



VILC

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

Dear Planning Commission:

Kyle Darnell of Arco Construction has submitted an Amended Landscape Plan for Lots 7 and 8 of River Crossings 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 On September 7, 2007 the City of Chesterfield approved Ordinance 2385 which repealed Ordinance 1871 and changed the parking and structure setbacks, and increased the number of buildings and lots allowed.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

The proposed landscape plan for Lots 7 and 8 of River Crossings is the same as the previously approved landscape plans for the lots, with the exception of the landscape buffer along I-64/Highway 40. The Amended Landscape Plan includes the following:

- Lot 7 includes the planting of twenty-two (22) trees; and
- Lot 8 includes a total of forty-four (44) trees; eleven (11) new trees and thirty-three (33) existing trees.

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

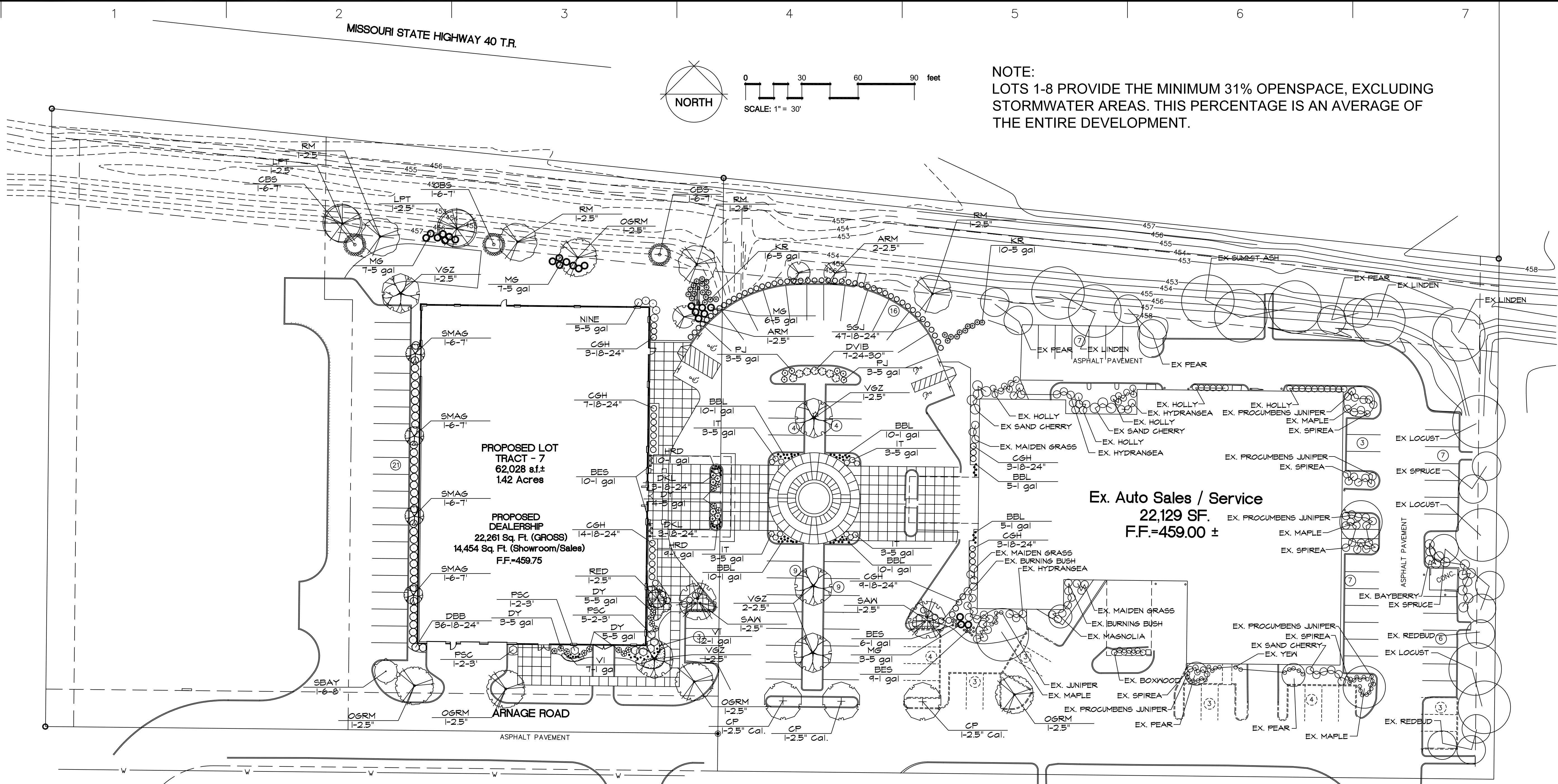
Attachments: Amended Landscape Plan for Lots 7 & 8

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

landscape TECHNOLOGIES
 67 Lucas Creek Drive
 St. Charles, Missouri 63041
 (636) 422-1500
 Fax: (636) 422-1505

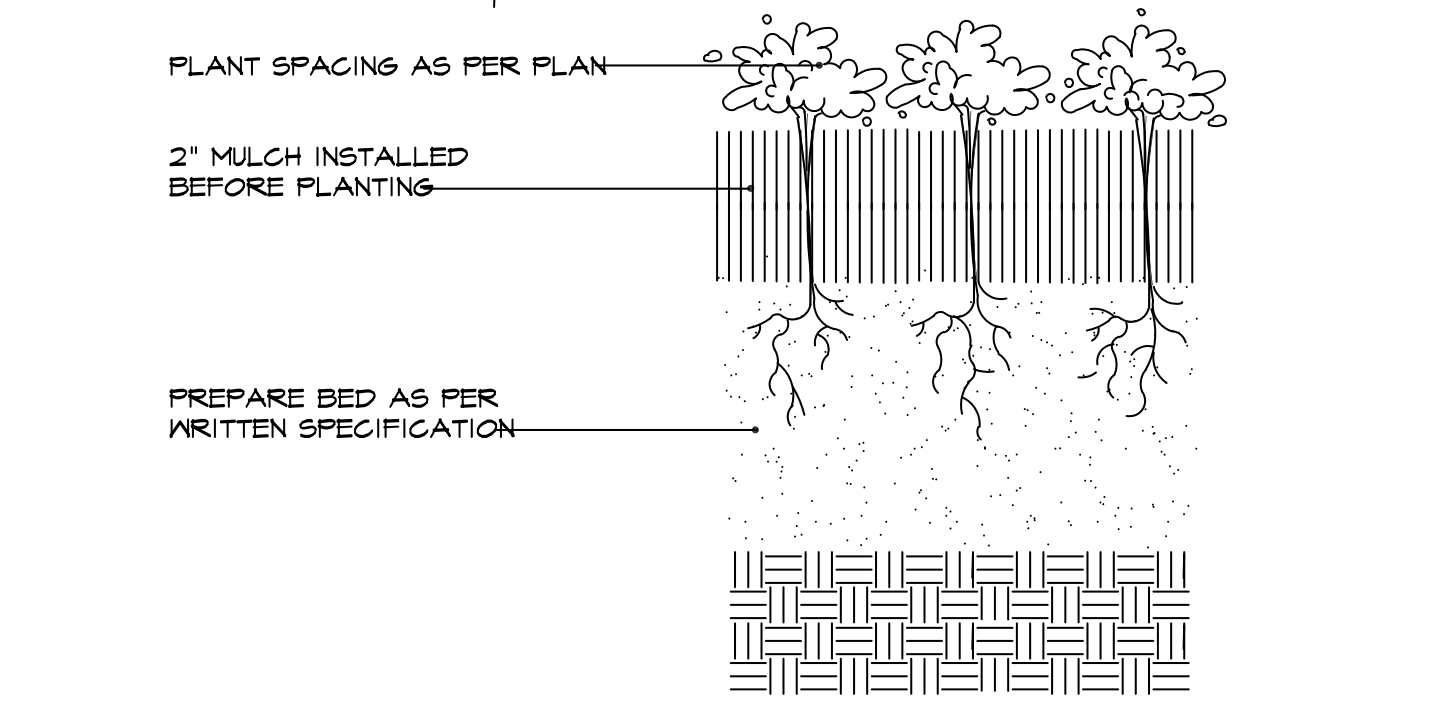
PARTIALLY AMENDED LANDSCAPE PLAN FOR:
Lots 7, & 8 River Crossing
 CHESTERFIELD, MISSOURI

DRAWN
 R. HARRIS
 CHECKED
 RMM
 DATE
 APRIL 18, 2007
 SCALE
 1"=30'-0"
 JOB No.
 2007-136
 SHEET
L-1
 OF ONE SHEET

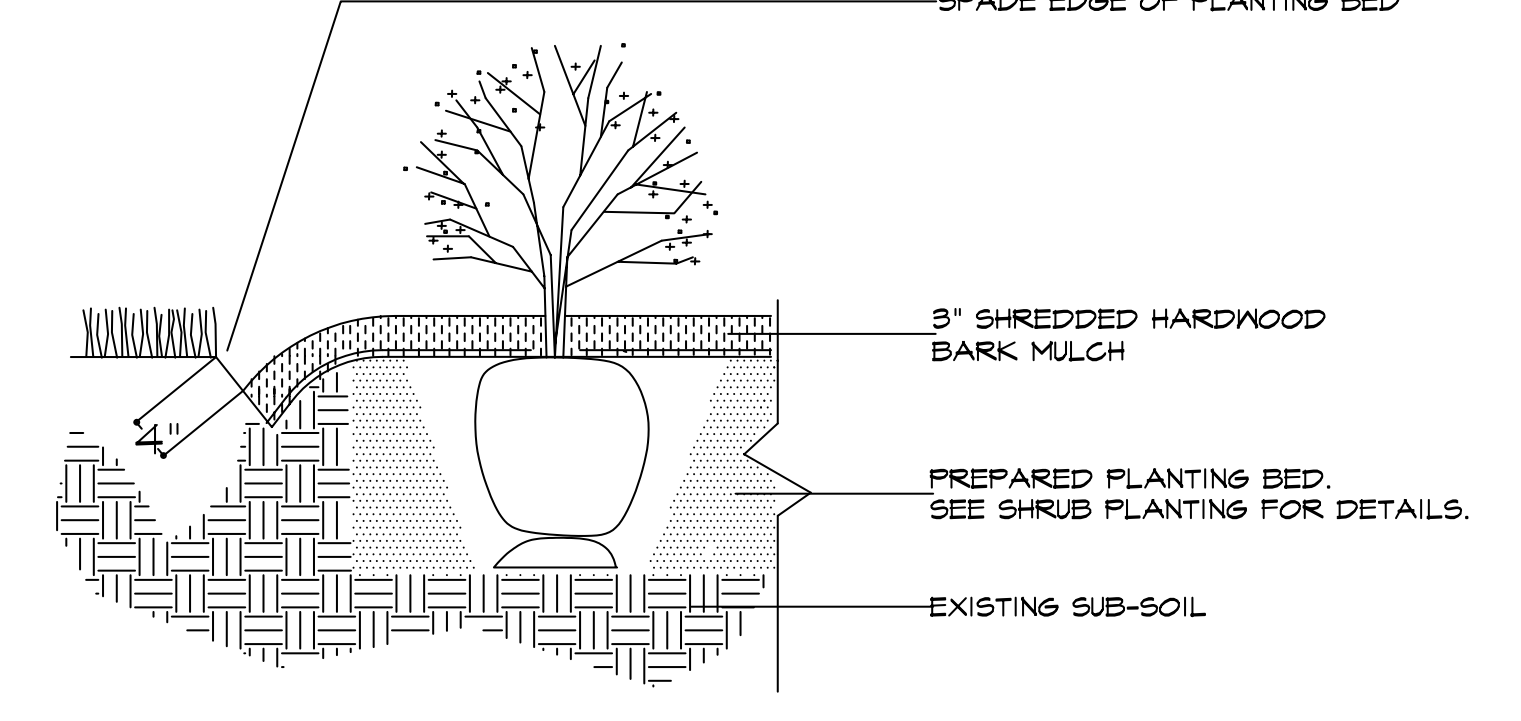


NOTE:
 LOTS 1-8 PROVIDE THE MINIMUM 31% OPENSOURCE, EXCLUDING STORMWATER AREAS. THIS PERCENTAGE IS AN AVERAGE OF THE ENTIRE DEVELOPMENT.

- 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 shown 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 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 (10# per acre). Landscape contractor shall offer an alternate price for seed 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 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.



PERENNIAL / ANNUAL PLANTING
 N.T.S.



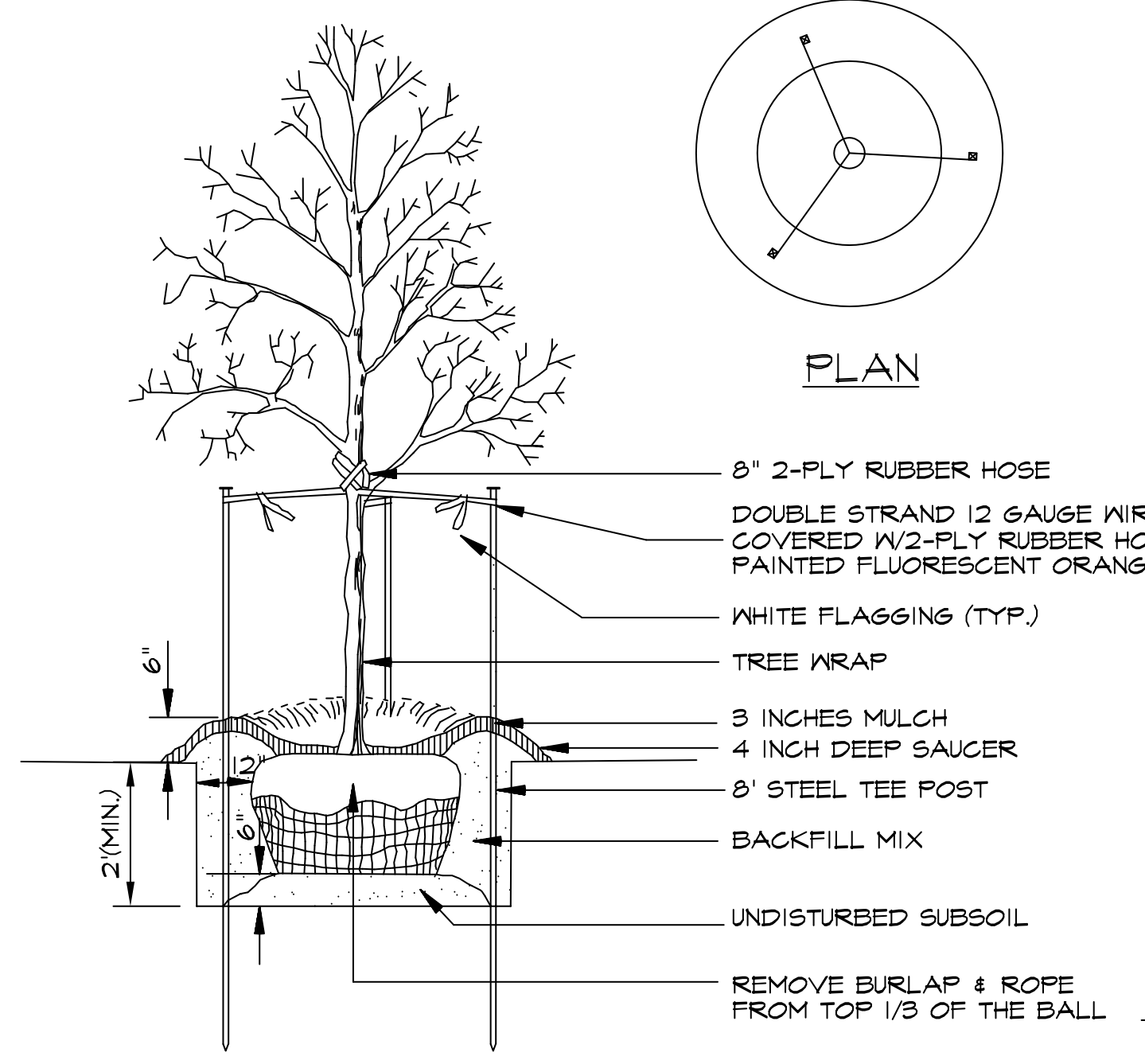
SPADE-CUT EDGE DETAIL
 N.T.S.

AREA CALCULATIONS:

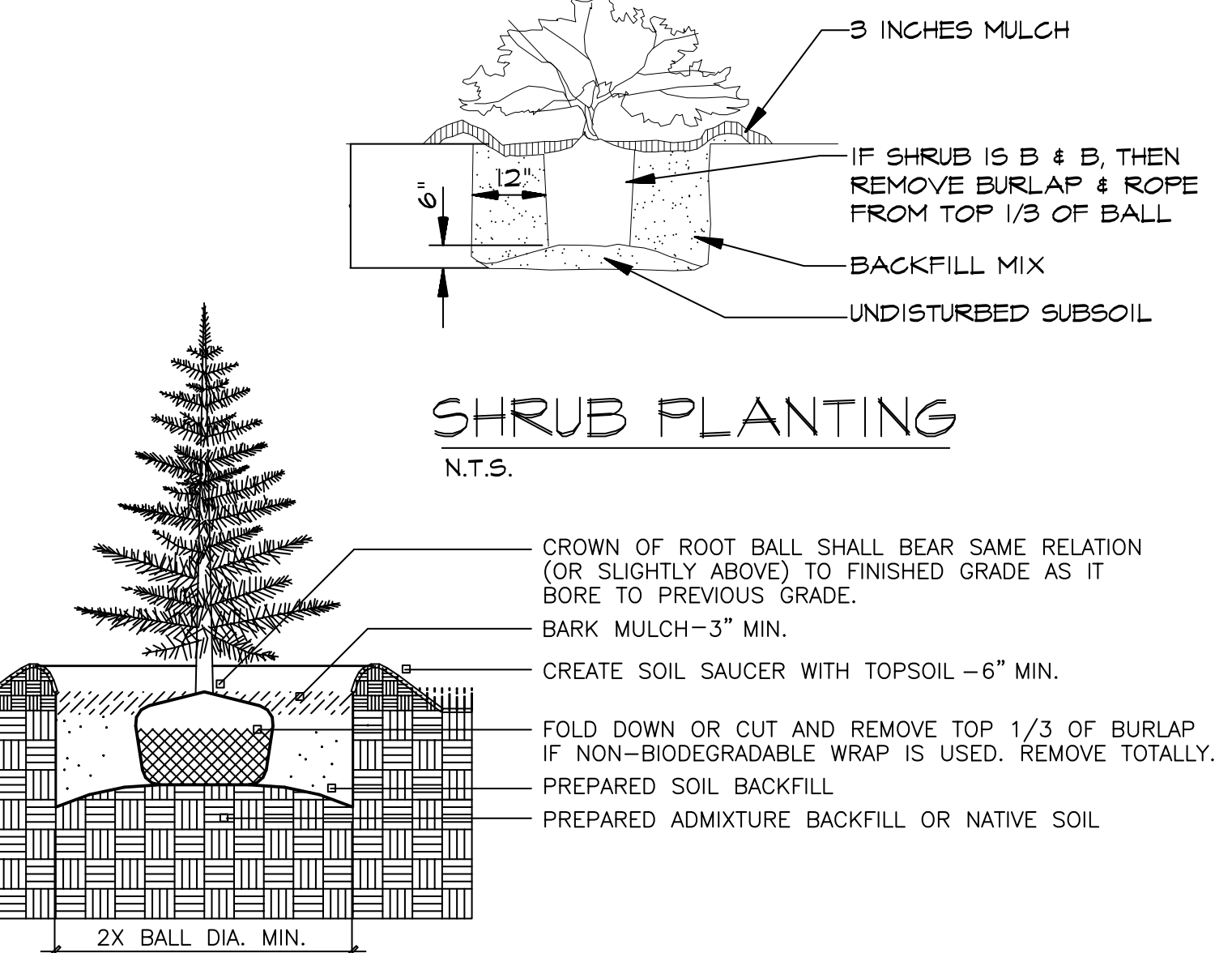
LOT	TOTAL AREA	OPEN SPACE	PERCENT OPEN SPACE
LOT 1	1.97 Ac.	0.92 Ac.	46.7%
LOT 2	1.73 Ac.	0.48 Ac.	27.7%
LOT 3	1.10 Ac.	0.37 Ac.	33.6%
LOT 4	3.17 Ac.	0.75 Ac.	23.7%
LOT 5	2.46 Ac.	0.59 Ac.	24.0%
TRACT - 6	1.17 Ac.	0.53 Ac.	45.3%
TRACT - 7	1.42 Ac.	0.46 Ac.	32.4%
TRACT - 8	2.82 Ac.	0.86 Ac.	30.5%
TOTAL AREA (LOTS 1-8)	15.84 Ac.	4.96 Ac.	31.3%

PLANT-SCHEDULE-LOT-7

TREES	BOTANICAL COMMON	CONT.	QTY.	DECIDUOUS/EVERGREEN	MATURE TREE SIZE
OSRM	Acer rubrum 'October Glory' / October Glory Maple	2 1/2"	3	DECIDUOUS/CANOPY	45'
RM	Acer rubrum / Red Maple	2 1/2"	4	DECIDUOUS/CANOPY	45'
ARM	Acer rubrum 'Armstrong' / Armstrong Maple	2 1/2"	3	DECIDUOUS/CANOPY	45'
RED	Cercis canadensis / Redbud	2 1/2"	1	DECIDUOUS/ORNAMENTAL	15-25'
LPT	Platanus x acerifolia / London Plane Tree	2 1/2"	2	DECIDUOUS/CANOPY	45'
SMAG	Magnolia soulangeana / Saucer Magnolia	6-7"	4	DECIDUOUS/ORNAMENTAL	20-30'
CBS	Picea pungens / Colorado Blue Spruce	6-7"	3	EVERGREEN	30-40'
SAN	Quercus acutissima / Sawtooth Oak	2 1/2"	2	DECIDUOUS/CANOPY	45'
SBAY	Magnolia virginiana / Sweetbay Magnolia	6-8"	1	DECIDUOUS/ORNAMENTAL	25-30'
CP	Pyrus x calleryana 'Chanticleer' / Chanticleer Pear	2 1/2"	3	DECIDUOUS/ORNAMENTAL	30-35'
VSZ	Zelkova serrata 'Village Green' / Zelkova	2 1/2"	5	DECIDUOUS/CANOPY	45'
SHRUBS	BOTANICAL COMMON	CONT.	QTY.	DECIDUOUS	
PBB	Euonymus alatus 'Compactus' / Dwarf Burning Bush	18-24"	36	DECIDUOUS	
HRD	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	1 gal	18	DECIDUOUS	
CSH	Ilex meserveae 'China Girl' / China Girl Holly	18-24"	34	EVERGREEN	
VI	Ilex pallida 'Variegata' / Variegated Ilex	1 gal	18	DECIDUOUS	
IT	Itea virginica 'Henry's Garnet' / Henry's Garnet Itea	5 gal	12	DECIDUOUS	
SSJ	Juniperus chinensis 'Sea Green' / Sea Green Juniper	18-24"	47	EVERGREEN	
PJ	Juniperus procumbens 'Nana' / Procrembers Juniper	5 gal	6	EVERGREEN	
BBL	Liriodie muscari / Liriodie	1 gal	50	DECIDUOUS	
MG	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal	25	DECIDUOUS	
NBE	Physocarpus opulifolius 'Mondo' / Diabolo Nhebank	5 gal	5	DECIDUOUS	
PSC	Prunus cistena / Purple Sand Cherry	2-3"	1	DECIDUOUS	
KR	Rosa 'Rozdrax' / Knockout Rose	5 gal	26	DECIDUOUS	
BES	Rudbeckia fulgida 'Goldsturm' / Black-eyed Susan	1 gal	25	DECIDUOUS	
DKL	Syringa meyeri 'Palishii' / Dwarf Korean Lilac	18-24"	6	DECIDUOUS	
DY	Taxus media 'Densiformis' / Dense Yen	5 gal	17	EVERGREEN	
DVIB	Viburnum plicatum 'Doublefile' / Doublefile Viburnum	24-30"	1	DECIDUOUS	
GROUND COVERS		CONT.	QTY.	DECIDUOUS	
	Elwynus fortunei 'Coloratus' / Purple Winter Creeper	2 1/2"	320	DECIDUOUS	
	Min. of Five Varieties / Mixed Annuals	2 1/2"	102	DECIDUOUS	



DECIDUOUS TREE PLANTING
 N.T.S.



EVERGREEN TREE PLANTING
 N.T.S.