

III. B.

Memorandum Department of Planning & Public Works



To: Planning and Public Works Committee

From: Justin Wyse, Project Planner

Date: 5/29/2008

RE: **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 Crossings 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).

Summary

Kyle Darnell of Arco Construction, on behalf of Bentley Holdings, LLC, has submitted a request for an Ordinance Amendment to amend the landscape requirements for Lots 6, 7 and 8 of River Crossings. The Petitioner is requesting that the density of the landscape buffer along Interstate 64/Highway 40 be amended to provide consistency along the subdivision, as well as providing consistency with nearby subdivisions.

The revision to the Attachment A will be as follows (pages 5 and 6):

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
2. The landscape buffer along I-64/Hwy. 40 for Lots 6 and 7 shall be consistent in plant material and density to that approved for Lot 8.
- ~~2. A thirty (30) foot landscape strip shall be provided along Highway 40/61 from the western district line to the west side of Lot 8. To achieve this dense landscaping the following combination of plant material shall be used:~~
 - ~~a. Deciduous Trees~~
 - ~~b. Evergreen Trees~~
 - ~~c. Bushes and Shrubs~~

The plant material shall comply with the following:

- a. ~~Three (3) deciduous trees per 100 feet, at 2 ½ inch caliper.~~
- b. ~~Six (6) evergreen trees per 100 feet, at six (6) foot in height.~~
- c. ~~Eight (8) bushes and shrubs per 100 feet, at 18 inches in diameter.~~

At the May 28, 2008 City of Chesterfield Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 8-1.

Attached please find a copy of the Attachment A, Staff's report and the Partially Amended Conceptual Landscape Plan for Lot 6, 7 and 8 for informational purposes.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Justin Wyse". The signature is stylized and cursive.

Justin Wyse
Project Planner

Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works



VIIIA

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Planning Commission Staff Report

Subject: Rezoning Vote Report

Meeting Date: May 28, 2008

From: Justin Wyse, Project Planner

Location: Lots 6, 7, & 8 of River Crossing (17 Arnage Rd., 9 Arnage Rd., & 1 Arnage Rd)

Petition: P.Z. 13-2008 River Crossings (Bentley Holdings, LLC):

Proposal Summary

Kyle Darnell of Arco Construction has submitted an application for an Ordinance Amendment for Lots 6, 7, and 8 of River Crossings. The site is zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road, east of Boone's Crossing. (17 Arnage Rd., 9 Arnage Rd., & 1 Arnage Rd).

The Petitioner is requesting an amendment to the landscape criteria along I-64/Hwy. 40. Specifically, the Petitioner is requesting that the specific planting requirements, above what is required in the Tree Manual, for the portion of the development along I-64/Hwy 40 in the existing ordinance be removed.

Staff Recommendation

The Attachment A for this request meets all of the development requirements of the City of Chesterfield and therefore, Staff requests action on the Ordinance Amendment for the 'PC' Planned Commercial District.

Ordinance Amendment Analysis

Due to the nature of this ordinance amendment request, a Conceptual Landscape Plan has been provided for informational purposes. When a vote is taken on this request, the vote is to approve the Ordinance Amendment with the Attachment A written by Staff. The vote is not to approve the accompanying Conceptual Landscape Plan which is provided for informational purposes only.

As stated previously, the Petitioner is seeking to amend the Landscape and Tree Requirements found in the current Attachment A. The Petitioner is seeking to remove the landscape buffer requirements that are required in addition to the general requirements in the Tree Manual. The City of Chesterfield Tree Manual

only requires a thirty (30) foot landscape buffer along I-64/Hwy 40. The buffer depicted on the Conceptual Landscape Plan, is approximately fifty (50) feet. This area includes a drainage ditch which the City of Chesterfield does not permit planting of trees and bushes in. This buffered area would remain; however, the Petitioner is requesting that landscaping requirements in excess of that required in the Tree Manual not be required.

For comparison, Staff researched landscape buffer requirements along I-64/Hwy 40 of nearby subdivisions approved by the City of Chesterfield. The following summarizes landscape buffer requirements for properties along I-64/Hwy 40 between Long Road and Boone's Crossing. For reference, a subdivision map is also provided.

Subdivision	Requires Adherence to Tree Manual	Additional Buffer Requirements Along I-64 / Hwy 40
Chesterfield Commons Six	X	
Chesterfield Valley Medical Building II	X	
Junior Achievement	X	
Larry Enterprises Jim Lynch Hummer	X	
MPD Investments	X	
Chesterfield Valley Motor Sports	X	
Chesterfield Commons Seven ¹	X	
84 Lumber ³	X	
Lou Fusz Ford ³	X	X ²
Highway 40 Park ³	X	

¹ Currently in process for rezoning from 'NU' Non-Urban District to 'PC' Planned Commercial District

² Additional requirements for buffering along I-64/Hwy 40 similar to requirements found in Ordinance 2385 for River Crossings

³ Paved area setbacks shall be adequately landscaped as approved on the Site Development Plan



Subdivision Base Map

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

- North: MPD Investments zoned 'PI' Planned Industrial District.
- South: Chesterfield Commons Four zoned 'PI' Planned Industrial District.
- East: Chesterfield Commons Six zoned 'C-8' Planned Commercial District.
- West: P.Z. 28-2007 THF Chesterfield Seven currently zoned 'NU' Non-Urban District (proposed rezoning to 'PC' Planned Commercial District).



View Looking North at Lots 7 and 8



View of Existing Buffer Along Lot 8



**View of Future Buffer Strip for
Lot 7**



**View of Buffer Along Chesterfield
Commons Six**

Comprehensive Plan Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Comprehensive Plan designates this area as the Mixed Commercial Use. The project has been reviewed against all guidelines of the Comprehensive Plan and there are no outstanding issues.

Site Area History

The River Crossings Development was originally zoned "PC" Planned Commercial District by the City of Chesterfield in August 2001 via Ordinance Number 1772. The ordinance included specific landscape buffer requirements along I-64/Hwy 40. These requirements have been included in all subsequent amendments; Ordinance 1871 in 2002 and Ordinance 2385 in 2007. On September 24, 2007 an Amended Site Development Section Plan, Amended Landscape Plan, Lighting Plan, and Architectural Elevations were approved for Lots 7-8 (Lamborghini of St. Louis). On March 3, 2008 the City Council approved a Minor Subdivision Plat which divided the northern parcels into three lots; Lots 6, 7 and 8.

Issues

The Petitioner is requesting that the Landscape and Tree Requirements contained in the current Attachment 'A' be revised as shown below:

E. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.
- ~~2. A thirty (30) foot landscape strip shall be provided along Highway 40/61 from the western district line to the west side of Lot 8. To achieve this dense landscaping the following combination of plant material shall be used:
 - ~~a. Deciduous Trees~~
 - ~~b. Evergreen Trees~~
 - ~~c. Bushes and Shrubs~~~~

~~The plant material shall comply with the following:~~

- ~~a. Three (3) deciduous trees per 100 feet, at 2 ½ inch caliper.~~
- ~~b. Six (6) evergreen trees per 100 feet, at six (6) foot in height.~~
- ~~c. Eight (8) bushes and shrubs per 100 feet, at 18 inches in diameter.~~

The additional landscape buffer requirements referenced above were added to the design requirements of this site during the initial rezoning in 2001. The Tree Manual only requires a thirty (30) foot buffer between I-64/Hwy 40 and Lots 6, 7, 8. The Petitioner intends on meeting all requirements of the Tree Manual.

Request

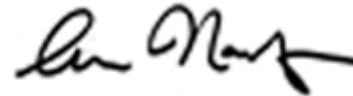
Staff has reviewed the request for the Ordinance Amendment to the 'PC' Planned Commercial District. The Attachment A as written adheres to all applicable requirements of the City of Chesterfield. Staff requests action on P.Z. 13 – 2008 River Crossings (Bentley Holdings, L.L.C.).

Respectfully submitted,



Justin Wyse
Project Planner

Respectfully submitted,



Aimee Nassif
Senior Planner

Attachments

1. Attachment A
2. Amended Conceptual Landscape Plan

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PC" Planned Commercial District shall be:
 - a. Barber shops and beauty parlors.
 - b. Bookstores.
 - c. Dry cleaning drop-off and pick-up stations.
 - d. Financial institutions.
 - e. Hotels and motels.
 - f. Medical and dental offices.
 - g. Offices or office buildings.
 - h. Recreational facilities, indoor and illuminated outdoor facilities, including swimming pools, golf courses, golf practice driving ranges, tennis courts, and gymnasiums, and indoor theaters, including drive-in theaters (excluding golf courses, golf practice driving ranges, and drive-in theaters).
 - i. Research facilities, professional and scientific laboratories, including photographic processing laboratories used in conjunction therewith.
 - j. Restaurants, fast food (frontage on Interstate 64/40 shall not be allowed).
 - k. Restaurants, sit down.
 - l. Sales, rental, and leasing of new and used vehicles, including automobiles, trucks, trailers, construction equipment, agricultural equipment, and boats, as well as associated repairs. All vehicles used by business, industry, and agriculture.
 - m. Schools for business, professional, or technical training, but not including outdoor areas for driving or heavy equipment training.
 - n. Service facilities, studios, or work areas for antique salespersons, artists, candy makers, craft persons, dressmakers, tailors, music teachers, dance teachers, typists, and stenographers, including cabinet makers, film processors, fishing tackle and bait shops, and souvenir sales. Goods and services associated with these uses may be sold or provided directly to the public on the premises.
 - o. Stores, shops, markets, service facilities, and automatic vending facilities in which goods or services of any kind,

including indoor sale of motor vehicles are being offered for sale or hire to the general public on the premises.

2. Ancillary Uses:

- a. Cafeterias for employees and guest only.
- b. Child care centers, nursery schools, and day nurseries.
- c. Parking areas, including garages, for automobiles, but not including any sales of automobiles, or the storage of wrecked or otherwise damaged and immobilized automotive vehicles for a period in excess of seventy-two (72) hours.
- d. Vehicle repair facilities for automobiles.
- e. Vehicle service centers for automobiles.
- f. Vehicle washing facilities for automobiles.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. HEIGHT

- a. The maximum height of the building, exclusive of roof screening, shall not exceed three (3) stories or forty five (45) feet, whichever is less.

2. BUILDING REQUIREMENTS

- a. A minimum of thirty-one percent (31%) openspace, excluding stormwater areas. This percentage shall be an average of the entire development.
- b. A maximum of eight (8) buildings shall be permitted on this development.
- c. The maximum square footage of this development shall not exceed a total of 175,000 square feet.

C. SETBACKS

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. Lot 1:

- (1.) One hundred (100) feet from Chesterfield Airport Road right-of-way.

- (2.) One hundred fifty (150) feet from the western boundary of this district.
 - (3.) Seventy (70) feet from the main entrance into the development.
 - (4.) Sixty (60) feet from the proposed interior road to the north, as proposed on the Preliminary Plan
- b. Lot 2:
- (1.) One hundred (100) feet from Chesterfield Airport Road right-of-way.
 - (2.) One hundred (100) feet from the building on Lot 1.
 - (3.) Fifty (50) feet from the building on Lot 3.
 - (4.) Sixty (60) feet from the proposed interior road to the north, as proposed on the Preliminary plan.
- c. Lot 3:
- (1.) One hundred (100) feet from Chesterfield Airport Road right-of-way.
 - (2.) Sixty (60) feet from the eastern boundary of this district.
 - (3.) Sixty (60) feet from the proposed interior road to the north, as proposed on the preliminary plan.
- d. Lot 4:
- (1.) One hundred twenty (120) feet from the western boundary of this district.
 - (2.) Sixty (60) feet from the southern interior road, as proposed on the Preliminary Plan.
 - (3.) Sixty (60) feet from the proposed interior road to the north, as proposed on the preliminary plan.
- e. Lot 5:
- (1.) Eighty (80) feet from the eastern boundary of this district.

- (2.) Sixty (60) feet from the southern interior road, as proposed on the Preliminary Plan.
 - (3.) Sixty (60) feet from the northern interior road to the north, as proposed on the preliminary plan.
 - (4.) One hundred (100) feet from the building on Lot 4.
- f. Lot 6:
- (1.) Sixty (60) feet from Interstate 64/40 right-of-way.
 - (2.) Thirty (30) feet from the western boundary of this district.
 - (3.) Forty (40) feet from the proposed interior road to the south, as proposed on the Preliminary Plan.
- g. Lot 7:
- (1.) Sixty (60) feet from Interstate 64/40 right-of-way.
 - (2.) Thirty (30) feet from the interior road to the south as proposed on the Preliminary Plan.
 - (3.) Sixty (60) feet from the building on Lot 6.
- h. Lot 8:
- (1.) Sixty (60) feet from Interstate 64/40 right-of-way.
 - (2.) Seventy (70) feet from the eastern boundary of this district.
 - (3.) Thirty (30) feet from the interior road to the south.

2. PARKING SETBACKS

No parking stall, loading space, internal driveway or roadway, except points of ingress or egress, will be located within the following setbacks:

- a. Fifty (50) feet from the Chesterfield Airport Road right-of-way.
- b. Fifty (50) feet from Interstate 64/40 right-of-way.

- c. Twenty (20) feet from the western and eastern boundaries of this district.
- d. Fifteen (15) feet from internal drives within the site.

D. PARKING AND LOADING REQUIREMENTS

- 1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
- 2. Parking space dimensions may be reduced to a seventeen (17) foot length as approved by the Planning Commission and City Council and with the following considerations (as prescribed by the Architectural Review Board on May 17, 2001):
 - a. Adequate room is available for the reduction.
 - b. The reduction does not count in the greenspace calculations.
 - c. The design of the space shall be constructed so that landscaping is not harmed by car overhangs.
- 3. Construction Parking
 - a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.
 - b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.
 - c. No construction related parking shall be permitted within the Chesterfield Airport Road right-of-way.
- 4. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

- 1. The developer shall adhere to the Tree Manual of the City of Chesterfield Code.

2. The landscape buffer along I-64/Hwy. 40 for Lots 6 and 7 shall be consistent in plant material and density to that approved for Lot 8.

F. SIGN REQUIREMENTS

1. Signage shall conform to the design guidelines provided by the Petitioner and attached hereto as Exhibit 2.
2. No advertising signs, temporary signs, portable signs, off site signs, or attention getting devices shall be permitted in this development.
3. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Provide for the installation, maintenance, operation and all expenses related thereto for the street lighting along all public streets associated with this development, including Chesterfield Airport Road in perpetuity, as directed by the City of Chesterfield's Department of Public Works. The street lighting plan shall comply with Chesterfield Valley Master Street Lighting Plan.

H. ARCHITECTURAL

1. The developer shall submit architectural elevations, including but not limited to, colored renderings and building materials. Architectural information is to be reviewed by the Architectural Review Board and the Planning Commission.
2. Building facades should be articulated by using color, arrangement or change in materials to emphasize the facade elements. The planes of the exterior walls may be varied in height, depth or direction. Extremely long facades shall be designed with sufficient building articulation and landscaping to avoid a monotonous or overpowering appearance.
3. Trash enclosures: The location, material, and elevation of any trash enclosures will be as approved by the Planning Commission on the Site Development Plan. All exterior trash areas will be enclosed with a six (6) foot high sight-proof enclosure complimented by adequate landscaping approved by the Planning Commission on the Site Development Plan. An opportunity for recycling will be provided.

4. Mechanical equipment will be adequately screened by roofing or other material as approved by the Planning Commission.
5. The architectural elevations shall reasonably conform to the elevations submitted with the Preliminary Plan and take into consideration recommendations provided by the Architectural Review Board (May 17, 2001).
6. A material and color palette for the development shall be submitted with the Site Development Concept Plan.
7. Architectural elevations shall conform to design guidelines attached hereto as Exhibit 1.

I. ACCESS/ACCESS MANAGEMENT

1. Access to Chesterfield Airport Road shall be limited to one entrance. The entrance shall generally align with Public Works Drive, which lies on the south side of Chesterfield Airport Road.
2. Lots along Chesterfield Airport Road shall be accessed via a secondary drive off the main entrance. The secondary drive shall be designed to current city standards, extend to the east property line of the development and be located approximately 300 feet from the Chesterfield Airport Road right-of-way, as directed by the City of Chesterfield and the St. Louis County Department of Highways and Traffic.

No access to the main entrance shall be permitted between Chesterfield Airport Road and the secondary drive, and entrances along each side of the secondary drive shall generally align.

3. Cross access shall be provided to the properties to the east and west of the development. Cross access shall also be provided between lots within the development.
4. The centerline of the interior connector road that parallels Chesterfield Airport Road shall be approximately 300 feet from the Chesterfield Airport Road right-of-way or as directed by the City of Chesterfield and the St. Louis County Department of Highways and Traffic.
5. No entrances shall be allowed from proposed Lot 4 onto the entrance roadway from Chesterfield Airport Road.
6. All entrances onto the roadway that parallels Chesterfield Airport Road from the proposed lots shall align with each other.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide additional right-of-way and construct improvements to Chesterfield Airport Road as required by the Department of Public Works and the St. Louis County Department of Highways and Traffic.
2. Roadway and related improvements shall be constructed prior to 60% occupancy of the retail portion of the site.
3. Sidewalks shall be as proposed on the Preliminary Plan including sidewalks around the perimeter of the office and retail/restaurant structures and internal walkways connecting lots within the development.
4. The interior roadway that parallels Chesterfield Airport Road shall be designed to current City standards.
5. The developer shall provide any additional right-of-way and construct any improvements to Chesterfield Airport Road, as well as to the entrance to the proposed development from Chesterfield Airport Road, as required by the St. Louis County Department of Highways and Traffic and the City of Chesterfield's Department of Public Works.

K. TRAFFIC STUDY

Prior to Site Development Plan approval, provide a traffic study, including internal and external circulation, for review, and approval, by the City of Chesterfield Department of Public Works, and the St. Louis County Department of Highways and Traffic.

N. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

O. STORMWATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.

2. Per the Chesterfield Valley Master Storm Water Plan, a 10 foot wide flat bottom ditch has been constructed along the north property line of this site, and a 15 foot ditch along the south. Chesterfield Valley Storm Water Easements have also been dedicated. Depict the channel and easements on all Site Development Plans and improvement plans. Maintenance of the required channel shall be the responsibility of the property owner.
3. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

Q. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Works. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

R. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.
2. All loading docks are to be screened by sound attenuating material.
3. No retail, storage or displays are permitted outside the main building unless one side is attached to said building. Screening for the remaining three (3) sides shall be approved by the Planning Commission as part of the Site Development Plan.
4. Screening for outdoor storage shall be approved by the Planning Commission on the Site Development Plan and shall have the same sight proof materials as the approved color palette for the development.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A. The developer shall submit a concept plan within 18 months of City Council approval of the change of zoning.
- B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site

Development Plan for the entire development within 18 months of the date of approval of the change of zoning by the City.

- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

- A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN SUBMITTAL REQUIREMENTS

The Site Development Concept Plan shall include, but not be limited to, the following:

1. All information required on a sketch plan as required in the City of Chesterfield Subdivision Ordinance.
2. Provide a conceptual landscape plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Provide a lighting plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. All information required on a preliminary plat as required in the City of Chesterfield Subdivision Ordinance.
2. Provide a landscape plan in accordance with the City of Chesterfield Code.
3. Provide a lighting plan in accordance with the City of Chesterfield Code.
4. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, the St. Louis County Department of Highways and Traffic, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.

V. CHESTERFIELD VALLEY TRUST FUND

1. Roads

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer's contribution to this fund shall be computed on the basis of the following:

<u>Type of Development</u>	<u>Required Contribution</u>
Commercial	\$1.66/sq. ft. of building space
Office	\$1.66/sq. ft. of building space
Industrial	\$4,003.84/acre of gross acreage

If the types of development proposed differ from those listed, rates shall be provided by the St. Louis County Department of Highway and Traffic.

Credits for roadway improvements required in condition will be awarded as directed by the St. Louis County Highways and Traffic. Any portion of the roadway improvement contribution which remains, following completion of road improvements required by the development shall be retained in the trust fund.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

2. Water Main

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$528.50 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contributions shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Highway and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

3. Stormwater

The stormwater contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of stormwater from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the stormwater contribution will be computed on the basis of \$1,667.77 per acre for the total area as approved on the Site Development Plan.

The stormwater contributions to the Trust Fund shall be deposited with the St. Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by St. Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, St. Louis County.

4. Sanitary Sewer

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contributions within Chesterfield Valley area shall be deposited with the Metropolitan Sewer District as required by the District.

The amount of this required contribution for the roadway, stormwater and primary waterline improvements, if not submitted by January 1, 2001 shall be adjusted on that date and on the first day of January in each

succeeding year thereafter in accord with the construction cost index as determined by the St. Louis County Departments of Highway and Traffic.

Trust fund contributions shall be deposited with St. Louis County in the form of a cash escrow prior to the issuance of building permits.

VI. RECORDING

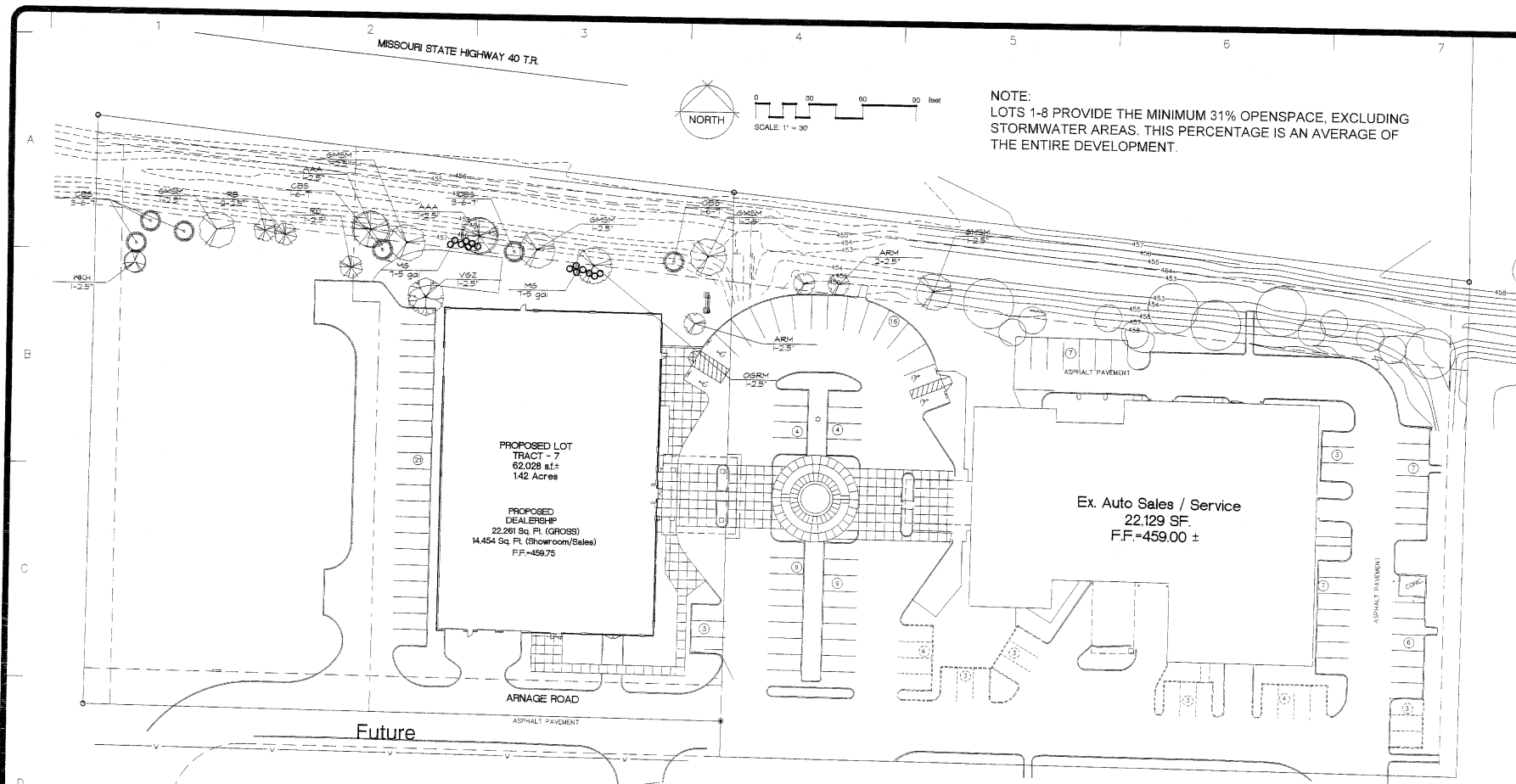
Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. OCCUPANCY PERMIT

Prior to the issuance of any occupancy permit, the existing storm water channels located on this site shall be regraded to restore the channel to the line and grade of the original design.

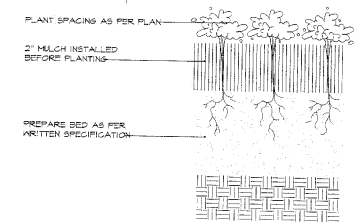
VIII. ENFORCEMENT

- A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D. Waiver of Notice of Violation per the City of Chesterfield Code.
- E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

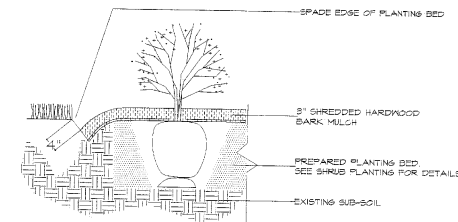


NOTE:
 LOTS 1-8 PROVIDE THE MINIMUM 31% OPENSOURCE, EXCLUDING STORMWATER AREAS. THIS PERCENTAGE IS AN AVERAGE OF THE ENTIRE DEVELOPMENT.

- 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 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-RTT)
 - 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 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 1/4" of a fast. Landscape contractor to obtain letter of grade certification from the general contractor prior to 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 (300# per acre) and bluegrass (15# per acre). Landscape contractor shall offer an alternate price for seed in lieu of seed. Lawn grass 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 the plan. No substitutions of type or size of plant materials will be accepted without written approval from landscape architect.
 - Siltation controls may be required to prevent runoff. 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 15' 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.



PERENNIAL / ANNUAL PLANTING
 N.T.S.



SPADE-CUT EDGE DETAIL
 N.T.S.

AREA CALCULATIONS:

LOT 1
 TOTAL AREA = 1.97 Ac.
 OPEN SPACE = 0.92 Ac.
 PERCENT OPEN SPACE = 46.7%

LOT 2
 TOTAL AREA = 1.75 Ac.
 OPEN SPACE = 0.48 Ac.
 PERCENT OPEN SPACE = 27.7%

LOT 3
 TOTAL AREA = 1.10 Ac.
 OPEN SPACE = 0.37 Ac.
 PERCENT OPEN SPACE = 33.6%

LOT 4
 TOTAL AREA = 3.17 Ac.
 OPEN SPACE = 0.75 Ac.
 PERCENT OPEN SPACE = 23.7%

LOT 5
 TOTAL AREA = 2.46 Ac.
 OPEN SPACE = 0.54 Ac.
 PERCENT OPEN SPACE = 24.0%

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

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

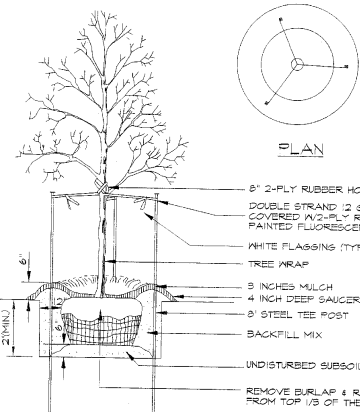
TRACT - 8
 TOTAL AREA = 2.82 Ac.
 OPEN SPACE = 0.86 Ac.
 PERCENT OPEN SPACE = 30.5%

TOTAL AREA (LOTS 1-8) = 15.84 Ac.
 TOTAL OPEN SPACE (LOTS 1-8) = 4.96 Ac.
 TOTAL PERCENT OPEN SPACE (LOTS 1-8) = 31.3%

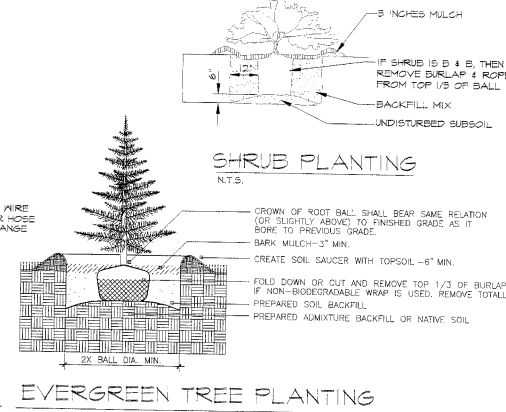
LOTS 1-8 PROVIDE THE MIN. 31% OPENSOURCE, EXCLUDING STORMWATER AREAS. THE PERCENTAGE IS AN AVERAGE OF THE ENTIRE DEVELOPMENT.

PLANT SCHEDULE

TREE/SHRUB	BOTANICAL/COMMON	CONT.	HT.	DECIDUOUS/SEMI-DECIDUOUS	MATURE TREE SIZE
SHM	Acer rubrum 'October Glory' / October Glory Maple	25'	30'	DECIDUOUS/SEMI-DECIDUOUS	40'
ASH	Acer saccharum 'Green Mountain' / Sugar Maple	25'	3	DECIDUOUS/CANOPY	45'
ARM	Acer nigrum 'Armstrong' / Armstrong Maple	25'	3	DECIDUOUS/CANOPY	45'
AAA	Fraxinus americana 'Autumn Applesauce' / Autumn Applesauce Ash	25'	2	DECIDUOUS/CANOPY	45'
CBS	Fraxinus pennsylvanica / Greenback Blue Spruce	6-7'	6	EVERGREEN	30'-40'
VST	Taxus canadensis 'Village Green' / Zebra	25'	1	DECIDUOUS/CANOPY	45'
NKH	Crataegus viridis 'New King' / New King Hawthorn	25'	1	DECIDUOUS/ORNAMENTAL	25-30'
RD	Cercis canadensis / Redbud	25'	3	DECIDUOUS/ORNAMENTAL	25-30'



DECIDUOUS TREE PLANTING
 N.T.S.



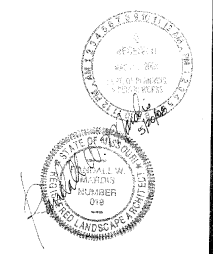
EVERGREEN TREE PLANTING
 N.T.S.

REVISIONS BY

DATE	BY
JULY 30, 2007	RMH
AUG. 28, 2007	RMH
SEPT. 14, 2007	RMH
APR. 8, 2008	RMH
APR. 23, 2008	RMH
MAY 6, 2008	RMH
MAY 12, 2008	RMH

landscape TECHNOLOGIES
 671 Jackson Creek Drive
 St. Charles, Missouri 63044
 (636) 428-1250
 Fax: (636) 428-1565

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



DRAWN BY: R. W. H.

CHECKED BY: RMH

DATE: APRIL 18, 2007

SCALE: 1"=30'-0"

JOB NO.: 2007-136

SHEET: L-1 OF ONE SHEET