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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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August 4, 2008

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

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

**River Crossings Partially Amended Conceptual Landscape Plan, Lots 6, 7 & 8 (1, 9 and 17 Arnage Rd.)**: A Partially Amended Conceptual Landscape Plan, for a 2.763, 2.386 and 1.11 acre tract of land zoned “PC” Planned Commercial District, located north of Chesterfield Airport Road and south of Interstate 64/Highway 40.

Planning Commission:

Kyle Darnell of Arco Construction has submitted a Partially Amended Conceptual Landscape Plan on behalf of Bentley Holdings, LLC for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

### **BACKGROUND**

1. The subject site was zoned from “C8” Planned Commercial District to “PC” Planned Commercial District in August 2001.
2. On October 7, 2002 the City of Chesterfield approved Ordinance 1871 which amended the original ordinance to allow for a sign package for the development.
3. On September 7, 2007 the City of Chesterfield approved Ordinance 2385 which repealed Ordinance 1871 and changed the parking and structure setbacks, and increased the number of buildings and lots allowed.
4. On March 3, 2008 the City Council approved a Minor Subdivision Plat which divided the northern two parcels into three lots; Lots 6, 7 and 8.

5. On July 21, 2008 the City of Chesterfield approved Ordinance 2469 which amended the landscape buffer requirements along Interstate 64 / Highway 40.

### **SUBMITTAL INFORMATION**

During the Ordinance Amendment in 2008, the Planning Commission recommended that language be added to the Attachment A that requires the landscape buffer along I-64/Hwy 40 to be similar in density and material to that approved on Lot 8. The request before you now includes the following for the landscape buffer along I-64/Highway 40:

- a. Eight (8) trees on Lot 6;
- b. Fourteen (14) trees on Lot 7; and
- c. Thirteen (13) trees on Lot 8 (existing).

### **DEPARTMENTAL INPUT**

The submittal was reviewed for compliance with City of Chesterfield ordinances, and the Department of Planning and Public Works requests approval of the Amended Conceptual Landscape Plan.

Respectfully submitted,



Justin Wyse  
Project Planner

Respectfully submitted



Annissa McCaskill-Clay, AICP  
Lead Senior Planner

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

Attachments: Partially Amended Conceptual Landscape Plan for Lots 6, 7 & 8

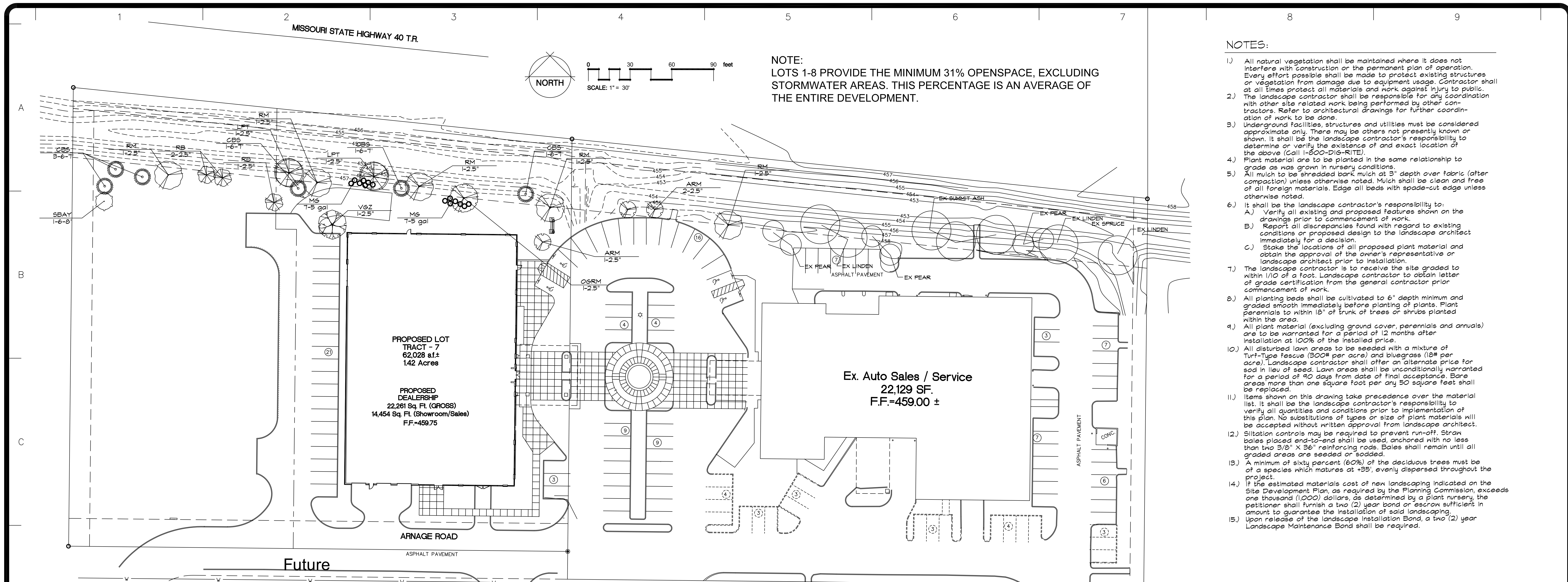
REVISIONS	BY
JULY 30, 2007	RYM
AUG. 23, 2007	RYM
SEPT. 14, 2007	RYM
APR. 8, 2008	RYM
APR. 23, 2008	RYM
MAY 6, 2008	RYM
MAY 12, 2008	RYM
JULY 15, 2008	RYM

**landscape TECHNOLOGIES**  
 67 Jaccus Creek Drive  
 Chester, Missouri 63004  
 (636) 425-1200  
 Fax: (636) 425-1205

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

DRAWN  
 R. MARSIS  
 CHECKED  
 RYM  
 DATE  
 APRIL 13, 2007  
 SCALE  
 1"=30'-0"  
 JOB No.  
 2007-136  
 SHEET

**L-1**  
 OF ONE SHEET



**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 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 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 1/10 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 (300# per acre) and bluegrass (10# 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 (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.

**AREA CALCULATIONS:**

LOT	TOTAL AREA	OPEN SPACE	PERCENT OPEN SPACE
LOT 1	1.97 Ac.	0.92 Ac.	46.7%
LOT 2	1.73 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%
TRACT - 6	1.17 Ac.	0.53 Ac.	45.3%
TRACT - 7	1.42 Ac.	0.46 Ac.	32.4%
TRACT - 8	2.82 Ac.	0.86 Ac.	30.5%
<b>TOTAL AREA (LOTS 1-8)</b>	<b>15.84 Ac.</b>	<b>4.96 Ac.</b>	<b>31.3%</b>

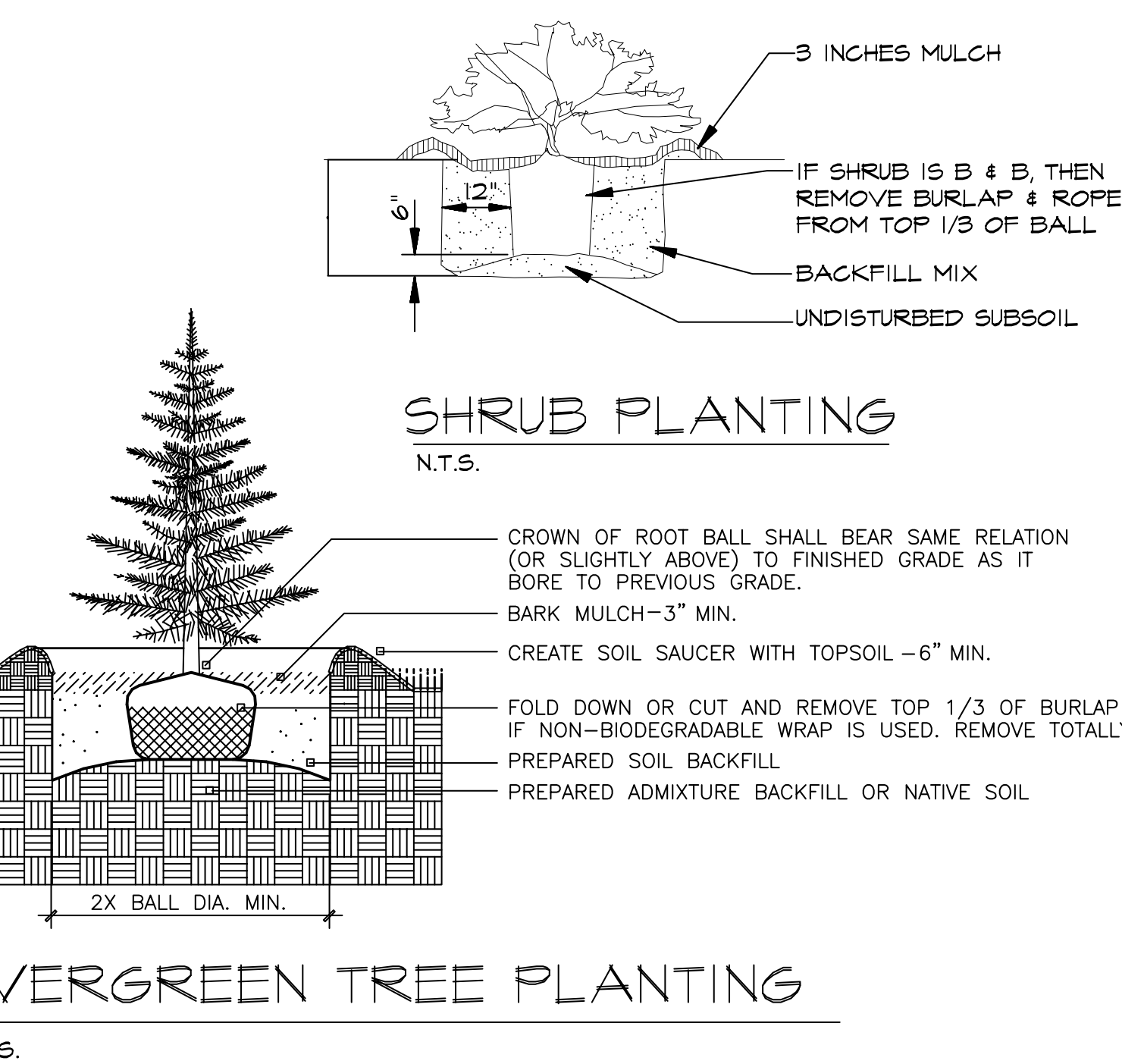
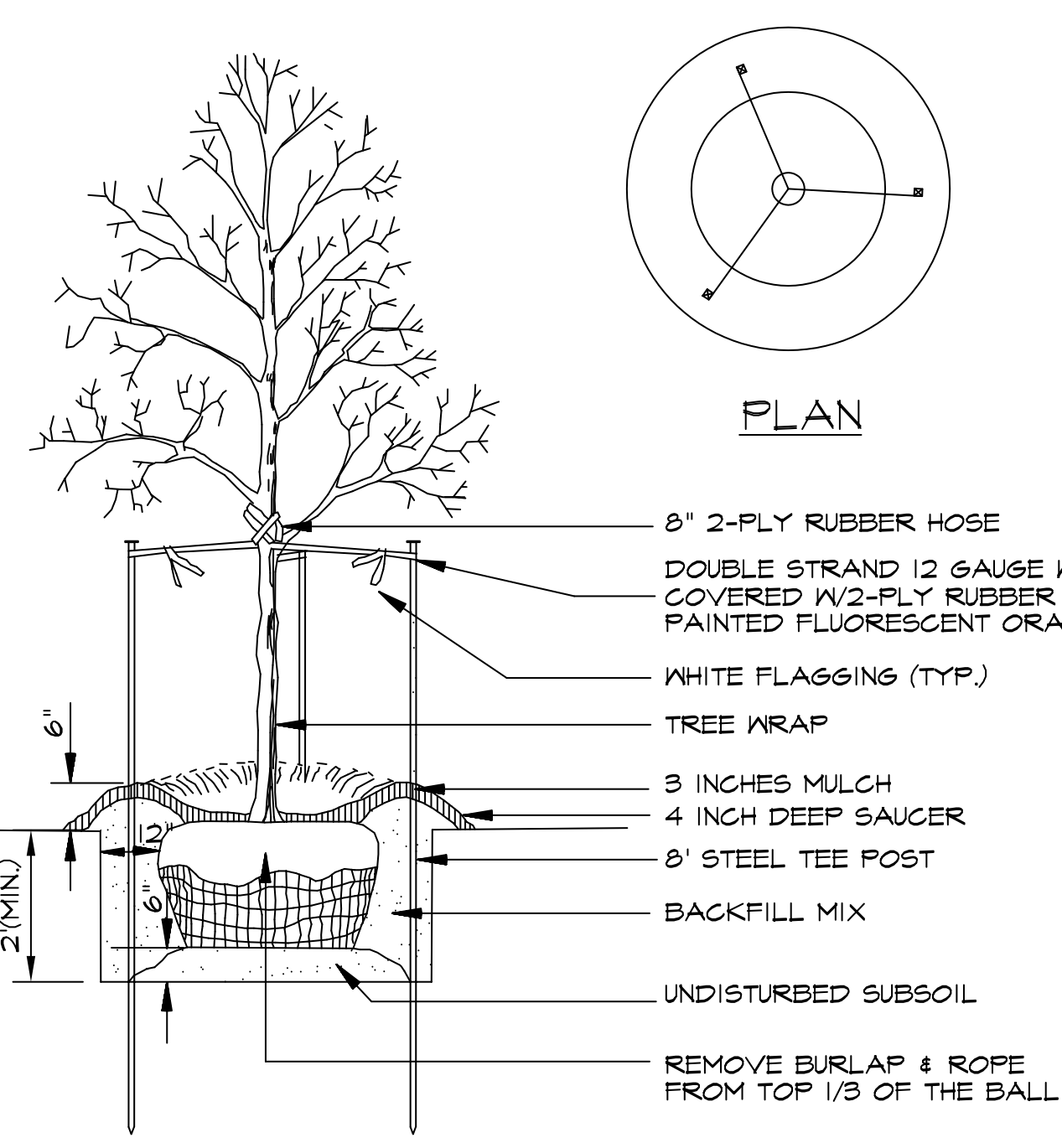
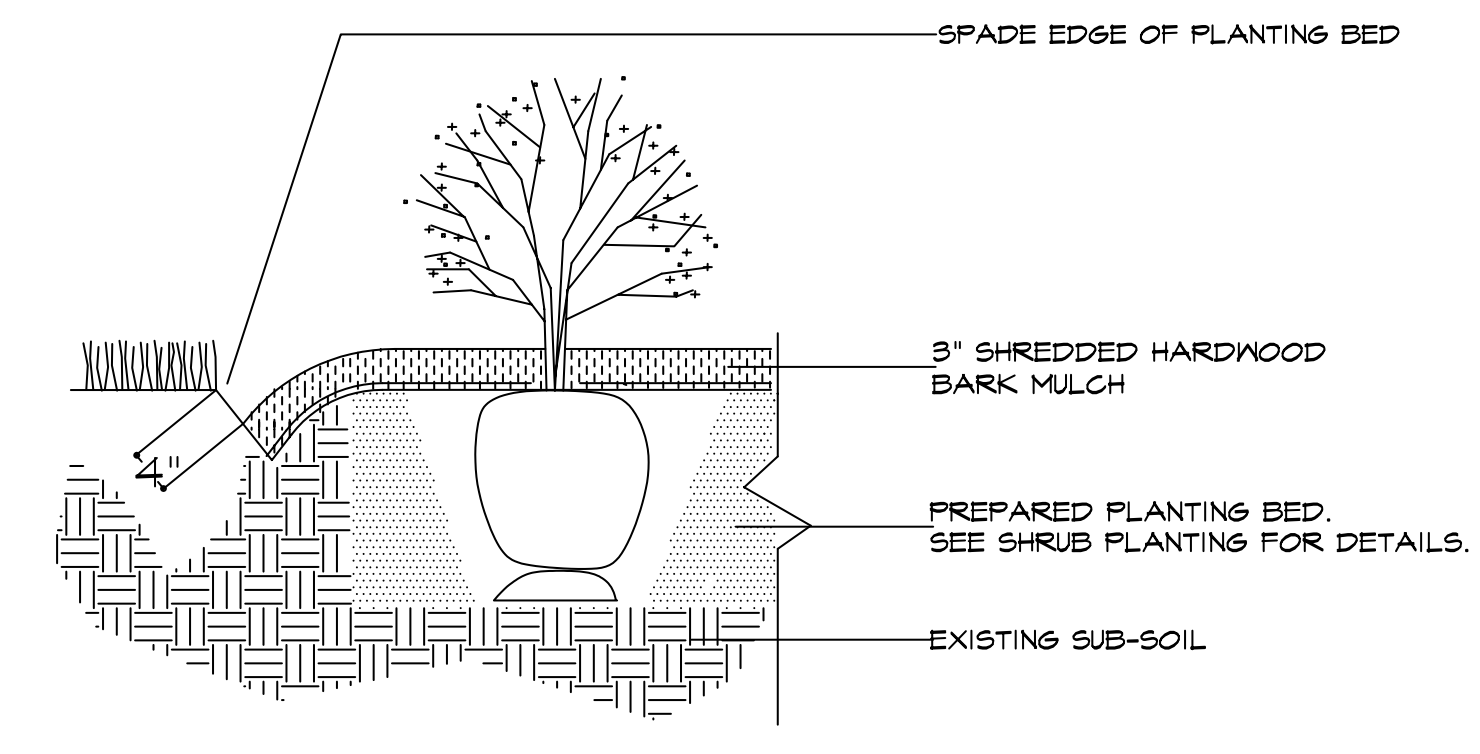
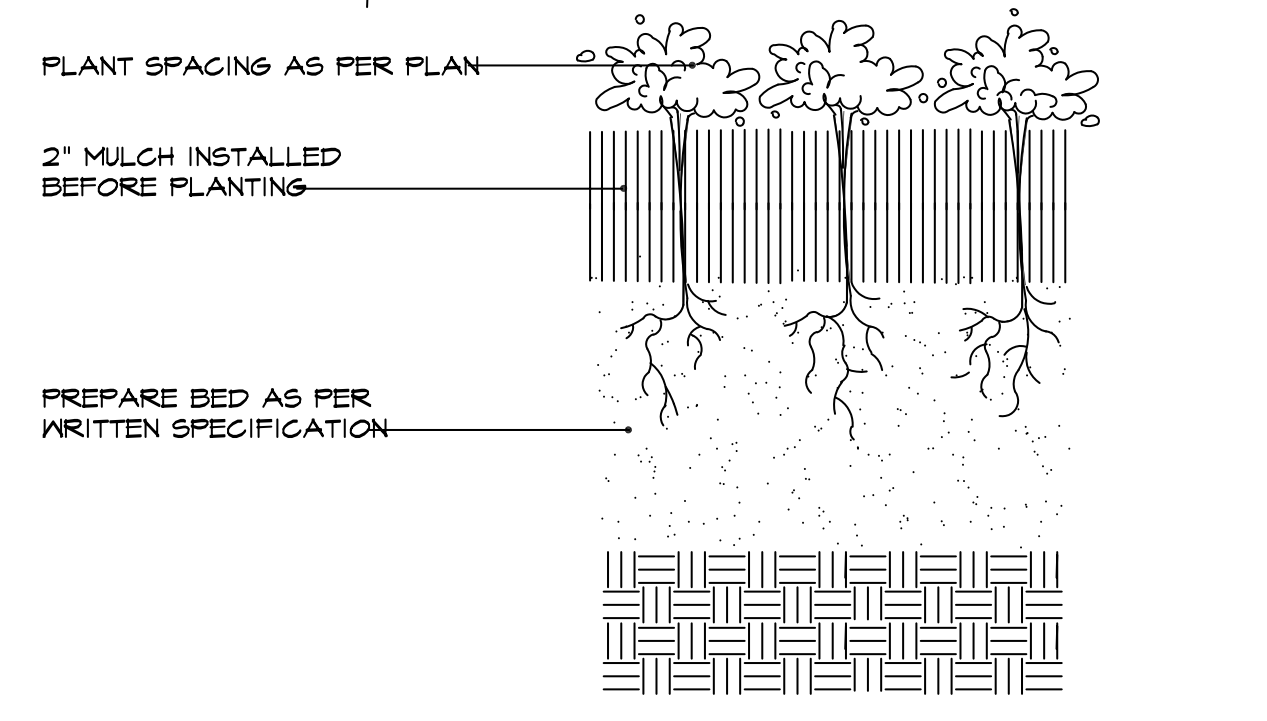
TOTAL PERCENT OPEN SPACE (LOTS 1-8)=31.3%  
 LOTS 1-8 PROVIDE THE MIN. 31% OPENSACE, EXCLUDING STORMWATER AREAS. THE PERCENTAGE IS AN AVERAGE OF THE ENTIRE DEVELOPMENT.

**PLANT-SCHEDULE**

TREES	BOTANICAL/COMMON	CONT	QTY	DECIDUOUS/EVERGREEN	MATURE TREE SIZE
OSRM	Acer rubrum / October Glory / October Glory Maple	25"	1	DECIDUOUS/CANOPY	45'
RM	Acer rubrum / Red Maple	25"	4	DECIDUOUS/CANOPY	45'
ARM	Acer rubrum / Armstrong / Armstrong Maple	25"	3	DECIDUOUS/CANOPY	45'
LPT	Platanus x acerfolia / London Plane Tree	25"	2	DECIDUOUS/CANOPY	45'
CBS	Picea pungens / Colorado Blue Spruce	6-T	3	EVERGREEN	30'-40'
VSZ	Zelkova serrata / Village Green / Zelkova	25"	1	DECIDUOUS/CANOPY	45'
MS	Maschatus stenelus 'Stracillimus' / Maiden Grass	5 gal	14		

**PLANT-SCHEDULE-LOT-6**

TREES	BOTANICAL/COMMON	CONT	QTY	DECIDUOUS/EVERGREEN	MATURE TREE SIZE
RM	Acer rubrum / Red Maple	25"	1	DECIDUOUS/CANOPY	45'
CBS	Picea pungens / Colorado Blue Spruce	6-T	3	EVERGREEN	30'-40'
RED	Garcia canadensis / Redbud	25"	3	DECIDUOUS/ORNAMENTAL	15-25'
SBAY	Magnolia virginiana / Sweetbay Magnolia	6-8"	1	DECIDUOUS/ORNAMENTAL	25-30'



**TRACT - 6**

TOTAL AREA	OPEN SPACE	PERCENT OPEN SPACE
1.17 Ac.	0.53 Ac.	45.3%

**TRACT - 7**

TOTAL AREA	OPEN SPACE	PERCENT OPEN SPACE
1.42 Ac.	0.46 Ac.	32.4%

**TRACT - 8**

TOTAL AREA	OPEN SPACE	PERCENT OPEN SPACE
2.82 Ac.	0.86 Ac.	30.5%