



Plan Commission

6801 Delmar Boulevard, University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

AGENDA

PLAN COMMISSION MEETING

Wednesday, April 17, 2024 at 7:00 pm

Location: Videoconference (Zoom)

**For virtual meeting details, see next page.*

1. **Roll Call**
2. **Approval of Minutes**
3. **Public Comments** – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
4. **Old Business**
5. **New Business**

a. **FDP-24-01**

Applicant: Subtext Acquisitions, LLC

Request: Approval of a Final Development Plan

Location: 6630-6654 Delmar Boulevard

VOTE REQUIRED

**Please note that the agenda items related to the Agudas Israel development at 8200-8206 Delmar Boulevard and 558, 564, and 568 Mapleview Drive have been postponed to a future Plan Commission meeting, likely the May 22, 2024 meeting.*

6. **Other Business**
7. **Reports**
 - a. Council Liaison Report
 - b. Housing & Third Ward Revitalization Task Force Report
 - c. Comprehensive Plan Committee
 - d. Code Review Committee
 - e. Staff Updates
8. **Adjournment**



Plan Commission

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VIRTUAL MEETING DETAILS

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Wednesday, April 17, 2024 at 7:00 pm

Location: Videoconference (Zoom)

**For virtual meeting details, see next page.*

Observe and/or Listen to the Meeting (your options to join the meeting are below):

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88195800362?pwd=TC9QTFN0dWRkeEIVcGRxcVo5RHUvdz09>

Passcode: 106996

Or One tap mobile:

+16469313860,,88195800362#,,,,*106996# US

+19292056099,,88195800362#,,,,*106996# US (New York)

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

+1 646 931 3860 US

+1 386 347 5053 US

+1 929 205 6099 US (New York)

+1 507 473 4847 US

+1 301 715 8592 US (Washington DC)

+1 564 217 2000 US

+1 305 224 1968 US

+1 669 444 9171 US

+1 309 205 3325 US

+1 669 900 6833 US (San Jose)

+1 312 626 6799 US (Chicago)

+1 689 278 1000 US

+1 253 215 8782 US (Tacoma)

+1 719 359 4580 US

+1 346 248 7799 US (Houston)

+1 253 205 0468 US

+1 360 209 5623 US

Webinar ID: 881 9580 0362

Passcode: 106996

International numbers available: <https://us02web.zoom.us/j/kbw8dpAzgW>

Citizen Participation

Comments may be sent via email to: jwagner@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Director of Planning and Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or nonagenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8500, Fax: (314) 862-3168

STAFF REPORT

Meeting Date	April 17, 2024
File Number	FDP-24-01
Council District	1
Location	6630-6654 Delmar Boulevard*
Applicant	Subtext Acquisitions, LLC
Property Owner	6630, 6650 Delmar Blvd: Commerce Bank 6640, 6654 Delmar Blvd: Washington University in St. Louis <i>*Please note that a Final Plat for the subject property was approved by City Council on January 8, 2024. Updated addresses may not yet be reflected by the St. Louis County Recorder of Deeds Office.</i>
Request	Approval of a Final Development Plan

Comprehensive Plan Conformance:

Yes No No reference

Staff Recommendation:

Approval Approval with Conditions Denial

Attachments:

- A. Narrative
- B. Owner Authorization – Commerce Bank
- C. Owner Authorization – Washington University in St. Louis
- D. Civil Site Plans
- E. Architectural Building Plans
- F. Landscape Plans

Applicant Request

The applicant, Subtext Acquisitions, LLC, is requesting approval of a Final Development Plan (FDP) for a five-story, mixed-use building located at 6630-6654 Delmar Boulevard. The proposed development will include 259 dwelling units and 7,131 square feet of retail/restaurant space.

Background

At their October 25, 2023 meeting, the Plan Commission recommended approval of the Map Amendment (rezoning) of the subject property from CC – Core Commercial District to PD-M Planned Development Mixed-Use District, along with approval of the related Preliminary Development Plan and the Major Subdivision (Final Plat) for the property located at 6630-6654 Delmar Boulevard, for a mixed-use development. The City Council subsequently approved the above applications at their January 8, 2024 meeting.

Below is a summary of the various Board, Commission, City Council, and neighborhood meetings at which the proposed development was reviewed and if applicable, approved:

Reviewed by	Date	Action Taken	Vote
Plan Commission	July 26, 2023	Work session to obtain feedback on development proposal	n/a
Community Open-House	August 11, 2023	Open-invitation event for neighbors, community members to view and provide feedback on the proposed development	n/a
Community Open-House	August 11, 2023	Open-invitation event for neighbors, community members to view and provide feedback on the proposed development	n/a
Historic Preservation Commission	September 21, 2023	Conceptually approve the application as proposed, with the understanding that it returns to the Commission before issuance of a building permit	4-0
Loop Special Business District	October 10, 2023	Work session to obtain feedback	n/a
Traffic Commission	October 11, 2023	Work session to obtain feedback	n/a
Plan Commission	October 25, 2023	Recommend to City Council approval of the Map Amendment, Preliminary Development Plan, and Major Subdivision	6-0
City Council	December 20, 2023	First readings of two ordinances to approve the Map Amendment and Major Subdivision	n/a
City Council	January 8, 2024	Second and third readings of two ordinances to approve the Map Amendment and Major Subdivision; Approval of a resolution for the Preliminary Development Plan	6-0
Plan Commission	January 24, 2024	Work session to feedback on Final Development Plan prior to formal application	n/a

Analysis

The requirements for compliance with the approved Preliminary Development Plan are set forth in the Final Development Plan procedure in §400.870(B) of the Zoning Code, which states that:

“The final development plan shall be in substantial compliance with the approved preliminary development plan. Modifications and refinements, resulting from the final design process, may be approved. In no event shall any modification of the development plan result in the following:

- a. A change in the use or character of the development;*
- b. An increase in building or site coverage or increase in building height;*
- c. An increase in the intensity of use (e.g., number of dwelling units);*
- d. An increase in vehicular traffic generation or significant changes in traffic access and*

- circulation;*
e. *A reduction in approved open space or required buffer areas;”*

A few modifications have been made to the approved Preliminary Development Plan and are reflected in the proposed Final Development Plan. Below is a description of those changes:

1. Reduction in the number of dwelling units from 329 to 259.
2. Reduction in building height from 75'-85' to 57'-80' and reduction from 7 stories to 5 stories.
3. Reduction in the amount of commercial space from 8,110 square feet to 7,131 square feet.
4. Increase in the number of off-street parking spaces provided to reflect the reduced number of dwelling units and reduced commercial space and to comply with the existing parking requirements. For context, the approved Preliminary Development Plan was proposed in conjunction with a proposed Text Amendment to allow further modification of the parking requirements than what the zoning code currently requires. The Text Amendment was not approved, and therefore the Final Development Plan has been modified to comply with the existing off-street parking requirements and existing *exceptions*.

Table 1 on the following page shows a summary of the required parking (399 parking spaces) with the new dwelling unit count and revised retail/restaurant square footages. Included in this table is amount of parking provided (399 parking spaces) in the Final Development Plan. The proposed parking complies with the minimum required off-street parking and loading spaces set forth in Article VII, Division 4 of the zoning code.

Staff finds that the above modifications are within the scope of the Final Development Plan's substantial compliance requirement. The modifications reflected in the Final Development Plan do not result in any of the five situations described in §400.870(B), also described above in blue text.

Comprehensive Plan

The future character and land use map of the comprehensive plan identifies the subject property as an "Activity Center" and is within the "Loop Activity Center Overlay." The uses and character of the proposed development are consistent with both character/use types. Additionally, the proposed development furthers the plan's emphasis on encouraging denser, mixed-use development, particularly in Activity Centers.

Staff Recommendation

Staff recommends approval of the Final Development Plan for the property located at 6630-6654 Delmar Boulevard with the following conditions:

1. Plans shall be reviewed by the Historic Preservation Commission before issuance of a building permit.
2. A detailed construction traffic and parking plan shall be submitted to and approved by the Department of Planning & Development prior to issuance of a building permit.
3. Departmental plan review comments shall be resolved prior to issuance of a building permit.



Department of Planning & Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

Table 1. Parking Calculations for FDP-24-01

	Quantity	Parking Ratio	Spaces Req'd (no reductions)	10% Transit Reduction	20% CUP Reduction	Spaces Required (w reductions)		Spaces Provided
Residential								
Studio	20	1.5 per du	30.0	3.0	6.0	21.0	} 339.0 Residential	339
1-Bedroom	50	1.5 per du	75.0	7.5	15.0	52.5		
2-Bedroom	122	2.0 per du	244.0	24.4	48.8	170.8		
3-Bedroom	67	2.0 per du	134.0	13.4	26.8	93.8		
Res. Visitor Parking			16.5	1.6	3.3	11.5	} 12.0 Res. Visitor	12
Retail and Bank	3214	1 per 200 SF	16.1	1.6	3.2	11.2	} 48.0 Commercial	48
Restaurant	3917	1 per 75 SF	52.2	5.2	10.4	36.6		
TOTAL			567.7	56.8	113.5	397.4	399	399



LOCAL University City Zoning Amendment Narrative and Supplemental information

Project Narrative / Proposed Construction:

The proposed building is a 5-story multifamily mixed used building with +/- 255,000 GSF of residential with +/- 7,000 GSF of retail/restaurant use. There will be 259 residential units served by a parking garage. The site will provide 10 public and 65 residential secured bike racks following the minimum requirements of the zoning code. The site work will include new street curbs, sidewalks and access to the parking garage off of Loop Street for both retail and residential parking. Enhanced streetscape including trees and planting areas with street lighting along Delmar to be consistent with the Delmar Loop existing lighting design. The stormwater on this site will be held in an underground detention to reduce storm water run off per MSD recommendations.

Site Coverage:

The proposed site coverage is 82.5%, which requires 4 of the bonus criteria to be met. This site meets the following:

- b. *Install storm drainage detention facilities underground;*
 - *Storm water will be held in an underground storm detention.*
- c. *Resolution or mitigation of existing off-site storm drainage problems (e.g., drainage channel erosion);*
 - *The project will address off site storm by decreasing the surface runoff from the site.*
- h. *Providing for screened loading and unloading areas;*
 - *All loading areas will be within the building.*
- i. *Providing for mixed-use developments that include community facilities that further the goals, objectives and policies of the Comprehensive Plan;*
 - *Design of the current expansion/improvement of the sidewalk & bus stop area.*
- k. *Any other performance criteria that further the goals, objectives and policies of the Comprehensive Plan and that, in the opinion of the Plan Commission and City Council, warrant the approval of development bonuses.*

- o *The project will enhance the neighborhood by providing a vibrant active street with retail and at grade walk out units, that foster mixed-use nodes of activity and a variety of housing types.*

Proposed Development Schedule

Development Plan and Zoning change: October 2023–May 2024

Building Permit application: August 2024

Construction: September 2024–June 2026

Compliance With Approved Preliminary Development Plan. The Final Development Plan is in substantial compliance with the approved Preliminary Development Plan. The Final Development Plan does not result in any of the following:

1. A change in the use or character of the development;
 - a. No change in the use or the character.
2. An increase in the building or site coverage or increase in building height;
 - a. The building has decreased in height from the average grade plane previously it was 75'–85' to now 57' (building) – 80' (amenity on parking garage), exclusive of elevator overruns and parapets.
 - b. The site coverage has decreased from 86.6% to 82.5%
3. An increase in the intensity of use (e.g., number of dwelling units);
 - a. The number of dwelling units has decreased from 329 to 259 units
4. An increase in vehicular traffic generation or significant changes in traffic access and circulation;
 - a. The reduction in units results in a reduction in vehicular traffic generation. Traffic access remains along Loop South.
5. A reduction in approved open space or required buffer areas.
 - a. No change to the open space requirement. It has remained the same at 11%.




Corporate Real Estate & Construction
8000 Forsyth Boulevard, Suite 1300
St. Louis, Missouri 63105-1797
(314) 746-7200
(314) 746-7458 Fax
commercebank.com

March 22, 2024

Property Owner Authorization

Commerce Bank, a Missouri bank and trust company ("**Owner**"), is the owner of real property commonly known as 6630 and 6650 Delmar Blvd., University City, Missouri 63130 (the "**Property**"). As the Owner of the Property, this letter authorizes Subtext Acquisitions, LLC (the "Applicant") to file and obtain approval of a Subdivision Plat (to consolidate Part of Lots 5-15 in Block 1 of Rosedale Heights into a single lot), and approval of that certain Final Development Plan for Subtext Development University City prepared by Stock & Associates Consulting Engineers, Inc. as Job No. 221-6681.

Very Truly Yours,
Commerce Bank,
a Missouri bank and trust company


Name: Brent Hall
Title: VP - Corp. RE



Washington University in St. Louis

Stephen C. Condrin
Assistant Vice Chancellor
Real Estate

October 9, 2023

PROPERTY OWNER AUTHORIZATION

The Washington University, a corporation established by special act of the General Assembly of the State of Missouri, (“Owner”) is the owner of real property commonly known as 6640 and 6654 Delmar Blvd., University City, Missouri 63130 (the “Property”). As the Owner of the Property, this letter authorizes Subtext Acquisitions, LLC (the “Applicant”) to file and obtain approval of a Subdivision Plat, Zoning Map Amendment from Core Commercial District (“CC”) to Planned Development – Mixed Use PDM, approval of a Preliminary Development Plan, and for any other University City applications or requests in connection therewith.

The Washington University,
a corporation established by special act of the General
Assembly of the State of Missouri approved February
23, 1853 and acts amendatory thereto

By: _____

Name: Stephen C. Condrin

Title: Assistant Vice Chancellor for Real Estate

LOCAL UNIVERSITY CITY

A TRACT OF LAND BEING PART OF LOTS 6-11 AND 15 AND PART OF LOTS 5, 12-14 OF ROSEDALE HEIGHTS AS RECORDED IN PLAT BOOK 2, PAGE 60 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

FINAL DEVELOPMENT PLAN/PLAT

ABBREVIATIONS	
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL	PLAT BOOK
PG.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(8'W)	RIGHT-OF-WAY WIDTH

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



SITE INFORMATION

OWNER UNDER CONTRACT = SUBTEXT ACQUISITIONS, LLC
 SITE ACREAGE = 1.98 Acres ±
 SITE ADDRESS = 6630, 6640, 6650 and 6654 Delmar Blvd.
 ZIP CODE = 63130
 LOCATOR No. = 18H411713, 18H412466, 18J620923, 18J621166
 FIRE DISTRICT = University City
 SCHOOL DISTRICT = University City
 SEWER DISTRICT = Metropolitan St. Louis Sewer District
 WATER SERVICE = Missouri-American Water Company
 GAS SERVICE = Spire
 ELECTRIC SERVICE = Ameren UE
 PHONE SERVICE = At&t
 EXISTING ZONING = CORE COMMERCIAL
 PROPOSED ZONING = PLANNED DEVELOPMENT
 FIRM = 29189C0218K

SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 EXISTING ALTA SURVEY
- C3.0 FINAL DEVELOPMENT PLAN
- C4.0 SITE SECTIONS
- C5.0 EXISTING RUNOFF MAP
- C6.0 PROPOSED RUNOFF MAP

TOTAL TRACT DESCRIPTION

A tract of land being part of lots 5 through 15 of Rosedale Heights, a subdivision according to the plat thereof as recorded in Plat Book 2, Page 60 of the St. Louis County records, located in US Survey 378, Township 45 North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:
 Beginning at the intersection of south right-of-way line of Delmar Boulevard, 80 feet wide, as established by Book 3811, Page 352 of above said records with the west right-of-way line of Leland Ave, 85 feet wide; thence along said west right-of-way line, South 03 degrees 00 minutes 32 seconds West, 164.34 feet to its intersection with the north right-of-way line of a South Loop Street, 55 feet wide; thence along said right-of-way line, North 87 degrees 14 minutes 00 seconds West, 525.11 feet to the east line of a tract of land as conveyed to SST Delmar, LLC by instrument recorded in Book 19626, Page 1172 of above said records; thence along said east line, North 03 degrees 00 minutes 32 seconds East, 164.34 feet to the south right-of-way line of above said Delmar Boulevard; thence along said right-of-way line, South 87 degrees 14 minutes 0 seconds East, 525.11 feet to the POINT OF BEGINNING.

Containing 86,294 square feet or 1.981 acres, more or less.

PARKING REQUIREMENTS:

RESTAURANT: 3,917 S.F. (1 SPACE PER 75 S.F.) = 52 REQUIRED

RETAIL: 3,214 S.F. (1 SPACE PER 200 S.F.) = 16 REQUIRED

RESIDENTIAL: 70: 1 BEDS (1.5 SPACE PER BED) = 105 REQUIRED
 189: 2 BED OR GREATER (2 SPACE PER BED) = 378 REQUIRED

VISITORS: 1 SPACE PER 6 UNITS FOR THE FIRST 30 UNITS
 AND 1 SPACE PER 20 UNITS THEREAFTER FOR = 17 REQUIRED

TOTAL PARKING SPACES REQUIRED = 568 SPACES
 TOTAL PARKING SPACES REQUIRED CODE ALLOWABLE REDUCTIONS = 399 SPACES
 TOTAL PARKING SPACES PROVIDED = 399 SPACES

GROSS FLOOR AREAS:

RETAIL: 3,214 S.F.
 RESTAURANT: 3,917 S.F.
 RESIDENTIAL: 253,614 S.F.
 GARAGE: 129,635 S.F.

TOTAL GSF: 260,745 S.F. (INCLUDING GARAGE = 390,380 S.F.)

F.A.R. = 2560,745 S.F.
 (1.98 Ac.)(43,560 S.F.) = 3.02

FLOOD MAP INFORMATION:

SUBJECT PROPERTY LINES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 2981C0218K, AN UNPRINTED MAP.

EXISTING SITE RESOURCES SUMMARY TABLE		
NATURAL RESOURCE	PRESENCE?	ADDITIONAL INFORMATION
WETLANDS	NO	NONE IDENTIFIED ON SITE.
STREAMS AND FLOODPLAIN	NO	FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA MAP NUMBER: 2981C0218K, AN UNPRINTED MAP
KARST	NO	NONE IDENTIFIED ON SITE.
PONDS	NO	NONE IDENTIFIED ON SITE.

SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development Plan/Plot from record survey information only and does not represent a property boundary survey. The existing and proposed subdivision are shown hereon.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 L.S. No. 222-D

By: *Walter Joseph Pfeiffer*
 Walter Joseph Pfeiffer, Missouri P.L.S. No. 2008000728



CONTRACTOR NOTE:
 PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITIES", SECTION 10.090 (ADDENDUM).

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.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 14264
 NGVD29 Elev = 542.02
 "Standard Tablet" stamped 1234 75 S.L.C. set in north end of concrete wall for window well [14.5' north of the main or] east entrance to Trinity Presbyterian Church; at intersection of Kingsland Avenue and Washington Avenue [54' west of the centerline of Kingsland Avenue and 134' south of the centerline of Washington Avenue]

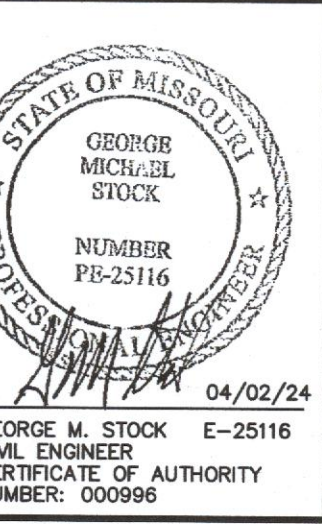
SITE BENCHMARK

ELEV.=526.29
 CUT CROSS AS SHOWN HEREON.

PREPARED FOR:
 SUBTEXT ACQUISITIONS, LLC
 3000 LOCUST STREET
 ST. LOUIS, MO 63103
 C/O RYAN BUMB

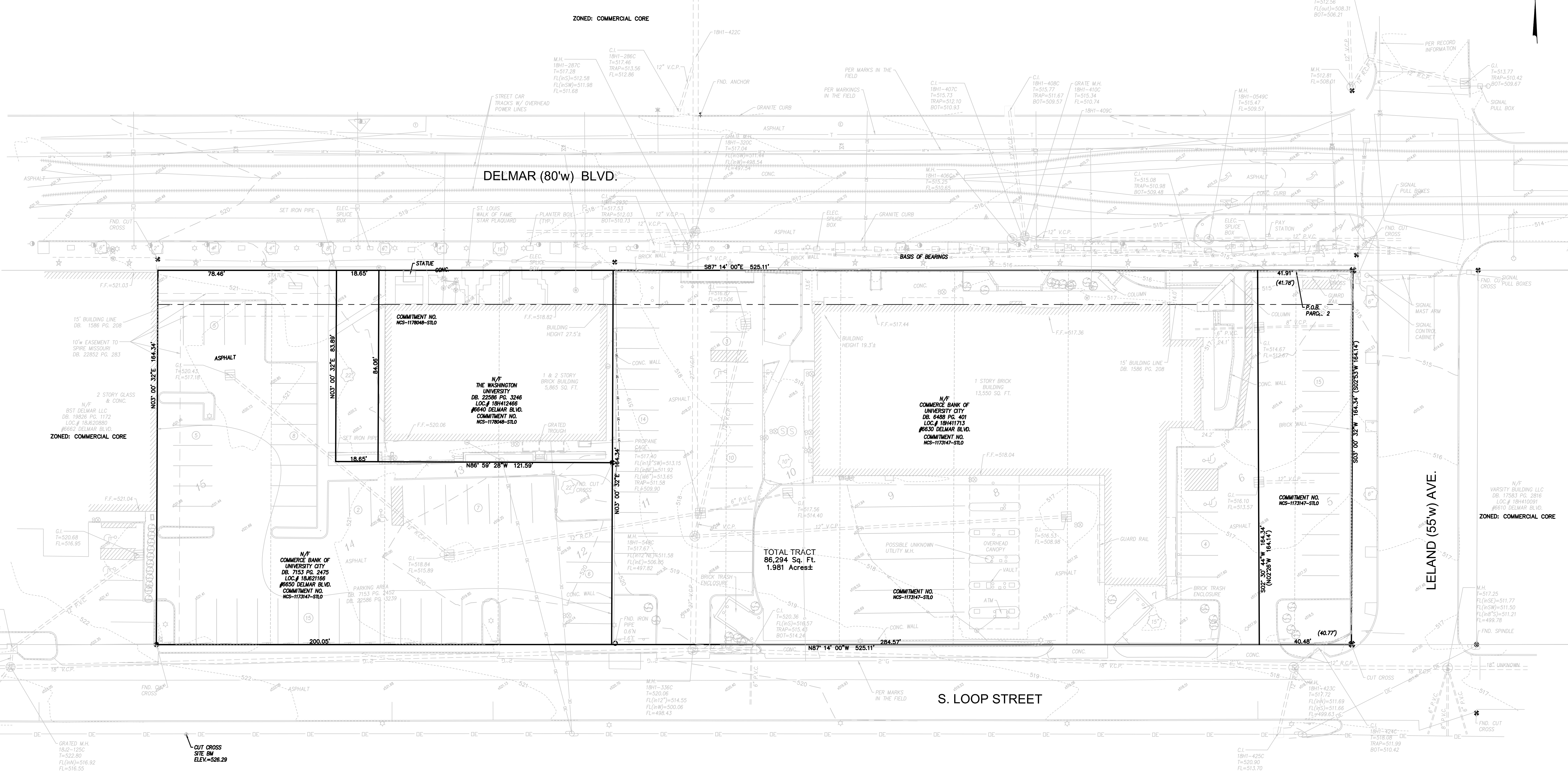
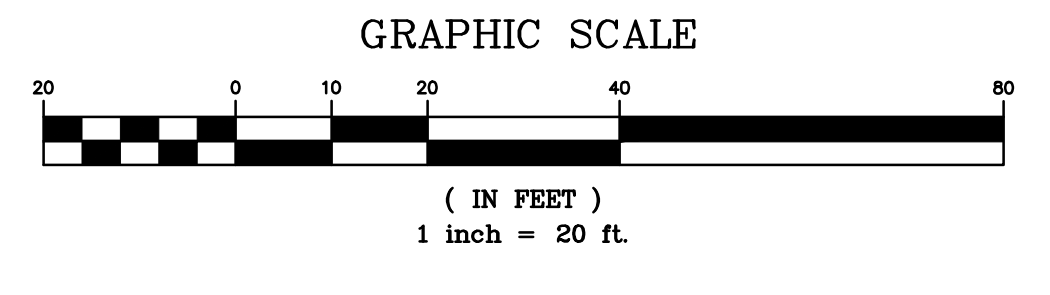
PREPARED BY:
STOCK & ASSOCIATES
 Consulting Engineers, Inc.
 957 Chesterfield Business Parkway
 St. Louis, MO 63103
 503.980.0100 FAX 503.930.9700
 e-mail: general@stockand.com
 Web: www.stockand.com

FINAL DEVELOPMENT PLAN/PLAT FOR:
LOCAL UNIVERSITY CITY
 DELMAR BOULEVARD & LELAND AVENUE
 UNIVERSITY CITY, MO 63130

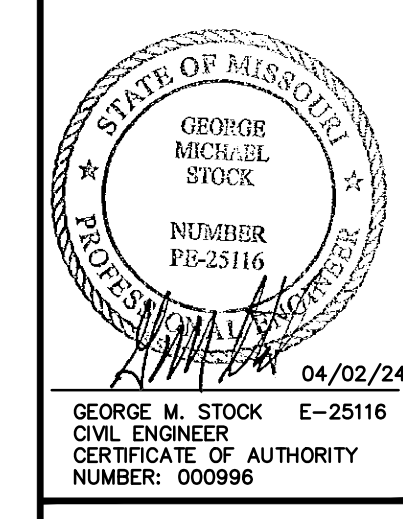


REVISIONS:

DRAWN BY: G.M.S.
 CHECKED BY: G.M.S.
 DATE: 04/02/24 JOB NO: 221-06614
 W.L.S. CONCEPT BASE MAP # 232NCPB-00059 18-H, 18-J
 S.L.C. PART # PART SURV. # XX-XXX-XX
 M.D.R. # M.D.-XXXXXX
 SHEET TITLE: TITLE SHEET
 SHEET NO.: C1.0



FINAL DEVELOPMENT PLAN/PLAT FOR:
LOCAL UNIVERSITY CITY
DELMAR BOULEVARD & LELAND AVENUE
UNIVERSITY CITY, MO 63130

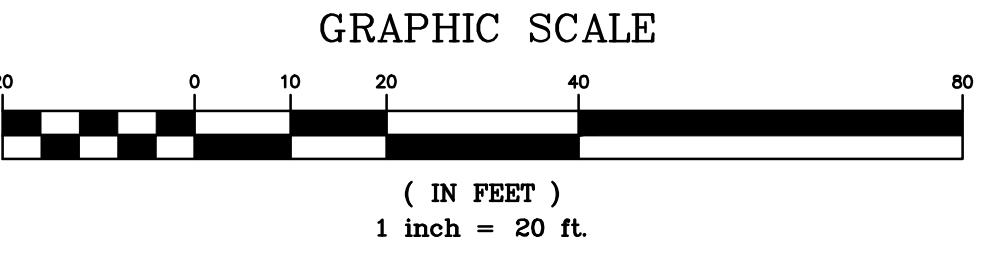


GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 500996

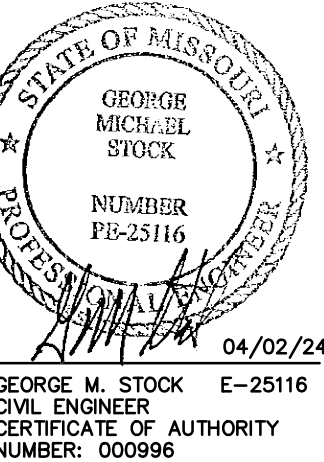
REVISIONS:

DATE	BY	DESCRIPTION
04/02/24	J.E.B.	AS NOTED

DRAWN BY: J.E.B. CHECKED BY: G.M.S.
DATE: 04/02/24 JOB NO: 221-6681.4
K.S. CONCERT BASE MAP # 18-H, 18-J
230NCPB-00058
S.L.C. MAT # 18-H, 18-J
XXXX MAT SUP. # 18-H, 18-J
MO-XXXXXX
SHEET TITLE:
EXISTING ALTA
SURVEY
SHEET NO.: C2.0



FINAL DEVELOPMENT PLAN FOR:
LOCAL UNIVERSITY CITY
 DELMAR BOULEVARD & LELAND AVENUE
 UNIVERSITY CITY, MO 63130



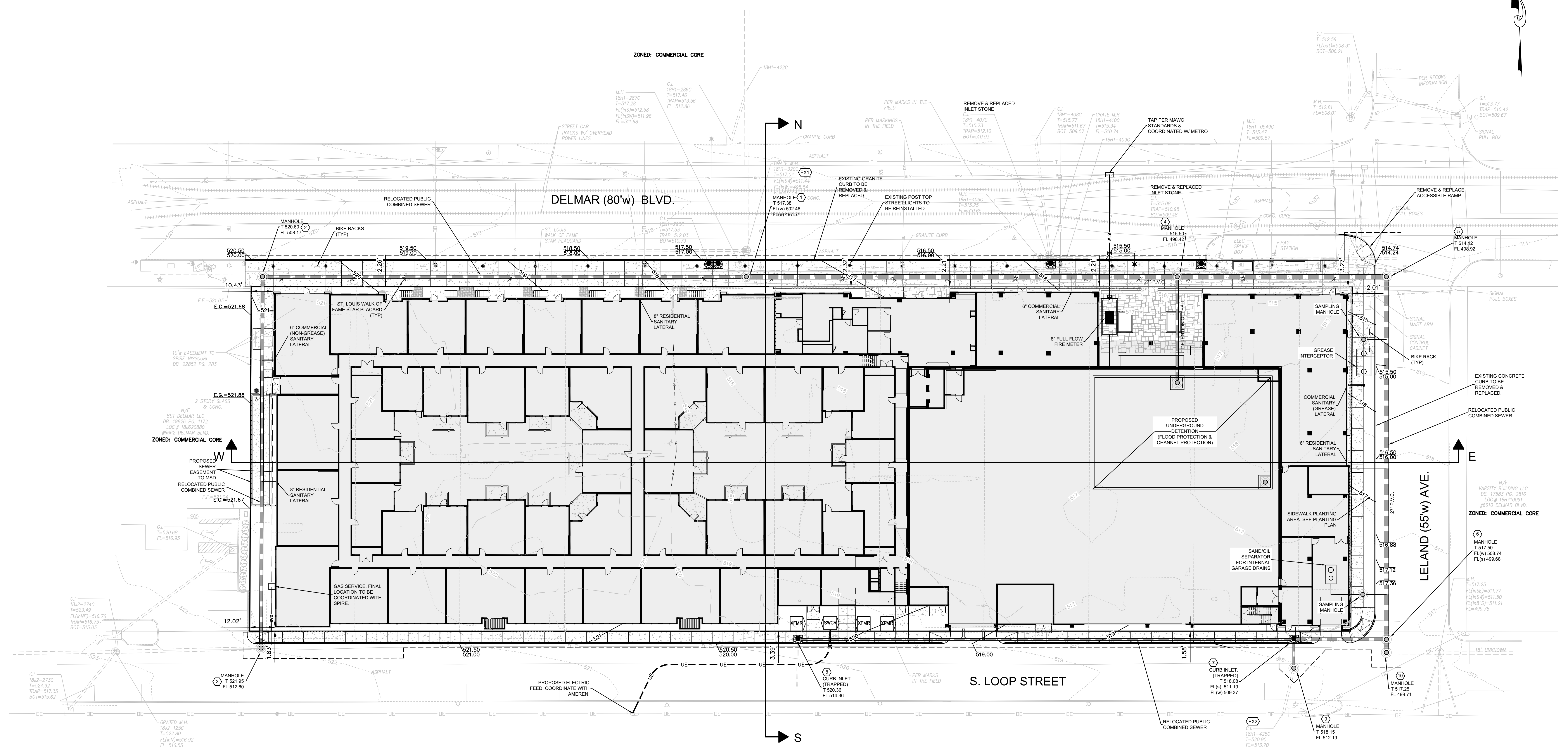
GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 000996

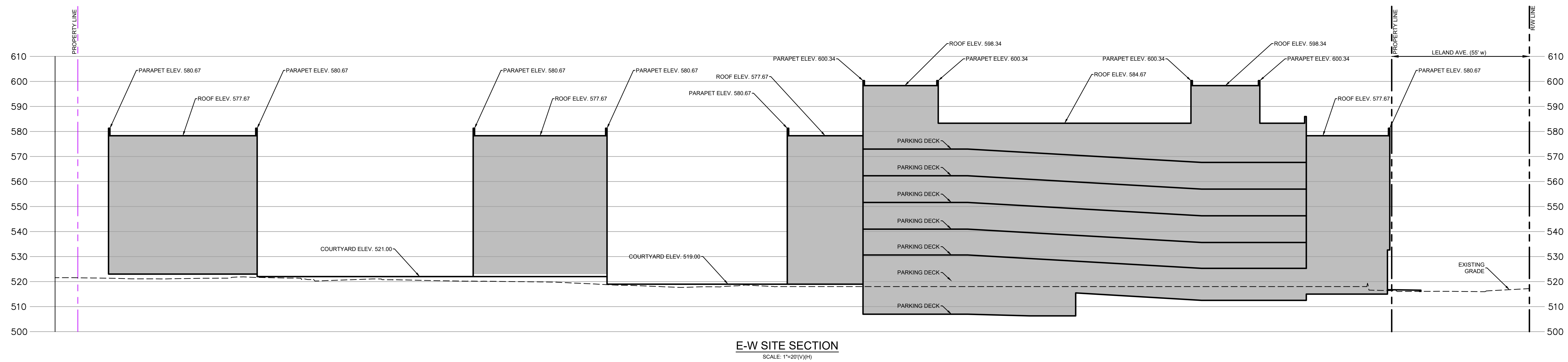
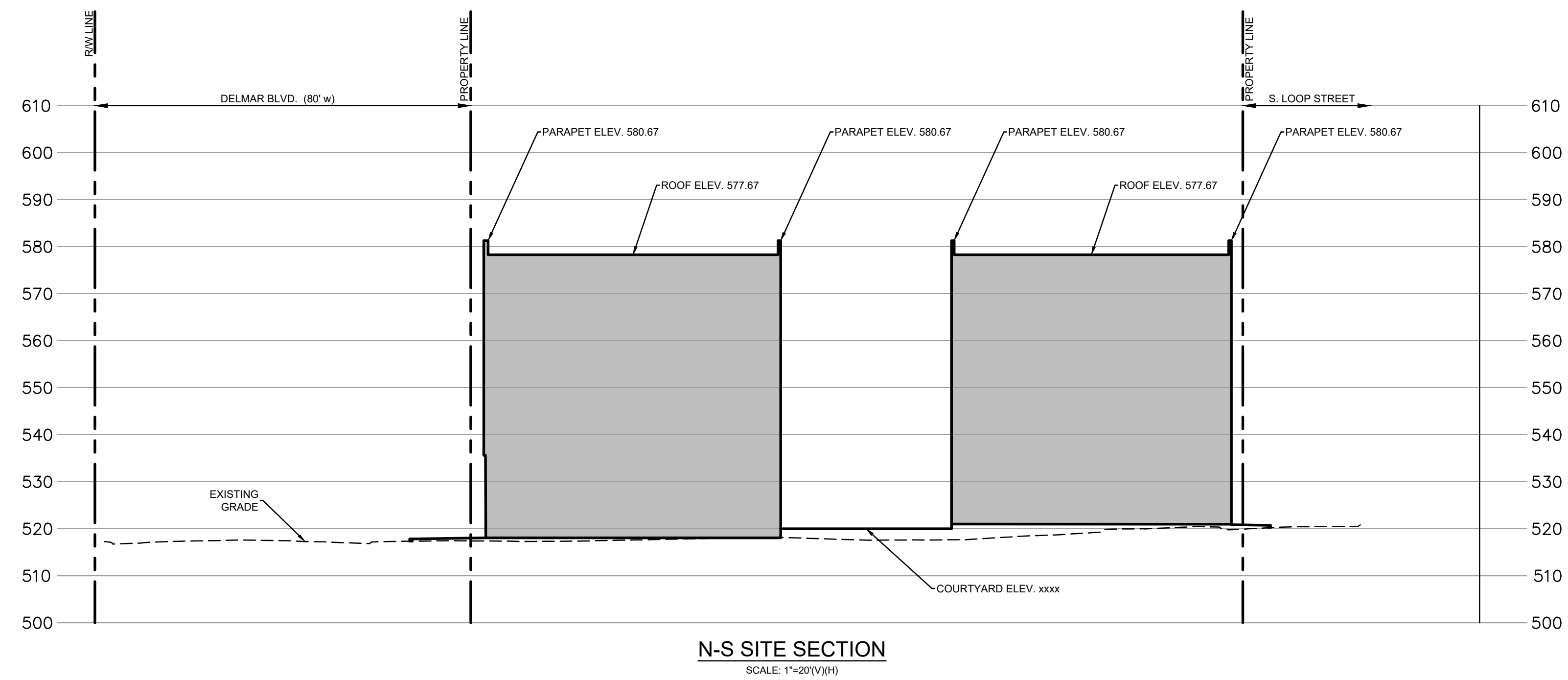
DATE: 04/02/24
 JOB NO: 221-6681.4
 K&S CONCRETE RISE MAP # 18-H, 18-J
 230NCPB-00058
 S.L.C. MAP # XXXX
 MAT. SUP. # XX-XXXX-XX

REVISIONS:

DRAWN BY:	CHECKED BY:
J.E.B.	G.M.S.

SHEET TITLE: FINAL DEVELOPMENT PLAN
 SHEET NO.: C3.0



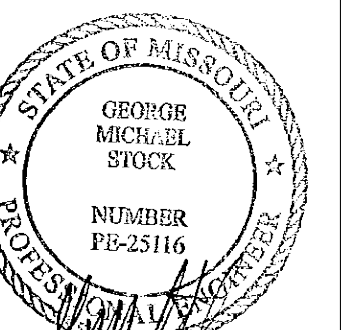


PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.

FINAL DEVELOPMENT PLAN/PLAT FOR:

LOCAL UNIVERSITY CITY
DELMAR BOULEVARD & LELAND AVENUE
UNIVERSITY CITY, MO 63130



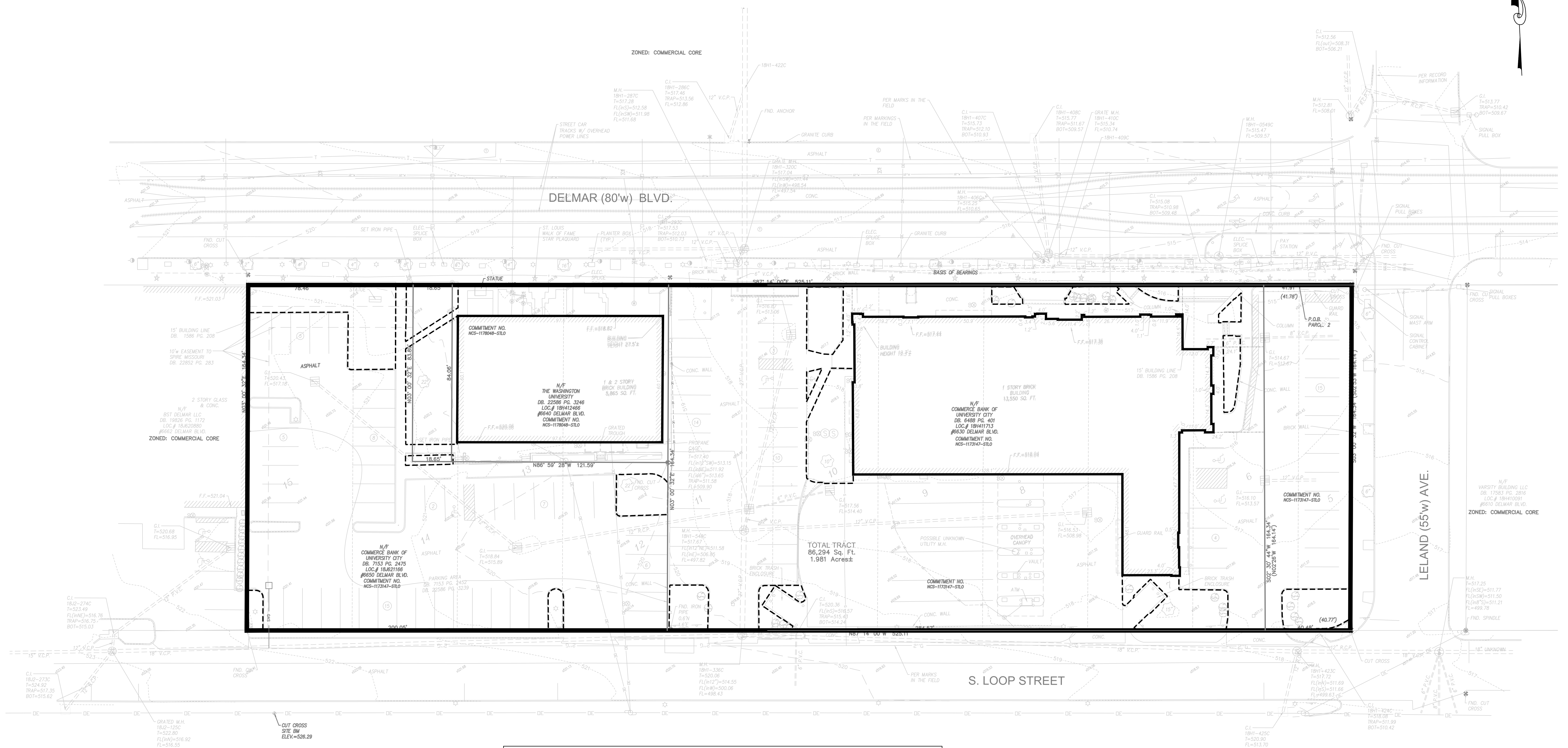
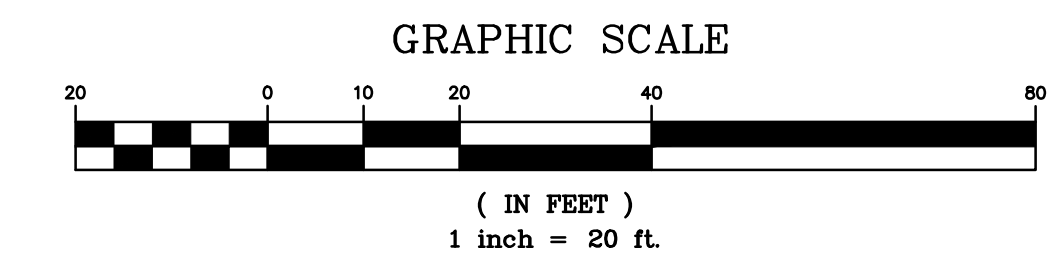
GEORGE M. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000996

REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 04/02/24	JOB NO: 221-6681.4
KEY: CONCRETE	RISE MAP: 18-H, 18-J
S.L.C. MAT # XXXX	MAT SUP. XX-XXXX-XX
M.D.N.R. # MO-XXXXXXX	

SHEET TITLE:
SITE SECTIONS

SHEET NO.:
C4.0

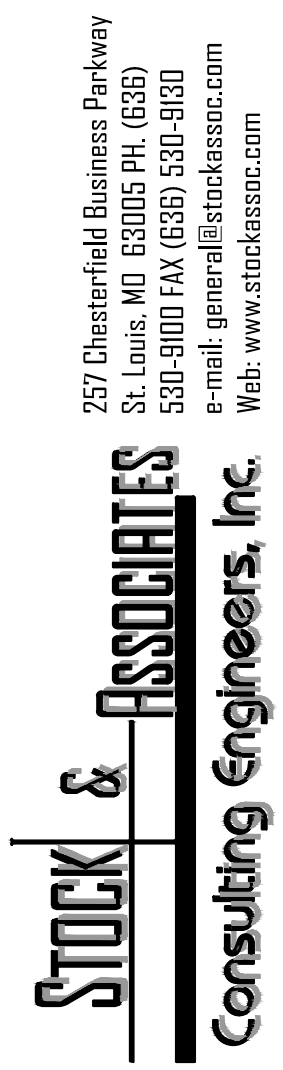


PRE-DEVELOPED RUNOFF: 20-yr; 20-min STORM

PAVEMENT = 1.33 Ac x 3.70 cfs/Ac = 4.92 cfs
ROOF = 0.45 Ac x 6.00 cfs/Ac = 2.70 cfs
GRASS = 0.20 Ac x 1.78 cfs/Ac = 0.36 cfs

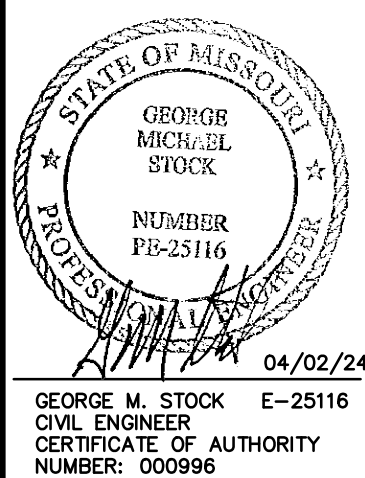
TOTAL EXISTING RUNOFF = 7.98 c.f.s.

PREPARED BY:



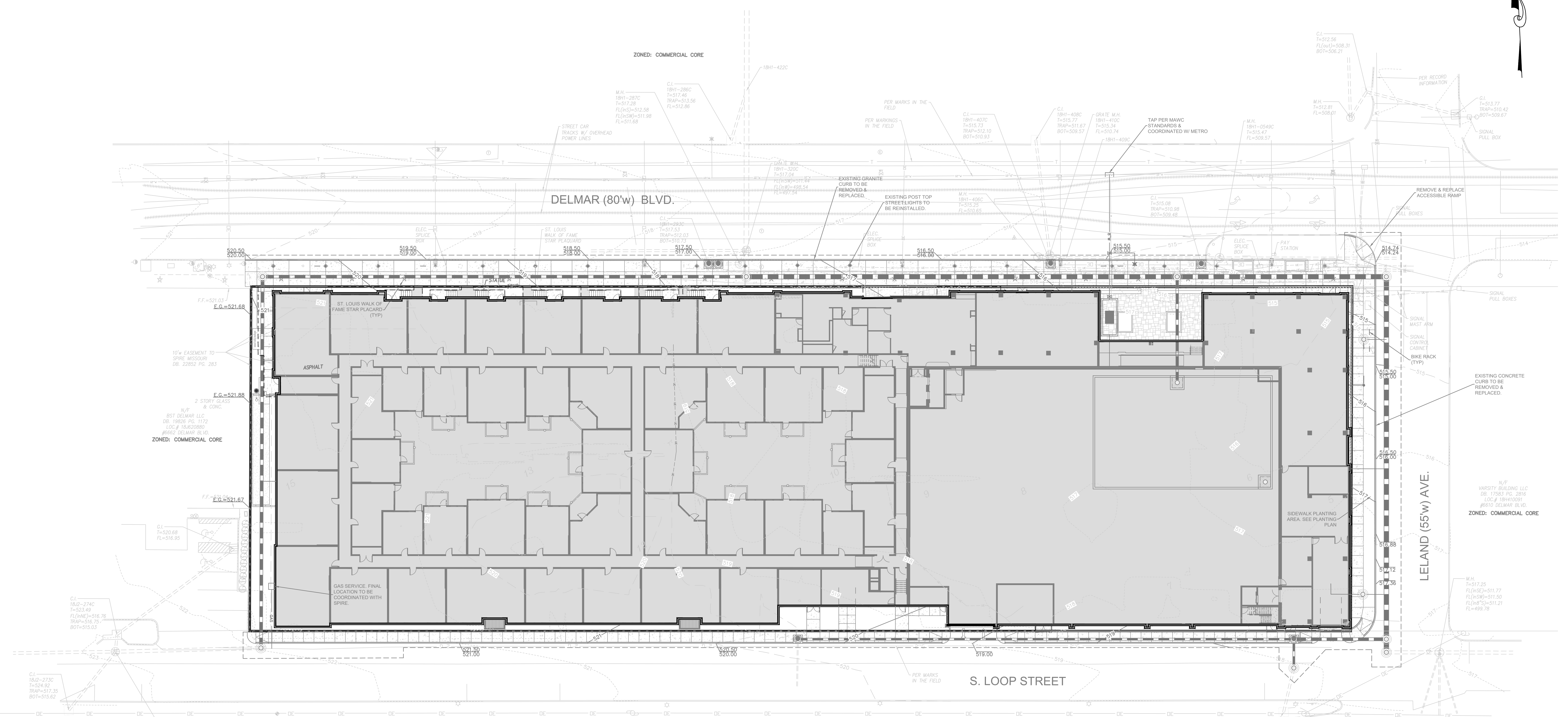
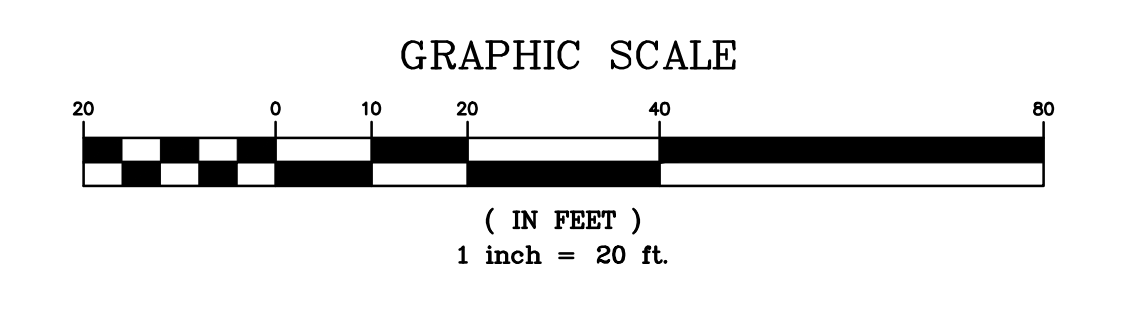
FINAL DEVELOPMENT PLAN/PLAT FOR:

LOCAL UNIVERSITY CITY
DELMAR BOULEVARD & LELAND AVENUE
UNIVERSITY CITY, MO 63130



REVISIONS:

DATE: 04/02/24	JOB NO: 221-6681.4
DESIGNER: K.S. CONERT	BASE MAP: 18-H, 18-J
S.L.C. MAP # 230NCPB-00058	HAT SUP. # XXXX
M.D.N.R. # MO-XXXXXXX	
SHEET TITLE: EXISTING RUNOFF MAP	
SHEET NO: C5.0	



POST-DEVELOPED RUNOFF: 20-yr; 20-min STORM

PAVEMENT = 0.23 Ac x 3.70 cfs/Ac = 0.85 cfs
 ROOF = 1.66 Ac x 6.00 cfs/Ac = 9.96 cfs
 GRASS = 0.09 Ac x 1.78 cfs/Ac = 0.16 cfs

TOTAL PROPOSED RUNOFF = 10.97 c.f.s.

DIFFERENTIAL RUNOFF = 10.97 cfs - 7.98 cfs = 2.99 cfs

PURSUANT TO MSD CONCEPTUAL REVIEW - 'BACK TO GRASS' EVALUATION REQUIRED

EXISTING BACK TO GRASS = 1.98 Ac x 1.78 cfs = 3.52 cfs

DIFFERENTIAL RUNOFF ' BACK TO GRASS' = 10.97 cfs - 3.52 cfs = 7.45 cfs.

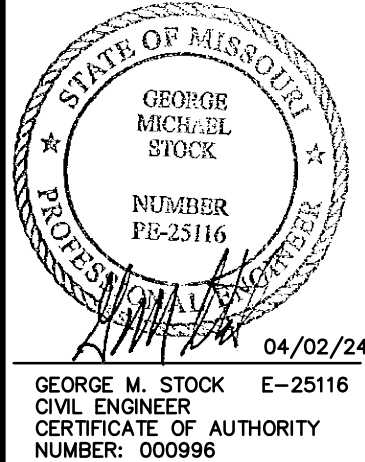
STORMWATER DETENTION REQUIRED FOR 2-yr; 24-hr & 100-yr; 24-hr STORM EVENTS.

CHANNEL PROTECTION NOT REQUIRED BY MSD, BUT TO BE PROVIDED .

FINAL DEVELOPMENT PLAN/PLAT FOR:

LOCAL UNIVERSITY CITY

DELMAR BOULEVARD & LELAND AVENUE
UNIVERSITY CITY, MO 63130



GEORGE M. STOCK E-25116
 LICENSED PROFESSIONAL ENGINEER
 NUMBER: PS-25116

DATE: 04/02/24

REVISIONS:

NO.	DESCRIPTION

DATE	BY	CHECKED BY	JOB NO.
04/02/24	J.E.B.	G.M.S.	221-6681.4

S.L.C. DIST. #	R.A.S. MAP #	H.A.T. SUP. #	H.A.T. SUP. #
230NCPB-00058	18-H, 18-J		

M.D.N.R. #	MO-XXXXXXX

SHEET TITLE:
 PROPOSED RUNOFF
 MAP

SHEET NO.:
 C6.0

LOCAL UNIVERSITY CITY

DELMAR BOULEVARD & LELAND AVE
UNIVERSITY CITY, MO 63130

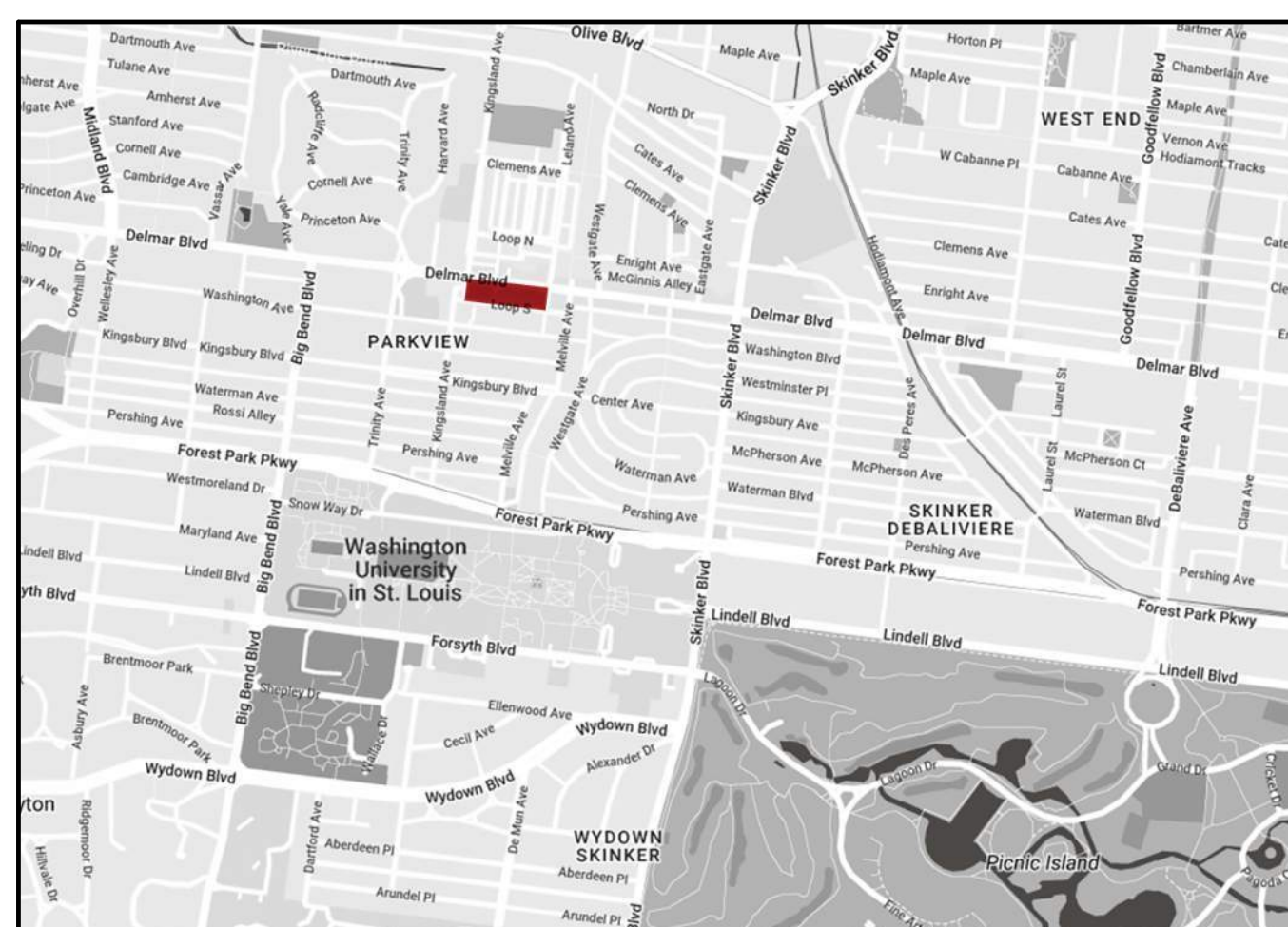


**NOT FOR
CONSTRUCTION**

FINAL
DEVELOPMENT
PLAN 04/03/2024

ORIGINAL ISSUE:
04/03/2024
REVISIONS:
No. Description Date

PROJECT LOCATION



PROJECT TEAM

OWNER/DEVELOPER: Subtext Development
3000 Locust Street
St. Louis, MO 63103
Ph: 314-721-5559

ARCHITECT: ESG Architecture & Design
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508

CIVIL ENGINEER: Stock & Associates
257 Chesterfield Business Pkwy
Chesterfield, MO 63005
Ph: 636-530-9100

LANDSCAPE ARCHITECT: AJC Design Group
1991 Wodland Way
Dunwoody, GA 30338
Ph: 770-330-0814

PROJECT AREA & UNIT MIX

LOCAL UNIVERSITY CITY PROJECT METRICS						
Levels	Gross SF	Parking GSF	Commercial	Residential GSF	Commercial Parking Stalls	Res. Enclosed Stalls
0.5 Parking	12,802	12,800	-	202	35	-
1 Commercial / Lobby / Parking	71,153	20,609	-	43,413	40	17
1.5 Parking	20,931	20,948	-	883	64	0
2 Apartments / Parking	70,439	20,594	-	49,845	67	54
3 Apartments / Amenities	70,439	20,594	-	49,845	67	54
4 Apartments	70,439	20,594	-	49,845	67	54
5 Apartments	64,441	14,596	-	49,845	42	54
6 Apartments	9,736	-	-	9,736	-	-
Total	390,380	129,635	7,131	253,614	75	324

Unit Mix	# of Units	Unit SF	MSF
Studio	20	408	8,160
One Bedroom	50	523	26,150
Two Bedroom	122	747	36,134
Three Bedroom	67	1047	30,149
Total	259	758	195,593

Parking	Total Parking Required:	569
Total Parking with Shared Reductions:	399	
Total Parking Provided:	399	

Site Metrics	Value
Site SF	86,297
Applicable FAR SF	240,745
Site Acroage	1.98
Dwelling Unit / Acre	131
FAR	3.02

Building Height	Level	Elevation	Floor Height
Level P1	507'-0"	11'-0"	
Level 1	515'-5 1/2"-0"	12'-0"	
Level 2	535'-0"	10'-8"	
Level 3	545'-8"	10'-8"	
Level 4	556'-4"	10'-8"	
Level 5	567'-0"	10'-8"	
Top of Parapet	580'-4"	3'-0"	
Level 6 Amenity	584'-8"	14'-0"	
Top of High Parapet	600'-4"	2'-0"	

Site Coverage	Value
Site Coverage	82.53%

Off-Street Loading Space	Value
Apartment Buildings / Commercial	1

Common Open Space	Value
Total Open Area SF	28,306
Total Gross Residential Area SF	253,614
15% Required	11,166

Commercial Areas	Value
Retail	3,214
Restaurant	3,917

DRAWING INDEX

DRAWING INDEX - PRELIMINARY...		
DRAWING NUMBER	DRAWING NAME	R/P
ARCHITECTURAL		
EP1.0	TITLE SHEET	•
EP2.1	FLOOR PLANS	•
EP2.2	FLOOR PLANS	•
EP3.1	ELEVATIONS	•
EP4.1	RENDERINGS	•
EP4.2	RENDERINGS	•

223514
PROJECT NUMBER
ESG DRAWN BY ESG CHECKED BY

KEY PLAN

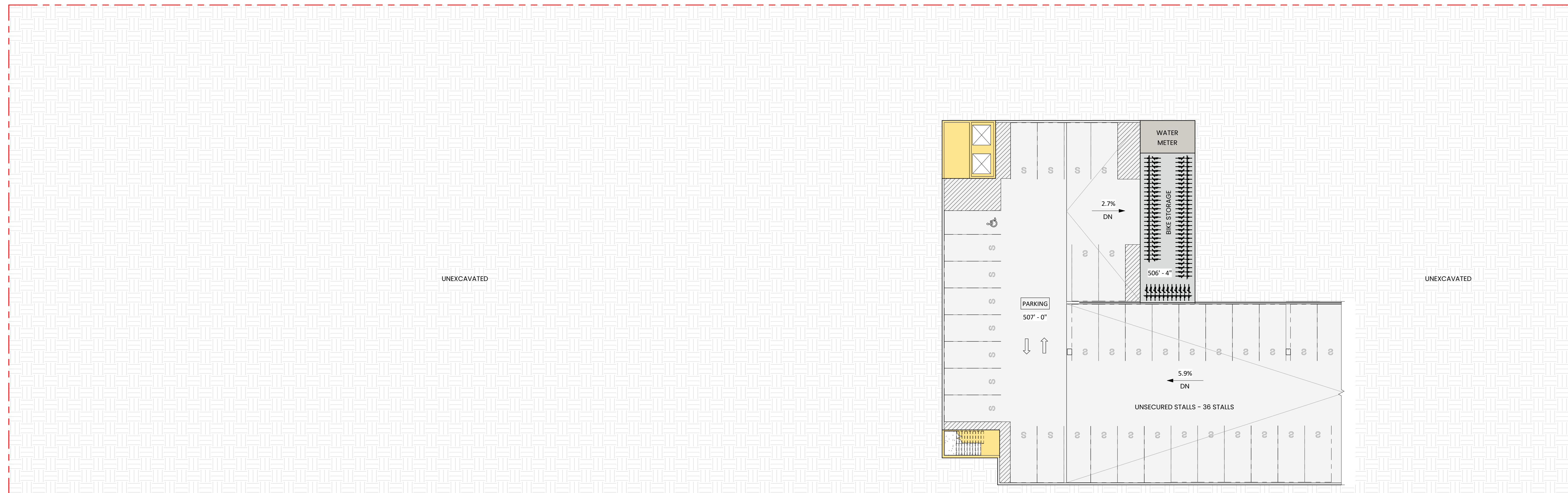
LOCAL UNIVERSITY CITY

TITLE SHEET
EP1.0

**NOT FOR
CONSTRUCTION**



2 Level 1 Plan
EP2.1 1/16" = 1'-0"



1 Level P1 Plan
EP2.1 1/16" = 1'-0"

FINAL
DEVELOPMENT
PLAN 04/03/2024

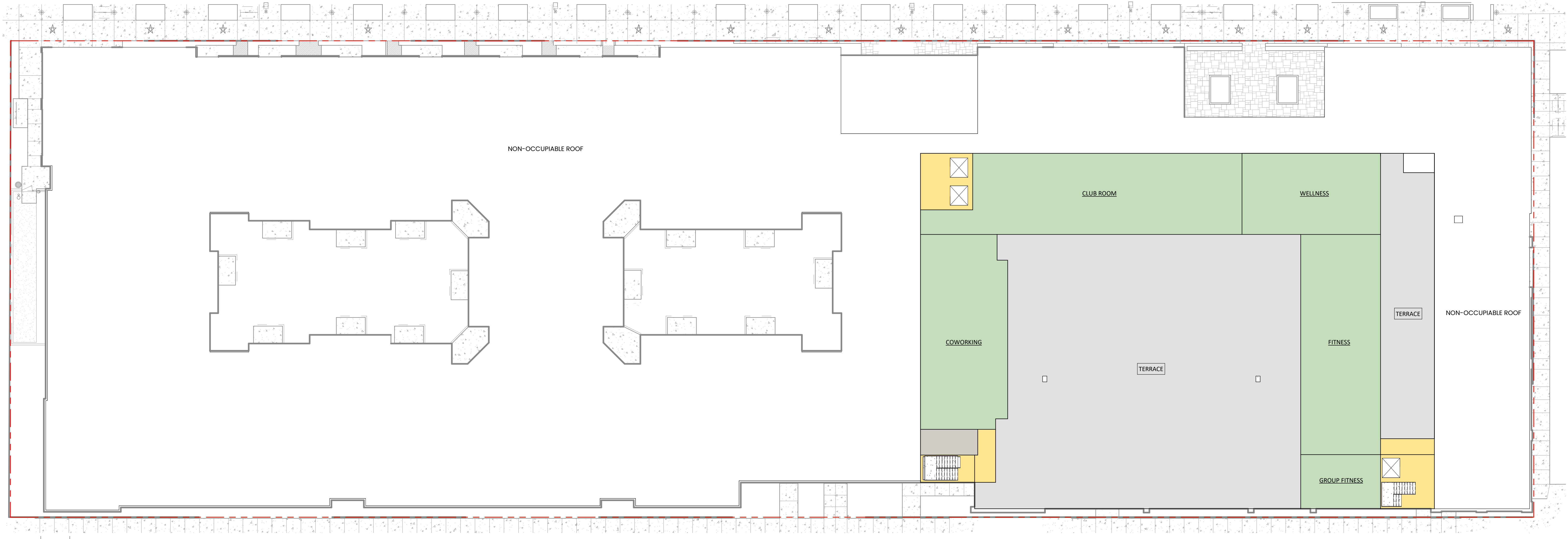
ORIGINAL ISSUE:
04/03/2024
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No. Description Date

223514
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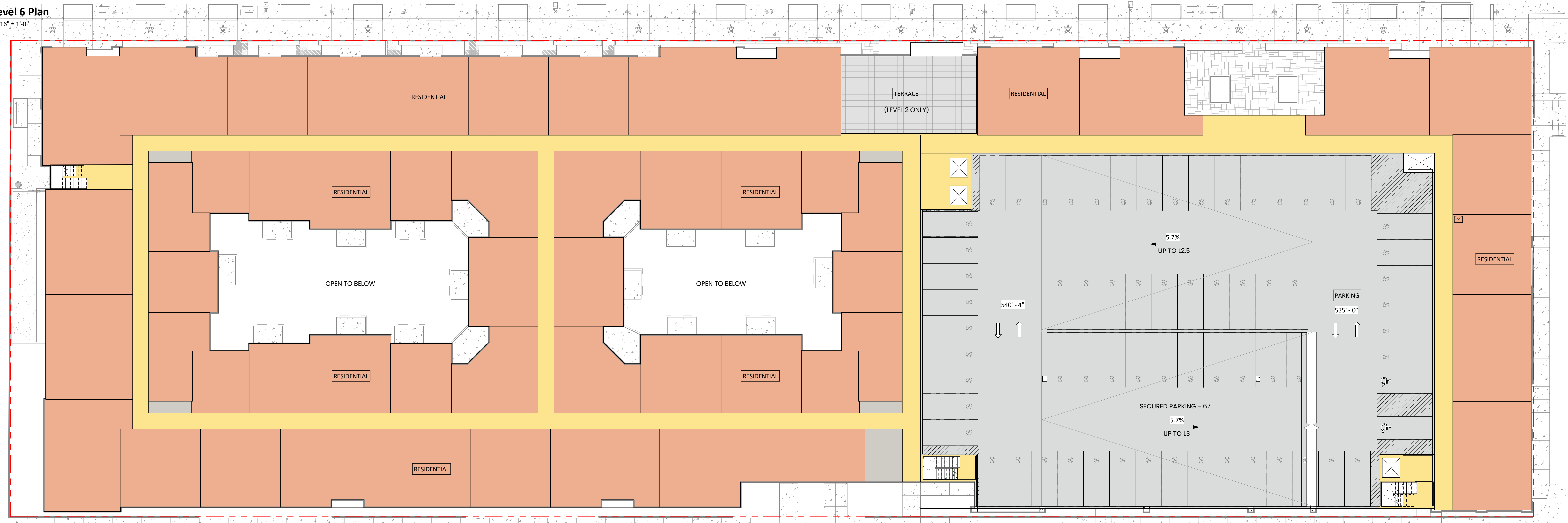
LOCAL UNIVERSITY CITY

FLOOR PLANS
EP2.1

**NOT FOR
CONSTRUCTION**



2 Level 6 Plan
EP2.2 1/16" = 1'-0"



1 Level 2 Plan (3-5 Typical)
EP2.2 1/16" = 1'-0"

**FINAL
DEVELOPMENT
PLAN 04/03/2024**

ORIGINAL ISSUE:
04/03/2024

REVISIONS:
No. Description Date

223514
PROJECT NUMBER

ESG DRAWN BY ESG CHECKED BY
KEY PLAN

LOCAL UNIVERSITY CITY

FLOOR PLANS
EP2.2

**NOT FOR
CONSTRUCTION**

FINAL
DEVELOPMENT
PLAN 04/03/2024

ORIGINAL ISSUE:
04/03/2024
REVISIONS:
No. Description Date

223514
PROJECT NUMBER
ESG DRAWN BY ESG CHECKED BY
KEY PLAN

LOCAL UNIVERSITY CITY

ELEVATIONS
EP3.1



4 S ELEVATION
EP3.1 1/16" = 1'-0"



3 N ELEVATION
EP3.1 1/16" = 1'-0"



2 W ELEVATION
EP3.1 1/16" = 1'-0"



1 E ELEVATION
EP3.1 1/16" = 1'-0"

**NOT FOR
CONSTRUCTION**



RESTAURANT PATIO ON DELMAR BLVD



MAIN LOCAL LOBBY ENTRY ON DELMAR BLVD



LELAND AVE & S LOOP ST



DELMAR BLVD & LELAND AVE

FINAL
DEVELOPMENT
PLAN 04/03/2024

ORIGINAL ISSUE:
04/03/2024

REVISIONS:
No. Description Date

223514
PROJECT NUMBER

ESG DRAWN BY
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KEY PLAN

LOCAL UNIVERSITY CITY

RENDERINGS
EP4.1

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WEST RETAIL ELEVATION ON DELMAR BLVD



WALK-UP UNITS ON DELMAR BLVD

FINAL
DEVELOPMENT
PLAN 04/03/2024

ORIGINAL ISSUE:
04/03/2024

REVISIONS:
No. Description Date

223514
PROJECT NUMBER

ESG
DRAWN BY

ESG
CHECKED BY

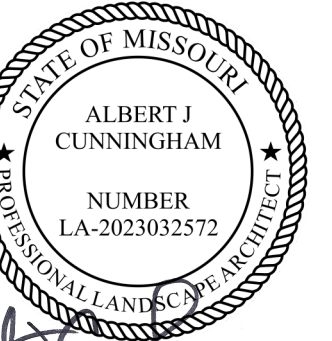
KEY PLAN

LOCAL UNIVERSITY CITY

RENDERINGS
EP4.2



Professional Seal



Signature
ALBERT JAMES CUNNINGHAM
Typed or Printed Name
LA-2023032572 04/03/2024
License # Date

**DEVELOPMENT
PLAN
04/03/24**

ORIGINAL ISSUE:

REVISIONS:
No. Description Date

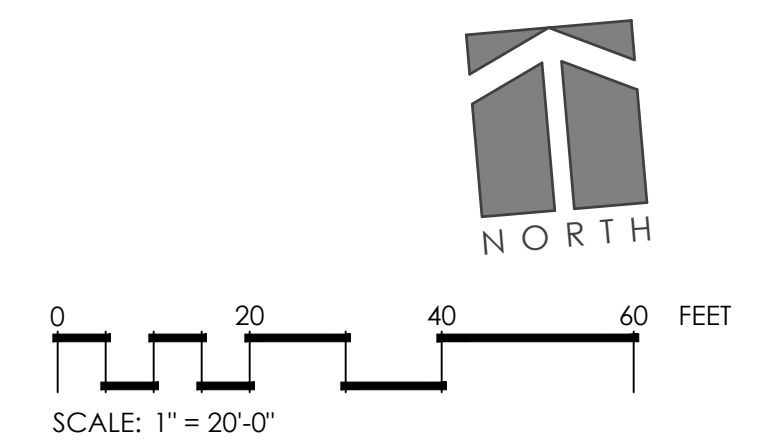
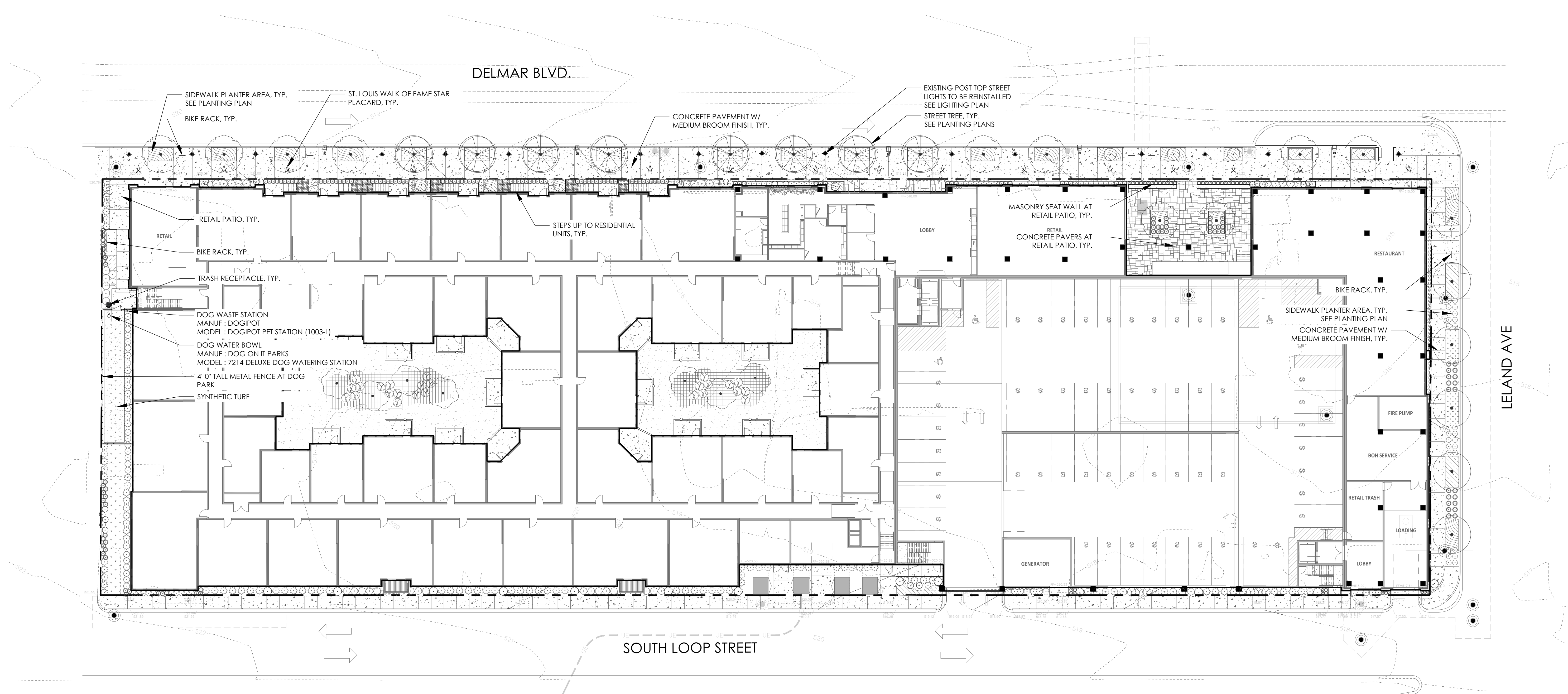
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PROJECT NUMBER

AJC DRAWN BY AJC CHECKED BY

KEY PLAN

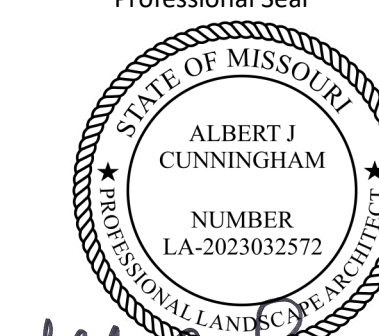
LOCAL UNIVERSITY CITY
HARDSCAPE PLAN
GROUND LEVEL

L101





Professional Seal



Signature
ALBERT JAMES CUNNINGHAM
Typed or Printed Name
LA-2023032572 04/03/2024
License # Date

DEVELOPMENT
PLAN
04/03/24

ORIGINAL ISSUE: 04/03/24

REVISIONS:
No. Description Date

223514
PROJECT NUMBER

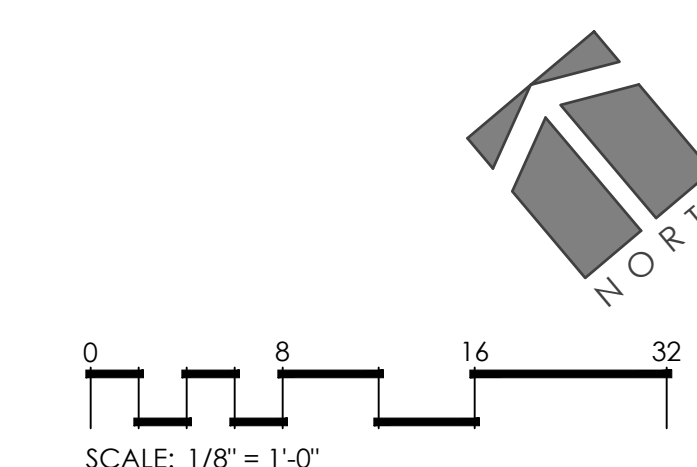
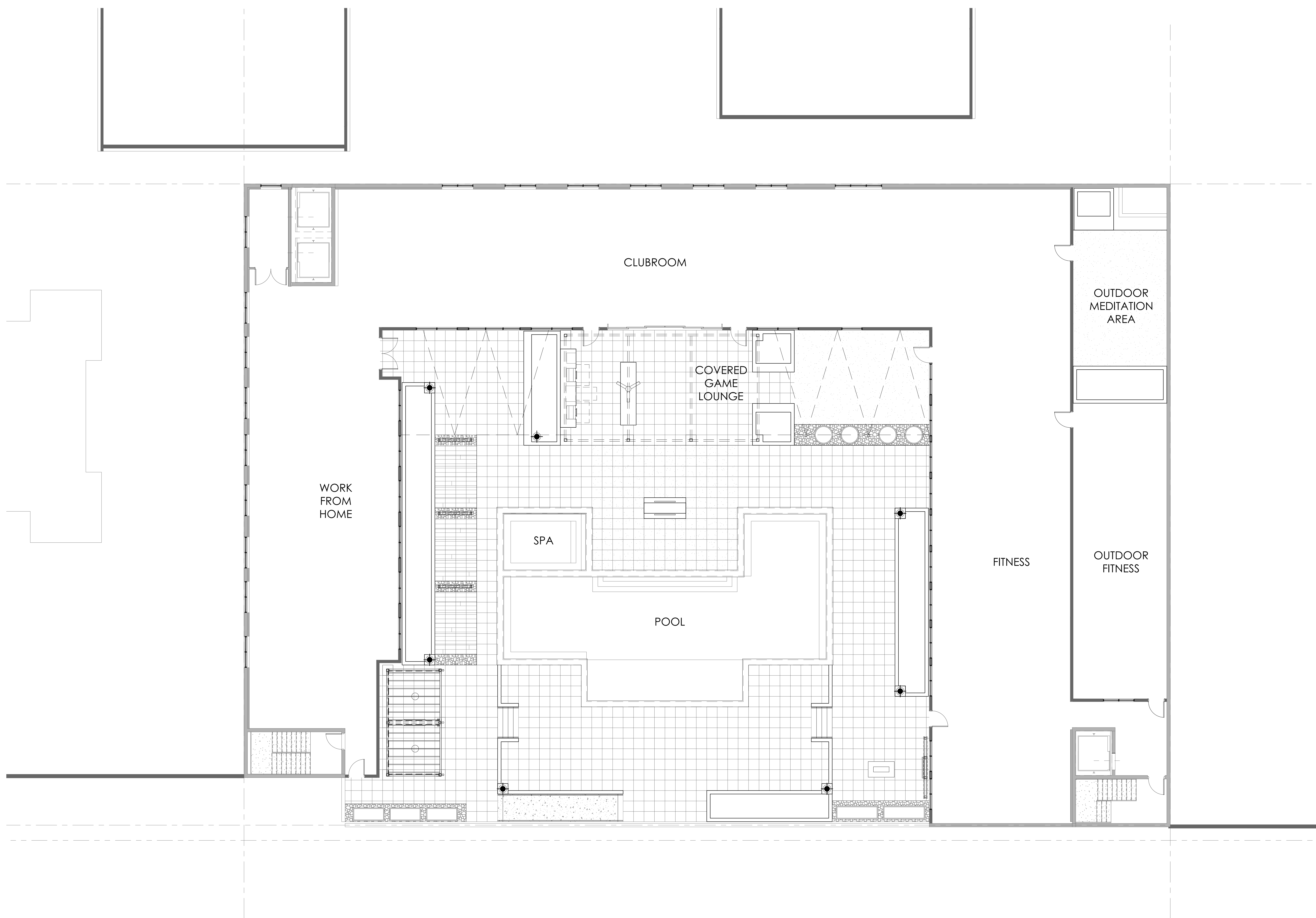
AJC AJC
DRAWN BY CHECKED BY

KEY PLAN

LOCAL UNIVERSITY CITY

HARDSCAPE PLAN
POOL COURTYARD

L111



DEVELOPMENT PLAN
04/03/24

ORIGINAL ISSUE: 10/11/23

REVISIONS:
No. Description Date

223514
PROJECT NUMBER

AJC DRAWN BY AJC CHECKED BY

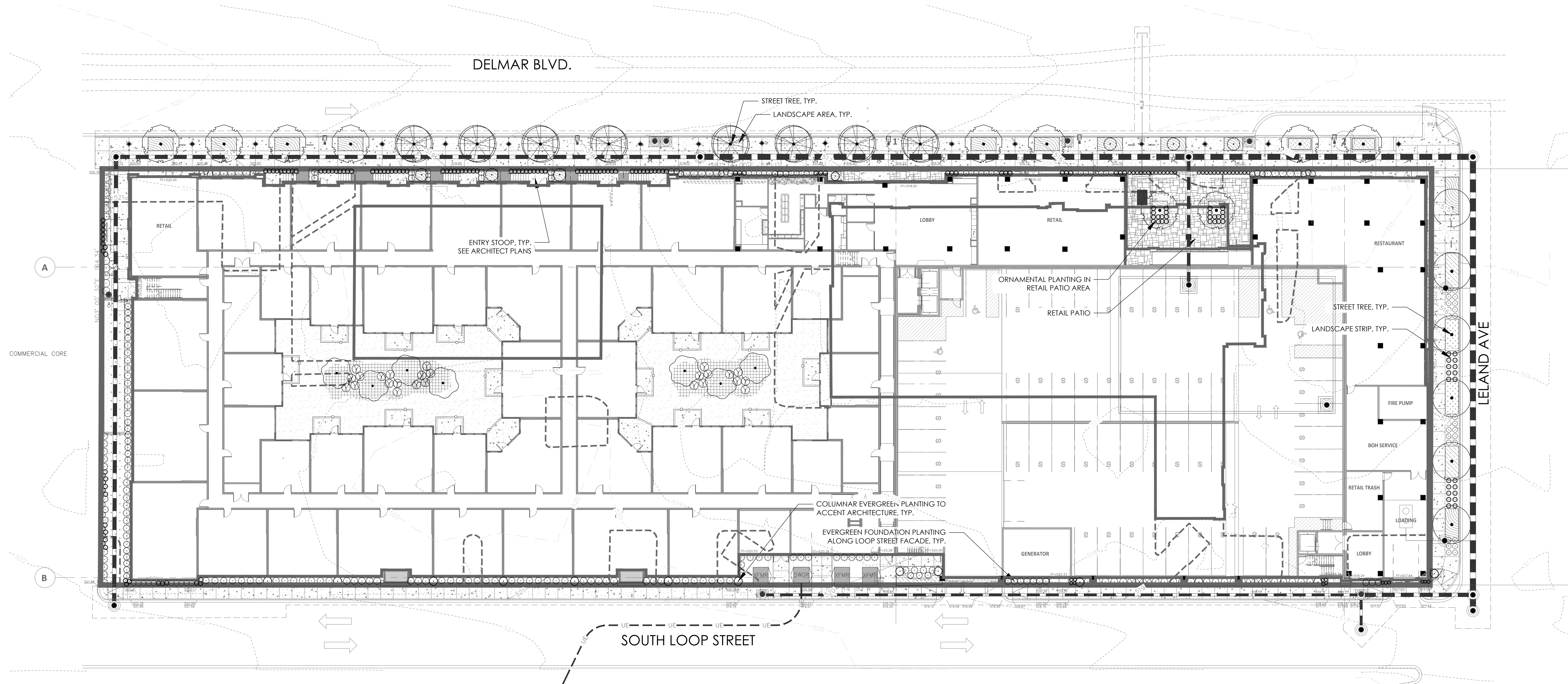
KEY PLAN

LOCAL UNIVERSITY CITY

PLANTING PLAN
GROUND LEVEL

L501

PLANT KEY	
SYMBOL	COMMON NAME
TREES	
	Apollo® Sugar Maple
	Emerald Arborvitae
	Flowering Dogwood
	Kindred Spirit® Oak
	Oklahoma Texas Redbud
	Princeton Sentry Maidenhair Tree
SHRUBS	
	Blue Mist Dwarf Fothergilla
	Distylum
	Hameln Fountain Grass
	Hicks Yew
	Kaleidoscope Glossy Abelia
	Karl Foerster Feather Reed Grass
	Kelsey's Dwarf Red Twig Dogwood
	Oakleaf Hydrangea
	Sea Green Pfitzer Juniper
	Shamrock Inkberry Holly
	Shenandoah Switch Grass
	Wintergreen Korean Boxwood
SHRUB AREAS	
	Black Eyed Susan
	Blue Flag Iris
	Pennsylvania Sedge
	Walker's Low Catmint
GROUND COVERS	
	Bermuda Grass
	Black Beauty Coral Belts
	Evergreen Giant Lilyturf
	Sedum Mix



PLANT SCHEDULE - GROUND LEVEL

CODE	BOTANICAL / COMMON NAME	CAL	SIZE	CONT	QTY	REMARKS
TREES						
AB	Acer saccharum 'Barrett Cole' / Apollo® Sugar Maple	3' Cal.	12' Min Height	B&B	6	6' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
CC	Cercis canadensis 'Oklahoma' / Oklahoma Texas Redbud	2' Cal.	10' Min Height	B&B	8	5' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
CF	Cornus florida / Flowering Dogwood	2' Cal.	10' Min Height	B&B	7	5' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
GP	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Maidenhair Tree	3' Cal.	10' Min Height	B&B	10	5' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
QN	Quercus robur x bicolor 'Nacler' / Kindred Spirit® Oak	3' Cal.	12' Min Height	B&B	6	3' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
TE	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B&B		6'-8' Height	14	FULL TO GROUND; SYMMETRICAL FORM; FULL AND HEALTHY; WELL BRANCHED; MATCHED
SHRUBS						
AK	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia	3 Gal.			65	NURSERY GROWN; FULL AND HEALTHY; MATCHED
CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.			67	NURSERY GROWN; FULL AND HEALTHY; MATCHED
CK2	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	3 Gal.			29	NURSERY GROWN; FULL AND HEALTHY; MATCHED
DM	Distylum 'Vintage Jade' / Distylum	3 Gal.			15	NURSERY GROWN; FULL AND HEALTHY; MATCHED
FB	Fothergilla gardenii 'Blue Mist' / Blue Mist Dwarf Fothergilla	3 Gal.			7	NURSERY GROWN; FULL AND HEALTHY; MATCHED
HW	Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea	3 Gal.			31	NURSERY GROWN; FULL AND HEALTHY; MATCHED
IG	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 Gal.	Native		19	NURSERY GROWN; FULL AND HEALTHY; MATCHED
JS	Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper	3 Gal.			26	NURSERY GROWN; FULL AND HEALTHY; MATCHED
PS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 Gal.			96	NURSERY GROWN; FULL AND HEALTHY; MATCHED
PH	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 Gal.			41	NURSERY GROWN; FULL AND HEALTHY; MATCHED
TM	Taxus x media 'Hicksii' / Hicks Yew	3 Gal.			119	NURSERY GROWN; FULL AND HEALTHY; MATCHED
SHRUB AREAS						
CP	Carex pensylvanica / Pennsylvania Sedge	1 Gal.	Native	24" o.c.	201	NURSERY GROWN; FULL AND HEALTHY; MATCHED
NW	Nepeta x Walker's Low' / Walker's Low Catmint	1 Gal.	Native	18" o.c.	65	NURSERY GROWN; FULL AND HEALTHY; MATCHED
RF	Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan	1 Gal.	Native	36" o.c.	24	NURSERY GROWN; FULL AND HEALTHY; MATCHED
GROUND COVERS						
CD	Cynodon dactylon / Bermuda Grass	-			649 sf	
LG	Liloupe muscari 'Evergreen Giant' / Evergreen Giant Lilyturf	1 GAL.		12" o.c.	981	NURSERY GROWN; FULL AND HEALTHY

SOILS NOTES

- ALL PLANTERS TO HAVE A MINIMUM 24" DEPTH OF PLANTING SOIL.
- COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING OR AFFECTED BY SOIL PLACEMENT.
- PREPARE TRANSITION ZONE AND SUBGRADE IN ALL PLANTING AREAS.
- PLACE, SPREAD, AND BRING TO SPECIFIED ELEVATIONS FOR EACH SOIL TYPE.
- PROTECT ALL SOIL SYSTEM INSTALLATIONS UNTIL SUBSTANTIAL COMPLETION.
- THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO REFLECT ANY SOIL DEEMED UNSUITABLE.
- SUBMIT PLANTING MIX SAMPLES TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- STOCKPILING ON-SITE, OFF-SITE, AND AT THE SOURCE SHOULD BE RESTRICTED TO NO MORE THAN THE NEEDS OF WHAT IS NEEDED FOR THE FOLLOWING 72 HOUR PERIOD.
- PLACE SOIL IN LIFTS NOT TO EXCEED 6".
- REMOVE ALL LARGE CLODS, STONES 1" IN DIAMETER OR LARGER, LUMPS, BRUSH, ROOTS, STUMPS, LITTER, CONSTRUCTION DEBRIS, AND OTHER FOREIGN MATERIALS FROM SOILS PRIOR TO PLANT INSTALLATION.
- DO NOT PLACE MUDDY OR WET SOILS MIX.

PLANTING NOTES

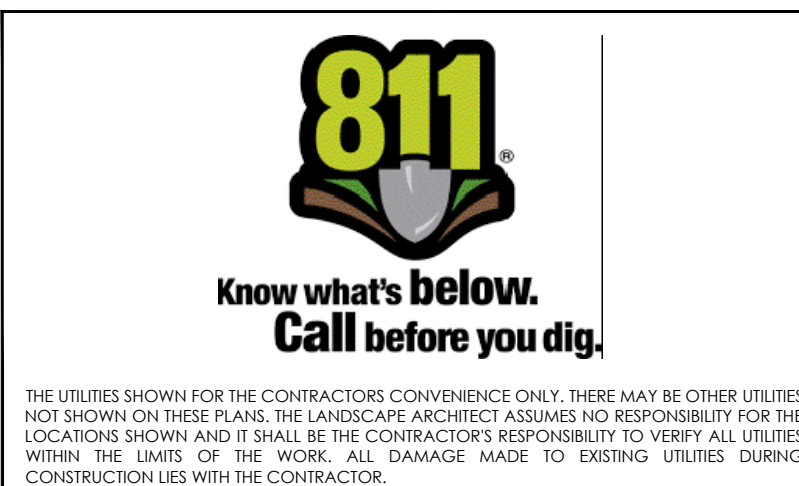
- ALL REQUIRED LANDSCAPED AREAS SHALL BE COVERED WITH A BIODEGRADABLE MULCH OR GROUND COVER PLANTS. ALL REQUIRED TREES AND SHRUBS TO BE LOCATED IN MULCHED PLANTING BEDS.
- STONE MULCH WILL NOT BE ACCEPTED.
- TOPSOIL TO BE 24" MIN IN ALL PLANTING BEDS.
- ALL PLANTING AREAS TO BE FREE OF WEEDS, STONES, AND ALL CONSTRUCTION DEBRIS PRIOR TO PLANT INSTALLATION.
- SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN THE EVENT THAT PLANT MATERIALS SPECIFIED IN THE PLANS ARE UNAVAILABLE, CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANT MATERIAL TO BE WARRANTED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM COMPLETION OF INSTALLATION.
- ALL TREES TO BE PLANTED IN ACCORDANCE TO THE CITY OF WEST LAFAYETTE TREE MANUAL, THE CITY TREE MANUAL, SHALL SUPERSEDE ANY NOTES SPECIFIED IN THIS DRAWING SHOULD A CONFLICT BE DISCOVERED.
- NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL OF THE GREENSPACE ADMINISTRATOR, LA, AND OWNER.

IRRIGATION NOTE

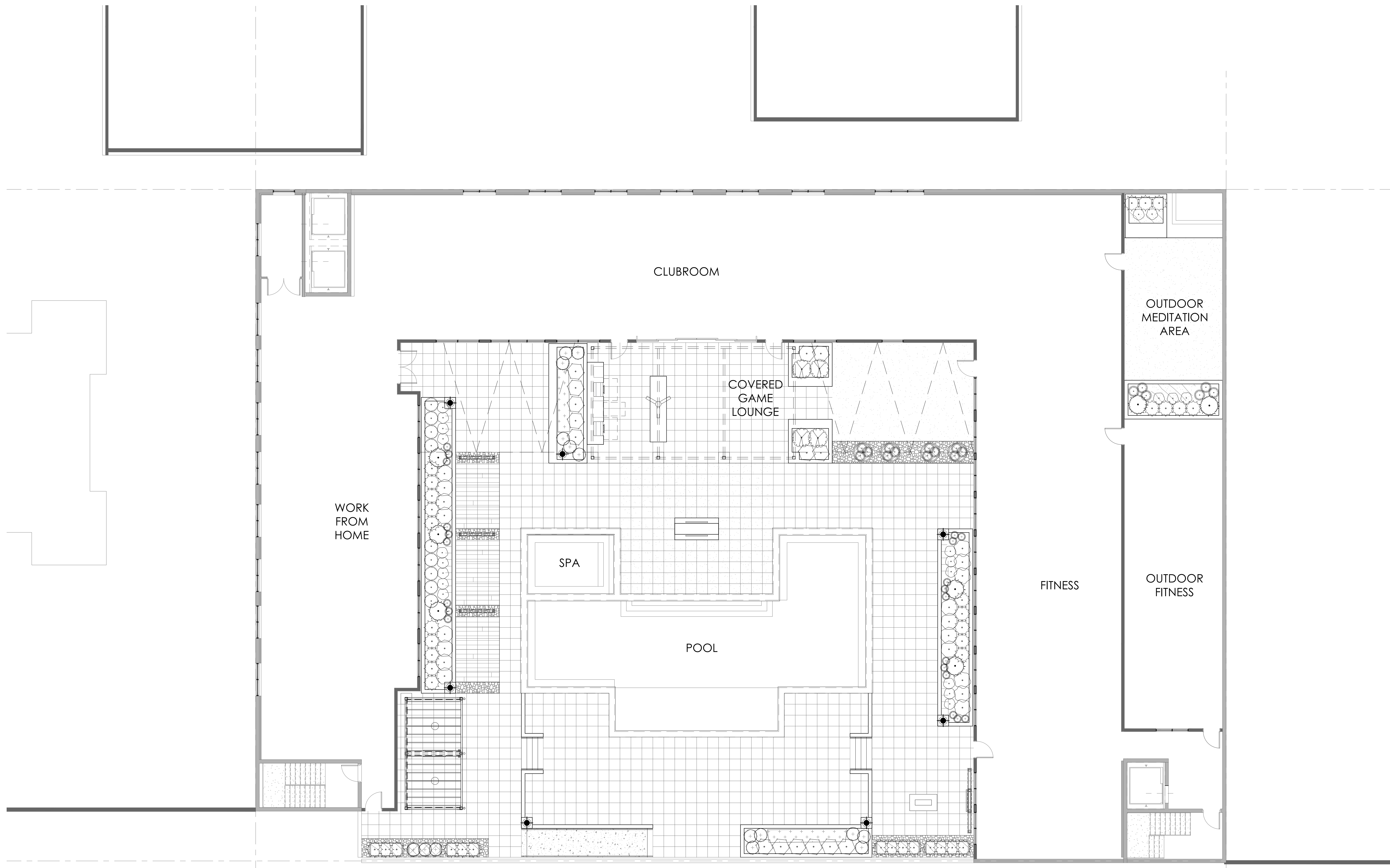
TREES AND PLANTING AREAS TO BE IRRIGATED. IRRIGATION TO BE DESIGN / BUILD BY LANDSCAPE CONTRACTOR AND REVIEWED BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION. IRRIGATION ZONES, METER AND PANEL LOCATIONS TO BE DETERMINED.

WATER BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.

WHEN WATER BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.



PLANT KEY	
SYMBOL	COMMON NAME
TREES	
	Apollo® Sugar Maple
	Emerald Arborvitae
	Flowering Dogwood
	Kindred Spirit® Oak
	Oklahoma Texas Redbud
	Princeton Sentry Maidenhair Tree
SHRUBS	
	Blue Mist Dwarf Fothergilla
	Distylium
	Hameln Fountain Grass
	Hicks Yew
	Kaleidoscope Glossy Abelia
	Karl Foerster Feather Reed Grass
	Kelsey's Dwarf Red Twig Dogwood
	Oakleaf Hydrangea
	Sea Green Pfitzer Juniper
	Shamrock Inkberry Holly
	Shenandoah Switch Grass
	Wintergreen Korean Boxwood
SHRUB AREAS	
	Black Eyed Susan
	Blue Flag Iris
	Pennsylvania Sedge
	Walker's Low Catmint
GROUND COVERS	
	Bermuda Grass
	Black Beauty Coral Belts
	Evergreen Giant Lilyturf
	Sedum Mix



PLANT SCHEDULE - AMENITY LEVEL

CODE	BOTANICAL / COMMON NAME	CAL	SIZE	CONT	QTY	REMARKS
TREES						
TE	Thuja occidentalis 'Emerald' / Emerald Arborvitae	B&B		6'-8' Height	7	FULL TO GROUND; SYMMETRICAL FORM; FULL AND HEALTHY; WELL BRANCHED; MATCHED
SHRUBS						
AK	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia	3 Gal.			20	NURSERY GROWN; FULL AND HEALTHY; MATCHED
BW	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Boxwood	3 Gal.			4	NURSERY GROWN; FULL AND HEALTHY; MATCHED
CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.			18	NURSERY GROWN; FULL AND HEALTHY; MATCHED
CK2	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	3 Gal.			15	NURSERY GROWN; FULL AND HEALTHY; MATCHED
DM	Distylium 'Vintage Jade' / Distylium	3 Gal.			15	NURSERY GROWN; FULL AND HEALTHY; MATCHED
FB	Fothergilla gardenii 'Blue Mist' / Blue Mist Dwarf Fothergilla	3 Gal.			12	NURSERY GROWN; FULL AND HEALTHY; MATCHED
HW	Hydrangea quercifolia 'Pee Wee' / Oakleaf Hydrangea	3 Gal.			4	NURSERY GROWN; FULL AND HEALTHY; MATCHED
IG	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 Gal.	Native		9	NURSERY GROWN; FULL AND HEALTHY; MATCHED
PH	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	1 Gal.			21	NURSERY GROWN; FULL AND HEALTHY; MATCHED
TM	Taxus x media 'Hicksii' / Hicks Yew	3 Gal.			36	NURSERY GROWN; FULL AND HEALTHY; MATCHED
SHRUB AREAS						
IV	Iris virginica / Blue Flag Iris	1 Gal.	Native		24' o.c.	16 NURSERY GROWN; FULL AND HEALTHY; MATCHED
GROUND COVERS						
HB	Heuchera x 'Black Beauty' / Black Beauty Coral Belts	1 GAL.			12' o.c.	96 NURSERY GROWN; FULL AND HEALTHY
LG	Liriope muscari 'Evergreen Giant' / Evergreen Giant Lilyturf	1 GAL.			12' o.c.	37 NURSERY GROWN; FULL AND HEALTHY
SV	Sedum x / Sedum Mix	4' POTS			6' o.c.	174 NURSERY GROWN; FULL AND HEALTHY

SOILS NOTES

- ALL PLANTERS TO HAVE A MINIMUM 24" DEPTH OF PLANTING SOIL.
- COORDINATE WORK WITH THAT OF OTHER TRADES AFFECTING OR AFFECTED BY SOIL PLACEMENT.
- PREPARE TRANSITION ZONE AND SUBGRADE IN ALL PLANTING AREAS.
- PLACE, SPREAD, AND BRING TO SPECIFIED ELEVATIONS FOR EACH SOIL TYPE.
- PROTECT ALL SOIL SYSTEM INSTALLATIONS UNTIL SUBSTANTIAL COMPLETION.
- THE LANDSCAPE ARCHITECT SHALL HAVE THE RIGHT TO REJECT ANY SOIL DEEMED UNSUITABLE.
- SUBMIT PLANTING MIX SAMPLES TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- STOCKPILING ON-SITE, OFF-SITE, AND AT THE SOURCE SHOULD BE RESTRICTED TO NO MORE THAN THE NEEDS OF WHAT IS NEEDED FOR THE FOLLOWING 72 HOUR PERIOD.
- PLACE SOIL IN LIFTS NOT TO EXCEED 6".
- REMOVE ALL LARGE CLODS, STONES 1" IN DIAMETER OR LARGER, LUMPS, BRUSH, ROOTS, STUMPS, LITTER, CONSTRUCTION DEBRIS, AND OTHER FOREIGN MATERIALS FROM SOILS PRIOR TO PLANT INSTALLATION.
- DO NOT PLACE MUDDY OR WET SOILS MIX.

PLANTING NOTES

- ALL REQUIRED LANDSCAPED AREAS SHALL BE COVERED WITH A BIODEGRADABLE MULCH OR GROUND COVER PLANTS. ALL REQUIRED TREES AND SHRUBS TO BE LOCATED IN MULCHED PLANTING BEDS.
- STONE MULCH WILL NOT BE ACCEPTED.
- TOPSOIL TO BE 24" MIN IN ALL PLANTING BEDS.
- ALL PLANTING AREAS TO BE FREE OF WEEDS, STONES, AND ALL CONSTRUCTION DEBRIS PRIOR TO PLANT INSTALLATION.
- SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN THE EVENT THAT PLANT MATERIALS SPECIFIED IN THE PLANS ARE UNAVAILABLE, CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL.
- PLANT MATERIAL TO BE WARRANTED FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM COMPLETION OF INSTALLATION.
- ALL TREES TO BE PLANTED IN ACCORDANCE TO THE CITY OF WEST LAFAYETTE TREE MANUAL, THE CITY TREE MANUAL, SHALL SUPERSEDE ANY NOTES SPECIFIED IN THIS DRAWING SHOULD A CONFLICT BE DISCOVERED.
- NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL OF THE GREENSPACE ADMINISTRATOR, LA, AND OWNER.

IRRIGATION NOTE

TREES AND PLANTING AREAS TO BE IRRIGATED. IRRIGATION TO BE DESIGN / BUILD BY LANDSCAPE CONTRACTOR AND REVIEWED BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION. IRRIGATION ZONES, METER AND PANEL LOCATIONS TO BE DETERMINED.

WATER BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGH ESTABLISHMENT.

WHEN WATER BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.

