

Planning Commission Public Hearing Report

- Meeting Date:** November 13, 2019
- From:** Annisa Kumerow, Planner **AK**
- Location:** A 2.05 acre tract of land located on the east side of North Eatherton Road south of its intersection with Wardenburg Road
- Petition:** **P.Z. 11-2019 318 N. Eatherton:** A change in zoning from “NU” Non-Urban District and “PI” Planned Industrial District to create a new “PI” Planned Industrial District at 318 N. Eatherton Road and a portion of 340 N. Eatherton Road.
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SUMMARY

John Follmer, with Follmer Real Estate, LLC, is requesting a zoning map amendment to a new “PI” Planned Industrial District for a total of 2.05 acres of land, consisting of a 1.05 acre parcel which is zoned “PI” Planned Industrial District and a 1.00 acre tract of land which is currently zoned “NU” Non-Urban District. The subject site is located east of North Eatherton Road, south of its intersection with Wardenburg Road. The new “PI” Planned Industrial District would allow for the development of a 5,400 square foot storage building, trash enclosures, and material storage bins on the site. A Public Hearing was held on October 28, 2019, and there were no issues raised by the Planning Commission pertaining to this petition.



Figure 1: Aerial of subject site

HISTORY OF SUBJECT SITE

The two properties comprising the subject site were originally zoned “NU” Non-Urban District by St. Louis County prior to the City’s incorporation. In 2012, the City of Chesterfield approved Ordinance 2705, which rezoned the 1.05 acres of 318 North Eatherton from “NU” Non-Urban District to “PI” Planned Industrial District. A Site Development Plan was approved on June 18th, 2018 for the portion of the subject site consisting of 318 North Eatherton Road.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

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

Direction	Zoning	Land Use
North	“NU” Non-Urban District	Agricultural/Undeveloped
East	“NU” Non-Urban District	Agricultural/Undeveloped
South	“M-3” Planned Industrial District	Agricultural/Undeveloped
West	City of Wildwood	

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use plan indicates this parcel is within the “Industrial Low Intensity” land use designation which includes land uses of manufacturing & assembly as well as warehousing and distribution.

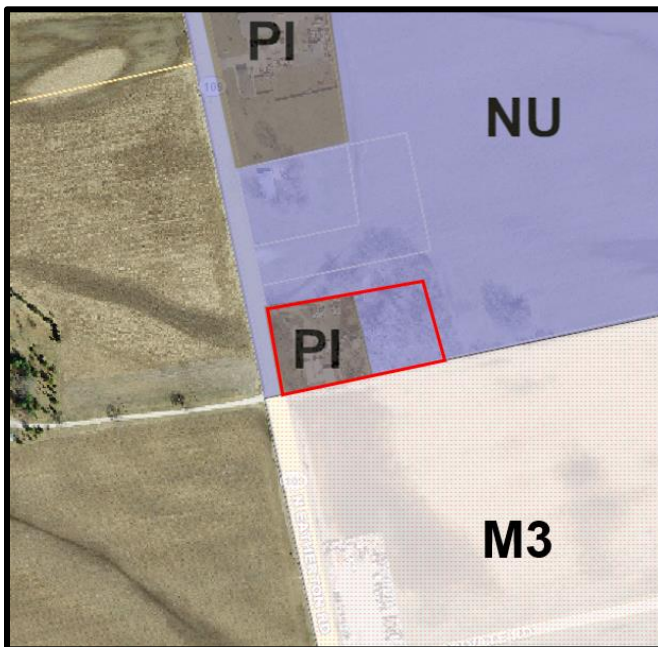


Figure 2: Zoning Map



Figure 3: Future Land Use Plan

The proposed uses in this request are identical to the permitted uses contained in Ordinance 2705, which currently governs the 318 North Eatherton portion of the subject site. The proposed uses in this request would comply with the Land Use Plan.

Additionally, a number of Plan Policies are applicable to this request. The following items identify the applicable plan policies and the staff analysis follows in italics:

3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry - Regional retail and low-intensity industrial developments should be located in Chesterfield Valley. These include mixed-use office/retail-planned developments, low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses. Specifically, low-intensity industrial use is encouraged west of Long Road.

6.0 Low-Intensity Industrial – Low-intensity industrial development should be limited to Chesterfield Valley, including low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses.

The uses proposed as part of this request include cultivation and sale of plant crops as well as storage of contractors' equipment, materials, and supplies. The proposed uses are compatible with the "Industrial Low Intensity" land use designation and the subject site is located west of Long Road.

ISSUES

A Public Hearing was held on October 28, 2019, and there were no issues raised by the Planning Commission pertaining to this petition.

STAFF ANALYSIS

The applicant has petitioned for a change in zoning of the subject property to the "PI" Planned Industrial District. The current permitted uses per Ordinance 2705 are "cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses" as well as storage of contractors' equipment, materials, and supplies". The Petitioner is requesting that the permitted uses per Ordinance 2705 be carried into the ordinance for the new "PI" Planned Industrial District.

Preliminary Development Plan

A zoning map amendment to a planned zoning district, such as "PI" Planned Industrial District, requires a Preliminary Development Plan which has been included in the Planning Commission's packet. Some elements of the proposal include, but aren't limited to:

- A single story garage and storage building proposed for industrial uses;
- A trash enclosure and two material storage bins;
- Landscape buffer frontage along Eartherton Road;
- Stormwater management provisions in accordance with City requirements for the Valley; and
- Parking area along the northern side of the subject site.

Attached please find a copy of the draft Attachment A, Tree Stand Delineation, and Preliminary Development Plan.

This petition has met all filing requirements and procedures of the City of Chesterfield. Staff recommends action from Planning Commission on the change of zoning request and proposed conditions in the Attachment A.

Attachments

1. Attachment A
2. Narrative Statement
3. Preliminary Development Plan
4. Tree Stand Delineation

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PI” Planned Industrial District shall be:
 - a. Cultivation and sale of plant crops, commercial vegetable and flower gardening as well as plant nurseries and greenhouses;
 - b. Yard for storage of contractors’ equipment, materials, and supplies.
2. The above uses in this “PI” Planned Industrial District shall be restricted as follows:
 - a. All areas used for outdoor storage will be screened as approved by the Planning Commission.
3. Hours of Operation.
 - a. Hours of operation for this “PI” Planned Industrial District shall not be restricted.

B. FLOOR AREA, HEIGHT, AND BUILDING REQUIREMENTS

1. Floor Area
 - a. Total building floor area shall not exceed 25,000 square feet.
2. Height
 - a. The maximum height of the building, exclusive of roof screening, shall not exceed thirty-five (35) feet.
3. Building Requirements
 - a. A minimum of thirty-five percent (35%) open space is required for this development.
 - b. This development shall have a maximum F.A.R. of .55.

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 boundary of the “PI” Planned Industrial District.
- c. Ten (10) feet from the eastern boundary of the “PI” Planned Industrial District.
- d. Ten (10) feet from the southern boundary 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. Zero (0) feet from the northern boundary of the “PI” Planned Industrial District.
- c. Ten (10) feet from the eastern boundary of the “PI” Planned Industrial District.
- d. Ten (10) feet from the southern boundary 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. 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.

- c. No construction related parking shall be permitted within right of way of North Eatherton Road or on any other existing roadways. All construction related parking shall be confined to the development.

E. LANDSCAPE AND TREE REQUIREMENTS

The development 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. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield and the St. Louis County Department of Transportation for sight distance considerations 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 development 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. Access to this development from Eatherton Road shall be via one commercial entrance, as shown on the Preliminary Plan, located to provide required sight distance and constructed to St. Louis County standards as directed by the City of Chesterfield and St. Louis County Department of Transportation

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. 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.
2. Improve Eatherton Road to a sixty (60) foot right-of-way and a thirty-eight (38) width pavement with seven (7) foot shoulders with required tapers and including all storm drainage facilities as directed by the St. Louis County Department of Transportation.
3. 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 St. Louis County Department of Transportation.
4. A five (5) foot wide sidewalk shall be installed along the Eatherton Road frontage. The sidewalk shall be located within a six (6) foot wide easement as directed by the City of Chesterfield. Said sidewalk and easement shall allow for public access across the site and the sidewalk shall be maintained by the property owner. All pedestrian facilities shall adhere to the 2010 ADA Standards for Accessible Design or most current, specifically regarding the site arrival points. Internal sidewalks shall connect to frontage pedestrian access.
5. The developer is advised that utility companies will require compensation for relocation of their facilities with 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.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield. 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, as long as the density of the proposed development falls within the parameters of the City's traffic model. Should the density be other than the density assumed

in the model, regional issues shall be addressed as directed by the City of Chesterfield.

L. POWER OF REVIEW

The development shall adhere to the Power of Review Requirements of the City of Chesterfield Code.

M. STORM WATER

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.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities 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(s).
3. The Chesterfield Valley Master Storm Water Plan indicates a twenty (20) foot wide flat bottom ditch with four (4) foot horizontal to one (1) foot vertical side slopes shall be constructed for 100 feet along the west property line (Eatherton Road frontage). The channel is to begin at the southwest corner of the property and extend 100 feet to the north along Eatherton Road. The developer shall be responsible for construction of the required storm water improvements and coordination with the owners of the properties affected by construction of the required improvements. In the event that the ultimate required improvements cannot be constructed concurrently with this development, the developer shall provide interim drainage facilities and establish sufficient escrows as guarantee of future construction of the required improvements, including removal of interim facilities. Interim facilities shall be sized to handle runoff from the 100-year, 24-hour storm event as produced by the Master Storm Water Plan model. The interim facilities shall provide positive drainage and may include a temporary pump station, if necessary. Interim facilities shall be removed promptly after the permanent storm water improvements are constructed. The developer may elect to propose alternate geometry, size and/or type of storm water improvements that are functionally equivalent to the required improvements. Functional equivalence is said to be achieved when, as determined by the Public Works Director, the alternate proposal provides the same hydraulic function, connectivity, and

system-wide benefits without adversely affecting any of the following: water surface profiles at any location outside the development; future capital expenditures; maintenance obligations; equipment needs; frequency of maintenance; and probability of malfunction. The City will consider, but is not obligated to accept, the developer's alternate plans. If the Public Works Director determines that the developer's proposal may be functionally equivalent to the Chesterfield Valley Master Storm Water Plan improvements, hydraulic routing calculations will be performed to make a final determination of functional equivalence. The Public Works Director will consider the developer's proposal, but is not obligated to have the hydraulic analysis performed if any of the other criteria regarding functional equivalence will not be met. The hydraulic routing calculations regarding functional equivalence may be formed by a consultant retained by the City of Chesterfield. The developer shall be responsible for all costs related to consideration of an alternate proposal, which shall include any costs related to work performed by the consultant.

4. Provide a Chesterfield Valley Storm Water Easement along the west property line (Eatherton Road frontage) to accommodate the future construction of the Chesterfield Valley Master Storm Water Plan channel in that area, and depict the channel on the Site Development Plan and Improvement Plan(s). Maintenance of the required channel shall be the responsibility of the property owner.
5. All Chesterfield Valley Master Storm Water Plan improvements shall be operational prior to the paving of any driveways or parking areas.

N. SANITARY SEWER

Sanitary sewers shall be as approved by the City of Chesterfield and the Metropolitan St. Louis Sewer District.

O. 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.

P. MISCELLANEOUS

1. All utilities will be installed underground.
2. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. 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 City of Chesterfield. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF 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 with eighteen (18) months of the date of approval of the change of zoning by the City.
- 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.

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.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. 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 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 a 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.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. 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.

A. ROADS

1. The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer’s contribution to this fund shall be computed based on the following:

Type of Development

Required Contribution

General Retail	\$2,319.85/parking space
General Office	\$773.24/parking space
Loading Space	\$3,796.14/parking space

(Parking Space as required by the site-specific ordinance.)

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

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.

Credits for roadway improvements required will be awarded as directed by the Saint Louis County Department of Transportation. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or the Saint Louis County Department of Transportation

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

2. 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.
3. Road Improvement Traffic Generation Assessment contributions shall be deposited with Saint Louis County Department of Transportation. The deposit shall be made prior to the issuance of a Special Use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to Treasurer, Saint Louis County.
4. The amount of all required contributions, if not submitted by January 1, 2020, shall be adjusted on that date and on the first January in each succeeding year thereafter in accordance with the construction cost

index as determined by the Saint Louis County Department of Transportation.

5. 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 Transportation to guarantee completion of the required roadway improvements.

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 \$933.02 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 Transportation. The deposit shall be made before Saint Louis County approval of the Site Development Plan or Concept Plan unless otherwise directed by the Saint Louis County Department of Transportation. Funds shall be payable to Treasurer, Saint Louis County.

C. STORM WATER

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 Lewis Sewer District. The amount of the storm water contribution will be computed based on \$2,960.28 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 Transportation. The deposit shall be made prior to the issuance of a Special use Permit (S.U.P.) by Saint Louis County Department of Transportation or prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to 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 Saint Louis Sewer District as required by the District.

VI.RECORDING

Within sixty (60) days of approval of any Site Development Plan by the Planning Commission, the approved plan shall be recorded with the St. Louis County Recorder of Deeds.

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.

John Follmer
Follmer Real Estate, LLC
2584 Forst Dr
OFallon, MO 63368

September 30, 2019



Annisa Kumerow
Planner
690 Chesterfield Parkway West
Chesterfield, Missouri 63017

Dear Annisa:

We are proposing a one story garage / storage Building 5400 sf +/- with associated parking, trash enclosure & material storage bins the current zoning on 318 N Eatherton is "PI" ordinance # 2705 the approximate 1 acre on 340 N Eatherton will be amended into the "PI" ordinance with the same allowable uses. There is one single access drive for the 2.052 acre site.

Sincerely,

J Follmer
9/30/19

John Follmer
Member
Follmer Real Estate, LLC

A TRACT OF LAND BEING IN U.S. SURVEY 362, TOWNSHIP 45 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND SPINDLE AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO FOLLMER REAL ESTATE BY DEED BOOK 21860 PAGE 3033 IN THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD, VARIABLE WIDTH, THENCE NORTH 78 DEGREES 02 MINUTES 53 SECONDS EAST, 405.48 FEET, THENCE SOUTH 11 DEGREES 57 MINUTES 07 SECONDS EAST, 220.15 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY BY DEED BOOK 8887 PAGE 2392; THENCE SOUTH 77 DEGREES 58 MINUTES 08 SECONDS WEST ALONG THE NORTH LINE OF SAID ST. LOUIS COUNTY TRACT, 405.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID EATHERTON ROAD; THENCE NORTH 11 DEGREES 57 MINUTES 07 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF EATHERTON ROAD, 220.71 FEET TO THE POINT OF BEGINNING. CONTAINING 89,379 SQUARE FEET OR 2.052 ACRES, MORE OR LESS.

STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.

THE LOCATION OF STORM SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.

GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS

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 EVALUATION 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 THE AFORESAID MATTERS FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

TIMOTHY J. MEYER, P.E.
 PROFESSIONAL ENGINEER
 NUMBER E-24665
 STATE OF MISSOURI

ERIC J. KIRBY, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 NUMBER P.S. #2005000074
 STATE OF MISSOURI

ST. LOUIS COUNTY BENCHMARK: ELEV = 461.10

STANDARD ALUMINUM DISK STAMPED SL-41 1990 DISK IS SET ALONG THE EAST SIDE OF EATHERTON ROAD JUST NORTH OF THE SHELL PIPELINE MARKER, 10' EAST OF THE CENTERLINE OF EATHERTON AND 50' NORTH OF THE EAST PIPELINE MARKER APPROXIMATELY 1.1 MILE SOUTH OF THE INTERSECTION OF OLIVE STREET ROAD AND EATHERTON ROAD. (#430 EATHERTON)

MISSOURI AMERICAN WATER COMPANY
 LACLEDE GAS COMPANY
 CHARTER COMMUNICATION
 AMEREN
 AT&T

MISSOURI RIVER WATERSHED
 MONARCH FIRE PROTECTION DISTRICT
 ROCKWOOD SCHOOL DISTRICT
 METROPOLITAN SEWER DISTRICT

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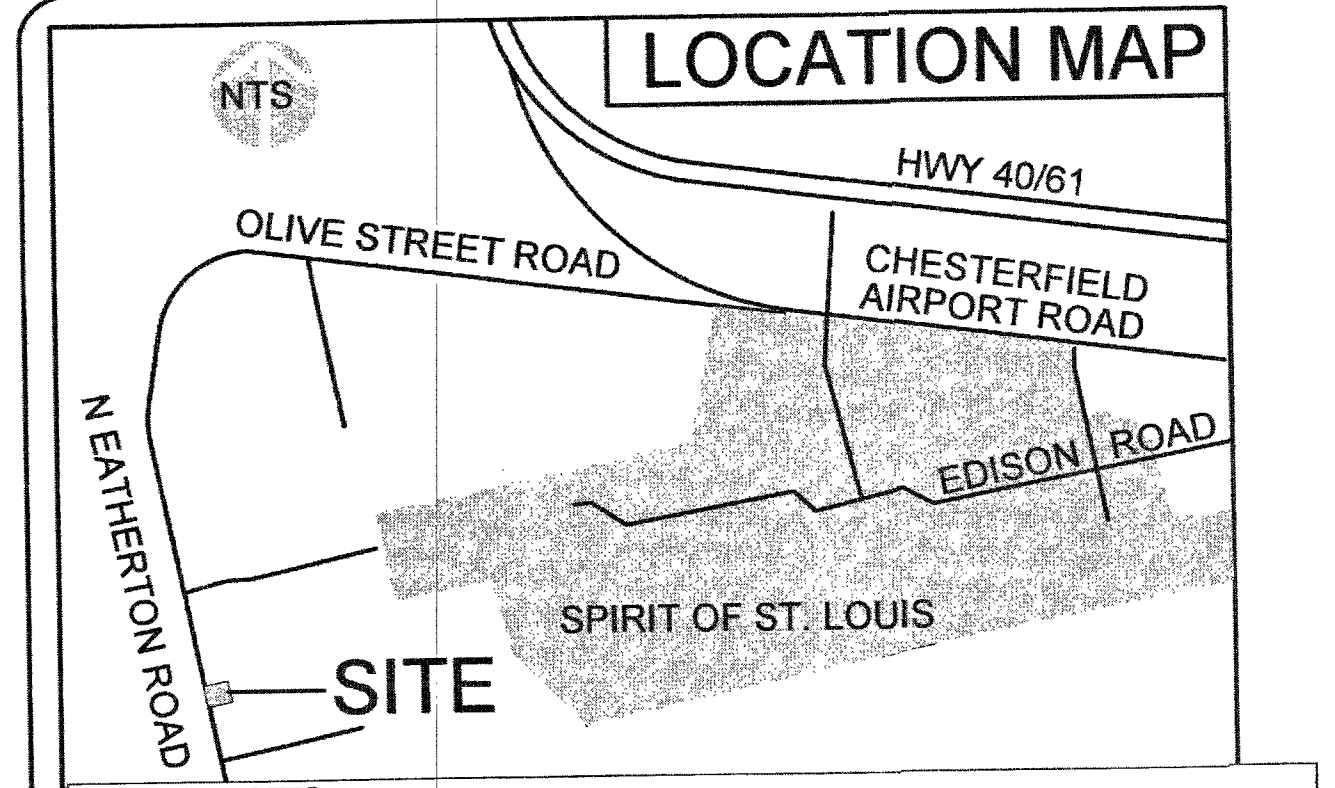
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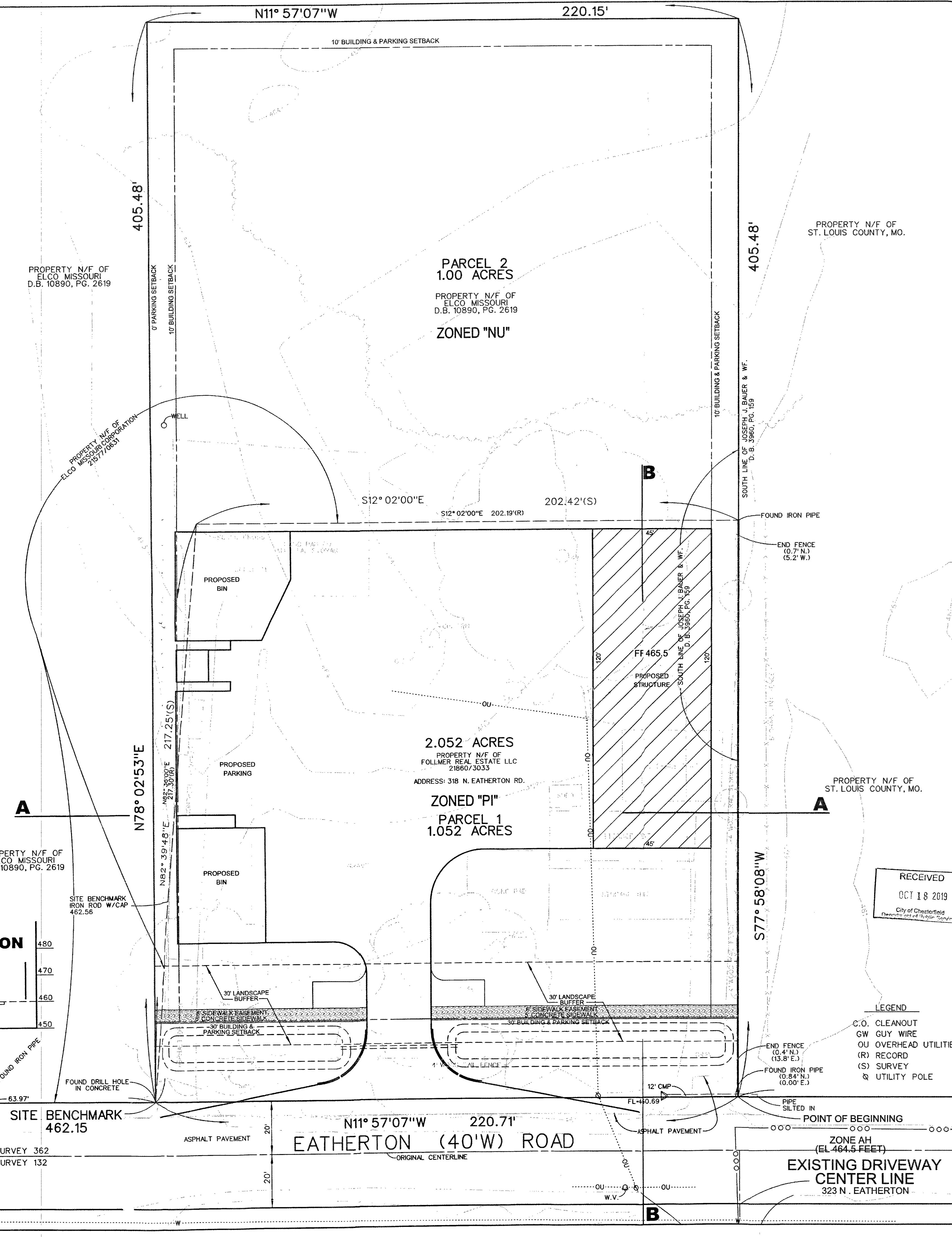
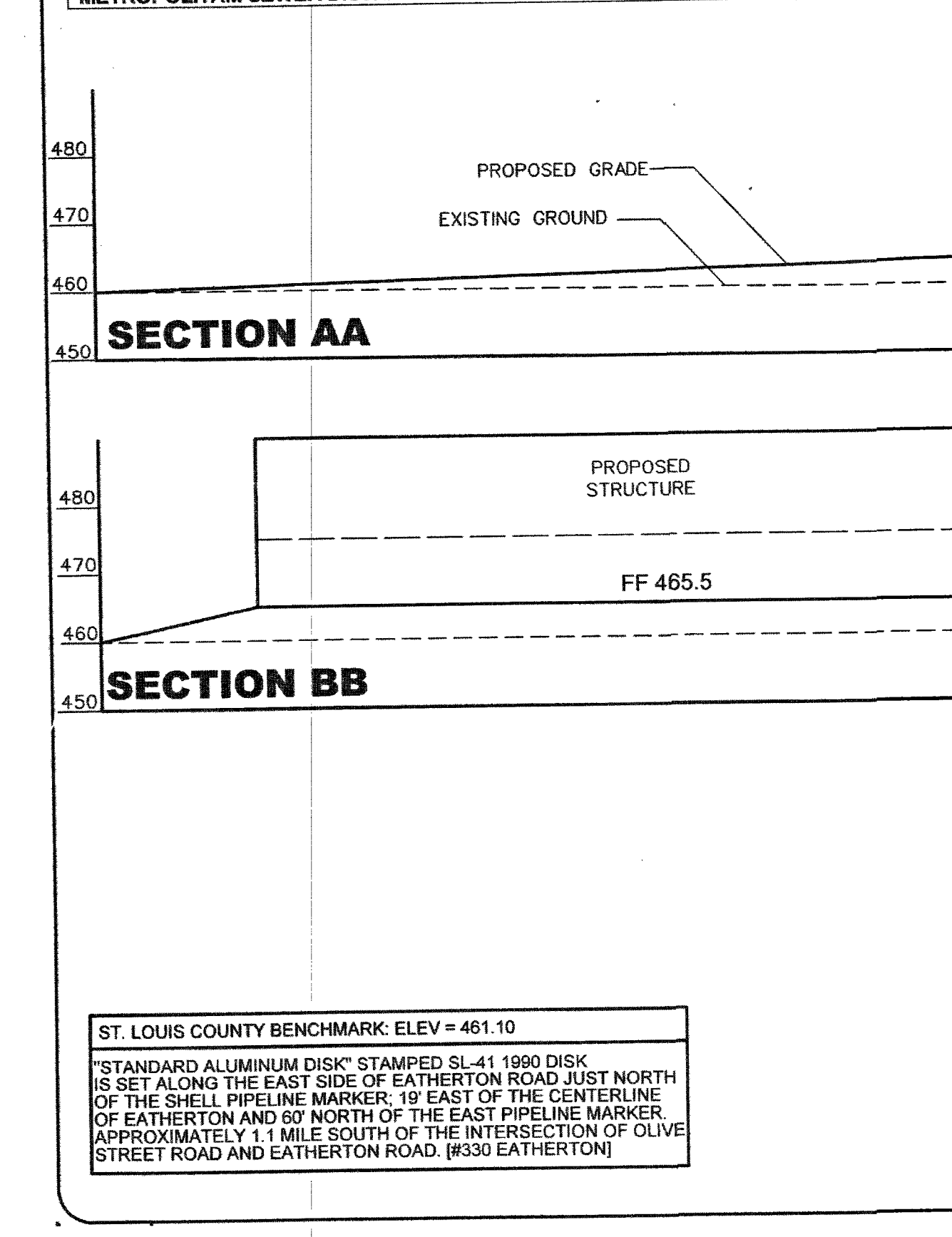
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PROJECT NOTES:			
AREA OF SITE:	2.052 AC	PARCEL 1 - 1.052 AC	PARCEL 2 - 1.0 AC
LOCATOR NO:	18W 43 0080	18W410026	
SITE ADDRESS:	18W 43 0080 340 N EATHERTON RD. CHESTERFIELD, MO. 63017	18W410026 318 N EATHERTON RD. CHESTERFIELD, MO. 63017	
PREPARED FOR:	JOHN FOLLMER 2584 FORST DRIVE OFALLON, MO 63368 - 314.568.4696		
OWNER OF RECORD:	ELCO MISSOURI CORPORATION 240 CHESTERFIELD IND BLVD, CHESTERFIELD MO. 63005		
PREPARED BY:	 incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX		
EXISTING ZONING:	"NU" NON URBAN & "PI" PLANNED INDUSTRIAL ORD: 2705		
PROPOSED ZONING:	"PI" PLANNED INDUSTRIAL AMEND - ORD: 2705		
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. PER ZONING CODE REGULATIONS		
PARKING	PER ZONING CODE REGULATIONS		
SETBACKS AS ESTABLISHED IN ORD:2705	30' FRONT PARKING & BUILDING 10' SIDE & REAR PARKING & BUILDING 0' NORTHERN PARKING SETBACK		
MAXIMUM HEIGHT:	35' MAXIMUM HEIGHT		
THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:			
MISSOURI AMERICAN WATER COMPANY LACLEDE GAS COMPANY CHARTER COMMUNICATION AMEREN AT&T			
THIS SITE IS IN THE FOLLOWING DISTRICTS:			
MISSOURI RIVER WATERSHED MONARCH FIRE PROTECTION DISTRICT ROCKWOOD SCHOOL DISTRICT METROPOLITAN SEWER DISTRICT			



VOLZ
 Incorporated
 10849 INDIAN HEAD INDL. BLVD
 ST. LOUIS, MISSOURI 63132
 314.426.6212 MAIN
 314.890.1250 FAX

JOHN FOLLMER
 2584 FORST DRIVE
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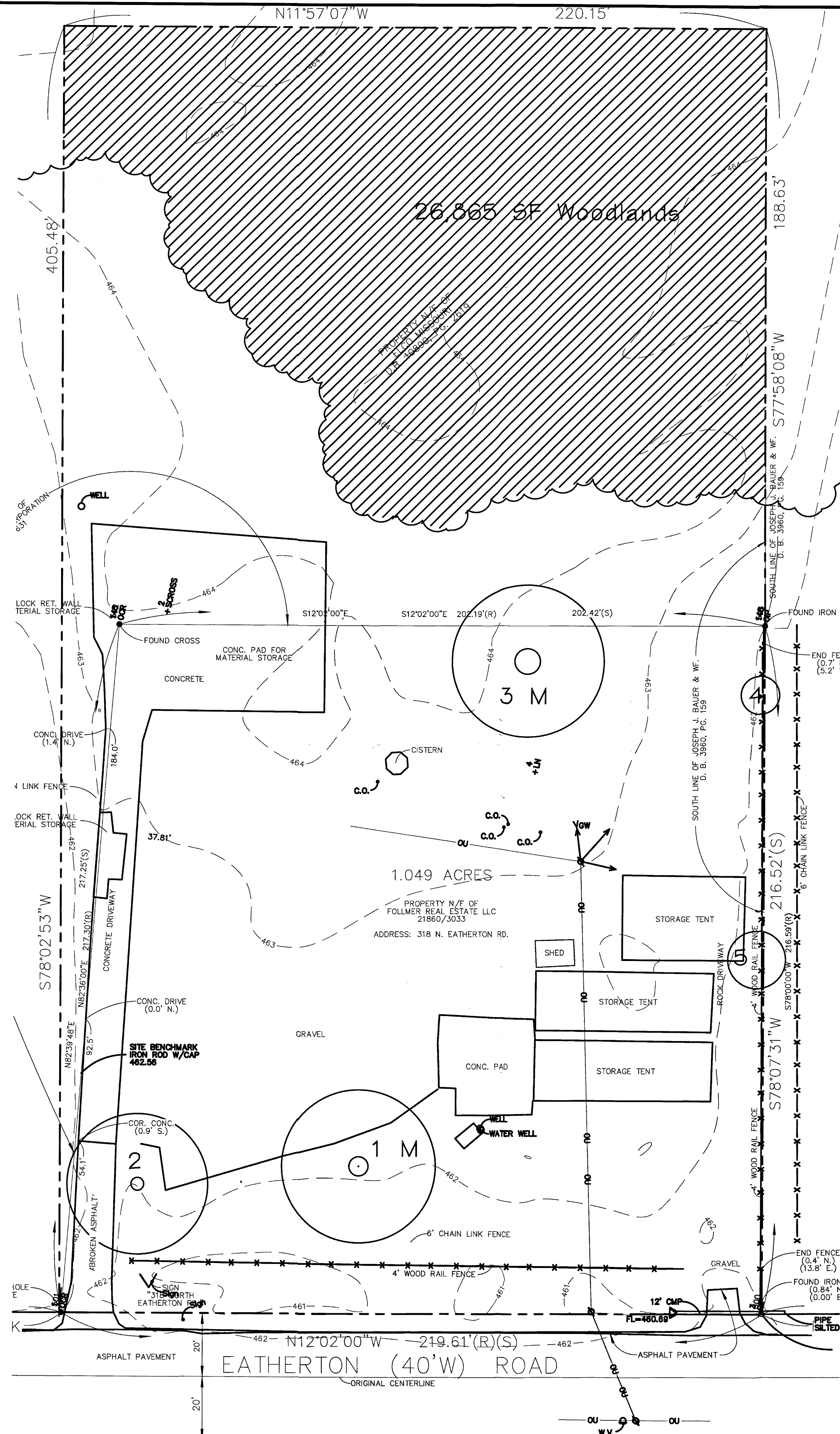
318 N. EATHERTON ROAD
 A TRACT OF LAND IN U.S. SURVEY 362
 TOWNSHIP 45 NORTH - RANGE 3 EAST
 ST. LOUIS COUNTY, MISSOURI

RECEIVED
 OCT 18 2019
 City of Chesterfield
 Department of Public Services

LEGEND
 C.O. CLEANOUT
 GW GUY WIRE
 OU OVERHEAD UTILITIES
 (R) RECORD
 (S) SURVEY
 (U) UTILITY POLE

RECEIVED 09/22/2019
 PREPARED 09/22/2019

BASE MAP: 18W
 LOCATOR NUMBER: 18W410026
 VOLZ JOB# 20448
 FILE# CAD20405-2049920448 (Planning) (PDP) 20448 Bas 3/19



Tree Stand Delineation
SCALE 1" = 20'-0"

26,865 SF Woodlands

1.049 ACRES

EATHERTON (40' W) ROAD

INDIVIDUAL TREE LIST

318 N. Eatherton RD					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comments
1	Silver Maple	36	1,808	3	Monarch, 4 stems
2	Silver Maple	36	1,520	1	In Decline
3	Silver Maple	48	1,809	3	Monarch, 3 stems
4	Hackberry	7	113	3	Monarch, 4 stems
5	Silver Maple	7	254	3	
Total			5,504		

Revised Tree Stand Delineation Narrative
August 2, 2019
The overall subject Lot comprises a total of 2.05 Ac and has a total of 0.15 AC of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

The woodland area canopy is comprised of Silver Maple, Cottonwood, Hackberry, and Mulberry. The size ranges from 6-40" DBH. The understory is primarily Boxelder of 2-4" DBH. The Silver Maple all have poor form with multi-stem with low crotch unions. There are no Monarch trees as none met two or more of the criteria for the designation.

The balance of the tree canopy is made up of individual trees.

RATING: 1=Poor Quality
3=Average Quality
5=Excellent Quality

No state champion or rare trees were found on the site.

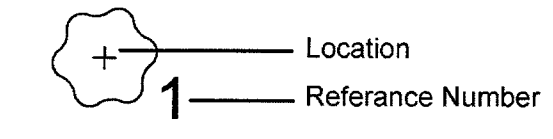
TREE CANOPY: = 0.61 AC. (26,865 SQ. FT.)
WOODLAND AREA = 0.13 AC. (5,504 SQ. FT.)
INDIVIDUAL TREES TOTAL = 0.74 AC. (32,369 SQ. FT.)

Tree Stand Delineation Plan Prepared Under Direction of Colleen Baum Certified Arborist MW-47777-A

Colleen L. Baum

Base Map Provided by: Volz Engineering, Inc.

LEGEND



Douglas A. DeLong, Landscape Architect LA-81

Consultants:

318 N. Eatherton Road
Chesterfield, Mo.

John Follmer

Revisions:

Date	Description	No.

Drawn: DAD
Checked: BAD

eLong
andscape Architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

Sheet Title: Tree Stand Delineation

Sheet No: TSD-1

Date: 8/2/2019
Job #: 158.002