



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.
- **95% Plan Overview**
- **UPRR Crossing and Brazeau/Russell-Brentwood Blvd. Intersection**
- **Schedule/Budget**



MANCHESTER RD.
**MANCHESTER ROAD
REDEVELOPMENT AREA**

UNION PACIFIC RR



MASTER PLAN
Brentwood Bound

MATCHLINE - REFER TO THIS SHEET FOR CONTINUATION

UNION PACIFIC RAILROAD
RIGHT OF WAY
(102' W.)

MANCHESTER ROAD - ROUTE 100
(WIDTH VARIES)

BRENTWOOD BOULEVARD
(WIDTH VARIES)

BRENTWOOD BOULEVARD
(WIDTH VARIES)

BRAZEAU AVENUE (40' W)

PENDLETON AVENUE (40' W)

MARY AVENUE (VARIES)

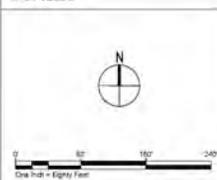
UNION PACIFIC RAILROAD
RIGHT OF WAY
(100' W.)

MATCHLINE - REFER TO THIS SHEET FOR CONTINUATION

PROPERTY INFORMATION

32	N/F BRENTWOOD, CITY OF LOC. NO. 21K211021 19043-0905 #2948 S. BRENTWOOD BLVD.	48	N/F MARY AVENUE & COMPANY, LLC LOC. NO. 21K240775 21119-0602 #2702 MARY AV.
33	N/F BRENTWOOD, CITY OF LOC. NO. 21K211010 19043-0905 #2950 S. BRENTWOOD BLVD.	49	N/F STATE OF MISSOURI LOC. NO. 21K240876 23893-3521 #5614 MANCHESTER RD.
34	N/F BRENTWOOD, CITY OF LOC. NO. 21K211414 11263-0230 #8734 S. BRENTWOOD BLVD.	50	N/F BRENTWOOD, CITY OF LOC. NO. 21K240106 15477-0151 #8856 MANCHESTER RD.
35	N/F BRENTWOOD, CITY OF LOC. NO. 21K211423 15744-2573 #8722 SUBURBAN TRACKS ST.	52	N/F BRENTWOOD, CITY OF LOC. NO. 21K240690 08226-0809 #2735 BOMPART AVE.
36	N/F METROPOLITAN ST. LOUIS SEWER DISTRICT LOC. NO. 21K210222 21597-526 #2916 BRAZEAU AVE.	53	N/F BRENTWOOD, CITY OF LOC. NO. 21K22306 07364-1192 #2760 MARY AVE.
37	N/F METROPOLITAN ST. LOUIS SEWER DISTRICT LOC. NO. 21K211313 21733-850 #2914 BRAZEAU AVE.	54	N/F BRENTWOOD, CITY OF LOC. NO. 21K220122 07364-1192 #2802 MARY AVE.
38	N/F METROPOLITAN ST. LOUIS SEWER DISTRICT LOC. NO. 21K210323 21597-529 #2908 BRAZEAU AVE.	55	N/F BRENTWOOD, CITY OF LOC. NO. 21K220104 07364-1192 #2810 MARY AVE.
39	N/F METROPOLITAN ST. LOUIS SEWER DISTRICT LOC. NO. 21K210442 21817-587 #2904 BRAZEAU AVE.	56	N/F BRENTWOOD, CITY OF LOC. NO. 21K220371 18732-1658 #2814 MARY AVE.
40	N/F BRENTWOOD, CITY OF LOC. NO. 21K211405 12113-0373 #8704 E. PENDLETON AVE.	57	N/F METROPOLITAN ST. LOUIS SEWER DISTRICT LOC. NO. 21K220382 21896-182 #2824 MARY AVE.
41	N/F BRENTWOOD, CITY OF LOC. NO. 21K220281 12173-1908 #8702 E. PENDLETON AVE.	58	N/F BRENTWOOD, CITY OF LOC. NO. 21K220214 07364-1192 #2940 MARY AVE.
42	N/F BRENTWOOD, CITY OF LOC. NO. 21K11356 13661-2249 #8723 E. PENDLETON AVE.	59	N/F BRENTWOOD, CITY OF LOC. NO. 21K220241 12106-1361 #2745 BOMPART AVE.
43.1	N/F PHAM FRANCES LOC. NO. 21K211302 22796-2383 #2848 BRAZEAU AV.	93	N/F BRENTWOOD, CITY OF LOC. NO. 21K20186 12477-1094 #371 MARSHALL AVE.
43.2	N/F DEGEL, JONATHAN MARK LOC. NO. 21K211372 19557-2416 #2842 BRAZEAU AV.	110	N/F EXECUTIVE ASSOCIATES LOC. NO. 21K211450 07000-0451 #8729 BRENTSHIRE WALK
43.3	N/F HOWARD MICHAEL D LOC. NO. 21K211384 23290-4105 #2838 BRAZEAU AV.	111	N/F FOUNTAINS AT 270 THE LLC LOC. NO. 21K2251285 18707-1151 #8730 MANCHESTER RD.
44	N/F BRENTWOOD, CITY OF LOC. NO. 21K220380 19788-2911 #2805 MARY AVE.	208	N/F BI-STATE DEVELOPMENT AGENCY LOC. NO. 22K530671 07223-0035 #3000 S. BRENTWOOD BLVD.
45	N/F BRENTWOOD, CITY OF LOC. NO. 21K220909 19798-2911 #2781 MARY AVE.	248	N/F ICF INC LOC. NO. 21K211186 08850-2395 #2644 S. BRENTWOOD BLVD.
46	N/F MORICE ENTERPRISES LLC LOC. NO. 21K240061 15759-0079 #8702 MANCHESTER RD.	249	N/F JOHNSON, ANDREW P LOC. NO. 221K211203 #2925 BRAZEAU AVE.
47	N/F BRENTWOOD, CITY OF LOC. NO. 21K40032 #8700 MANCHESTER RD.		

SCALES



GREAT RIVERS GREENWAY
CONNECTOR PROJECT
95% DESIGN

PROPERTY OWNERSHIP MAP



JACOBS ENGINEERING GROUP INC.
501 NORTH BROADWAY
ST. LOUIS, MISSOURI 63102-2131
PHONE: 314-259-4000
CERTIFICATE OF AUTHORITY: 020594
EXPIRATION DATE: DECEMBER 31, 2022



401 S. 18TH ST., STE. 400 SMIT LOUIS, MO 63103-2206
(314) 331-4321 • FAX 314-531-8961 • WWW.HORNERSHIFFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 020595
EXPIRATION DATE: DECEMBER 31, 2022



P.O. BOX 178278 SAINT LOUIS, MO 63117
314-241-3000 • WWW.PDSSTUDIO.COM
DISCIPLINE: LANDSCAPE ARCHITECT
CERTIFICATE OF AUTHORITY: LA2-006801843
EXPIRATION DATE: DECEMBER 31, 2022

NO.	DATE	REVISION

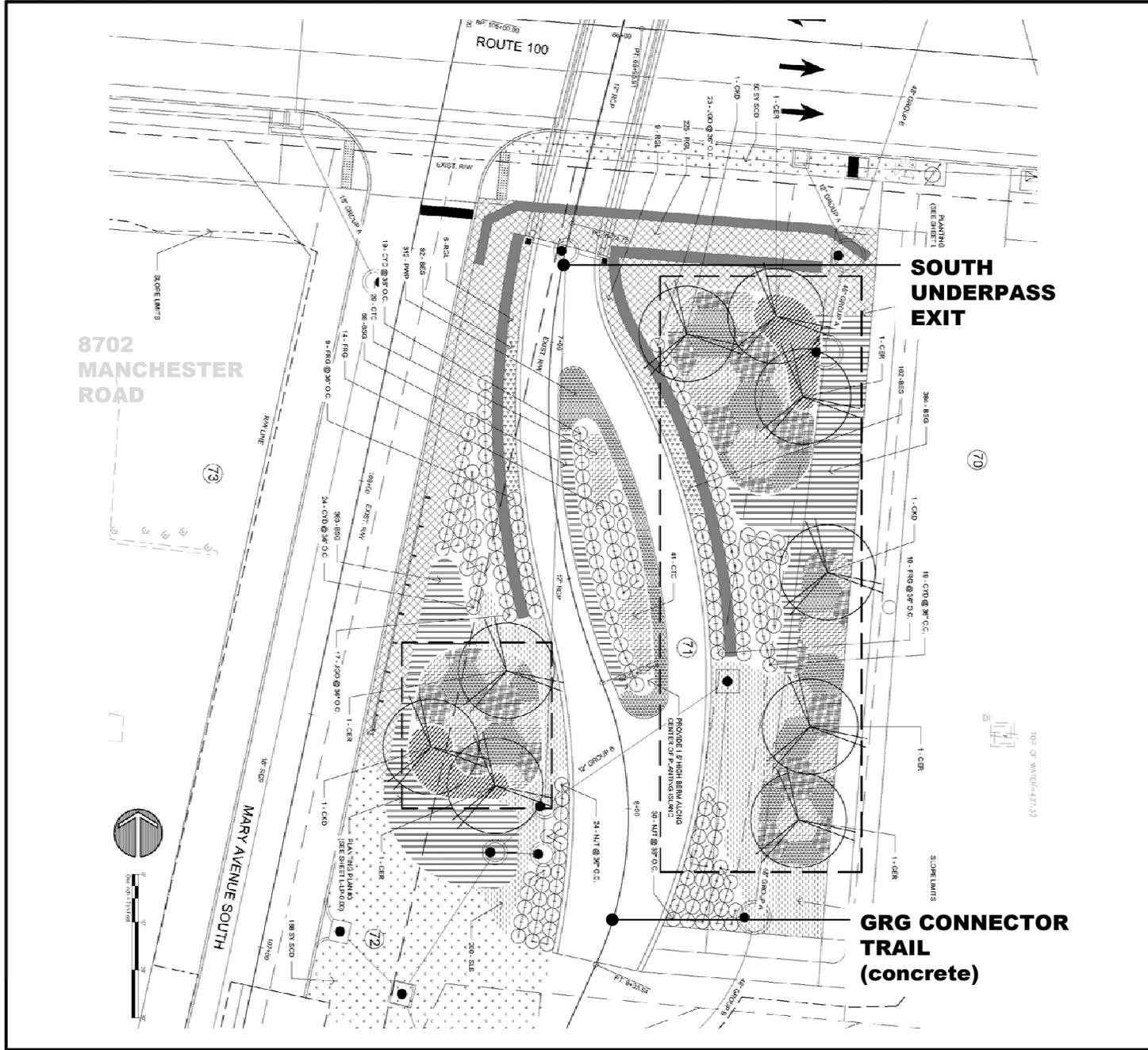
REVISIONS TO BE MADE TO THIS SHEET SHALL BE INDICATED BY A REVISION NUMBER AND DATE. ALL CHANGES SHALL BE APPROVED BY THE DESIGNER AND THE CLIENT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

PRELIMINARY
NOT FOR
CONSTRUCTION

NAME	
DISCIPLINE	
LICENSE NO.	
EXPIRATION DATE	
DATE:	14 MAY 2021
DESIGNED:	J. NILES
DRAWN:	H. BROWN
CHECKED:	A. FRANKE
POS. JOB NO.	1924
JACOBS JOB NO.	707841CH
SHEET	5 OF 192

G-200

DRAWN BY: J. NILES
 CHECKED BY: H. BROWN
 DATE: 14 MAY 2021
 PROJECT: GREAT RIVERS GREENWAY CONNECTOR PROJECT
 SHEET: G-200 OF 192



SOUTH UNDERPASS EXIT

GRG CONNECTOR TRAIL (concrete)

- LEGEND**
- (C) CANOPY TREE
 - (O) ORNAMENTAL TREE
 - (S) SHRUB

- (RGL) GO-LOW SUMAC 36" O.C.
- (BSO) SIDEGATS GRAMA 18" O.C.
- (SLB) LITTLE BLUESTEM 18" O.C.
- (IPDS) PRAIRIE DROPSEED 18" O.C.
- (SHA) HEATH ASTER 18" O.C.
- (CTC) THREADLEAF COREOPSIS 18" O.C.
- (PWP) WOODLAND PHLOX 12" O.C.
- (BES) BLACK-EYED SUSAN 12" O.C.
- TURF SOD

NOTE: ENTIRE BED AREA SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATIONS.

LANDSCAPE NOTES

1. REMOVE NATURAL FIBER TIES AND BURLAP FROM TOP OF ROOT BALL ONLY. REMOVE SYNTHETIC TIES AND BURLAP FROM ENTIRE ROOT BALL.
2. ALL PLANT MATERIAL MAY BE TAGGED OR OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO SITE DELIVERY. APPROVAL IN THE NURSERY DOES NOT INDICATE FINAL ACCEPTANCE.
3. CONTRACTOR IS ADVISED TO STUDY THE PLANS AND VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS. REPORT ANY DISCREPANCIES IMMEDIATELY TO OWNER'S REPRESENTATIVE.
4. CONTRACTOR SHALL USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTIONS TO ANY EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. CONTRACTOR SHALL NOTIFY ALL UTILITIES AND UTILITY NOTIFICATION SERVICES A MINIMUM 48 HOURS IN ADVANCE OF STARTING WORK TO HAVE FACILITIES MARKED IN THE FIELD. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY REPAIRS.
5. UTILITIES HAVE BEEN PLOTTED BASED ON AVAILABLE INFORMATION. SPECIFIC LOCATION OF TREES PLANTING NEAR UTILITIES WILL BE VERIFIED AND APPROVED BY OWNER'S REPRESENTATIVE AFTER UTILITY LOCATIONS ARE MARKED IN THE FIELD. KEY KNOWN AREAS OF UTILITY COORDINATION ARE REFERENCED BACK TO THIS NOTE, BUT OTHERS MAY EXIST AND SHOULD BE IDENTIFIED TO THE OWNER'S REPRESENTATIVE.
6. CONTRACTOR SHALL FULLY COORDINATE WORK WITH WORK BEING PERFORMED BY OTHER CONTRACTORS.
7. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND SHRUBS/ROUND OVER BEES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
8. THE CONTRACTOR SHALL STAKE AND BRACE ALL TREES IMMEDIATELY FOLLOWING INSTALLATION ACCORDING TO PLANS, DETAILS AND SPECIFICATIONS.
9. ALL EDGES OF PLANTING BEDS SHALL BE SPADE CUT UNLESS OTHERWISE SPECIFIED.
10. REFER TO THE AMERICAN STANDARDS FOR NURSERY STOCK (ANS) FOR INFORMATION ON PLANT SIZES AND CONDITIONS.
11. ALL DISTURBED AREAS NOT SHOWN AS SOD OR PLANTING AREAS TO BE SEEDED WITH APPROVED TURF SEED MIX AS DESCRIBED IN TECHNICAL SPECIFICATIONS.

KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONDI TION	TOTAL
TREES					
CER	<i>Cercis canadensis</i>	Eastern Redbud	2" CAL	B&B	6
CKD	<i>Cornus Kousa</i>	Kousa Dogwood	2" CAL	B&B	3
SHRUBS					
NUT	<i>Canadanthus americanus</i>	New Jersey Tea	#3	CONT	54
CYD	<i>Cornus sericea 'Flavissima'</i>	Yellow Twig Dogwood	#3	CONT	62
JOO	<i>Juniperus virginiana 'Grey Owl'</i>	Grey Owl Juniper	#3	CONT	40
ROL	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	#3	CONT	240
GRASSES					
BSS	<i>Bouteloua curtipendula</i>	Sidegats Grama	#3	CONT	915
FRG	<i>Calamagrostis x acutiflora 'Mist Fowlster'</i>	Feather Reed Grass	#3	CONT	33
SLB	<i>Schizachyrium scoparium</i>	Little Bluestem	#3	CONT	587
PERENNIALS					
CTC	<i>Coreopsis verticillata</i>	Threadleaf Coreopsis	#1	CONT	70
PWP	<i>Phlox divaricata</i>	Woodland Phlox	#1	CONT	312
BES	<i>Rudbeckia fulgida</i>	Black Eyed Susan	#1	CONT	194
SOD		Turf Sod	57		218

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

DATE PREPARED: 02/05/2020
 ROUTE: 100 STATE: MO
 DISTRICT: SL SHEET NO.:
 COUNTY: ST. LOUIS
 JOB NO.: J651718B
 CONTRACT ID:

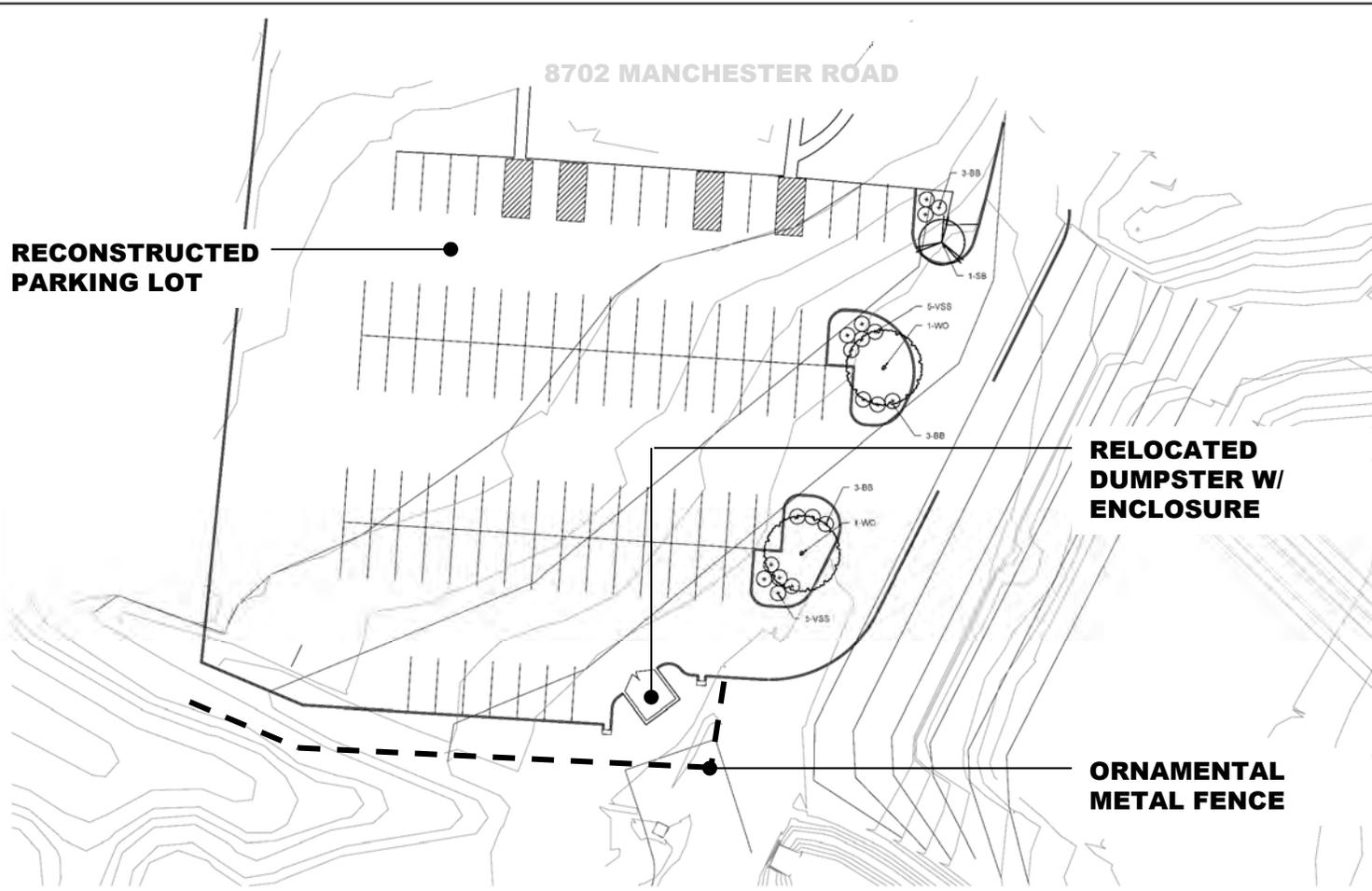
PROJECT NO.	BRIDGE NO.

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
 MoDOT
 105 WEST CAPITOL
 JEFFERSON CITY, MO 65102
 1-888-ASK-MODOT (1-888-275-6636)

PDS
 Planning Design Studio
 1221 North First Street, Suite 305
 St. Louis, Missouri 63102
 P: 314.241.3000 F: 314.241.3001

SPECIAL SHEET
 UNDERPASS ENHANCEMENTS
 PLANTING PLAN
 SHEET OF X

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN REPRODUCED FOR SAFETY AND DATE

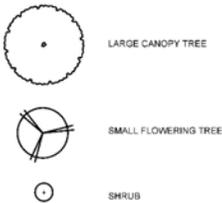


**RECONSTRUCTED
PARKING LOT**

**RELOCATED
DUMPSTER W/
ENCLOSURE**

**ORNAMENTAL
METAL FENCE**

LEGEND:



PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	PLANTING RATE	TYPE	TOTAL
CANOPY TREE					
WO	<i>Quercus phellos</i>	Willow Oak		2" CAL., B&B	2
ORNAMENTAL TREE					
SB	<i>Amelanchier Arborosa</i>	Serviceberry		2" CAL., B&B	1
SHRUBS					
VSS	<i>Ilex virginica</i> 'Sprich' LITTLE HENRY	Little Henry Virginia Sweetspire	5' OC	3 GAL	10
BB	<i>Cephalanthus occidentalis</i>	Butterbush	5' OC	3 GAL	9

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 MUST STUDY THE PLANS AND BECOME FAMILIAR WITH EXISTING CONDITIONS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR MUST 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 MUST BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE BY OWNER.
- CONTRACTOR MUST STAKE AND BRACE TREES IMMEDIATELY FOLLOWING INSTALLATION ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS.
- ALL PLANTING BED EDGES MUST BE SPADE CUT UNLESS OTHERWISE INDICATED.
- CONTRACTOR TO SEED ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIAL MUST 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 MUST 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 MUST CONFORM TO UPPER RANGE LIMITS FOR CALIBER, HEIGHT AND ROOT BALL DIMENSIONS LISTED IN ANSI Z60.1-2014.
- TOPSOIL MUST BE SPREAD TO A DEPTH OF 4" TO ALL AREAS INDICATED TO RECEIVE SEEDING AND ANY AREA DISTURBED BY CONSTRUCTION THAT WILL RECEIVE RESTORATION SEEDING UNLESS OTHERWISE NOTED ON SR SHEETS.
- APPLY A 3" (SETTLED) DEPTH OF BARK MULCH TO THE PLANTING SURFACE OF THE PARKING LOT ISLANDS. LEAVE A 2" SPACE AROUND THE TRUNK OF THE TREE FROM AIR CIRCULATION.



**GREAT RIVERS GREENWAY
CONNECTOR PROJECT**
 95% DESIGN
 8702 MANCHESTER ROAD PARKING LOT
 LANDSCAPE PLAN



JACOBS ENGINEERING GROUP INC.
101 NORTH BROADWAY
ST. LOUIS, MISSOURI 63102-2131
PHONE: 314-254-4500
CERTIFICATE OF AUTHORITY: 002074
EXPIRATION DATE: DECEMBER 31, 2022



401 S. 18TH ST., STE. 400 SAINT LOUIS, MO 63103-2296
314-531-4321 • FAX 314-531-4966 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 002159
EXPIRATION DATE: DECEMBER 31, 2022



P.O. BOX 17079 SAINT LOUIS, MO 63117
314-241-3000 • WWW.PLANNINGDESIGNSTUDIO.COM
DISCIPLINE: LANDSCAPE ARCHITECT
CERTIFICATE OF AUTHORITY: LAC-200601945
EXPIRATION DATE: DECEMBER 31, 2022

NO.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME: -
DISCIPLINE: -
LICENSE NO.: -
EXPIRATION DATE: -

DATE: 14 MAY 2021

DESIGNED: J. LECHEN
DRAWN: J. LECHEN
CHECKED: L. FEASTER

HS JOB NO. 1815600

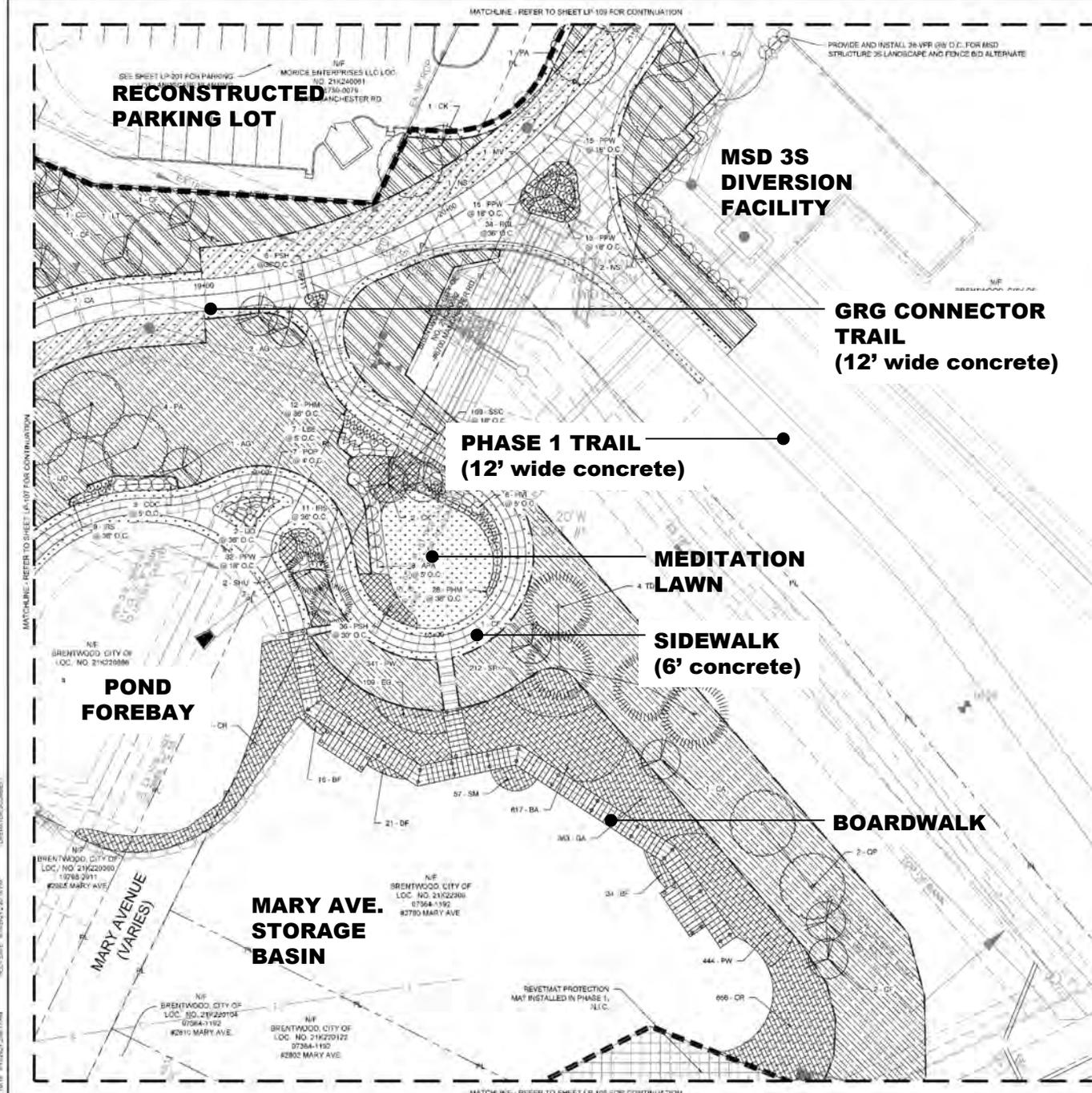
JACOBS JOB NO. 707841CH

SHEET 115 OF 192

LP-201



SCALE: 1"=20'



- ### 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 BRACE 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 CALIBER, HEIGHT AND ROOT BALL DIMENSIONS LISTED IN AND 20013014.
 - TOPSOIL SHALL BE SPREAD TO A DEPTH OF 4" TO ALL AREAS INDICATED TO RECEIVE SEEDING AND ANY AREA DISTURBED BY CONSTRUCTION THAT WILL RECEIVE RESTORATION SEEDING.
 - NO TREES LIVE STAKED, BALLED AND BUTTERFLAPED, OR SPIN SHOULD BE PLANTED OVER OR WITHIN THE 30 FEET EASEMENT FOR THE EXISTING / PROPOSED HORSESHOE SEWER LINE.
 - CONTRACTOR TO VERIFY AND CONFIRM THE LOCATION OF ALL PROPERTY LINES AND UTILITY EASEMENTS PRIOR TO COMPLETING ANY WORK NEAR ADJACENT PROPERTIES OR IN ANY EASEMENT AREA.

LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING	[Symbol]	CANDY TREE	[Symbol]
TURF - 900	[Symbol]	ORNAMENTAL TREE	[Symbol]
PERENNIAL/GROUND COVER	[Symbol]	EVERGREEN TREE	[Symbol]
AMENDED SOIL AREA	[Symbol]	LARGE SHRUB	[Symbol]
PRAIRIE SEEDING	[Symbol]	MEDIUM SHRUB	[Symbol]
BIORETENTION AREA	[Symbol]	LIMITS OF SEEDING	[Symbol]
GRASSHOLE (SEE DETAIL 64D-101)	[Symbol]		
WET PRAIRIE SEEDING	[Symbol]		
AQUATIC SHIELD PLANTINGS	[Symbol]		

SCALES

KEY PLAN

Project # 20MSD-00444 Basemap #21K

Brentwood Bound
Restoring the Right Place

GREAT RIVERS GREENWAY CONNECTOR PROJECT
95% DESIGN
LANDSCAPE PLAN
NORM WEST PARK

JACOBS ENGINEERING GROUP INC.
501 NORTH BRIDGEMONT
1ST FLOOR, ANNE ARBOR MI 48101
PHONE: 313-323-8400
CERTIFICATE OF AUTHORITY: 000008
EXPIRATION DATE: DECEMBER 31, 2022

HORNER SHIFFRIN
411 S. 4TH ST., STE. 402 SAINT LOUIS, MO 63102-2299
314-971-4311 • FAX 314-971-1666 • WWW.HORNERSHIFFRIN.COM
LICENSED PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000104
EXPIRATION DATE: DECEMBER 31, 2022

PDS
PLANNING DESIGN SERVICES
11824 SHELBY • WWW.PDSPLANNINGDESIGN.COM
LICENSED LANDSCAPE ARCHITECT
CERTIFICATE OF AUTHORITY: LAC 330000000
EXPIRATION DATE: DECEMBER 31, 2022

NO.	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION

NAME: _____
DISCIPLINE: _____
PROJECT NO: _____
EXPIRATION DATE: _____
DATE: 14 MAY 2021
DESIGNED: J. HILGES
DRAWN: H. BROWN
CHECKED: A. FRANK
PROJ. JOB NO.: 1924
JACOBS JOB NO.: 707041CH
SHEET: 111 OF 192

LP-108

NO.	DATE	REVISION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME: -
DISCIPLINE: -
LICENSE NO: -
EXPIRATION DATE: -
DATE: 14 MAY 2021
DESIGNED: J. NILGES
DRAWN: H. BROWN
CHECKED: A. FRANK
PDS JOB NO. 1924
JACOBS JOB NO. 707841CH
SHEET 107 OF 192

LP-104

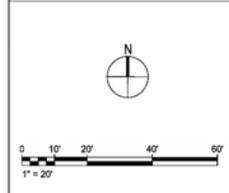
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- ALL PLANT MATERIAL SHALL BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE BY OWNER.
- CONTRACTOR SHALL STAKE AND BRACE TREES IMMEDIATELY FOLLOWING INSTALLATION ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS.
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- 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 4" 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.
- CONTRACTOR TO VERIFY AND CONFIRM THE LOCATION OF ALL PROPERTY LINES AND UTILITY EASEMENTS PRIOR TO COMPLETING ANY WORK NEAR ADJACENT PROPERTIES OR IN ANY EASEMENT AREA.

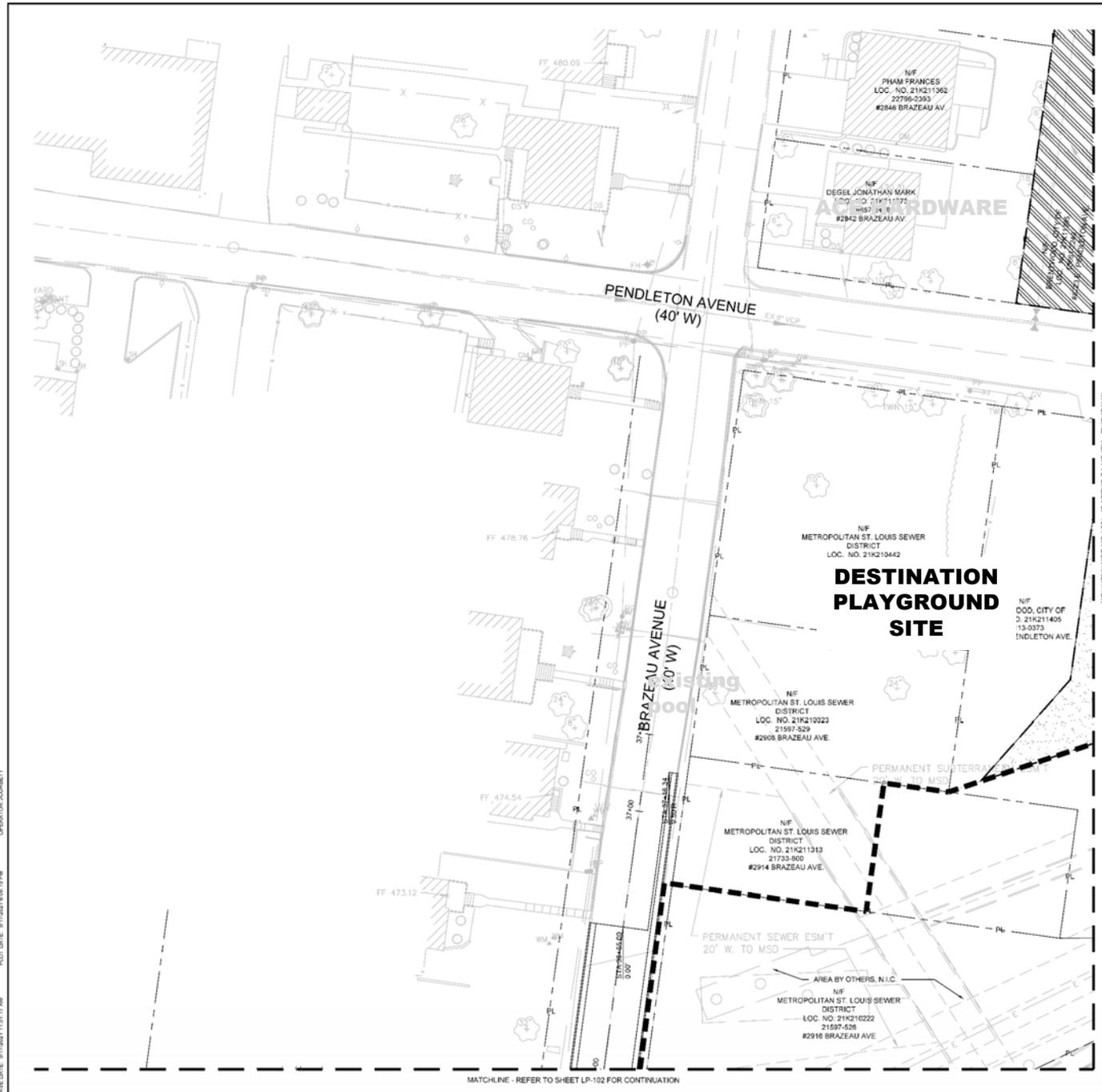
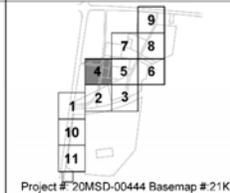
LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING		CANOPY TREE	
TURF - SOG		ORNAMENTAL TREE	
PERENNIALGROUNDCOVER		EVERGREEN TREE	
AMENDED SOIL AREA		LARGE SHRUB	
PRAIRIE SEEDING		MEDIUM SHRUB	
BIORETENTION AREA		LIMITS OF SEEDING	
GRASSPAVE (SEE DETAIL 6/LD-101)			
WET PRAIRIE SEEDING			
AQUATIC SHELF PLANTINGS			

SCALES



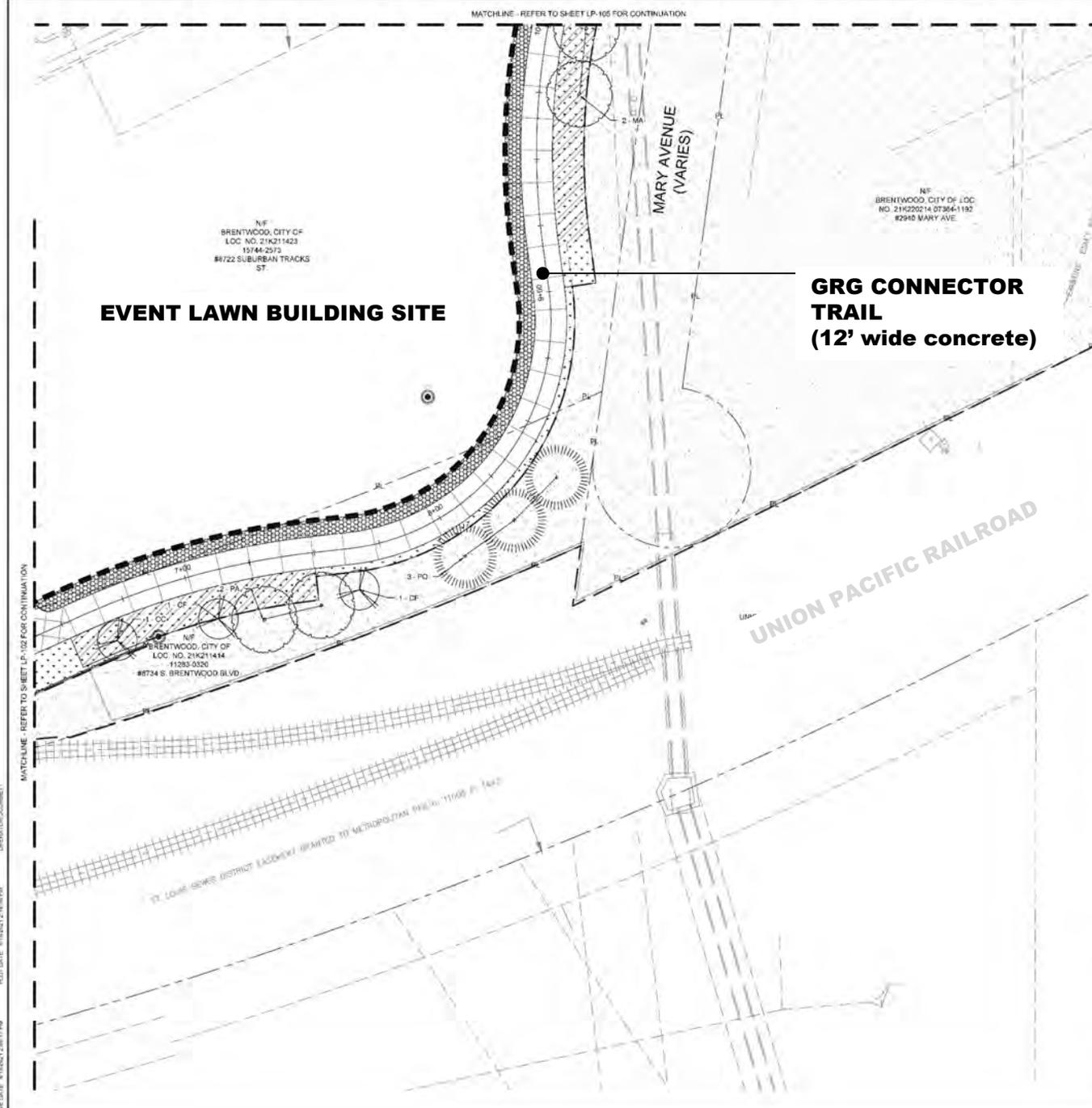
KEY PLAN



DWG: P:\1524\100 Park Blvd Connector\11 Customer\Drawings\104_LP_Norm West Park.dwg
 DATE: 11/15/21 11:51:17 AM
 CTE: JACB
 PLOT DATE: 3/17/2024 8:08:19 AM
 OPERATOR: JACB@BENT

MATCHLINE - REFER TO SHEET LP-102 FOR CONTINUATION

MATCHLINE - REFER TO SHEET LP-105 FOR CONTINUATION



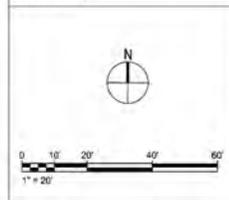
LANDSCAPE NOTES

- 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.
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- 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.
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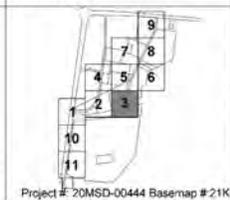
LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING	[Symbol]	CANOPY TREE	[Symbol]
TURF - SOO	[Symbol]	ORNAMENTAL TREE	[Symbol]
PERENNIAL/GROUND COVER	[Symbol]	EVERGREEN TREE	[Symbol]
AMENDED SOIL AREA	[Symbol]	LARGE SHRUB	[Symbol]
PRAIRIE SEEDING	[Symbol]	MEDIUM SHRUB	[Symbol]
BIORETENTION AREA	[Symbol]	LIMITS OF SEEDING	[Symbol]
GRASSPAVE (SEE DETAIL 6LD-101)	[Symbol]		
WET PRAIRIE SEEDING	[Symbol]		
AQUATIC SHELF PLANTINGS	[Symbol]		

SCALES



KEY PLAN



Brentwood Bound
Building a Better Future

GREAT RIVERS GREENWAY CONNECTOR PROJECT
95% DESIGN

LANDSCAPE PLAN
NORM WEST PARK

JACOBS
JACOBS ENGINEERING GROUP INC.
301 NORTH BRIDGEMAN
ST. LOUIS, MISSOURI 63102-2931
PHONE: 314-335-4000
CERTIFICATE OF AUTHORITY: 000754
EXPIRATION DATE: DECEMBER 31, 2022

HORNER SHIFRIN
401 S. 18TH ST., STE. 402 SAINT LOUIS, MO 63103-2228
314-931-4301 • FAX 314-531-6666 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 000198
EXPIRATION DATE: DECEMBER 31, 2022

PDS
Planning Design Studio
P.O. BOX 178279 SAINT LOUIS, MO 63117
314-241-3900 • WWW.PLANDESIGNSTUDIO.COM
DISCIPLINE: LANDSCAPE ARCHITECT
CERTIFICATE OF AUTHORITY: LAC 30000016E
EXPIRATION DATE: DECEMBER 31, 2022

NO.	DATE	REVISION

PRELIMINARY
NOT FOR
CONSTRUCTION

NAME: -
DISCIPLINE: -
LICENSE NO: -
EXPIRATION DATE: -
DATE: 14 MAY 2021
DESIGNED: J. NILGES
DRAWN: H. BROWN
CHECKED: A. FRANKIE
PDS JOB NO. 1924
JACOBS JOB NO. 707641CH
SHEET 105 OF 192
LP-103

DWG: P:\1814\1814.dwg
 PLOT DATE: 14 MAY 2021 11:09 AM
 PLOT BY: J. NILGES
 CTE: 1814-1814.dwg
 DATE: 14 MAY 2021 11:09 AM
 DESIGNED: J. NILGES
 DRAWN: H. BROWN
 CHECKED: A. FRANKIE

**METRO
SOUTH ENTRANCE
(signalized)**

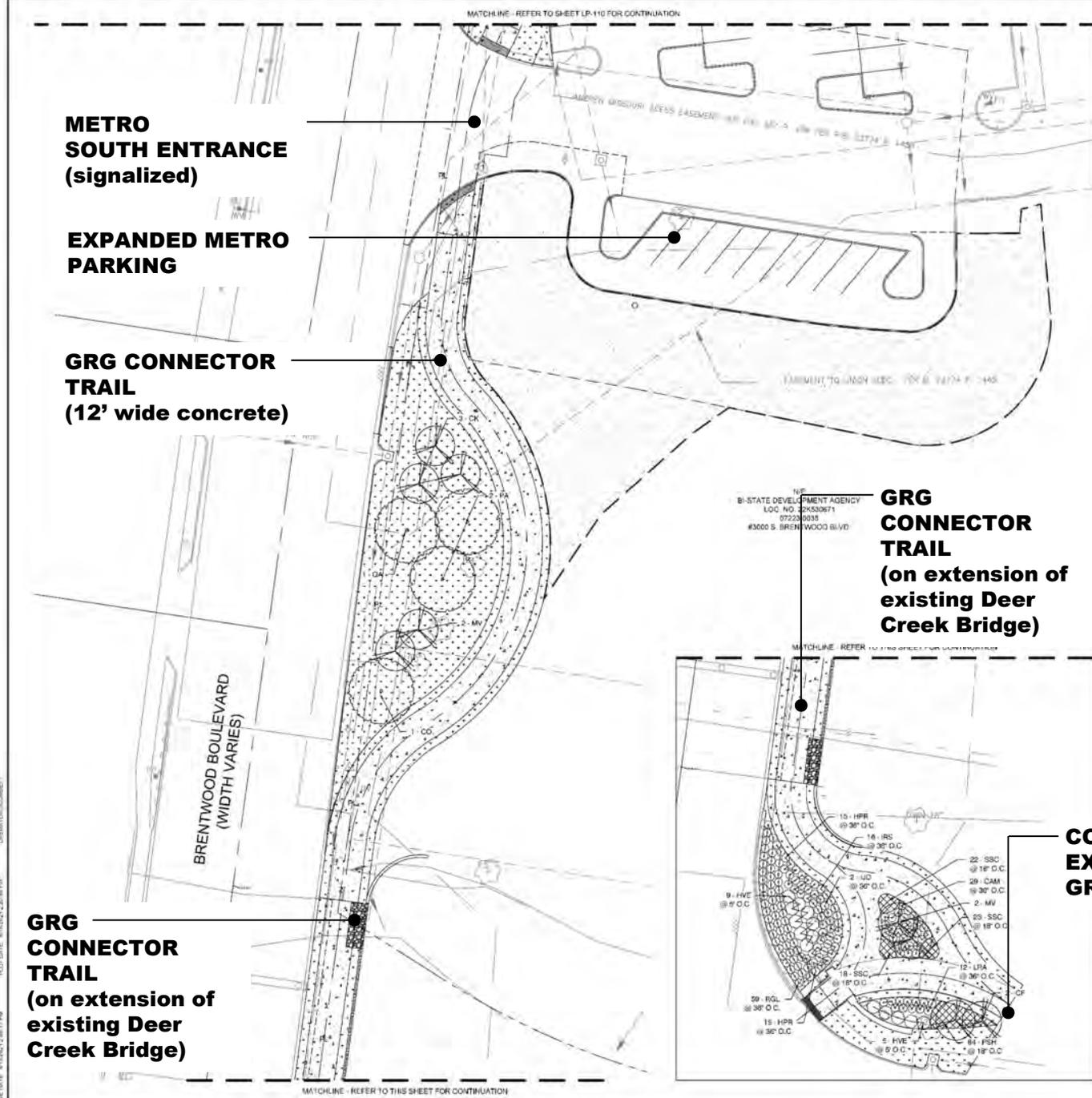
**EXPANDED METRO
PARKING**

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

**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)**



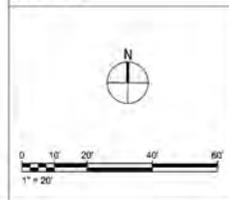
LANDSCAPE NOTES

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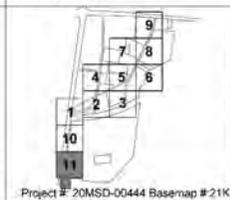
LANDSCAPE LEGEND

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
TURF - SEEDING	[Symbol]	CANOPY TREE	[Symbol]
TURF - SOO	[Symbol]	ORNAMENTAL TREE	[Symbol]
PERENNIAL/GROUND COVER	[Symbol]	EVERGREEN TREE	[Symbol]
AMENDED SOIL AREA	[Symbol]	LARGE SHRUB	[Symbol]
PRAIRIE SEEDING	[Symbol]	MEDIUM SHRUB	[Symbol]
BIORETENTION AREA	[Symbol]	LIMITS OF SEEDING	[Symbol]
GRASSPAVE (SEE DETAIL 64D-101)	[Symbol]		
WET PRAIRIE SEEDING	[Symbol]		

SCALES



KEY PLAN



Brentwood Bound
Building a Better Future

**GREAT RIVERS GREENWAY
CONNECTOR PROJECT**
95% DESIGN

LANDSCAPE PLAN
BRENTWOOD BOULEVARD/BRAZEAU AV.

Jacobs
JACOBS ENGINEERING GROUP INC.
301 NORTH BRIDGWAY
ST. LOUIS, MISSOURI 63102-2131
PHONE: 314-335-4000
CERTIFICATE OF AUTHORITY: 00026
EXPIRATION DATE: DECEMBER 31, 2022

HORNER SHIFRIN
401 S. 18TH ST., STE. 402 SAINT LOUIS, MO 63103-2208
314-931-4311 • FAX 314-931-6966 • WWW.HORNERSHIFRIN.COM
DISCIPLINE: PROFESSIONAL ENGINEERING
CERTIFICATE OF AUTHORITY: 00016
EXPIRATION DATE: DECEMBER 31, 2022

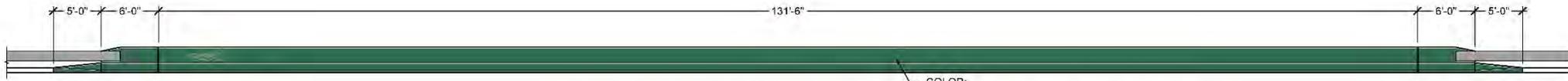
PDS
Planning Design Studio
P.O. BOX 17879 SAINT LOUIS, MISSOURI 63117
314-241-3900 • WWW.PLANDESIGNSTUDIO.COM
DISCIPLINE: LANDSCAPE ARCHITECTURE
CERTIFICATE OF AUTHORITY: LAC 30000154E
EXPIRATION DATE: DECEMBER 31, 2022

NO.	DATE	REVISION

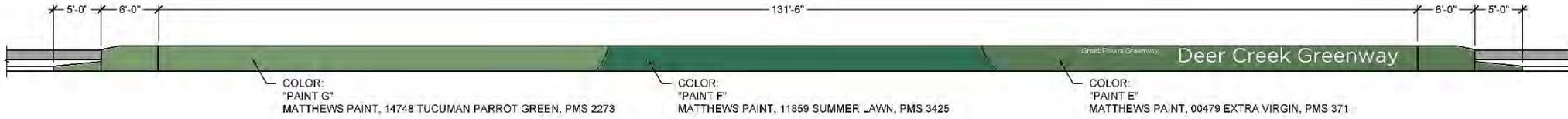
**PRELIMINARY
NOT FOR
CONSTRUCTION**

NAME: _____
DISCIPLINE: _____
LICENSE NO.: _____
EXPIRATION DATE: _____
DATE: 14 MAY 2021
DESIGNED: J. MILGES
DRAWN: K. BROWN
CHECKED: A. FRANK
PDS JOB NO.: 1924
JACOBS JOB NO.: 707641CH
SHEET: 114 OF 192
LP-111

PDS: 1415841.A001 (Rev. 08/20) Comments: 12/24/2021 10:00 AM
 PDS: 1415841.A001 (Rev. 08/20) Comments: 12/24/2021 10:00 AM
 DATE: 14 MAY 2021 10:00 AM
 USER: JACOBSON
 PROJECT: 707641CH
 SHEET: 114 OF 192

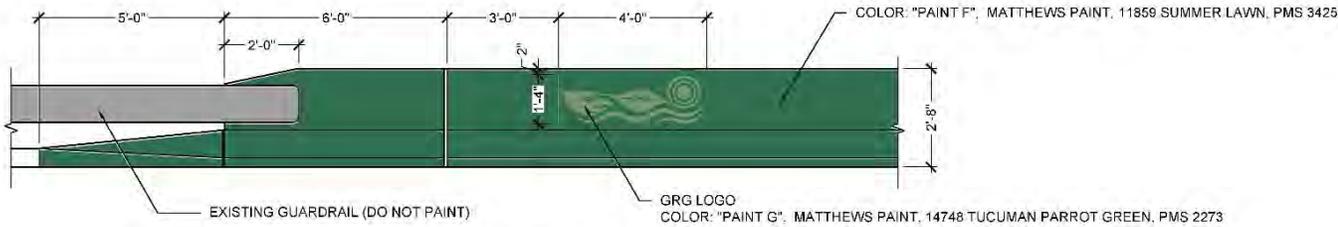


EAST LOOKING ELEVATION

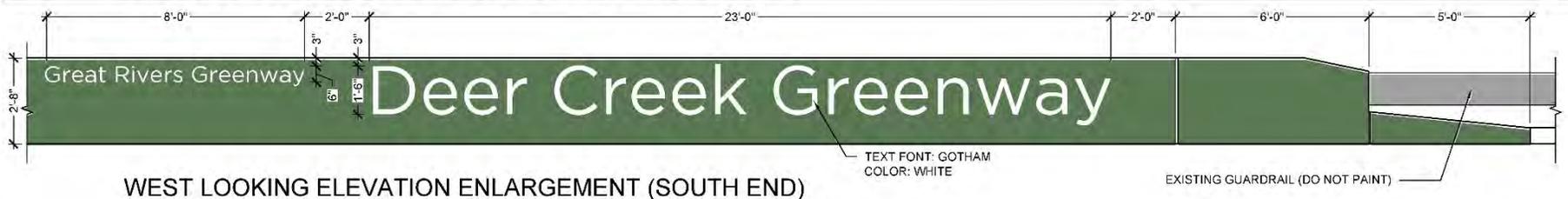


WEST LOOKING ELEVATION

2 DEER CREEK BRIDGE BARRIER PAINTING
NTS



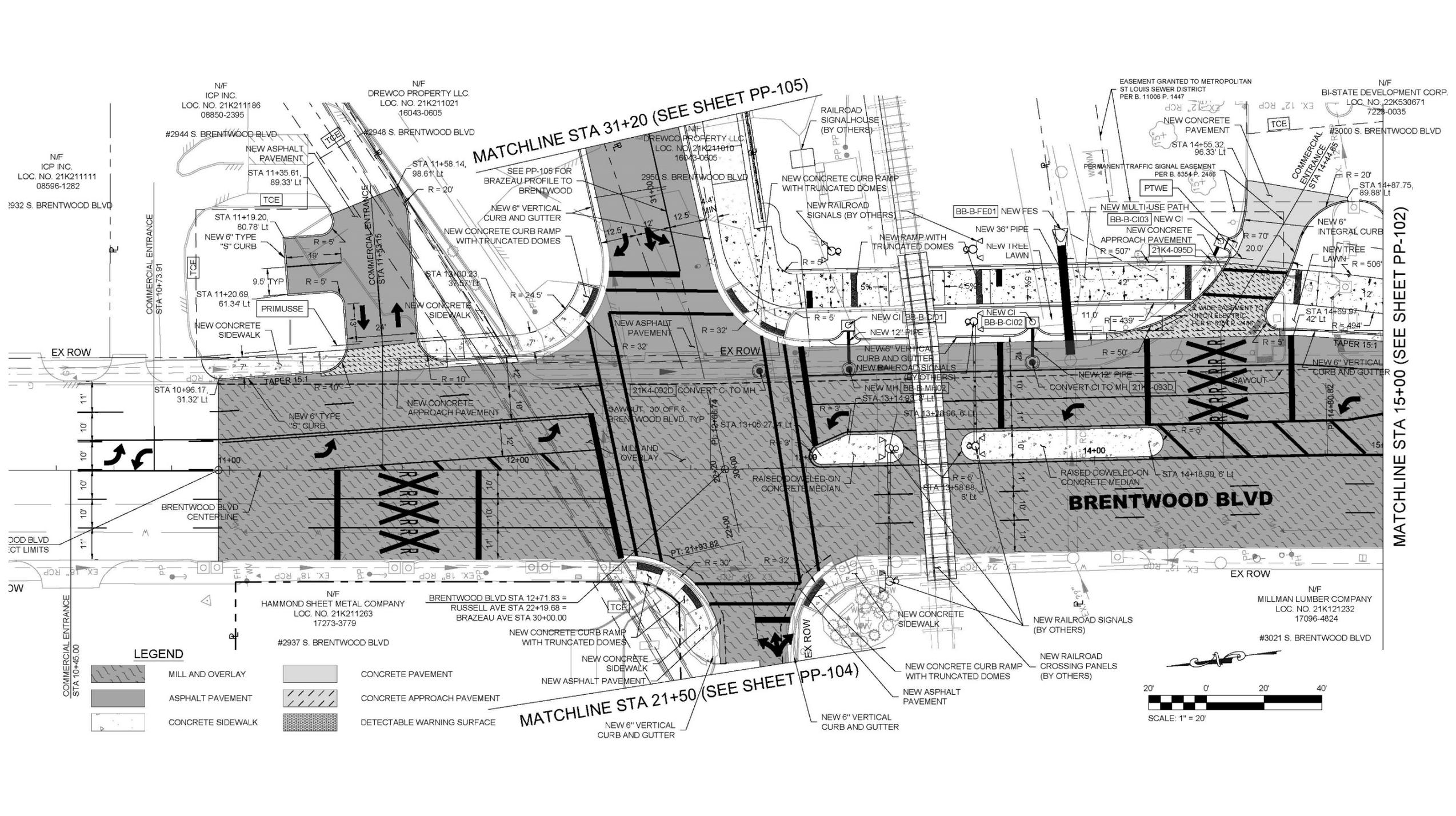
EAST LOOKING ELEVATION ENLARGEMENT (NORTH END)



WEST LOOKING ELEVATION ENLARGEMENT (SOUTH END)

3 DEER CREEK BRIDGE BARRIER PAINTING - ENLARGEMENT
NTS





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

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

MATCHLINE STA 21+50 (SEE SHEET PP-104)

N/F
ICP INC.
LOC. NO. 21K211111
08596-1282

N/F
ICP INC.
LOC. NO. 21K211186
08850-2395

N/F
DREWCO PROPERTY LLC
LOC. NO. 21K211021
16043-0605

N/F
DREWCO PROPERTY LLC
LOC. NO. 21K214010
16043-0605

EASEMENT GRANTED TO METROPOLITAN
ST LOUIS SEWER DISTRICT
PER B. 11006 P. 1447

N/F
BI-STATE DEVELOPMENT CORP.
LOC. NO. 22K530671
7228-0035

N/F
ICP INC.
LOC. NO. 21K211111
08596-1282

N/F
ICP INC.
LOC. NO. 21K211111
08596-1282

N/F
DREWCO PROPERTY LLC
LOC. NO. 21K211021
16043-0605

N/F
DREWCO PROPERTY LLC
LOC. NO. 21K214010
16043-0605

EASEMENT GRANTED TO METROPOLITAN
ST LOUIS SEWER DISTRICT
PER B. 8354 P. 2486

N/F
BI-STATE DEVELOPMENT CORP.
LOC. NO. 22K530671
7228-0035

N/F
ICP INC.
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16043-0605

N/F
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ST LOUIS SEWER DISTRICT
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DREWCO PROPERTY LLC
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16043-0605

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DREWCO PROPERTY LLC
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EASEMENT GRANTED TO METROPOLITAN
ST LOUIS SEWER DISTRICT
PER B. 8354 P. 2486

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08596-1282

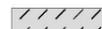
N/F
DREWCO PROPERTY LLC
LOC. NO. 21K211021
16043-0605

N/F
DREWCO PROPERTY LLC
LOC. NO. 21K214010
16043-0605

EASEMENT GRANTED TO METROPOLITAN
ST LOUIS SEWER DISTRICT
PER B. 8354 P. 2486

N/F
BI-STATE DEVELOPMENT CORP.
LOC. NO. 22K530671
7228-0035

LEGEND

-  MILL AND OVERLAY
-  ASPHALT PAVEMENT
-  CONCRETE SIDEWALK
-  CONCRETE PAVEMENT
-  CONCRETE APPROACH PAVEMENT
-  DETECTABLE WARNING SURFACE



SIGNAL PRECONSTRUCTION NOTE

NOTED OTHERWISE, ALL TRAFFIC SIGNAL WORK ON THIS PROJECT SHALL BE IN ACCORDANCE WITH LOUISIANA COUNTY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DIVISION 1004 - ST. LOUIS COUNTY TRAFFIC SIGNALS, AND WITH ST. LOUIS COUNTY STANDARD SPECIFICATIONS FOR TRAFFIC SIGNALS. THE CONTRACTOR SHALL HAVE SAID REFERENCES ON THE JOB AT ALL TIMES DURING CONSTRUCTION. INSTALLATION OF THE SIGNALIZATION EQUIPMENT SHALL BE IN ACCORDANCE WITH THE STANDARD DRAWINGS IN EFFECT FOR THIS PROJECT. THE SIGNAL PLANS WERE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE STANDARD DRAWINGS ERRATA SHEET TO THEIR SET OF DRAWINGS IS CURRENT. THE STANDARD DRAWINGS IN EFFECT FOR THIS PROJECT THOSE DRAWINGS AVAILABLE FOR VIEWING ON THE DATE THE SIGNAL PLANS WERE APPROVED.

STRUCTURES AND UTILITY NOTE

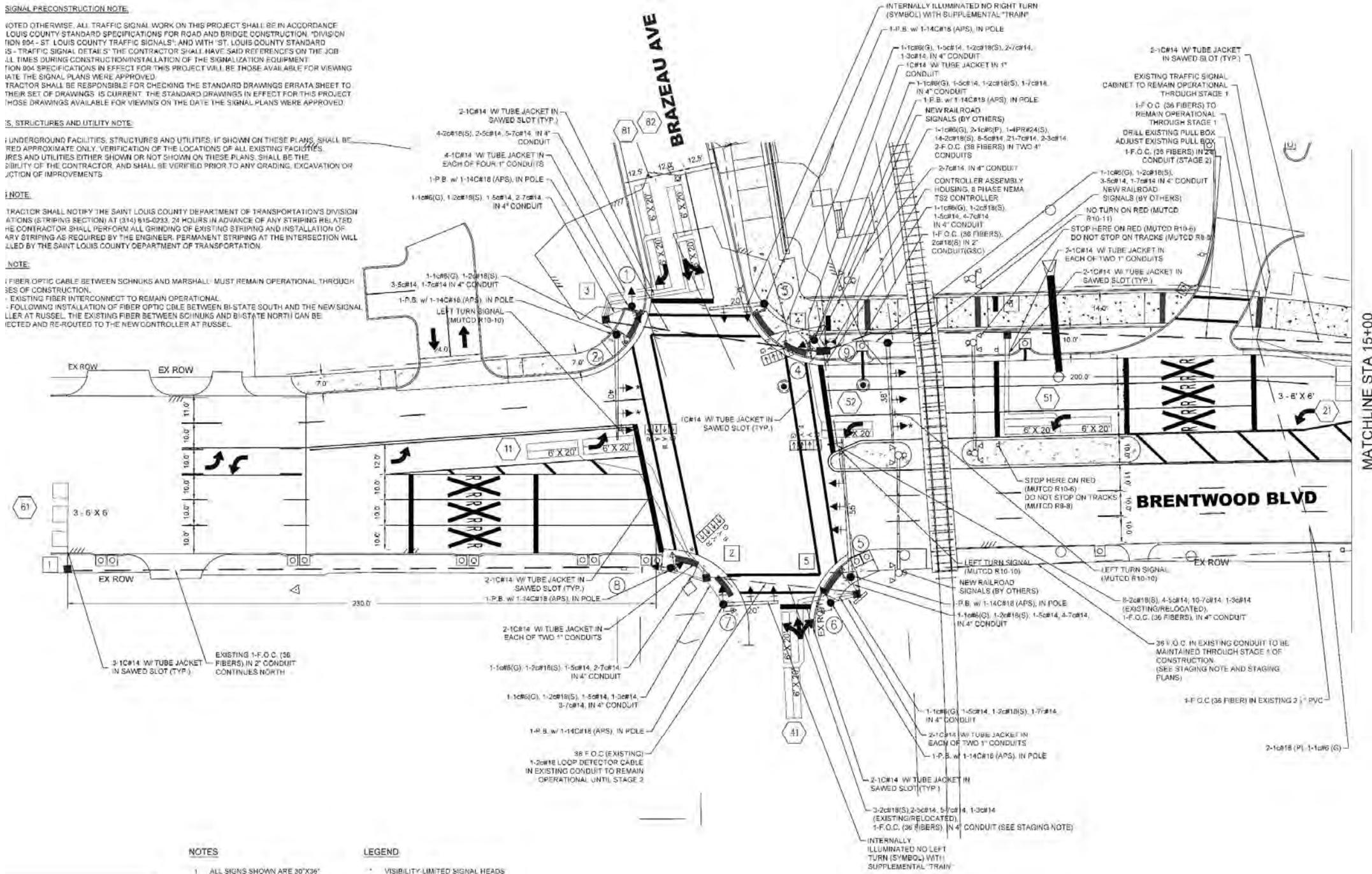
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES, IF SHOWN ON THESE PLANS, SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING FACILITIES, STRUCTURES AND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE VERIFIED PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS.

NOTE

THE CONTRACTOR SHALL NOTIFY THE SAINT LOUIS COUNTY DEPARTMENT OF TRANSPORTATION'S DIVISION OF STRIPING SECTION AT (314) 915-0233, 24 HOURS IN ADVANCE OF ANY STRIPING RELATED TO THIS PROJECT. THE CONTRACTOR SHALL PERFORM ALL GRINDING OF EXISTING STRIPING AND INSTALLATION OF ANY STRIPING AS REQUIRED BY THE ENGINEER. PERMANENT STRIPING AT THE INTERSECTION WILL BE Laid BY THE SAINT LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.

NOTE

FIBER OPTIC CABLE BETWEEN SCHUNKS AND MARSHALL MUST REMAIN OPERATIONAL THROUGH STAGES OF CONSTRUCTION.
 - EXISTING FIBER INTERCONNECT TO REMAIN OPERATIONAL.
 - FOLLOWING INSTALLATION OF FIBER OPTIC CABLE BETWEEN BI-STATE SOUTH AND THE NEW SIGNAL CABINET AT RUSSEL, THE EXISTING FIBER BETWEEN SCHUNKS AND BI-STATE NORTH CAN BE DISCONNECTED AND RE-ROUTED TO THE NEW CONTROLLER AT RUSSEL.



MATCHLINE STA 15+00

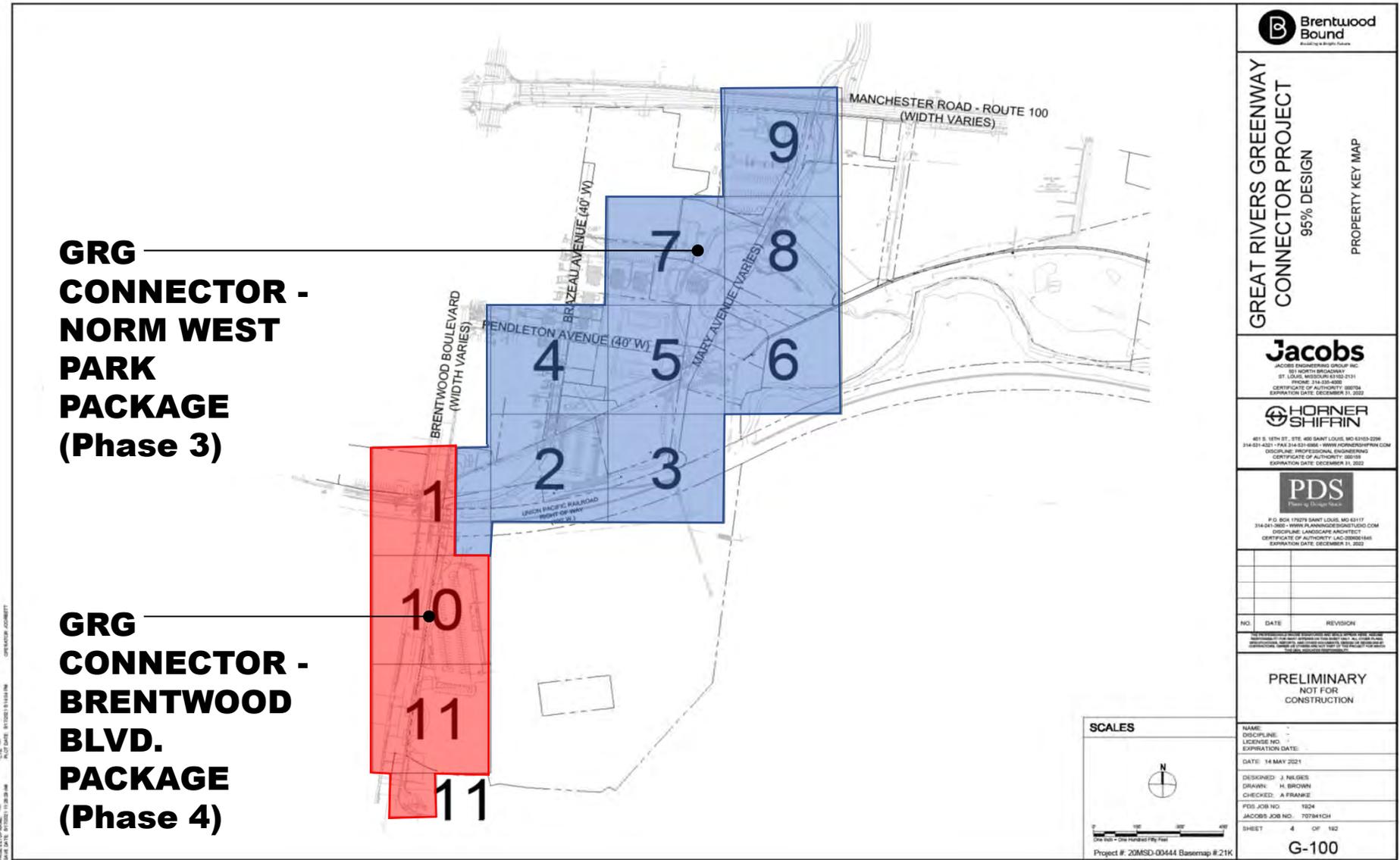
NOTES

- 1 ALL SIGNS SHOWN ARE 30"X36" UNLESS OTHERWISE INDICATED.

LEGEND

- * VISIBILITY-LIMITED SIGNAL HEADS

Bid Package Split



GREAT RIVERS GREENWAY CONNECTOR PROJECT
95% DESIGN
PROPERTY KEY MAP



NO.	DATE	REVISION

PRELIMINARY NOT FOR CONSTRUCTION

NAME:	
DISCIPLINE:	
LICENSE NO.:	
EXPIRATION DATE:	
DATE:	14 MAY 2021
DESIGNED BY:	J. NILES
DRAWN BY:	H. BROWN
CHECKED BY:	A. FRANKIE
PDS JOB NO.:	1924
JACOBS JOB NO.:	707841CH
SHEET:	4 OF 192
G-100	



Bid Alternate GRG Connector - Norm West Park Package

- **Alternate No. 1 (ADD): Park Irrigation.**
- **Alternate No. 2 (ADD): Enhanced Landscape.**
- **Alternate No. 3 (DEDUCT): Versalok UP Retaining Wall.**
- **Alternate No. 4 (ADD): 3s Fencing.**
- **Alternate No. 5 (ADD): 3s Landscape.**
- **Alternate No. 6 (ADD): Establishment Landscape Maintenance Year 2.**
- **Alternate No. 7 (ADD): Establishment Landscape Maintenance Year 3**
- **Alternate No. 8 (ADD): Sign Wall.**
- **Alternate No. 9 (ADD): Concrete Boardwalk.**
- **Alternate No. 10 (ADD): Amphitheater.**
- **Alternate No. 11 (ADD): Provide and Install Site Furnishings**

Bid Alternate GRG Connector – Brentwood Blvd. Package

- **Alternate No. 1 (ADD): Bridge Deck Topping.**

Schedule/Budget

- **Phase 3 – GRG Connector – Norm West Park**
 - Target Bidding: 7/13 – 8/5
 - BOA approval: 8/16
 - Construction: 8/17 – 12/2022
- **Phase 4 – GRG Connector Along Brentwood Blvd. and Russell Trail**
 - Target Bidding: Winter 2022
 - Construction: Spring 2022 – 12/2022

- **Current Estimate (Not including Russell Trail)** **\$5,093,461**
- **GRG Connector Budget** **\$5,133,884**
- **Delta** **(\$40,423)**

- **Alternates (Not included in totals above)** **~\$800,000**



Brentwood
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Building a Bright Future