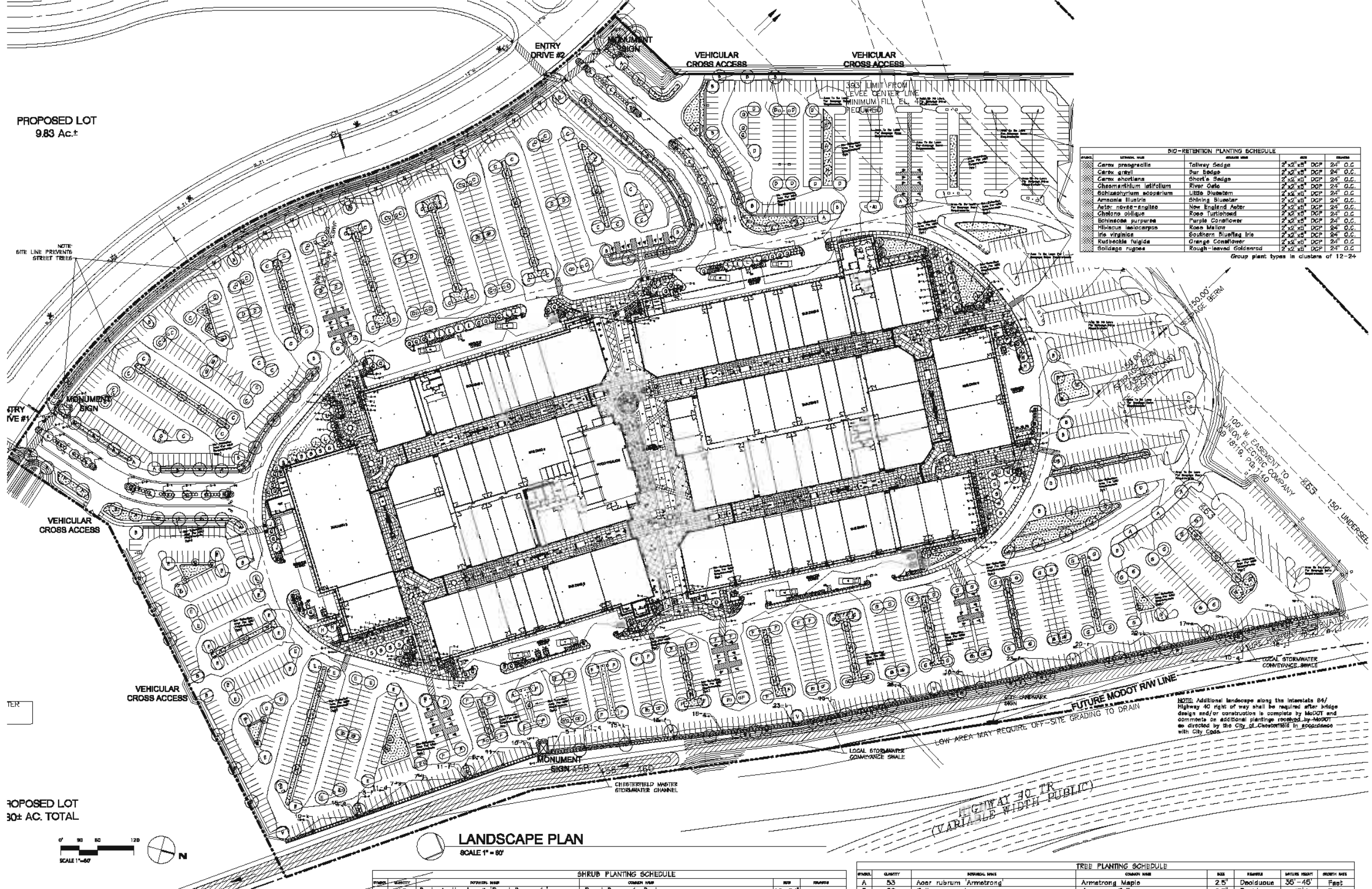
The Woodmont Company
2100 West 7th Street
Fort Worth, TX 76107

SITE DEVELOPMENT PLAN
ST. LOUIS PREMIUM OUTLETS

Professional Engineer
STATE OF MISSOURI
No. 000000000
R. J. JAMES, JR.
E-20411

Designed: GMS
Drawn: GMS
Checked: GMS
Date: 4/27/2012
Project Number: 11141
Sheet Number: 2 of 4

PROPOSED LOT
9.83 Ac.±



DIG-RETENTION PLANTING SCHEDULE

PLANT	COMMON NAME	SIZE	QUANTITY	REMARKS
Carex praeacutis	Tallway Sedge	2' x 2' x 2'	24	O.C.
Carex sylvatica	Bar Sedge	2' x 2' x 2'	24	O.C.
Carex stricta	Short's Sedge	2' x 2' x 2'	24	O.C.
Cheamantium latifolium	River Cat's	2' x 2' x 2'	24	O.C.
Golizaphyllum scoparium	Little Diunebush	2' x 2' x 2'	24	O.C.
Amorpha illinoensis	Shining Bluestar	2' x 2' x 2'	24	O.C.
Aster novae-angliae	New England Aster	2' x 2' x 2'	24	O.C.
Chechea obliqua	Rose Turkishhead	2' x 2' x 2'	24	O.C.
Solidago purpurea	Purple Coneflower	2' x 2' x 2'	24	O.C.
Hibiscus laevis	Rose Mallow	2' x 2' x 2'	24	O.C.
Iris virginica	Southern Blueflag Iris	2' x 2' x 2'	24	O.C.
Rudbeckia hirta	Orange Coneflower	2' x 2' x 2'	24	O.C.
Solidago rugosa	Rough-leaved Goldenrod	2' x 2' x 2'	24	O.C.

Group plant types in clusters of 12-24

NOTE: BITE LINE PREVENTS STREET TREES

VEHICULAR CROSS ACCESS

VEHICULAR CROSS ACCESS

PROPOSED LOT
30± AC. TOTAL



LANDSCAPE PLAN
SCALE 1" = 80'

GENERAL NOTES:

- 1) Open space required: 30% of total site (15.20 acres)
Open Space provided: 15.57 acres
- 2) All street trees will be located at least 3' from proposed curb.
- 3) All street trees will be located at least 10' from all storm sewer structures.
- 4) All turf areas will be seeded.
- 5) An in-ground irrigation system will be provided. Bioretention and naturalized planting area shall be established and maintained with alternative watering methods.

SHRUB PLANTING SCHEDULE

PLANT	QUANTITY	COMMON NAME	REMARKS
a	16	Barbarts thunbergii 'Royal Burgundy'	Royal Burgundy Barbary
b	80	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood
c	79	Calamagrostis scutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
d	63	Cornus sericea 'Flavirama'	Yellow Twig Dogwood
e	50	Euonymus alatus 'Compacta'	Dwarf Burning Bush
f	99	Juniperus chinensis 'Sea Green'	Sea Green Juniper
g	40	Spiraea x bumalda 'Anthony Waterer'	A.W. Spiraea
h	85	Sporobolus heterolepis	Prairie Dropseed Grass
i	66	Eyringa partula 'Miss Kim'	Miss Kim Lilac
k	84	Viburnum x burkwoodii	Burkwood Viburnum
m	22	Hydrangea macrophylla 'Red Sensation'	Forever Red Hydrangea
n	52	Cornus sericea 'Cardinal'	Red Twig Dogwood
o	25	Chaenomeles speciosa 'Texas Scarlet'	Texas Scarlet Quince
q	62	Taxus x media 'Densiformis'	Densiformis Yew
r	100	Rosa x 'Radrazz'	Knockout Rose
e	45	Spiraea japonica 'Lemon Princess'	Lemon Princess Spiraea
t	27	Rhus aromatica 'Grolow'	Gro-Low Sumac
u	26	Rosa virginica 'Sprich'	Little Henry Virginia Sweetapple
v	31	Pennisetum alopecuroides 'Moudry'	Moudry Fountain Grass
w	13	Festuca glauca 'Elijah's Blue'	Elijah's Blue Fescue
x	14	Rhododendron x 'Hot Shot'	Hot Shot Azalea
PE		Perennials	Daylily, Black Eyed Susan, Coreopsis, Hosta, Liriod

TREE PLANTING SCHEDULE

PLANT	QUANTITY	COMMON NAME	REMARKS
A	53	Acer rubrum 'Armstrong'	Armstrong Maple
B	30	Zelkova serrata	Japanese Zelkova
C	57	Acer x freemanii 'Jefferson'	Autumn Blaze Maple
D	35	Gleditsia tricanthos 'Inermis'	Thornless Honeylocust
E	30	Prunus serotina 'Columnaris'	Columnar Sargent Cherry
F	40	Oxydendrum arboreum	Bourwood
G	40	Carpinus betulus	European Hornbeam
H	44	Carpinus caroliniana	American Hornbeam
J	8	Carole canadensis	Redbud
K	16	Pyrus calleryana 'Chanticleer'	Chanticleer Pear
L	45	Amelanchier arborea	Serviceberry
M	4	Tilia cordata	Littleleaf Linden
N	10	Quercus coccoloba	Scarlet Oak
P	5	Carpinus betulus 'Franz Fontaine'	Franz Fontaine Hornbeam
Q	59	Pinus strobus	Eastern White Pine
R	67	Platycladus orientalis	Oriental Arborvitae
S	22	Prunus serrulata 'Kwanzan'	Kwanzan Cherry
T	34	Syringa mayeri 'Palbin'	Dwarf Lilac Tree
U	19	Malus x 'Spring Snow'	Spring Snow Crab
V	20	Quercus bicolor	Swamp White Oak
W	14	Prunus cerasifera 'Thundercloud'	Purple Leaf Plum
X	12	Crateagus phenocoryum	Washington Hawthorn

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