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October 11, 2007

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

The Planning Commission agenda for **October 22, 2007** will include the following item for your consideration:

The Goddard School (1633 Kehrs Mill Road): An Amended Site Plan, Tree Stand Delineation, Landscape Plan, Lighting Plan and Architectural Elevations for a 10.262 acre parcel located at the northwest corner of the intersection of Kehrs Mill Road and Strecker Road.

Dear Planning Commission:

Andrew Brown of A. J. Brown Inc. has submitted, on behalf of the Goddard School, an Amended Site Plan, Tree Stand Delineation, Landscape Plan, Lighting Plan and Architectural Elevations for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

In October 1998 the subject property was rezoned from "NU" Non-Urban District to "LLR" Large Lot Residential via City of Chesterfield Ordinance 1472. A Conditional Use Permit included in Ordinance Number 1472 was approved at the same time. On June 25, 2007 the Planning Commission approved an amendment to the Conditional Use Permit to increase the number of permitted uses.

SUBMITTAL INFORMATION

The existing school is for children aged 6 weeks to kindergarten, located on a 10.262 acre parcel zoned "LLR" Large Lot Residence District. The request is to amend the school's front elevation and enclose a storage area adjacent to the existing gymnasium. The exterior building materials will be comprised of brick, glass and EIFS. The roof will be asphalt singles on butterfly structure with a pitch to match the exterior. A Lighting Plan and a Trees Stand Delineation Plan were submitted and reviewed by Staff; both plans meet the City's requirements. The Landscape Plan has been reviewed and Staff has determined that the plan is in compliance. The Department of Planning and Public Works approved a modification to the landscape buffer requirements in the Tree Manual.

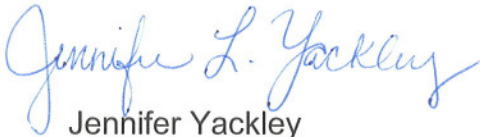
ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on September 20, 2007. The ARB voted, by a vote of 7-0, to forward the Amended Site Plan, Architectural Elevations, Lighting Plan and Landscape Plan to the Planning Commission as presented.

DEPARTMENTAL INPUT

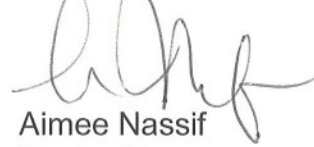
The submittal was reviewed and is in compliance with all City of Chesterfield ordinances. The Department of Planning and Public Works requests approval of the Amended Site Plan, Tree Stand Delineation, Landscape Plan, Lighting Plan and Architectural Elevations.

Respectfully submitted,



Jennifer Yackley
Project Planner

Respectfully submitted,



Aimee Nassif
Senior Planner

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

Attachments:
Amended Site Development Plan
Tree Stand Delineation
Landscape Plan
Lighting Plan
Architectural Elevations

NOTES:

- All trees designated in tree protection areas shall be protected during clearing and subsequent construction. In the event that any tree designated to be saved is damaged by a contractor or individual, such tree shall immediately be repaired as directed by the Consulting Forester or replaced as directed by the Director of Planning as specified in the Chesterfield Tree Manual.
- Tree protection areas will be established by the Consulting Forester and will utilize the Active and Passive Protective systems defined in the Chesterfield Tree Manual. Active fencing as designated on the Tree Preservation Plan will be erected per the attached details and specifications as defined in the Chesterfield Tree Manual. As the site conditions dictate, the project will utilize the Tree Preservation Plan Details, as indicated, for Construction Fence, Combined Silt and Tree Fence and Root Pruning.
- Tree Protection Area signs as specified in the Chesterfield Tree Manual and indicated on the attached details will be placed on fence posts at regular intervals on all tree protection fence lines.

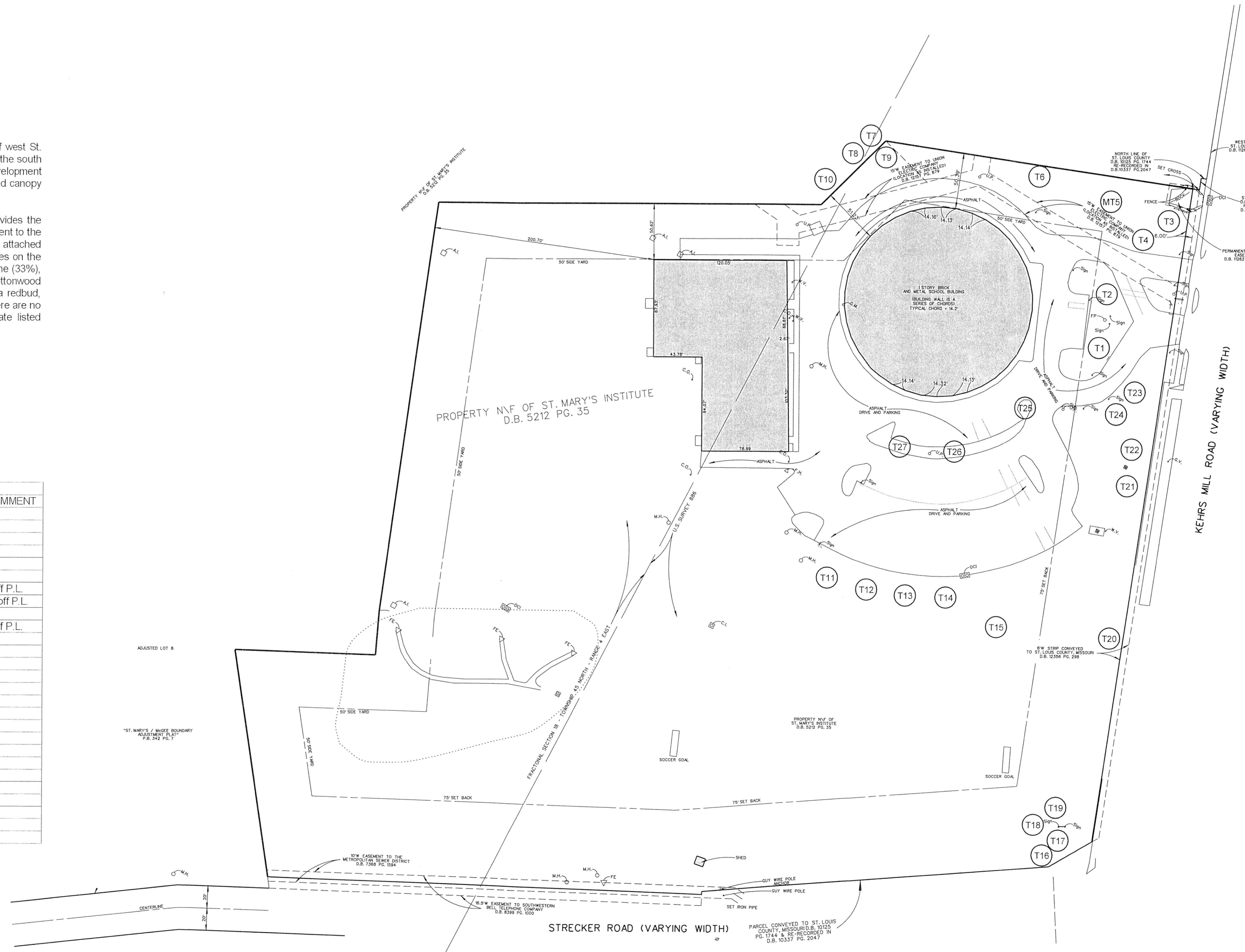
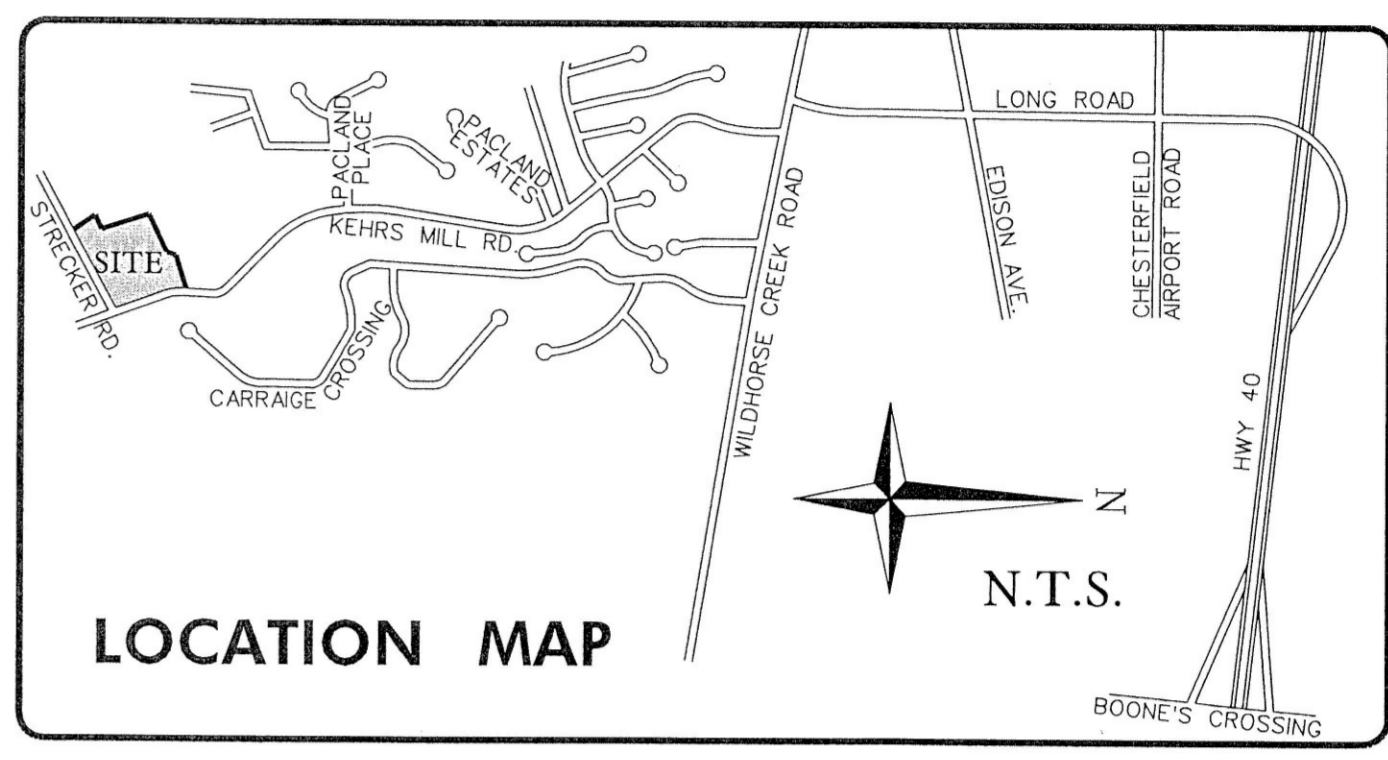
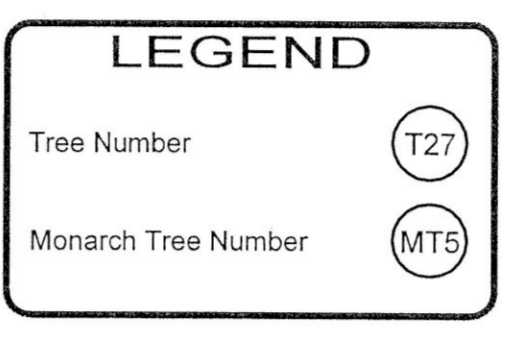
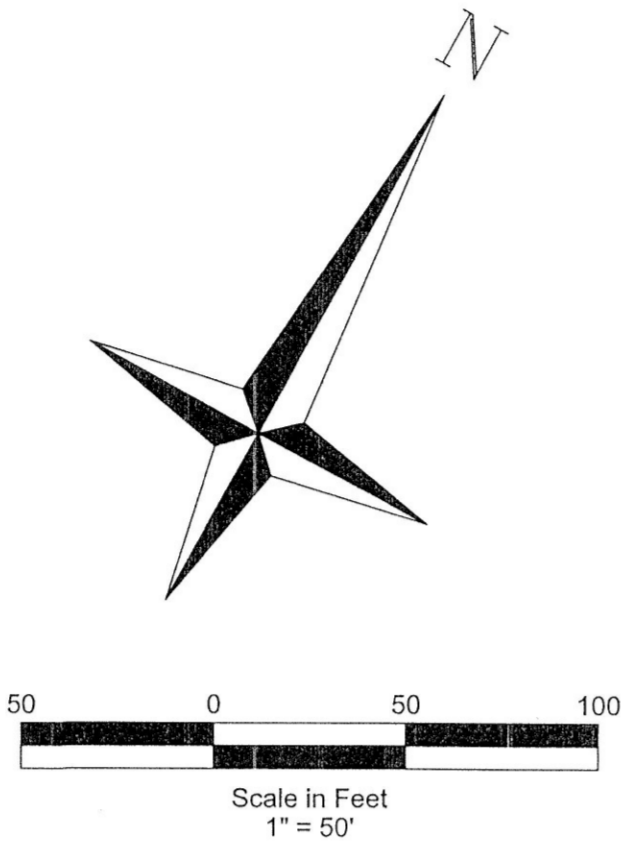
Total Site Area: 10.26 acres
 Total Tree Canopy: 9,200 sq. ft.
 Tree Canopy Required: 30% (2,760 sq. ft.)
 Tree Canopy Saved: 60% (5,600 sq. ft.)
 Significant, state-listed champions or rare trees and plants – none found
 Apparent health problems: none significant

Goddard Daycare is located at 1633 Kehrs Mill Road, situated in an area of west St. Louis County, in the City of Chesterfield, MO. The property is bordered on the south by Kehrs Mill Road and on the west by Strecker Road. The development encompasses 10.26 acres with a total of 0.21 acres (9200 sq. ft.) in woodland canopy coverage.

The Tree Stand Delineation (TSD)/Tree Protection Plan (TPP) drawing provides the location for all trees over 5" diameter (dbh) growing on, or immediately adjacent to the property. There are 27 trees in this category and they are shown listed on the attached Tree Inventory Data spreadsheet. The average diameter (dbh) of the 27 trees on the Tree Inventory List is 10.4 inches. The primary tree species include white pine (33%), Scotch pine and green ash (15% each), Bradford pear, Austrian pine and cottonwood 7% each, totaling 84% of the 27 trees. The balance of the trees includes a redbud, sugarberry and red oak. The property is generally maintained mowed and there are no understory trees. During my site inspections, I found no significant, state listed champion trees or rare/unusual trees or plants on this property.

Bruce Vawter
 Bruce Vawter
 Consulting Forester
 Certified Arborist # MW-0469A
 Certified Forester #2501

TREE #	SPECIES	DIAMETER	CONDITION	T.B.R.	COMMENT
T1	Sweetgum	16"	Good	Yes	
T2	Sweetgum	23"	Good	Yes	
T3	White Pine	17"	Good	Yes	
T4	White Pine	22"@2'	Good	Yes	
MT5	Red Oak	26"	Good	Yes	
T6	White Pine	18"	Good	No	
T7	White Pine	6"	Good	No	6' off P.L.
T8	White Pine	8"	Good	No	10' off P.L.
T9	White Pine	7"	Good	No	
T10	White Pine	8"	Good	No	8' off P.L.
T11	Green Ash	13"	Good	No	
T12	Green Ash	8'X11"	Good	No	
T13	Green Ash	15"	Good	No	
T14	Green Ash	13"	Good	No	
T15	Cottonwood	22"	Good	No	
T16	Scotch Pine	7"	Poor	No	
T17	Scotch Pine	9"	Poor	No	
T18	Austrian Pine	8"	Poor	No	
T19	Scotch Pine	7"	Poor	No	
T20	Austrian Pine	9"	Poor	No	
T21	White Pine	18"	Good	No	
T22	Scotch Pine	6"	Poor	No	
T23	White Pine	6"	Poor	Yes	
T24	Redbud	4'X6"	Poor	Yes	
T25	Sugarberry	Multi (4)	Fair	Yes	
T26	Bradford Pear	8"	Good	Yes	
T27	Bradford Pear	7"	Good	Yes	



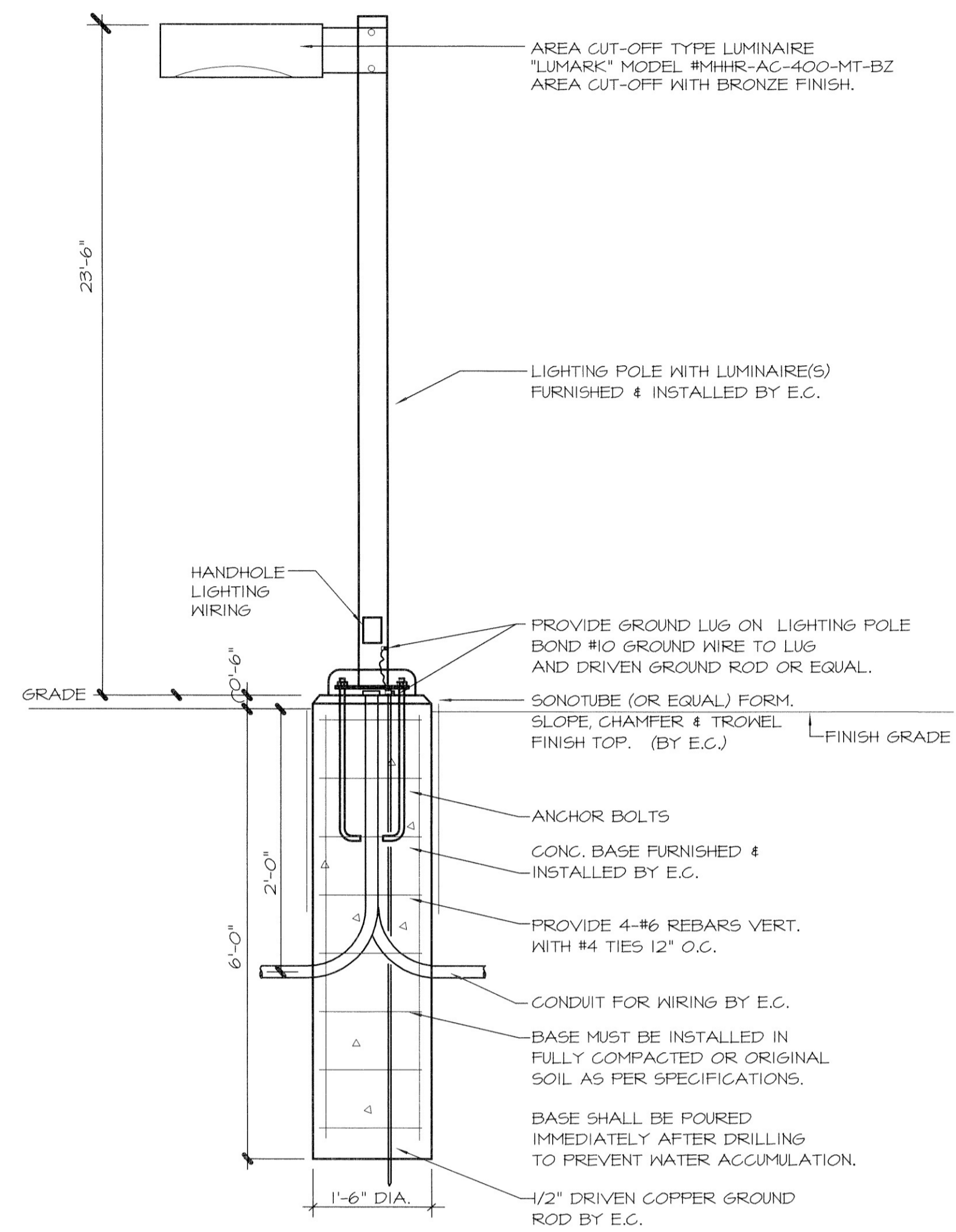
A.J. BROWN
 635 Trade Center Blvd.
 St. Louis, MO 63005
VOLZ
 Incorporated
 ENGINEERS
 LAND PLANNING
 LAND SURVEYING
 CONST. MANAGEMENT
 10849 Indian Head Indst. Blvd.
 St. Louis, Missouri 63132
 314.890.1250 FAX
 www.volzinc.com

Lot 2 St. Mary's Institute
 Lot Split Plat
 Plat Book 355, Page 437



TREE STAND
 DELINEATION PLAN
 9132
 09/17/2007
 7

H:\CAD\9100-9199-9132\Planning\TSD\11std.dgn



PH-1 LIGHT STANDARD DETAIL
NO SCALE

DESCRIPTION

ASCENT addresses the modern 5m pole luminaire with a housing that is designed to be installed in an outdoor environment. ASCENT brings two housing options to the table to match the outdoor environment.

Category	Type
Product	Light Pole
Component	Light Pole
Material	Aluminum

SPECIFICATION FEATURES

- A - Housing**
The housing is made of die-cast aluminum housing maintains a minimum 10% wall thickness and utilizes continuous silicone gaskets between housings for a finished seal.
- B - Door**
The door is made of die-cast aluminum housing maintains a minimum 10% wall thickness. The door is made of die-cast aluminum housing maintains a minimum 10% wall thickness. The door is made of die-cast aluminum housing maintains a minimum 10% wall thickness.
- C - Lens**
The lens is made of die-cast aluminum housing maintains a minimum 10% wall thickness. The lens is made of die-cast aluminum housing maintains a minimum 10% wall thickness.
- D - Optical System**
The optical system is made of die-cast aluminum housing maintains a minimum 10% wall thickness. The optical system is made of die-cast aluminum housing maintains a minimum 10% wall thickness.
- E - Electrical Tray**
The electrical tray is made of die-cast aluminum housing maintains a minimum 10% wall thickness. The electrical tray is made of die-cast aluminum housing maintains a minimum 10% wall thickness.
- F - Finish**
The finish is made of die-cast aluminum housing maintains a minimum 10% wall thickness. The finish is made of die-cast aluminum housing maintains a minimum 10% wall thickness.

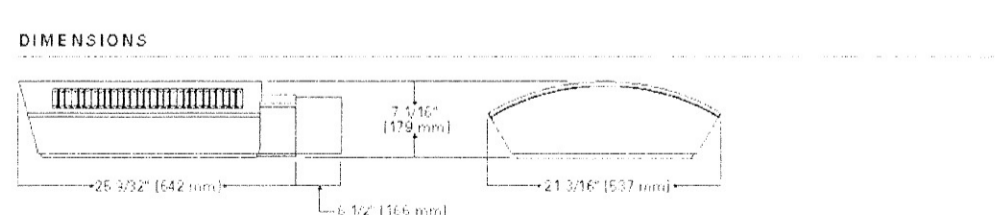
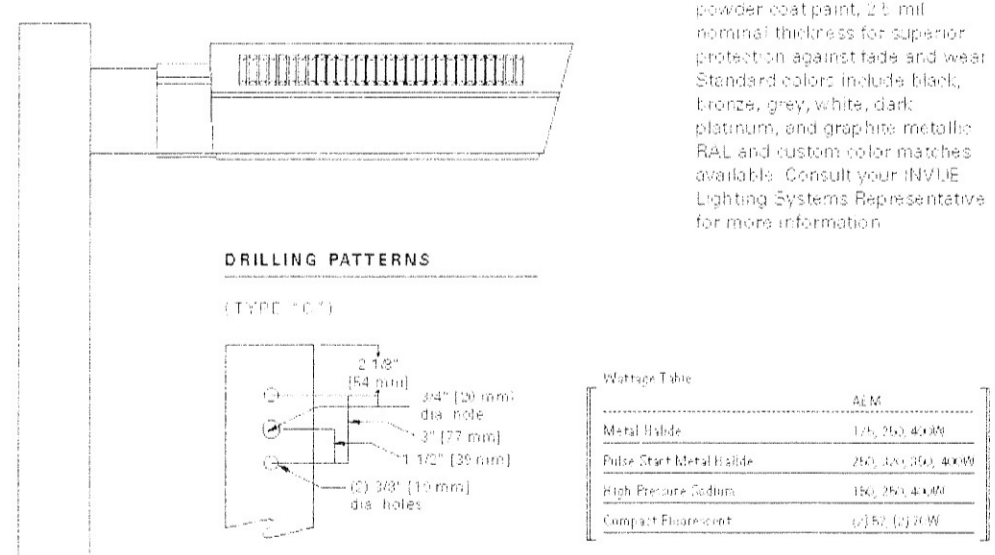
INVUE



AEM ASCENT SITE MEDIUM

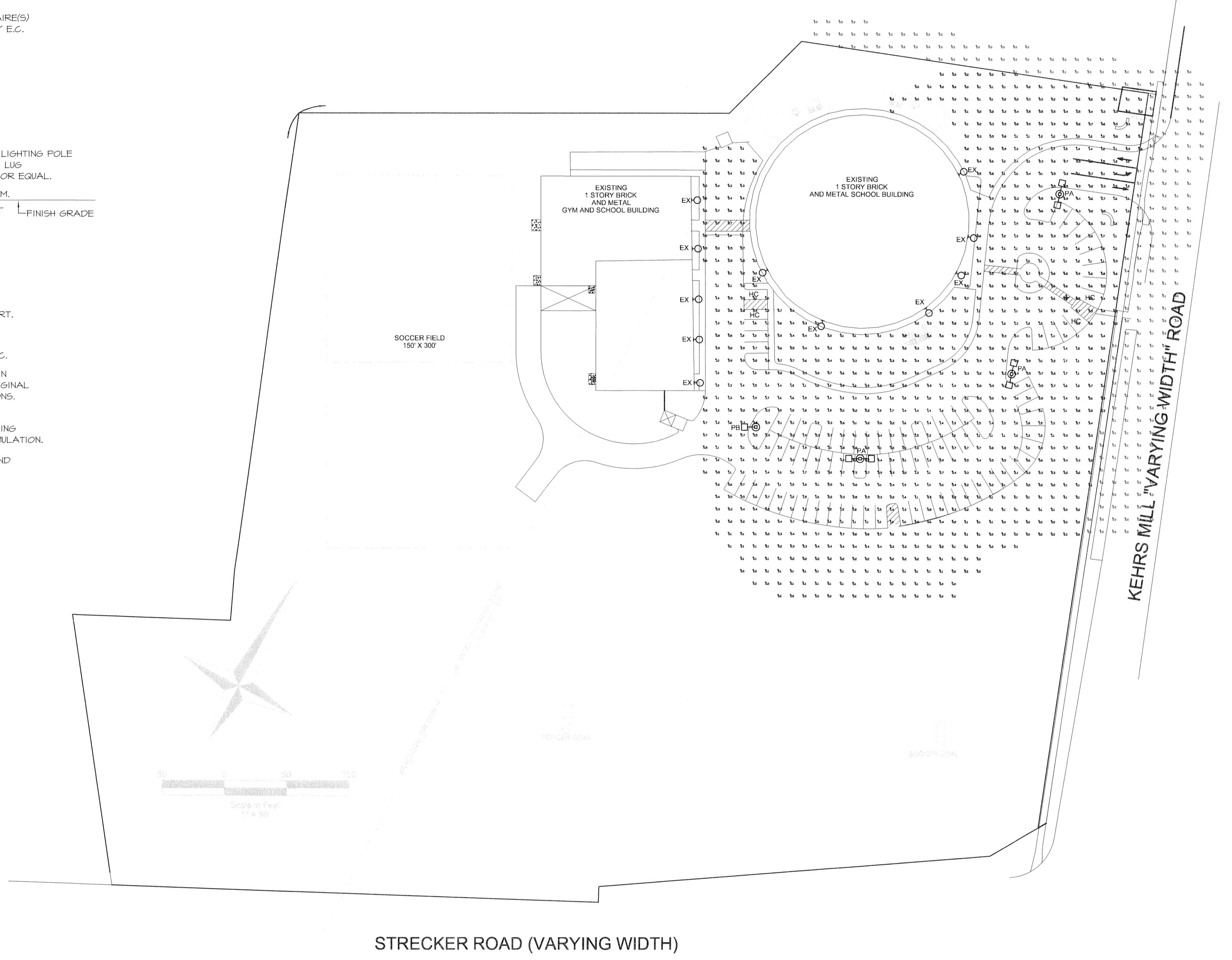
114-400W
Die Cast Metal Housing
High Pressure Sodium
Compact Fluorescent
ARCHITECTURAL
AREA LUMINAIRE

DARK SKY FCO COMPLIANT



Part No.	Qty	Description
114-400W	1	Light Pole
114-400W	1	Light Pole
114-400W	1	Light Pole

SHIPPING DATA
Net Weight: 111.1 lb
Volume: 0.113



STRECKER ROAD (VARYING WIDTH)

Numeric Summary						
Label	Calc Type	Units	Avg	Max	Min	Avg/Min
SITE	Illuminance	Fc	111	6.9	0.0	N/A
SPELL LIGHT	Illuminance	Fc	0.09	0.7	0.0	N/A

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LUMENS	LLF	Description
PA	1	PA	BACK-TO-BACK	33100	0.650	AEM-400-WH-XX-SS
PB	1	PB	SINGLE	33100	0.650	AEM-400-WH-XX-SS
EX	1	EX	EXISTING WALL SCIENCE	5900	0.650	WL-70-WH-S

PLANT SCHEDULE:

TREES	QTY	BOTANICAL (COMMON)	SIZE	EVERGREEN/DECIDUOUS	MATURE HEIGHT
OSRM	2	Acer rubrum 'October Glory' / October Glory Maple	2.5' Cal	DECIDUOUS	45'
SMSM	4	Acer saccharum 'Green Mountain' / Green Mountain Sugar Maple	2.5' Cal	DECIDUOUS	45'
SAM	3	Quercus acutissima / Sangoak Oak	2.5' Cal	DECIDUOUS	45'
EVERGREEN TREES	QTY	BOTANICAL (COMMON)	SIZE	EVERGREEN	45'
CBS	3	Picea pungens 'Glauca' / Colorado Blue Spruce	6'-T	EVERGREEN	45'
FLOWERING TREES	QTY	BOTANICAL (COMMON)	SIZE	DECIDUOUS	25'-30'
RB	6	Cercis canadensis / Redbud	2.5' Cal	DECIDUOUS	15-25'
PD	1	Cornus Florida 'Cherokee Princess' / Cherokee Princess Dogwood	2.5' Cal	DECIDUOUS	15-25'
SMBAG	2	Magnolia soulangeana / Saucer Magnolia	2.5' Cal	DECIDUOUS	20'-30'
RP	4	Pyrus calleryana 'Redspire' / Redspire Pear	2.5' Cal	DECIDUOUS	35-45'
SHRUBS	QTY	BOTANICAL (COMMON)	SIZE	EVERGREEN	5' ga
SVB	30	Buxus 'Green Velvet' / Green Velvet Boxwood	5' ga	EVERGREEN	5' ga
YGB	14	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	5' ga	EVERGREEN	5' ga
YARD	14	Hydrangea paniculata 'Tardiva' / Tardiva Hydrangea	5' ga	DECIDUOUS	5' ga
SSJ	45	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5' ga	EVERGREEN	5' ga
NNE	25	Physocarpus opulifolius 'Diablo' TM / Diablo Purple Ninebark	5' ga	DECIDUOUS	5' ga
SPS	2	Spiraea bumalda 'Gold Flame' / Gold Flame Spiraea	5' ga	DECIDUOUS	5' ga
DKL	15	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	5' ga	DECIDUOUS	5' ga
ANNUALS/PERENNIALS	QTY	BOTANICAL (COMMON)	SIZE	DECIDUOUS	1' ga
HRD	26	Heimerocallis 'Hybrid Happy Returns' / Happy Returns Dajily	1' ga	DECIDUOUS	1' ga
VI	18	Iris pallida 'Variegata' / Variegated Iris	1' ga	DECIDUOUS	1' ga
RS	12	Perovskia atriplicifolia / Russian Sage	1' ga	DECIDUOUS	1' ga
LE	60	Stachys byzantina 'Silver Carpet' / Lamb's Ears	1' ga	DECIDUOUS	1' ga
GROUND COVERS	QTY	BOTANICAL (COMMON)	SIZE	EVERGREEN	2.25' @ 2' oc
PAC	208	Elymus torresii coloratus / Purpleleaf Winter Creeper	2.25' @ 2' oc	EVERGREEN	2.25' @ 2' oc

AREA CALCULATIONS:

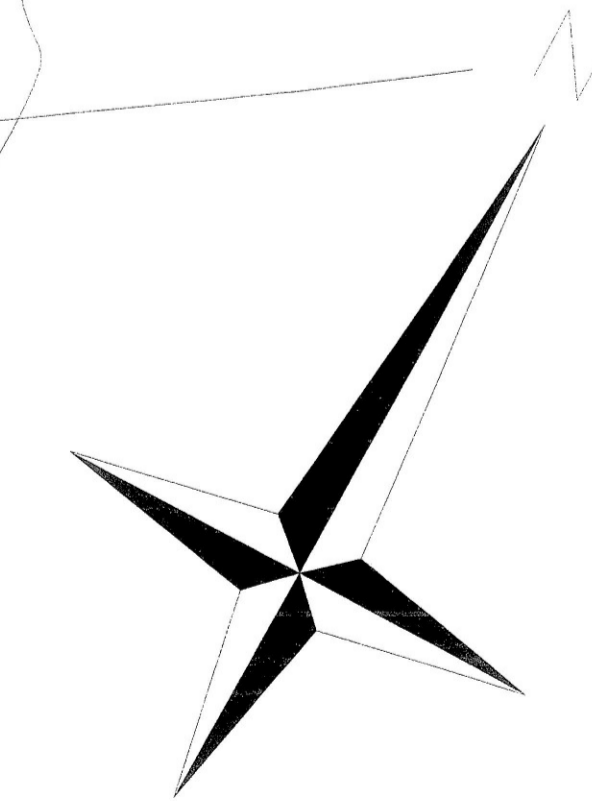
OVERALL AREA:	447,012 SQ. FT.	100%
IMPERVIOUS AREA:	106,287 SQ. FT.	24%
GREENSPACE:	340,725 SQ. FT.	76%

10' PARKING SETBACK P. 385, PG. 437

SOCCER FIELD
150' X 300'

STRECKER ROAD

KEHRS MILL "VARYING WIDTH" ROAD

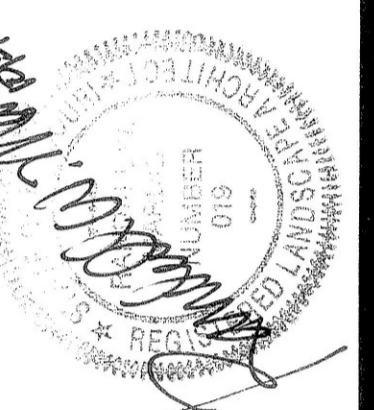


SCALE: 1" = 30'

REVISIONS BY

SEPT. 17, 2007	RWM
OCT. 9, 2007	RWM

landscape TECHNOLOGIES
67 Lucas Creek Drive
St. Charles, Missouri 63304
Tel: (636) 928-4593
Fax: (636) 928-4594



PLANTING PLAN FOR THE PROPOSED
Goddard School
KEHRS MILL RD. @ STRECKER RD. CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RWM
DATE	AUG. 29, 2007
SCALE	1" = 30'-0"
JOB No.	2007-HR
SHEET	

L-1

OF TWO SHEETS

