

III. B.

Memorandum Planning & Development Services Division



To: Planning and Public Works Committee

From: Purvi Patel, Project Planner

Date: July 10, 2013

RE: **P.Z. 11-2013 346 N. Eatherton Rd:** A request for a zoning map amendment from "NU" Non-Urban District to "PI" Planned Industrial District for a 3.043 acre tract of land located approximately 550 feet southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W430024).

Summary

Denninger Enterprises, Inc. has requested a zoning map amendment from "NU" Non-Urban District to "PI" Planned Industrial District for a tract of land 3.043 acres in size. The purpose of this request is to allow for the property to be used for a landscaping business, Chesterfield Lawns and Landscape

A Public Hearing was held on May 29, 2013. Staff had three (3) open items at that time: obtaining outside agency comments, obtaining the City of Wildwood comments, and minor amendments to the Preliminary Plan. No additional issues were raised at the Public Hearing. Staff received all necessary letters and the revised Preliminary Plan prior to the Planning Commission Vote meeting.

At the July 8, 2013 Planning Commission meeting, a recommendation for approval of the above-referenced matter was approved by a vote of 8-0.

Attached please find a copy of the Attachment A, Staff's report, and the Preliminary Plan.

Respectfully submitted,

Purvi Patel
Project Planner

cc: Aimee Nassif, Planning and Development Services Director

Attachments: Attachment A
Staff Report
Preliminary Plan

ATTACHMENT A

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.

1. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this "PI" Planned Industrial District shall be:
 1. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses
 2. Office, general
 3. Warehouse, general
 4. Yard for storage of contractors' equipment, materials and supplies.
2. The above uses in the "PI" Planned Industrial District shall be restricted as follows:
 - a. All areas used for outdoor storage will be screened as approved by the City of Chesterfield.
3. The Hours of Operation.
 - a. Hours of operation for this "PI" Planned Industrial District shall not be restricted.

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

1. Building Requirements
 - a. A minimum of thirty-five percent (35%) openspace is required for this development.

C. SETBACKS

1. Structure Setbacks

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

 - a. Thirty (30) feet from the right-of-way of Eatherton Road on the western boundary of the "PI" Planned Industrial District.

- b. Ten (10) feet from the northern, southern and eastern boundaries of the “PI” Planned Industrial District.
2. Parking Setbacks

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

- a. Thirty (30) feet from the right-of-way of Eatherton Road.
- b. Ten (10) feet from the northern, southern, and eastern boundaries of the “PI” Planned Industrial District.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.

E. LANDSCAPE AND TREE REQUIREMENTS

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Installation of Landscaping and Ornamental Entrance Monument or Identification Signage construction, if proposed, shall be reviewed by the Saint Louis County Department of Highways and Traffic and/or the City of Chesterfield for sight distance consideration and approved prior to installation or construction.

G. LIGHT REQUIREMENTS

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

H. ARCHITECTURAL

1. The developer shall adhere to the Architectural Review Standards of the City of Chesterfield Code.

2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Provide cross access easement(s) or other appropriate legal instrument(s) guaranteeing permanent access to the adjacent properties to the south and east as directed by the City of Chesterfield.
2. Access to this development from Eatherton Road shall be via one (1) commercial entrance located to provide required sight distance and constructed to Saint Louis County standards as directed by the Saint Louis County Department of Highways and Traffic and/or the City of Chesterfield.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Improve Eatherton Road to one half of a sixty (60) foot right-of-way, plus a ten (10) foot drainage easement, and a thirty-eight (38) foot pavement with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the Saint Louis County Department of Highways and Traffic and/or the City of Chesterfield.
2. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the Saint Louis County Department of Highways and Traffic and/or the City of Chesterfield.
3. Provide a five (5) foot sidewalk conforming to ADA standards as directed by the City of Chesterfield. Sidewalk shall be constructed at such time as the property is redeveloped.

K. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed or the Mayor may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than twenty-four (24) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

L. STORM WATER

1. The Chesterfield Valley Master Storm Water Plan indicates the future installation of a thirty-six (36) inch RCP under Wardenburg Road. An easement shall be granted to the City of Chesterfield for this future culvert prior to approval of the Site Development Plan. The size of the easement shall be as directed by the City of Chesterfield. Maintenance of the required pipe shall be the responsibility of the property owner.
2. Certification will be required from the City of Chesterfield that storm water will be controlled as required by the Chesterfield Valley Master Storm Water Plan.

M. SANITARY SEWER

1. Provide public sewer service for the site as directed by the Metropolitan St. Louis Sewer District and the City of Chesterfield.

N. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. 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. At such time as significant structural improvements or changes to the existing fences or buildings are made to the existing development, the existing development will be required to adhere to all applicable code requirements and design guidelines of the City of Chesterfield.
2. All utilities will be installed underground.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit as directed by the City of Chesterfield. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the Saint Louis County Department of Highways and Traffic. As previously noted, the delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

4. The developer is advised that utility companies will require compensation for relocation of their facilities within public road right-of-way. Utility relocation cost shall not be considered as an allowable credit against the petitioner's traffic generation assessment contributions. The developer should also be aware of extensive delays in utility company relocation and adjustments. Such delays will not constitute a cause to allow occupancy prior to completion of road improvements.

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 change of zoning.
- 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 change of zoning by the City of Chesterfield.
- C. Failure to comply with these submittal requirements will result in the expiration of the change of zoning 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.

II. 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.
- 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.

III. GENERAL CRITERIA

A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

The Site Development Plan shall include, but not be limited 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 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 openspace 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 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, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 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 the 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 one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. 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.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

IV. TRUST FUND CONTRIBUTION

The developer shall be required to contribute a Traffic Generation Assessment (TGA) to the Chesterfield Valley Trust Fund (No. 556):

A. ROADS

This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
TGA Category	Contribution
General Office	\$626.57/parking space
General Retail	\$1,879.80/parking space
Loading Space	\$3,076.06/parking space

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

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development shall be retained in the appropriate trust fund.

Road Improvement Traffic generation assessment contributions shall be deposited with Saint Louis County Department of Highways and Traffic. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or prior to the issuance of building permits in the case where no Special Use Permit is required. If additional development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$756.04 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the Saint Louis County Department of Highways and Traffic. Funds shall be payable to the Treasurer, Saint Louis County

C. STORMWATER

The storm water contribution is based on gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by Saint Louis County and the Metropolitan Saint Louis Sewer District. The amount of the storm water contribution will be computed based on

\$2,398.75 per acre for the total area as approved on the Site Development Plan. The storm water contributions to the Trust Fund shall be deposited with the Saint Louis County Department of Highways and Traffic. The deposit shall be made before the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Highways and Traffic or before the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to the Treasurer, Saint Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan St. Louis Sewer District as required by the District.

E. TRAFFIC GENERATION ASSESSMENT RATES

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2014, shall 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 Saint Louis County Department of Highways and Traffic.

Relative to this petition, we request the following general conditions be met:

1. Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.
2. Prior to Special Use Permit issuance by the Saint Louis County Department of Highways and Traffic, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Highways and Traffic to guarantee completion of the required roadway improvements.
3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

VI. 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.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the 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.



VIII. B.

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

Planning Commission Vote Report

Subject: Change of Zoning Vote Report

Meeting Date: July 8, 2013

From: Purvi Patel, Project Planner

Location: 346 N. Eatherton Road

Petition: **P.Z. 11-2013 346 N. Eatherton Rd:** A request for a zoning map amendment from “NU” Non-Urban District to “PI” Planned Industrial District for a 3.043 acre tract of land located approximately 550 feet southeast of the intersection of Wings Corporate Drive and North Eatherton Road (18W430024).

Proposal Summary

Denninger Enterprises, Inc. has requested a zoning map amendment from “NU” Non-Urban District to “PI” Planned Industrial District for a tract of land 3.043 acres in size. The purpose of this request is to allow for the property to be used for a landscaping business, Chesterfield Lawns and Landscape.

Site Area History

The subject site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. The brick residential structure was built in 1955 and the metal structure was built in 1987. The site is currently vacant but the previous use was a single family residence.



Existing residential structure on site



Existing metal building on site

Surrounding Land Use and Zoning

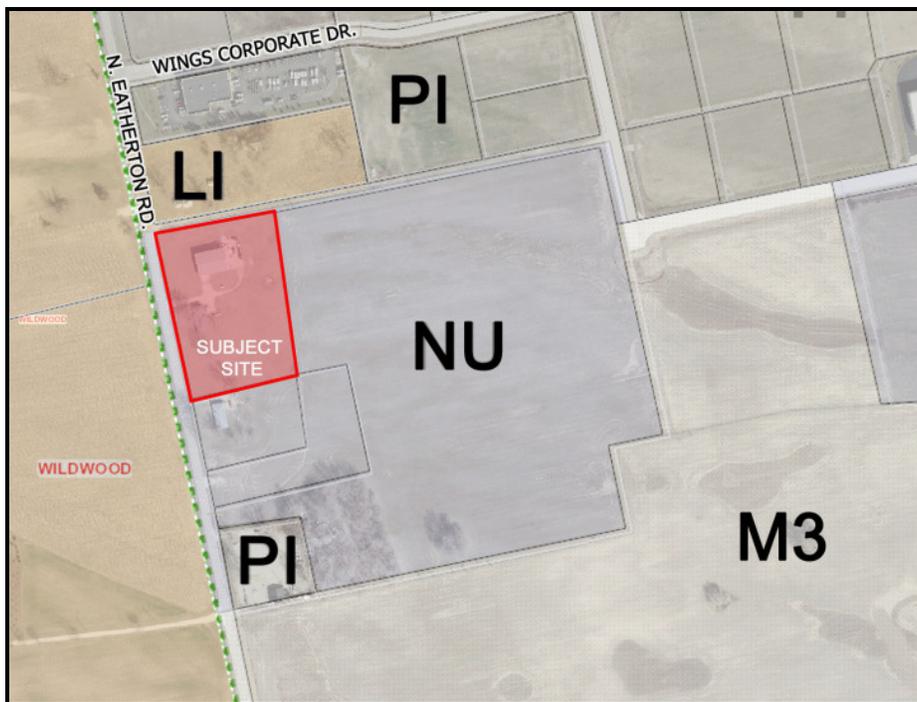
The land use and zoning for the properties surrounding this parcel are as follows:

North: To the north of the subject site is a vacant parcel of land. It is currently zoned “LI” Light Industrial District.

South: To the south of the subject site is an undeveloped parcel of land. It is currently zoned “NU” Non-Urban District.

East: To the east of the subject site is an undeveloped parcel of land. It is currently zoned “NU” Non-Urban District.

West: To the west of the subject site is part of the City of Wildwood.



View looking north



View looking south



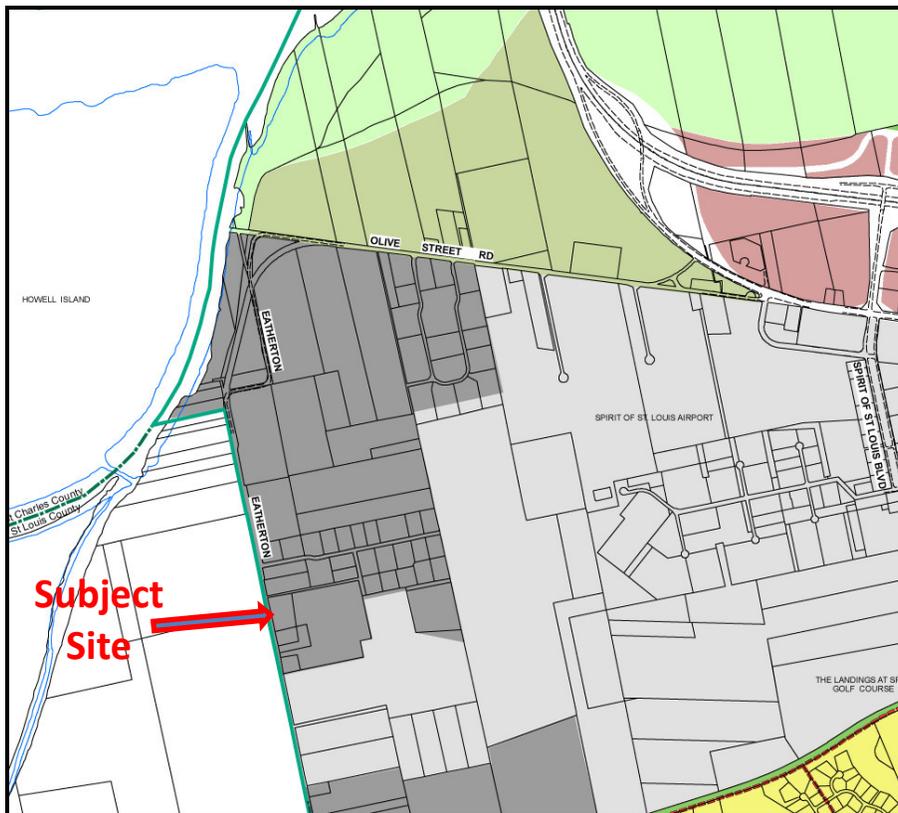
View looking east



View looking west

Comprehensive Plan and Zoning Analysis

The subject site is located within Ward 4 of the City of Chesterfield. The Land Use Map from the City of Chesterfield Comprehensive Plan shows the subject site to be “Industrial – Low Intensity”. Industrial Low-Intensity is defined as activities in which the primary use of the land and building will include manufacturing, fabrication, assembly, processing, distribution, warehousing, and/or storage. This land use category is indicated by dark grey in the diagram below.



The applicant is requesting the following uses for this "PI" Planned Industrial District:

1. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses
2. Office, General
3. Warehouse, General
4. Yard for storage of contractors' equipment, materials and supplies

The surrounding properties are zoned "NU" Non-Urban District, "LI" Light-Industrial District, "PI" Planned Industrial District and "M-3" Planned Industrial District. Immediately adjacent to the subject site are areas yet to be developed, while further north and south along N. Eatherton Road are existing uses similar to the uses proposed for this petition. Staff finds the requested zoning classification and requested uses by the applicant to be similar and compatible with the Comprehensive Plan and uses found in the area.

Issues

A Public Hearing was held on May 29, 2013. Staff had three (3) outstanding items under review at that time. These items were: obtaining comment letters from outside agencies, obtaining a comment letter from the City of Wildwood and amendments to the preliminary plan. Since that time, Staff has received all necessary letters and the revised preliminary plan. No additional issues were raised at the Public Hearing; however, City Attorney, Mr. Rob Heggie did inform the Petitioner that they would need Enbridge Energy's approval prior to paving over their easement. The Petitioner is aware of this and has sent correspondence to Enbridge Energy regarding their plans for the property. Additionally, the Petitioner is aware that Staff will require formal documentation from Enbridge Energy prior to the approval of a Site Development Plan.

Request

Staff has reviewed the request for a zoning map amendment by Denninger Enterprises, Inc. for 346 N. Eatherton Road. The request for a zoning map amendment from "NU" Non-Urban District to a "PI" Planned Industrial District meets all requirements of the City of Chesterfield. Staff requests action on P.Z. 11-2013 346 N. Eatherton Rd.

Cc: Aimee Nassif, Planning and Development Services Director

Attachments:

1. Attachment "A" (P.Z. 11-2013 346 N. Eatherton Rd.)
2. Narrative
3. Preliminary Plan

PRELIMINARY DEVELOPMENT PLAN

A TRACT OF LAND IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST, A TRACT OF LAND RECORDED IN DEED BOOK 336 PAGE 72 ST LOUIS COUNTY, MISSOURI

N/F
D F ADAMS &
ASSOCIATES INC
12392/1452

N/F
ELCO MISSOURI
CORPORATION
10890/2619

PROJECT NOTES:
 LOCATION NUMBER: 18W430024
 AREA OF SITE: 3.043ACRES
 USES: (25) CULTIVATION AND SALE OF PLANT CROPS, COMMERCIAL VEGETABLE AND FLOWER GARDENING AS WELL AS PLANT NURSERIES AND GREENHOUSES
 (109) YARD FOR STORAGE OF CONTRACTORS' EQUIPMENT, MATERIALS AND SUPPLIES
 (67) OFFICE, GENERAL
 (106) WAREHOUSE, GENERAL
 ZONING: "P" PLANNED INDUSTRIAL
 SETBACKS: 30' FRONT PARKING & BUILDING
 10' SIDE & REAR PARKING & BUILDING
 PARKING: PER CODE REGULATIONS
 OWNER OF RECORD: JANET M HOLSKA
 1 6933 CRESTVIEW DRIVE
 GROVER, MO 63040

THIS SITE IS IN THE FOLLOWING DISTRICT: MISSOURI RIVER WATERSHED
 MONARCH FIRE PROTECTION DISTRICT
 ROCKWOOD SCHOOL DISTRICT
 METROPOLITAN ST LOUIS SEWER DISTRICT

THIS SITE IS IN THE FOLLOWING UTILITY AREAS: MISSOURI AMERICAN WATER COMPANY
 LALEDE GAS COMPANY
 AMEREN MISSOURI
 CHARTER COMMUNICATIONS
 AT&T

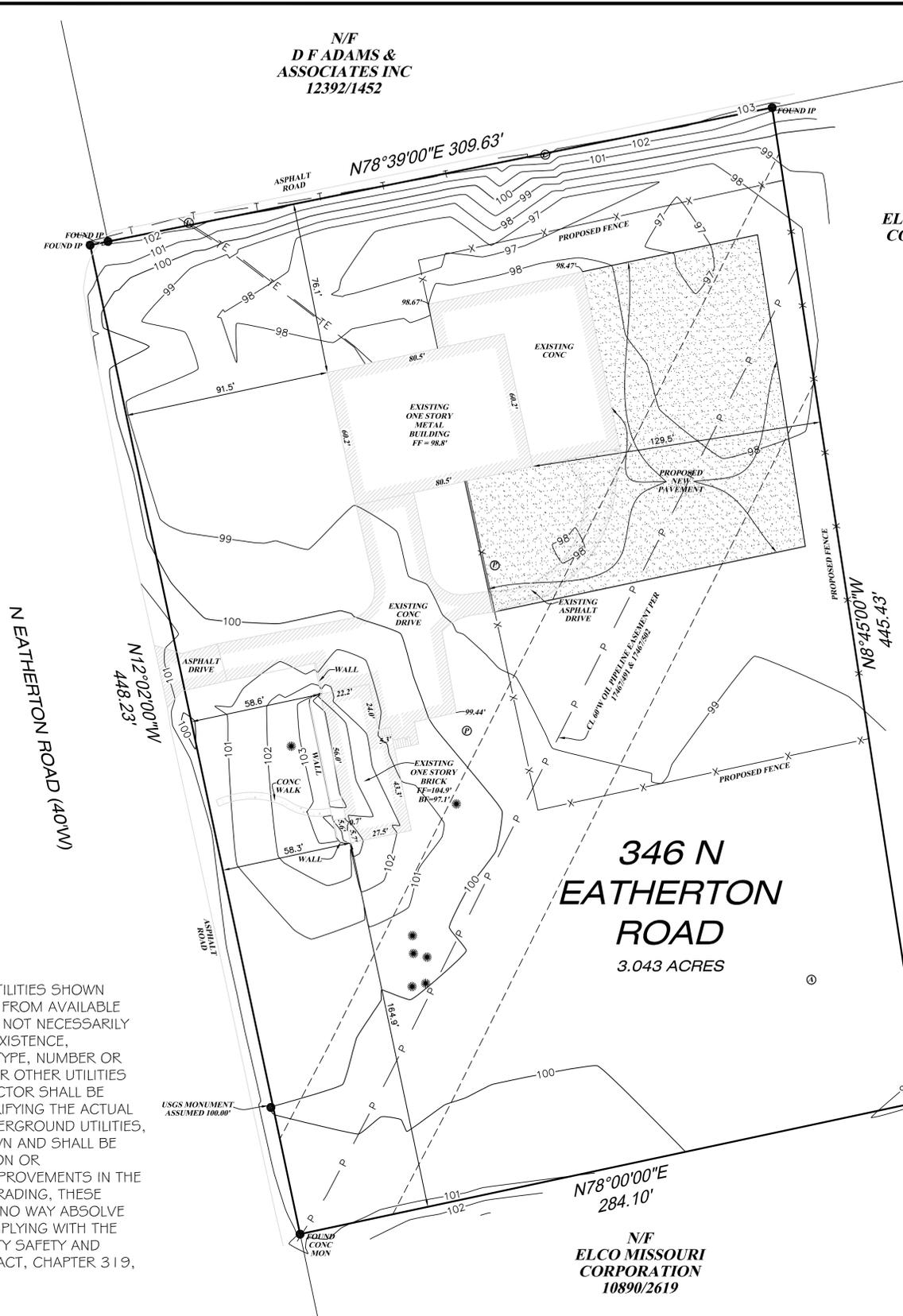
GRADING SHALL BE PER THE CITY OF CHESTERFIELD STANDARDS
 GRADING AND DRAINAGE SHALL BE PER CITY OF CHESTERFIELD AND MISO STANDARDS
 ALL EXISTING EASEMENTS HAVE BEEN INDICATED ON THE PLAN
 SLOPE SHALL NOT EXCEED 3 TO 1 SLOPE UNLESS SUPPORTED BY GEOTECHNICAL REPORT
 ALL EXISTING TREES TO REMAIN
 STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT, SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS
 THE UNDERGROUND UTILITIES SHOWN HEREIN 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 SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING, THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO

THIS PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS, IN THE PREPARATION OF THIS PLAN, NO GRADING BALANCES HAVE BEEN DONE AND THIS PRELIMINARY DEVELOPMENT PLAN IS SUBJECT TO THAT WHICH A MORE DETAILED EVACUATION MAY INDICATE. SOILS AND SUBSURFACE INFORMATION HAVE NOT BEEN AVAILABLE AND HENCE NOT TAKEN INTO ACCOUNT. ZONING DENSITY IS ASSUMED. THE LOCATION, CAPACITY AND AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT VERIFICATION. ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY FOR THE ACCURACY OF AFORESAID MATTER FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE NORTHWEST CORNER OF A TRACT OF LAND OWNED BY ELCO MISSOURI CORPORATION AND RECORDED IN DEED BOOK 10890, PAGE 2619 OF THE ST LOUIS COUNTY RECORDS, AND THE EASTERN RIGHT OF LINE OF NORTH EATHERTON ROAD (40W); THENCE NORTH ALONG SAID RIGHT OF WAY LINE NORTH 12 DEGREES 20 MINUTES 00 SECONDS WEST 448.23 FEET TO AN IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY NORTH 78 DEGREES 39 MINUTES 00 SECONDS EAST 309.43 FEET TO AN IRON PIPE; THENCE SOUTH 05 DEGREES 45 MINUTES 00 SECONDS WEST 445.43 FEET TO AN IRON PIPE; THENCE SOUTH 78 DEGREES 00 MINUTES 00 SECONDS WEST 284.10 FEET TO THE POINT OF BEGINNING, CONTAINING 3.043 ACRES

TODD L. DWYER
 MISSOURI P.L.S. #2656
 THD DESIGN GROUP, INC

NOTE 9 PAGE 5 OF APPLICATION:
 THERE IS NO PROPOSED BUILDING AND EXISTING INGRESS/EGRESS TO REMAIN WITH NO ADDITIONAL INGRESS/EGRESS BEING ADDED



**346 N
EATHERTON
ROAD**
3.043 ACRES

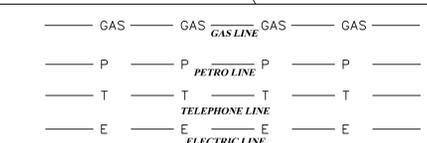
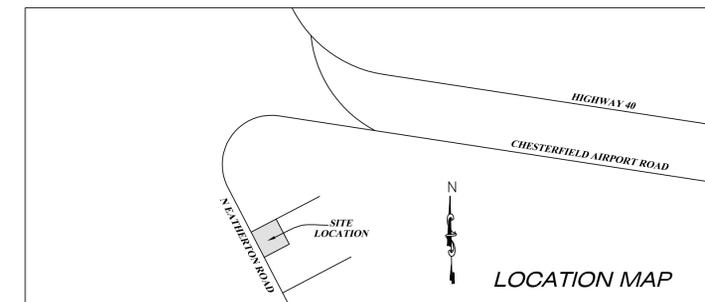
N/F
ELCO MISSOURI
CORPORATION
10890/2619

N/F
ELCO MISSOURI
CORPORATION
10890/2619

THE UNDERGROUND UTILITIES SHOWN HEREIN 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 SHALL BE LOCATED IN EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING, THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO

**CALL MISSOURI ONE CALL
SYSTEMS INC TWO FULL
WORKING DAYS IN ADVANCE
OF STARTING WORK.**

**MISSOURI ONE-CALL
1-800-344-7483**

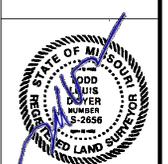


LEGEND

NO: 13-0236	DATE: 03/21/13	DRAWN BY: BWS
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THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
 COPYRIGHT 2011
 251 CHESTERFIELD INDUSTRIAL BLVD, CHESTERFIELD, MO 63005
 TEL: 636-294-2972
 FAX: 636-294-3027
 WEB: THDESIGNGROUP.COM

**PRELIMINARY DEVELOPMENT PLAN
A TRACT OF LAND IN U.S. SURVEY 362, TOWNSHIP 45
NORTH, RANGE 3 EAST,
A TRACT OF LAND RECORDED IN
TITLE BOOK 336 PAGE 72
ST LOUIS COUNTY, MISSOURI**



TODD L. DWYER
 MISSOURI P.L.S. #2656
 THD DESIGN GROUP, INC

