



**VII.A.**

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### **Planning Commission Staff Report**

**Project Type:** Site Development Concept Plan

**Meeting Date:** April 25, 2016

**From:** Jessica Henry, AICP  
Project Planner

**Location:** North of Chesterfield Airport Road, west of its intersection with Arnage Blvd.

**Applicant:** Cochran Engineering & Surveying, Inc. on behalf of AutoZone

**Description:** **Peter Steffan, Proposed Lots 1 and 2:** A Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for a 1.77 acre tract of land zoned “PC” Planned Commercial District, located north of Chesterfield Airport Road west of its intersection with Arnage Boulevard.

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#### **PROPOSAL SUMMARY**

Cochran Engineering & Surveying, Inc. on behalf of AutoZone, has submitted a Site Development Concept Plan, Conceptual Landscape Plan, and Conceptual Lighting Plan for Planning Commission review. The request is for the creation of a new two lot commercial development via the redevelopment of the former Heavy Duty site. This plan establishes two (2) phases of development, and a Site Development Section Plan request for the development of an AutoZone on Lot 1 has been submitted in conjunction with the Site Development Concept Plan for the Planning Commission’s consideration. The subject site is zoned “PC” Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2874.

#### **HISTORY OF SUBJECT SITE**

The subject site consists of a 1.77 acre parcel and was originally zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield. The site currently contains three buildings that were constructed in the 1940s, a shed, and a pole barn that was constructed in the 1990s. This site was formerly occupied by the Heavy Duty equipment business. In October of 2015, the City Council approved a zoning map amendment from the “NU” Non-Urban District to the “PC” Planned Commercial District via Ordinance 2874. The two parcels of the proposed Peter Steffan development are shown in the image on the following page.

Land Use and Zoning of Surrounding Properties

Direction	Land Use	Zoning
North	Vacant	“NU” Non-Urban District
South	Valley Center Development	“C-8” Planned Commercial District
East	Chesterfield Commons Seven Development	“PC” Planned Commercial District
West	Vacant	“NU” Non-Urban District



Figure 1: Aerial

**COMPREHENSIVE PLAN ANALYSIS**

The subject site is located within the area of Ward 4 designated by the Comprehensive Plan as the sub-area of Chesterfield Valley. The City of Chesterfield Land Use Plan indicates the Chesterfield Commons Six development is within the Mixed Commercial Land Use designation, which is defined in the following manner: “Appropriate uses in this designation would be retail and office. Depending on location, some areas may combine warehousing and distribution with the office development”.

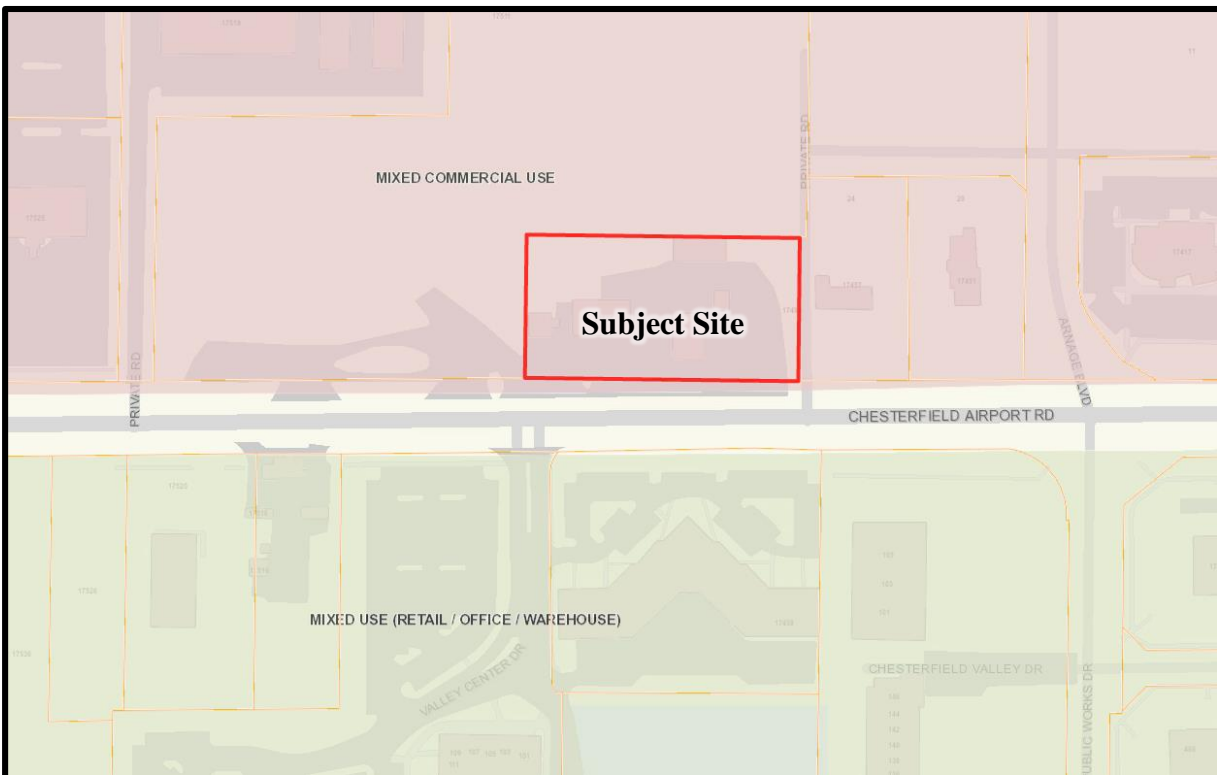
The Comprehensive Plan includes Commercial Development Policies as well as specific policies which are applicable to developments within the Chesterfield valley sub-area; the policies which are applicable to the proposed development are detailed below.

### **Commercial Development Policies**

- **3.1.1 Quality of Design** – Overall design standards should be provided for smaller-scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.
  - *This policy is met by this proposed development and the two Staff reports prepared for this project present each of these items in detail, as they apply to this project.*

### **Chesterfield Valley Sub-Area Policy and Chesterfield Valley Design Policy**

- **3.5.1 Chesterfield Valley Region Retail and Low Intensity Industry**—Regional retail and low-intensity industrial developments should be located in Chesterfield Valley. These include mixed-use office/retail planned developments.
  - *This policy is met by the addition of the proposed AutoZone within the Peter Steffan development in that it contributes to the mixed-use, low intensity development pattern that is desirable in the Chesterfield Valley sub-area.*

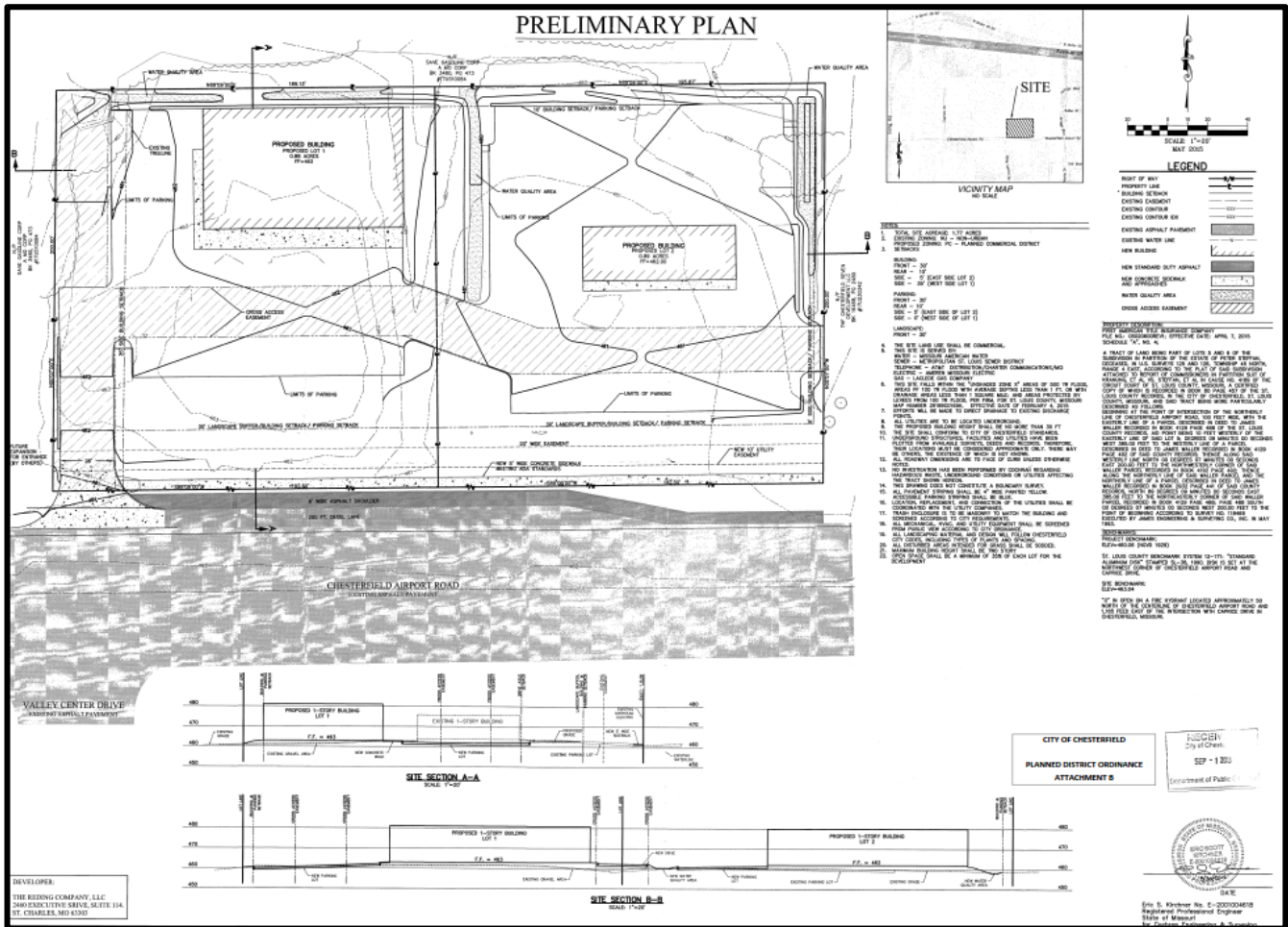


**Figure 2: Comprehensive Plan – Subject Site shown in red outline**

**STAFF ANALYSIS**

**Zoning**

The subject site is zoned "PC" Planned Commercial District under the terms and conditions of City of Chesterfield Ordinance 2874. The Site Development Concept Plan substantially complies with the Preliminary Plan, shown below, which was submitted in conjunction with the zoning petition and incorporated into Ordinance 2874 as Exhibit B.



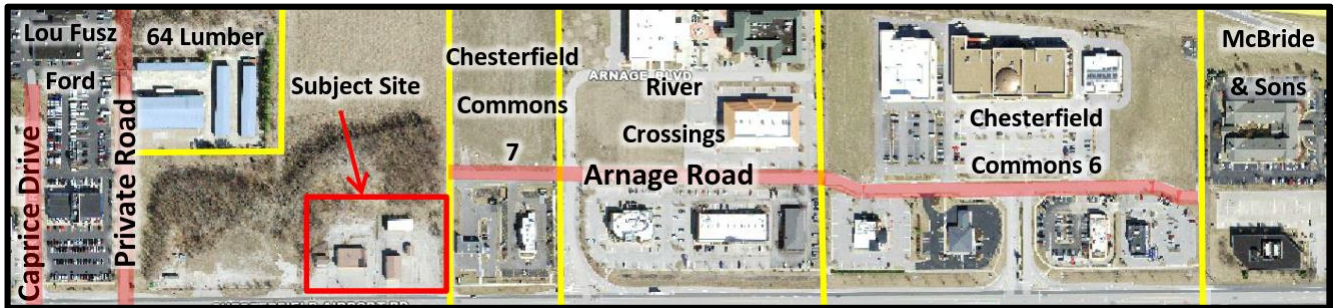
**Figure 3: Preliminary Plan**

**Traffic and Access**

Currently, this site has direct access from Chesterfield Airport Road and no other roads serve this site. However, Arnage Road, shown in the image on the following page, provides cross access circulation through the three developments—Chesterfield Commons Seven, River Crossings, and Chesterfield Commons Six—to the west; however, the road terminates at the western perimeter of the Chesterfield Commons Seven development and does not share a boundary with the subject site. As future development occurs on the parcels to the north of the subject site, the City of Chesterfield will require that Arnage Road be extended westward to serve this new development and to alleviate traffic from Chesterfield Airport Road. In order to ensure that the subject site will be served by this future extension

of Arnage Road, cross access easements to the east, west, and north are being required and the access from Chesterfield Airport Road as shown on the Preliminary Plan will be expanded to serve the entire development.

As shown on the Site Development Concept Plan, a deceleration lane is proposed to accommodate vehicles traveling from the east and making right turns into the site.



**Figure 4: Subject Site and Surrounding Developments**

### **Pedestrian Circulation**

The proposal includes a sidewalk along Chesterfield Airport Road which will connect to the adjacent sidewalk located to the east. As future development occurs to the west, the sidewalk will be extended to serve the adjacent development.

### **Landscaping**

One of the requirements of a Concept Plan submittal is to provide a Conceptual Landscape Plan showing proposed landscaping along arterial and collector roadways; therefore a conceptual landscape plan showing street tree plantings along Chesterfield Airport Road is provided. Although street trees are typically located within the right-of-way, a request for modification permitting street trees to be located within the parcel boundary was approved due to site limitations, including right-of-way dedication for the deceleration lane. As a result, the required street trees shown on the Conceptual Landscape Plan will be in addition to the required landscape buffer that will be reviewed in conjunction with the respective Site Development Section Plan submittal for each lot. Although this modification was granted for the location of the street trees, the required number of street trees required based on the lot frontage is being provided.

### **Lighting**

Similar to the Conceptual Landscape Plan, a Conceptual Lighting Plan showing proposed lighting along arterial and collector roadways is required. The two Ameren approved fixtures will be mounted at 30 feet and comply with the spacing requirements of the Unified Development Code.

### **STAFF RECOMMENDATION**

Staff has reviewed the Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of Peter Steffan, Proposed Lots 1 and 2.

**MOTION**

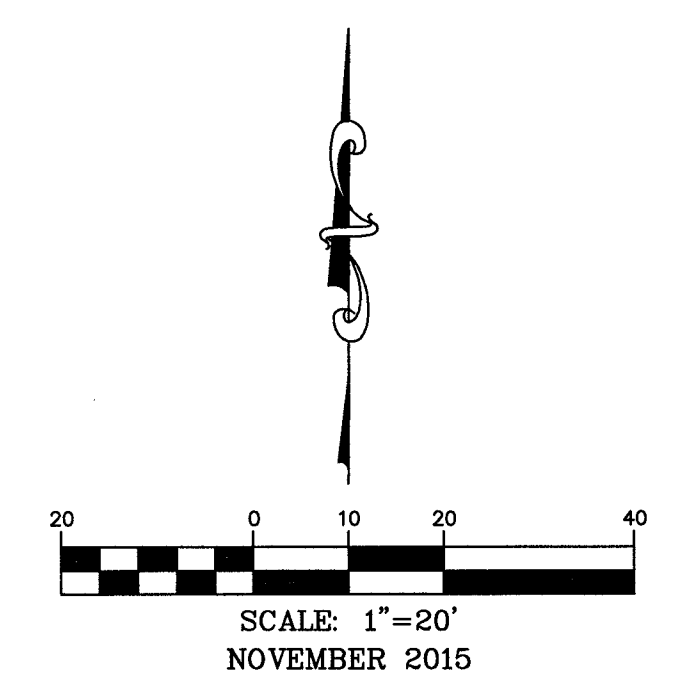
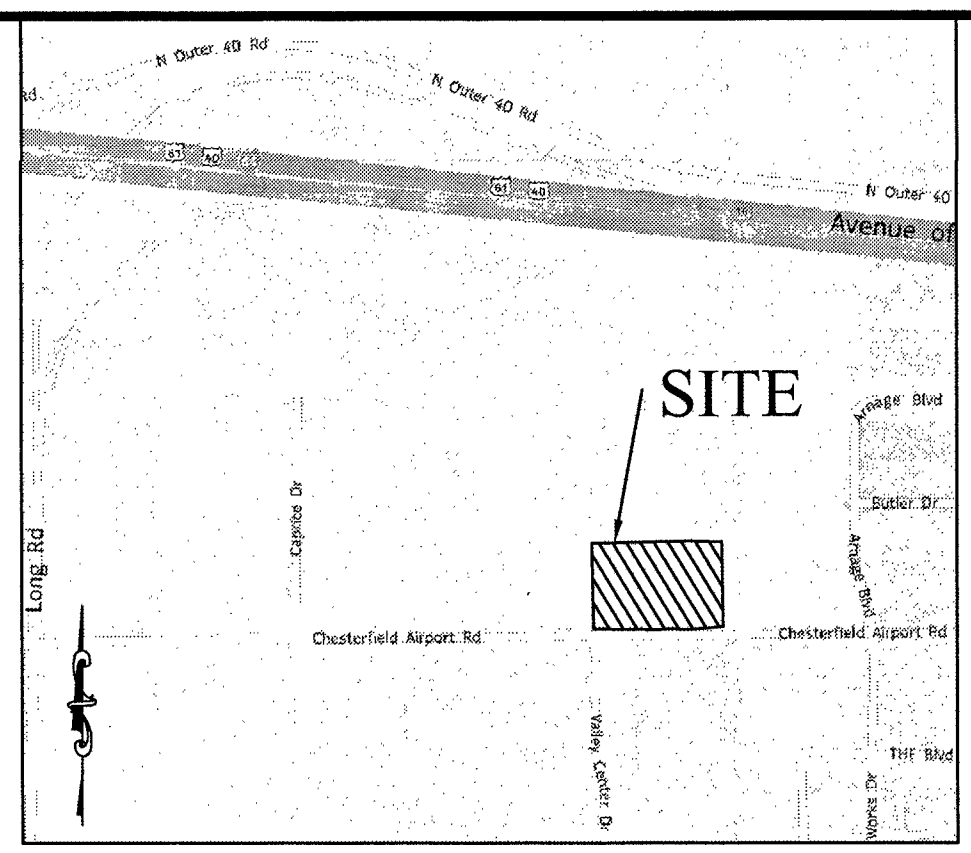
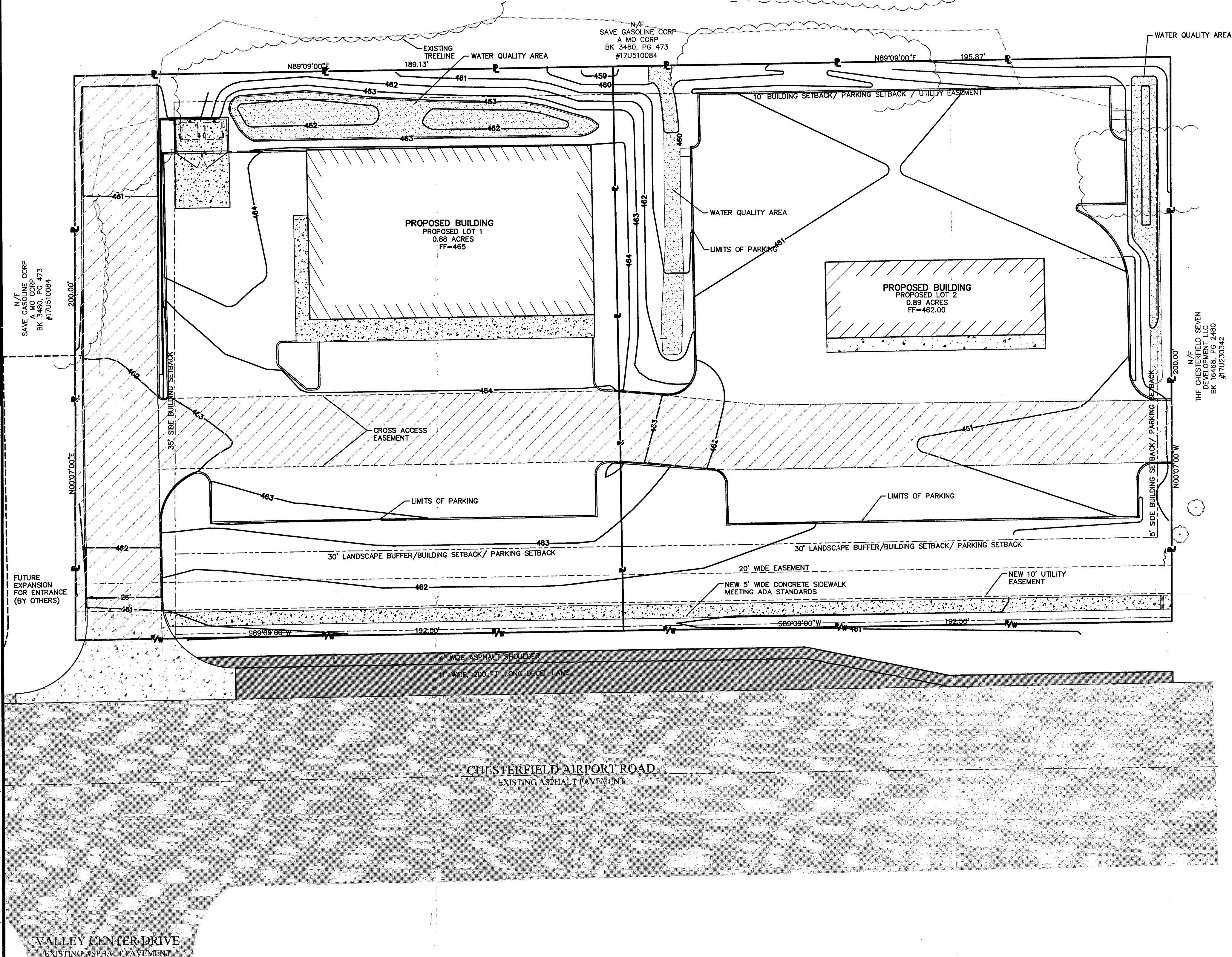
The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Peter Steffan, Proposed Lots 1 and 2.
- 2) "I move to approve the Site Development Concept Plan, Conceptual Landscape Plan and Conceptual Lighting Plan for Peter Steffan, Proposed Lots 1 and 2, with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Concept Plan  
Conceptual Landscape Plan  
Conceptual Lighting Plan

CC: Aimee Nassif, Planning and Development Services Director

# SITE DEVELOPMENT CONCEPT PLAN



**LEGEND**

RIGHT OF WAY	---
PROPERTY LINE	---
BUILDING SETBACK	---
EXISTING EASEMENT	---
NEW CONTOUR	---
EXISTING ASPHALT PAVEMENT	---
NEW BUILDING	---
NEW ROAD WIDENING	---
NEW CONCRETE SIDEWALK AND APPROACHES	---
WATER QUALITY AREA	---
CROSS ACCESS EASEMENT	---
STREET LIGHT	---
STREET TREE	---
EXISTING TREELINE	---

- NOTES:**
- TOTAL SITE ACREAGE: 1.77 ACRES
  - EXISTING ZONING: PC - PLANNED COMMERCIAL DISTRICT
  - SETBACKS
    - BUILDING:
      - FRONT - 30'
      - REAR - 10'
      - SIDE - 5' (EAST SIDE LOT 2)
      - SIDE - 35' (WEST SIDE LOT 1)
    - PARKING:
      - FRONT - 30'
      - REAR - 10'
      - SIDE - 5' (EAST SIDE OF LOT 2)
      - SIDE - 0' (WEST SIDE OF LOT 1)
    - LANDSCAPE:
      - FRONT - 30'
  - THE SITE LAND USE SHALL BE COMMERCIAL.
  - THIS SITE IS SERVED BY:
    - WATER - MISSOURI AMERICAN WATER
    - SEWER - METROPOLITAN ST. LOUIS SEWER DISTRICT
    - TELEPHONE - AT&T DISTRIBUTION/CHARTER COMMUNICATIONS/MCI
    - ELECTRIC - AMEREN MISSOURI ELECTRIC
    - GAS - LACLEDE GAS COMPANY
  - THIS SITE FALLS WITHIN THE "UNSHADED ZONE X" AREAS OF 500 YR FLOOD, AREAS PF 100 YR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FT. OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YR FLOOD, PER FIRM, FOR ST. LOUIS COUNTY, MISSOURI MAP NUMBER 2918B00165K, EFFECTIVE DATE OF FEBRUARY 4, 2015. EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
  - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
  - THE PROPOSED BUILDING HEIGHT SHALL BE NO MORE THAN 30 FT
  - THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
  - THE SITE SHALL CONFORM TO CITY OF CHESTERFIELD STANDARDS.
  - UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
  - ALL ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
  - THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
  - ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW.
  - ACCESSIBLE PARKING STRIPING SHALL BE BLUE.
  - LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
  - TRASH ENCLOSURE IS TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
  - ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE.
  - A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPE LIGHTING, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 25', THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE METAL HALIDE & SERVE WITH UNDERGROUND ELECTRIC.
  - ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED.
  - ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW CHESTERFIELD CITY CODES, INCLUDING TYPE OF PLANTS AND SPECIES.
  - ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SODDED.
  - MAXIMUM BUILDING HEIGHT SHALL BE TWO STORY
  - OPEN SPACE SHALL BE A MINIMUM OF 35% OF EACH LOT FOR THE DEVELOPMENT

**PROPERTY DESCRIPTION:**

FIRST AMERICAN TITLE INSURANCE COMPANY  
FILE NO.: 05020600REV1; EFFECTIVE DATE: APRIL 7, 2015  
SCHEDULE "A", NO. 4;

A TRACT OF LAND BEING PART OF LOTS 5 AND 6 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF PETER STEFFAN, DECEASED, IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ACCORDING TO THE PLAT OF SAID SUBDIVISION ATTACHED TO REPORT OF COMMISSIONERS IN PARTITION SUIT OF KRANUNG, ET AL VS. STEFFAN, ET AL IN CAUSE NO. 4189 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, MISSOURI, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 80 PAGE 457 OF THE ST. LOUIS COUNTY RECORDS, IN THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF CHESTERFIELD AIRPORT ROAD, 100 FEET WIDE, WITH THE EASTERLY LINE OF A PARCEL DESCRIBED IN DEED TO JAMES WALLER RECORDED IN BOOK 4129 PAGE 488 OF THE ST. LOUIS COUNTY RECORDS; SAID POINT BEING 10 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 5; THENCE ALONG THE NORTHERLY LINE OF CHESTERFIELD AIRPORT ROAD SOUTH 89 DEGREES 09 MINUTES 00 SECONDS WEST 385.00 FEET TO THE WESTERLY LINE OF A PARCEL DESCRIBED IN DEED TO JAMES WALLER RECORDED IN BOOK 4129 PAGE 492 OF SAID COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST 200.00 FEET TO THE NORTHWESTERLY CORNER OF SAID WALLER PARCEL RECORDED IN BOOK 4192 PAGE 492; THENCE ALONG THE NORTHERLY LINE OF SAID WALLER PARCEL AND THE NORTHERLY LINE OF A PARCEL DESCRIBED IN DEED TO JAMES WALLER RECORDED IN BOOK 4129 PAGE 488; THENCE ALONG THE EASTERLY LINE OF SAID WALLER PARCEL RECORDED IN BOOK 4129 PAGE 488 SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST 200.00 FEET TO THE POINT OF BEGINNING ACCORDING TO SURVEY NO. 118468 EXECUTED BY JAMES ENGINEERING & SURVEYING CO., INC. IN MAY 1993.

**BENCHMARKS:**

PROJECT BENCHMARK:  
ELEV=460.06 (NGVD 1929)

ST. LOUIS COUNTY BENCHMARK SYSTEM 12-171: "STANDARD ALUMINUM DISK" STAMPED SL-38, 1990. DISK IS SET AT THE NORTHWEST CORNER OF CHESTERFIELD AIRPORT ROAD AND CAPRICE DRIVE.

SITE BENCHMARK:  
ELEV=463.04

\*0" IN OPEN ON A FIRE HYDRANT LOCATED APPROXIMATELY 50 NORTH OF THE CENTERLINE OF CHESTERFIELD AIRPORT ROAD AND 1,165 FEET EAST OF THE INTERSECTION WITH CAPRICE DRIVE IN CHESTERFIELD, MISSOURI.

- ST. LOUIS COUNTY NOTES:**
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
  - NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
  - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
  - ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
  - ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
  - ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
  - ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED OR MAY BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
  - PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.

THE OWNER(S) OF THE PROPERTY \_\_\_\_\_

[NAME OF OWNER(S)]  
SHOWN ON THIS PLAN FOR AND IN CONSIDERATION OF BEING GRANTED APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF SECTION 03.04C, PC PLANNED COMMERCIAL OF THE CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

(SIGNATURE): \_\_\_\_\_

(NAME TYPED): \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME \_\_\_\_\_ (OFFICER OF CORPORATION)

KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ (NAME OF CORPORATION) (TITLE) \_\_\_\_\_ AND THAT THE CORPORATION IN THE STATE OF \_\_\_\_\_ SEAL AFFIXED TO THE FOREGOING INSTRUMENTS IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID \_\_\_\_\_ (OFFICER OF CORPORATION)

ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL AT MY OFFICE IN \_\_\_\_\_ (COUNTY AND STATE) \_\_\_\_\_

MY TERM EXPIRES \_\_\_\_\_

NOTARY PUBLIC

THIS SITE DEVELOPMENT CONCEPT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

AIMEE NASSIF, AICP  
PLANNING AND DEVELOPMENT SERVICES  
DIRECTOR CITY OF CHESTERFIELD,  
MISSOURI

VICKIE HASS, CITY CLERK  
CITY OF CHESTERFIELD, MISSOURI

DEVELOPER:  
THE REDDING COMPANY, LLC  
2460 EXECUTIVE DRIVE, SUITE 114,  
ST. CHARLES, MO 63303

636-332-4574 (cell)  
636-327-0760 (fax)  
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Wentzville, Missouri 63385

**COCHRAN**

- Civil Engineering
- Land Surveying
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- Site Development
- General Consulting
- Master Planning

**SITE DEVELOPMENT CONCEPT PLAN**  
**PETER STEFFAN SUBDIVISION**  
**CHESTERFIELD, MISSOURI**

RECEIVED  
City of Chesterfield  
APR 19 2015  
Department of Public Services

**SITE DEVELOPMENT CONCEPT PLAN**

DATE:	NOVEMBER 2015
SCALE:	1"=20'
PROJ. NO.:	M14-7090A
DWG. NO.:	1 OF 3

DATE: 1-21-16

Richard D. Henderson No. E-25253  
Registered Professional Engineer  
State of Missouri  
for Cochran Engineering & Surveying





REVISIONS BY	
11/2/15	RVM
11/14/15	RVM
11/18/16	RVM

**landscape TECHNOLOGIES**

67 Jacobs Creek Pkwy  
St. Charles, Missouri 63304  
Tel: (636) 428-4600  
Fax: (636) 428-4600  
No. Landscape Architectural Corporation #200800192

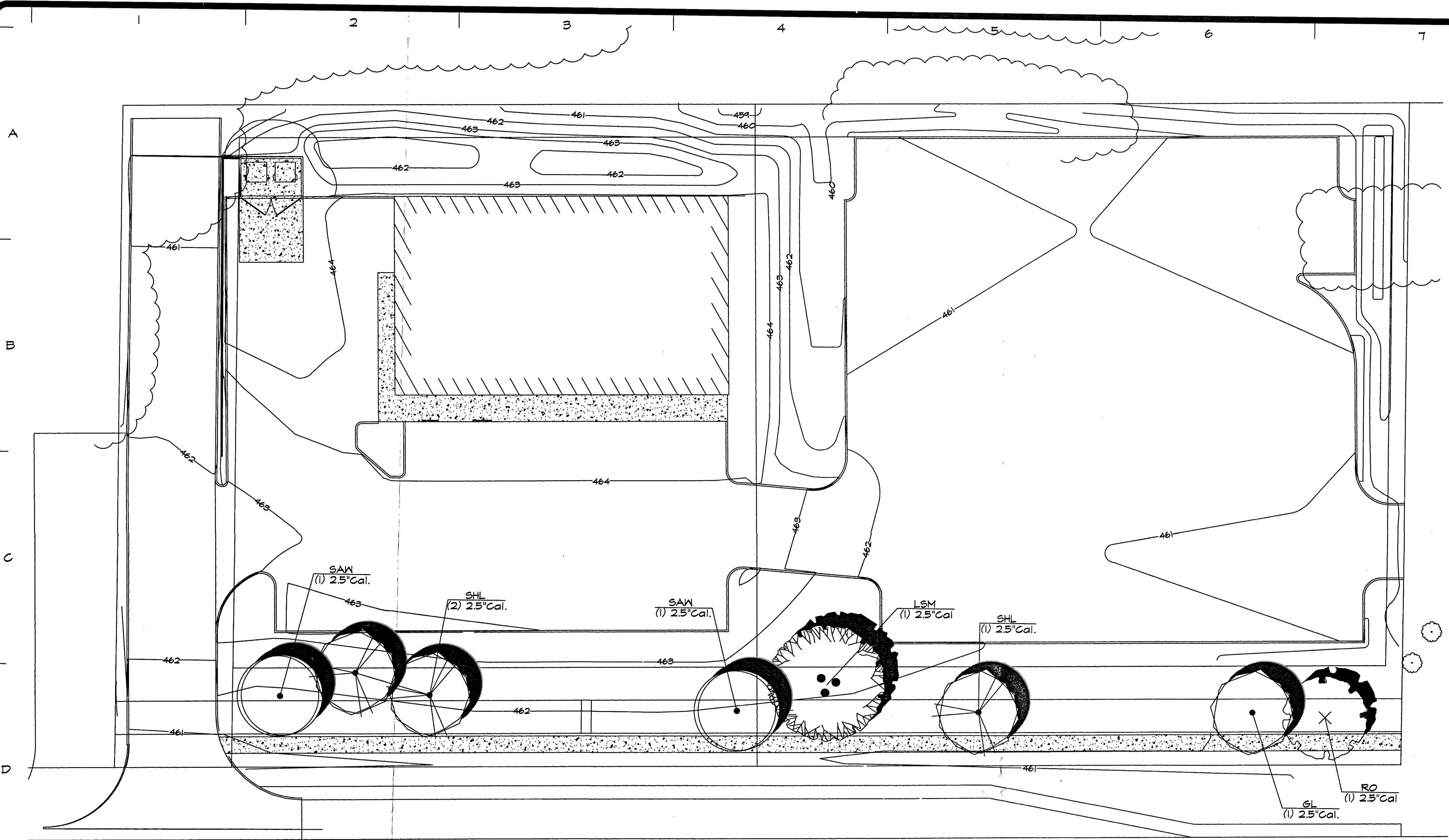
RANDELL M. HARDSIS  
REGISTERED LANDSCAPE ARCHITECT  
NUMBER 019  
DATE 11/15/15

CONCEPTUAL PLANTING PLAN FOR THE PROPOSED  
**Peter Steffan Subdivision**  
CHESTERFIELD, MISSOURI

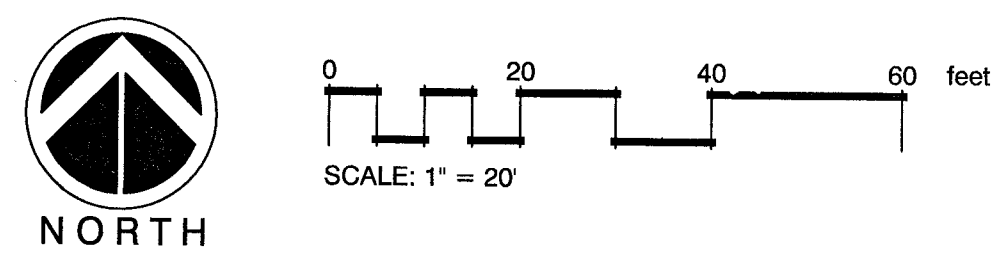
DRAWN  
R. HARDSIS  
CHECKED  
RVM  
DATE  
10/24/15  
SCALE  
1"=20'-0"  
JOB NO.  
2015-114  
SHEET  
**L-1**  
OF ONE SHEET

**NOTES:**

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done. Coordinate locations of trees with the location of proposed light standards, fire hydrants and utilities.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spade-cut edge unless otherwise noted.
- It shall be the landscape contractor's responsibility to:
  - Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior commencement of work.
- All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (500# per acre) and bluegrass (1# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
- The minimum setback is 30'-0" from an existing or proposed right of way.
- Siltation controls may be required to prevent run-off. Straw bales placed end-to-end shall be used, anchored with no less than two 3/8" X 36" reinforcing rods. Bales shall remain until all graded areas are seeded or sodded.
- One (1) tree is required for every fifty (50) lineal feet of street frontage.
- Landscape islands shall be placed at the ends of parking aisles as required by Ordinance #2912 of the City of Chesterfield Zoning Ordinance.
  - There shall be a minimum landscape width of nine (9) feet and trees per island.
  - At the end of double row parking, a minimum of 210 square feet shall be provided for with a minimum of two (2) deciduous trees per island.
  - Islands shall have plantings consisting of groundcovers such as shrubs, ivy, flowers and grasses. Mulch or rock may be used instead of grass or in combination with grass.
- Consideration shall be given to the type of grass to be used due to need for drought tolerance in areas without in-ground irrigation systems. (Examples: Turf Type Tall Fescue blend less than five years old, and Crossfire, a semi-dwarf variety, blended with 5-10% bluegrass and referred to as a Transition mix).
- A minimum of sixty percent (60%) of the deciduous trees must be of a species which matures at +35', evenly dispersed throughout the project.
- If the estimated materials cost of new landscaping indicated on the Site Development Plan, as required by the Planning Commission, exceeds one thousand (1,000) dollars, as determined by a plant nursery, the petitioner shall furnish a two (2) year bond or escrow sufficient in amount to guarantee the installation of said landscaping.
- Upon release of the landscape Installation Bond, a two (2) year Landscape Maintenance Bond shall be required.



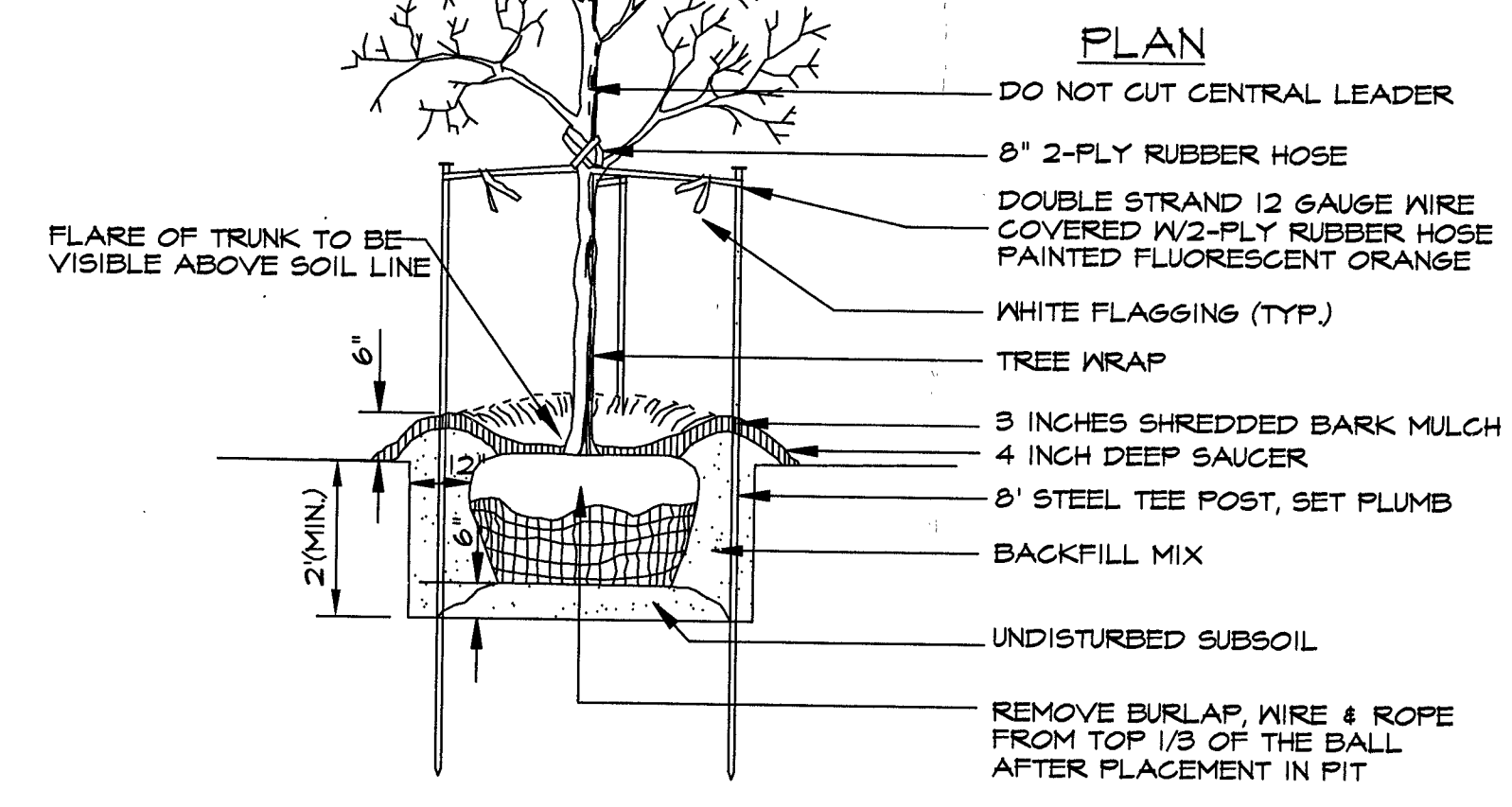
CHESTERFIELD AIRPORT ROAD



**PROPERTY OWNER:**  
HDE CORP  
1065 EXECUTIVE PARKWAY DR.  
SUITE 300  
ST. LOUIS, MO 63141

**STREET TREES:** 1 per 50 LF FRONTAGE  
● 385.0 LF FRONTAGE @ CHESTERFIELD AIRPORT ROAD,  
REQUIRING EIGHT (8) TREES @ 2.5" CALIPER -- 8 PROVIDED

**DEVELOPER:**  
THE REDING COMPANY, LLC  
2460 EXECUTIVE DRIVE,  
SUITE 114  
ST. CHARLES, MO 63303



**DECIDUOUS TREE PLANTING**  
N.T.S.

**PLANT SCHEDULE**

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
GL	1	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2.5" Cal.
LSM	1	Legacy Sugar Maple / <i>Acer saccharum</i> 'Legacy'	2.5" Cal.
RO	1	Red Oak / <i>Quercus rubra</i>	2.5" Cal.
SAN	2	Santooth Oak / <i>Quercus acutissima</i>	2.5" Cal.
SHL	3	'Skyline' Locust / <i>Gleditsia triacanthos</i> 'Skyline'	2.5" Cal.