



Brentwood Bound

Building a Bright Future

Brentwood Bound GRG Connector Update

Agenda

- **Informational presentation.**
 - No board direction or resolutions are required tonight.
 - Funded projects only.
- **30% Plan Overview**
- **UPRR Crossing and Brazeau/Russell-Brentwood Blvd. Intersection**
- **Schedule/Budget**



BRENTWOOD BLVD

**BI-STATE
DEVELOPMENT**

MANCHESTER RD.
**MANCHESTER ROAD
REDEVELOPMENT AREA**

HANLEY RD

UNION PACIFIC RR



MASTER PLAN
Brentwood Bound

DEER CREEK GREENWAY CONNECTOR

OVERALL LANDSCAPE PLAN

JACOBS
JACOBS ENGINEERING GROUP INC.
501 NORTH BROADWAY
ST. LOUIS, MISSOURI 63102-2131
PHONE: 314.335.4000
CERTIFICATE OF AUTHORITY: 000794
EXPIRATION DATE: DECEMBER 31, 2020

PDS
Planning Design Studio
727 NORTH FIRST ST., STE. 4366 SAINT LOUIS, MO 63102
314.241.3000 FAX: 314.241.5801
DISCIPLINE: LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORITY: LAG-2008001845
EXPIRATION DATE: DECEMBER 31, 2020

NO.	DATE	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

NAME: L. ANDREW FRANKÉ
DISCIPLINE: LANDSCAPE ARCHITECTURE
LICENSE NO. 2007017338
EXPIRATION DATE: DECEMBER 31, 2021
DATE: APRIL 24, 2020
DESIGNED: J. NILGES
DRAWN: H. BROWN
CHECKED: A. FRANKÉ
PDS JOB NO. 1924
JACOBS JOB NO. 707841CH
SHEET X OF XX

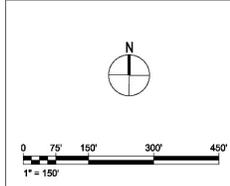
LP-101

LANDSCAPE NOTES

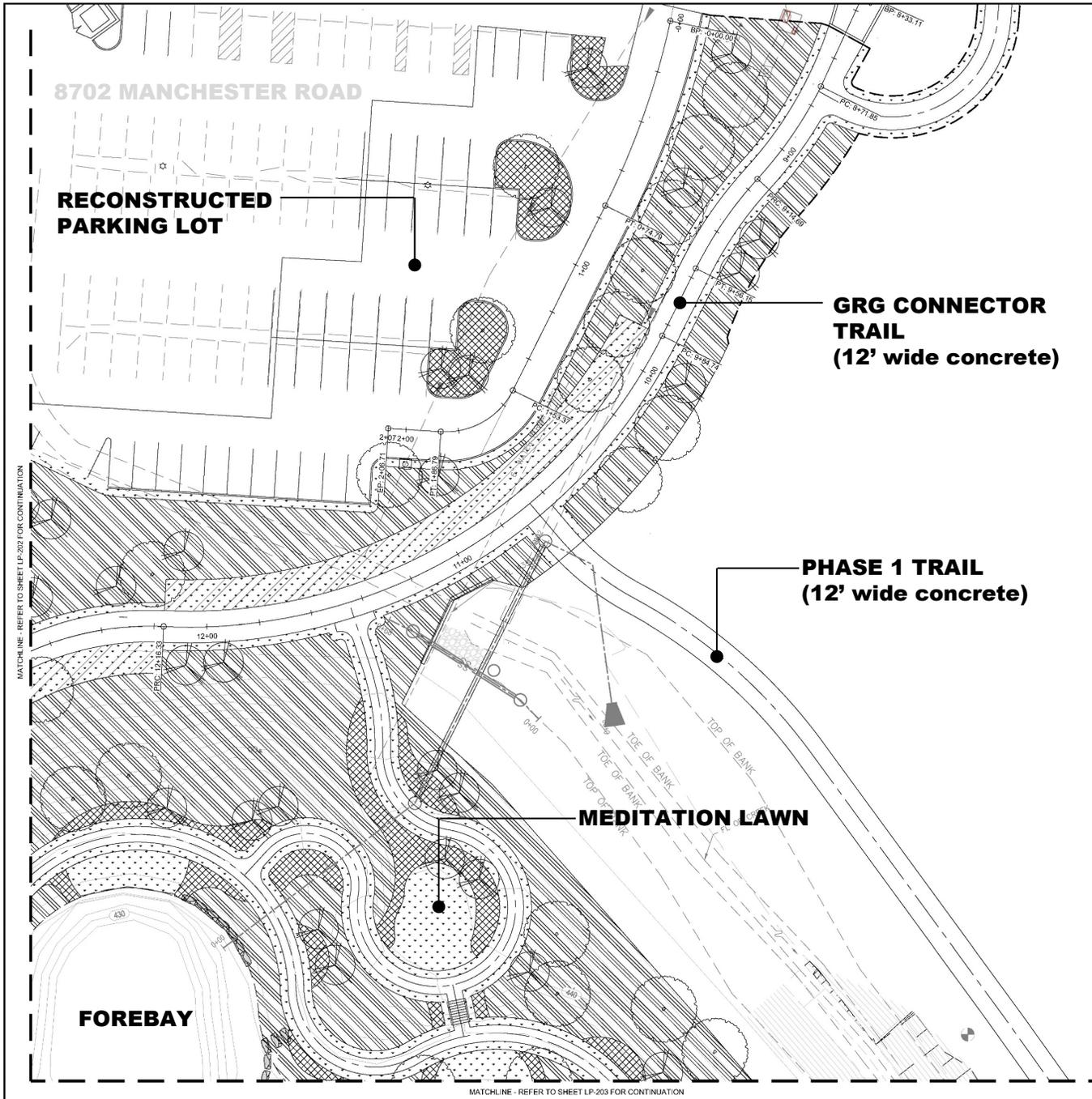
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- TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" TO ALL AREAS INDICATED TO RECEIVE SEEDING AND ANY AREA DISTURBED BY CONSTRUCTION THAT WILL RECEIVE RESTORATION SEEDING.



SCALES



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 OPERATOR: JFRANKÉ



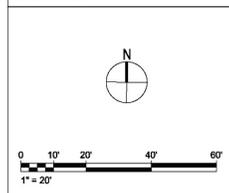
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LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING		CANOPY TREE	
TURF - SOG		ORNAMENTAL TREE	
LANDSCAPE PLANTING			
AMENDED SOIL AREA			
PRAIRIE PLANTING			
BIORETENTION AREA			

SCALES



KEY PLAN



**GREAT RIVERS GREENWAY
CONNECTOR PROJECT**
 30% PRELIMINARY DESIGN
**LANDSCAPE PLAN
NORM WEST PARK**



JACOBS ENGINEERING GROUP INC.
301 NORTH BROADWAY
ST. LOUIS, MISSOURI 63102-2151
PHONE: 314.535.4000
CERTIFICATE OF AUTHORITY: 000704
EXPIRATION DATE: DECEMBER 31, 2025



401 S. 18TH ST., STE. 400 SAINT LOUIS, MO 63105-2296
314.551.4321 • FAX: 314.431.6968 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2019



727 N. 1ST ST., STE. 360 SAINT LOUIS, MO 63102
314.241.3800 • WWW.PLANNINGDESIGNSTUDIO.COM
DISCIPLINE: LANDSCAPE ARCHITECT
CERTIFICATE OF AUTHORITY: XXXXXX
EXPIRATION DATE: 30XX

NO.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME: L. ANDREW FRANKIE
DISCIPLINE: LANDSCAPE ARCHITECTURE
LICENSE NO.: 200701739
EXPIRATION DATE: DECEMBER 31, 2021
DATE: 23 APRIL 2020
DESIGNED: J. NILGES
DRAWN: H. BROWN
CHECKED: A. FRANKIE
PDS JOB NO.: 1924
JACOBS JOB NO.: 707841CH
SHEET: 38 OF 69

LP-201

DWG: P:\11624\NW Park GRG Connector\11-Cadd\dwg\lp201.dwg
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 OPERATOR: H.BROWN

MATCHLINE - REFER TO SHEET LP-202 FOR CONTINUATION

MATCHLINE - REFER TO SHEET LP-203 FOR CONTINUATION

GRG CONNECTOR TRAIL (12' wide concrete)

EXECUTIVE WALK APARTMENTS

PHASE 1 TRAIL (12' wide concrete)

FOREBAY

MEDITATION LAWN

MARY AVE. STORAGE BASIN

AMPHITHEATER

MEDITATION LAWN

MEDITATION LAWN

SOCCER FIELD

EXISTING MSD DIVERSION STRUCTURE

FLOOD MITIGATION AREA

SITE PLAN NOTES

1. VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND REPORT, IN WRITING, ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF WORK.
2. ALL SIGNING AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FOR STREETS AND HIGHWAYS, LATEST EDITION UNLESS NOTED OTHERWISE ON THE PLANS.
3. COORDINATE POINTS ARE TO EDGE OF PAVEMENT/IMPROVEMENTS OR TO BACK OF CURBS AND BUILDING UNLESS NOTED OTHERWISE.
4. RADIUS MEASUREMENTS ARE TO EDGE OF PAVEMENT/IMPROVEMENTS OR TO BACK OF CURBS AND BUILDING UNLESS NOTED OTHERWISE.
5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES AS WELL AS APPLICABLE UTILITY PROVIDER REQUIREMENTS.
6. PROTECT ALL EXISTING VEGETATION SHOWN AS TO REMAIN PER THE CONTRACT DOCUMENTS.
7. CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BMP AREAS. ALL STORMWATER FLOW TO BMP AREAS SHALL BE DIVERTED, PLUGGED OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP ON-LINE.

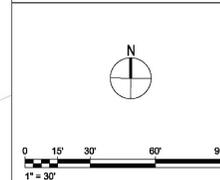
KEYED NOTES

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
(CP1) CON. PAVEMENT -VEH - DTL X, SHT X	⊖ 0.01	(RT1) CON. RET. WALL - DTL X, SHT X	⊖ 4.01
(CP2) CON. PAVEMENT -VEH - DTL X, SHT X	⊖ 0.02	(RT2) CON. RET. WALL W/ VENEER - DTL X, SHT X	⊖ 4.02
(CP3) CON. PAVEMENT -PED - DTL X, SHT X	⊖ 0.03	(RTR) CON. RET. WALL - LARGE BLOCK - DTL X, SHT X	⊖ 4.03
(AP) ASPHALT PAVEMENT -VEH - DTL X, SHT X	⊖ 0.04	(RT4) LIMESTONE RET. WALL - DTL X, SHT X	⊖ 4.04
(MP1) MOD. CON. PAVERS - VEH. PERMEABLE - DTL X, SHT X	⊖ 0.05	(FN1) FENCE - CHAINLINK VC - DTL X, SHT X	⊖ 6.01
(MP2) MOD. CON. PAVERS - PED - DTL X, SHT X	⊖ 0.06	(FN2) FENCE - CABLE - TYPE 1 - DTL X, SHT X	⊖ 6.02
(DG1) DECORATIVE GRAVEL TYPE 1 - DTL X, SHT X	⊖ 0.07	(FN3) FENCE - ORNAMENTAL - DTL X, SHT X	⊖ 6.03
(CC1) CON. CURB - TYPE 'B' - DTL X, SHT X	⊖ 0.08	(HD1) HANDRAIL - TYPE 1 - DTL X, SHT X	⊖ 8.01
(CC2) CON. CURB - TYPE 'S' - DTL X, SHT X	⊖ 0.09	(HD2) HANDRAIL - CABLE - DTL X, SHT X	⊖ 8.02
(CC3) CON. CURB - INTEGRAL - DTL X, SHT X	⊖ 0.10	(SF1) BENCH (OPCI) - DTL X, SHT X	⊖ 8.03
(CS1) CON. STEPS - TYPE 1 - DTL X, SHT X	⊖ 0.11	(SF2) TRASH RECEPTAC (OPCI) - DTL X, SHT X	⊖ 8.04
(CS2) CON. STEPS - TYPE 2 - DTL X, SHT X	⊖ 0.12	(SF3) BIKE RACK (OPCI) - DTL X, SHT X	⊖ 8.05
		(SF4) DRINKING FOUNTAIN - DTL X, SHT X	⊖ 8.06

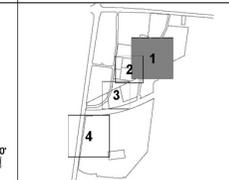
MATERIALS LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
CONCRETE PAVEMENT - VEHICULAR	⊖ 0.01	LIMESTONE BOULDER	⊖ 4.04
CONCRETE PAVEMENT - PEDESTRIAN	⊖ 0.03	DECORATIVE GRAVEL	⊖ 0.07
ASPHALT PAVEMENT	⊖ 0.04	AMENDED SOILS DISCONNECT	⊖ 0.12
PAVERS - PERMEABLE	⊖ 0.05		
PAVERS - NOMINAL	⊖ 0.06		

SCALES



KEY PLAN



GREAT RIVERS GREENWAY CONNECTOR PROJECT
 30% PRELIMINARY DESIGN
 SITE PLAN
 MARY AVENUE BASIN



NO.	DATE	REVISION

PRELIMINARY NOT FOR CONSTRUCTION

NAME: L. ANDREW FRANKIE
 DISCIPLINE: LANDSCAPE ARCHITECTURE
 LICENSE NO: 2007017338
 EXPIRATION DATE: DECEMBER 31, 2021
 DATE: 23 APRIL 2020
 DESIGNED: J. NILGES
 DRAWN: H. BROWN
 CHECKED: A. FRANKIE
 PDS JOB NO: 1924
 JACOBS JOB NO: 707841CH
 SHEET: 20 OF 69
SP-201

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 OPERATOR: JHUBBARD

NO.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME	L. ANDREW FRANKE
DISCIPLINE	LANDSCAPE ARCHITECTURE
LICENSE NO.	2207017339
EXPIRATION DATE	DECEMBER 31, 2021
DATE	23 APRIL 2020
DESIGNED BY	J. NILGES
DRAWN BY	H. BROWN
CHECKED BY	A. FRANKE
PDS JOB NO.	1924
JACOBS JOB NO.	707841CH
SHEET	39 OF 86

LP-202

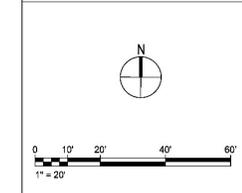
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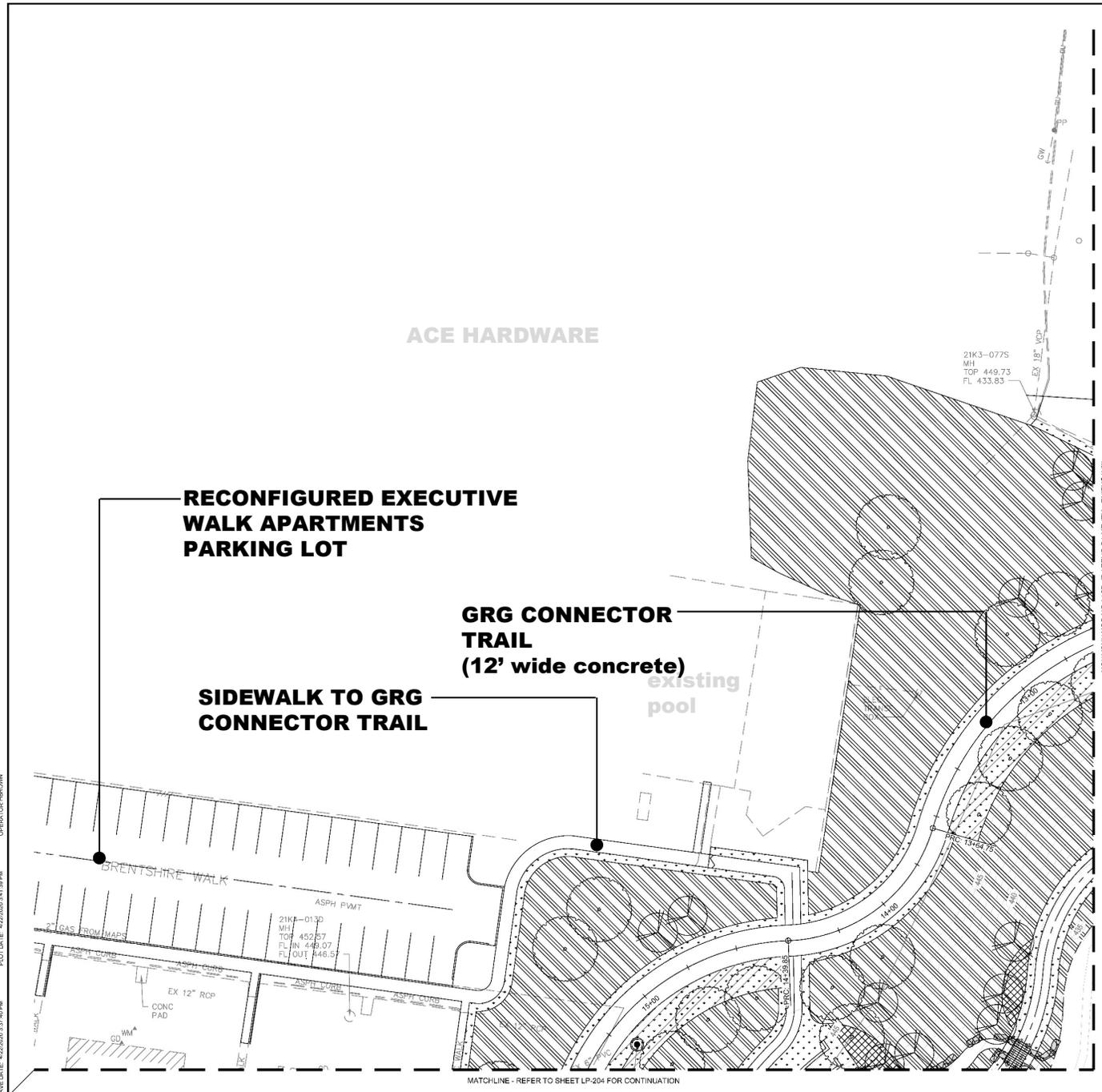
LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
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TURF - SOG		ORNAMENTAL TREE	
LANDSCAPE PLANTING			
AMENDED SOIL AREA			
PRAIRIE PLANTING			
BIORETENTION AREA			

SCALES



KEY PLAN



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NO.	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION

NAME	-
DISCIPLINE	-
LICENSE NO.	-
EXPIRATION DATE	-
DATE:	8 MAY 2020
DESIGNED:	-
DRAWN:	S. TALBERT
CHECKED:	-
HS JOB NO.	1815500
JACOBS JOB NO.	707841CH
SHEET	OF 86

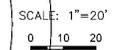
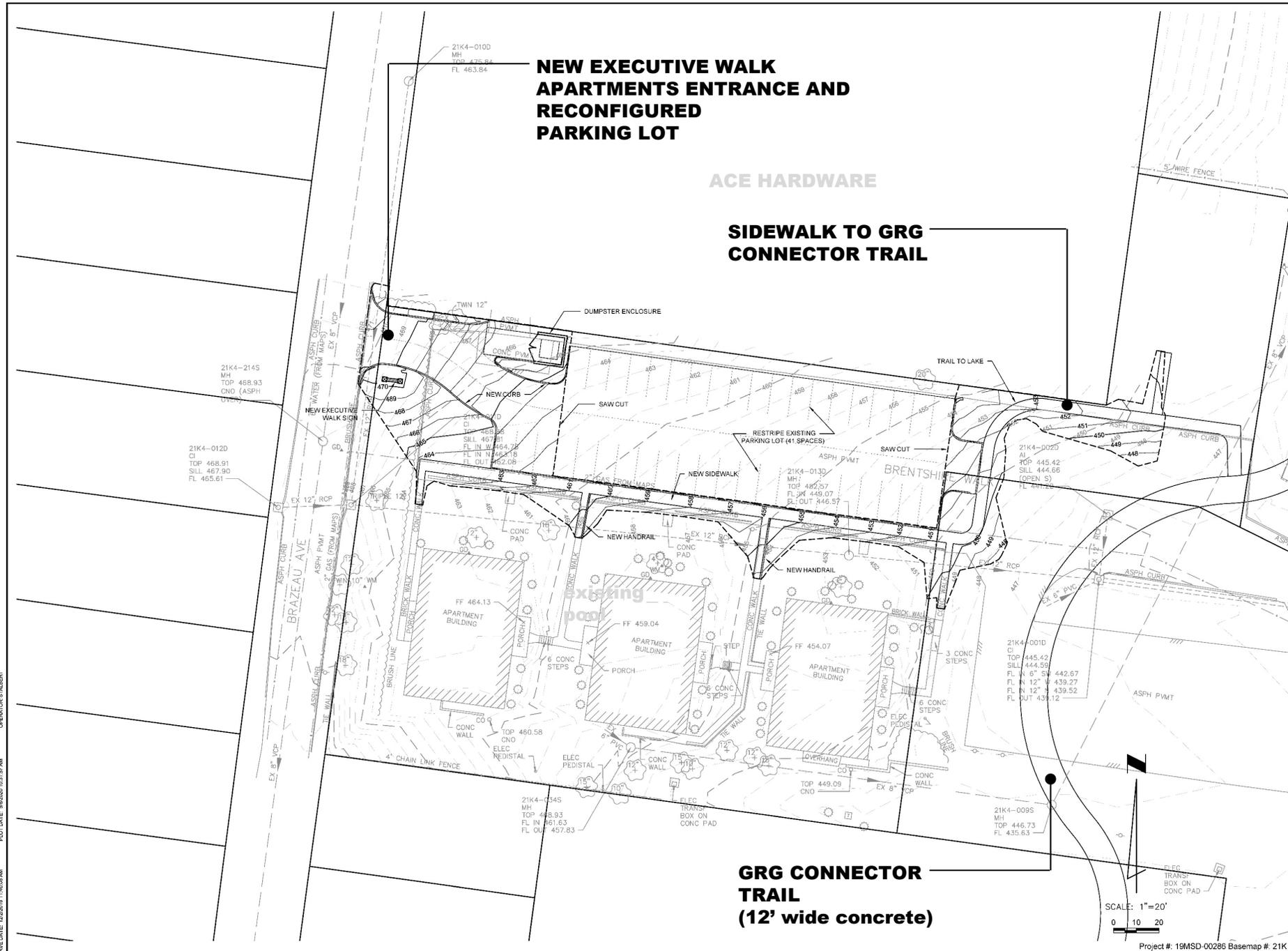
CR-103

NEW EXECUTIVE WALK APARTMENTS ENTRANCE AND RECONFIGURED PARKING LOT

ACE HARDWARE

SIDEWALK TO GRG CONNECTOR TRAIL

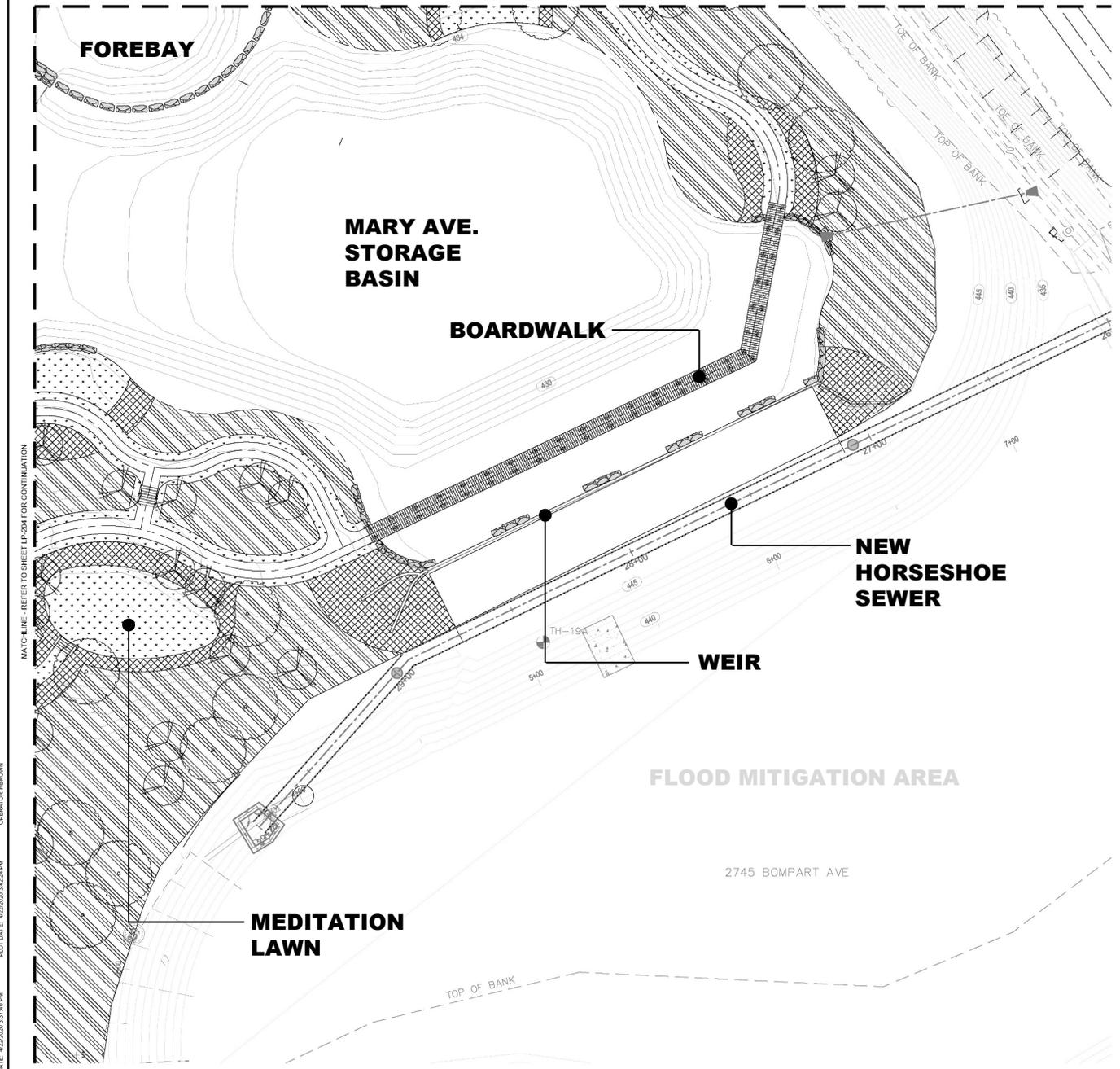
GRG CONNECTOR TRAIL (12' wide concrete)



Project #: 19MSD-00286 Basemap # 21K

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 PLOT DATE: 8/4/20 11:40:03 AM
 OPERATOR: STALEBT

MATCHLINE - REFER TO SHEET LP-201 FOR CONTINUATION



MATCHLINE - REFER TO SHEET LP-201 FOR CONTINUATION

FOREBAY

MARY AVE. STORAGE BASIN

BOARDWALK

NEW HORSESHOE SEWER

WEIR

FLOOD MITIGATION AREA

MEDITATION LAWN

2745 BOMPART AVE

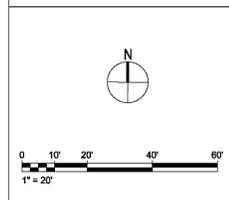
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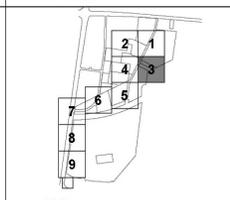
LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
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TURF - SOG		ORNAMENTAL TREE	
LANDSCAPE PLANTING			
AMENDED SOIL AREA			
PRAIRIE PLANTING			
BIORETENTION AREA			

SCALES



KEY PLAN



GREAT RIVERS GREENWAY CONNECTOR PROJECT
 30% PRELIMINARY DESIGN
 LANDSCAPE PLAN
 NORM WEST PARK



NO.	DATE	REVISION

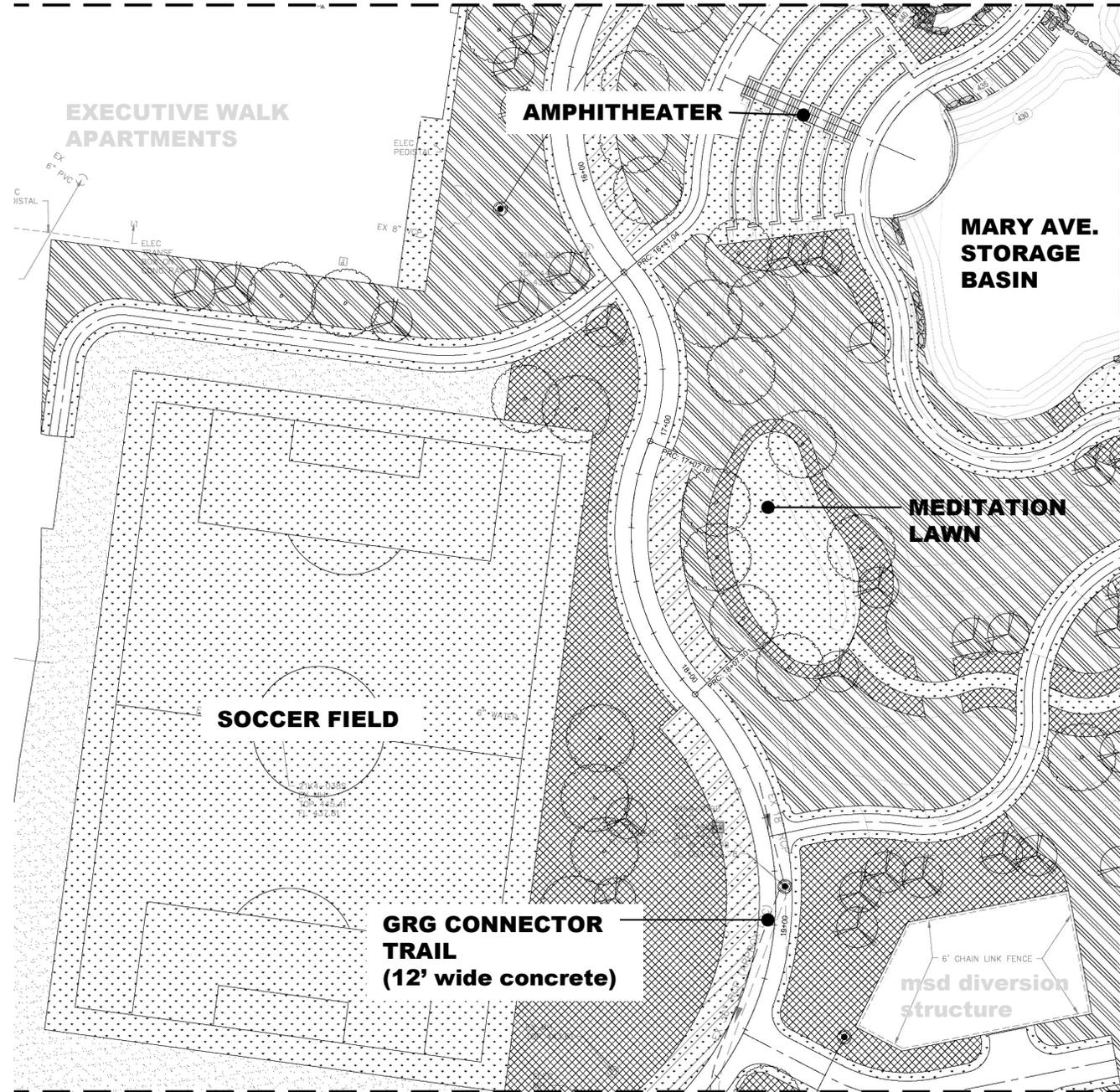
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DRAWN:	H. BROWN
CHECKED:	A. FRANK
PDS JOB NO.:	1924
JACOBS JOB NO.:	707841CH
SHEET:	40 OF 69

LP-203

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 GPB: 04/23/2020 3:46 PM

MATCHLINE - REFER TO SHEET LP-202 FOR CONTINUATION



MATCHLINE - REFER TO SHEET LP-205 FOR CONTINUATION

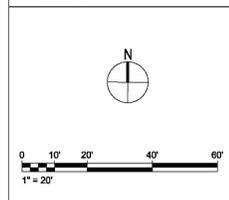
LANDSCAPE NOTES

- REFER TO DEMOLITION PLAN FOR REMOVAL OF EXISTING VEGETATION.
- 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.
- 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.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL STAKE AND BRACE TREES IMMEDIATELY FOLLOWING INSTALLATION ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS.
- ALL PLANTING BED EDGES SHALL BE SPADE CUT UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO SEED ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIAL SHALL BE TAGGED OR OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. APPROVAL IN THE NURSERY DOES NOT INDICATE FINAL ACCEPTANCE.
- 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.
- ALL PLANT MATERIAL SHALL CONFORM TO UPPER RANGE LIMITS FOR CALIPER, HEIGHT AND ROOT BALL DIMENSIONS LISTED IN ANSI Z60.1-2014.
- TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" TO ALL AREAS INDICATED TO RECEIVE SEEDING AND ANY AREA DISTURBED BY CONSTRUCTION THAT WILL RECEIVE RESTORATION SEEDING.
- NO TREES (LIVE STAKED, BALLED AND BURLAPPED, OR RPM) SHOULD BE PLANTED OVER OR WITHIN THE 30 FEET EASEMENT FOR THE EXISTING / PROPOSED HORSESHOE SEWER LINE.

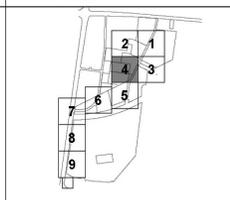
LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING		CANOPY TREE	
TURF - SOG		ORNAMENTAL TREE	
LANDSCAPE PLANTING			
AMENDED SOIL AREA			
PRAIRIE PLANTING			
BIORETENTION AREA			

SCALES



KEY PLAN



**GREAT RIVERS GREENWAY
CONNECTOR PROJECT**
 30% PRELIMINARY DESIGN
 LANDSCAPE PLAN
 NORM WEST PARK



NO.	DATE	REVISION

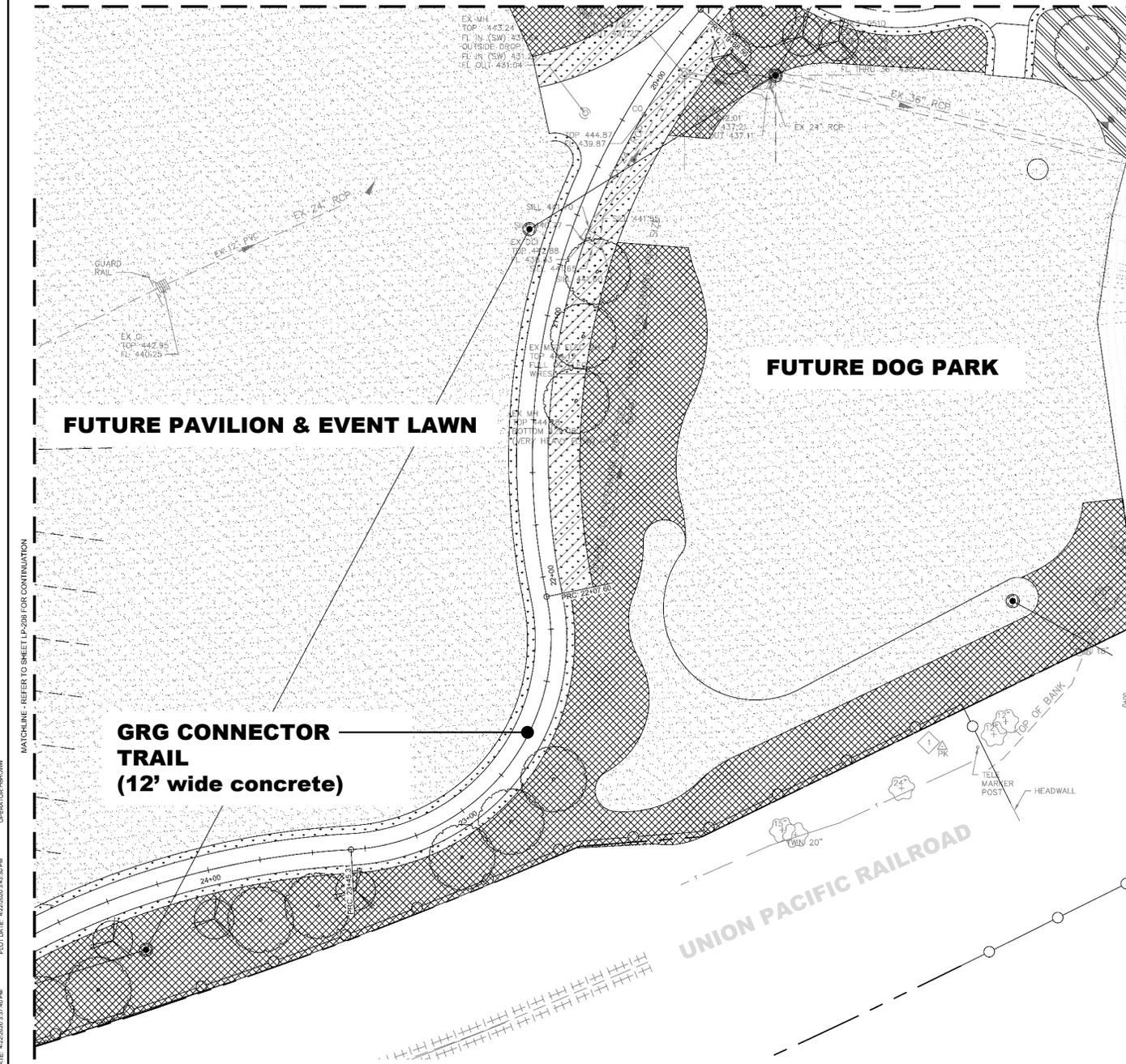
**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME:	L. ANDREW FRANK
DISCIPLINE:	LANDSCAPE ARCHITECTURE
LICENSE NO.:	200707338
EXPIRATION DATE:	DECEMBER 31, 2021
DATE:	23 APRIL 2020
DESIGNED BY:	J. NILGES
DRAWN BY:	H. BROWN
CHECKED BY:	A. FRANK
PDS JOB NO.:	1924
JACOBS JOB NO.:	707841CH
SHEET:	41 OF 69

LP-204

DMS: P:\162541\DWG_Plan_GRG_Connector\1-Customer\dwg\2020\LP-204_NormWestPark.dwg
 CTR: CTR
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 GP: BROWN, A
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 PLOT DATE: 4/23/2020 3:03:07 PM

MATCHLINE - REFER TO SHEET LP-204 FOR CONTINUATION



FUTURE PAVILION & EVENT LAWN

FUTURE DOG PARK

**GRG CONNECTOR TRAIL
(12' wide concrete)**

UNION PACIFIC RAILROAD

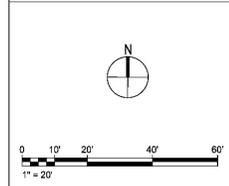
LANDSCAPE NOTES

1. REFER TO DEMOLITION PLAN FOR REMOVAL OF EXISTING VEGETATION
2. 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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5. 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.
6. ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS.
7. CONTRACTOR SHALL STAKE AND BRACE TREES IMMEDIATELY FOLLOWING INSTALLATION.
8. ALL PLANTING BED EDGES SHALL BE SPADE CUT UNLESS OTHERWISE INDICATED.
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14. NO TREES (LIVE STAKED, BALLED AND BURLAPPED, OR RPM) SHOULD BE PLANTED OVER OR WITHIN THE 30 FEET EASEMENT FOR THE EXISTING / PROPOSED HORSESHOE SEWER LINE.

LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING		CANOPY TREE	
TURF - SOD		ORNAMENTAL TREE	
LANDSCAPE PLANTING			
AMENDED SOIL AREA			
PRAIRIE PLANTING			
BIORETENTION AREA			

SCALES

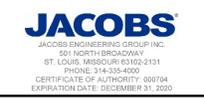


KEY PLAN



**GREAT RIVERS GREENWAY
CONNECTOR PROJECT**
30% PRELIMINARY DESIGN

LANDSCAPE PLAN
NORM WEST PARK



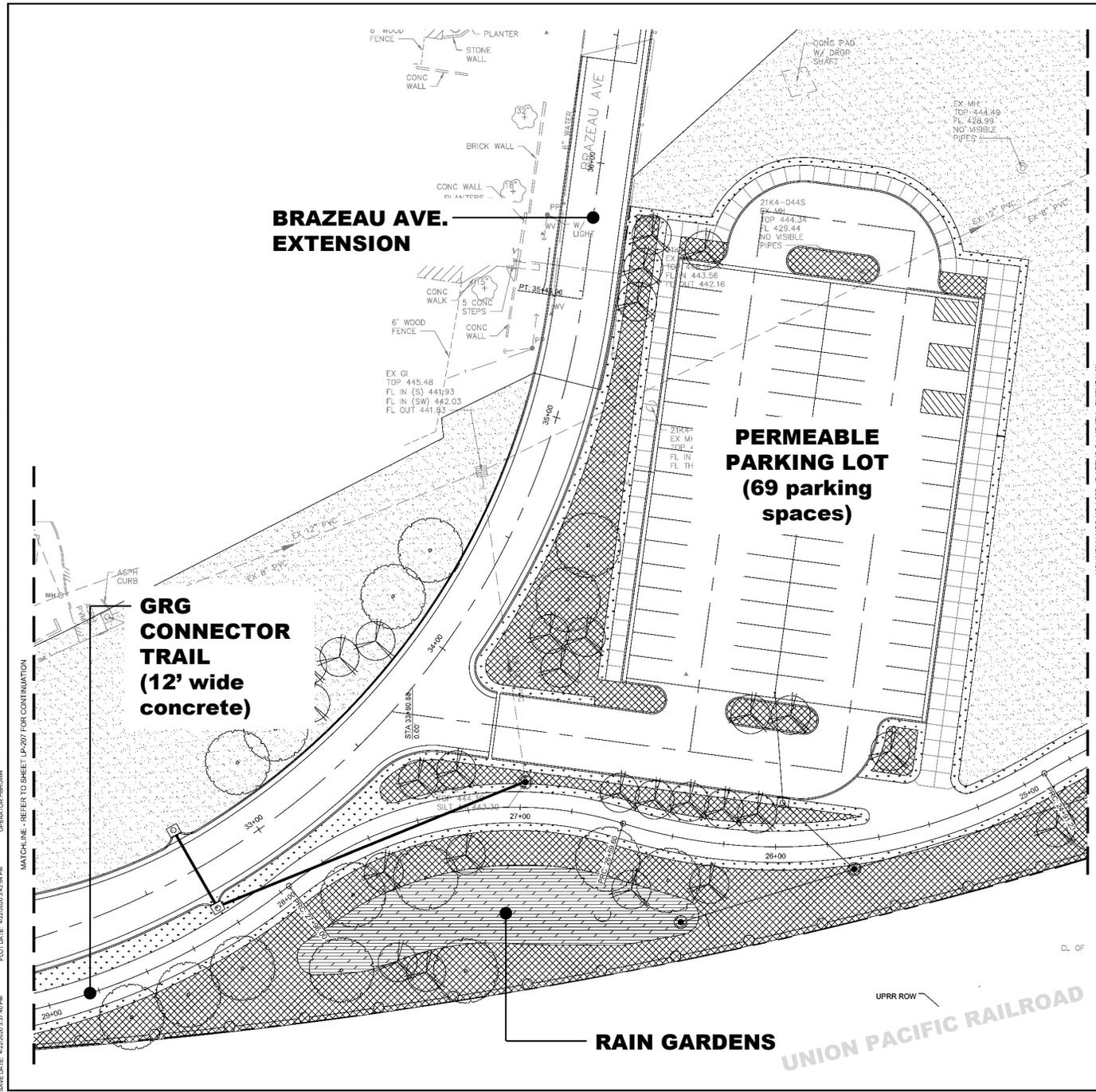
NO.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME	L. ANDREW FRANKE
DISCIPLINE	LANDSCAPE ARCHITECTURE
LICENSE NO.	2007017339
EXPIRATION DATE	DECEMBER 31, 2021
DATE	23 APRIL 2020
DESIGNED BY	J. NILGES
DRAWN BY	H. BROWN
CHECKED BY	A. FRANKE
PDS JOB NO.	1924
JACOBS JOB NO.	707841CH
SHEET	42 OF 66

LP-205

DWG: P:\1924\192404\192404 GRG Connector\192404 LP-205.dwg
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 PLOT DATE: 4/23/2020 10:30:39 AM
 PLOT SCALE: 1/8"=1'-0"



**BRAZEAU AVE.
EXTENSION**

**PERMEABLE
PARKING LOT
(69 parking
spaces)**

**GRC
CONNECTOR
TRAIL
(12' wide
concrete)**

RAIN GARDENS

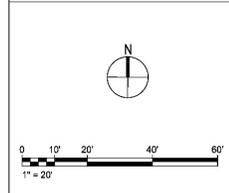
LANDSCAPE NOTES

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LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING		CANOPY TREE	
TURF - SOG		ORNAMENTAL TREE	
LANDSCAPE PLANTING			
AMENDED SOIL AREA			
PRAIRIE PLANTING			
BIORETENTION AREA			

SCALES



KEY PLAN



**GREAT RIVERS GREENWAY
CONNECTOR PROJECT**
30% PRELIMINARY DESIGN

LANDSCAPE PLAN
NORM WEST PARK



NO.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME	L. ANDREW FRANKE
DISCIPLINE	LANDSCAPE ARCHITECTURE
LICENSE NO.	2007017338
EXPIRATION DATE	DECEMBER 31, 2021
DATE	23 APRIL 2020
DESIGNED BY	J. NILGES
DRAWN BY	H. BROWN
CHECKED BY	A. FRANKE
PDS JOB NO.	1924
JACOBS JOB NO.	707841CH
SHEET	43 OF 86

LP-206

DWG: P:\11024\100\PM\GRC Connector\11_Consultant\11_GRC_Connector\11_LP-207_Norm West Park.dwg
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MATCHLINE - REFER TO SHEET LP-207 FOR CONTINUATION

MATCHLINE - REFER TO SHEET LP-206 FOR CONTINUATION

NO.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME	L. ANDREW FRANK
DISCIPLINE	LANDSCAPE ARCHITECTURE
LICENSE NO.	2207017339
EXPIRATION DATE	DECEMBER 31, 2021
DATE	23 APRIL 2020
DESIGNED	J. NILGES
DRAWN	H. BROWN
CHECKED	A. FRANK
PDS JOB NO.	1924
JACOBS JOB NO.	707841CH
SHEET	44 OF 86

LP-207

LANDSCAPE NOTES

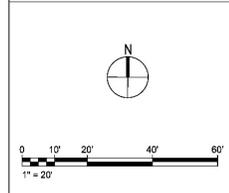
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LANDSCAPE LEGEND

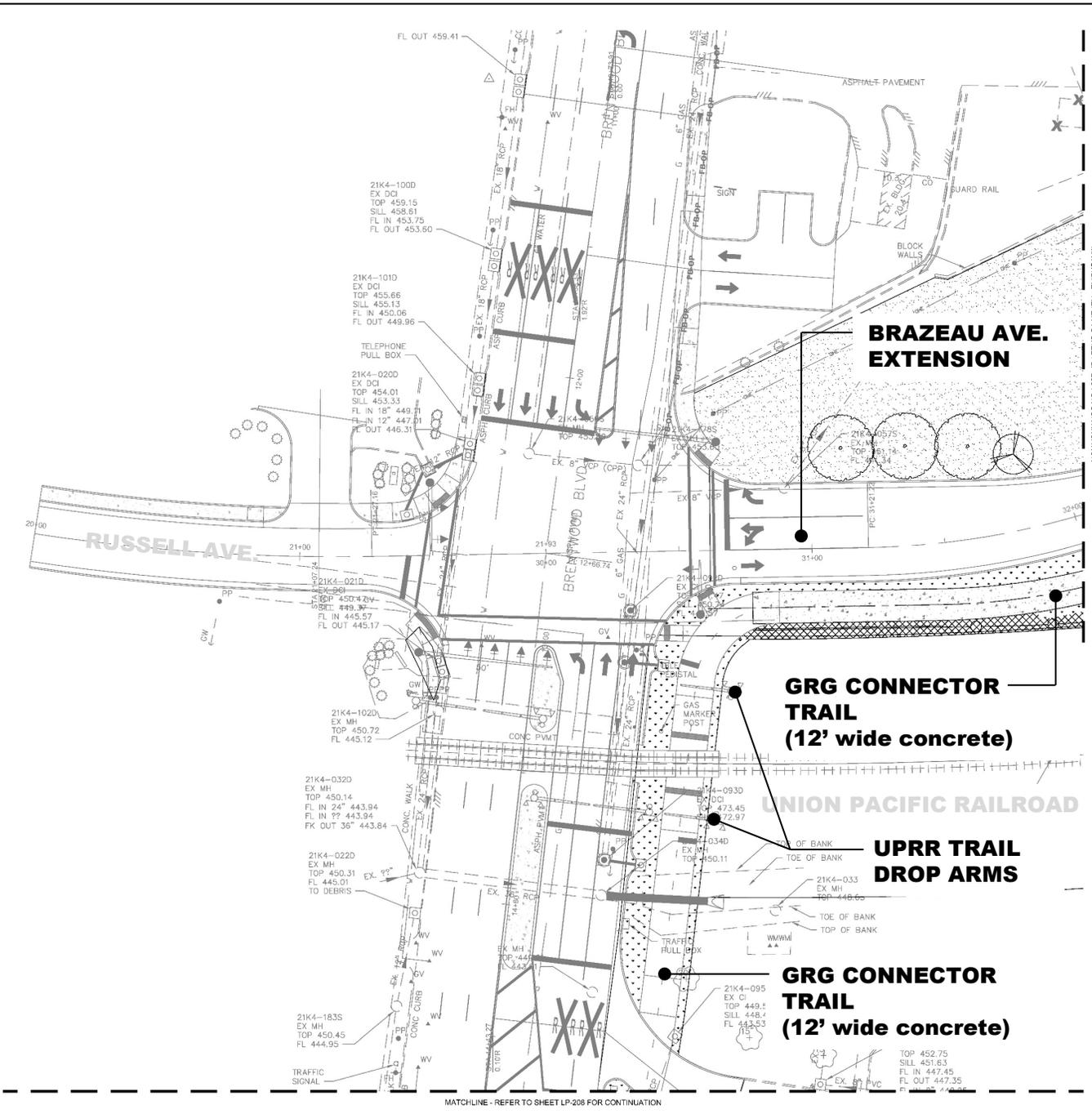
DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING		CANOPY TREE	
TURF - SOD		ORNAMENTAL TREE	
LANDSCAPE PLANTING			
AMENDED SOIL AREA			
PRAIRIE PLANTING			
BIORETENTION AREA			

The City is trying to get a traffic signal at this location however currently St. Louis County has not approved it.

SCALES



KEY PLAN

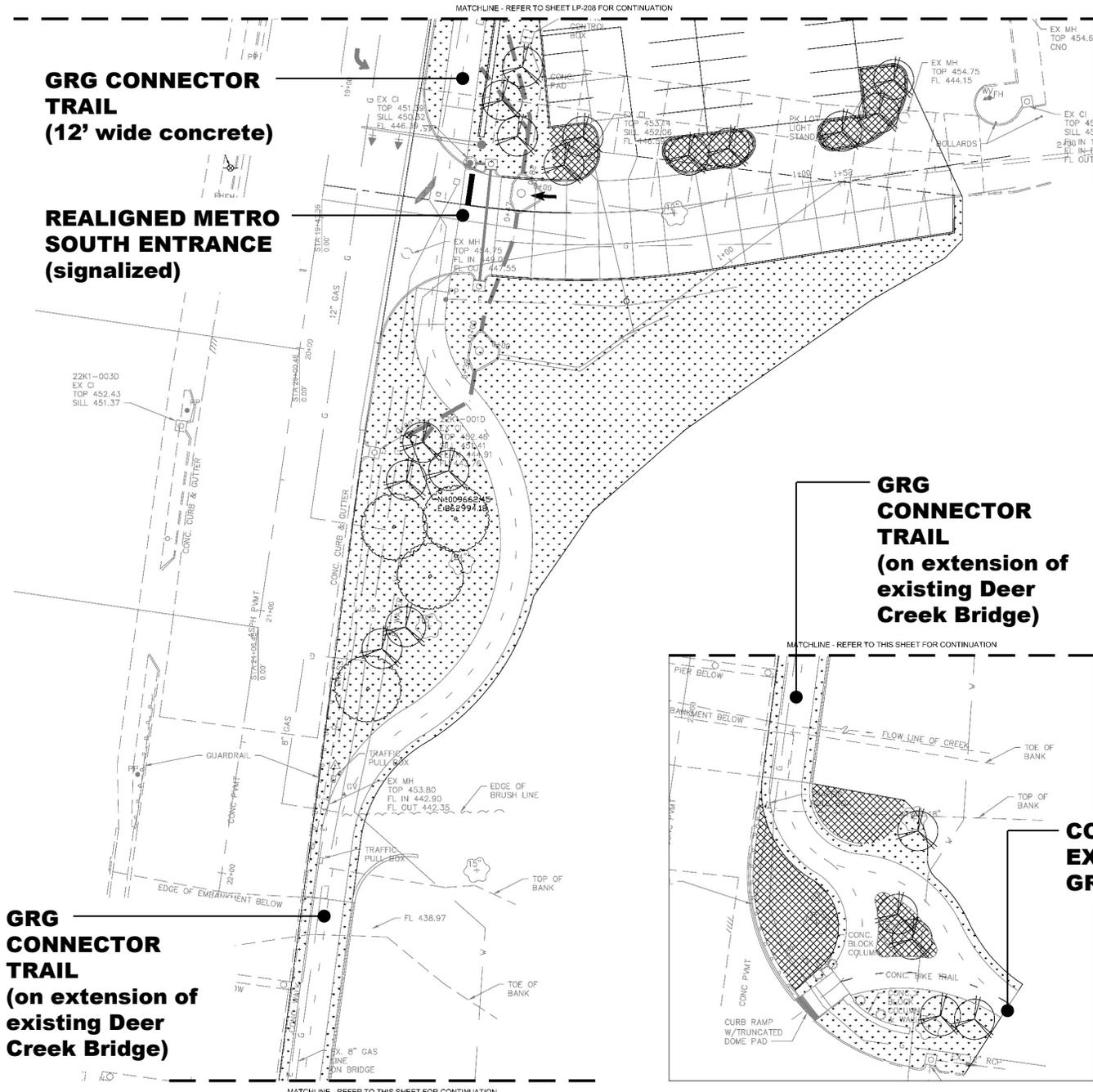


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 PLOT DATE: 4/23/2020 10:10:41 AM
 OPERATOR: JLB2020M

MATCHLINE - REFER TO SHEET LP-208 FOR CONTINUATION

GRG CONNECTOR TRAIL (12' wide concrete)

REALIGNED METRO SOUTH ENTRANCE (signalized)



GRG CONNECTOR TRAIL (on extension of existing Deer Creek Bridge)

GRG CONNECTOR TRAIL (on extension of existing Deer Creek Bridge)

CONNECTION TO EXISTING DEER CREEK GREENWAY)

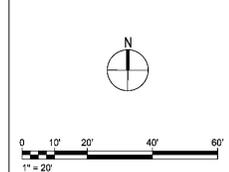
LANDSCAPE NOTES

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LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING	[Stippled pattern]	CANOPY TREE	[Circle with horizontal lines]
TURF - SO2	[Dotted pattern]	ORNAMENTAL TREE	[Circle with vertical lines]
LANDSCAPE PLANTING	[Cross-hatched pattern]		
AMENDED SOIL AREA	[Diagonal lines /]		
PRAIRIE PLANTING	[Diagonal lines \]		
BIORETENTION AREA	[Horizontal lines]		

SCALES



KEY PLAN



GREAT RIVERS GREENWAY CONNECTOR PROJECT
30% PRELIMINARY DESIGN
LANDSCAPE PLAN
BRENTWOOD BLVD/BRAZEAU AV.



NO.	DATE	REVISION

PRELIMINARY NOT FOR CONSTRUCTION

NAME	L. ANDREW FRANKE
DISCIPLINE	LANDSCAPE ARCHITECTURE
LICENSE NO.	2007017339
EXPIRATION DATE	DECEMBER 31, 2021
DATE	23 APRIL 2020
DESIGNED BY	J. NILGES
DRAWN BY	H. BROWN
CHECKED BY	A. FRANKE
PDS JOB NO.	1924
JACOBS JOB NO.	707841CH
SHEET	46 OF 66

LP-209

DWG: P:\1824\1824000\PKA_GRG_Connectors\11_Connectors\11_LP-209_LP-209.dwg
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REDEVELOPMENT AREA

FUTURE DOG PARK





REDEVELOPMENT AREA

FUTURE PLAYGROUND
AND WATERPLAY FEATURE

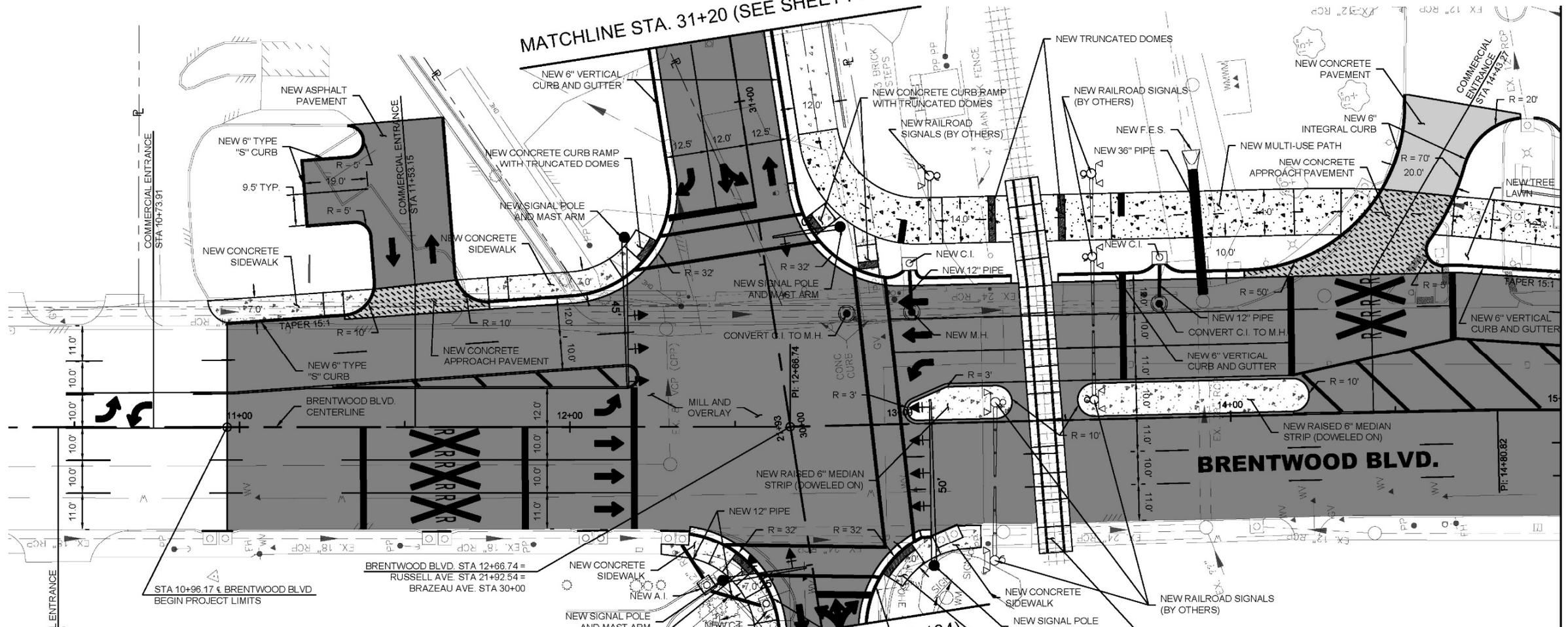
FUTURE DOG PARK

FUTURE EVENT LAWN
AND BUILDING

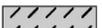
NOTE: FUTURE PROJECT ELEMENTS ARE
CURRENTLY UNFUNDED AND ARE CONTINGENT
ON APPROVAL OF FUNDING



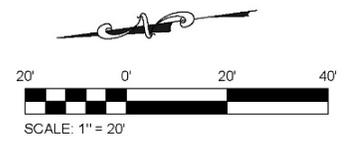
MATCHLINE STA. 31+20 (SEE SHEET PP-105)



LEGEND

- | | | | |
|-------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|----------------------------|
|  | CONCRETE PAVEMENT |  | CONCRETE APPROACH PAVEMENT |
|  | ASPHALT PAVEMENT |  | DETECTABLE WARNING SURFACE |
|  | CONCRETE SIDEWALK | | |

MATCHLINE STA. 21+30 (SEE SHEET PP-104)



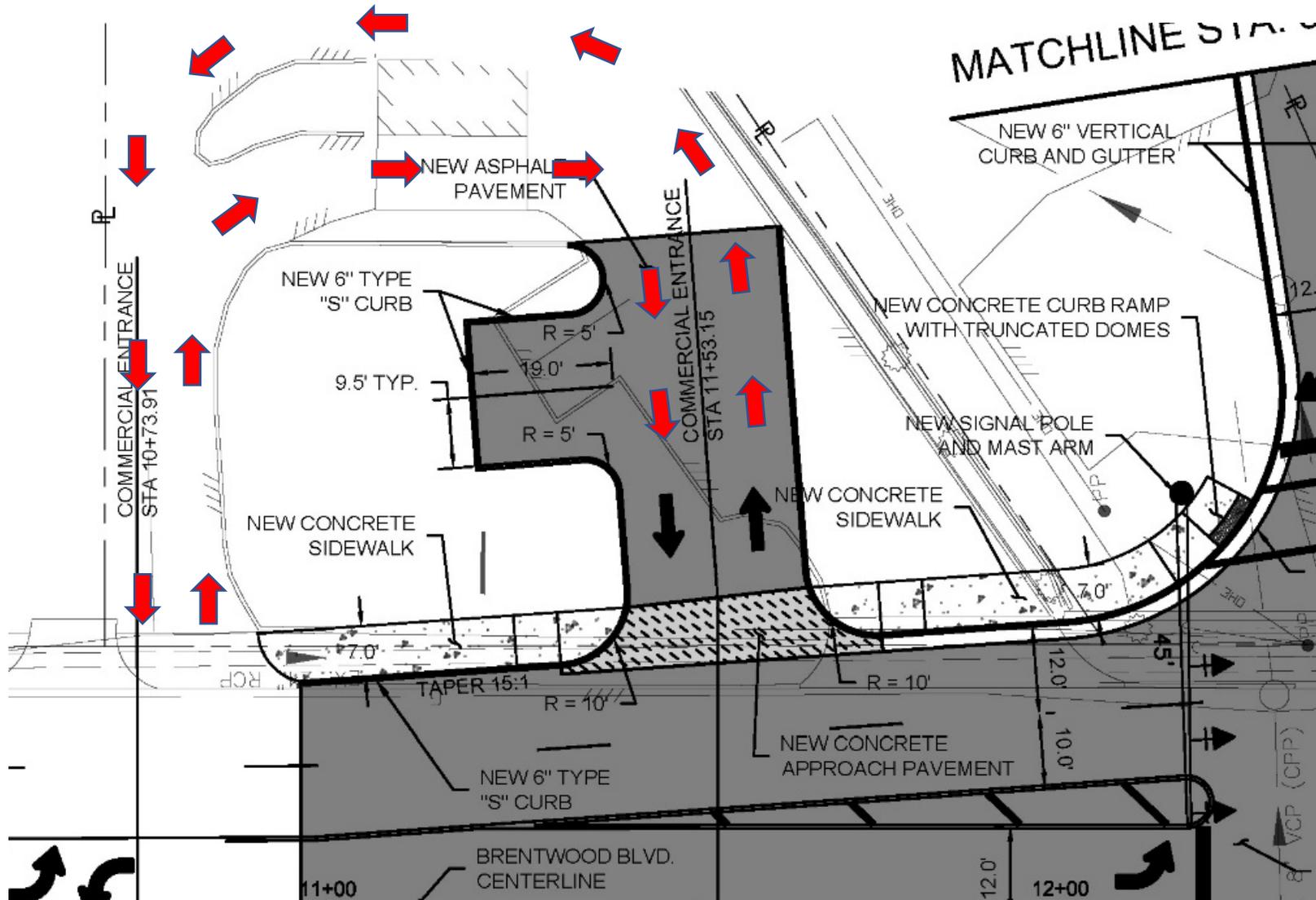
MATCHLINE STA. 15+00 (SEE SHEET PP-102)

COMMERCIAL ENTRANCE
STA 10+45.00

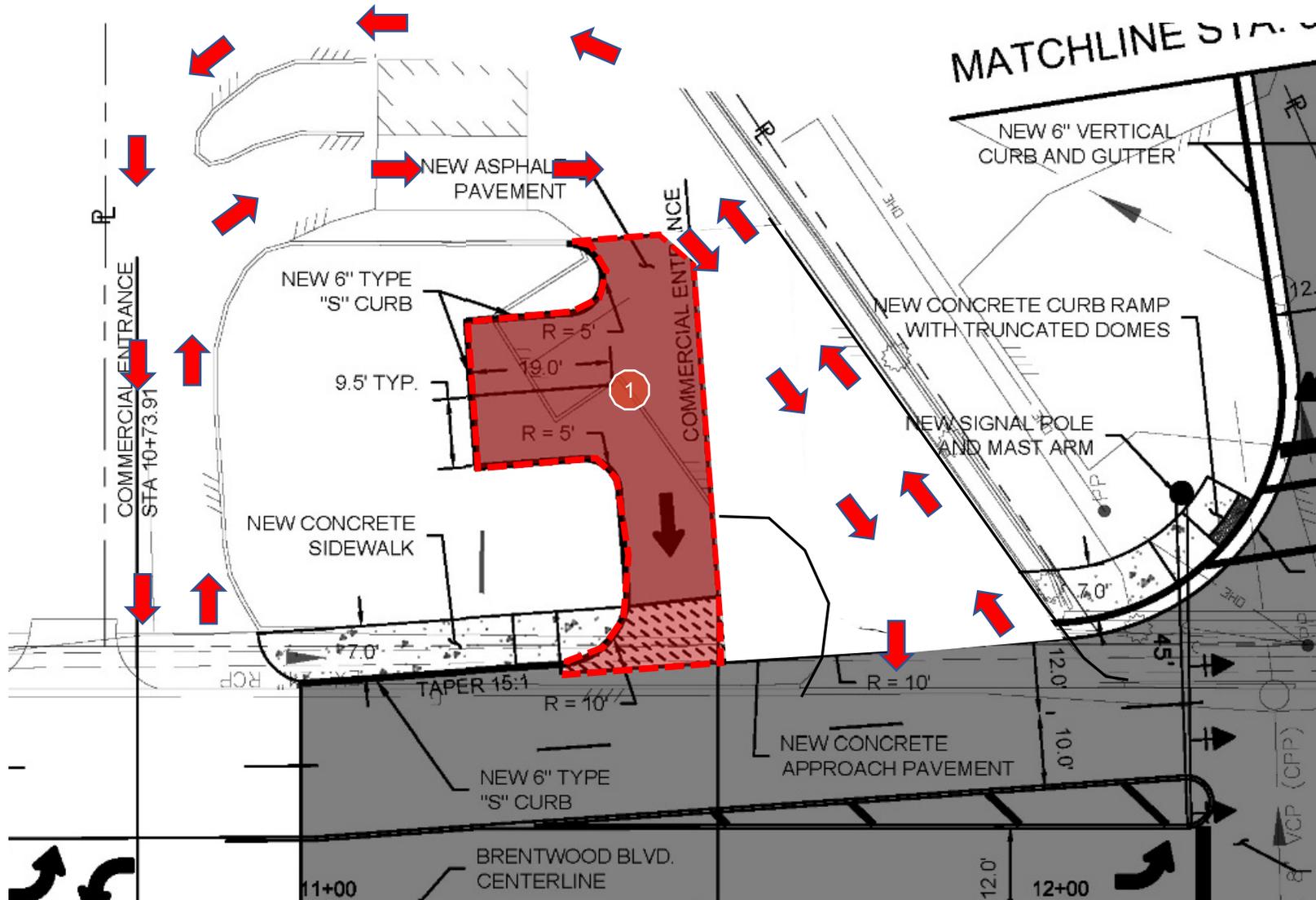
COMMERCIAL ENTRANCE
STA 10+73.91

COMMERCIAL ENTRANCE
STA 14+30.77

PI: 14+80.82

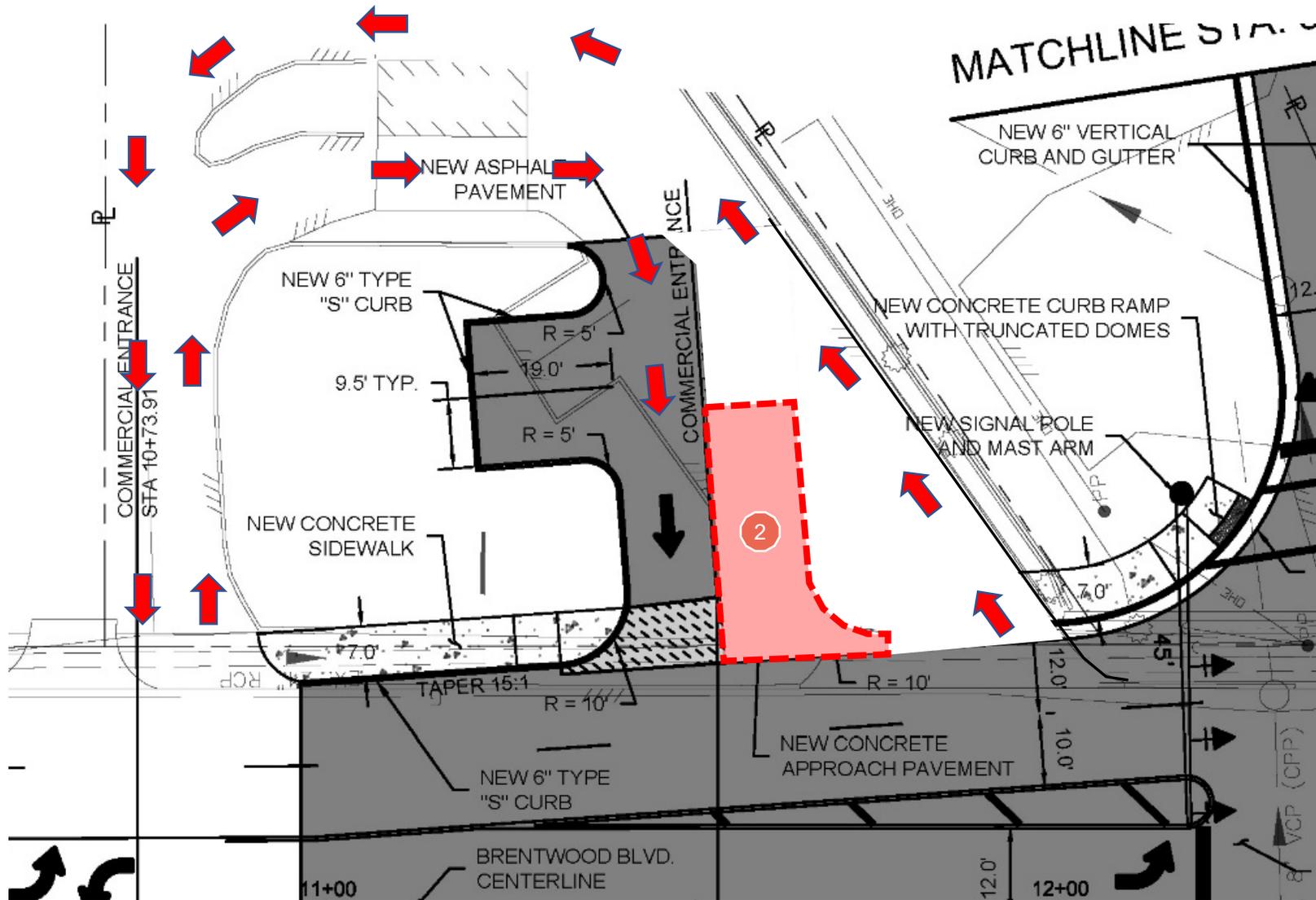


BONAVENTRUE COFFEE PROPOSED PLAN



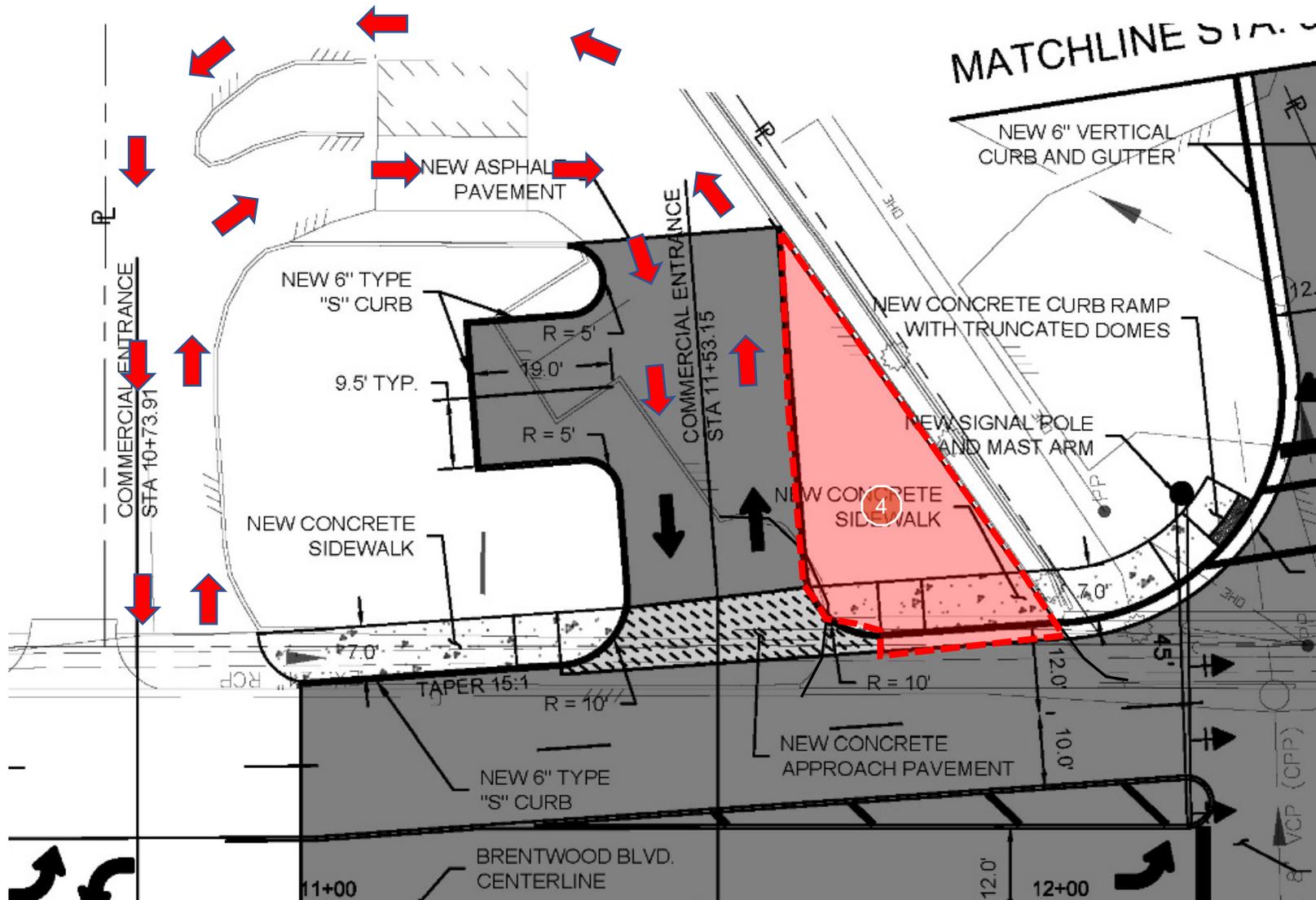
BONAVENTRUE COFFEE PHASING PLAN - PHASE 1

- 1 REMOVE EXISTING CURB AND PAVEMENT - CONSTRUCT NEW PARKING SPACES AND EXIT LANE



BONAVENTRUE COFFEE PHASING PLAN - PHASE 2

- 2 REMOVE EXISTING CURB AND PAVEMENT - CONSTRUCT PARTIAL ENTRANCE LANE



BONAVENTRUE COFFEE PHASING PLAN - PHASE 4

- 4 CONSTRUCT NEW CURB, SIDEWALK AND LANDSCAPE

Schedule/Budget

- **Design 12/2019 through Spring 2021**
- **Preliminary Design (30%) submitted April 23, 2020**
- **60% Design Due July 27, 2020**
 - **GRG Needs 60% Design & Estimate prior to August to allow for their budgeting process in August**
- **Bidding Spring 2021**
- **Construction Summer 2021 Fall 2022**
- **Budget – design is within budget!**



MANCHESTER RD.
MANCHESTER ROAD
REDEVELOPMENT AREA

BI-STATE
DEVELOPMENT

UNION
PACIFIC
RR

BRENTWOOD BLVD

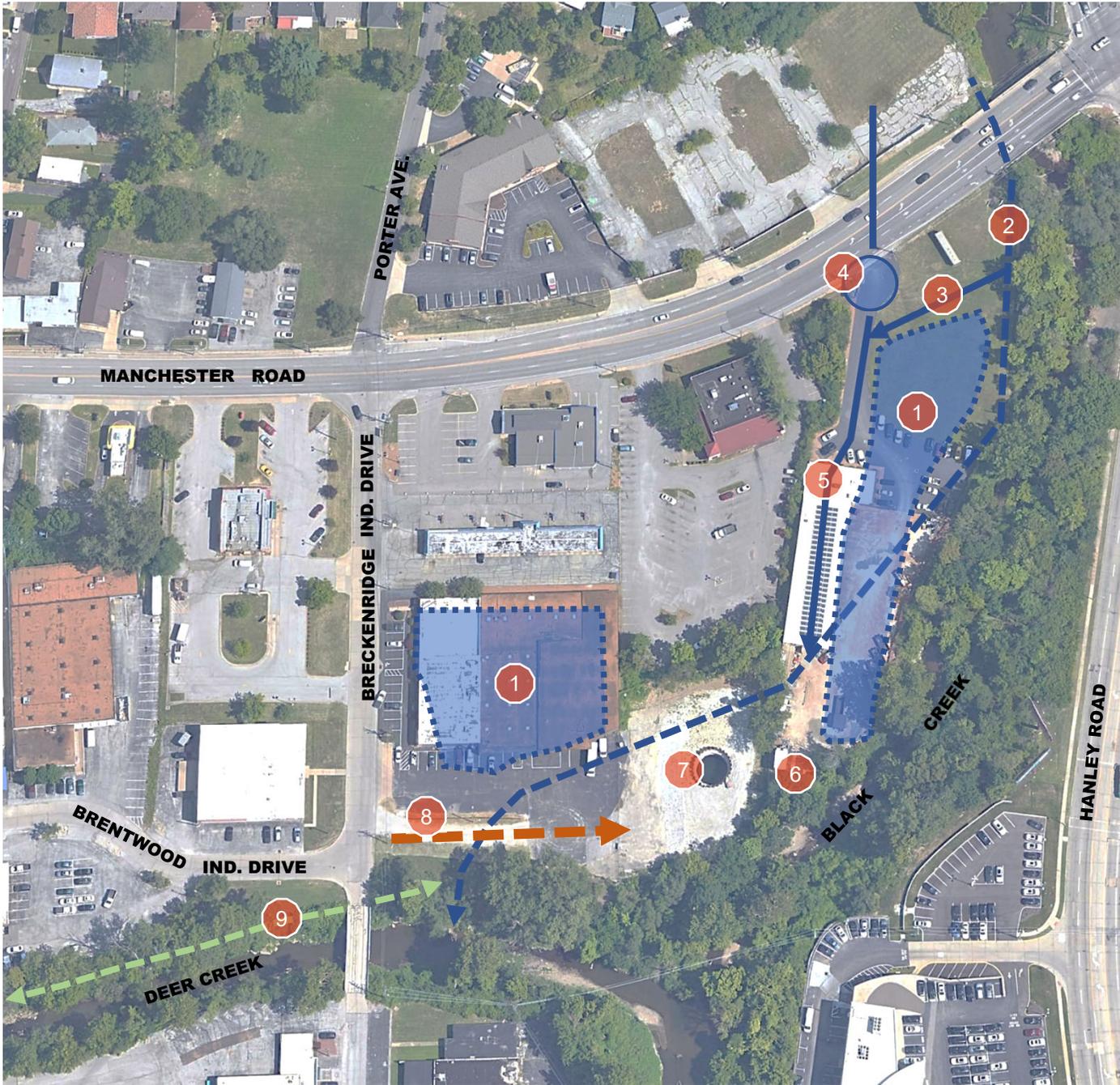
HANLEY RD



MASTER PLAN
Brentwood Bound

Project Background & Design Parameters

- **MSD Requirements for this Area**
- **Flood Mitigation Requirements for this Area**
- **Existing Conditions to be Considered**
- **Parks and Trails Requirements for this Area**



LEGEND

- ① Black Creek Storage Basin
- ② Existing 54" Sewer
- ③ Proposed 54" Sewer
- ④ Future MSD Bore Pit Location
- ⑤ Proposed 72" Sewer
- ⑥ Cell Tower
- ⑦ MSD Facilities
- ⑧ Proposed MSD Access
- ⑨ Phase 1 Trail



PHASE 2 SITE PARAMETERS
Brentwood Bound



LEGEND

- 1 Black Creek Storage Basin
- 2 Deer Creek Trail
- 3 Entry Sign – Manchester Road
- 4 Flood Bench
- 5 Creek Bank Stabilization
- 6 Cell Tower
- 7 MSD Facilities
- 8 Shared Use Pathway
- 9 Manchester Road Improvements
- 10 Sidewalk



PHASE 2 MASTER PLAN
Brentwood Bound





Next Steps

- **Phase 2 Parks and Trails Master Plan is an unfunded project.**
- **Staff and Consultants will revisit this project and other unfunded projects in the future to determine if the City wants to fund additional design and construction.**
- **No board direction is required tonight.**

Brentwood Bound Update

What might go into our new park?

- **Only GRG Connector is moving forward at this time.**
 - Trail (from Rogers Parkway to Deer Creek Greenway)
 - Lake (and Amphitheater)
 - Soccer Field
 - Parking Lot
- **Future park elements are still to be determined.**
- **What about:**
 - a Labyrinth
 - Food Truck Area
 - Farmers Market
 - Community Garden





BRENTWOOD BLVD

**BI-STATE
DEVELOPMENT**

MANCHESTER RD.
**MANCHESTER ROAD
REDEVELOPMENT AREA**

HANLEY RD

UNION PACIFIC RR



MASTER PLAN
Brentwood Bound



LEGEND

- 1 Potential Labyrinth Location
- 2 Potential Food Truck Area
- 3 Potential Farmers Market



GRG CONNECTOR –
NORM WEST PARK

Brentwood Bound

8702 MANCHESTER ROAD

**RECONSTRUCTED
PARKING LOT**

**GRG CONNECTOR
TRAIL
(12' wide concrete)**

**PHASE 1 TRAIL
(12' wide concrete)**

**MEDITATION LAWN
POTENTIAL LABYRINTH**

FOREBAY

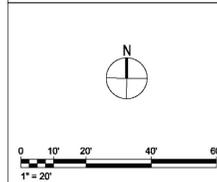
LANDSCAPE NOTES

- REFER TO DEMOLITION PLAN FOR REMOVAL OF EXISTING VEGETATION.
- 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.
- 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.
- 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.
- 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.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL STAKE AND BRACE TREES IMMEDIATELY FOLLOWING INSTALLATION ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS.
- ALL PLANTING BED EDGES SHALL BE SPADE CUT UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO SEED ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIAL SHALL BE TAGGED OR OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. APPROVAL IN THE NURSERY DOES NOT INDICATE FINAL ACCEPTANCE.
- 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.
- ALL PLANT MATERIAL SHALL CONFORM TO UPPER RANGE LIMITS FOR CALIPER, HEIGHT AND ROOT BALL DIMENSIONS LISTED IN ANSI Z60.1-2014.
- TOPSOIL SHALL BE SPREAD TO A DEPTH OF 6" TO ALL AREAS INDICATED TO RECEIVE SEEDING AND ANY AREA DISTURBED BY CONSTRUCTION THAT WILL RECEIVE RESTORATION SEEDING.
- NO TREES (LIVE STAKED, BALLED AND BURLAPPED, OR RPM) SHOULD BE PLANTED OVER OR WITHIN THE 30 FEET EASEMENT FOR THE EXISTING / PROPOSED HORSESHOE SEWER LINE.

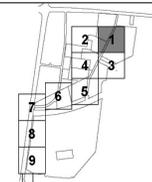
LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING		CANOPY TREE	
TURF - SOD		ORNAMENTAL TREE	
LANDSCAPE PLANTING			
AMENDED SOIL AREA			
PRAIRIE PLANTING			
BIORETENTION AREA			

SCALES



KEY PLAN



**GREAT RIVERS GREENWAY
CONNECTOR PROJECT**
30% PRELIMINARY DESIGN
LANDSCAPE PLAN
NORM WEST PARK



JACOBS ENGINEERING GROUP INC.
301 NORTH BROADWAY
ST. LOUIS, MISSOURI 63102-2151
PHONE: 314.525.4000
CERTIFICATE OF AUTHORITY: 000704
EXPIRATION DATE: DECEMBER 31, 2025



401 S. 18TH ST., STE. 400 SAINT LOUIS, MO 63105-2296
314.551.4321 • FAX: 314.431.6968 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000159
EXPIRATION DATE: DECEMBER 31, 2019



727 N. 1ST ST., STE. 360 SAINT LOUIS, MO 63102
314.241.3800 • WWW.PLANNINGDESIGNSTUDIO.COM
DISCIPLINE: LANDSCAPE ARCHITECT
CERTIFICATE OF AUTHORITY: XXXXXX
EXPIRATION DATE: 30XX

NO.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME: L. ANDREW FRANKIE
DISCIPLINE: LANDSCAPE ARCHITECTURE
LICENSE NO.: 200701739
EXPIRATION DATE: DECEMBER 31, 2021

DATE: 23 APRIL 2020

DESIGNED: J. NILGES
DRAWN: H. BROWN
CHECKED: A. FRANKIE

PDS JOB NO.: 1924
JACOBS JOB NO.: 707841CH

SHEET 38 OF 69

LP-201

DWG: P:\11624\NW Park GRG Connector\11-Cadd\dwg\lp201_LP_Norm West Park.dwg
 PLOT DATE: 4/22/2020 3:11:15 PM
 OPERATOR: H. BROWN

MATCHLINE - REFER TO SHEET LP-202 FOR CONTINUATION

MATCHLINE - REFER TO SHEET LP-203 FOR CONTINUATION

BRENTWOOD BOULEVARD

BRAZEAU AVENUE

BRAZEAU AVENUE

UNION PACIFIC RR

LONG TERM FARMERS MARKET and FOOD TRUCK AREA



FUTURE PLAN
Brentwood Bound



Next Steps

- **Food Truck Area and Farmers Market do not require any design changes or decisions today.**
- **Labyrinth – This was not in the 2014 Master Plan and was not part of the citizen survey. Therefore, it is not in the budget.**
 - **City could pay for a survey to be performed to see if it is important to residents.**
 - **If it is a priority, the City could revisit this with the other unfunded projects and decide if they want it to be funded.**

Brentwood Bound Update

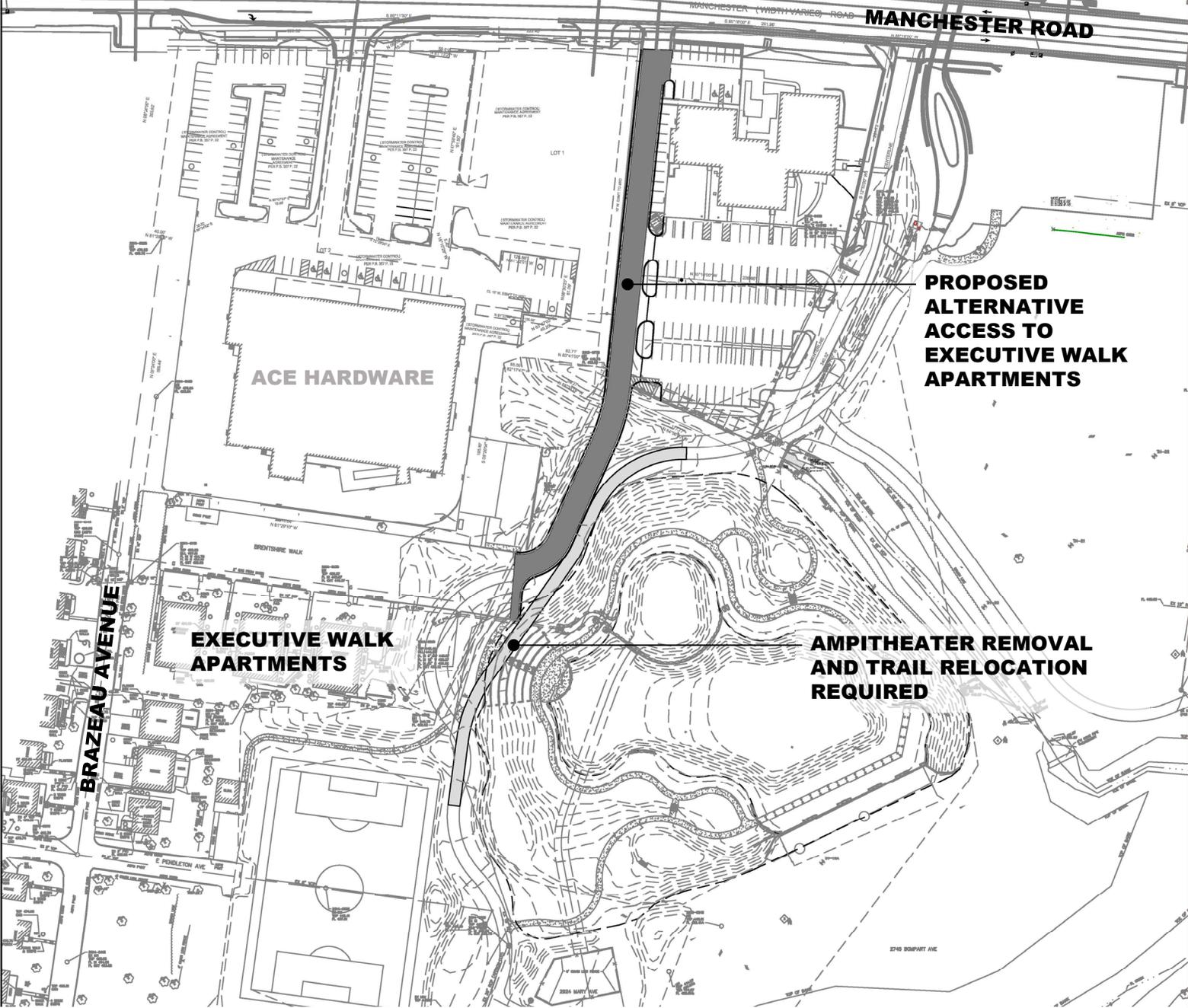
Proposed Alternate Access to Executive Walk

- **Alternative Access Proposal:**
 - Enter 8710 Manchester Road at existing west entrance.
 - Extend road south to Executive Walk Apartments and possibly farther south.
- **Anticipated Pros.**
 - Easier to build, maintain and plow.
 - Manchester access would avoid having cars turn onto Anna or cut through Society for the Blind.
 - Makes acquisition of Brentwood Materials, Plastics and Three Dogs semi-unnecessary.
 - Accomplishes keeping walk/bike trail separate from car access.
 - Alternative Access Proposal would be less than purchase of above 3 properties.

**PROPOSED ALTERNATIVE
ACCESS TO EXECUTIVE
WALK APARTMENTS
CONCEPT**



PROPOSED ALTERNATIVE ACCESS TO EXECUTIVE WALK APARTMENTS CONCEPT



P:\1024\New Rev. CRG Comments\11-Charter\Map\11-104-10-100-04_ROAD-2.dwg
DATE: 3/30/20 10:17:52 PM
PLOT DATE: 3/30/20 3:05:23 PM
OPERATOR: JEFFNIGER

CONCERNS

BUDGET:

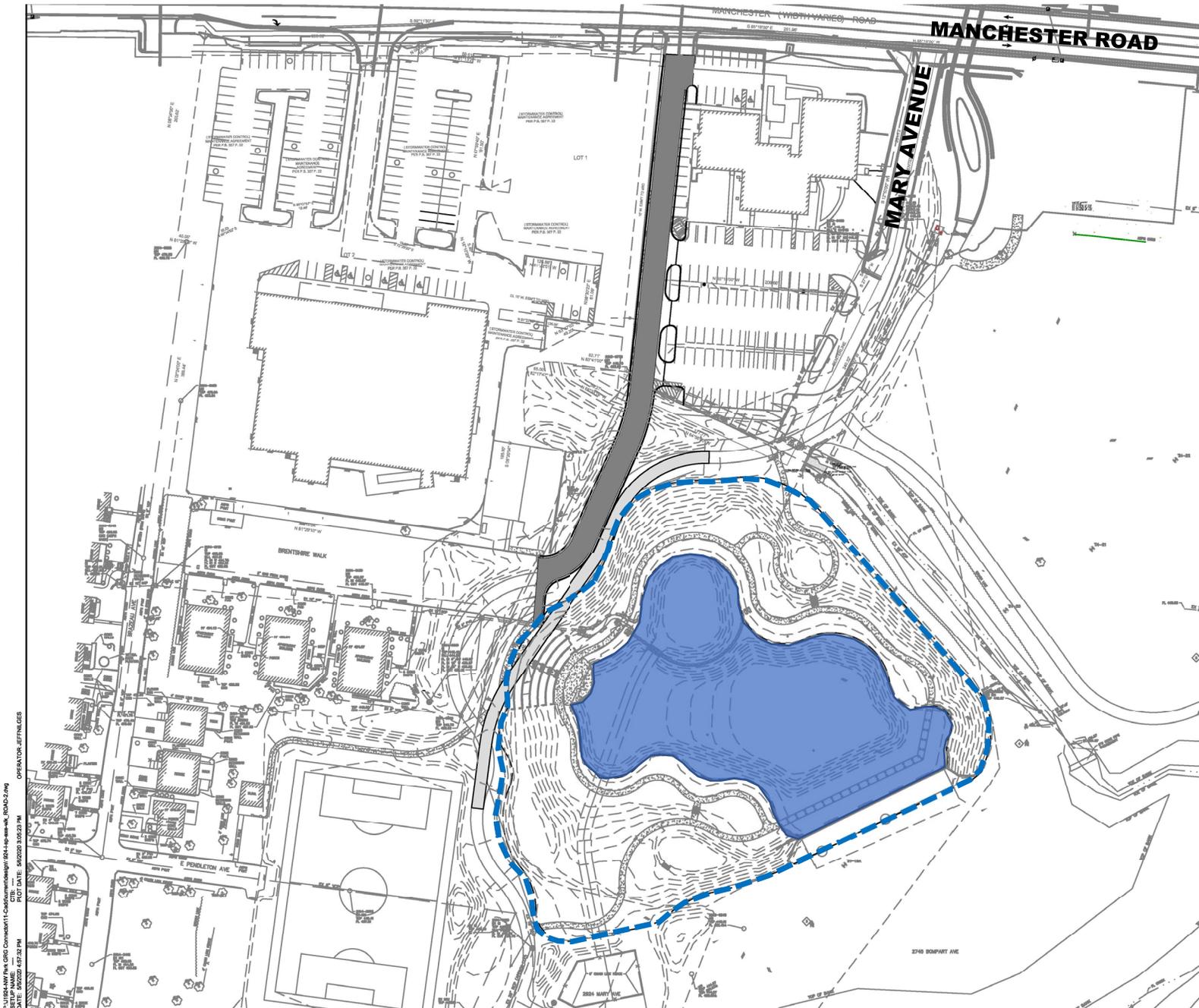
1. Construction of Access Road will exceed the cost of Brazeau Avenue extension.
 - a) Proposed Brazeau Avenue Extension
 - Proposed Length: 590 LF
 - Estimated Cost: \$230k -- \$250k
 - b) Executive Walks Access Road
 - Proposed Length: 565 LF
 - Estimate Cost: \$250k – \$275k

TRAIL SAFETY

1. Great Rivers Greenway standard offset from edge of roadway is 5'.
 - Proposed trail design does not meet this standard.
2. GRG minimum shoulder width is 3'.
 - Proposed trail design does not meet this standard.
3. Per GRG Design Guidelines, less than 1'-6" offset from edge of roadway, requires vehicular separation barrier.

FLOOD MITIGATION

1. Due to MSD sewers there is no area to expand flood mitigation basin elsewhere to compensate for loss of volume to achieve safety separations without effecting other features of lake and surrounding amenities.





CONCERNS

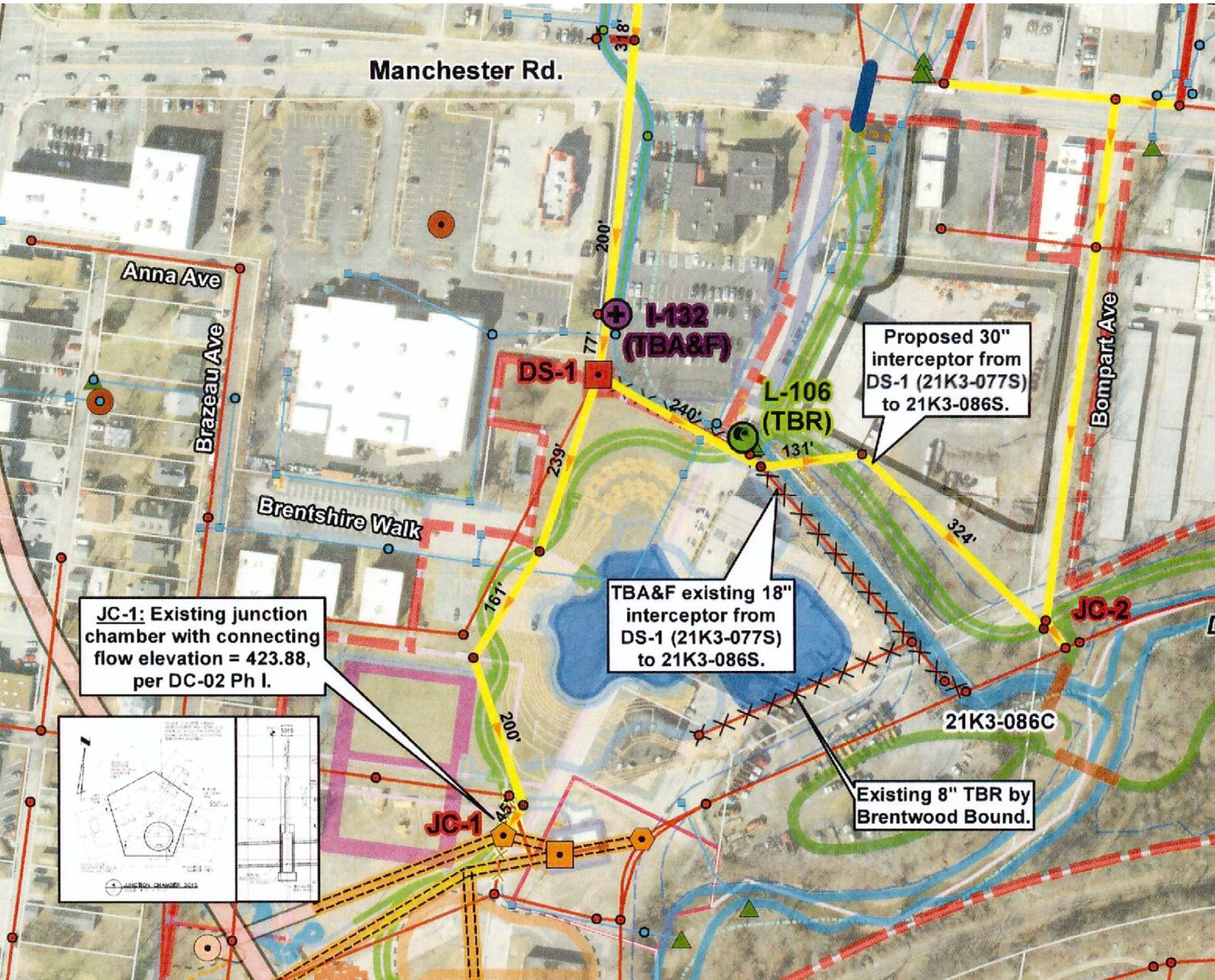
PROPERTY IMPACTS:

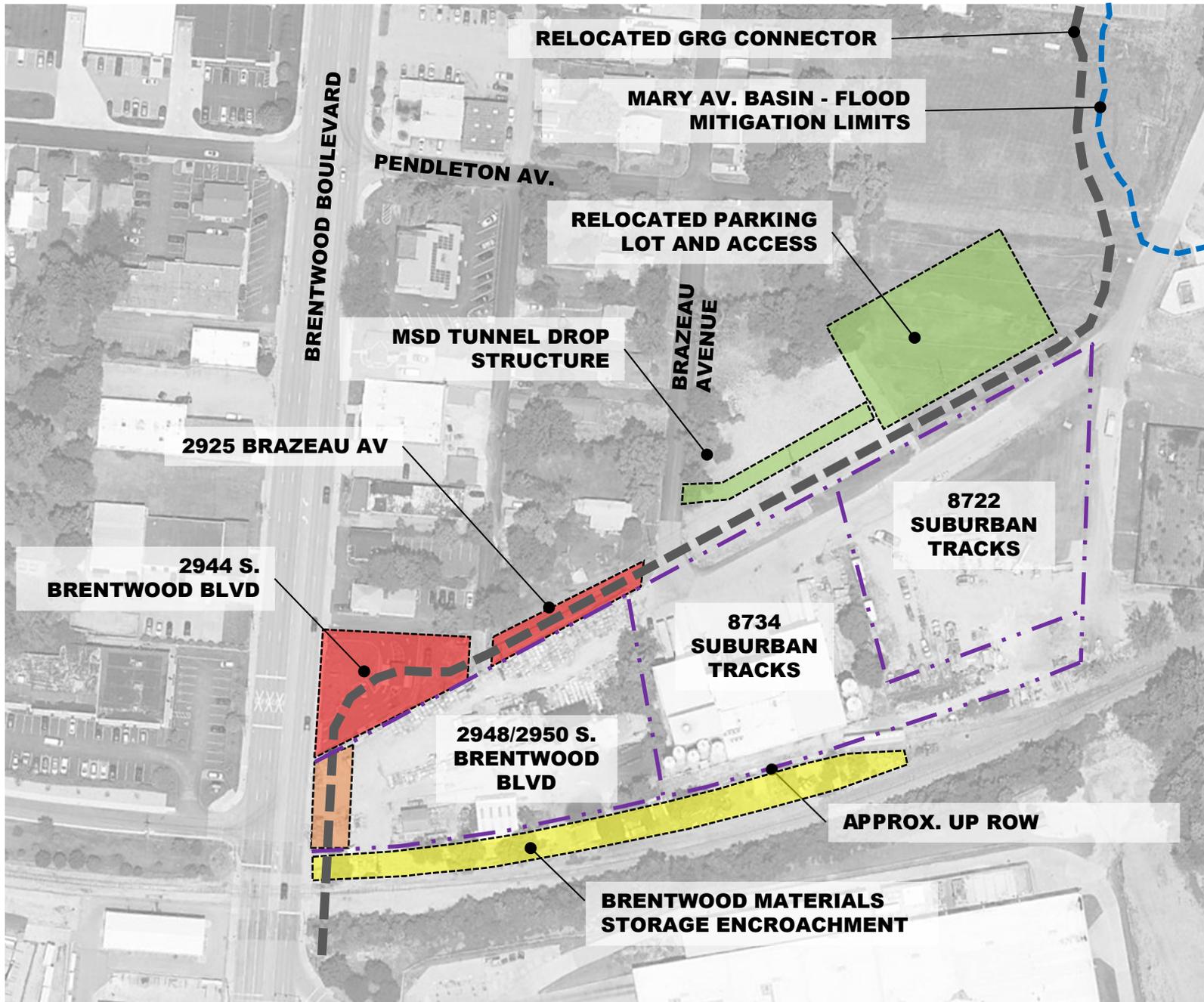
1. Construction of Access Road will impact 8702 Manchester Road.
 - a) Access Road will result in the loss of parking stalls.
 - Parking spaces (existing): 120
 - Parking spaces (MoDOT/GRG): 120
 - Parking spaces (Exec. Walk) 102 (-18)
 - b) Access Road will almost double the amount of required property acquisitions.
 - Parcel Size: 2.22 Acres
 - MoDOT Acq; 5,937 SF
 - GRG Acq; 7,323 SF
 - Exec. Walk Acq; 11,276 SF

 - Parcel Size: 1.91 Acres (MoDOT/GRG)
 - Parcel Size: 1.65 Acres (26% reduction)
 - c) Proposed ROW will not meet City's standard for width
 - Proposed ROW: 30'
 - Required ROW (apartments): 60'
 - Required ROW (local access): 40'

MSD IMPROVEMENT PROJECTS

1. CSO MARY AVENUE
2. DEER CREEK TRUNK SEWER
3. DEER CREEK TUNNEL





CONCERNS

TRAIL SAFETY:

1. Two (2) Additional street/driveway crossings for trail users

PARK FEATURES:

1. Elimination of Active Play Area (soccer field)
2. Elimination and/or greatly reduced Event Lawn and Comfort Station
3. Reduction in area set aside for Destination Playground and Water Play.

PROPERTY ACQUISITION:

1. Residential vs Commercial property acquisition.
2. Still requires partial acquisition of Brentwood Materials to fulfill UP Crossing upgrades.
3. Encroachment of Brentwood Materials onto UP right-of-way may impact agreement negotiations with Union Pacific.

FLOOD MITIGATION :

1. Increase cost to Phase 1 Flood Mitigation.

NEIGHBORHOOD :

1. All vehicular movements will now utilize Brazeau, Pendleton and Anna to access the park.



OTHER CONCERNS:

1. The proposed access road will change the previously negotiated agreement with Executive Walk owner.
2. Deed Restrictions on 2761 and 2805 Mary Avenue may not allow for construction of proposed roadway. Property uses restricted for purposes compatible with open space, recreational, or wetlands.
 - MSD approval required.
3. Final design of the proposed access road will impact the Phase 1 Flood Mitigation bidding schedule and will most likely need to be issued as a change order after a contractor is selected unless bidding is delayed.
4. It is unknown if MoDOT will allow the change from a commercial drive entrance to local street with existing local street (Mary Ave.) 250' east of proposed local street.

in conclusion

- **Design team does not recommend the proposed Alternate Access to Executive Walk for the following reasons:**
 - **Alternate Access row width does not meet City min. standard of 40'.**
 - **MSD will not allow any adjustments to their sewers in this area that this alternative will require.**
 - **Trail safety and experience will detrimentally be compromised.**
 - **The project will not provide significant cost savings for the City.**
 - **Remaining properties (8702/11 Man. and 2949/50 Brent.) will be detrimentally impacted.**
 - **Currently proposed or future park amenities will be negatively impacted.**
 - **Brazeau Ave. neighborhood will be adversely impacted.**
 - **The City has already executed an agreement with Executive Walk Apartments that changes their access to Brazeau Ave. which is based on the original design.**

Mary Avenue Closure Agenda

- **Project Background & Design Parameters**
- **Current Plan**
- **Schedule**
- **Questions**



MANCHESTER RD.
**MANCHESTER ROAD
REDEVELOPMENT AREA**

BRENTWOOD BLVD

HANLEY RD.

UNION PACIFIC RR

**BI-STATE
DEVELOPMENT**



MASTER PLAN
Brentwood Bound



PHASE 1 BEFORE
Brentwood Bound



REDEVELOPMENT AREA



PHASE 1 AFTER
Brentwood Bound



LEGEND

- 1 Manchester Road Underpass (By MoDOT)
- 2 Spoil Area
- 3 Phase 1 Trail
- 4 Executive Walk Apartments
- 5 Mary Avenue Storage Basin
- 6 Deer Creek Flood Mitigation Improvements
- 7 MSD Mary Ave. Diversion Structure

IMPROVEMENTS TO BE
CONSTRUCTED OR
RETAINED AS PART OF
PHASE 1



Brentwood Bound



LEGEND

- 1 8702 Manchester Rd. Access Drive Construction (By MoDOT)
- 2 Mary Avenue Removal
- 3 Executive Walk Apartments Brazeau Access
- 4 Executive Walk Apartments Mary Removal
- 5 Parking Lot Removal
- 6 Dog Park Removal
- 7 Comfort Station Closure (During Const. Only)
- 8 Soccer Field Closure (During Construction Only)
- 9 Brazeau Ave.-Suburban Tracks Access



PLANNED CHANGES TO
ACCESS AND CLOSURES
DURING THE
CONSTRUCTION PROCESS

Brentwood Bound

Schedule

- **Bidding June-July 2020**
- **Construction Start September 2020**
 - **Norm West Comfort Station: Remains Open Until October 1, 2020.**
 - **Dog Park/Soccer Field: Remains Open until December 31, 2020.**
 - **Executive Walk Access from Mary Ave. will Remain Open Until New Brazeau Access is complete.**
 - **Brentwood Plastics and Three Dogs Access to remain until March 21, 2021.**
- **Construction Complete: December 2021**

Important Contact Information

City of Brentwood, MO
2348 S Brentwood Boulevard
Brentwood, MO 63144
Phone: 314-963-8673

brentwoodbound@brentwoodmo.org



Brentwood Bound

Building a Bright Future