

**NOTICE OF PUBLIC HEARING
CITY OF CHESTERFIELD
PLANNING COMMISSION**

IV.B.

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Wednesday, May 28, 2008 at 7:00 p.m. in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearings will be as follows:

P.Z. 13-2008 River Crossings (Bentley Holdings, LLC): A request for an ordinance amendment to amend the landscape criteria for Lots 6, 7 and 8 of River Crossing a 5.412 acre tract of land, zoned “PC” Planned Commercial District, located at 17 Arnage Rd., 9 Arnage Rd., and 1 Arnage Rd., (UC7520049, 17U520049, 17U520050).

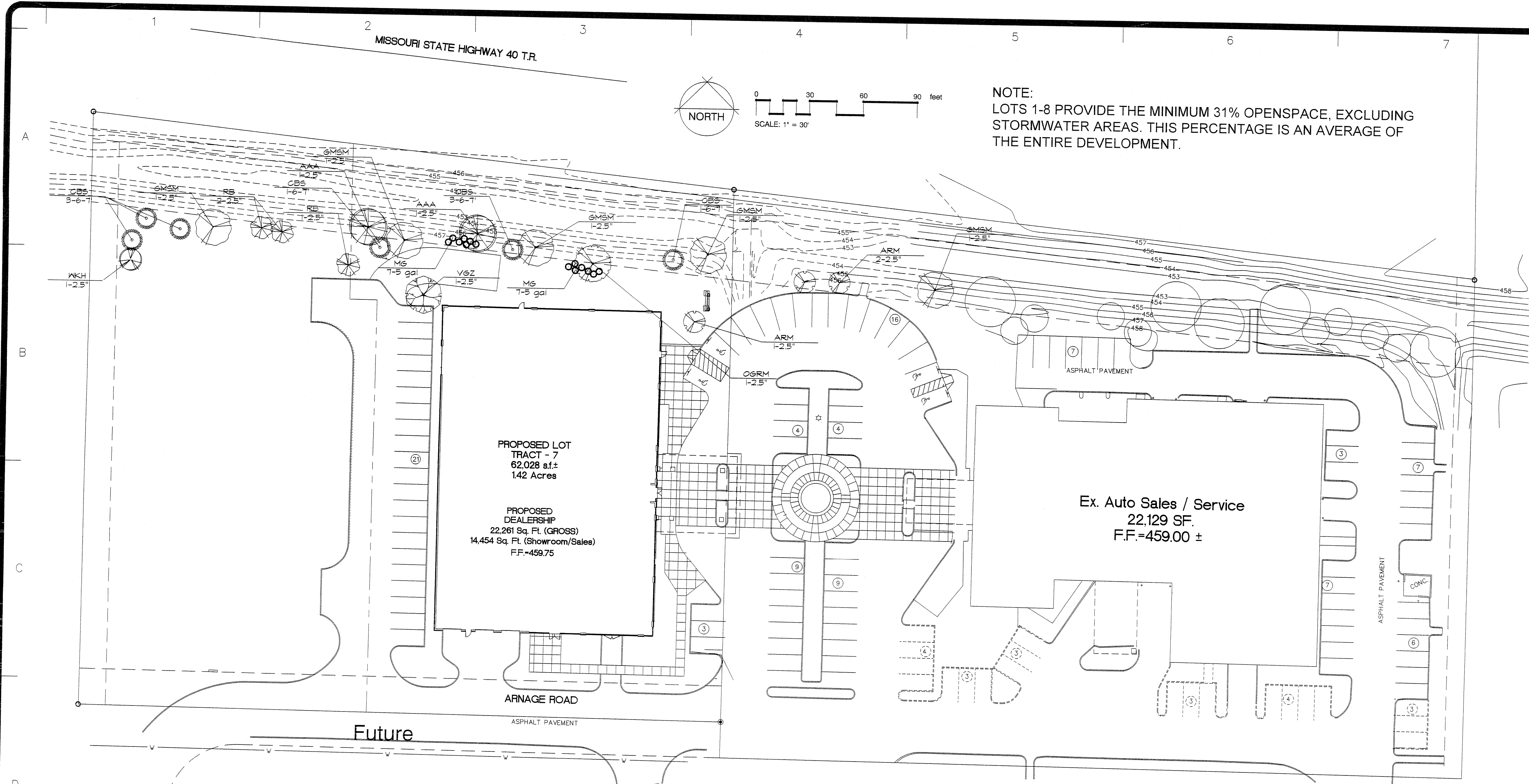
Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Ms. Jennifer Yackley, Project Planner, by telephone at 636-537-4743 or by email at [jyackley@chesterfield.mo.us](mailto: jyackley@chesterfield.mo.us)

CITY OF CHESTERFIELD
Maurice Hirsch, Jr., Chair
Chesterfield Planning Commission



Description of Property

A tract of land being Tract-6, Tract-7 and Tract-8 of the “Resubdivision of Tract-A and Tract-B of River Crossing” as recorded in Plat Book 356, Pages 131 and 132 of the St. Louis County records, and being located in U.S. Survey 125, Township 45 North, Range 4 East of the Fifth Principal Meridian, City of Chesterfield, St. Louis County.

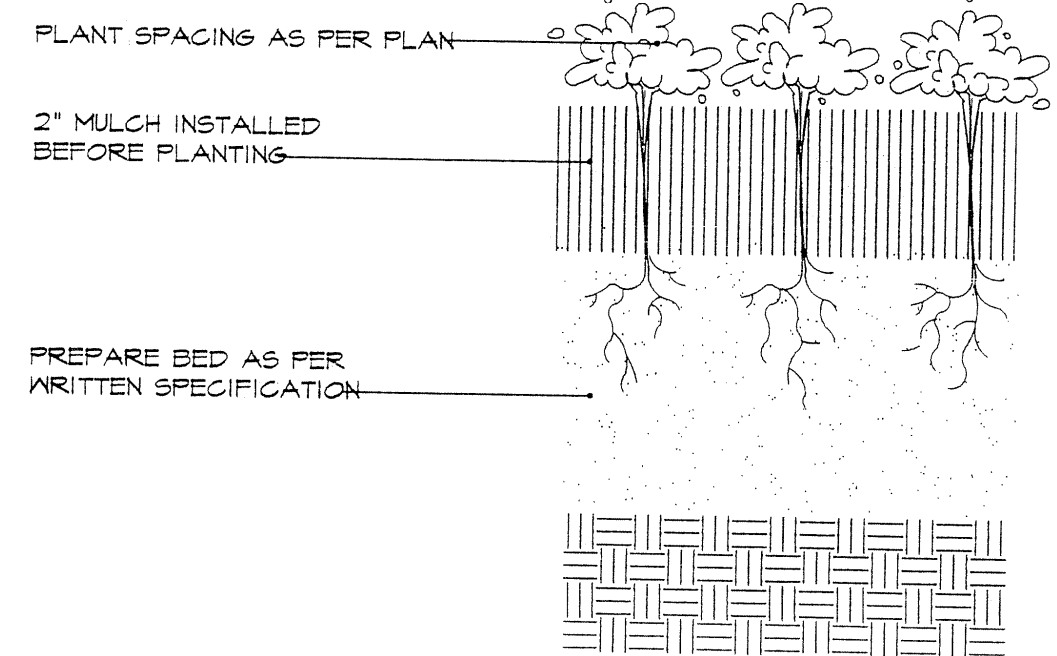


NOTE:
 LOTS 1-8 PROVIDE THE MINIMUM 31% OPENSACE, EXCLUDING STORMWATER AREAS. THIS PERCENTAGE IS AN AVERAGE OF THE ENTIRE DEVELOPMENT.

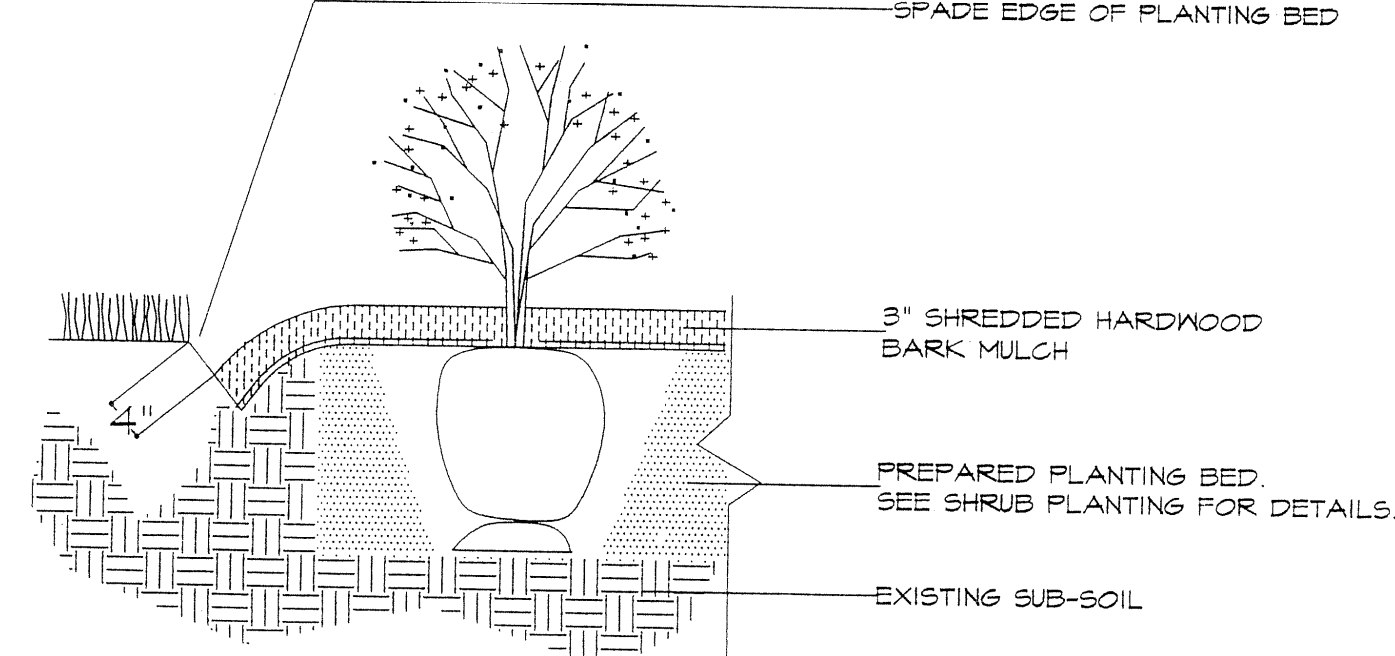
- NOTES:
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials 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.
 - Underground facilities, structures and utilities must be considered approximately 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-RIITE).
 - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
 - All mulch to be shredded bark mulch at 3" depth over fabric (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials. Edge all beds with spaced-out 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 perennials to within 18" 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 (80% per acre) and bluegrass (18% 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.
 - 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.
 - 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 (1000) 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.

REVISIONS	BY
JULY 30, 2007	RVM
AUG. 23, 2007	RVM
SEPT. 14, 2007	RVM
APR. 8, 2008	RVM
APR. 23, 2008	RVM
MAY 6, 2008	RVM
MAY 12, 2008	RVM

landscape TECHNOLOGIES
 87 Jacquet Creek Drive
 St. Charles, Missouri 63043
 (636) 928-1250
 Fax: (636) 928-4589



PERENNIAL / ANNUAL PLANTING
 N.T.S.



SPADE-CUT EDGE DETAIL
 N.T.S.

AREA CALCULATIONS:

LOT	TOTAL AREA	OPEN SPACE	PERCENT OPEN SPACE
LOT 1	= 1.97 Ac.	= 0.92 Ac.	= 46.7%
LOT 2	= 1.75 Ac.	= 0.48 Ac.	= 27.7%
LOT 3	= 1.10 Ac.	= 0.37 Ac.	= 33.6%
LOT 4	= 3.17 Ac.	= 0.75 Ac.	= 23.7%
LOT 5	= 2.46 Ac.	= 0.59 Ac.	= 24.0%

PLANT-SCHEDULE

SYMBOL	BOTANICAL (COMMON)	QTY.	DECIDUOUS/EVERGREEN	MATURE TREE SIZE
OSBY	Acer rubrum 'October Glory' / October Glory Maple	25'	1	45'
SMHM	Acer saccharum 'Green Mountain' / Sugar Maple	25'	5	45'
ARM	Acer rubrum 'Armstrong' / Armstrong Maple	25'	5	45'
AAA	Fraxinus americana 'Autumn Apples' / Autumn Apples Ash	25'	2	45'
CB5	Picea pungens / Colorado Blue Spruce	6-7'	6	30-40'
YSZ	Zelkova serrata 'Village Green' / Zelkova	25'	1	45'
YKH	Crataegus viridis 'Winter King' / Winter King Hawthorn	25'	1	25-30'
RB	Cercis canadensis / Redbud	25'	3	25-30'

TRACT - 6

TRACT	TOTAL AREA	OPEN SPACE	PERCENT OPEN SPACE
TRACT - 6	= 1.17 Ac.	= 0.53 Ac.	= 45.3%

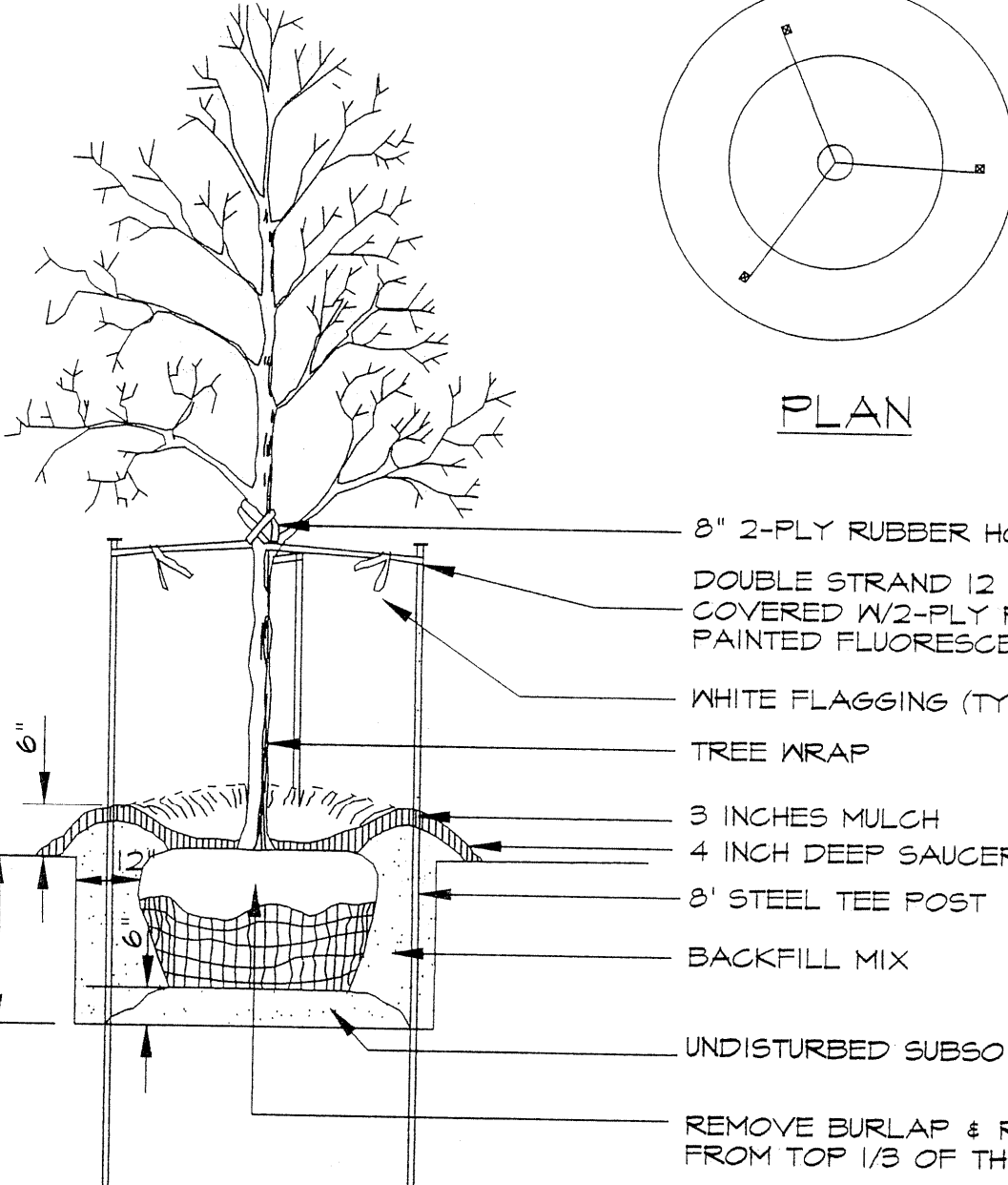
TRACT - 7

TRACT	TOTAL AREA	OPEN SPACE	PERCENT OPEN SPACE
TRACT - 7	= 1.42 Ac.	= 0.46 Ac.	= 32.4%

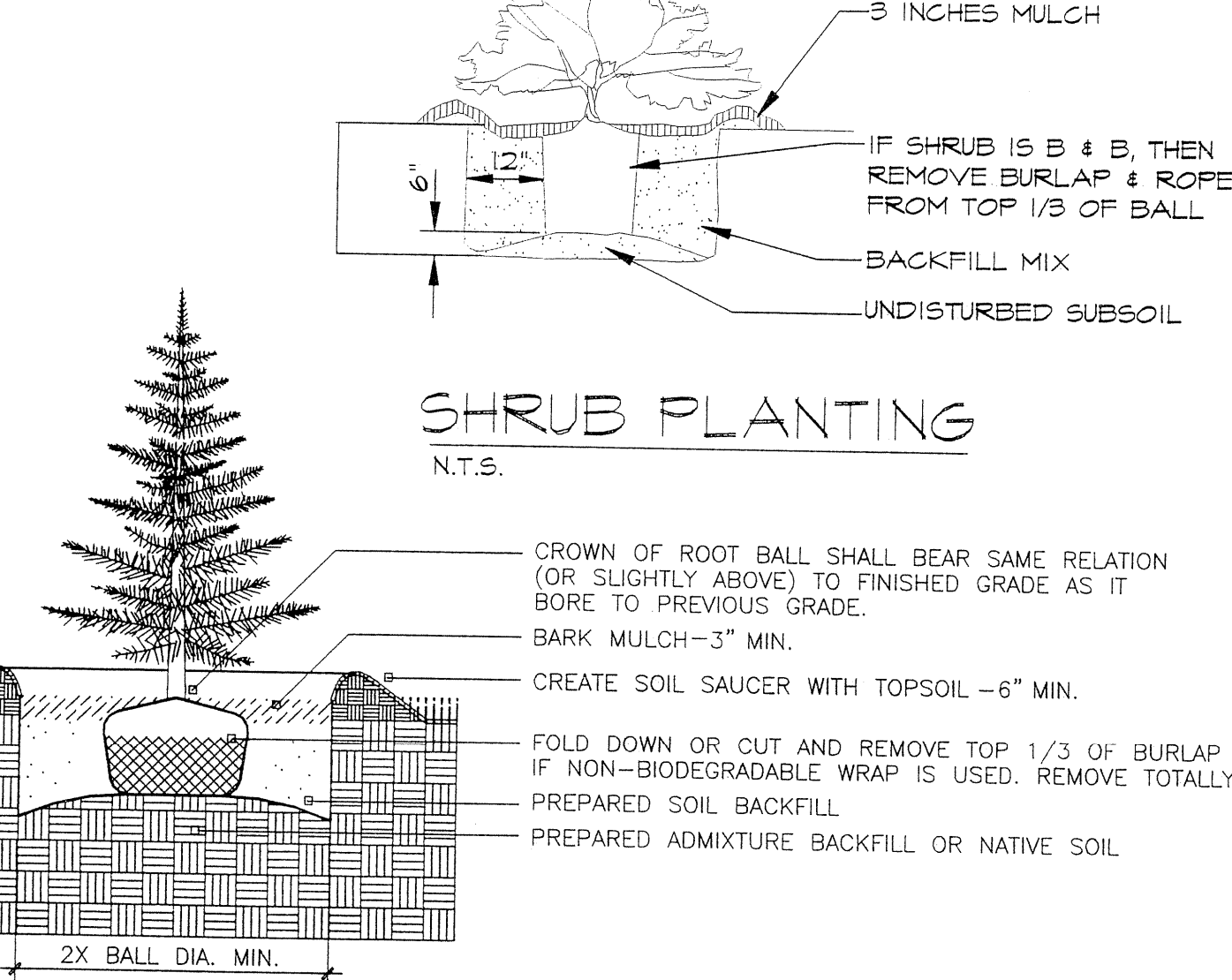
TRACT - 8

TRACT	TOTAL AREA	OPEN SPACE	PERCENT OPEN SPACE
TRACT - 8	= 2.22 Ac.	= 0.86 Ac.	= 38.5%

TOTAL AREA (LOTS 1-8) = 15.04 Ac.
 TOTAL OPEN SPACE (LOTS 1-8) = 4.96 Ac.
 TOTAL PERCENT OPEN SPACE (LOTS 1-8) = 33.3%
 LOTS 1-8 PROVIDE THE MIN. 31% OPENSACE, EXCLUDING STORMWATER AREAS. THE PERCENTAGE IS AN AVERAGE OF THE ENTIRE DEVELOPMENT.



DECIDUOUS TREE PLANTING
 N.T.S.

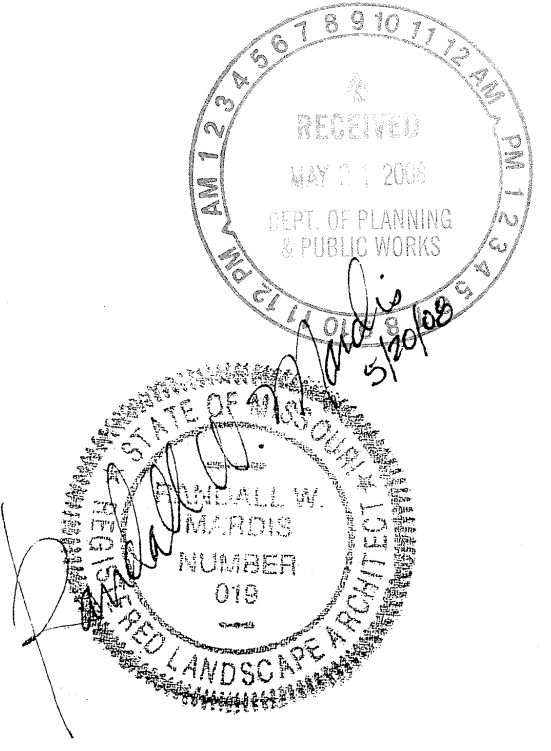


SHRUB PLANTING
 N.T.S.



EVERGREEN TREE PLANTING
 N.T.S.

PARTIALLY AMENDED CONCEPTUAL LANDSCAPE PLAN FOR:
River Crossing
 CHESTERFIELD, MISSOURI



DRAWN	R. MARDIS
CHECKED	RVM
DATE	APRIL 18, 2007
SCALE	1"=30'-0"
JOB NO.	2007-136
SHEET	

L-1
 OF ONE SHEET