



VILA

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June 4, 2008

Planning Commission
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

The Planning Commission agenda for **June 11, 2008** will include the following item for your consideration:

RE: Chesterfield Commons Six Outparcel Four (Culver's Restaurant):
Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for a 1.3 acre tract of land located in a "C-8" Planned Commercial District north of Chesterfield Airport Road, and west of Boones Crossing.

Planning Commission:

Civil Engineering Design Consultants, Inc., on behalf of THF Chesterfield Six Development, LLC, has submitted a Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for your review. The Department of Planning & Public Works has reviewed this petition and submits the following report.

BACKGROUND

1. On May 26, 1988, St. Louis County approved Ordinance 13,933 a request for a change of zoning from an "NU" Non Urban District to a "C-8" Planned Commercial District for the 19.422 acre tract of land.
2. On May 17, 2004, the City of Chesterfield approved Ordinance 2096 which repealed St. Louis County Ordinance 13,933 to allow for drive-through restaurants on the outparcels along Chesterfield Airport Road and to increase the height of the light standards for Chesterfield Commons Six.
3. On June 4, 2005, the City of Chesterfield approved the Site Development Concept Plan for Chesterfield Commons Six.

SUBMITTAL INFORMATION

1. The request is for a single story restaurant, consisting of 3,954 square feet.
2. The exterior building materials will be comprised of brick, stone, EIFS, and glass. The roof is proposed to be a flat membrane.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on May 15, 2008. The ARB voted by a count of 6 – 0 that the project be forwarded for approval of the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations to the Planning Commission.

DEPARTMENTAL INPUT

The submittal is in compliance with all applicable City of Chesterfield Ordinances. The Department of Planning & Public Works requests action on the Site Development Section Plan, Landscape Plan, Lighting Plan, and Architectural Elevations.

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

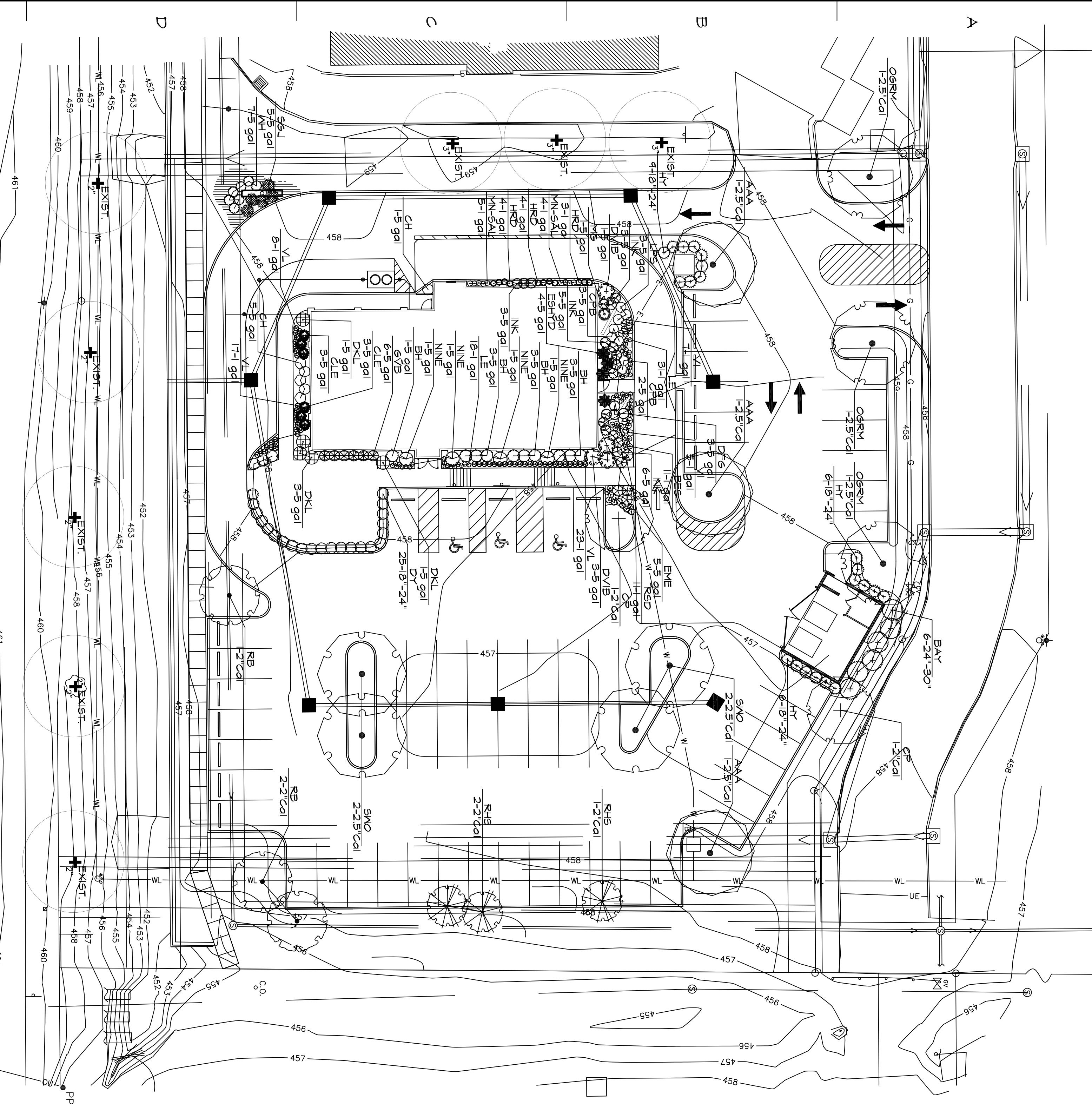
Respectfully submitted,



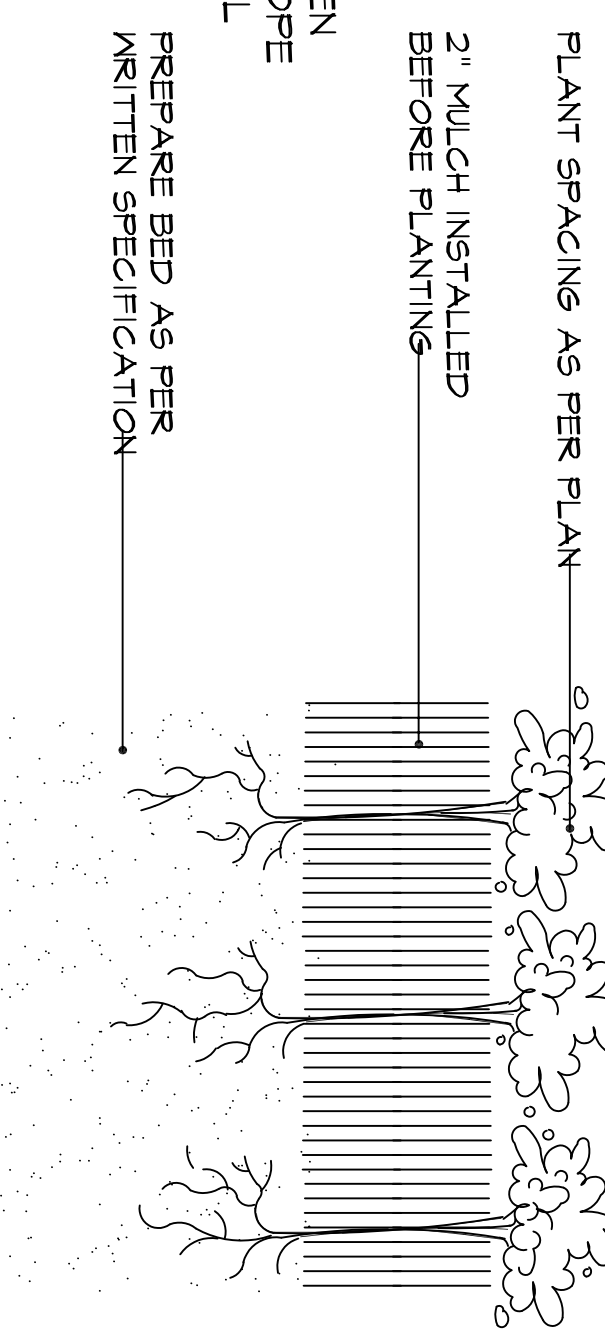
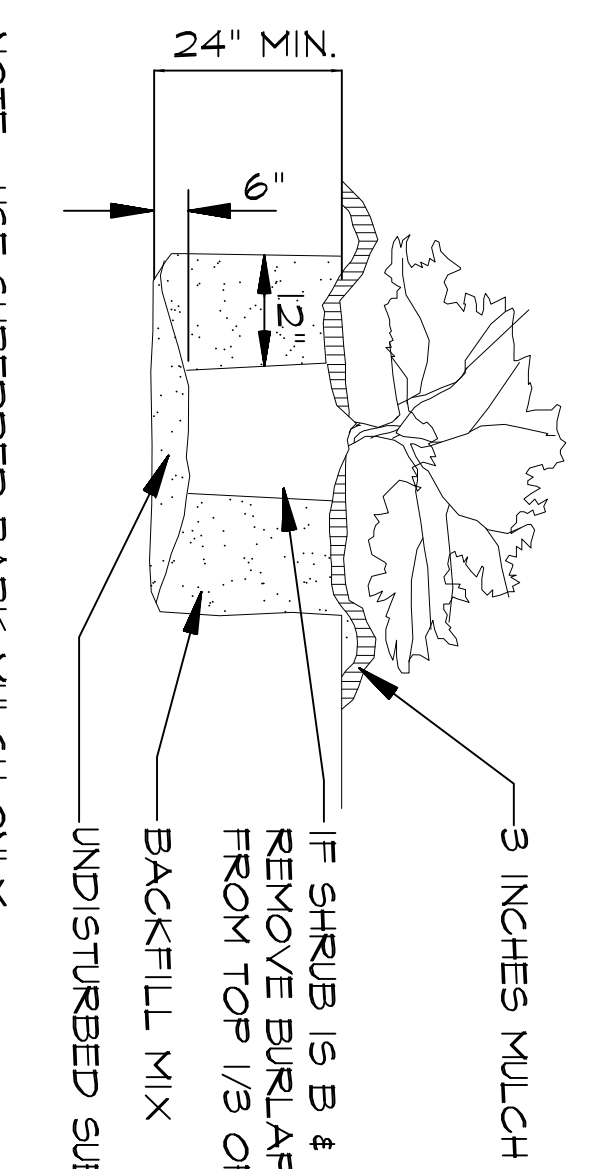
Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Director of Planning and Public Works

Attachments: Site Development Section Plan
Landscape Plan
Lighting Plan
Architectural Elevations



GREENSPACE CALCULATIONS FOR CULVER'S RESTAURANT
 TOTAL SITE: 1.35 ACRES (56,624 S.F.)
 BUILDING AREA = 0.04 ACRE (3,454 S.F.)
 BLDG. COVERAGE = 6.7%
 GREEN / OPEN SPACE = 0.53 ACRE (23,300 S.F.)
 GREEN SPACE = 34.7 %



SHRUB PLANTING
 N.T.S.

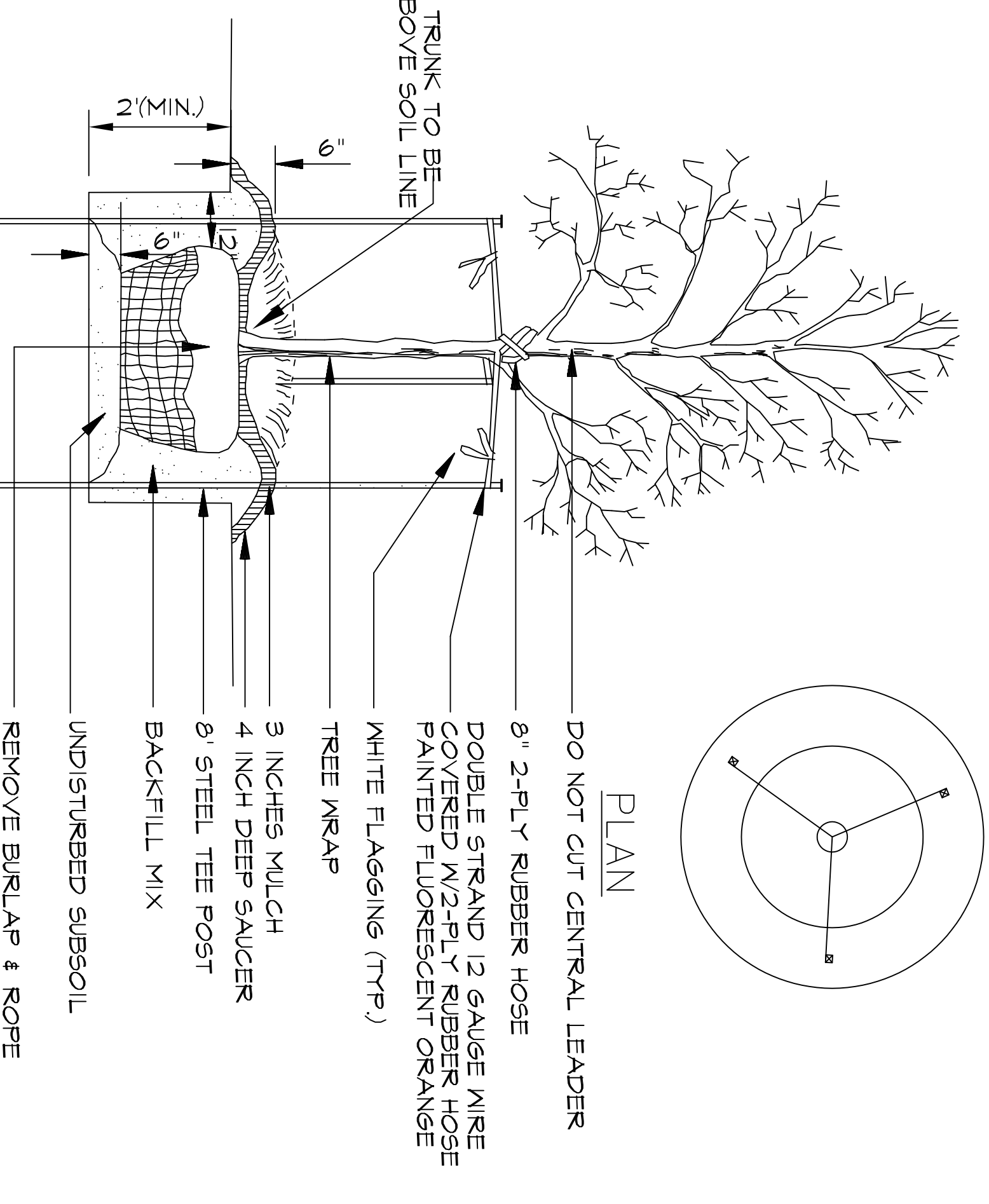
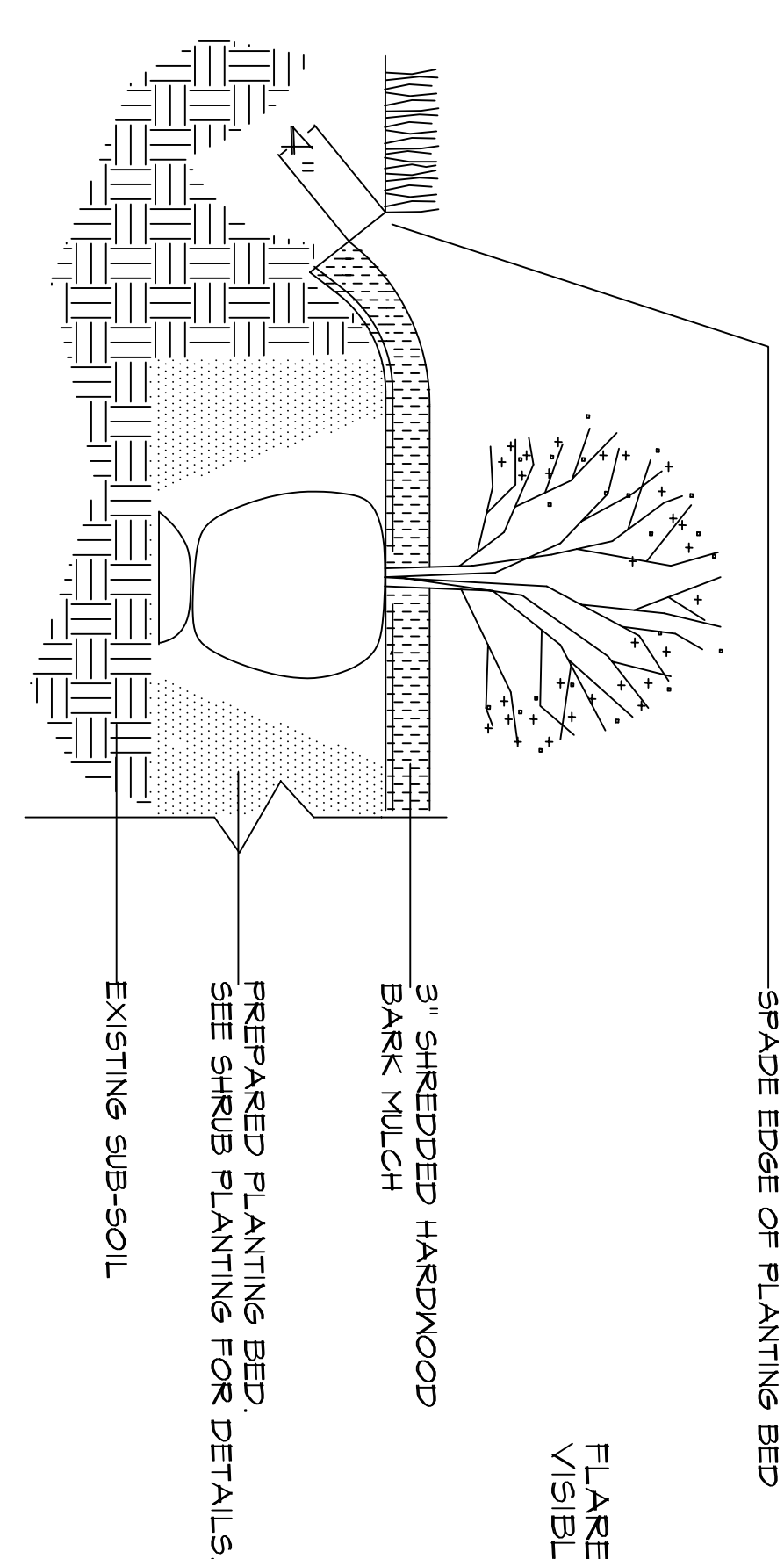
PERENNIAL / ANNUAL PLANTING
 N.T.S.

PLANT SCHEDULE

QTY	BOTANICAL/COMMON	SIZE
3	BOTANICAL/COMMON	2.5' Cal
3	Acer rubrum / October Glory / October Glory Maple	2.5' Cal
4	Fraxinus americana / Autumn Applause / Autumn Applause Ash	2.5' Cal
3	Quercus bicolor / Swamp White Oak	2.5' Cal
FLOWERING TREES		
2	BOTANICAL/COMMON	2' Cal
2	Amelanchier X grandiflora / Rob'n Hill / Rob'n Hill Serviceberry	2' Cal
2	Pyrus calleryana / Capital / Capital Pear	2' Cal
SHRUBS		
3	BOTANICAL/COMMON	5' Cal
6	Berberis thunbergii / Crimson Pigmy / Crimson Pigmy Barberry	5' Cal
6	Buxus Green Velvet / Green Velvet Boxwood	5' Cal
6	Clethra alnifolia / Hummingbird / Hummingbird Summerweet	5' Cal
4	Elaeagnus fortunei / Emerald Gaiety / Emerald Gaiety Elaeagnus	5' Cal
4	Hydrangea macrophylla / Endless Summer / Endless Summer Hydrangea	5' Cal
10	Ilex glabra / Compact Indigo / Compact Indigo Holly	5' Cal
10	Ilex pedunculata / Blue Holly / Blue Holly	5' Cal
4	Ilex mesagroyes / China Boule / China Boule Holly	5' Cal
7	Ilex verticillata / Red Sprite / Red Sprite Winterberry	5' Cal
6	Juniperus chinensis / Sea Green / Sea Green Juniper	5' Cal
5	Myrica pensylvanica / Northern Bogberry	5' Cal
4	Physocarpus opulifolius / Diablo TM / Diablo Purple Ninebark	5' Cal
3	Spiraea japonica / Little Princess / Little Princess Spiraea	5' Cal
5	Syringa meyeri / Falson / Dwarf Korean Lilac	5' Cal
25	Taxus media / Denstforms / Dense Yew	5' Cal
4	Thuja media / Hicks / Hicks Yew	5' Cal
2	Varianum plicatum / Tomshosen / Tomshosen / Varianum Double File Viburnum	5' Cal
ANNUALS/PERENNIALS		
11	BOTANICAL/COMMON	1' Cal
12	Hemerocallis hybrid / Happy Returns / Happy Returns Daylily	1' Cal
12	Iris pallida / Variegata / Variegated Iris	1' Cal
46	Liriope muscari / Variegata / Variegated Lily Turf	1' Cal
11	Rubusckia fugida / Goldsturm / Goldsturm Black-eyed Susan	1' Cal
44	Solidago nemoralis / May Night / May Night Saliva	1' Cal
44	Stachys byzantina / Silver Carpet / Lamas Tars	1' Cal
GRASSES		
3	BOTANICAL/COMMON	5' Cal
3	Miscanthus sinensis / Grassillimus / Maiden Grass	5' Cal
3	Pennisetum alopecuroides / Hameln / Dwarf Fountain Grass	5' Cal
GROUND COVERS		
231	BOTANICAL/COMMON	2.25' Pot @ 12" oc
231	Min. of Five Varieties / Mixed Annuals	2.25' Pot @ 12" oc

NOTES:

- All natural vegetation shall be maintained where it does not interfere with the proposed project.
- 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.
- Refer to architectural drawings for further coordination of work to be done. Coordinate locations of trees with the location of proposed 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 provide a utility map of the site (Call 1-800-DIG-RTTY) or find exact location of the above.
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions at 5' depth (other than the above). Plant material 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:
 - drawings prior to commencement of work shown on the drawings or proposed design to the landscape architect.
 - Report all discrepancies found with regard to existing conditions of all proposed plant material and obtain the approval of the owner's representative or the landscape architect prior to installation.
 - Obtain the approval of the general contractor to obtain a permit of grade certification from the general contractor prior to commencement of work.
 - Verify that the site is suitable for 6" depth minimum and graded rough immediately before planting of plants. Plant and to be maintained 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 grass (50% per acre) and bluegrass (50% per acre) for a period of 90 days from date of final acceptance. Bare soil in lieu of seed lawn areas shall be unconditionally worked and replaced from one square foot per only 50 square feet shall be replaced.
 - Items shown on this drawing take precedence over the material listed. It shall be the landscape contractor's responsibility to verify that the material is available and suitable for the site. No substitutions of types or size of plant materials will be accepted without written approval from landscape architect.
 - Sitation controls may be required to prevent run-off. Strain poles placed around and shall be used, anchored with no less than 1/2" diameter rebar. Strain poles shall remain until all graded areas are seeded or sodded.
 - The minimum setback is 30'-0" from an existing or proposed right of way.
 - At the end of double row parking, a minimum of 210 square feet of mulch shall be provided for a minimum of the (2) deciduous shrubs, Ivy flowers and grasses. Mulch or rock may be used as an alternative to grass.
 - Consideration shall be given to the location of trees to be used due to their height, tolerance in areas without irrigation systems (Examples: Type Tall Fescue blend less than five years old, and Crested Red Fescue blend less than five years old).
 - A minimum of sixty percent (60%) of the deciduous trees must be planted with native species.
 - Plant material shall be installed in accordance with the planting schedule. A minimum of 1000 dollars as determined by a plant nursery, the contractor shall furnish a two (2) year bond or escrow sufficient in amount to cover the cost of the plants. The bond shall be released upon release of the landscape installation bond. A two (2) year Landscape Maintenance Bond shall be required.



SPADE-CUT EDGE DETAIL
 N.T.S.

DECIDUOUS TREE PLANTING
 N.T.S.

OF ONE SHEET

L-1

SCALE: 1"=20'-0"
 DATE: 2009-12-26
 SHEET: 5

DRAWN: R. KANDIS
 CHECKED: M. DAVE
 DATE: APRIL 1, 2009

PLANTING PLAN FOR THE PROPOSED

Culver's Restaurant

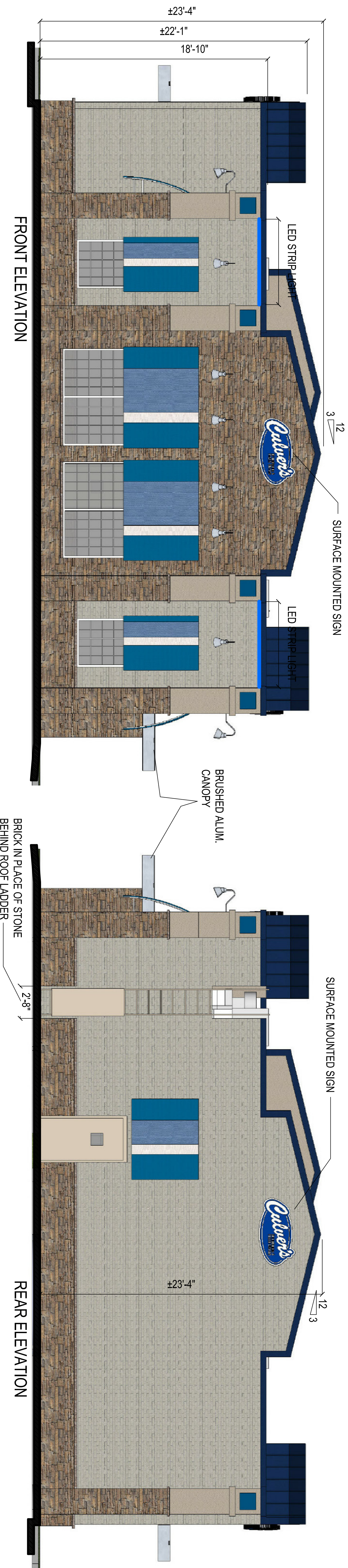
CHESTERFIELD, MISSOURI

landscape TECHNOLOGIES

67 Jacobs Creek Drive
 St. Charles, Missouri 63304

(636) 928-1250
 Fax: (636) 928-4563

REVISIONS	BY
APRIL 23, 2009	SNM



REPRESENTATION	MATERIAL	COLOR
	COPING, STANDING SEAM METAL ROOF	UNI-CLAD COPPER SALES REGAL BLUE
	LED STRIP LIGHT	GE "GELCORE"
	ACCENT SQUARE	"REGATTA" SH, WILLMS, SW 6917
	GOOSENECK LIGHT	ALUMINIUM
	EFS-UPPER PIER	"BRUSHWOOD" * PAREX, 10423
	BRICK	"STEELIE GRAY" AQME BRICK COMPANY
	AMINING CANVAS	SUNBELLA ROYAL BLUE 4617
	CULTURED STONE W/ STONE SILL TRIM	SKY BLUE 4624, OYSTER 4642
		OWENS CORNING: PRO-FIT ALPINE LEDGESTONE, "CHARDONNAV" OSV-420113



NEW CULVER'S RESTAURANT
 17349 Chesterfield Airport Road
 Chesterfield, Missouri 63005
 County of St. Louis

Culver Franchising System, Inc.
 540 Water Street
 Prairie du Sac, WI 53578
 608-643-7980

OWNER:
 KMG Chesterfield, LLC
 11901 Olive boulevard
 Suite 312
 St. Louis, MO 63141
 CONTACT: Dan Merlo or Patrick Gunn

CONSULTING ARCHITECT
 OLLMANN ERNEST ARCHITECTS
 509 South State Street
 Belvidere Illinois 61008
 1-815-544-7790 Phone
 1-815-544-7792 Fax
 In Association w/ James A. Lichty, Architect

PRELIMINARY ELEVATION RENDERINGS
 Note: Though these images have photorealistic qualities, the actual building materials may vary in appearance.
 Date: 4-30-2008 Revision:

