CITY OF CHESTERFIELD
PLANNING AND ZONING COMMITTEE MEETING
THURSDAY, JANUARY 18, 2007
CITY COUNCIL CHAMBERS
5:30 P.M.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the January 4, 2007 Planning and Zoning Committee Meeting Summary

II. PROTEST PETITION HEARING

A. **P.Z. 20-2006 Mayer Manors, Inc. (Chesterfield Manors):** A request for a change of zoning from a "NU" Non-Urban District to an "E-One Acre" Estate District for a 4.3 acre tract of land located at the northwest corner of Wildhorse Creek Ridge Road and Cripple Creek Road.

III. OLD BUSINESS

A. **P.Z. 20-2006 Mayer Manors, Inc. (Chesterfield Manors):** A request for a change of zoning from a "NU" Non-Urban District to an "E-One Acre" Estate District for a 4.3 acre tract of land located at the northwest corner of Wildhorse Creek Ridge Road and Cripple Creek Road.

III. NEW BUSINESS

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE

V. ADJOURNMENT

Note: The Planning and Zoning Committee will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

Notice is hereby given that the Planning and Zoning Committee may also hold a closed meeting for the purpose of dealing with matters relating to one or more of the following: legal actions, causes of action, litigation or privileged communications between the City's representatives and its attorneys (RSMo 610.021(1) 1994; lease, purchase or sale of real estate (RSMo 610.021(2) 1994; hiring, firing, disciplining or promoting employees with employee groups (RSMo 610.021(3) 1994; bidding specification (RSMo 610.021(11) 1994; and/or proprietary technological materials (RSMo 610.021(15) 1994

I. A.

MEMORANDUM

TO: Michael G. Herring, City Administrator

FROM: Mike Geisel, Acting Director of Planning

DATE: January 8, 2007

SUBJECT: Planning & Zoning Committee Meeting Summary
January 4, 2007

A meeting of the Planning and Zoning Committee of the Chesterfield City Council was held on Thursday, January 4, 2007 in Conference Room 101.

In attendance were: **Chair Mary Brown** (Ward IV)**; Councilmember Barry Streeter** (Ward II); and **Councilmember Dan Hurt** (Ward III).

Also in attendance were Councilmember Bruce Geiger, Ward II; Councilmember Mike Casey, Ward III; Maurice L. Hirsch, Jr., Planning Commission Chair; Mike Herring, City Administrator; Mike Geisel, Acting Director of Planning; Aimee Nassif, Senior Planner; Jennifer Yackley, Project Planner; and Mary Ann Madden, Planning Assistant.

Chair Brown called the meeting to order at 5:30 p.m.

I. APPROVAL OF MEETING SUMMARY

A. Approval of the December 7, 2006 Planning and Zoning Committee Meeting Summary

Councilmember Streeter made a motion to approve the Meeting Summary of December 7, 2006. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0.**

II. OLD BUSINESS – None

III. NEW BUSINESS

Chair Brown announced that the agenda would be changed to review item III.B. first.

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B. **P.Z. 24-2006 Monarch Center (158 Long Road):** A request for a change of zoning from "NU" Non-Urban to "PC" Planned Commercial District for 10.14 acre tract of land located north of Edison Road, east of Long Road.

Staff Report

Ms. Aimee Nassif, Senior Planner, stated that the Public Hearing for the subject petition was held in November 2006. The Planning Commission amended the petition by eliminating "bait shops" from use "n" as a permitted used. The Commission approved the petition, as amended, by a vote of 7 to 0.

The Planning Commission reviewed the petitioner's request to allow a reduction in the open space requirements from 40% to 33%. The motion to allow the open space reduction required 6 votes in favor of the reduction – the motion failed by a vote of 4 to 3.

The Petitioner is requesting that City Council review its request for a reduction in open space, which has now been increased to 35% from the 33% denied by the Planning Commission. It was noted that the Petitioner still meets the required parking with the 35% open space.

Staff recommends approval of the 35% open space based upon its review of the surrounding areas and their open space percentages. Staff is of the opinion that the reduction in open space is warranted by the Petitioner's good design practices including: extra landscaping; an open plaza area; pedestrian walkways throughout the entire development; and additional trees in the parking areas above the requirements of the Tree Manual, which calls for a tree within every **50'** of a parking space – the proposal shows a tree within every **35'** of a parking space.

Mr. Geisel, Acting Director of Planning, clarified that Ordinance 1747 dictates the 40% open space requirement. The Ordinance states that if retail is developed next to a commercial development, 40% open space is required. The Comprehensive Plan, however, only requires 30% open space. The commercial development requiring the 40% open space is the Pohlmann Industrial Building immediately to the north of the subject site.

Mr. Geisel further stated that Staff recommends approval of the 35% open space because of the corridor design off of Edison Avenue, which allows traffic to enter the site without encountering conflicts of cars backing in and out. The design is a major improvement for circulation and safety.

The site has three entrance points off of Edison Avenue, which was negotiated by the City when improvements to Edison Avenue were being made.

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Staff also requests that the following three amendments be included in the Attachment A:

AMENDMENT 1
To account for the easement being required by St. Louis County for Long Road, the following amendment to the setback is being requested:

E. SETBACKS, PAGE 4

1. STRUCTURE SETBACKS

No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

c. One hundred forty five (145) feet from the western boundary of the "PC" District with bearing N01°24'00"E.

i. For Building "A": ~~ninety six (96) feet from the western boundary of the "PC" District with bearing N01°24'00"E.~~ **eighty (80) feet from the roadway easement for Long Road.**

AMENDMENT 2
The petitioner has provided on the preliminary plan the conceptual location of several loading spaces. Two of the buildings on the site do not currently have loading spaces shown, but may elect to have a loading space in the future. Staff is requesting that the loading space setbacks be incorporated into the parking setbacks. In addition, two amendments are being requested to the parking setbacks.

E. SETBACKS, PAGE 4

2. PARKING SETBACKS

No parking stall, **loading space,** internal driveway, or roadway, except points of ingress and egress, will be located within the following setbacks:

a. ~~Sixty-five (65)~~ **Twenty (20)** feet from the eastern boundary of the "PC" District with bearing S00°34'00"W.

c. Forty eight (48) feet from the western boundary of the "PC" District with bearing N01°24'00"E.

i. For Building "A": ~~ninety six (96) feet from the western boundary of the "PC" District with bearing N01°24'00"E.~~ **fifteen (15) feet from the roadway easement for Long Road.**

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~~3. LOADING SPACE SETBACKS~~

~~No loading space will be located within the following setbacks:~~

~~a. Two hundred fifty (250) feet from the eastern boundary of the "PC" District with bearing S00°34'00"W.~~

~~b. Sixty (60) feet from the northern boundary of the "PC" District with bearing S89°27'00"E.~~

~~i. For Building "A": eighty (80) feet from the northern boundary of the "PC" District with bearing S89°27'00"E.~~

~~c. One hundred seventy five (175) feet from the right-of-way of Edison Road.~~

AMENDMENT 3:

St. Louis County Department of Highways and Traffic has advised that, at this time, they would not permit access to this development from Long Road. However, upon review of the preliminary development plan, the City of Chesterfield does not have any issue with the possibility of future access from Long Road and requests the following amendment:

K. ACCESS/ACCESS MANAGEMENT, PAGE 7

1. ~~Access to this development from Long Road will not be permitted.~~ **Access to this development from Long Road will not be permitted unless specifically approved by the Department of Public Works, the St. Louis County Department of Highways and Traffic, and/or the Missouri Department of Transportation.**

Ms. Nassif reported that Councilmember Flachsbart had expressed his concern over the following requested uses shown in Section C.1. of the Attachment A:

Councilmember Flachsbart suggested that the following use be designated as an "**ancillary use**".

d. Automatic vending facilities for:
   - i. Ice and solids carbon dioxide (dry ice);
   - ii. Beverages;
   - iii. Confections

Councilmember Flachsbart requested that the following uses be **eliminated**:

l. Filling stations, including emergency towing and repair services, provided that no automobile, truck or other vehicle may be parked or stored in the open on the premises for longer than twenty-four (24) hours.

s. Outdoor advertising signs (additional to provisions of Section 1003.168).

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ee. Vehicle service centers for automobiles.
ff. Vehicle washing facilities for automobiles.

Councilmember Flachsbart requested that the following use be amended as follows:

x. Restaurants, fast food **– no drive-thru**

Councilmember Hurt made a motion to amend the Attachment A to show use d. "Automatic vending facilities" as an ancillary use; and to remove use s. "Outdoor advertising signs" from the Attachment A. The motion was seconded by Councilmember Streeter and **passed by a voice vote of 3 to 0.**

Councilmember Hurt asked that use d. "Automatic vending machines" be changed to an ancillary use on all future Attachment A's.

Planning Commission Report

Planning Chair Hirsch reported that the three curbs shown on the site are by contract with the Petitioner, Mr. Kirchoff, with respect to rights-of-way when Edison Avenue was constructed.

The Planning Commission discussed open space at its meeting. With seven members present that evening, four voted in favor of allowing the 33% open space and three opposed the reduction. Six votes were required to allow the 33% open space. Even with the good planning practices demonstrated, some members of the Commission expressed concern with the density of the site.

DISCUSSION

Curb Cuts

Mr. Geisel stated that, in 1997, the City executed a Right-of-Way Dedication Agreement with the Petitioner, which provided for the free dedication of right-of-way for Edison Avenue provided that up to three curb cuts would be allowed with certain provisions regarding their distance away from Edison Avenue and their separation from each other. The Agreement states that the City would not object to, or promote, direct access to Long Road. At this time, St. Louis County does not want direct access to Long Road.

Councilmember Hurt expressed concern about the three curb cuts. He noted that currently Edison Avenue flows very well because there are very few curb cuts. He asked Mr. Kirchoff to review the possibility of eliminating one curb cut to keep the traffic flow moving.

Mr. Geisel pointed out that the easternmost curb cut will be very expensive for the Petitioner to develop because of the main drainage channel requiring three 36" pipes underneath the proposed entrance. If one curb cut is eliminated, the Petitioner would probably choose to eliminate this one.

Councilmember Geiger asked if a left-hand turn lane would be constructed on Edison for entrance into the subject site. Mr. Geisel replied that if the required

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Traffic Study warrants a left-hand turn lane, it will be required. There is space along Edison that would allow widening without affecting the open space of the subject site.

Mr. Doster noted that the drive aisles are unique in the way they are designed and landscaped. He feels that the three proposed access points work very well with the proposed plan.

Mr. Kirchoff stated that the site could be owned by three different owners, each of whom would probably expect direct access to his property from Edison Avenue.

Councilmember Geiger expressed concern that the three access points would adversely affect the traffic flow along Edison.

Mr. Geisel pointed out that the Attachment A requires that the Petitioner provide a Traffic Study at the direction of the City and/or County. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required. This requirement gives the City the ability to require a center lane or deceleration lane if traffic to/from the development warrants it.

Open Space

Mr. Mike Doster, Attorney for the Petitioner, stated that an effort has been made to make the front parking fields greener than what is normally seen in a retail center. When the plan was initially filed, the open space was at 30%; it was increased to 33% when presented to the Planning Commission; and has now been increased to 35%. The Petitioner is requesting a 5% deduction in open space from the required 40%.

He noted that the maximum Floor Area Ratio (F.A.R.) for the site is .25; the proposed plan provides .15, which the Petitioner feels should be taken into consideration for the open space reduction request.

Mr. Doster referred to his letter of December 28, 2006 which states that the following areas adjoining the southern and eastern boundaries of the site should be considered:

- Right-of-way dedication by Petitioner for Edison Avenue in lieu of condemnation encompassing 14,895 unpaved square feet.
- The triangular piece of ground at the southeast corner of the site comprising 3,267 square feet, owned by the Monarch Levee District but will not be used by the District.
- Petitioner conveyed adjoining property east of the site to the St. Louis Family Church, 14,300 square feet of which is subject to a storm water drainage easement on the eastern boundary of the site; this area will remain open and green.

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If the above three areas were included in the calculations, the open space would be 42.7%.

Uses

Councilmember Hurt noted that the plot plan does not show any car washes or filling stations and asked whether these uses could be removed. Mr. Kirchoff indicated that these uses were included for possible future use of the site.

The Petitioner would like to keep the following uses:

- Filling station
- Restaurant, fast food with drive-thru
- Car wash
- Service Center

The Committee felt that the following uses should be limited to one:

- Filling station
- Car wash
- Service Center

Mr. Brandon Harp, Civil Engineer for the Petitioner, stated that when the site was being planned, they reviewed the geometry of the site; how the different uses could fit the site; the site length; the visibility of the site; the depth of the parking fields in relation to the different uses; and how they could all work together. Between each bay of parking there is a 6' landscaped island and on the ends, there are 10' with the end caps. They have created a focal point between the two main retail buildings with an open plaza, which could be used for outdoor dining. The site also includes a sculpture pad.

Councilmember Streeter made a motion to amend Section S. "Miscellaneous" of the Attachment A to include a requirement for public art. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0.**

Councilmember Streeter made a motion to amend Section D.3.a. regarding openspace as follows:

> **~~Openspace includes all areas excluding the building or areas for vehicular circulation.~~**
>
> **~~A minimum of forty percent (40%) openspace is required for this development.~~**
>
> **A minimum of thirty-five percent (35%) openspace is required for this development due to good planning and urban practices and design, which include the decreased floor ratio over the minimum standard, enlarged landscaped islands between each row of parking, installation of a public art feature in one of the enlarged landscaped islands, an outdoor**

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seating and plaza area, and pedestrian walkways from the bus stops on Long Road to each building on site.

The motion was seconded by Chair Brown and **passed by a voice vote of 3 to 0.**

Chair Brown made a motion to include in the Attachment A the three amendments specified by Staff regarding "Structure Setbacks", "Parking Setbacks", "Loading Setbacks", and "Access/Access Management". The motion was seconded by Councilmember Streeter and **passed by a voice vote of 3 to 0.**

Chair Brown made a motion to amend Section C of the Attachment A regarding "Permitted Uses" as follows:

l. **No more than one** filling station~~s, including emergency towing and repair services,~~ provided that no automobile, truck or other vehicles may be parked or stored in the open on the premises for longer than twenty-four (24) hours.

ee. **No more than one** vehicle service center~~s~~ for automobiles.

ff. **No more than one** vehicle washing ~~facilities~~ **facility** for automobiles.

The motion was seconded by Councilmember Streeter and **passed by a voice vote of 3 to 0.**

Councilmember Streeter made a motion to forward P.Z. 24-2006 Monarch Center (158 Long Road), as amended, to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0**.

Note: One bill, as recommended by the Planning Commission, will be needed for the January 17, 2007 City Council Meeting. See Bill #

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information on P.Z. 24-2006 Monarch Center (158 Long Road).]

A. P.Z. 4-2006 City of Chesterfield (Tree Manual): A request to repeal City of Chesterfield Ordinance 2235 and replace it with a new ordinance that revises the procedures and requirements for reviewing and approving landscape plans, tree stand delineations, and tree preservation plans.

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Staff Report

Ms. Jennifer Yackley, Project Planner, stated that the changes to the Tree Manual, as presented to the Planning Commission, are included as an attachment to the Staff Report. The most notable changes include:

- The Street Trees, as listed in Appendix A, are now compatible with the 2006 City Council Approved Street Tree List.
- The format of the Tree Manual has been changed to match the City Council Approved Street Tree List allowing generic tree varieties when applicable.
- Language has been inserted to require buffers along collector and arterial roadways for all developments.

The Planning Commission approved the Tree Manual by a vote of 8 to 0.

Councilmember Streeter made a motion to forward P.Z. 4-2006 City of Chesterfield (Tree Manual) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hurt and **passed by a voice vote of 3 to 0**.

Note: One bill, as recommended by the Planning Commission, will be needed for the January 17, 2007 City Council Meeting. See Bill #

[Please see the attached report, prepared by Mike Geisel, Acting Director of Planning, for additional information on P.Z. 4-2006 City of Chesterfield (Tree Manual)].

IV. PENDING PROJECTS/DEPARTMENTAL UPDATE - None

V. ADJOURNMENT

The meeting adjourned at 6:35 p.m.

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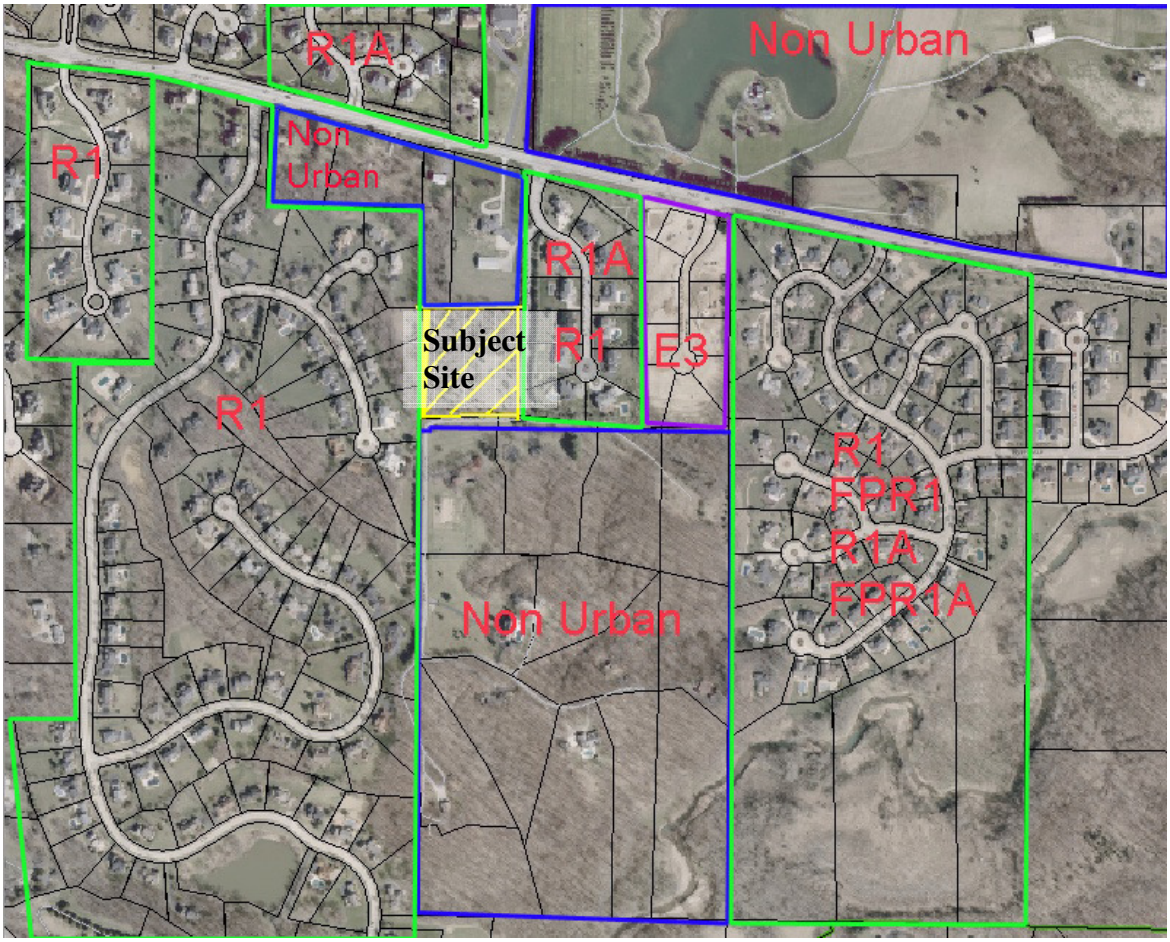
II. A.

NOTICE OF HEARING
CITY OF CHESTERFIELD
PLANNING AND ZONING COMMITTEE

NOTICE IS HEREBY GIVEN that the Planning and Zoning Committee of the City of Chesterfield will hold a hearing on January 18, 2007 at 5:30 p.m. at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing is being held pursuant to the Protest Petition filed for P.Z. 20-2006 Mayer Manors, Inc. (Chesterfield Manors).

Anyone interested in the hearing will be given an opportunity to be heard. If you should need additional information about this petition, please contact Ms. Jennifer Yackley, Project Planner by telephone at 636-537-4743 or by email at jyackley@chesterfield.mo.us.



III. A.

January 11, 2007

Planning and Zoning Committee
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017

RE: **P.Z. 20-2006 Mayer Manors, INC. (Chesterfield Manors):** a request for a change of zoning from a "NU" Non-Urban district to an "E-One Acre" Estate District for a 4.3 acre tract of land located at the northwest corner of Wildhorse Creek Ridge Road and Cripple Creek Road.

Dear Planning and Zoning Committee:

At the December 7, 2006 Planning and Zoning Committee meeting, the Committee voted to hold the above referenced petition by a vote of 4-0. Staff was also directed to analyze the adequacy of the road system should development occur on the properties further south of this site.

Attached is a copy of Staff's vote report to the Planning Commission, the road system analysis and the Attachment A.

Respectfully submitted,

Jennifer Yackley
Project Planner

Respectfully submitted,

Aimee Nassif,
Senior Planner of Zoning Administration

Attachments

Cc: Rob Heggie, City Attorney
Michael G. Herring, City Administrator
Mike Geisel, Acting Director of Planning

MEMORANDUM

DATE: December 27, 2006

TO: Mike Geisel, DPW/CE

FROM: Brian McGownd, DDPW/ACE

RE: Winter Wheat and Chesterfield Manors – Access Related to Future Development

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The above referenced residential developments have been proposed along the south side of Wild Horse Creek Road, just west and south of the Bentley Place subdivision. Access to both developments will be provided via Bentley Place Drive and Wild Horse Ridge Road, with Bentley Place Drive providing direct access to Wild Horse Creek Road.

Once completed, the new developments would add seven homes with one existing home being demolished; therefore, a total of six new homes will utilize the current access. It is our understanding that a concern has arisen regarding the possibility of future development/redevelopment of the approximately 80 acres of property south and east of the proposed developments. The Public Works Department has been asked to evaluate the adequacy of the current access to Wild Horse Creek Road under the assumption that if the above referenced 80 acres were ever developed/redeveloped, the development would be routed to Wild Horse Creek Road via Bentley Place Drive. As you know, emergency access to developments is controlled and dictated by the appropriate fire district, not by the City, therefore, the requested evaluation of the adequacy of the existing access to Wild Horse Creek Road does not include nor address emergency access issues.

Thirty acres of the 80 acres under question is common ground for the Chesterfield Estates subdivision. This common ground is heavily encumbered by regulatory floodplain. Even if allowed by the subdivision's indentures, development of the 30 acres would be difficult at best. It is highly unlikely that this common ground will ever be developed, therefore, this 30 acres of common ground has been excluded from this analysis.

The topography of the remaining 50 acres consists of four ridge lines rising 100 feet from the low lying areas immediately adjacent to Caulks Creek. The comprehensive plan provides for one acre single family residences in this area, but due to the challenging terrain it would be difficult to achieve a density of 50 one acre lots, therefore, it would be realistic that development of the 50 acres would yield approximately 25 two acre lots. Of these 25 potential homes, seven currently exist; therefore a yield of 18 homes would be generated from the development/redevelopment of the 80 acres in question. Therefore, 18 potential new homes, seven existing homes, seven proposed homes and the existing 12 homes in Bentley Place add up to a total of 44 homes that will utilize Bentley Place Drive to access Wild Horse Creek Road.

The access utilized for the developments discussed above would be via Wild Horse Ridge Road that connects to Bentley Place Drive which ultimately connects to Wild Horse Creek Road. The Chesterfield Manors and Winter Wheat developments will be responsible for improving the entire length of Wild Horse Ridge Road and portions of Cripple Creek Road and Winter Wheat Road to City standards. Future development of the 50 acres would also require improvements and or

reconfiguration to the remaining unimproved portions of Cripple Creek and Winter Wheat Roads. Ideally it would be advantageous to improve Winter Wheat Road in a manner that would loop back into Cripple Creek Road from the east, but the topography of the eastern boundaries of the area in question would make this difficult to achieve.

A second point of access through the Country Place or Chesterfield Estates subdivisions would be beneficial, but due to the topographic constraints and locations of existing homes, it would be difficult to construct such an access. The proposed Fox Hill Farms subdivision, currently under review, is located immediately east of the Chesterfield Estates common ground, but once again the subdivision layout, alignment of Caulks Creek, and topographic constraints would make a roadway connection difficult at best.

Although a second point of access is desirable for all developments, it appears from our analysis that, in this instance, a second point of access and/or some sort of looping of interior roads is not practical. As you know, several developments within the City, both old and recent, have been approved with one means of access. The adjacent Country Place subdivision, which contains over 100 homes, has one point of access to Wild Horse Creek Road. The recently approved Kendall Bluff subdivision contains approximately 115 homes, and also has only one access point to Ladue Road.

Therefore, due to the fact that the proposed developments, the existing Bentley Place subdivision and the potential development/redevelopment of the surrounding parcels will yield approximately 44 single family homes, and with the improvement of all the existing roads to City standards, we believe the current access to Wild Horse Creek Road via Bentley Place Drive is adequate.

cc: Bonnie Hubert, Superintendent of Engineering Operations
Jeff Paskiewicz, Civil Engineer
Aimee Nassif, Senior Planner for Zoning Administration

BILL NO. ____ **ORDINANCE NO. ____**

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CHESTERFIELD BY CHANGING THE BOUNDARIES OF A "NU" NON-URBAN DISTRICT TO AN "E-ONE ACRE" ESTATE DISTRICT FOR A 4.3 ACRE TRACT OF LAND LOCATED NORTH OF CRIPPLE CREEK ROAD AND WEST OF WILD HORSE RIDGE ROAD (P.Z. 20-2006, MAYER MANORS, INC {CHESTERFIELD MANORS})

WHEREAS, the petitioner, Mayer Manors, Inc., requested a change in zoning from "NU" Non-Urban to "E-One Acre" Estate District; and,

WHEREAS, the Planning Commission held a public hearing regarding the said request on August 28, 2006; and,

WHEREAS, the Planning Commission, upon review of said request recommended approval by a vote of 6-1 on November 27, 2006 with conditions as written in the Attachment A; and,

WHEREAS, the City Council, having considered said request, voted to approve the change of zoning.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance and the Official Zoning District Maps, which are part thereof, are hereby amended by approving preliminary plans for a change in zoning of a "NU" Non-Urban District to an "E-One Acre" District for 4.3 acres of land located north of Cripple Creek Road and west of Wild Horse Ridge Road in the City of Chesterfield as follows:

A tract of land being part of U.S. Survey 886, Township 45 North, Range 4 East, St. Louis County, Missouri, and more particularly described as follows:

Beginning at the southwest corner of 'Bentley Place' a plat recorded in Plat Book 333 Page 60 of the St. Louis County Records, thence North 89°54'27" West 408.23 Feet to a point located on the East Boundary Line of 'Country Place at Chesterfield Plat One' A plat recorded in Plat Book 249 Page 39 of the St. Louis County Records; thence with the East Boundary Line of said Country Hill at Chesterfield Plat One North 00°04'37" West 445.78 Feet (North 00°55'22" West 445.90 Feet Record) to a point; thence departing said East Boundary Line of said Country Hills at Chesterfield Plat One North 89°08'42" East 416.19 Feet to a point located on the West Boundary Line of said Bentley Place; thence with the West Boundary Line of said Bentley Place South 00°55'33" West 452.71 Feet to the Point of Beginning and containing 4.3 Acres of land, more or less, according to record information and subject to the results of a future property Boundary Survey.

Section 2. The preliminary approval, pursuant to the City of Chesterfield Zoning Ordinance is granted, subject to all of the ordinances, rules and regulations and the specific conditions as recommended by the Planning Commission in its recommendations to the City Council.

Section 3. The City Council, pursuant to the petition filed by Mayer Manors, Inc. in P.Z. 20-2006, requesting the amendment embodied in this ordinance, and pursuant to the recommendations of the City of Chesterfield Planning Commission that said petition be granted and after public hearing, held by the Planning Commission on the 28th day of August, 2006, does hereby adopt this ordinance pursuant to the power granted to the City of Chesterfield under Chapter 89 of the Revised Statutes of the State of Missouri authorizing the City Council to exercise legislative power pertaining to planning and zoning.

Section 4. This ordinance and the requirements thereof are exempt from the warning and summons for violations as set out in Section 1003.410 of the Zoning Ordinance of the City of Chesterfield.

Section 5. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____day of _____, 2007.

_____
MAYOR

ATTEST:

_____
CITY CLERK

ATTACHMENT A

In keeping with the following Comprehensive Plan policies, these conditions have been developed:

- 1.4 Quality New Development
- 2.1 Quality Residential Development
- 2.1.5 Provide Buffer for Existing Residential Development
- 2.1.6 Reinforce Existing Residential Development Patterns
- 2.1.11 Restrict Access of Individual Homes on Arterial Streets

I. SPECIFIC CRITERIA

A. Information to be shown on the Site Development Plan shall adhere to conditions specified under General Criteria-Site Plan. Site Development Plans and Site Development Section Plans shall adhere to specific design criteria.

B. Definitions

1. A Site Development Concept Plan is a conceptual plan for development in a planned district being done in phases.

2. A Site Development Section Plan is a plan for development for sections of the overall concept plan.

3. A Site Development Plan is a plan for development in planned districts that is being done in one phase.

C. PERMITTED USES

1. The uses allowed in this "E-One Acre" Estate District shall be:

   a. Four (4) detached single-family houses.

   b. The minimum lot size for this development shall be 22,000 square feet.

D. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. HEIGHT

   a. The maximum height of the single-family dwelling shall not exceed fifty (50) feet.

2. BUILDING REQUIREMENTS

a. Openspace: Openspace includes all areas excluding the building or areas for vehicular circulation

A minimum of fifty (50%) percent openspace is required for this development.

E. SETBACKS

1. STRUCTURE SETBACKS
No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. Twenty-five (25) feet from the Wild Horse Ridge Road roadway easement.

b. Twenty-five (25) feet from the Cripple Creek Road roadway easement.

c. Twenty (20) feet from the western property line of this E-1 Acre Estate District bearing N 00° 04' 37" W.

d. Twenty (20) feet from the northern property line of this E-1 Acre Estate District bearing N 89° 08' 42" E.

2. LOT CRITERIA
No building or structure, other than: a freestanding project identification sign, boundary and retaining walls, light standards, flag poles or fences will be located within the following setbacks:

a. Front yard setback: Twenty-five (25) feet from the roadway easement.

b. Side yard setback: Twenty (20) feet from the side property line.

(i.) A minimum of forty (40) feet between structures.

c. Rear yard setback: Twenty-five (25) feet from the rear property line.

F. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.

2. Construction Parking

   a. The streets surrounding this development and any street used for construction access thereto shall be cleaned throughout the day. The developer shall keep the road clear of mud and debris at all times.

   b. Provide adequate off-street stabilized parking area(s) for construction employees and a washdown station for construction vehicles entering and leaving the site in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

3. Parking lots shall not be used as streets.

G. LANDSCAPE AND TREE REQUIREMENTS

1. The developer shall submit a landscape plan, tree stand delineation, and tree preservation plan which adheres to the Tree Manual of the City of Chesterfield Code.

2. Landscaping in the right of way, if proposed, shall be reviewed by the City of Chesterfield.

H. SIGN REQUIREMENTS

1. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield for sight distance considerations prior to installation or construction.

2. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code.

I. LIGHT REQUIREMENTS

Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.

J. ACCESS/ACCESS MANAGEMENT

1. Streets and drives related to this development shall be designed and located in conformance with the Chesterfield Driveway Access Location and Design Standards, as originally adopted by Ordinance No. 2103 and as may be amended from time to time.

2. A fifteen (15) foot wide access/utility easement and a ten (10) foot wide access/utility easement shall be required respectively the length of the northern and western property lines.

K. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Internal streets shall be constructed in accordance with Section 1005.180 of the Subdivision Ordinance of the City of Chesterfield.

2. If street grades in excess of six percent (6%) are desired, steep grade approval must be obtained. In no case shall slopes in excess of twelve percent (12%) be considered. Any request for steep street grades must include justification prepared, signed and sealed by a registered professional engineer and include plans, profiles, boring logs, cross-sections, etc in accordance with the Street Grade Design Policy. The justification should clearly indicate site conditions and alternatives considered. If steep grades are approved for this site, a disclosure statement shall be provided to all potential buyers and a note indicating that priority snow removal will not be given to this site shall be included on the Site Development Plan and Record Plat.

3. Any request to install a gate at the entrance to this development must be approved by the City of Chesterfield. No gate installation will be permitted on public right of way. A minimum stacking distance of sixty (60) feet from any intersection and a turnaround for rejected vehicles designed to accommodate a single unit truck shall be provided in advance of the gate, as directed by the Department of Public Works.

4. If a gate is installed on a street in this development, the streets within the development or that portion of the development that is gated shall be private and remain private forever. Maintenance of private streets, including snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, signage indicating that the streets are private and owners are responsible for maintenance shall be posted. Said signage shall be posted within thirty (30) days of the placement of the adjacent street pavement and maintained and/or replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees will be responsible for maintenance.

   The nearest edge of any drive or intersecting street shall be located at least forty (40) feet from the line of the gate, as directed.

5. Improve Wild Horse Ridge Road from Bentley Place through the intersection with Cripple Creek Road to provide a twenty-four (24) foot wide pavement section and storm drainage facilities, as directed by the City of Chesterfield. The existing pavement shall be cored to verify that it meets City standards. If it is determined that the existing pavement section does not meet City standards, the existing pavement shall be brought up to City standards, as directed by the City of Chesterfield. This work may include adding an asphalt overlay or may involve the complete reconstruction of the road.

6. If any lot in the proposed development accesses Cripple Creek Road, the developer shall be responsible for improving Cripple Creek Road along the entire frontage of the site to provide for half (½) of a twenty-four (24) foot wide pavement section and storm drainage facilities, as directed by the City of Chesterfield. The existing pavement shall be cored to verify that it meets City standards. If it is determined that the existing pavement section does not meet City standards, the existing pavement shall be brought up to City standards, as directed by the City of Chesterfield. This work may include adding an asphalt overlay or may involve the complete reconstruction of the road. In lieu of constructing the half (½) width improvements, the developer may provide a special cash escrow in an amount equal to the City's estimate of half (½) width improvements to Cripple Creek Road. The estimated cost will be based on providing half (½) of the typical section for a twenty (24) foot wide bituminous concrete pavement section and necessary storm drainage facilities.

7. Provide/obtain all easements or other legal instruments necessary to provide for the required improvements to Wild Horse Ridge Road and provide all easements or other legal instruments necessary for the required improvements to Cripple Creek Road.

8. Improvements to Wild Horse Ridge Road shall be completed prior to the issuance of building permits exceeding sixty percent (60%) of the approved dwelling units. Delays due to utility relocation and/or adjustment, for which the developer is responsible monetarily, shall not constitute a cause to issue permits in excess of 60%.

9. All streets within this development shall be private and remain private forever. Maintenance of private streets, including, but not limited to, snow removal, shall be the responsibility of the developer/subdivision. In conformance with Section 1005.265 of the Subdivision Ordinance, a disclosure statement shall be provided to all potential buyers. In conformance with Section 1005.180 of the Subdivision Ordinance, the method for providing continuous maintenance of streets and appurtenant storm sewers shall be included in the trust indentures and the Record Plat.

10. Signage indicating that the streets are private and owners are responsible for maintenance shall be posted in conformance with Section 1005.180 of the Subdivision Ordinance. Said signage shall be posted within thirty (30) days of the placement of the adjacent street pavement and maintained/replaced by the developer until such time as the subdivision trustees are residents of the subdivision, at which time the trustees shall be responsible.

11. Sidewalks shall be required along one side of the development in accord with the City of Chesterfield Subdivision Regulations and ADA Standards.

L. POWER OF REVIEW

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the site plan be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the site plan. The City Council will then take appropriate action relative to the proposal.

M. STORMWATER AND SANITARY SEWER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or an adequate piped system. The adequacy and condition of the existing downstream systems shall be verified and upgraded if necessary.

2. Emergency overflow drainage ways to accommodate runoff from the 100-year storm event shall be provided for all storm sewers, as directed by the Department of Public Works.

3. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan.

4. Detention of storm water runoff is required by providing permanent detention/retention facilities, such as dry reservoirs, ponds, underground vaults or other alternatives acceptable to the City of Chesterfield. The maximum fluctuation from the permanent pool elevation to the maximum ponding elevation of a basin shall be

three (3) feet, as directed. Wetland mitigation shall not be permitted within a detention/retention basin.

The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least thirty (30) feet horizontally from the limits of the 100-year high water.

5. Provide public sewer service for the site, including sanitary force main, gravity lines and/or regional pump stations, in accordance with the Metropolitan St. Louis Sewer District requirements.

N. GEOTECHNICAL REPORT.

Provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the City of Chesterfield. The report shall verify the suitability of grading and proposed improvements with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

O. MISCELLANEOUS

1. All utilities will be installed underground. The development of this parcel will coordinate the installation of all utilities in conjunction with the construction of any roadway on site.

2. Sleeves for future telecommunication services are required to be installed adjacent and/or parallel to any proposed roadway, or other location as directed by the City of Chesterfield, in order to facilitate the installation of utilities and telecommunication infrastructure for current and future users.

3. The development is in the Caulks Creek Surcharge area and shall be subject to a surcharge of $2750.00 per acre.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

A. The developer shall submit a concept plan within eighteen (18) months of City Council approval of the Preliminary Development Plan. This requirement shall be accomplished prior to issuance of building permits.

B. In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the Preliminary Development Plan by the City.

C. Failure to comply with these submittal requirements will result in the expiration of the preliminary development plan and will require a new public hearing.

D. Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

III. COMMENCEMENT OF CONSTRUCTION

A. Substantial construction shall commence within two (2) years of approval of the site development concept plan or site development plan, unless otherwise authorized by ordinance. Substantial construction means final grading for roadways necessary for first approved plat or phase of construction and commencement of installation of sanitary storm sewers.

B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

C. A grading permit or improvement plan approval is required prior to any clearing or grading.

IV. GENERAL CRITERIA.

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.

2. Outboundary plat and legal description of the property.

3. Density Calculations.

4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.

5. Provide open space percentage for overall development including separate percentage for each lot on the plan.

6. Provide Floor Area Ratio (F.A.R.).

7. A note indicating all utilities will be installed underground.

8. A note indicating signage approval is separate process.

9. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.

10. Specific structure and parking setbacks along all roadways and property lines.

11. Indicate location of all existing and proposed freestanding monument signs.

12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.

13. Floodplain boundaries.

14. Depict existing and proposed improvements within one hundred-fifty (150) feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, and significant natural features, such as wooded areas and rock formations, that are to remain or be removed.

15. Depict all existing and proposed easements and rights-of-way within one hundred-fifty (150) feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.

16. Indicate the location of proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.

17. Depict existing and proposed contours at intervals of not more than two (2) feet, and extending one hundred-fifty (150) feet beyond the limits of the site as directed.

18. Address trees and landscaping in accordance with the City of Chesterfield Code.

19. Provide a lighting plan in accordance with the City of Chesterfield Code.

20. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Ordinance.

21. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

22. Provide comments/approvals from the appropriate Fire District, the Metropolitan St. Louis Sewer District, and the Spirit of St. Louis Airport.

23. Compliance with Sky Exposure Plane.

V. GRADING AND IMPROVEMENT PLAN REQUIREMENTS

A. A Site Development Plan and Tree Preservation Plan must be approved prior to issuance of a grading permit or approval of improvement plans.

B. Prior to approval of a grading permit or improvement plans, a Storm Water Pollution Prevention Plan (SWPPP) must be submitted and approved. The SWPPP shall address installation and maintenance of required erosion control practices specific to site conditions. The purpose of the SWPPP is to ensure the design, implementation, management and maintenance of Best Management Practices (BMPs) to control erosion and reduce the amount of sediment and other pollutants in storm water discharges associated with land disturbance activities, and ensure compliance with the terms and conditions stated in the Sediment and Erosion Control Manual.

C. No grading which results in a change in watersheds will be permitted.

D. If existing City maintained streets are to be used as construction access to this site, prior to approval of a grading permit or improvement plans, or any construction related traffic or delivery of any construction equipment to the site, the following items must be addressed:

1. The travel route must be approved by the City of Chesterfield. No deviation from the approved route will be permitted.

2. An evaluation, including film record, of the current condition of the pavement on the approved travel route must be submitted.

3. An appropriate bond must be submitted, as approved by the City of Chesterfield, to ensure that any damage to existing pavement is repaired. Repair of damage to existing streets will not be included in the subdivision escrow; a separate bond must be established.

4. All plan sheets shall indicate that vehicle loads of construction traffic using this route are not to exceed 22,400 pounds axle load or 60,000 gross vehicle weight, and that no tri-axle trucks are to be

used. Weight tickets may be used to determine conformance with this requirement.

5. Additional protective measures, as deemed necessary by the Department of Public Works, may also be required.

E Prior to grading permit or improvement plan approval, provide comments/approvals from the appropriate Fire District**,** Spirit of St. Louis Airport**,** and the Metropolitan St. Louis Sewer District.

F. Prior to approval of a grading permit or improvement plans, copies of recorded easements, including book and page of record, for all off-site work and off-site areas inundated by headwater from on-site improvements must be submitted.

VI. TRUST FUND CONTRIBUTION

A. The developer will contribute to the Eatherton-Kehrs Mill Road Trust Fund. This contribution will not exceed an amount established by multiplying the ordinance required parking spaces by the following rate schedule:

Type of Development	Required Contribution
Single Family Dwelling	$879.10/Parking Space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, the Department of Highways and Traffic will provide rates.

Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department of Highways and Traffic.

If this development is located within a trust fund area, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development, will be retained in the appropriate trust fund.

The amount of this required contribution, if not submitted by January 1, 2007 will be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the St. Louis County Department of Highways and Traffic.

Traffic generation assessment contributions will be deposited with the City of Chesterfield or St. Louis County in the form of a check made payable to the City of Chesterfield or to St. Louis county as directed by the Department of Planning prior to the issuance of building permits. If development phasing is anticipated, the developer will provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

VII. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VIII. VERIFICATION PRIOR TO FOUNDATION OR BUILDING PERMITS

A. A grading permit or improvement plan approval is required prior to issuance of a building permit. In extenuating circumstances, an exception to this requirement may be granted.

B. All required subdivision improvements in each plat of a subdivision shall be completed prior to issuance of more than eighty-five percent (85%) of the building permits for all lots in the plat.

C. Prior to the issuance of foundation or building permits, all approvals from all applicable agencies must be received by the City of Chesterfield.

D. Prior to issuance of foundation or building permits, all approvals from the City of Chesterfield and the Metropolitan St. Louis Sewer District must be received by the St. Louis County Department of Public Works.

IX. OCCUPANCY PERMIT/FINAL OCCUPANCY

A. Prior to the issuance of any occupancy permit, floodplain management requirements shall be met.

B. All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued, except that a temporary occupancy permit may be issued in cases of undue hardship because of unfavorable ground conditions. Seed and mulch shall be applied at rates that meet or exceed the minimum requirements stated in the Sediment and Erosion Control Manual.

C. Prior to final occupancy of any building, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

X. FINAL RELEASE OF SUBDIVISION DEPOSITS

Prior to final release of subdivision construction deposits, the developer shall provide certification by a registered land surveyor that all monumentation depicted on the record plat has been installed and United States Public Land Survey Corners have not been disturbed during construction activities or that

they have been reestablished and the appropriate documents filed with the Missouri Department of Natural Resources Land Survey Program.

XI. GENERAL DEVELOPMENT CONDITIONS

A. Erosion and siltation control devices shall be installed prior to any clearing or grading and be maintained throughout the project until adequate vegetative growth insures no future erosion of the soil and work is accepted by the owner and controlling regulatory agency.

B. General development conditions relating to the operation, construction, improvement and regulatory requirements to be adhered to by the developer are as follows:

1. When clearing and/or grading operations are completed or will be suspended for more than five (5) days, all necessary precautions shall be taken to retain soil materials on site. Protective measures may include a combination of seeding, periodic wetting, mulching, or other suitable means.

2. If cut and fill operations occur during a season not favorable for immediate establishment of permanent ground cover, unless alternate storm water detention and erosion control devices have been designed and established, a fast germinating annual, such as rye or sudan grasses, shall be utilized to retard erosion.

3. If cut or fill slopes in excess of the standard maximum of 3:1 horizontal run to vertical rise are desired, approval for the steeper slopes must be obtained from the City of Chesterfield. Approval of steeper slopes is limited to individual and isolated slopes, rock dikes, undisturbed and stable natural slopes and slopes blending with the natural terrain. Design of the steep slopes must be performed by a registered professional engineer and include recommendations regarding construction methods and long-term maintenance of the slope. Any steep slope proposed on a Site Development Plan shall be labeled and referenced with the following note: *Approval of this plan does not constitute approval of slopes in excess of 3:1. Steep slopes are subject to the review and approval of the City of Chesterfield. Review of the proposed steep slope will be concurrent with the review of the grading permit or improvement plans for the project.*

4. Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. This material shall not be placed in proposed public right-of-way locations or in any storm sewer location.

5. All fills placed under proposed storm and sanitary sewer lines and/or paved areas, including trench backfill within and off the road

right-of-way, shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557) for the entire depth of the fill. Compacted granular backfill is required in all trench excavation within the street right-of-way and under all paved areas. All tests shall be performed concurrent with grading and backfilling operations under the direction of a geotechnical engineer who shall verify the test results.

6. Should the design of the subdivision include retaining walls that serve multiple properties, those walls shall be located within common ground or special easements, including easements needed for access to the walls.

7. This development may require an NPDES permit from the Missouri Department of Natural Resources. NPDES permits are applicable to construction activities that disturb one (1) or more acres.

XII. ENFORCEMENT

A. The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Site Development Plan approved by the City of Chesterfield and the terms of this Attachment A.

B. Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

C. Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.

D. Waiver of Notice of Violation per the City of Chesterfield Code.

E. This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

November 21, 2006

Planning Commission
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 630170-0760

Dear Commission Members:

The following petition is hereby submitted for your consideration:

Petition: **P.Z. 20-2006 Mayer Manors, Inc. (Chesterfield Manors):**

Petitioner: Mayer Manors, Inc.

Request: A request for rezoning from "NU" Non-Urban District to an "E-One Acre" Estate District.

Location: Northwest corner of Wildhorse Creek Ridge Road and Cripple Creek Road.

Hearing Date: August 28, 2006

Speakers: In favor 0
In opposition 6
Neutral 0

Petitioner's Request
Mayer Manors, Inc. requests approval for a change of zoning from a "NU" Non-Urban District to an "E-One Acre" Estate District.

Area Land Use and Zoning
The subject site consists of a total of 4.3 acres located north of Cripple Creek Road and west of Wild Horse Ridge Road.

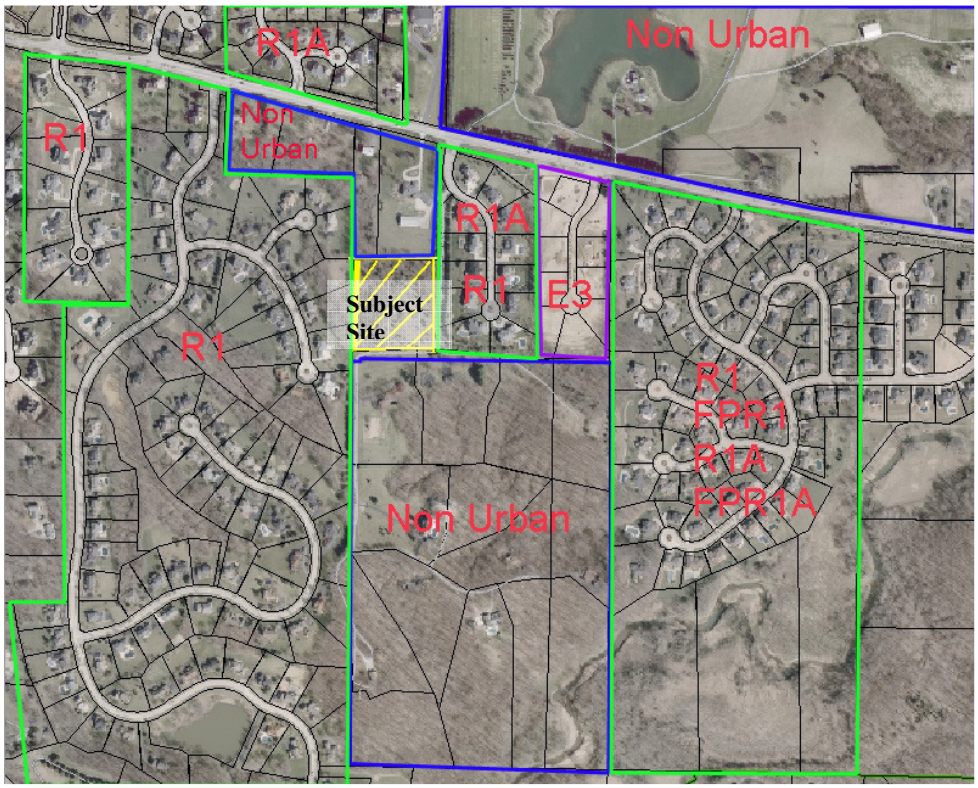
Surrounding Land Use and Zoning
The land use and zoning for the properties surrounding this parcel are as follows:

North: The property located to the north of this site is zoned "NU" Non-Urban District.

South: The property located to the south of the site is zoned "NU" Non-Urban District.

East: The subdivision located to the east of the site is zoned "R1A" and "R1" Residential District.

West: The subdivision located to the west of the site is zoned "R1" Residential District.



Site Area History

The site was zoned "NU" Non-Urban by St. Louis County before the City's incorporation.

Infrastructure Improvements and Related Comments

The Metropolitan St. Louis Sewer District (MSD), the Monarch Fire Protection District, the City of Chesterfield Department of Public Works, St. Louis County Department of Highways and Traffic, and the Spirit of St. Louis Airport have submitted comments concerning this petition.

Comprehensive Plan and Policies

According to the City of Chesterfield Comprehensive Plan, one-acre density, residential development, is an appropriate land use for this site.

An Issues Meeting was held on November 13, 2006. At that time several issues were identified as remaining open as well as new issues introduced. For the purpose of this report staff responses will include:

Issue has been addressed- The Department of Planning has reviewed the material submitted and found the information complete and therefore the issue has been addressed. Unless directed by Planning Commission, this issue will be considered resolved and will be removed from future reports.

Petitioner has addressed the issue- The Department of Planning has reviewed the material submitted and request direction from the Planning Commission whether the issue has been resolved.

Issue remains open- The Department of Planning has reviewed the petitioner's response to this issue and finds it incomplete. The Planning Commission has an opportunity to clarify the issue with Staff and request additional information.

1. As requested by the Planning Commission, the City Attorney has been asked to provide clarification as to whether or not the parcel is located within a subdivision.

   Petitioner's response: "We believe the City Attorney's research will verify that the Chesterfield Manors tract is not part of a platted subdivision. The deed which established the Chesterfield Manors parcel is recorded in St. Louis County Deed Book 6753, Page 750."

   Staff response: Petitioner has addressed the issue. The City Attorney will address this issue at the Planning Commission meeting.

2. What is the openspace for the development?

   Petitioner's response: "As explained at public hearing, every effort will be made to monitor site grading and construction to see that less than one acre of the site's existing pervious area will be disturbed. The remainder of the property, will not be newly disturbed for construction of the four proposed homes and driveways. We would suggest that fifty percent open space would be an appropriate requirement for the development. This would permit a variety of improvements that are customary to homes of the type Mayer Homes, Inc intends to build. As we stated at public hearing, any additional construction and related site disturbance by future owners will require permitting by the City and other public agencies. Such additional construction might require stormwater control measures that are not necessary for the four proposed homes. Such measures will be the responsibility of those future owners."

Staff response: Issue has been addressed. Language has been included in Section D "Floor Area, Height, Building and Parking Structure Requirements" on pages 2 of the Attachment A.

3. Improve Wild Horse Ridge Road to 24 feet, per City standards.

   Petitioner's response: "Mayer Homes, Inc. has agreed to improve Wildhorse Ridge Road to 24 feet as required in Condition I.K.5. of your proposed Attachment A. Core samples of existing Wildhorse Ridge Road pavement have been taken, and it is apparent that almost all the roadbed is adequate for continued use. Chesterfield's Public Works Department received the report of road core sampling on October 30, 2006. The appropriate procedure to improve the pavement will be to add strips to City standards on both sides to bring the total width to 24 feet, and to overlay the existing pavements so that the entire street will comply with Chesterfield's requirements."

   Staff response: Issue has been addressed. Language has been included in Section K "Public/Private Road Improvements, Including Pedestrian Circulation," on pages 3-5 of the Attachment A.

4. Provide for half of the improvements to expand Cripple Creek Road to 24 feet.

   Petitioner's response: "In accordance with Condition I.K.6., Mayer Homes, Inc. agrees to place funds in a special cash escrow adequate to improve one half of Cripple Creek Road, as determined by the Department of Public Works."

   Staff response: Issue has been addressed. Language has been included in Section K "Public/Private Road Improvements, Including Pedestrian Circulation," on pages 3-5 of the Attachment A.

5. Comply with Public Works General Condition 9 as stated below:

   G-9. Detention/retention and other storm water quantity and quality management measures are to be provided in each watershed as required by the City of Chesterfield. The storm water quantity management facilities, related to flood and channel protection, shall be operational prior to paving of any driveways or parking areas in non-residential developments or issuance of building permits exceeding sixty (60%) of the approved dwelling units in each plat, watershed or phase of residential developments. The location and types of stormwater management facilities shall be identified on the Site Development Plan.

   Detention of storm water runoff is required by providing permanent detention/retention facilities, such as dry reservoirs, ponds, underground vaults or other alternatives acceptable to the Department of Public Works. The maximum fluctuation from the permanent pool elevation to the maximum

ponding elevation of a basin shall be three (3) feet, as directed. Wetland mitigation shall not be permitted within a detention/retention basin.

The lowest opening of all structures shall be set at least two (2) feet higher than the 100-year high water elevation in detention/retention facilities. All structures shall be set at least 30 feet horizontally from the limits of the 100-year high water.

Petitioner's response: "Mayer Homes, Inc. understands that Public Works General Condition 9 must be complied with. It is understood that the City and MSD will review all plans and monitor all construction very carefully. They will insure that standards for differential runoff, for water quality and for erosion control are enforced. In the proposed development less than one acre will be disturbed. Therefore, stormwater detention is not proposed per MSD standards.

Staff response: Issue has been addressed. Language has been included in Section K "Public/Private Road Improvements, Including Pedestrian Circulation," on pages 3-5 of the Attachment A.

6. Provide buffering between Wild Horse Ridge Road and Bentley Place subdivision.

   Petitioner's response: "Wildhorse Ridge Road was in place when the homes in Bentley Place subdivision were built. A landscape screen of evergreen trees was required by the City of Chesterfield and planted on the backs of lots at Bentley Place at that time. Trees in the buffer strip are mature now, and function as an excellent visual screen. The trees, which are shown on the accompanying aerial photograph (Exhibit A), will not be disturbed by the Chesterfield Manors proposal."

   Staff response: Issue addressed. The City of Chesterfield cannot include conditions in the Attachment A for property not included in the rezoning.

7. Does the 50 foot road easement overlap with the existing utility easement along Wild Horse Ridge Road?

   Petitioner's response: "The easement in which Wildhorse Ridge Road is built is a roadway and utility easement. Proposed road improvements will be reviewed by, and must be designed to the satisfaction of any utilities sharing the right of way. Chesterfield's Public Works Department will insure that utility needs are coordinated with the City's needs during review of street design and construction."

   Staff response: Issue has been addressed. Language is included in Section J "Access/Access Management" on page 3 of the Attachment A.

Respectfully submitted,

Jennifer L. Yackley
Project Planner

Respectfully submitted,

Aimee Nassif
Senior Planner of Zoning Administration

Cc: City Attorney
City Administrator
Department of Public Works
Petitioner

Attachments:

1. Attachment A
2. Preliminary Plan
3. Landscape Plan
4. Issues Report dated November 6, 2006
5. Agency Comments

CHESTERFIELD MANORS

A TRACT OF LAND BEING PART OF U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI

PRELIMINARY PLAT

NOTES

1. THIS SITE IS IN THE FOLLOWING DISTRICTS:
   METROPOLITAN ST. LOUIS SEWER DISTRICT
   CHESTERFIELD FIRE PROTECTION DISTRICT
   ROCKWOOD SCHOOL DISTRICT
2. THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
   MISSOURI AMERICAN WATER COMPANY
   AMEREN UE
   SBC
   LACLEDE GAS COMPANY
   CHARTER CABLE
3. SANITARY SEWER CONSTRUCTION AND CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT AND IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.
4. STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
5. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED BY FIELD CONDITIONS AND SHALL BE INDICATED ON THE IMPROVEMENT PLANS.
6. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF CHESTERFIELD AND MSD STANDARDS.
7. STREET TREES, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF CHESTERFIELD STANDARDS.
8. THE CLOSEST MAJOR STREET INTERSECTION IS WILDHORSE CREEK ROAD AND LONG ROAD 2,000' TO THE WEST.
9. ALL SIDEWALKS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD ADA STANDARDS.
10. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
11. NO SLOPES WITHIN RIGHT-OF-WAY SHALL EXCEED 3:1.
12. SEE ACCOMPANYING LANDSCAPE PLAN FOR PLANTING DETAILS.
13. OWNER UNDER CONTRACT: Mayer Manors Inc.
    755 South New Ballas Road
    St. Louis, Missouri 63141

14. OWNER : Pasia Ebello T Norma R
    132 Camfield Square Dr
    Saint Louis, MO 63141

GENERAL SITE INFORMATION:

LOCATOR NUMBERS: 18U240100
EXISTING ZONING: NU
PROPOSED ZONING: E-1
GROSS AREA OF SITE: 4.3 ACRES

DENSITY CALCULATIONS

MAXIMUM NUMBER OF HOMES ALLOWED
4.3 ACRES X 1 HOMES/ACRE = 4.3 HOMES
NUMBER OF HOMES PROPOSED = 4 HOMES

PARKING REQUIRED: = 8 SPACES
PARKING PROVIDED: = 8 GARAGE SPACES

SITE DISTURBANCE

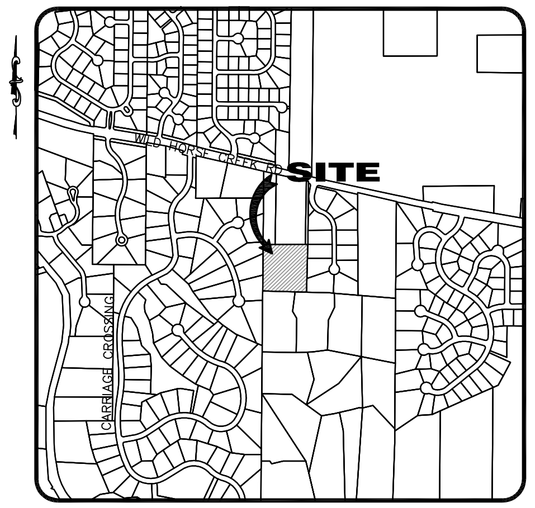
TOTAL AREA DISTURBED = 0.99 ACRES

TREES

EXISTING TREE CANOPY = 1.20 ACRES
TREE CANOPY TO REMAIN = 0.93 ACRES
MIN. REQUIRED TO REMAIN = 0.36 ACRES

THE FLOOD INSURANCE RATE MAP FOR THE ST. LOUIS COUNTY, MISSOURI, COMMUNITY PANEL NUMBER 138, MAP NUMBER 29189C0138H DATED AUGUST 2, 1995, INDICATES THAT NO PART OF THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA OR OTHER FLOOD HAZARD OF FLOOD PLAIN AREA.

N.T.S.



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
542	CONTOURS	542
536	SPOT ELEVATIONS	536
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX CI	CATCH BASIN	CI NO
EX AI	AREA INLET	AI NO
EX GI	GRATED INLET	GI NO
EX SD	STORM MANHOLE	SD NO
EX SM	SANITARY MANHOLE	SM NO
EX FE	FLARED END SECTION	FE NO
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OHW)
℄	FLOW LINE	℄
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
DWC	YARD LIGHT	DWC

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

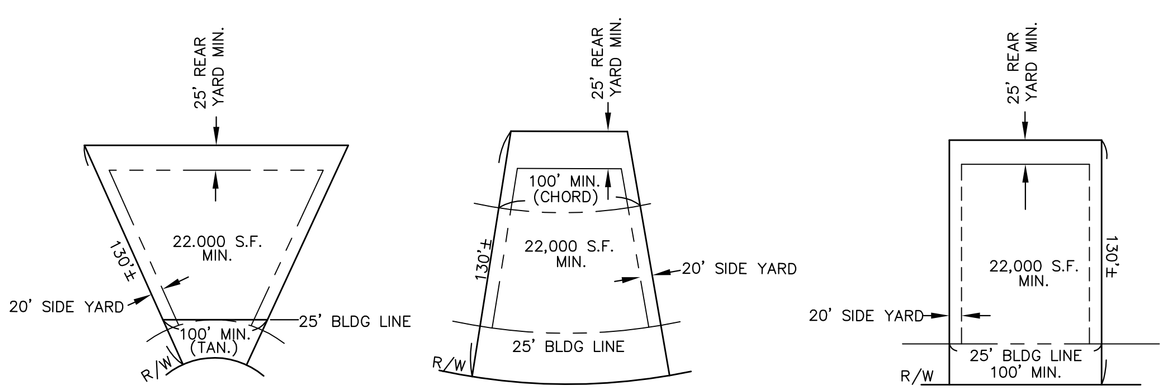
BEGINNING AT THE SOUTHWEST CORNER OF "BENTLEY PLACE" A PLAT RECORDED IN PLAT BOOK 333 PAGE 60 OF THE ST. LOUIS COUNTY RECORDS, THENCE NORTH 89°54'27" WEST 408.23 FEET TO A POINT LOCATED ON THE EAST BOUNDARY LINE OF "COUNTRY PLACE AT CHESTERFIELD PLAT ONE" A PLAT RECORDED IN PLAT BOOK 249 PAGE 39 OF THE ST. LOUIS COUNTY RECORDS; THENCE WITH THE EAST BOUNDARY LINE OF SAID COUNTRY HILL AT CHESTERFIELD PLAT ONE NORTH 00°04'37" WEST 445.78 FEET (NORTH 00°55'22" WEST 445.90 FEET RECORD) TO A POINT; THENCE DEPARTING SAID EAST BOUNDARY LINE OF SAID COUNTRY HILLS AT CHESTERFIELD PLAT ONE NORTH 89°08'42" EAST 416.19 FEET TO A POINT LOCATED ON THE WEST BOUNDARY LINE OF SAID BENTLEY PLACE; THENCE WITH THE WEST BOUNDARY LINE OF SAID BENTLEY PLACE SOUTH 00°55'33" WEST 452.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3 ACRES OF LAND, MORE OR LESS, ACCORDING TO RECORD INFORMATION AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE 2006, AT THE REQUEST OF MAYER MANORS, INC., PREPARED A PRELIMINARY PLAT OF "CHESTERFIELD MANORS" A TRACT OF LAND BEING PART OF U.S. SURVEY 886, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"(10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY

GEORGE J. GOWER – VICE PRESIDENT
MO. REG L.S. – #2336



TYPICAL LOTS ON CURVE
NOT TO SCALE

TYPICAL LOT
NOT TO SCALE

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID 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

BASE MAP

ISSUE	REMARKS/DATE
1	06-28-06 FIRST SUBMITTAL
2	08-01-2006 REVISED PER CLIENT
3	10-10-2006 REVISED TREE CANOPY NOTES
4	10-24-2006 REMOVE SIGN NOTE

PREPARED FOR:
Mayer Manors Inc.
755 South New Ballas Road
St. Louis, Missouri 63141
(314) 997-2300

PREPARED BY:

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)-487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: DESIGNED: CHECKED:

PROJECT: CHESTERFIELD MANORS

SHEET TITLE: COVER SHEET

NO.		
06	03	047

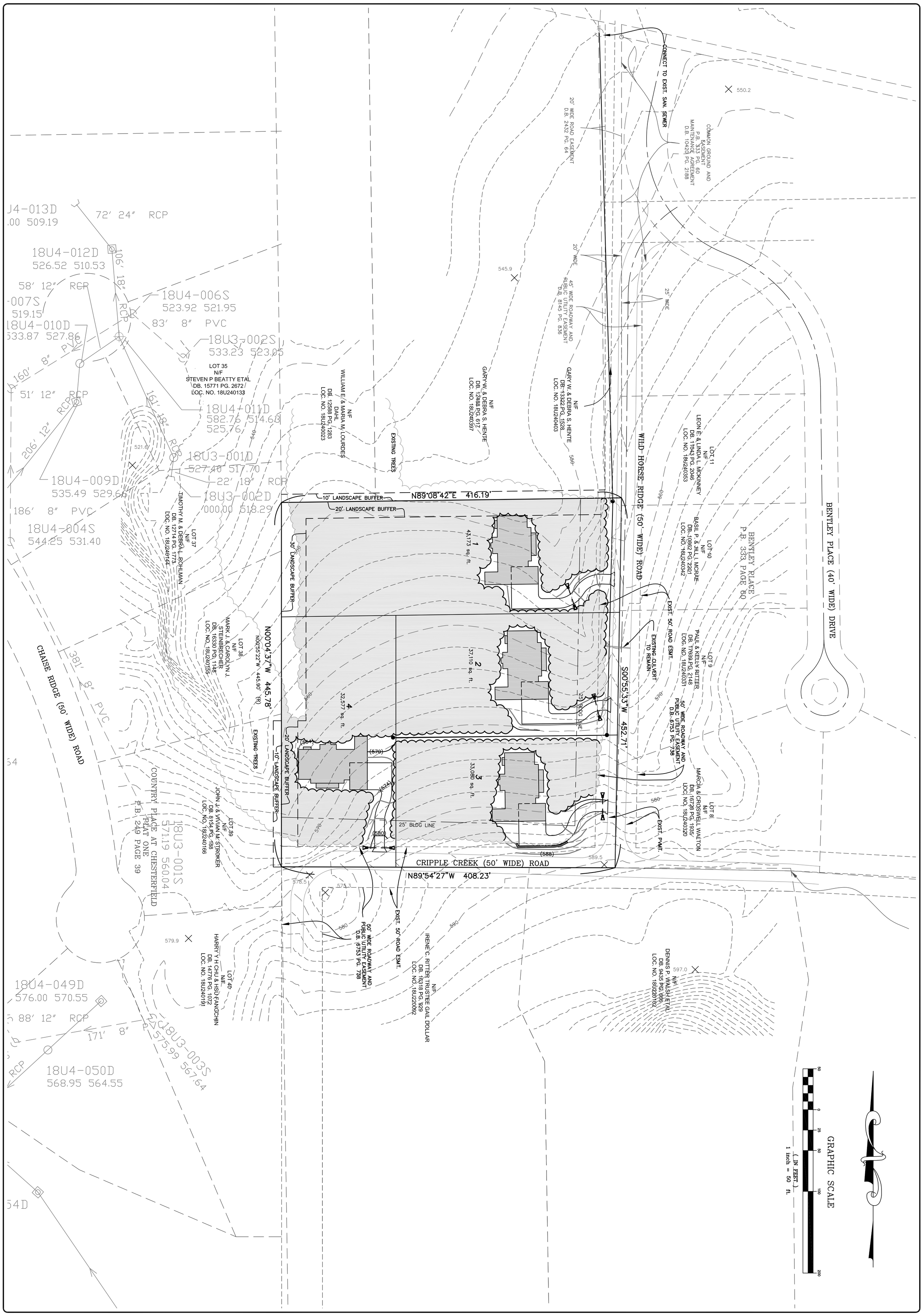
M.S.D. P# N/A

SHEET 1 OF 2

DIGITAL FILE LOCATION
SERVER\STERLING-2 K:\D\

Drawing name: K:\0603047 Chesterfield 4 Acre\dwg\Preliminary\3047PRE.dwg Plotted on: Jan 12, 2007 - 10:44am Plotted by: tzagarri

Drawing name: K:\0603047 Chesterfield 4 Acre\dwg\Preliminary\3047PRE.dwg Plotted on: Jan 12, 2007 - 10:44am Plotted by: tzagarri



BASE MAP

NO.	M.S.D.	SHEET
06	03	047

P# N/A

DIGITAL FILE LOCATION SERVER=STERLING-2 (C:D)

SHEET 2 OF 2

PROJECT:

CHESTERFIELD MANORS

SHEET TITLE: PRELIMINARY PLAT

DRAWN:

DESIGNED:

CHECKED:

PREPARED BY:

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)-487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

PREPARED FOR:

Mayer Manors Inc.
755 South New Ballas Road
St. Louis, Missouri 63141
(314) 997-2300

ISSUE	REMARKS/DATE
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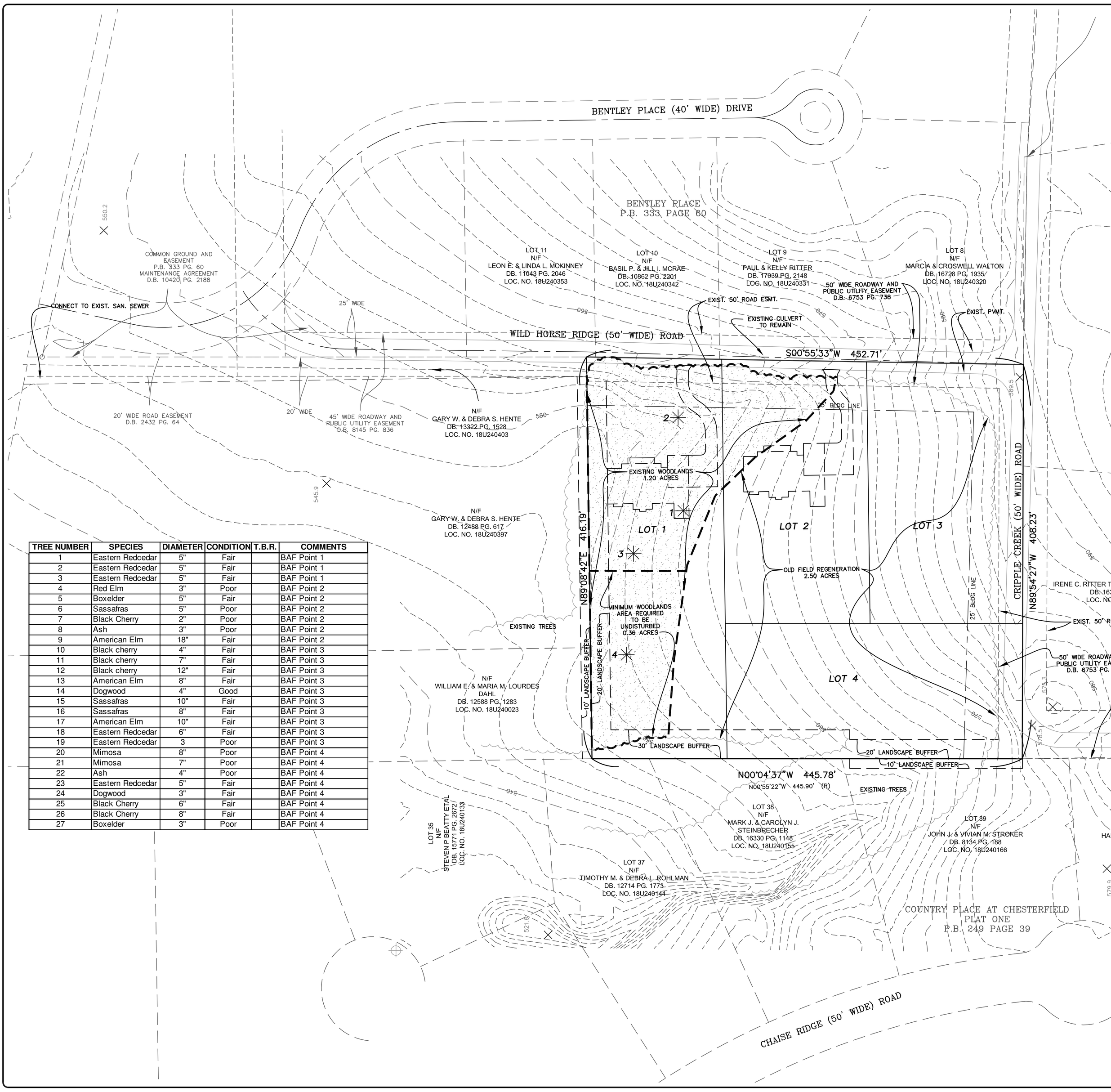


TREE NUMBER	SPECIES	DIAMETER	CONDITION	T.B.R.	COMMENTS
1	Eastern Redcedar	5"	Fair		BAF Point 1
2	Eastern Redcedar	5"	Fair		BAF Point 1
3	Eastern Redcedar	5"	Fair		BAF Point 1
4	Red Elm	3"	Poor		BAF Point 2
5	Boxelder	5"	Fair		BAF Point 2
6	Sassafras	5"	Poor		BAF Point 2
7	Black Cherry	2"	Poor		BAF Point 2
8	Ash	3"	Poor		BAF Point 2
9	American Elm	18"	Fair		BAF Point 2
10	Black cherry	4"	Fair		BAF Point 3
11	Black cherry	7"	Fair		BAF Point 3
12	Black cherry	12"	Fair		BAF Point 3
13	American Elm	8"	Fair		BAF Point 3
14	Dogwood	4"	Good		BAF Point 3
15	Sassafras	10"	Fair		BAF Point 3
16	Sassafras	8"	Fair		BAF Point 3
17	American Elm	10"	Fair		BAF Point 3
18	Eastern Redcedar	6"	Fair		BAF Point 3
19	Eastern Redcedar	3	Poor		BAF Point 3
20	Mimosa	8"	Poor		BAF Point 4
21	Mimosa	7"	Poor		BAF Point 4
22	Ash	4"	Poor		BAF Point 4
23	Eastern Redcedar	5"	Fair		BAF Point 4
24	Dogwood	3"	Fair		BAF Point 4
25	Black Cherry	6"	Fair		BAF Point 4
26	Black Cherry	8"	Fair		BAF Point 4
27	Boxelder	3"	Poor		BAF Point 4

Drawing name: K:\0603047 Chesterfield 4 Acre\dwg\Preliminary\3047TreeDelineation.dwg Plotted on: Jan 12, 2007 - 10:46am Plotted by: tzagarri

LOT 11
N/F
LEON E. & LINDA L. MCKINNEY
DB. 11043 PG. 2046
LOC. NO. 18U240353

LOT 10
N/F
BASIL P. & JILL I. MCRAE
DB. 10862 PG. 2201
LOC. NO. 18U240342

LOT 9
N/F
PAUL & KELLY RITTER
DB. 17039 PG. 2148
LOC. NO. 18U240331

LOT 8
N/F
MARCIA & CROSWELL WALTON
DB. 16728 PG. 1935
LOC. NO. 18U240320

N/F
DENNIS P. WALSH ETAL
DB. 9435 PG. 666
LOC. NO. 18U220102

WILD HORSE RIDGE ROAD

N/F
GARY W. & DEBRA S. HENTE
DB. 13322 PG. 1528
LOC. NO. 18U240403

N/F
GARY W. & DEBRA S. HENTE
DB. 12488 PG. 617
LOC. NO. 18U240397

LANDSCAPE REQUIREMENTS:
- STREET TREES:
  REQUIRED: ONE (1) TREE PER 40 LIN. FT.
  TOTAL STREET FRONTAGE: 860.44
  THEREFORE, 21.52 TREES ARE REQUIRED
  TREES PROVIDED: 22 TREES

1
43,173 sq. ft.

2
37,110 sq. ft.

3
33,080 sq. ft.

CRIPPLE CREEK ROAD

N/F
IRENE C. RITTER TRUSTEE GAIL DOLLAR
DB. 16318 PG. 929
LOC. NO. 18U220092

EXISTING TREES

10' LANDSCAPE BUFFER

20' LANDSCAPE BUFFER

N/F
WILLIAM E. & MARIA M. LOURDES DAHL
DB. 12588 PG. 1283
LOC. NO. 18U240023

4
32,577 sq. ft.

SWO 1-2.5" Cal
WP 1-6'-7'
RB 1-2.5" Cal.
30' LANDSCAPE BUFFER
SWO 1-2.5" Cal
CBS 3-6'-7'
20' LANDSCAPE BUFFER
WP 1-6'-7'
RB 2-2.5" Cal.
WP 2-6'-7'
WP 2-6'-7'
10' LANDSCAPE BUFFER
EXISTING TREES

LOT 37
N/F
TIMOTHY M. & DEBRA L. ROHLMAN
DB. 12714 PG. 1773
LOC. NO. 18U240144

LOT 38
N/F
MARK J. & CAROLYN J. STEINBRECHER
DB. 16330 PG. 1148
LOC. NO. 18U240155

LOT 39
N/F
JOHN J. & VIVIAN M. STROKER
DB. 8134 PG. 188
LOC. NO. 18U240166

LOT 40
N/F
HARRY Y H CHU & HSU FANGCHIN
DB. 14776 PG. 1072
LOC. NO. 18U240191

0 30 60 90

NORTH

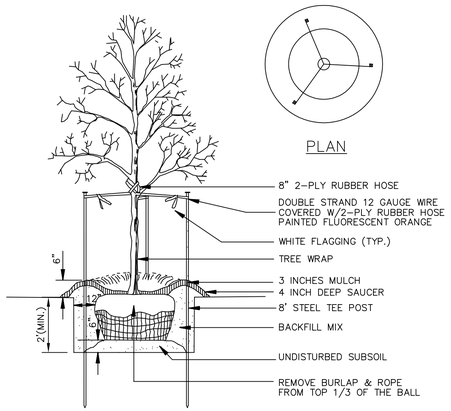
REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4563

PLANTING PLAN FOR THE PROPOSED
Chesterfield Manors
CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RWM / GJB
DATE	AUGUST 16, 2006
SCALE	1"=30'-0"
JOB No.	2006-191
SHEET	L-1

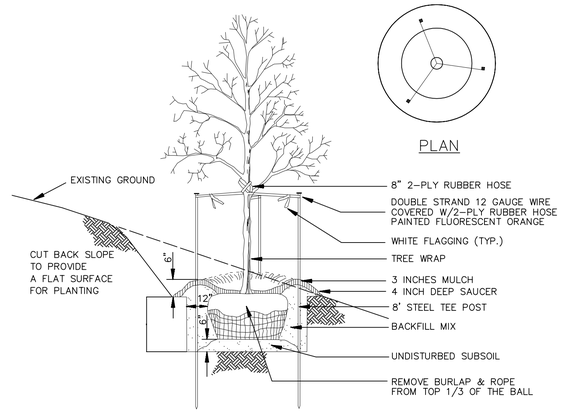
OF TWO SHEETS



NOTE: USE SHREDDED BARK MULCH ONLY

DECIDUOUS TREE PLANTING

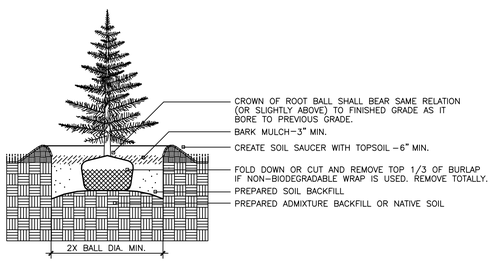
N.T.S.



NOTE: USE SHREDDED BARK MULCH ONLY

TREE PLANTING ON SLOPE

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.

LANDSCAPE SCHEDULE:

DECIDUOUS TREES	QTY	COMMON/BOTANICAL	SIZE	MATURE SIZE
SWO	2	Swamp White Oak / Quercus bicolor	2.5"Cal	45'+

EVERGREEN TREES	QTY	COMMON/BOTANICAL	SIZE	MATURE SIZE
CBS	3	Colorado Blue Spruce / Picea pungens	6'-7'	45'+
WP	6	White Pine / Pinus strobus	6'-7'	45'+

DECIDUOUS FLOWERING TREES	QTY	COMMON/BOTANICAL	SIZE	MATURE SIZE
RB	3	Redbud / Cercis canadensis	2.5" Cal.	25'-35'

LANDSCAPE GUIDELINE SPECS:

GENERAL:

1.) 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.
2.) 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.
3.) 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).
4.) Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
5.) It shall be the landscape contractor's responsibility to:
   A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
   B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
   C.) Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
6.) 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 the landscape architect.
7.) Provide single-stem trees unless otherwise noted in plant schedule.
8.) All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
9.) It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
10.) All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
11.) All plant material to be transplanted shall be transplanted according to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.

INSURANCE:

1.) The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.

MULCH:

1.) All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
2.) No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
3.) Edge all beds with spade-cut edge unless otherwise noted.

MAINTENANCE:

1.) Landscape Contractor shall provide a seperate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
2.) Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.

TOPSOIL:

1.) Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
2.) Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
3.) Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
4.) Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.

MISC. MATERIAL:

1.) Provide stakes and deadmen of sound, new hardwood, free of knotholes and defects.
2.) Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.

TURF:

1.) All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). 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.
2.) Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
3.) Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
4.) All sod shall be placed a maximum of 24 hours after harvesting.
5.) Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.

WARRANTY:

1.) 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.
2.) Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
3.) Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
4.) Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.

REVISIONS	BY

landscape TECHNOLOGIES
67 Jacobs Creek Drive
St. Charles, Missouri 63304
(636) 928-1250
Fax: (636) 928-4563

PLANTING PLAN FOR THE PROPOSED
Chesterfield Manors
CHESTERFIELD, MISSOURI

DRAWN	R. MARDIS
CHECKED	RWM / GJB
DATE	AUGUST 16, 2006
SCALE	N. A.
JOB No.	2006-191
SHEET	L-2
OF TWO SHEETS	