



VII.C.

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October 2, 2007

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

The Planning Commission agenda for **October 8, 2007** will include the following item for your consideration:

Spirit Valley Business Park (18652, 18630, 18650, and 18660 Olive Street Road: A Site Development Concept Plan, Tree Stand Delineation, and Conceptual Landscape Plan for a 52.82 acre tract of land zoned “PI” Planned Industrial District, located south of Olive Street Road and east of Wardenburg.

Dear Planning Commission:

Stock & Associates, on behalf of Spirit Valley Development, L.L.C. has submitted a Site Development Concept Plan, Tree Stand Delineation, and Conceptual Landscape Plan for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

Spirit Valley Business Park is a 52.82 acre tract of land located south of Olive Street Road and east of Wardenburg. The subject property was rezoned from a “NU” Non-Urban District to a “PI” Planned Industrial District in June of 2007 under the terms and conditions of the City of Chesterfield Ordinance 2373.

SUBMITTAL INFORMATION

1. The Site Development Concept Plan includes seventeen (17) lots on the 52.82 acre tract of land.
2. The request includes a Tree Stand Delineation. The Tree Stand Delineation identifies existing individual and groups of trees on the site and distinguishes which of the trees are to remain.
3. A Conceptual Landscape Plan is also included, which depicts the landscaping along Olive Street Road. The Conceptual Landscape Plan adheres to the all the landscape requirements.

October 2, 2007

TREE MANUAL

The Department of Planning and Public Works has received and approved a request for Special Conditions and Mitigation proposal. A separate mitigation plan will be submitted as each Site Development Section Plan is submitted, as required by the mitigation proposal.

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 Site Development Concept Plan, Tree Stand Delineation, and Conceptual Landscape Plan.

Respectfully submitted,



Justin Wyse

Project Planner

Cc: City Administrator

City Attorney

Director of Planning and Public Works

Attachments:

Site Development Concept Plan

Tree Stand Delineation

Conceptual Landscape Plan



TREE STAND DELINEATION PLAN
SCALE 1"=100'

INDIVIDUAL TREE LIST - OCULAR METHOD

Type	Size	Comments	
1	Mulberry	20"	Overgrown w/ vines
2	Hackberry	20"	
3	Catalpa	20"	
4	Siberian Elm	20"	Storm damage
5	Siberian Elm	18"	
6	Siberian Elm	18"	
7	Siberian Elm	18"	
8	Hackberry	30" (twin)	Partially split
9	Sweetgum	24"	Partially topped
10	Silver Maple	30"	Topped
11	Silver Maple	24"	Topped
12	Silver Maple	20"	Topped
13	Silver Maple	20"	Topped
14	Silver Maple	30"	Topped
15	Hackberry	20"	Overgrown w/ vines
16	Silver Maple	20"	Topped
17	Red Mulberry	20"	Branched to the ground

TREES WITHIN WOODED AREAS - OCULAR METHOD

Type	Size	Comments	
A	Cottonwood	30"	
B	Clump Mulberry	12"	Overgrown w/ vines
C	Clump Mulberry	12"	Overgrown w/ vines
D	Cedar	8"	
E	Multi-stem Mulberry	8"	Overgrown w/ vines
F	Multi-stem Mulberry	8"	Overgrown w/ vines
G	Boxelder	16"	Overgrown w/ vines
H	Multi-stem Boxelder	8"	Overgrown w/ vines
I	Boxelder	12"	Overgrown w/ vines
J	Boxelder	8"	Overgrown w/ vines
K	Multi-stem Hackberry	12"	Overgrown w/ vines
L	Black Walnut	8"	Overgrown w/ vines
M	Boxelder	18"	Overgrown w/ vines
N	Multi-stem Mulberry	20"	Overgrown w/ vines
O	Black Walnut	6"	Overgrown w/ vines
P	Black Walnut	6"	Overgrown w/ vines
Q	Hackberry	20"	Overgrown w/ vines
R	Mulberry	20"	Overgrown w/ vines
S	Mulberry	16"	Overgrown w/ vines
T	Pecan	16"	Good condition
U	Multi-stem Mulberry	18"	Overgrown w/ vines
V	Multi-stem Mulberry	16"	Overgrown w/ vines
W	Multi-stem Mulberry	8"	Dead - choked by vines
X	Multi-stem Mulberry	8"	Dead - choked by vines
Y	Silver Maple	30"	
Z	Silver Maple	8"	
AA	Hackberry	20"	Some storm damage
BB	Hackberry	20"	Some storm damage
CC	Hackberry	20"	Some storm damage
DD	Hackberry	24"	
EE	Mulberry	30"	Split and decayed
FF	Mulberry	10"	
GG	Silver Maple	24"	Some storm damage
HH	Silver Maple	10"	
II	Silver Maple	10"	

TREE PROTECTION NOTES:

- i. Clearing limits shall be rough staked or marked by the Developer's surveyor in order to facilitate location for trenching and fencing installation.
- ii. No clearing or grading shall begin in areas where tree treatment and preservation measures have not been completed.
- iii. Where applicable, protective devices with details (aeration systems, retaining walls, etc.) will be included.
- iv. An early maintenance schedule (i.e. pruning, injection fertilizing, etc.) will be included.

Tree Specialist:
Jesse Noel
Hansen's Tree Service
Arborist # MW-4337A

Description of Existing Vegetation from Tree Specialist:

A visual inspection of (52) trees of varying species (see attached inventory) and greater than 5" DBH (diameter at breast height), was conducted on September 18, 2007 at the aforementioned property.

I have concluded that 95% of all trees inspected are either mid-stage decline, severely decayed internally, and/or overtaken by native vines.

The exception being (1) Pecan tree (noted as item T on inventory) located near the southeast perimeter of property (1) Cottonwood (notes as item A on inventory) near the southwest perimeter of property.

Tree Specialist:
Jesse Noel
Arborist # MW-4337A

Consultants:

**Spirit Valley Business Park
Chesterfield, MO**

Prepared for: NAI/Desco

Revisions:

Date	Description	No.
9-12-07	City Comments	1
9-19-07	City Comments	2

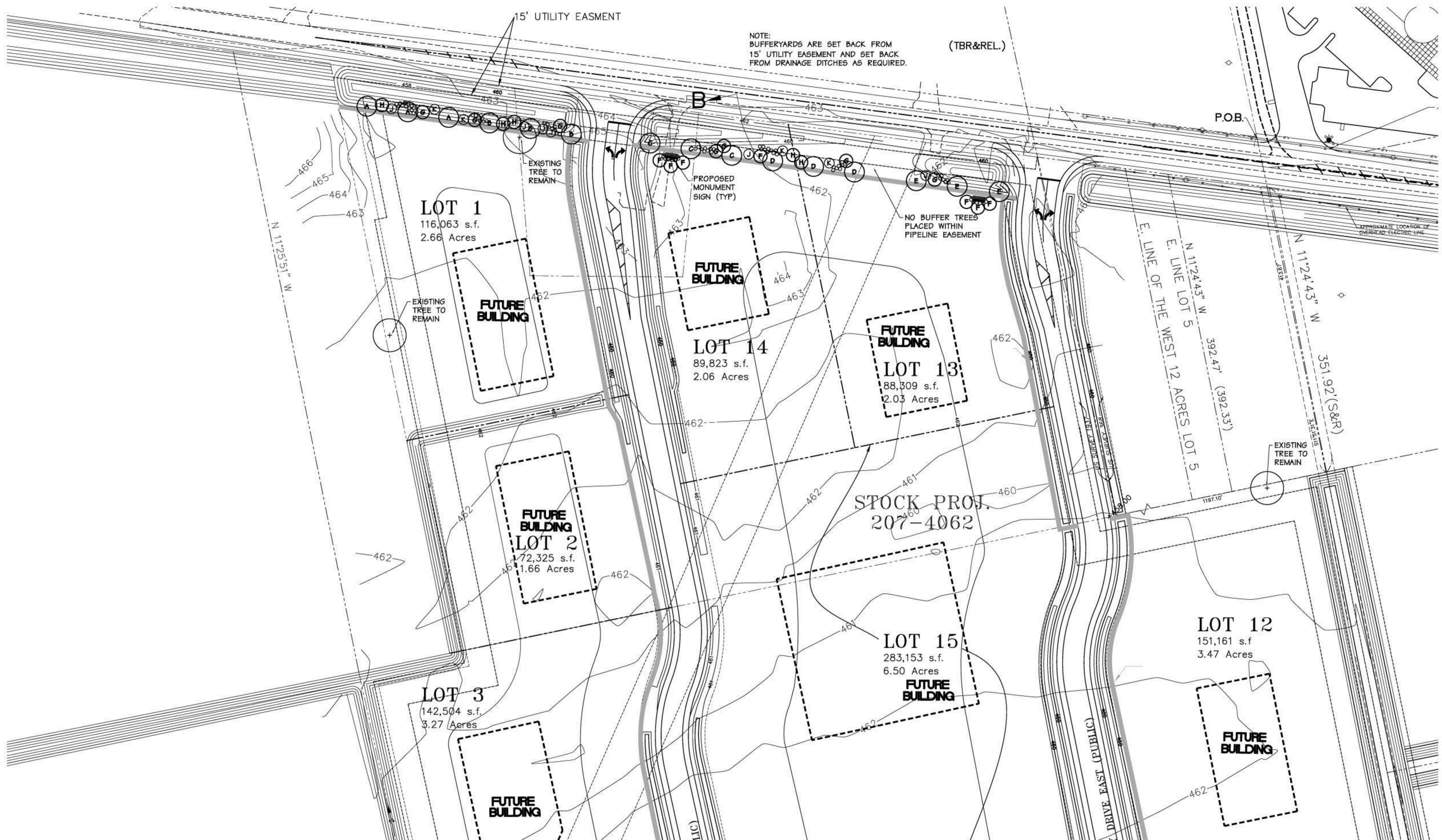
Drawn: BAR
Checked: JAG

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Sheet Title: Tree Stand Delineation Plan
Sheet No: TSD-1

Base Map Provided by: Stock & Associates

Date: 07/31/07
Job #: 880.002

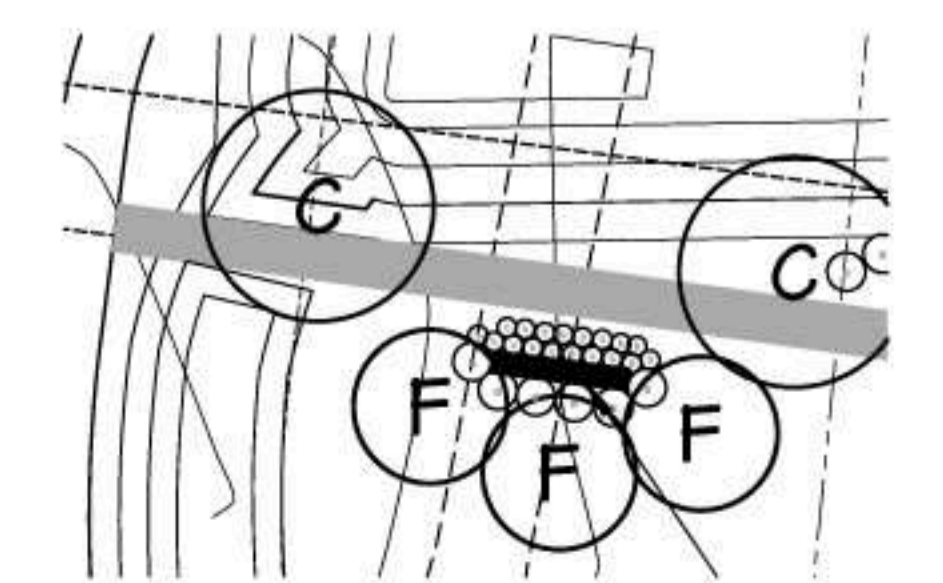


CONCEPTUAL LANDSCAPE PLAN
SCALE 1"=50'

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	MAJORS HEIGHT
A	3	<i>Acer rubrum</i> 'Sunset'	Sunset Red Maple	2 1/2'	Deciduous	45'+
B	3	<i>Gleditsia triacanthos</i> 'Inermis'	Thornless Honeylocust	2 1/2'	Deciduous	45'+
C	3	<i>Platanus x acerifolia</i>	London Planetree	2 1/2'	Deciduous	45'+
D	3	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2'	Deciduous	45'+
E	3	<i>Zelkova serrata</i>	Japanese Zelkova	2 1/2'	Deciduous	45'+
F	7	<i>Crataegus laevigata</i> 'Superba'	Crimson Cloud Hawthorn	2 1/2'	Ornamental	15-25'
G	7	<i>Cercis canadensis</i>	Red Bud	2 1/2'	Ornamental	25-30'
H	5	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorn	2 1/2'	Ornamental	25-30'
J	6	<i>Pinus strobus</i>	White Pine	0'	Evergreen	45'+
K	4	<i>Picea glauca</i>	White Spruce	0'	Evergreen	30-40'
⊙	76	Large Shrubs	Viburnum Forsythia Red-Twig Dogwood	18-24'	Deciduous	
⊙	36	Small Shrubs	Inkberry Blue Chip Juniper	18-24'	Evergreen	

NOTE: Open space percentage required to be 30%.

ENLARGED LANDSCAPE PLAN - ENTRY SIGN
SCALE 1"=20'



Consultants:

**Spirit Valley Business Park
Chesterfield, MO**

Prepared for: NAI/Desco

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