



April 26, 2022

Michael Zeek  
Director of Community Development & City Planner  
11911 Dorsett Road  
Maryland Heights, MO 63043

**RE: Project Description for 850 John Pellet Ct. and 15897 River Valley Drive**

The proposed 141 Logistics Centre is a joint development between Clearpath Development Partners and Block Real Estate Services, firms with substantial experience and a long history of performance in the St. Louis region. The project will consist of two separate state-of-the-art 540,800 square foot modern bulk warehouse buildings. Each building has a minimum clear height of 36' with multiple docks, drive-ins, trailer, and car parking spaces. Each building can be subdivided to accommodate up to four tenants.

Please do not hesitate to contact me with any questions regarding this proposed development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Casey Urkevich".

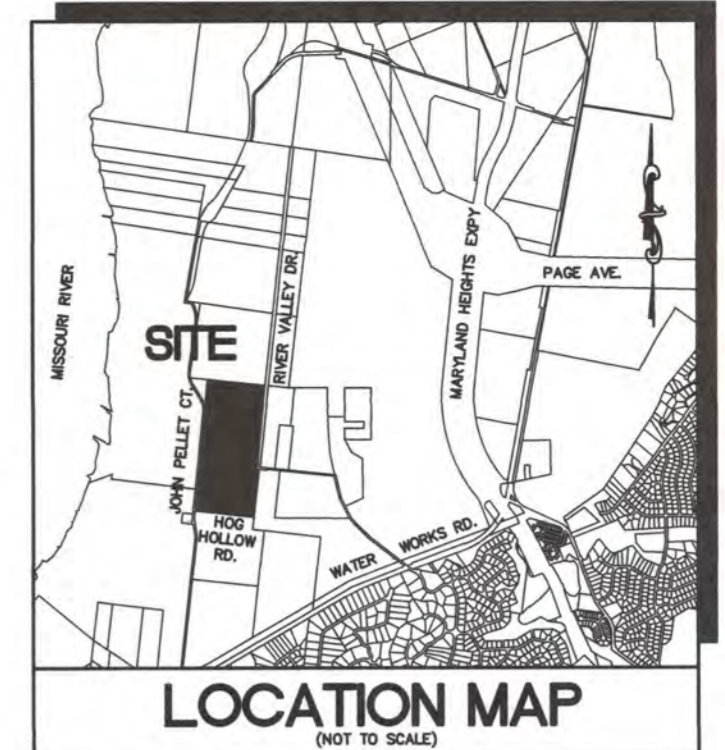
Casey Urkevich  
Manager

# ALTA/NSPS LAND TITLE SURVEY

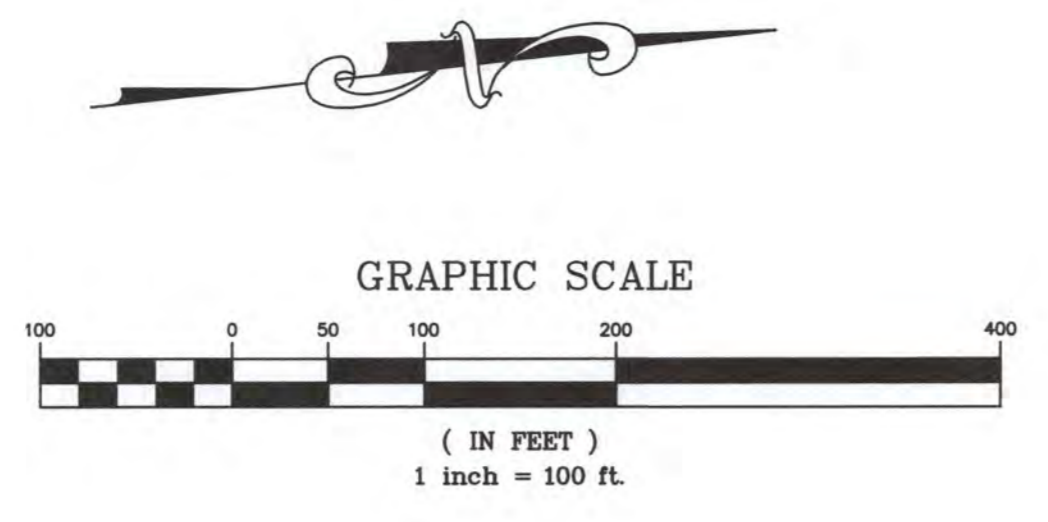
A TRACTS OF LAND BEING LOTS 2 AND 3 PLAT IN CAUSE NO 10729 AS RECORDED IN DEED BOOK 185 PAGE 205 AND LOT 1 OF RIVER VALLEY COMMERCE PARK AS RECORDED IN PLAT BOOK 354, PAGE 829 LOCATED IN U.S. SURVEY 949, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI

ABBREVIATIONS	
C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PS.	PLAT BOOK
P.V.C.	PIPE
R.B.	RADIALLY BEARING
R.C.P.	REINFORCED CONCRETE PIPE
S.O.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VITRIFIED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH

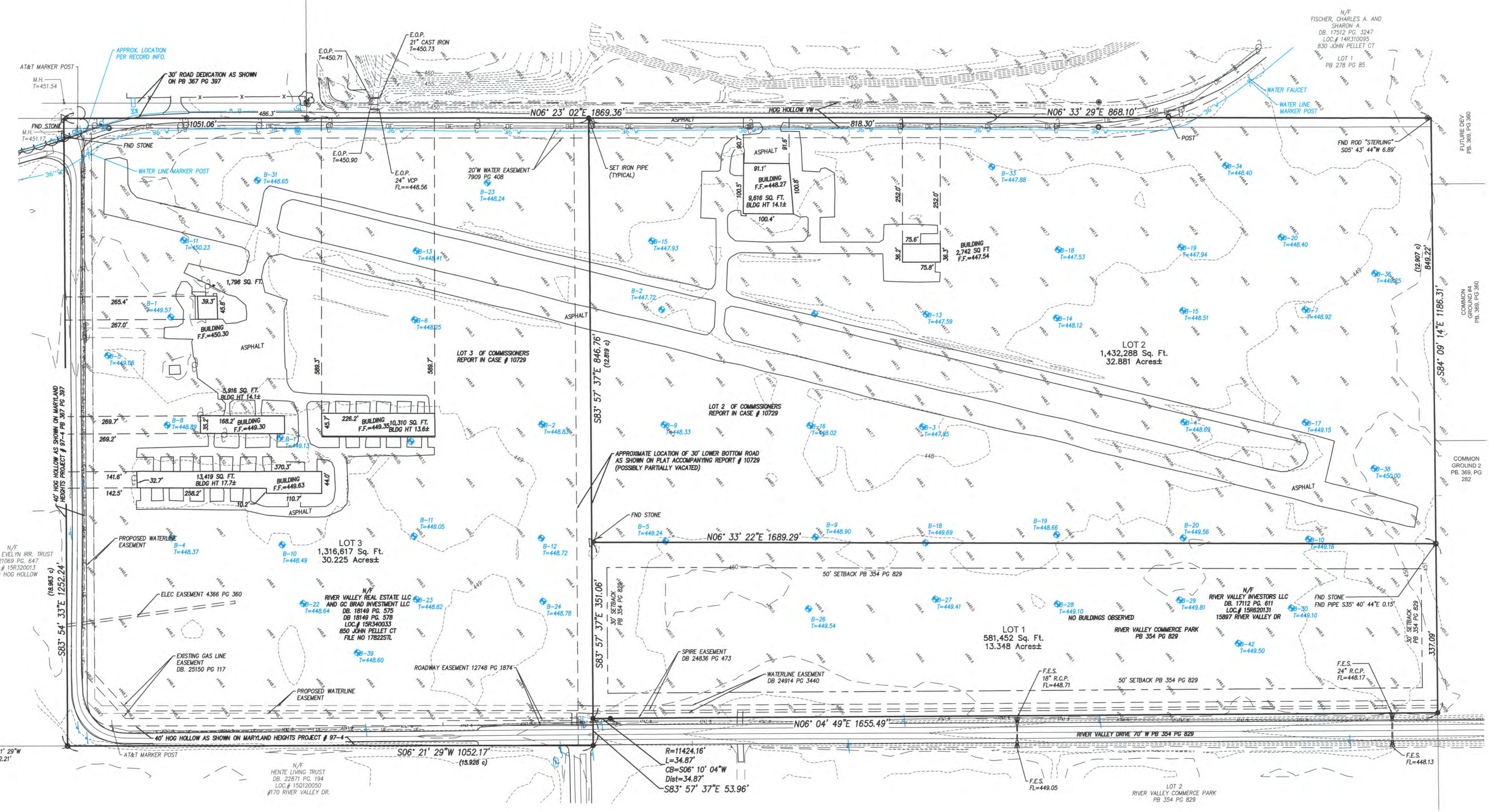
**ST. LOUIS COUNTY BENCHMARK**  
#210 Elev = 446.15 NGVD29  
Standard DWR aluminum disk stamped SL-27. Station is on the surface in a grassy area between a gravel road on the east and an agricultural field on the west, and is situated approximately 25' south of the center west end of asphalt pavement along a remnant of Creve Coeur Mill Road 0.35 miles southwest of Creve Coeur Creek. The former bridge over Creve Coeur Creek has been removed. The remnant portion of Creve Coeur Mill Road is situated southwest of Maryland Heights Expressway and accessible only from the intersection of Maryland Heights Expressway and Golfport Drive. Benchmark is roughly 0.15 miles southwest along remnant Creve Coeur Mill Road from Golfport Drive.



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



- GENERAL NOTES:**
- 1) Subject property is Zoned NU Non Urban. Note: The above zoning provided by the City of Maryland Heights Missouri and to verify the client should obtain a zoning endorsement from their title company.
  - 2) Subject property lies within Flood Zone X shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the National Flood Insurance Rate Map Number 29185C0180K with an effective date of 2-4-2015. By graphically plotting.
  - 3) There are no marked parking stalls onsite.
  - 4) Utilities shown hereon are shown from record and/or survey information. Any location, size and type information should be considered as approximate only. It is the Contractors responsibility to call Dig-Rite to verify utility locations.
  - 5) The subject property(ies) described in the above commitment are contiguous to each other and the adjoining properties, without any gaps, gores or overlaps.
  - 6) Square footage of the building has been calculated from measurements approximately 5 foot above grade for the first floor only.
  - 7) Except as shown hereon there are no known encroachments on subject property.
  - 8) There was no evidence of recent earth moving work, building construction observed at the time of this survey.
  - 9) There are no known changes in street right of way lines.
  - 10) There was no evidence of recent sidewalk/street construction at the time of this survey.
  - 11) There were no wetlands designated onsite at the time of the survey.



**Notes:**

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 17823STL, with an effective date of November 2, 2021 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- (2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:  
GC Brad Investments, LLC, a Missouri limited liability company, as Tenant in Common, as to an undivided 33% interest and River Valley Real Estate, LLC, a Missouri limited liability company, as Tenant in Common, as to an undivided 67% interest
- (3) Title Commitment No. 17822STL with Schedule B-Section 2 exceptions:  
Item No. 5 Subject to Easement granted to Union Electric Company by the instrument recorded in Book 4366 page 360. "SHOWN"  
Item No. 6 Subject to Terms, provisions, easements and covenants of City of St. Peters and City of St. Charles Easement for Water Transmission Pipeline, dated April 17, 1986 and recorded May 14, 1986 in Book 7909 page 408. "SHOWN"  
Item No. 7 Subject to Easement granted to Spire Missouri Inc. by the instrument recorded in Book 25150 page 117. "SHOWN"

**Property description**  
Lots 2 and 3 of the Partition of the Estate of Henry Jackson, according to the plat attached to Commissioners Report in Cause No. 10729 of the St. Louis County Circuit Court, a copy of which is filed in Book 185 page 205 of the St. Louis County, Missouri Records.

**Notes:**

- (1) Stock and Associates Consulting Engineers, Inc. used exclusively Old Republic National Title Insurance Company, Commitment No. 17823STL, with an effective date of November 2, 2021 at 8:00 a.m. for research of easements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
- (2) Title to the estate or interest in the land described or referred to in the above commitment and covered therein is fee simple, and title thereto is at the effective date thereof vested in:  
River Valley Investors, LLC, a Missouri limited liability company
- (3) Title Commitment No. 17823STL with Schedule B-Section 2 exceptions:  
Item No. 3 Subject to Building lines, easements, covenants, restrictions, and set backs which are shown on the plat recorded in Plat Book 354 page 829. Building lines "SHOWN"  
But omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent said covenant or restriction is permitted by applicable law.  
Item No. 4 Subject to Easement granted to Spire Missouri Inc. by the instrument recorded in Book 24836 page 473. "SHOWN"  
Item No. 5 Subject to Easement granted to Missouri-American Water Company, a Missouri corporation for water pipe by the instrument recorded in Book 24914 page 3440. "SHOWN"

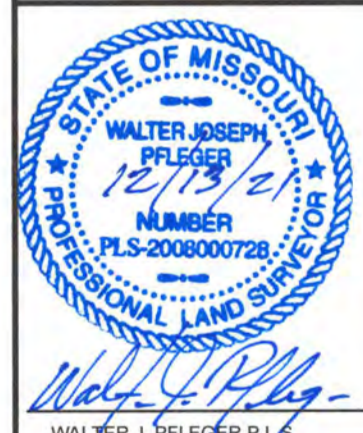
**Property description**  
Lot 1 of River Valley Commerce Park, according to the plat thereof recorded in Plat Book 354 page 829 of the St. Louis County, Missouri Records.

**REVISIONS:**

1	00000000-
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**Surveyors Certification**  
This is to certify that:  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11 and 13 of Table A thereof. The field work was completed during December, 2021.

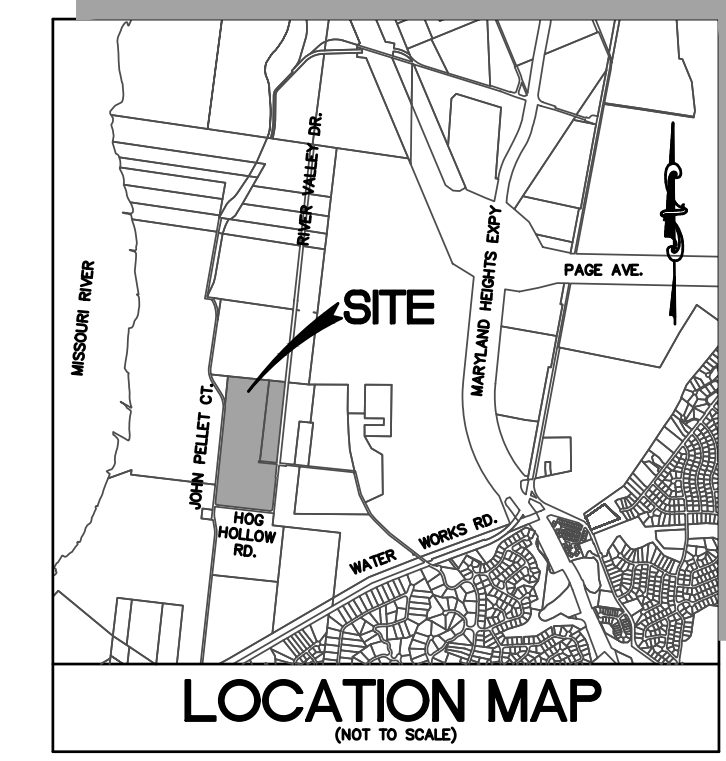
**STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.**  
LC 222-D  
By: *Walter J. Pfeiffer*  
Walter J. Pfeiffer, Missouri P.L.S. No. 2008-000728



# 141 LOGISTICS CENTER

A TRACTS OF LAND BEING LOTS 2 AND 3 PLAT IN CAUSE NO 10729 AS RECORDED IN DEED BOOK 185 PAGE 205 AND LOT 1 OF RIVER VALLEY COMMERCE PARK AS RECORDED IN PLAT BOOK 354, PAGE 829 LOCATED IN U.S. SURVEY 949, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI

## PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT



### PERTINENT DATA

OWNER: RIVER VALLEY DRIVE REAL ESTATE LLC  
 OWNER UNDER CONTRACT: RIVER VALLEY INVESTORS LLC  
 SITE ADDRESS: 850 JOHN PELLET COURT  
 15897 RIVER VALLEY DRIVE  
 MARYLAND HEIGHTS, MISSOURI 63017/63148  
 LOCATOR NO: 15R340033 & 15R620131  
 LOT AREA: 2,749,490 S.F. OR ± 76.454 Acs.  
 EXISTING ZONING: "NU" - NON URBAN DISTRICT  
 PROPOSED ZONING: "PDM"  
 FIRE DISTRICT: MONARCH FIRE PROTECTION DISTRICT  
 WATER COMPANY: MISSOURI AMERICAN WATER  
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER  
 ELECTRIC COMPANY: AMEREN UE  
 GAS COMPANY: SPIRE INC

### SHEET INDEX

C1.0 PRELIMINARY DEVELOPMENT PLAN/  
 PRELIMINARY PLAT  
 C2.0 EXISTING CONDITIONS  
 C3.0 PRELIMINARY SITE SECTIONS  
 C4.0 SITE PHOTOMETRIC PLAN

### SITE DATA

OPEN SPACE: 27.51 AC. (35.98%)  
 BUILDING: 24.83 AC. (32.48%)  
 PAVEMENT: 24.12 AC. (31.54%)  
 TOTAL: 76.454 AC. (100.00%)

### PARKING DATA

BUILDING A:  
 TRAILER SPACES = 110 SPACES  
 DOCK POSITIONS = 28 POSITIONS  
 CAR SPACES = 268 SPACES  
 BUILDING B:  
 TRAILER SPACES = 110 SPACES  
 DOCK POSITIONS = 28 POSITIONS  
 CAR SPACES = 268 SPACES

### STORMWATER DATA

NORMAL POOL ELEV = ±446.00 (ASSUMED TO BE SEASONAL WATER SURFACE)  
 BTM OF BASIN ELEV = 440.00  
 TOP OF BERM ELEV = 451.00

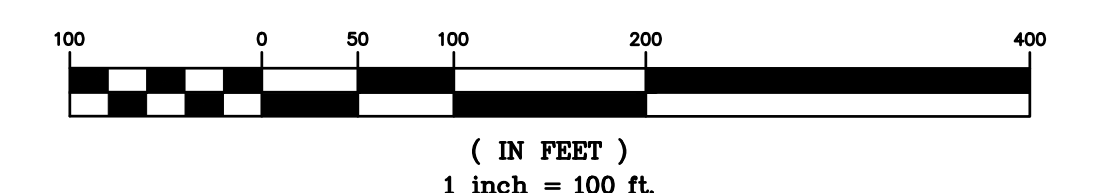
APPROX STORAGE (CUBIC FEET)  
 POND 10 = 319,617 C.F.  
 POND 20 = 317,437 C.F.  
 POND 30 = 989,876 C.F.  
 TOTAL = 1,626,930 C.F.

TRIPLEX PUMP (SULZER MODEL No. AFLX0701 PE1040/6-139 HP) RATING @ 50 CFS

### LEGEND

ELECTRIC MANHOLE	⊕
EXISTING SANITARY SEWER	—
EXISTING STORM SEWER	—
EXISTING TREE	⊕
EXISTING BUILDING	▭
EXISTING CONTOUR	—
SPOT ELEVATION	⊕
EXISTING UTILITIES	—
PROPOSED CONTOUR	—
PROPOSED STORM SEWER	—
PROPOSED "B" GRAVITY SEWER	—
PROPOSED PVC FORCEMAIN	—
PROPOSED L.I.C. ELECTRIC	—
PROPOSED WATER MAIN	—
FIRE HYDRANT MAIN	—
LIGHT STANDARD	⊕
BUSH	⊕
SIGN	⊕
NOTES PARKING SPACES	⊕
GUY WIRE	—
POWER POLE	⊕
WATER MANHOLE	⊕
WATER VALVE	⊕
DENOTES RECORD INFORMATION	⊕
HANDICAPPED PARKING	⊕
PHONE MANHOLE	⊕
OVERHEAD ELECTRIC	—
UNDERGROUND TELEPHONE	—
CONCRETE	⊕
ASPHALT	⊕
POLYVINYL CHLORIDE	⊕
DENOTES WITH	⊕
TRANSFORMER	⊕
SANITARY	⊕
MANHOLE	⊕
FLOW LINE	⊕
PROPOSED SIDEWALK	⊕

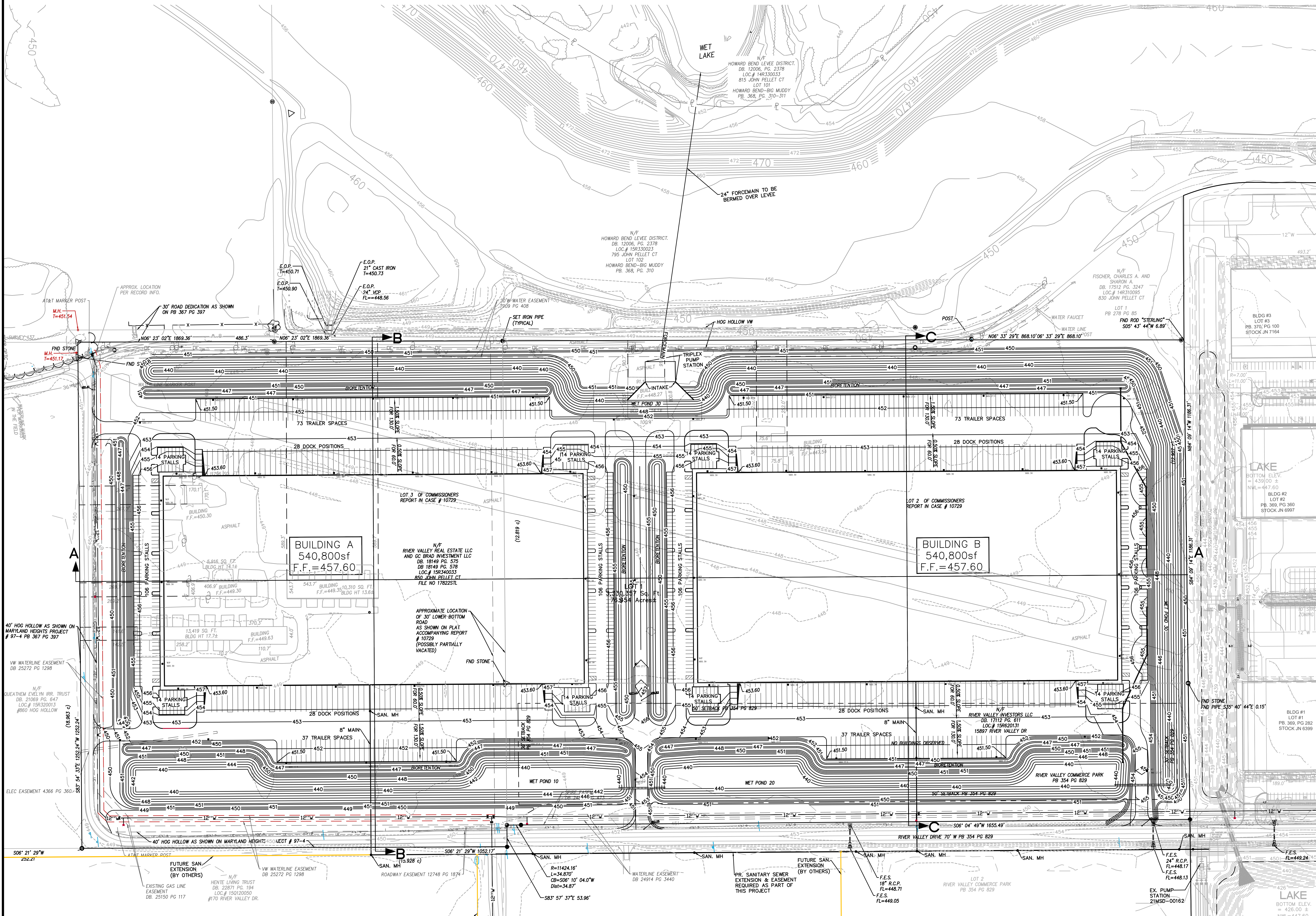
### GRAPHIC SCALE



### LEGAL DESCRIPTION

PARCELS OF LAND BEING LOTS 2 AND 3 IN CAUSE NO 10729 AS RECORDED IN DEED BOOK 185 PAGE 205 AND LOT 1 OF RIVER VALLEY COMMERCE PARK AS RECORDED IN PLAT BOOK 354, PAGE 829 LOCATED IN U.S. SURVEY 949, TOWNSHIP 46 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ABOVE SAID LOT 1, BEING ON THE WEST RIGHT OF WAY LINE OF RIVER VALLEY DRIVE, 70.00 FEET WIDE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID RIVER VALLEY DRIVE, SOUTH 06 DEGREES 04 MINUTES 49 SECONDS WEST, 1,655.49 FEET; TO A CURVE TO THE RIGHT HAVING A RADIUS OF 11,424.16 FEET AND ALONG SAID CURVE AN ARC DISTANCE OF 34.87 FEET; AND A CHORD WHICH BEARS SOUTH 06 DEGREES 10 MINUTES 04 SECONDS WEST, 34.87 FEET; TO THE NORTH LINE OF ABOVE SAID LOT 3; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE NORTH, EAST, AND SOUTH LINES OF SAID LOT 3: SOUTH 83 DEGREES 57 MINUTES 37 SECONDS EAST, 53.96 FEET; SOUTH 06 DEGREES 21 MINUTES 29 SECONDS WEST, 1,052.17 FEET; AND NORTH 83 DEGREES 54 MINUTES 33 SECONDS WEST, 1,262.24 FEET; TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE WEST LINES OF ABOVE SAID LOTS 2 AND 3, NORTH 06 DEGREES 23 MINUTES 02 SECONDS EAST, 1,869.36 FEET; AND NORTH 06 DEGREES 33 MINUTES 29 SECONDS EAST, 868.10 FEET; TO THE NORTHWEST CORNER OF SAID LOT 2, BEING ON THE SOUTH LINE OF WESTPORT COMMERCE CENTER, AS RECORDED IN PLAT BOOK 359 PAGE 282; THENCE SOUTH 84 DEGREES 09 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID WESTPORT COMMERCE CENTER, 1,186.31 FEET TO THE POINT OF BEGINNING, CONTAINING 3,330,357 SQUARE FEET OR 76.454 ACRES, MORE OR LESS.



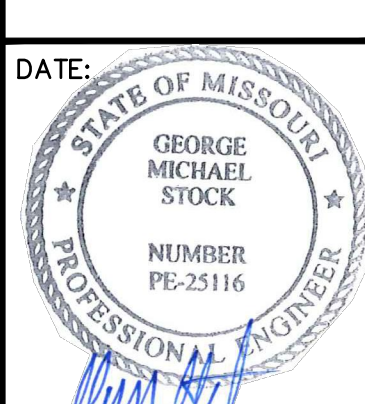
PREPARED BY:



PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT FOR:

**141 LOGISTICS CENTER**  
 850 JOHN PELLET CT AND 15897 RIVER VALLEY DR  
 MARYLAND HEIGHTS, MISSOURI

DATE:



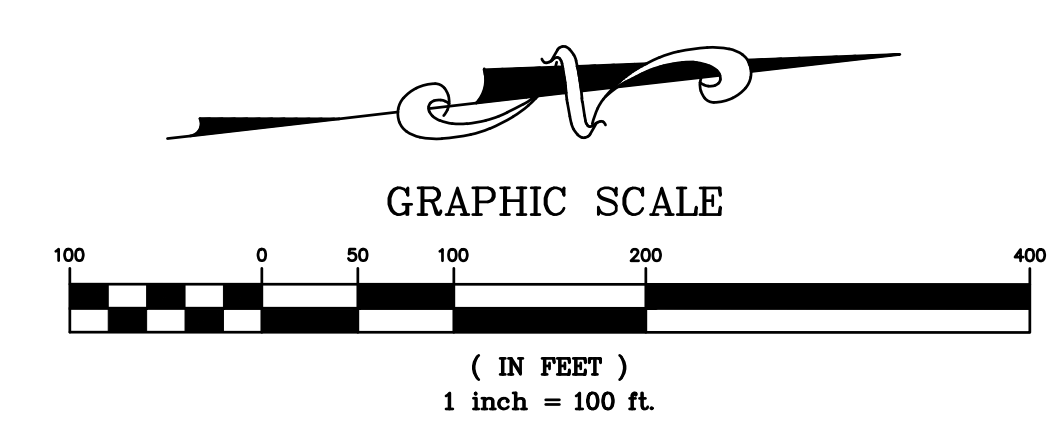
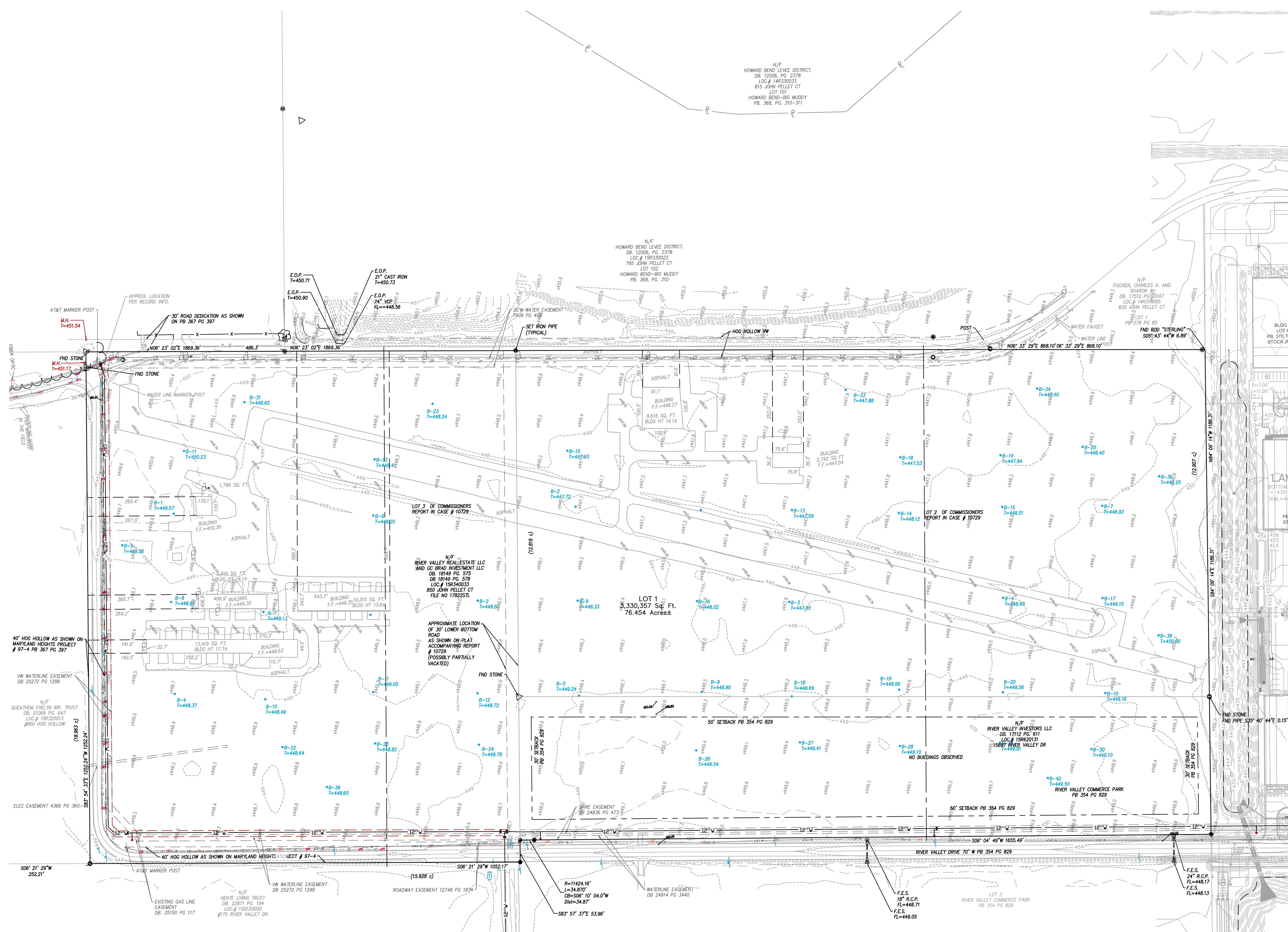
04/26/2022

GEORGE M. STOCK E-25116

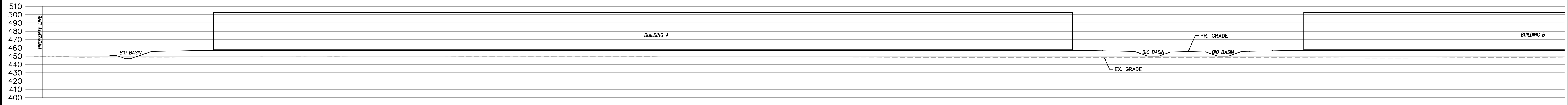
CIVIL ENGINEER  
 CERTIFICATE OF AUTHORITY  
 NUMBER: 000996

REVISIONS:

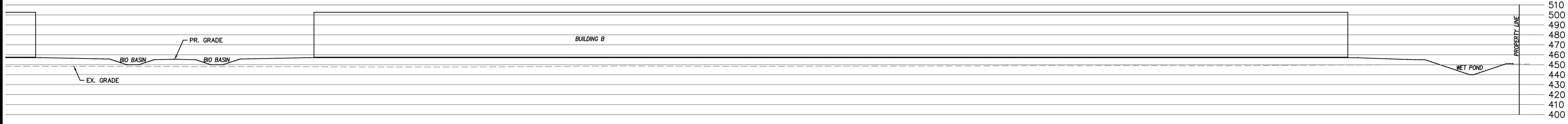
DRAWN BY:	GM.S.	CHECKED BY:	GM.S.
DATE:	4/25/22	JOB NO.:	2021-7102
K.S.F.:	22MSD-	BASE MAP #:	T
S.L.C. MAT #:		MAT SUP. #:	
M.D.N.R. #:			
SHEET TITLE:	PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT		
SHEET NO.:	C1.0		



SECTION A - A PROFILE

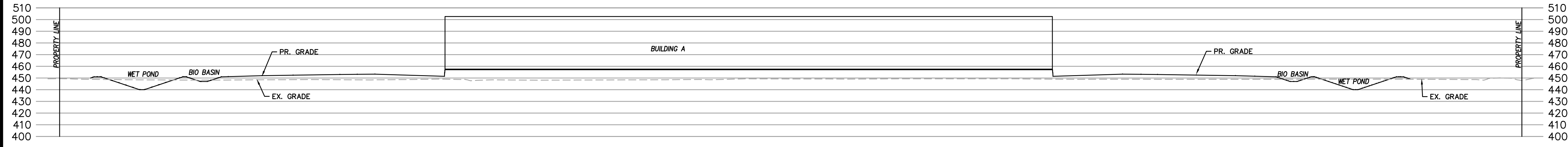


SECTION A - A PROFILE

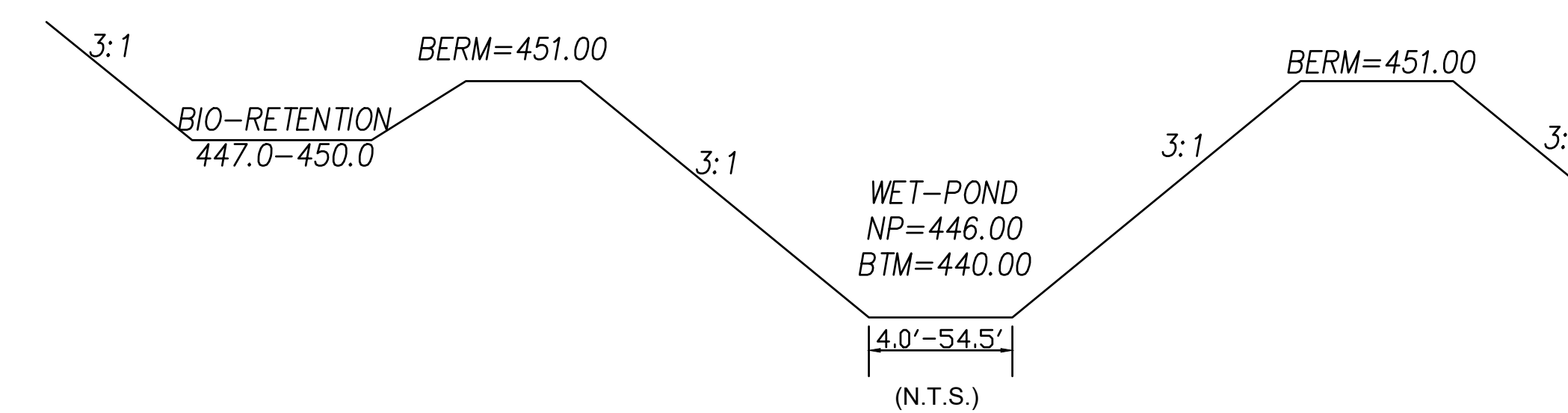
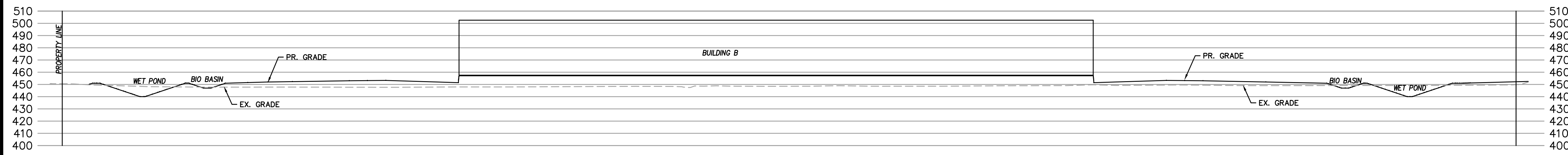


**SITE SECTIONS**  
SCALE: HORIZ: 1" = 50'  
VERT: 1" = 5'

SECTION B - B PROFILE

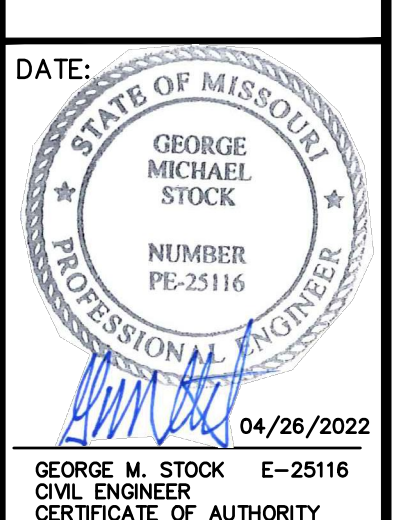


SECTION C - C PROFILE

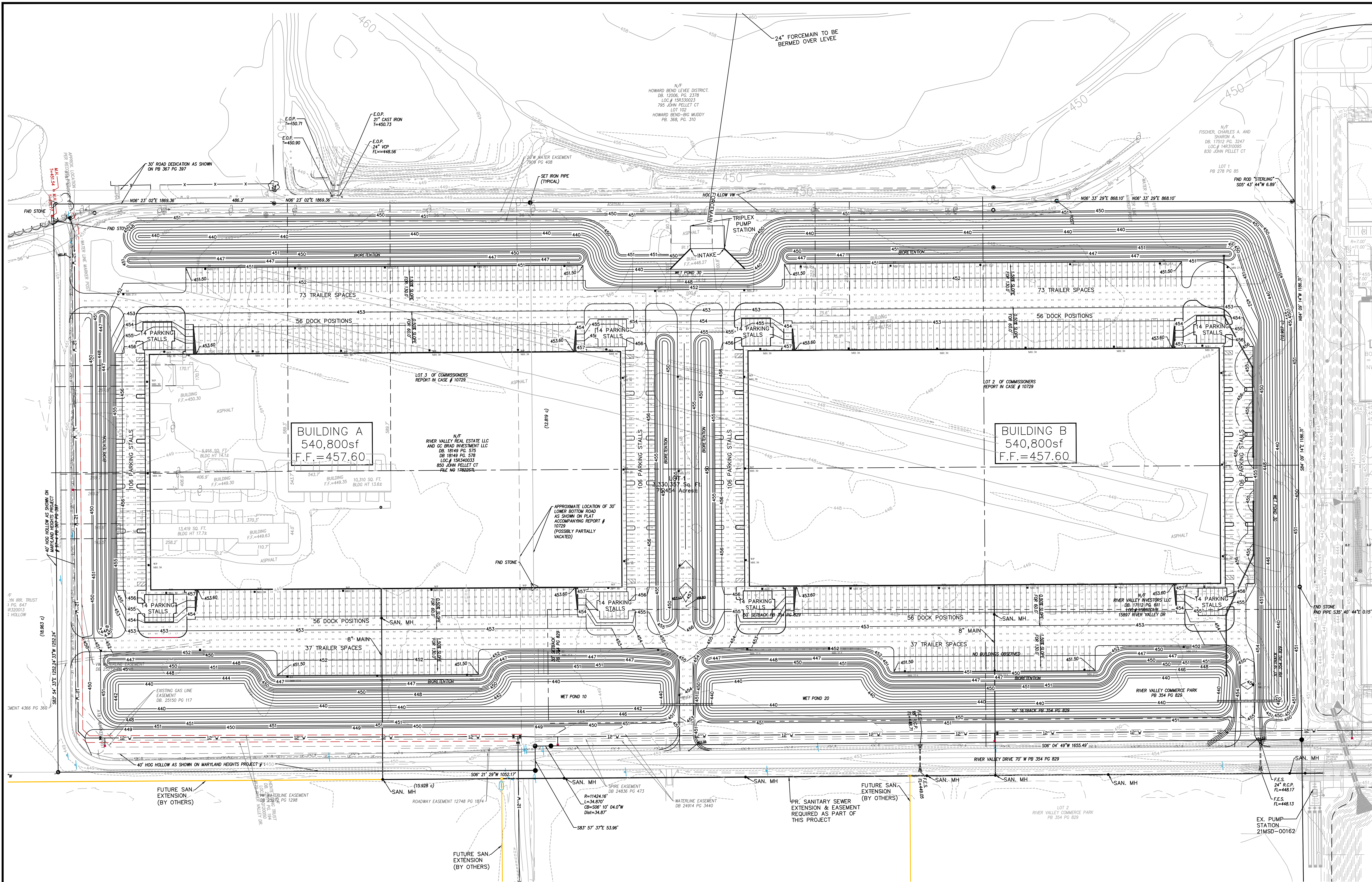


PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.  
257 Chesterfield Business Parkway  
St. Louis, MO 63105 PH: (636) 530-9300  
500-9300 FAX: (636) 530-9300  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT FOR:  
**141 LOGISTICS CENTER**  
850 JOHN PELLET CT AND 15887 RIVER VALLEY DR  
MARYLAND HEIGHTS, MISSOURI



DATE: 04/26/2022	
GEORGE M. STOCK E-25116 CIVIL ENGINEER CERTIFICATE OF AUTHORITY NUMBER: 000996	
REVISIONS:	
DRAWN BY: K.S.G.	CHECKED BY: G.M.S.
DATE: 4/25/22	JOB NO: 2021-7102
KEY: P # 22MSD-	BASE MAP # -
S.L.C. MAT # -	MAT SUP. # -
M.D.N.R. # -	
SHEET TITLE: PRELIMINARY SITE SECTIONS	
SHEET NO.: C3.0	



**BUILDING A**  
540,800sf  
F.F. = 457.60

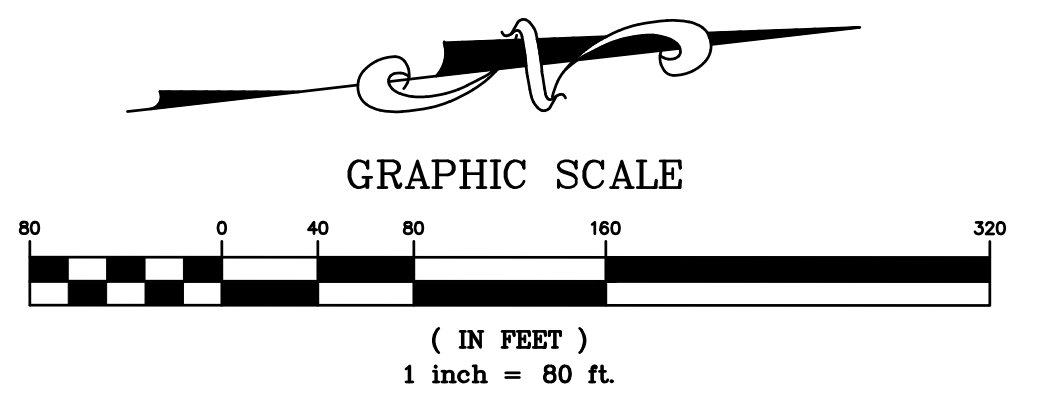
**BUILDING B**  
540,800sf  
F.F. = 457.60

POLE FIXTURES MOUNTED ON 25' POLE & 2.5' BASE  
LIGHT LEVELS CALCULATED ON THE GROUND

Calculation Summary	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING A SITE	Illuminance	Fc	1.67	5.8	0.5	3.34	11.60
BUILDING B SITE	Illuminance	Fc	1.72	5.8	0.5	3.44	11.60
SHARED ENTRY DRIVE	Illuminance	Fc	2.32	5.4	0.6	3.87	9.00

Luminaire Schedule	Qty	Label	Arrangement	LLF	Lum. Watts	Total Watts	Description
	14	S3	SINGLE	0.900	303	4242	PRV-XL-PA4B-740-U-T3
	18	S4	SINGLE	0.900	303	5454	PRV-XL-PA4B-740-U-T4W
	36	W1	SINGLE	0.900	303	10908	PRV-XL-PA4B-740-U-T4W - WALL MOUNT

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



PREPARED BY:  
**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
St. Louis, MO 63105 PH: (636) 530-9300  
5301-9301 FAX: (636) 530-9300  
e-mail: general@stockinc.com  
Web: www.stockinc.com

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT FOR:  
**141 LOGISTICS CENTER**  
850 JOHN PELLET CT AND 15897 RIVER VALLEY DR  
MARYLAND HEIGHTS, MISSOURI

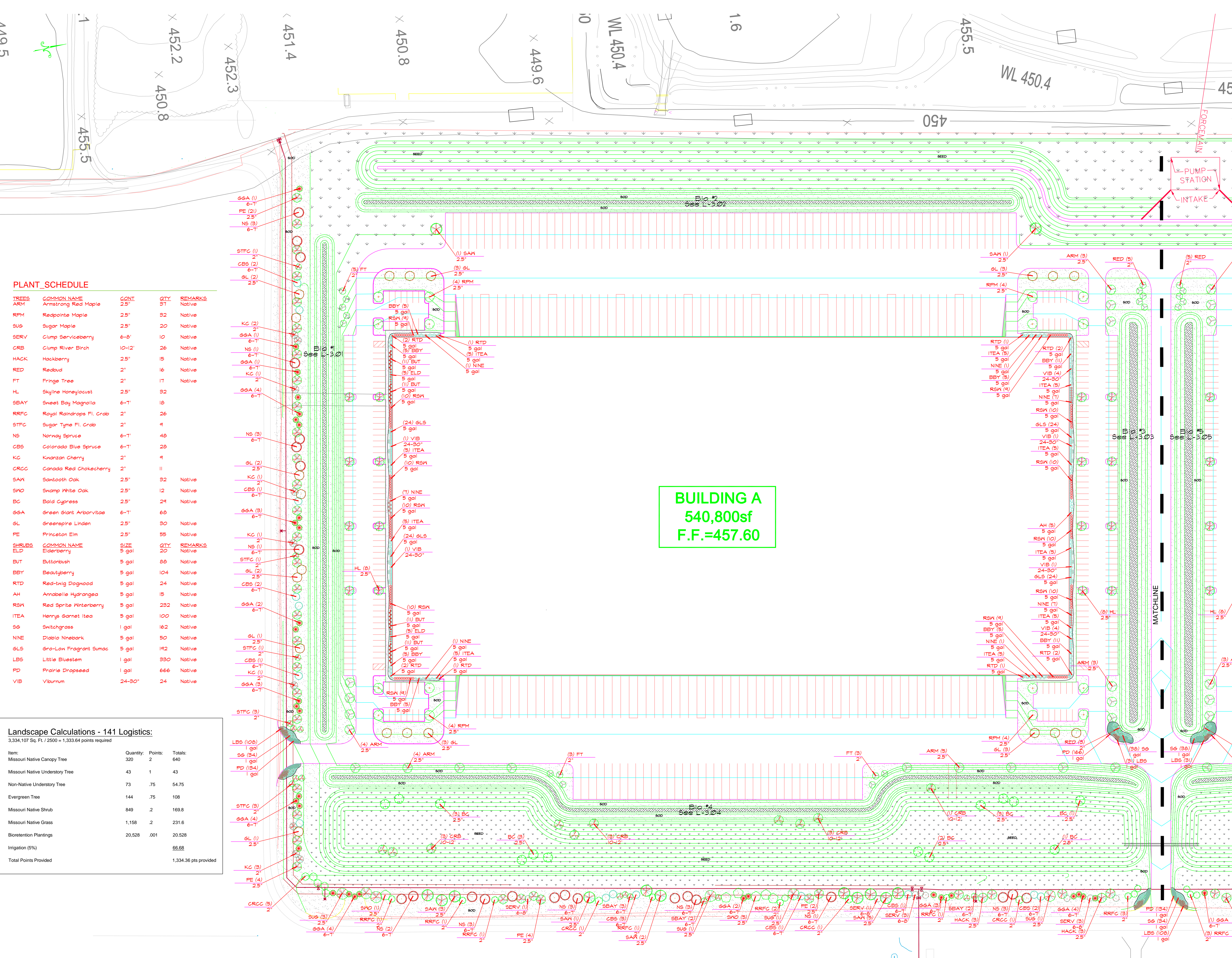
DATE: 04/26/2022  
GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

NO.	DATE	DESCRIPTION
1	04/26/2022	ISSUE FOR PERMIT

DRAWN BY: K.S.G. CHECKED BY: G.M.S.  
DATE: 4/25/22 JOB NO: 2021-7102  
REV. P: BASE MAP P  
S.L.C. MAT # MAT SUP. #  
M.D.N.R. #  
SHEET TITLE: SITE PHOTOMETRIC PLAN  
SHEET NO.: C4.0

449.5



**PLANT\_SCHEDULE**

TREES	COMMON NAME	CONT.	QTY	REMARKS
ARM	Armstrong Red Maple	2.5"	37	Native
RPM	Redpointe Maple	2.5"	32	Native
SUG	Sugar Maple	2.5"	20	Native
SERV	Clump Serviceberry	6-8'	10	Native
CRB	Clump River Birch	10-12'	26	Native
HACK	Hackberry	2.5"	15	Native
RED	Redbud	2"	16	Native
FT	Fringe Tree	2"	17	Native
HL	Skyline Honeylocust	2.5"	32	Native
SBAY	Sweet Bay Magnolia	6-T	18	Native
RRFC	Royal Raindrops Fl. Crab	2"	26	Native
STFC	Sugar Tyme Fl. Crab	2"	4	Native
NS	Norway Spruce	6-7'	48	Native
CBS	Colorado Blue Spruce	6-T	28	Native
KC	Kwanan Cherry	2"	4	Native
CRCC	Canada Red Chokecherry	2"	11	Native
SAN	Santooth Oak	2.5"	32	Native
SNO	Swamp White Oak	2.5"	12	Native
BC	Bald Cypress	2.5"	24	Native
GSA	Green Giant Arborvitae	6-T	68	Native
GL	Greenspire Linden	2.5"	30	Native
PE	Princeton Elm	2.5"	55	Native

SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
ELD	Elderberry	5 gal	20	Native
BUT	Buttonbush	5 gal	88	Native
BBY	Beautyberry	5 gal	104	Native
RTD	Red-twig Dogwood	5 gal	24	Native
AH	Annabelle Hydrangea	5 gal	15	Native
RSW	Red Sprite Winterberry	5 gal	292	Native
ITEA	Hennys Garnet Itea	5 gal	100	Native
SS	Switchgrass	1 gal	162	Native
NINE	Diablo Ninebark	5 gal	50	Native
GLS	Gro-Low Fragrant Sumac	5 gal	142	Native
LBS	Little Bluestem	1 gal	330	Native
PD	Prairie Dropseed	1 gal	666	Native
VIB	Viburnum	24-30"	24	Native

**Landscape Calculations - 141 Logistics:**  
3,334,107 Sq. Ft. / 2500 = 1,333.64 points required

Item:	Quantity:	Points:	Totals:
Missouri Native Canopy Tree	320	2	640
Missouri Native Understory Tree	43	1	43
Non-Native Understory Tree	73	.75	54.75
Evergreen Tree	144	.75	108
Missouri Native Shrub	849	.2	169.8
Missouri Native Grass	1,158	.2	231.6
Bioretention Plantings	20,528	.001	20.528
Irrigation (5%)			66.68
<b>Total Points Provided</b>			<b>1,334.36 pts provided</b>

**BUILDING A**  
**540,800sf**  
**F.F.=457.60**

Drawn by: CJA  
Scale: 1" = 50'  
Date: 4-20-22  
Revised:

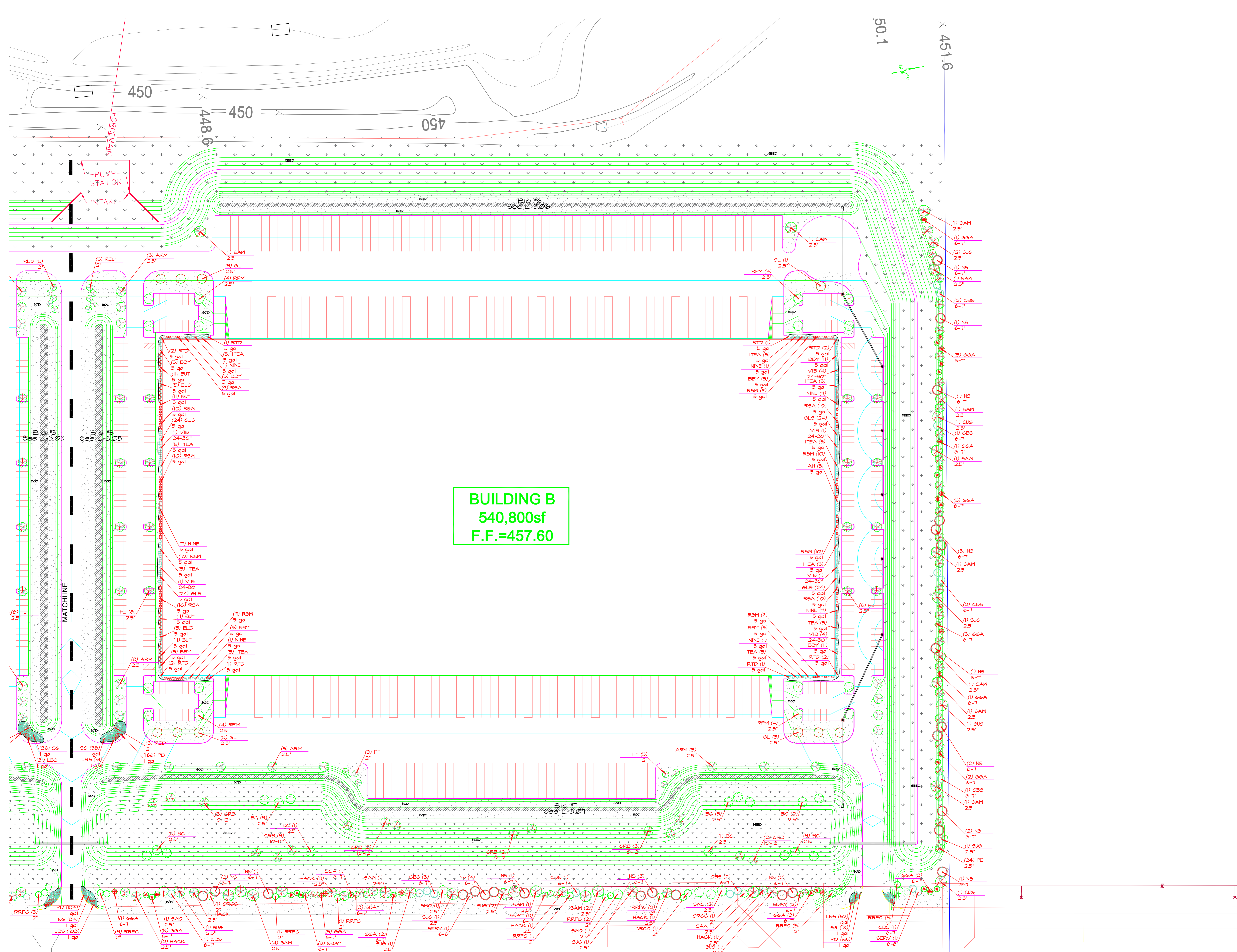
**BAXTER FARMS**  
**and NURSERIES**  
3411 CREVE COEUR MILL ROAD  
ST. LOUIS, MISSOURI 63146  
314/542-9400

Landscape Planning Plan For:

# 141 Logistics

Prepared For: Arcor Construction

Drawing Number:  
  
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**BUILDING B**  
**540,800sf**  
**F.F.=457.60**

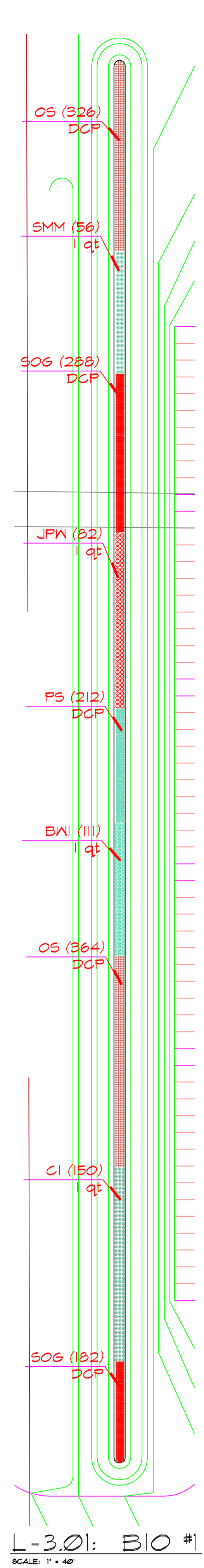
Drawn by: CJA  
 Scale: 1" = 50'  
 Date: 4-20-22  
 Revised:

**BAXTER FARMS and NURSERIES**  
 3411 CREVE COEUR MILL ROAD  
 ST. LOUIS, MISSOURI 63146  
 314/542-9400

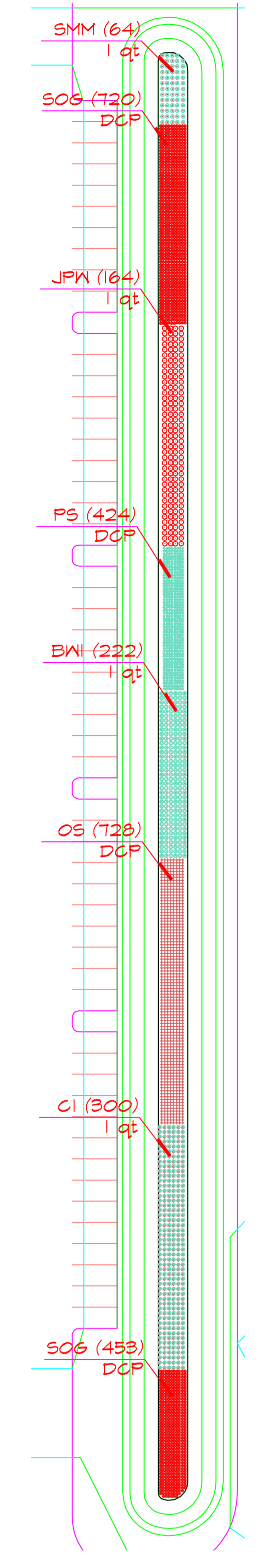
Landscape Planting Plan For:  
**141 Logistics**  
 Prepared For: Arco Construction

Drawing Number:  
**L-2**  
 of three

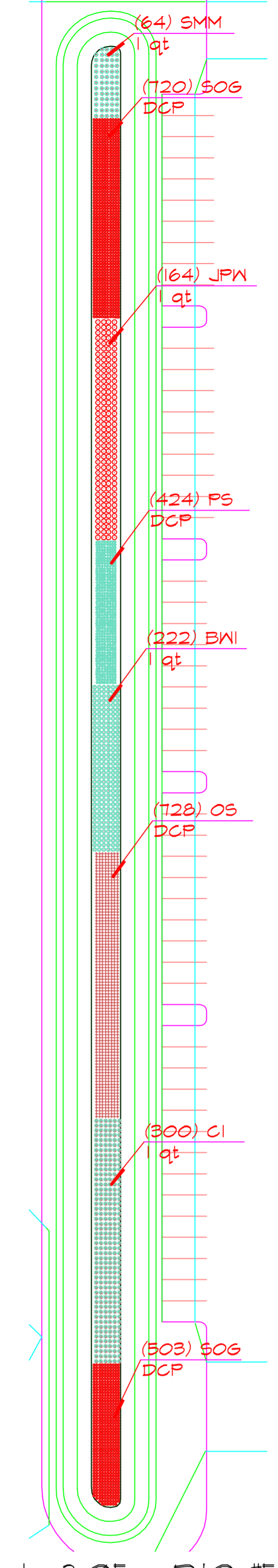




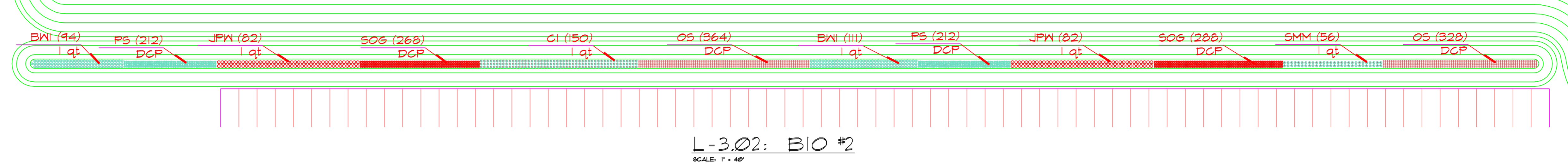
L-3.01: BIO #1  
SCALE: 1" = 40'



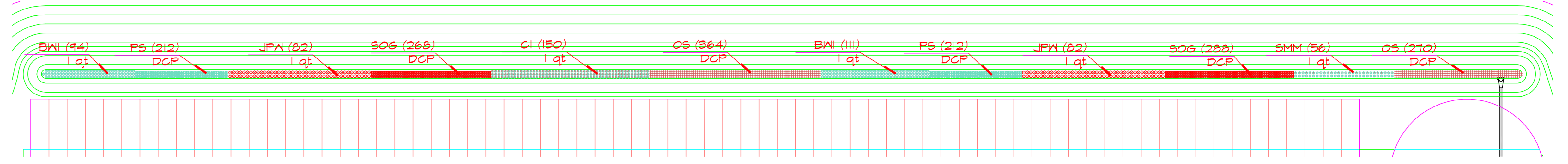
L-3.03: BIO #3  
SCALE: 1" = 40'



L-3.05: BIO #5  
SCALE: 1" = 40'



L-3.02: BIO #2  
SCALE: 1" = 40'



L-3.06: BIO #6  
SCALE: 1" = 40'

PLANT SCHEDULE BIO#1

SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
BVI	Blue Wild Indigo	1 qt	111	
SOG	Side Oats Grama	DCP	470	
OS	Oak Sedge	1 qt	640	
PS	Pennsylvania Sedge	DCP	212	
JFW	Joe Pye Weed	1 qt	82	
CI	Copper Iris	1 qt	150	
SMM	Slender Mountain Mint	1 qt	56	

PLANT SCHEDULE BIO#4

SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
BVI	Blue Wild Indigo	1 qt	248	
SOG	Side Oats Grama	DCP	624	
OS	Oak Sedge	1 qt	642	
PS	Pennsylvania Sedge	DCP	636	
JFW	Joe Pye Weed	1 qt	246	
CI	Copper Iris	1 qt	150	
SMM	Slender Mountain Mint	1 qt	42	

PLANT SCHEDULE BIO#7

SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
BVI	Blue Wild Indigo	1 qt	204	
SOG	Side Oats Grama	DCP	633	
OS	Oak Sedge	1 qt	642	
PS	Pennsylvania Sedge	DCP	595	
JFW	Joe Pye Weed	1 qt	246	
CI	Copper Iris	1 qt	150	
SMM	Slender Mountain Mint	1 qt	42	

PLANT SCHEDULE BIO#2

SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
BVI	Blue Wild Indigo	1 qt	205	
SOG	Side Oats Grama	DCP	556	
OS	Oak Sedge	1 qt	642	
PS	Pennsylvania Sedge	DCP	424	
JFW	Joe Pye Weed	1 qt	164	
CI	Copper Iris	1 qt	150	
SMM	Slender Mountain Mint	1 qt	56	

PLANT SCHEDULE BIO#5

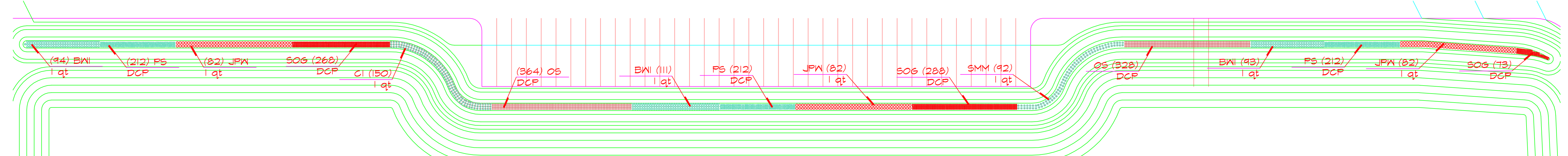
SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
BVI	Blue Wild Indigo	1 qt	222	
SOG	Side Oats Grama	DCP	1,223	
OS	Oak Sedge	1 qt	728	
PS	Pennsylvania Sedge	DCP	424	
JFW	Joe Pye Weed	1 qt	164	
CI	Copper Iris	1 qt	300	
SMM	Slender Mountain Mint	1 qt	64	

PLANT SCHEDULE BIO#3

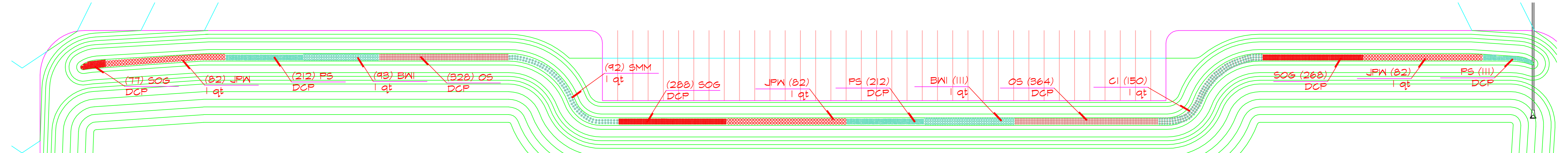
SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
BVI	Blue Wild Indigo	1 qt	222	
SOG	Side Oats Grama	DCP	1,173	
OS	Oak Sedge	1 qt	728	
PS	Pennsylvania Sedge	DCP	424	
JFW	Joe Pye Weed	1 qt	164	
CI	Copper Iris	1 qt	300	
SMM	Slender Mountain Mint	1 qt	64	

PLANT SCHEDULE BIO#6

SHRUBS	COMMON NAME	SIZE	QTY	REMARKS
BVI	Blue Wild Indigo	1 qt	205	
SOG	Side Oats Grama	DCP	556	
OS	Oak Sedge	1 qt	634	
PS	Pennsylvania Sedge	DCP	424	
JFW	Joe Pye Weed	1 qt	164	
CI	Copper Iris	1 qt	150	
SMM	Slender Mountain Mint	1 qt	56	



L-3.04: BIO #4  
SCALE: 1" = 40'



L-3.07: BIO #7  
SCALE: 1" = 40'

Drawn by: CJA  
Scale: 1" = 40'  
Date: 4-20-22  
Revised:

**BAXTER FARMS and NURSERIES**  
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Landscape Planning Plan For:  
**141 Logistics**  
Prepared For: Arco Construction

Drawing Number:  
**L-3**  
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