



VIA.

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

September 17, 2007

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

The Planning Commission agenda for **September 24, 2007** will include the following item for your consideration:

River Crossings Development: A Partially Amended Site Development Concept Plan and Amended Conceptual Landscape Plan for 15.8 acre tracts of land zoned "PC" Planned Commercial District, located north of Chesterfield Airport Road and west of Boones Crossing.

Dear Planning Commission:

George Stock of Stock & Associates has submitted, on behalf of Bentley Holdings, L.L.C. an Amended Site Development Concept Plan and Amended Landscape Plan for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

The River Crossings Development was originally zoned "PC" Planned Commercial District by the City of Chesterfield in August 2001. The governing ordinance for this site was amended in October 2002 to allow for changes to the sign package to be included in the Attachment A.

The original Site Development Concept Plan for River Crossings was approved in December 2001. The original plan for River Crossings Development included only 7 lots. On these northern most lots (originally lots 6 and 7) there was depicted a Bentley of St. Louis which has been developed and an Extended Stay America Hotel which was not built. In November 2003 an Amended Site Development Section Plan was approved for Lot 6 which replaced the proposed hotel with a single story furniture store.

Lamborghini of St. Louis recently submitted to the City a request for an ordinance amendment to allow for the development of 8 lots in River Crossings with 8 buildings in lieu of 7 as permitted in the site specific ordinance. That petition, P.Z. 21-2007 River Crossings Development was approved on September 5, 2007.

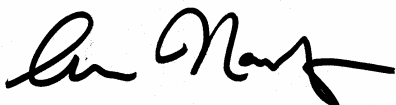
SUBMITTAL INFORMATION

1. The request is for a Partially Amended Site Development Concept Plan to show eight (8) lots with eight (8) buildings instead of seven (7) lots with seven (7) buildings. The lots being amended are the northernmost lots labeled on the plan as Lots 6, 7, and 8. The remaining lots throughout the development are not being amended.
2. The request also includes an Amended Conceptual Landscape Plan which depicts the landscaping along U.S. Highway 40 & 61. The ordinance for this site requires specific plantings for this development along the highway. An 11 x 17 of the Conceptual Landscape Plan, which adheres to the all the landscape requirements is included for your review.

DEPARTMENTAL INPUT

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works recommends approval of the Partially Amended Site Development Concept Plan and Amended Conceptual Landscape Plan.

Respectfully submitted,



Aimee E. Nassif
Senior Planner of Zoning Administration
Cc: City Administrator
City Attorney
Director of Planning and Public Works

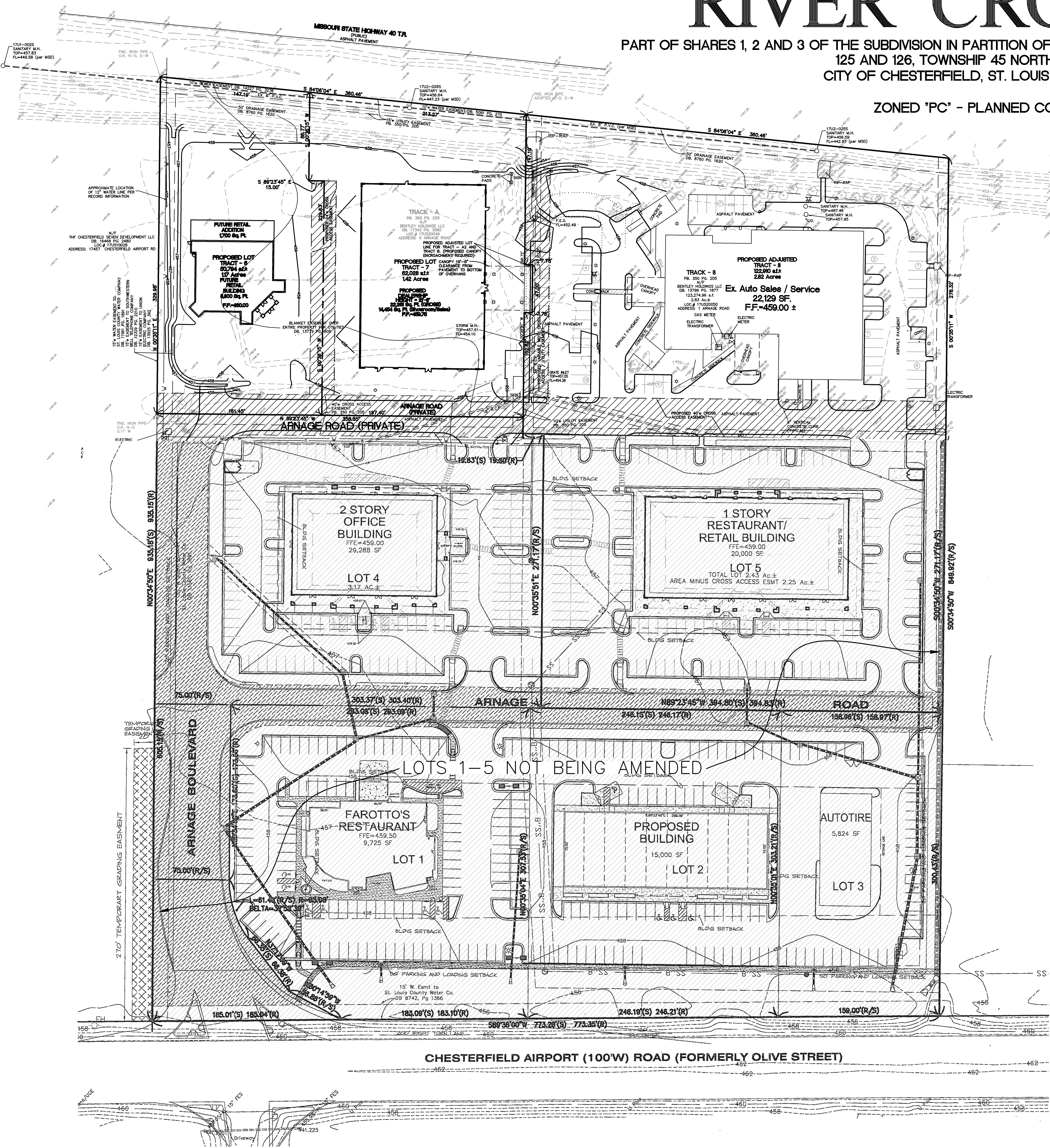
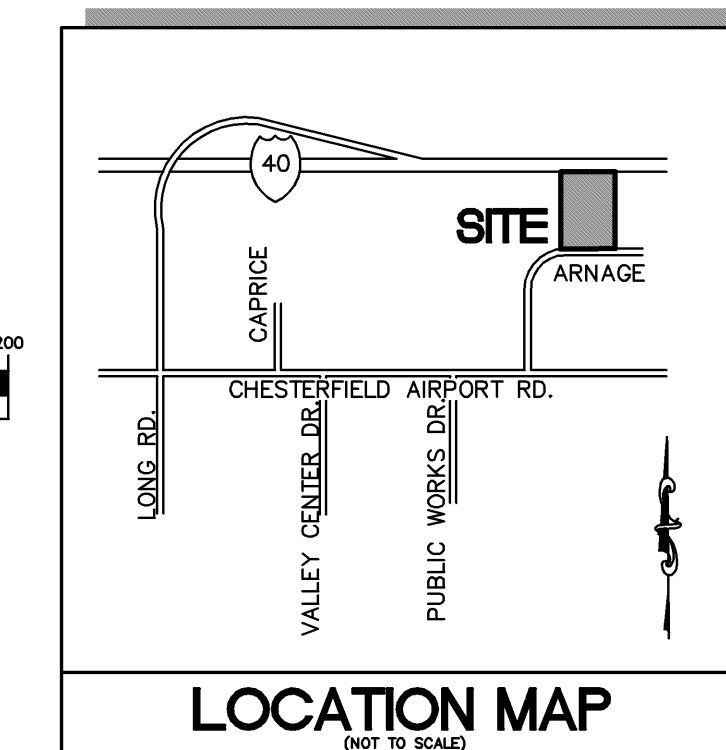
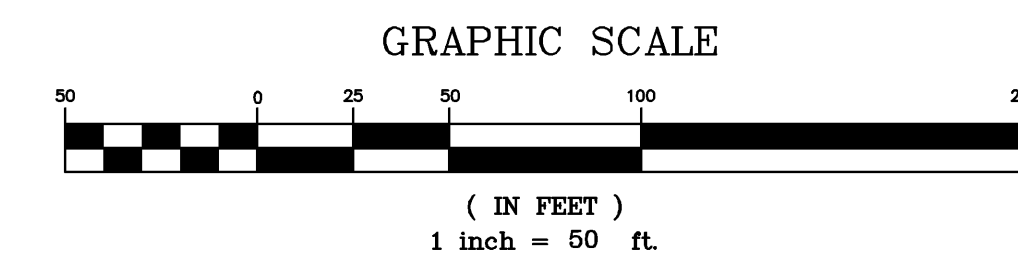
Attachments:
Partially Amended Site Development Concept Plan
Amended Landscape Plan

PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN

RIVER CROSSINGS

PART OF SHARES 1, 2 AND 3 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF PETER STEFFAN IN U.S. SURVEYS 125 AND 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

ZONED "PC" - PLANNED COMMERCIAL



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY FOR TRACTS 6, 7, AND 8 BY STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC., LOTS 1-5 PER RECORD INFORMATION.
- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. SHOULD ANY CONFLICTS BE EVIDENT, THE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ENGINEER IMMEDIATELY.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (SHADED) - AN AREA OF 500-YEAR FLOOD, 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES AS IDENTIFIED ON MAP 2918900140H AS REVISED TO REFLECT THE LOMR DATED APRIL 17, 2000.
- PARKING TO MEET CITY CODE.
- MAXIMUM HEIGHT OF ALL BUILDINGS, EXCLUSIVE OF ROOF SCREENING AND PARAPET WALLS SHALL NOT EXCEED THREE STORIES OR 45 FEET (AS MEASURED FROM EXISTING GRADE) WHICHEVER IS LESS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
- ON-SITE STORM WATER DRAINAGE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CHESTERFIELD VALLEY MASTER STORM WATER DRAINAGE PLAN.
- GRADING AND STORM WATER PER M.S.D., CITY OF CHESTERFIELD AND THE MONARCH LEVEE DISTRICT.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO STEP ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. UTILITIES EASEMENTS THAT CROSS OVER CHESTERFIELD VALLEY MASTER STORMWATER EASEMENT SHALL BE SUBORDINATE TO THE CHESTERFIELD VALLEY STORMWATER EASEMENTS.
- A CERTIFICATE OF THE ACTUAL ELEVATION OF THE CONSTRUCTED FLOOR WILL BE REQUIRED PRIOR TO OCCUPANCY OF EACH BUILDING, FOR WHICH A FLOODPLAIN DEVELOPMENT PERMIT IS ISSUED.

ABBREVIATIONS

- C.D. - CLEANOUT
- DB. - DEED BOOK
- E. - ELECTRIC
- FL. - FLOWLINE
- FT. - FEET
- FND. - FOUND
- G. - GAS
- M.H. - MANHOLE
- N/F. - NOW OR FORMERLY
- PL. - PLAT BOOK
- P.C. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- SO. - SQUARE
- T. - TELEPHONE CABLE
- V.C.P. - VERIFIED CLAY PIPE
- W. - WATER
- (66"W) - RIGHT-OF-WAY WIDTH

LEGEND

- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING TREE
- EXISTING BUILDING
- EXISTING CONTOUR
- SPOT ELEVATION
- EXISTING UTILITIES
- FOUND 1/2" IRON PIPE
- SET IRON PIPE
- FOUND CROSS
- FOUND STONE
- FIRE HYDRANT
- LIGHT STANDARD
- BUSH
- NOTES
- NOTES PARKING SPACES
- GUY WIRE
- POWER POLE
- WATER VALVE
- DENOTES RECORD INFORMATION
- HANDICAPPED PARKING

PERTINENT DATA

- ZONED = PC - PLANNED COMMERCIAL
- ORDINANCE = 2385
- WATER SERVICE = MISSOURI AMERICAN WATER COMPANY
- SEWER DISTRICT = M.S.D.
- GAS SERVICE = LACLEDE GAS COMPANY
- ELECTRIC SERVICE = AMEREN UE ELECTRIC COMPANY
- FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
- CABLE = CHARTER COMMUNICATIONS
- PHONE SERVICE = SBC
- SEWER DISTRICT = ROCKWOOD SCHOOL DISTRICT
- FLOOD MAP PANEL = 2918900140H
- WUNNENBERG'S = PG. 20, GRID 18-HH

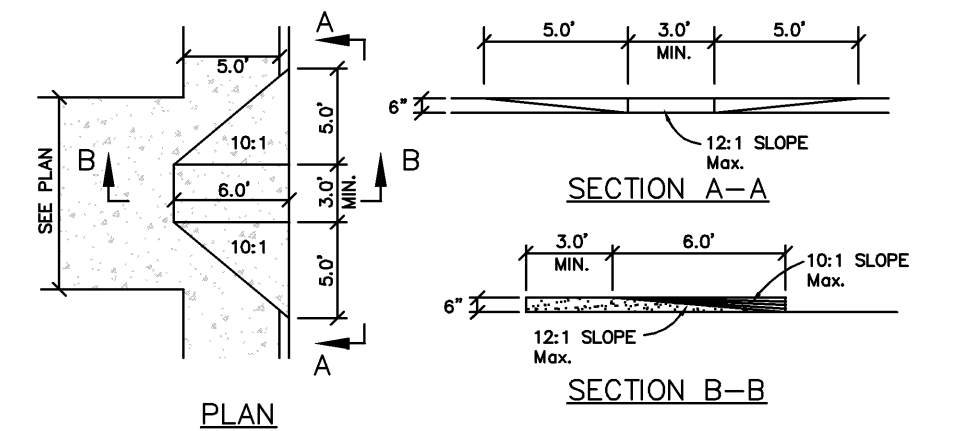
This plan for and in consideration of being granted a permit to develop property under the provisions of Chapter _____ of the City of Chesterfield Ordinance No. _____ of the City of Chesterfield.

I, _____, do hereby agree that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the Planning Commission, or voided or vacated by order of the City of Chesterfield Council.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

Michael O. Geisel, Planning and Developmental Services Director

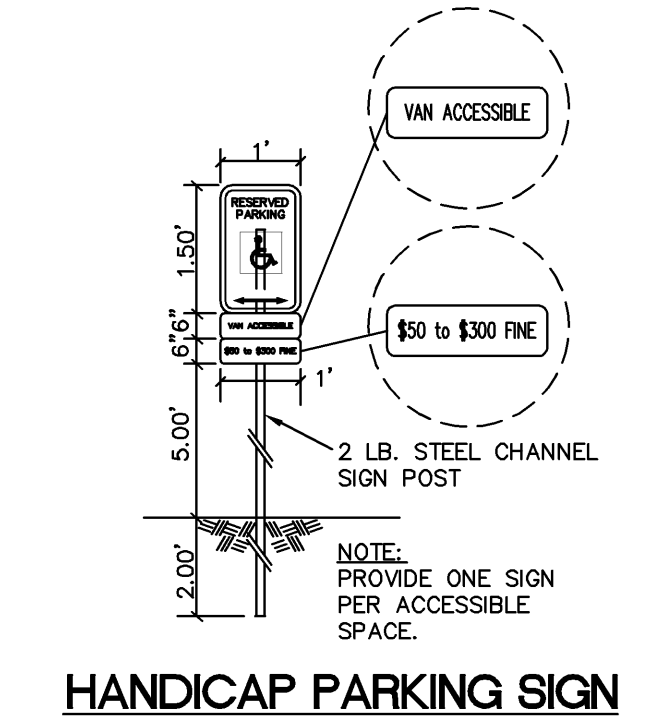
Judy Naggier, City Clerk



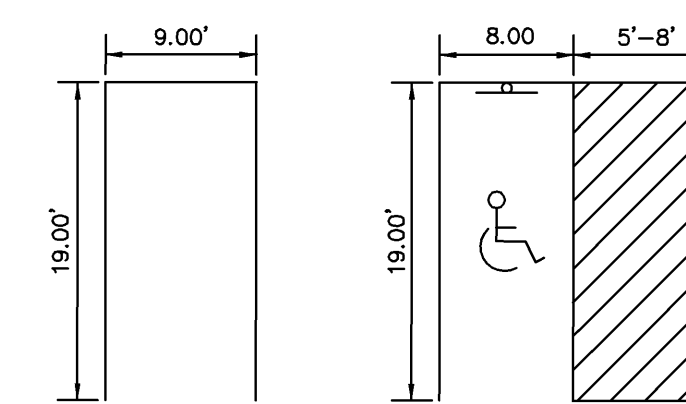
TYPICAL HANDICAP RAMP DETAIL (n.t.s.)



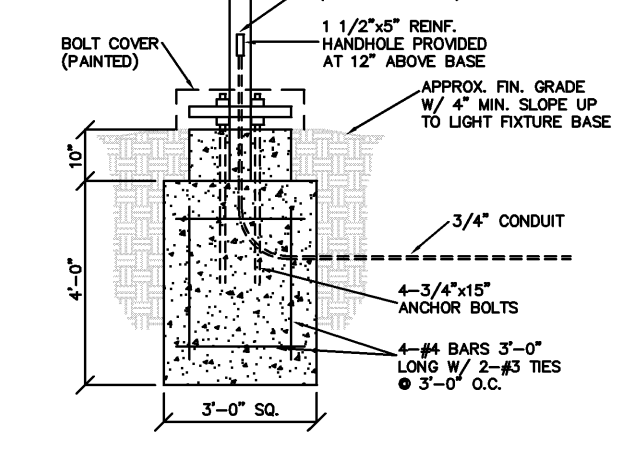
HANDICAP SIGN (n.t.s.)



HANDICAP PARKING SIGN (n.t.s.)



TYPICAL PARKING STALLS (n.t.s.)



AREA LIGHT AND POLE DETAIL (n.t.s.)

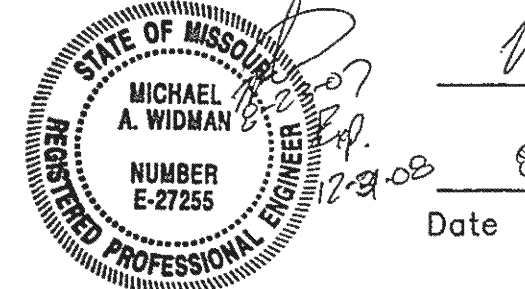
M.S.D. BENCHMARK
12-171 ELEV. 460.06
"STANDARD ALUMINUM DISK" STAMPED SL-38, 1990 AT THE N.W. CORNER OF CHESTERFIELD AIRPORT RD. AND CAPRICE DRIVE.

SITE BENCHMARK
ELEV. = 460.38
EAST SIDE OF LIGHT POLE BASE AS SHOWN HEREON

LEGAL DESCRIPTION
PART OF SHARES 1, 2 AND 3 OF THE SUBDIVISION IN PARTITION OF THE ESTATE OF PETER STEFFAN, EAST, ST. LOUIS COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SHARE 1 WITH THE NORTH LINE OF HIGHWAY 40, 100 FEET WIDE, SAID POINT BEING ALSO A POINT IN THE WEST LINE OF PROPERTY NOW OR FORMERLY OF JOHANNA RUPPEL BY DEED RECORDED IN BOOK 929, PAGE 918 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF HIGHWAY 40 SOUTH 89 DEGREES 36 MINUTES 00 SECONDS WEST, A DISTANCE OF 773.42 FEET TO ITS INTERSECTION WITH THE WEST LINE OF AFOREMENTIONED SHARE 3, BEING ALSO THE EAST LINE OF PROPERTY NOW OR FORMERLY OF VICTOR KOESTER; THENCE ALONG SAID WEST LINE SHARE 3 NORTH 0 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 935.16 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF U.S. ROUTE 40; R.; THENCE ALONG SAID SOUTH LINE, SOUTH 84 DEGREES 05 MINUTES 56 SECONDS EAST, A DISTANCE OF 776.55 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF SHARE 1, BEING ALSO THE WEST LINE OF SAID RUPPEL PROPERTY; THENCE ALONG SAID EAST LINE OF SHARE 1 SOUTH 0 DEGREES 39 MINUTES 19 SECONDS WEST, A DISTANCE OF 849.92 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY THEREOF BY JOHN C. BERGH AND ASSOCIATES IN DECEMBER, 1970.

GEOTECHNICAL STATEMENT

Quality Testing and Engineering Inc. at the request of Arco Construction Co. has provided geotechnical services for Tracts 6 & 7 proposed hereon. A geotechnical investigation was conducted during May 2007 for the development of Tracts 6 & 7 proposed hereon. Our findings indicate that the earth-related aspects are suitable for the development proposed pursuant to the geotechnical recommendations set forth in our report titled "Subsurface Exploration and Geotechnology Recommendations".



SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Partially Amended Site Development Concept Plan from a field survey and record information and does not represent a property boundary survey. This Partially Amended Site Development Concept Plan is a correct representation of all existing and proposed land divisions.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
L.S. No. 222-D
By: Daniel Ehlmann, Missouri P.L.S. No. 2215

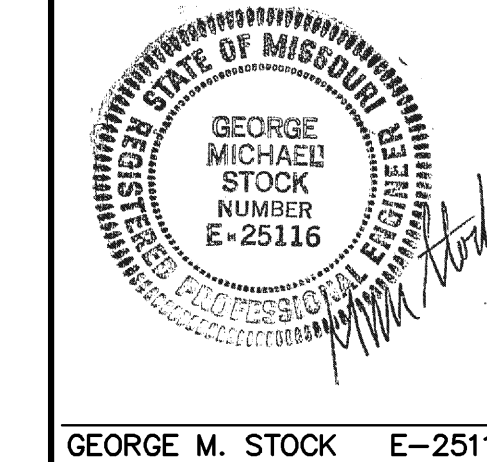


Missouri One Call System, Inc.
Call Before You Dig
1-800-dig-rte
(1-800-344-7483)

UTILITY NOTES

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION AND THEREFORE REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

M.S.D. P# --
BASE MAP # 17U



REVISED PER CITY COMMENTS 08/23/07
RIVER CROSSINGS
PARTIALLY AMENDED SITE DEVELOPMENT CONCEPT PLAN

Stock & Associates
Consulting Engineers, Inc.

257 Chesterfield Business Parkway
St. Louis, MO 63005
PH. (636) 530-9100
FAX (636) 530-9130
e-mail: general@stockassoc.com
Web: www.stockassoc.com

DATE: 07/09/07
G.M.S.: 07/09/07
207-4076
1 of 2

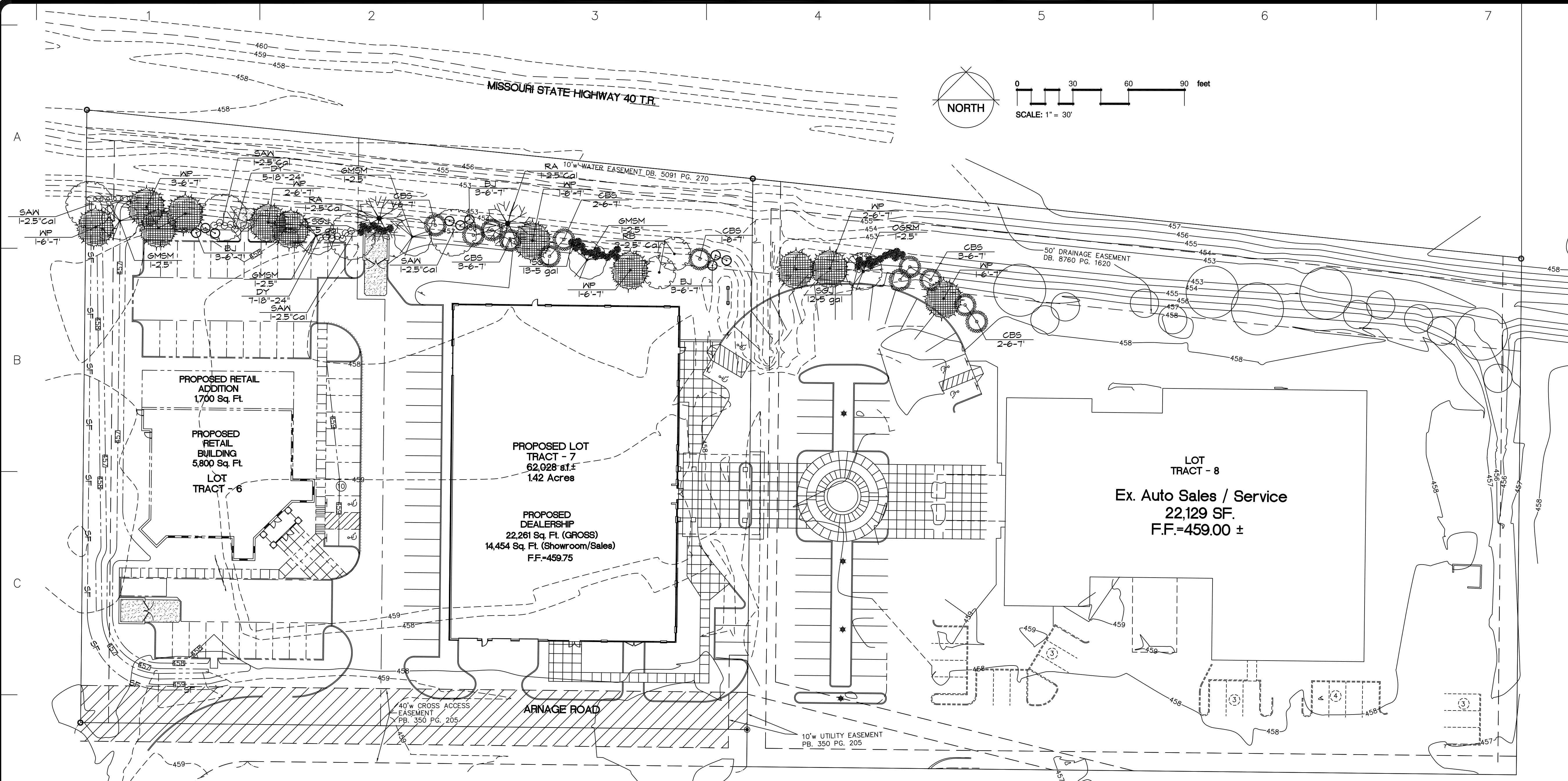
DRAWING FILE: F:\Drawings\2007\2007\Partially Amended Concept Plan\Concept Plan - 08/23/07.dwg LAYOUT: Model PLOTTED: Sep 11, 2007 11:02am PLOTTED BY: jmanuscher

REVISIONS	BY
JULY 30, 2007	RYM
AUG. 23, 2007	RYM
AUG. 30, 2007	RYM
SEPT. 14, 2007	RYM

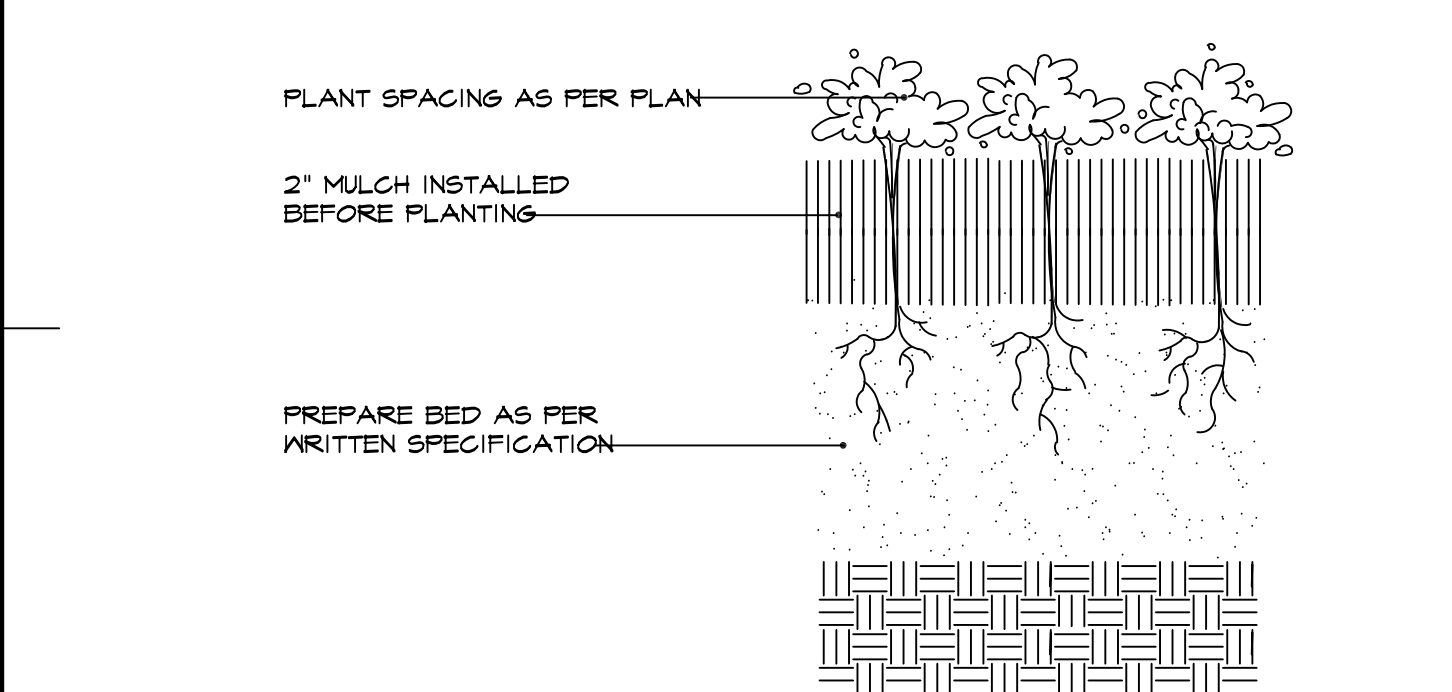
landscape TECHNOLOGIES
 611 North Central Expressway
 St. Charles, Missouri 63044
 Fax: (636) 422-4593

CONCEPTUAL PLANTING PLAN FOR THE PROPOSED
Lamborghini Dealership
 CHESTERFIELD, MISSOURI

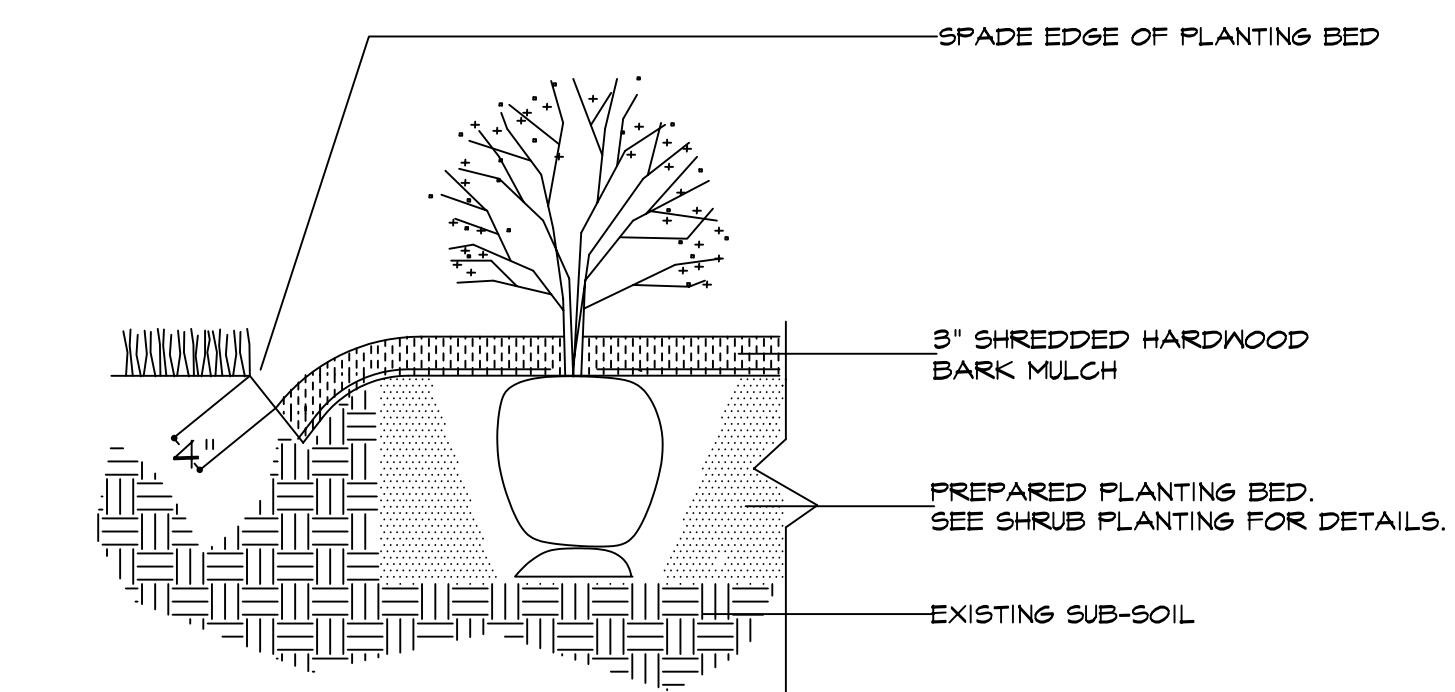
DRAWN
 R. MARDIS
 CHECKED
 RYM
 DATE
 APRIL 13, 2007
 SCALE
 1"=30'-0"
 JOB No.
 2007-126
 SHEET
L-1
 OF ONE SHEET



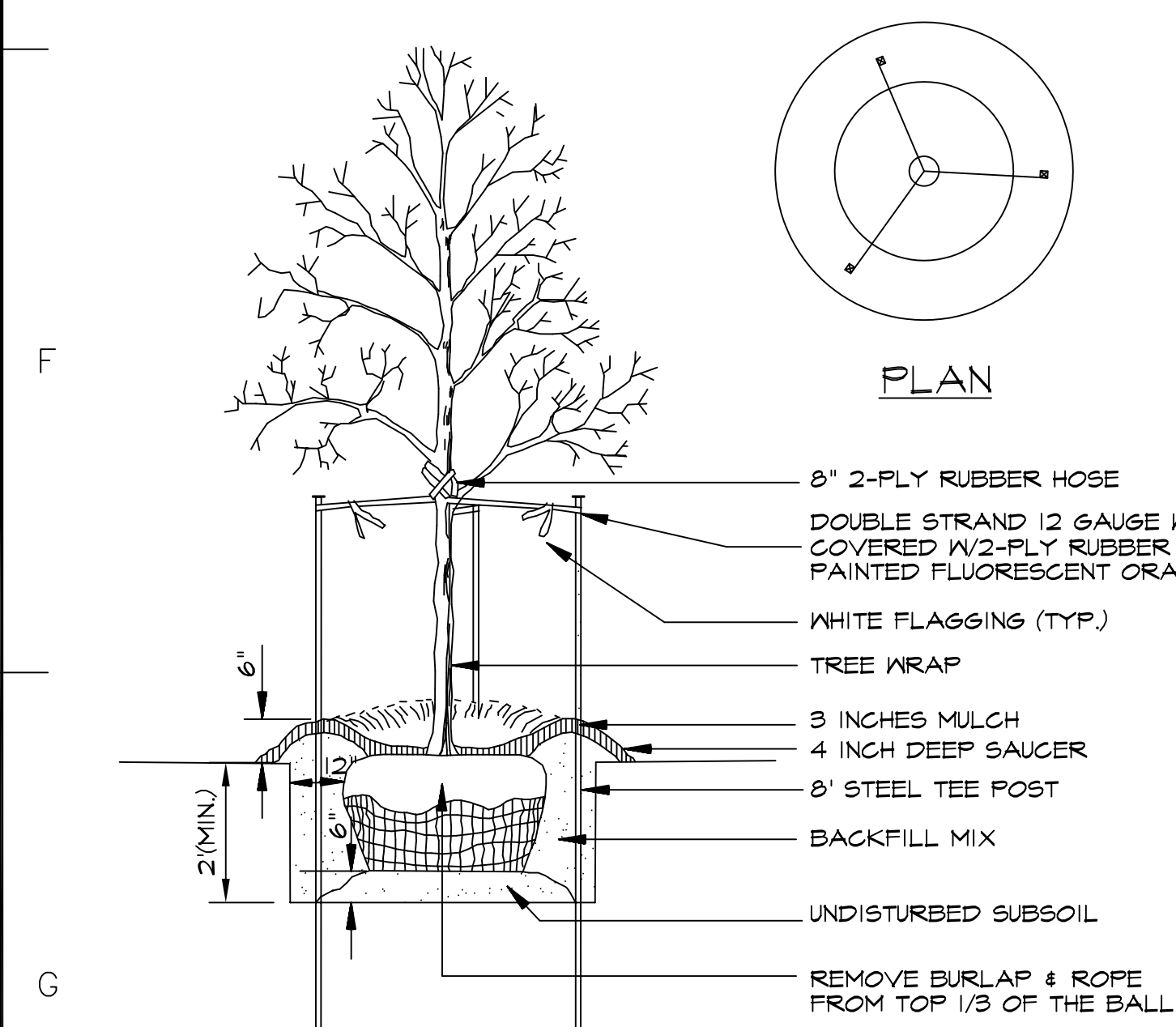
- NOTES:**
- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials 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 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 (500# 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.
 - The minimum setback is 10'-0" from an existing or proposed right of way.
 - 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.



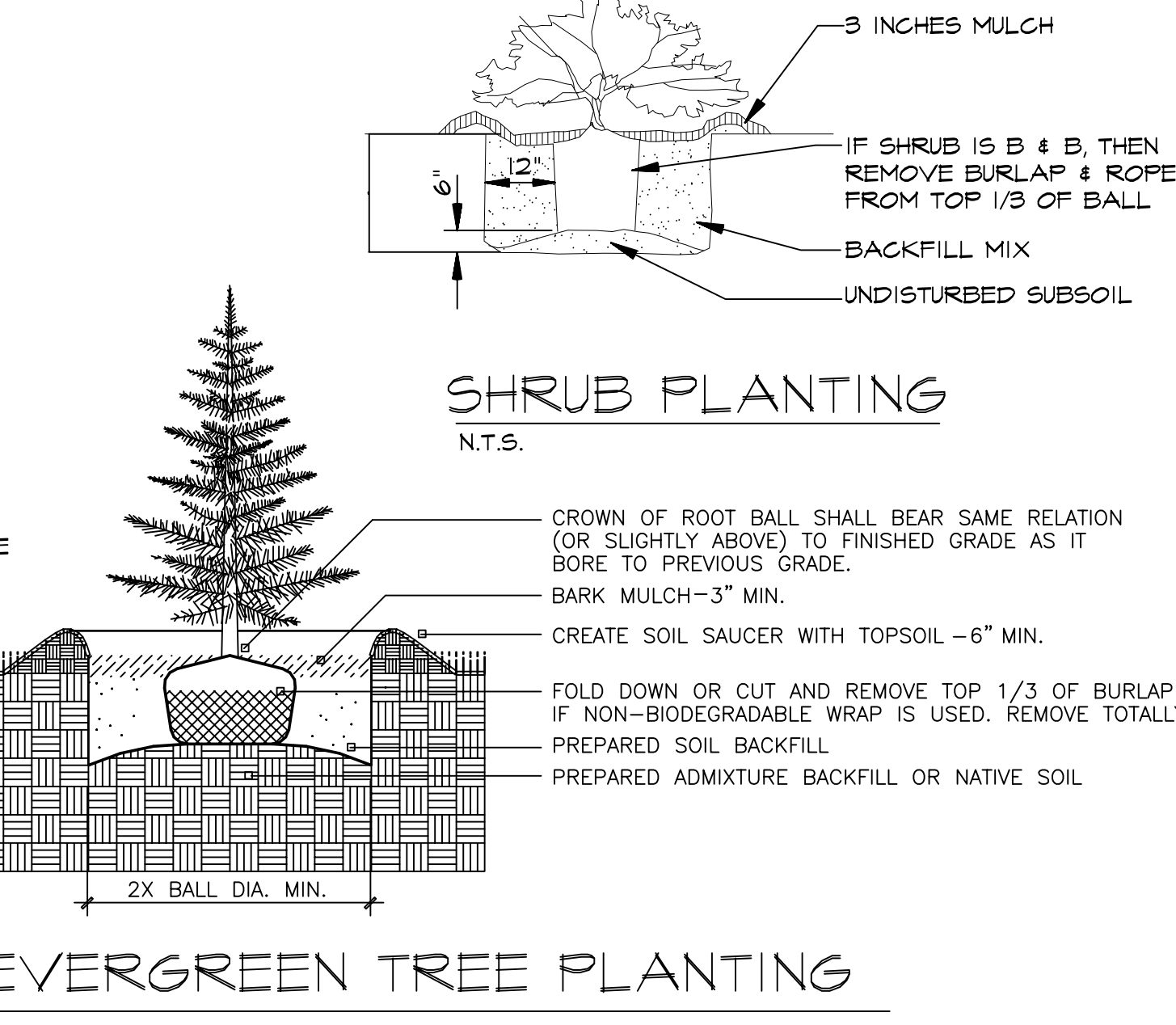
PERENNIAL / ANNUAL PLANTING
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.



DECIDUOUS TREE PLANTING
N.T.S.



EVERGREEN TREE PLANTING
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.	= 0.91 Ac.	= 82.7%
LOT 4	= 3.17 Ac.	= 0.75 Ac.	= 23.7%
LOT 5	= 2.46 Ac.	= 0.94 Ac.	= 38.2%
TRACT - 6	= 1.17 Ac.	= 0.55 Ac.	= 47.0%
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%
TOTAL PERCENT OPEN SPACE (LOTS 1-8)	= 31.3%		

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

PLANT SCHEDULE:

TREES	QTY	BOTANICAL/COMMON	SIZE	EVERGREEN/DECIDUOUS	MATURE SIZE
OSRM	1	Acer rubrum 'October Glory' / 'October Glory' Maple	2.5' Cal.	DECIDUOUS/CANOPY	45'+
GMSM	4	Acer saccharum 'Green Mountain' / Sugar Maple	2.5' Cal.	DECIDUOUS/CANOPY	45'+
RB	2	Cercis canadensis / Eastern Redbud	2.5' Cal.	DECIDUOUS/ORNAMENTAL	25'-30'
RA	2	Fraxinus americana 'Rosehill' / Rosehill White Ash	2.5' Cal.	DECIDUOUS/CANOPY	45'+
BJ	9	Juniperus virginiana 'Burkii' / Burk Red Cedar	6'-7'	EVERGREEN	30'-40'
CBS	12	Picea pungens	6'-7'	EVERGREEN	30'-40'
NY	11	Pinus strobus / White Pine	6'-7'	EVERGREEN	45'+
SAX	4	Quercus acutissima / Sawtooth Oak	2.5' Cal.	DECIDUOUS/CANOPY	45'+
SHRUBS	QTY	BOTANICAL/COMMON	SIZE	EVERGREEN/DECIDUOUS	MATURE SIZE
SGJ	32	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	EVERGREEN	3'-4'
DY	12	Taxus X media 'Densiformis' / Densiforma Yew	18"-24"	EVERGREEN	3'-4'