



## VII. B.

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October 8, 2008

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

The Planning Commission agenda for **October 13, 2008** will include the following item for your consideration:

**Larry Enterprises and Lynch Hummer Lot B:** Amended Site Development Section Plan, Amended Landscape Plan and Amended Lighting Plan for a 7.02 acre parcel zoned "PI" Planned Industrial District located west of Boone's Crossing on the north side of North Outer Forty Road.

Dear Planning Commission:

Stock and Associates, on behalf of Adventure Properties L.L.C., has submitted an Amended Site Development Section Plan, Amended Landscape Plan and Amended Lighting Plan for your review. The Department of Planning and Public Works has reviewed this submittal and submits the following report.

### **BACKGROUND**

1. On October 3, 2001, the City of Chesterfield approved Ordinance 1790 which rezoned the property from "NU" Non Urban District and "FPNU" Non Urban Flood Plain District to "PI" Planned Industrial District.
2. On January 21, 2004, the City of Chesterfield approved Ordinance 2055 which repealed Ordinance 1790 to allow for outdoor storage and a change to building setbacks.
3. On May 24, 2004, the Planning Commission approved the Site Development Concept Plan with a vote of 9-0 and Site Development Section Plan with a vote of 8-1.
4. On September 27, 2004, the Department of Planning administratively approved an Amended Site Development Section Plan for Lot B.
5. On May 14, 2007, the Planning Commission approved an Amended Site Development Concept Plan with a vote of 7-1.

**SUBMITTAL INFORMATION**

The request is for a surface parking lot for the adjacent automobile sales use.

**DEPARTMENTAL INPUT**

The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests action on the Amended Site Development Section Plan, Amended Landscape Plan and Amended Lighting Plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mara M. Perry". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Mara M. Perry, AICP  
Senior Planner

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

Attachments:  
Amended Site Development Section Plan  
Amended Landscape Plan  
Amended Lighting Plan





REVISIONS BY:	
AUGUST 6, 2009	RMV



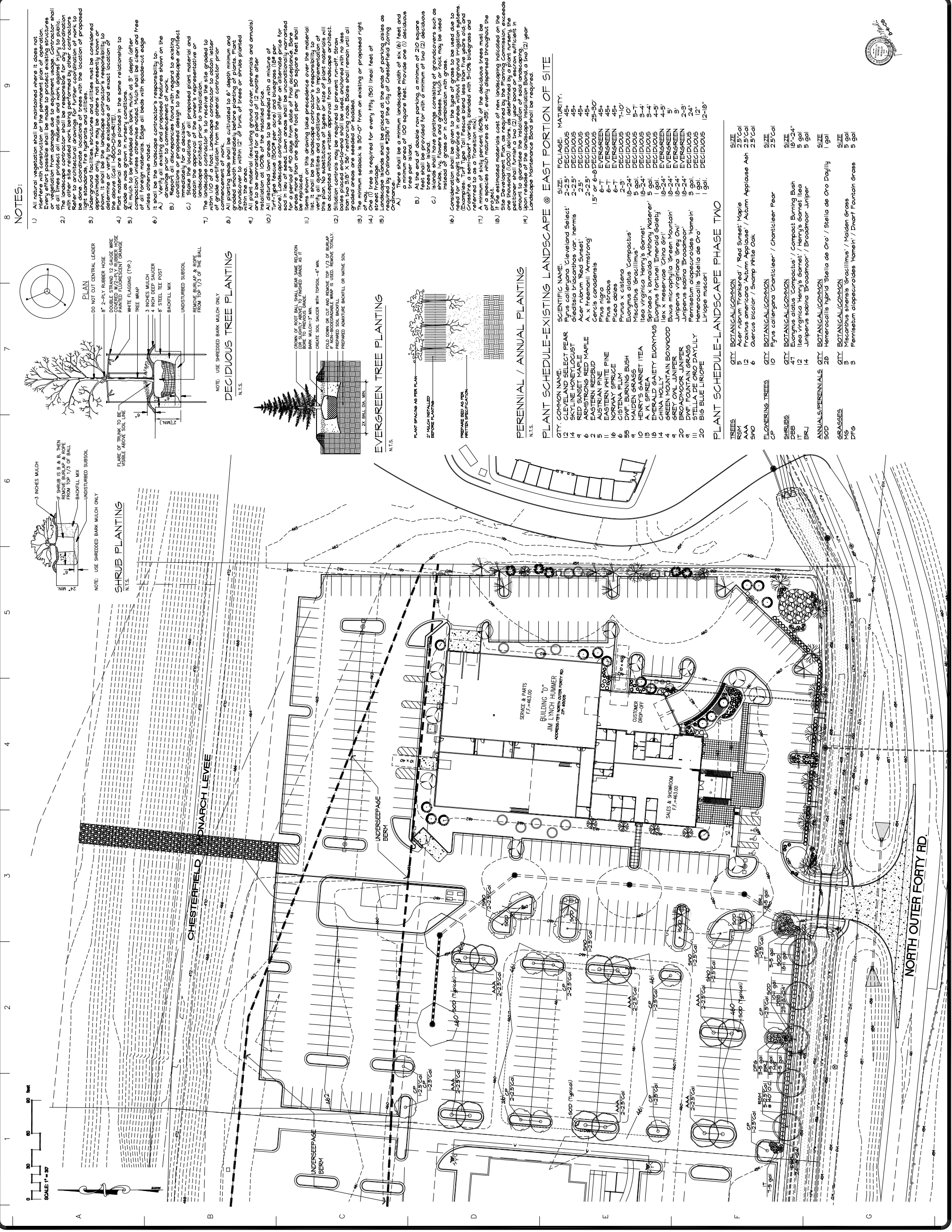
67 Jacobs Creek Drive #304  
St. Charles, Missouri 63041  
Fax: (636) 428-1220  
Tel: (636) 428-1565

# Jim Lynch Hummer

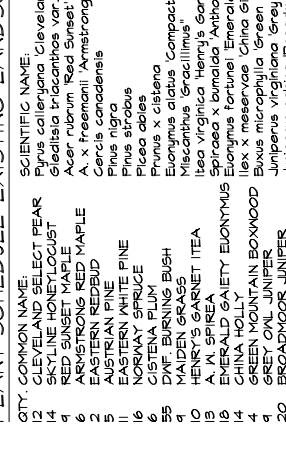
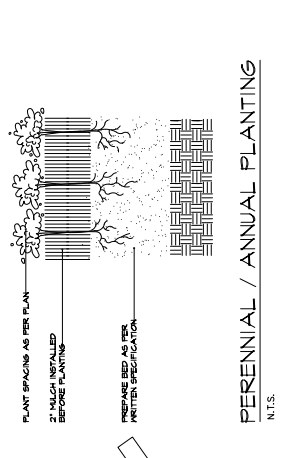
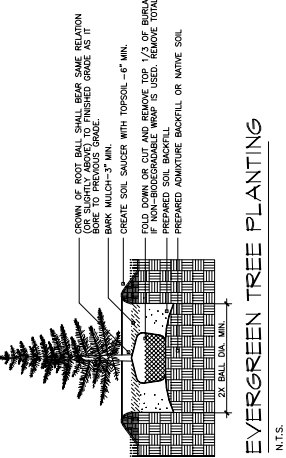
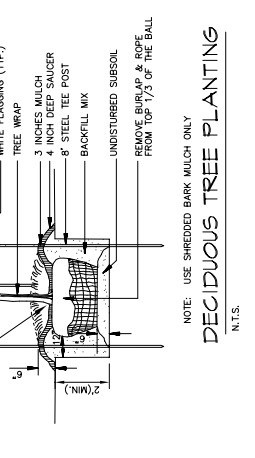
## PLANTING PLAN FOR THE PROPOSED

### CHESTERFIELD, MISSOURI

DRAWN R. MANDIS	CHECKED RMV	DATE JULY 6, 2009	SCALE 1"=50'-0"	<div style="font-size: 24px; font-weight: bold;">1-1</div> <div style="font-size: 10px;">SHEET</div>
JOB NO. 2009-11			JOB DATE 2009-07-06	



- NOTES:**
- 1) All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. All trees and shrubs shall be protected from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public, adjacent property, and other areas. All work shall be coordinated with other site related work being performed by other contractor. Refer to architectural drawings for further coordination of work to be done. Concrete locations of trees with the location of proposed underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. Contractor shall verify the location of all existing utilities to determine or verify the existence of and exact location of the above (Call 1-800-DIG-IT).
  - 2) Plant material to be planted in the same relationship to the adjacent property as shown on the plan. Edge all beds with spaced-out edge compaction unless otherwise noted. Mulch shall be clean and free unless otherwise noted.
  - 3) A) Verify all existing and proposed features shown on the plan. B) Report all other conditions found with regard to existing conditions or proposed design to the landscape architect immediately for a decision. C) Report all proposed plant material and obtain the approval of the owner's representative or the landscape architect prior to installation. D) The landscape architect shall be responsible for the grading to within 1/10" of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior to commencement of work. E) The landscape architect shall be notified to 6" depth minimum and groundcover to be installed immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted. F) All plant material (excluding ground cover, perennials and annuals) one to be warranted for a period of 12 months after installation at 100% of the installed price. G) Turf-Type Fescue (500# per acre) and Bluegrass (10# per acre). Landscape contractor shall offer an alternate price for sod in lieu of seed. Areas shall be conditionally warranted for a period of 90 days. Areas shall be conditionally warranted for a period of 90 days. Areas shall be conditionally warranted for a period of 90 days. Areas shall be conditionally warranted for a period of 90 days.
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**PLANT SCHEDULE-EXISTING LANDSCAPE @ EAST PORTION OF SITE**

QTY.	COMMON NAME	SIZE	FOLIAGE	MATURITY
12	CLEVELAND SELECT PEAR	2-2.5'	DECIDUOUS	45+
14	SKYLINE HONEYLOCUST	2-2.5'	DECIDUOUS	45+
6	RED SUNSET MAPLE	2.5'	DECIDUOUS	45+
4	ARMSTRONG RED MAPLE	2-2.5'	DECIDUOUS	45+
1	AUSTRIAN PINE	15' or 6-8'	DECIDUOUS	25-30'
5	EASTERN WHITE PINE	6-7'	EVERGREEN	45+
16	NORWAY SPRUCE	6-7'	EVERGREEN	45+
6	CISTENA PLUM	2-3'	DECIDUOUS	10'
35	DWF BURNING BUSH	18-24"	DECIDUOUS	5-7'
0	HAIRY GRASS	18-24"	DECIDUOUS	5-7'
15	HEINRICH SPANISH ITEX	5 gal.	DECIDUOUS	9-4'
13	EMERALD SAGEY	18-24"	EVERGREEN	4-5'
14	CHINA HOLLY	18-24"	EVERGREEN	4-5'
4	GREEN MOUNTAIN BOXWOOD	18-24"	EVERGREEN	5'
4	GREY OAK JUNIPER	18-24"	EVERGREEN	2-3'
20	BROADMOOR JUNIPER	18-24"	EVERGREEN	2-3'
11	DWF FOUNTAIN GRASS	3 gal.	DECIDUOUS	2-4'
20	BIG BLUE TROPIC	1 gal.	DECIDUOUS	12-18"

**PLANT SCHEDULE-LANDSCAPE PHASE TWO**

TREES	QTY.	BOTANICAL/COMMON	SIZE
RSW	5	Acer nigrum 'Frankford' / Red Sunset Maple	2.5' Cal
AAA	12	Fraxinus americana 'Autumn Applause' / Autumn Applause Ash	2.5' Cal
SNO	6	Quercus bicolor / Swamp White Oak	2.5' Cal
CP	10	Pyra calleryana 'Chanticleer' / Chanticleer Pear	2.5' Cal
SHRUBS	QTY.	BOTANICAL/COMMON	SIZE
DBB	41	Elyonurus alatus 'Compactus' / Compact Burning Bush	18-24"
IT	12	Itea virginica 'Henry's Garnet' / Henry's Garnet Itea	5 gal
BRJ	14	Juniperus sabina 'Broadmoor' / Broadmoor Juniper	5 gal
ANNUALS/PERENNIALS	QTY.	BOTANICAL/COMMON	SIZE
SOD	29	Hemerocallis hybrid 'Stella de Oro' / Stella de Oro Daylily	1 gal
GRASSES	QTY.	BOTANICAL/COMMON	SIZE
M6	5	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal
DFO	5	Fernisium alpestricoides 'Hansini' / Dwarf Fountain Grass	5 gal