



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

### **Architectural Review Board Staff Report**

Meeting Date: November 18, 2021

From: Chris Dietz, Planner

**Location:** 16801 N. Outer 40 Rd.

**Description:** Chesterfield Valley Nursery SDP: A Site Development Plan, Landscape Plan,

Architectural Elevations and Architectural Statement of Design for a 54.97-acre tract of land located along the north side of North Outer 40 Road and east of

Boone's Crossing (17T620041).

#### **PROPOSAL SUMMARY**

Volz Inc., on behalf of Chesterfield Valley Nursery, has submitted a Site Development Plan, Landscape Plan, Architectural Elevations and Architectural Statement of Design for an existing Nursery and sales room use located on the east end of Chesterfield Valley. Though several improvements currently exist onsite today, a Site Development Plan has never been formally approved for this site by the City. This Site Development Plan has been submitted to secure an approved plan for the site, request additional structures, and partially abate a Notice of Violation previously issued by the City for this property in January of 2020. A copy of this Notice of Violation is attached to this report.



Figure 1: Subject Site Aerial

#### **HISTORY OF SUBJECT SITE**

Pre-1988—Subject site is zoned "NU"—Non-Urban.

1991—Planning Commission approves a Freestanding Monument for Chesterfield Valley Nursery.

#### 2008-

- A 10.4-acre portion in the northwest corner of the site was rezoned from "NU" Non-Urban to "AG"—Agricultural District.
- A Conditional Use Permit (CUP #30) was approved that same year, allowing the use of salesroom in conjunction with the nursery.
- A Site Development Plan also submitted this year and even reviewed by the ARB to allow for the new sales room and the expansion of an existing storage shed, but was never approved due to the applicant's inactivity prior to Planning Commission review.
- 2015—Another Site Development Plan is submitted and again deemed inactive without ever being approved.

2020—Notice of Violation letter issued for multiple code violations pertaining to development onsite.

In summary, several improvements have occurred onsite over the years, but a Site Development Plan reflecting these improvements has never been approved by the City of Chesterfield.

#### **STAFF ANALYSIS**

#### **Existing Conditions**

Though a Site Development Plan has never been approved, several improvements existing on the site have been added over the years. There is also a single-family home located on the northeast corner of the site that existed prior to the rezoning of the site in 2008. The figure below shows buildings, landscape growing areas, material stockpiling areas and parking areas—none of which have ever been approved:



Figure 2: Aerial (2007)

Over the years, additional structures have been added, and nursery operations have expanded south beyond the access drive into the site, as shown on the aerial from 2020 below:

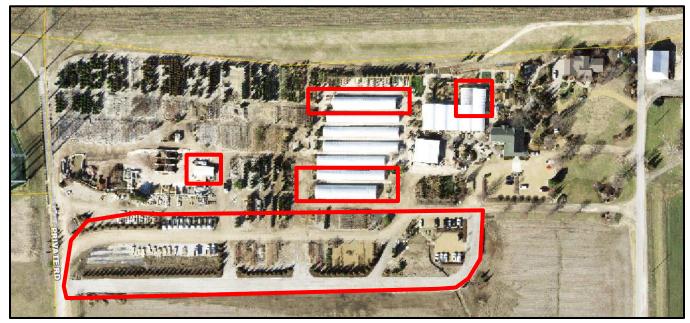


Figure 3: Aerial (2020)

#### Request

The applicant has submitted a Site Development Plan to bring these previous improvements into compliance with an approved plan, while also proposing new buildings not yet constructed onsite. These new buildings include an addition to the existing office on the eastern side of the site, a building

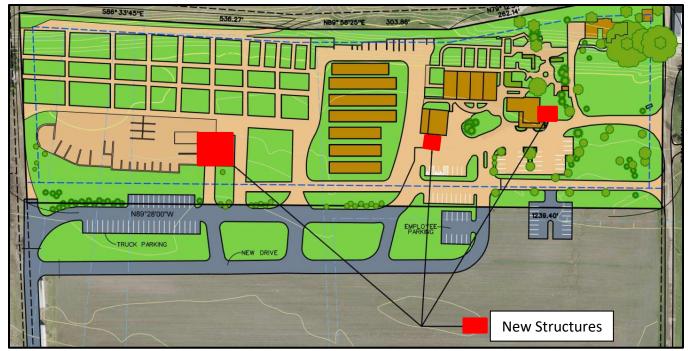


Figure 4: Color Site Plan

expansion to an existing utility building west of the office, and a new storage shed on the western end of the property.

The remainder of this report will compare the proposed Site Development Plan to the provisions of the Unified Development Code's Architectural Review Design Standards.

#### **Chesterfield Valley Development Requirements**

The Unified Development Code details criteria for development within Chesterfield Valley. These criteria, as they pertain specifically to this development, are listed in the table below:

Facades	Utilize architectural elements from the front facade on the side and rear of the structure.
	• Utilize accent lighting and avoid flood lighting for facades of buildings facing I-64/US 40.
	• Screen trash enclosures and construct with materials consistent to the building.
Storage	• Screen outdoor storage of goods, equipment or automobiles for sale or service from 1-64/US 40.
Utilities	Install all new and existing site utilities underground.
Parking	• Locate parking primarily to the side or rear of any building facade facing I-64/US 40 or along North Outer 40.
	• Screen loading areas and construct with material consistent to the building.

Table 1: Chesterfield Valley Design Requirements

#### **UDC Architectural Review Design Standards**

The Unified Development Code's Architectural Review Design Standards are broken down into two (2) areas of review: Site Design and Building Design. The remainder of this report will detail how the proposal aligns with these standards.

#### **General Requirements for Site Design**

The Unified Development Code details both desirable and undesirable practices for Site Design, as shown in the table below:

Desirable Practices	Undesirable Practices
Provide safe pedestrian movement between elements	Site design that impairs or interferes with other properties or developments
Provide public plazas, courtyards, assembly areas, etc.	Excessive noise, lighting, glare
Incorporate scenic views, fountains, public art, etc., within outdoor spaces	Delivery zones, trash enclosures, storage areas, transformers and generators that are not screened and are visible by the public
Consider climate, solar angles, and outdoor activities when designing elements within outdoor spaces	Aboveground public utilities

Table 2: General Guidelines for Site Design

General Requirements for Site Design are further broken down into the following categories:

Site Relationships

Circulation and Access

Topography and Parking

Retaining Walls (Not applicable)

#### A. Site Relationships

The nursery abuts Top Golf to the east, the Monarch Levee to the north, undeveloped land to the east and Interstate 64 is located south of this site.

#### B. Circulation and Access

The site is accessed only from North Outer 40 Rd. by a single gravel drive into the site. Code requires that all parking and loading areas, including driveways, be paved. Exceptions can be made for both AG and NU districts if the City can approve an alternative dustproofing method. Gravel is not considered suitable dustproofing method as dust carries offsite onto adjacent properties. The Site Development Plan shows the gravel drive to remain in place in conjunction with this request.

#### C. Topography

The site is generally flat with the Monarch Levee running along the north property line.

#### **General Requirements for Building Design**

The UDC also includes specific site and building design criteria for commercial and industrial architecture, as well as shopping center and office complex uses, shown in Table 3 below:

	Access	Exterior Elements	Landscaping and Screening	Scale	Site Design
Commercial and Industrial Architecture	Locate service and loading areas away from public streets and out of the main circulation system and parking areas. Provide access for service vehicles, trash collection and storage areas from alleys when possible. If not possible, utilize the street with the least traffic volume and visual impact.	See Section 405.04.010(D), General Requirements For Building Design, of this Article.	Screen utility meters and surface transformer switching pads.	See Section 405.04.010(D), General Requirements For Building Design, of this Article.	Design and locate building equipment and utilities to minimize visibility from public streets, surface parking lots, and neighboring properties.

Table 3: UDC Commercial and Industrial Design Guidelines

General Requirements for building design are also broken down into the following categories:

- Scale
- Design
- Materials and Color

- Landscape Design and Screening
- Signage
- Lighting

#### A. Scale

The existing office and sales room building is a two-story, 4,328 square-foot building that was originally a single-family structure prior to being repurposed. The proposed office addition on the building would be an additional 500 square-foot in area. The existing utility storage building is roughly 1,728 sq. ft. and 15'0" tall with an additional 480 sq. ft. addition proposed on the south elevation. The proposed tool storage building on the west side of the property will be roughly 3,000 sq. ft. with a height of 15'0".

#### B. <u>Design</u>

The proposed office addition will feature a two-story design utilizing siding, glazing and pitched roofing to match that on the existing building. The utility building and proposed tool storage building are designed as enclosed pole barns with overhead doors and glazing on the north, south and east elevations. The addition to the utility building will feature a greenhouse design.

#### C. Material and Color

The existing office and salesroom building is comprised of tan vinyl siding, green shingled roofing and white trim—which will all be utilized on the proposed addition as well. The utility building and the proposed tool storage building are comprised of pre-fabricated metal siding (green) and roofing (white). The greenhouse addition to the existing utility building will be comprised of glass with metal framing.

#### D. Landscape Design and Screening

A landscape buffer is required along the south end of this development where the property abuts I-64 and North Outer 40 Rd. The Landscape Plan depicts a landscape buffer along the south side of the parking area and access drive into the site. Since the primary use on the site is a nursery, the inventory of trees and shrubs provides additional greenery throughout the site as well.

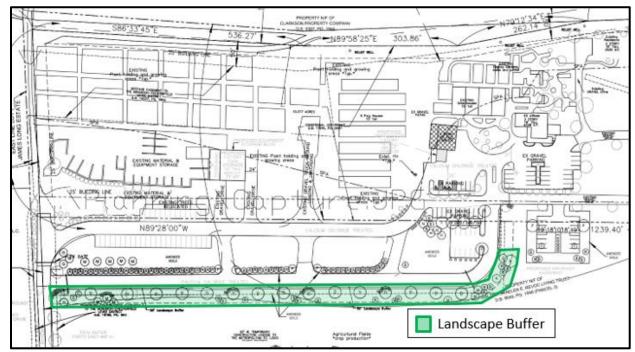


Figure 5: Landscape Plan

#### E. Lighting

The existing lighting found onsite consists of floodlighting on each of the buildings. The Architectural Review Design Standards specifically for Chesterfield Valley discourage the use of this type of fixture. However, these fixtures are found primarily on the interior of the site. No other lighting was proposed with this Site Development Plan.

#### F. Elevations



Figure 6: Office Elevations

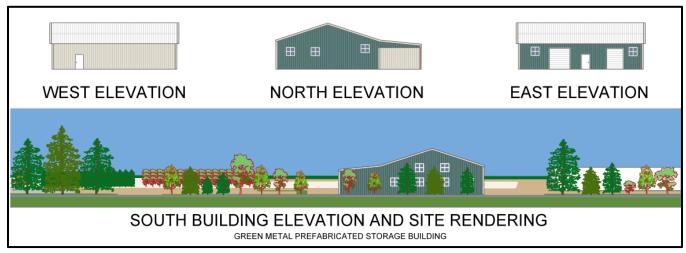


Figure 7: Pole Barn Elevations (Tool Storage Building and Existing Utility Building)



Figure 8: Greenhouse Addition (Existing Utility Building)

#### **DEPARTMENT INPUT**

This project is currently under Staff review and will not proceed to the Planning Commission until all outstanding items have been addressed. All recommendations made by the Architectural Review Board will be included in Staff's report to the Planning Commission. Staff requests review and recommendation by the Architectural Review Board on the Site Development Plan for Chesterfield Valley Nursery.

#### **MOTION**

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Development Plan, Landscape Plan, Architectural Elevations and Architectural Statement of Design for Chesterfield Valley Nursery as presented, with a recommendation for approval (or denial) to the Planning Commission."
- 2) "I move to forward the Site Development Plan, Landscape Plan, Architectural Elevations and Architectural Statement of Design for Chesterfield Valley Nursery to the Planning Commission with a recommendation for approval with the following recommendations..."

Attachments: Chesterfield Valley Nursery ARB Packet

Notice of Violation

#### 1 Architect's Statement of Building Design

Site

**Use** Administrative Offices for Chesterfield Valley Nursery

Built The original building was constructed prior to 2004 and expanded in 2005. Current plans provide for further expansion for offices and meeting rooms.

Style The original building and subsequent additions reflect the scale and style of residential constructions. The building has gable roofs with a colonaded porch surrounding the main entry.

Materials Exterior walls are beige vinyl siding with green asphalt shingle roofing. Windows, doors and various trims are white.

The building is sited within the confines of the nursery's extensive planting areas and sets in a lush garden environment of appropriate plantings demonstrating the Nursery's landscape planning skills. Walks are either concrete, gravel or paving stones. Surface drives and parking areas are gravel. As the building sets back over 2000sf from US40 exterior lighting does not impact the highway traffic.

SHEET INDEX: 00 - COVER SHEET

AUG 10, 2021

Department of Public Services

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06 - COLOR ELEVATIONS & RENDERING

07 - ELEVATIONS

08 - SITE PHOTOS

09 - PHOTOS: EXISTING UTILITY BUILDING

10 - PHOTOS: EXISTING LANDSCAPING

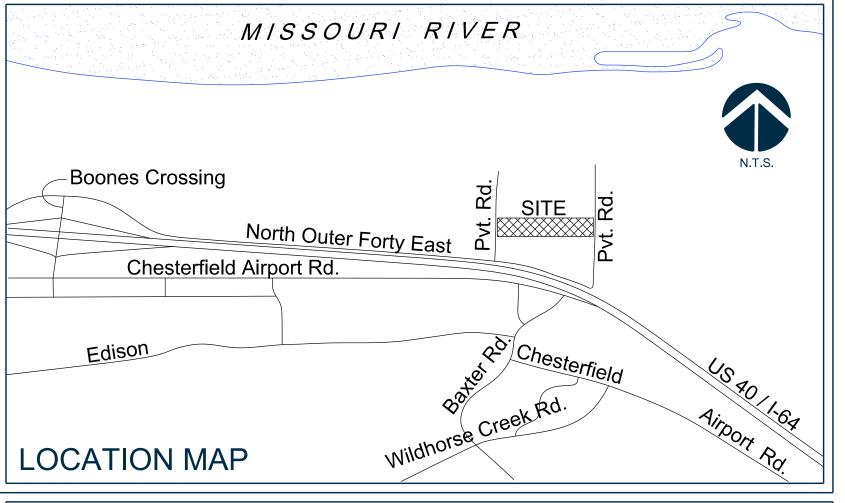


- TO -CITY OF CHESTERFIELD, MISSOURI

> - BY -**VOLZ INCORPORATED**

- PROJECT -PROPOSED UTILITY BUILDING CHESTERFIELD VALLEY NURSERY 16801 N. OUTER FORTY RD. CHESTERFIELD, MISSOURI 63005





ARCHITECTURAL REVIEW BOARD SUBMITTED: JUNE 2021





## ARCHITECTURAL REVIEW BOARD

## **Project Statistics Application**

Project Title: Chesterfield Valley Nursery
Developer: Jim Graeler Architect: Rob-Bilt Inc. Engineer: Volz Incorporated
Location: 1 mile +/- East of Boone's Crossing on the North side of Hwy. 40.
PROJECT STATISTICS:
Size of site (in acres): 10.38 Total Square Footage: 3000 Building Height: 15°
Proposed Usage: Utility and equipment storage
Exterior Building Materials: Siding
Construction Type: Frame and siding
Roof Material & Design: "tin" roof – siding
Screening Material & Design: None
Landscape Guidelines: X Commercial Institutional Valley Residential
Building Setbacks: 25' Front 25' Side 25' Rear N/A Max Bldg Ht. N/A Min. Lot Req.
Description of art or architecturally significant features (if any): None
ADDITIONAL PROJECT INFORMATION:

G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1of1 G/Planning/ARB/Arch. Review Book/Project Statistics App.

690 Chesterfield Parkway West, Chesterfield MO 63017-0760 Ph. (636) 537-4000 Fax (636) 537-4798 www.chesterfield.mo.us





PROJECT STATISTICS



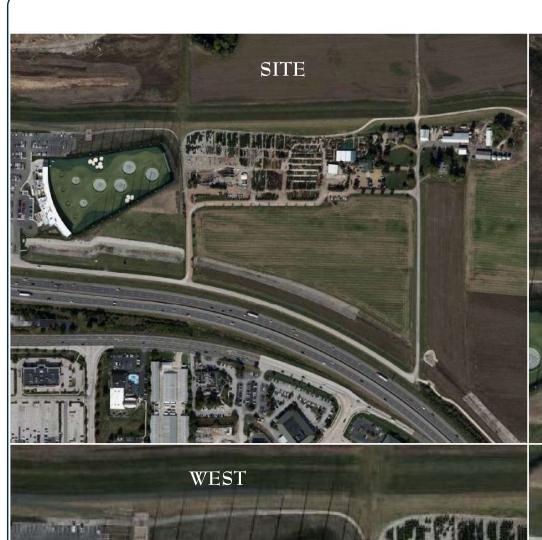


**AERIAL PHOTO** 

JUNE 2021

Chesterfield Valley Nursery







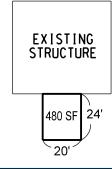








PROPOSED GREENHOUSE



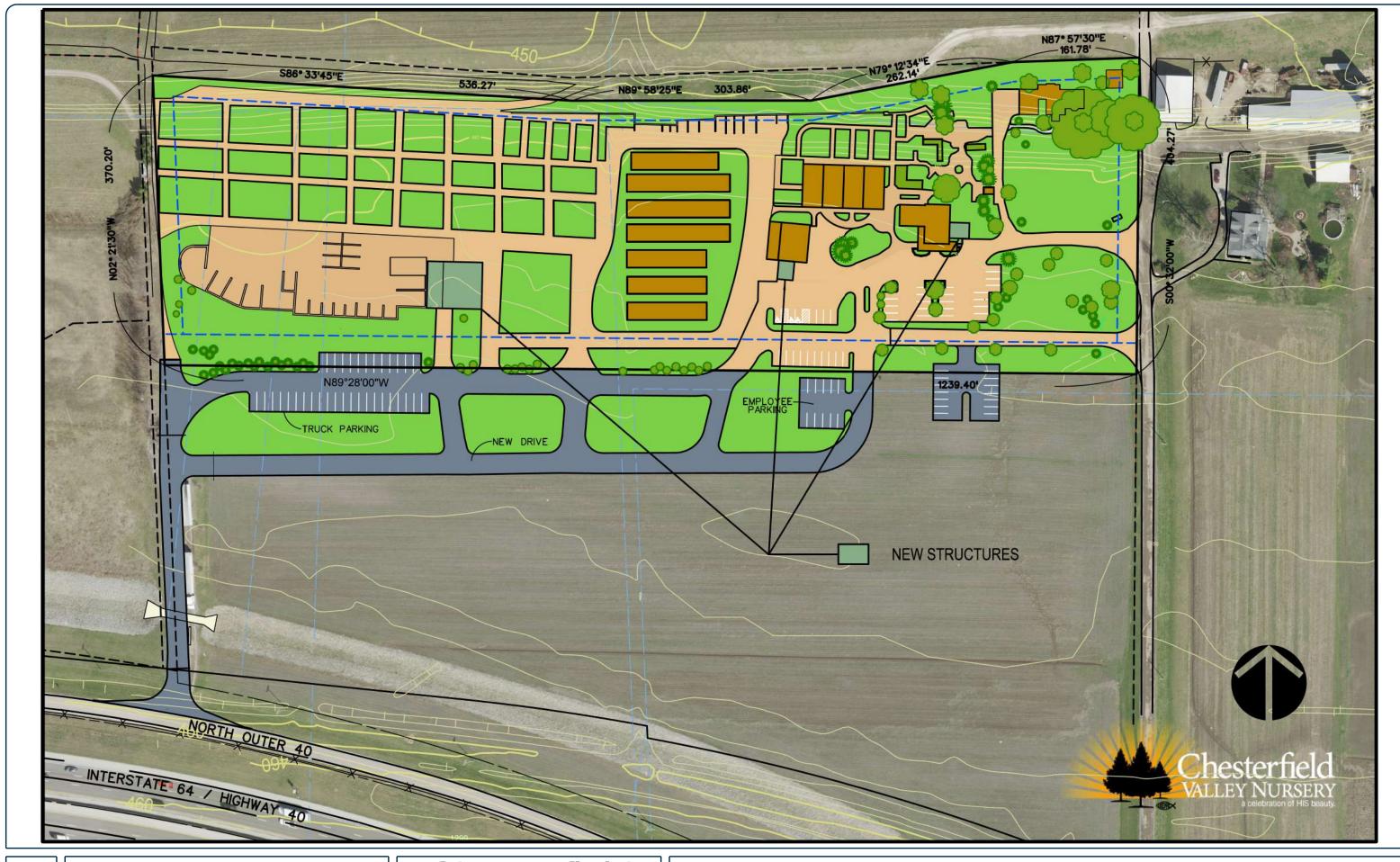


AERIAL PHOTOS PROPOSED GREENHOUSE

JUNE 2021

Chesterfield Valley Nursery





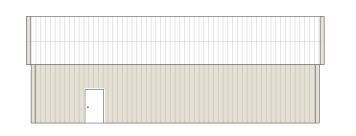


COLOR SITE PLAN / LOCATION MAP

JUNE 2021

Chesterfield Valley Nursery









**NORTH ELEVATION** 

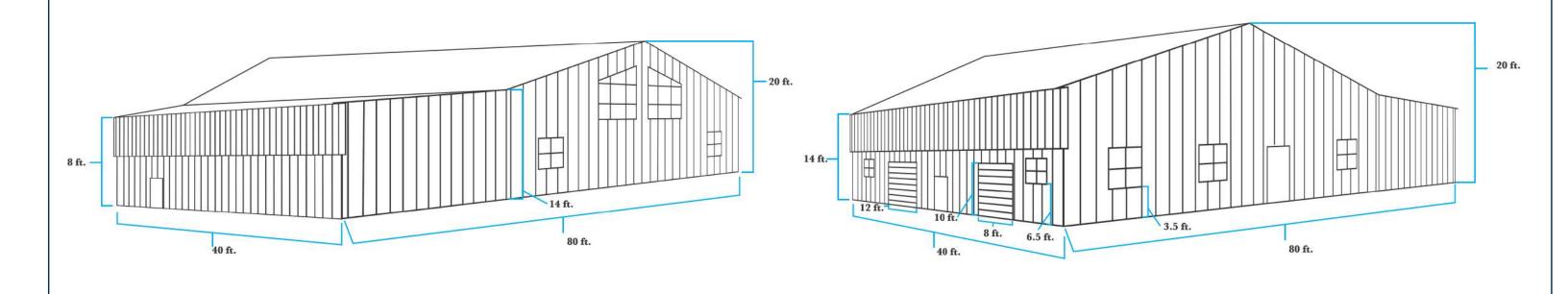


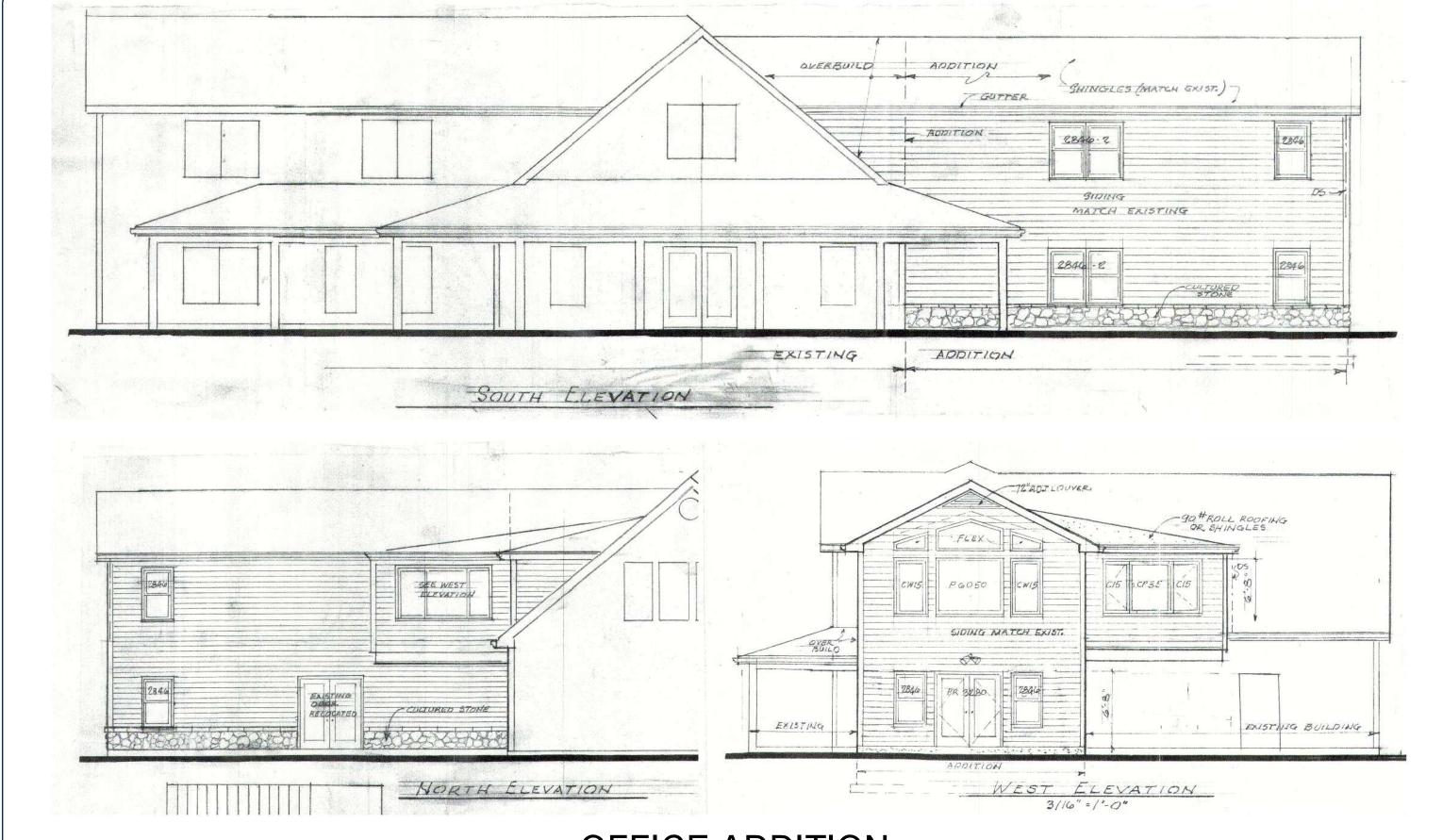
**EAST ELEVATION** 



# SOUTH BUILDING ELEVATION AND SITE RENDERING

GREEN METAL PREFABRICATED STORAGE BUILDING





# OFFICE ADDITION



BUILDING ELEVATIONS /SITE RENDERING

**JUNE 2021** 

Chesterfield Valley Nursery



GINEERING st LAND PLANNING st LAND SURVEYING st TRANSPORTATION st CONSTRUCTION MANAGEMENT









JUNE 2021











JUNE 2021



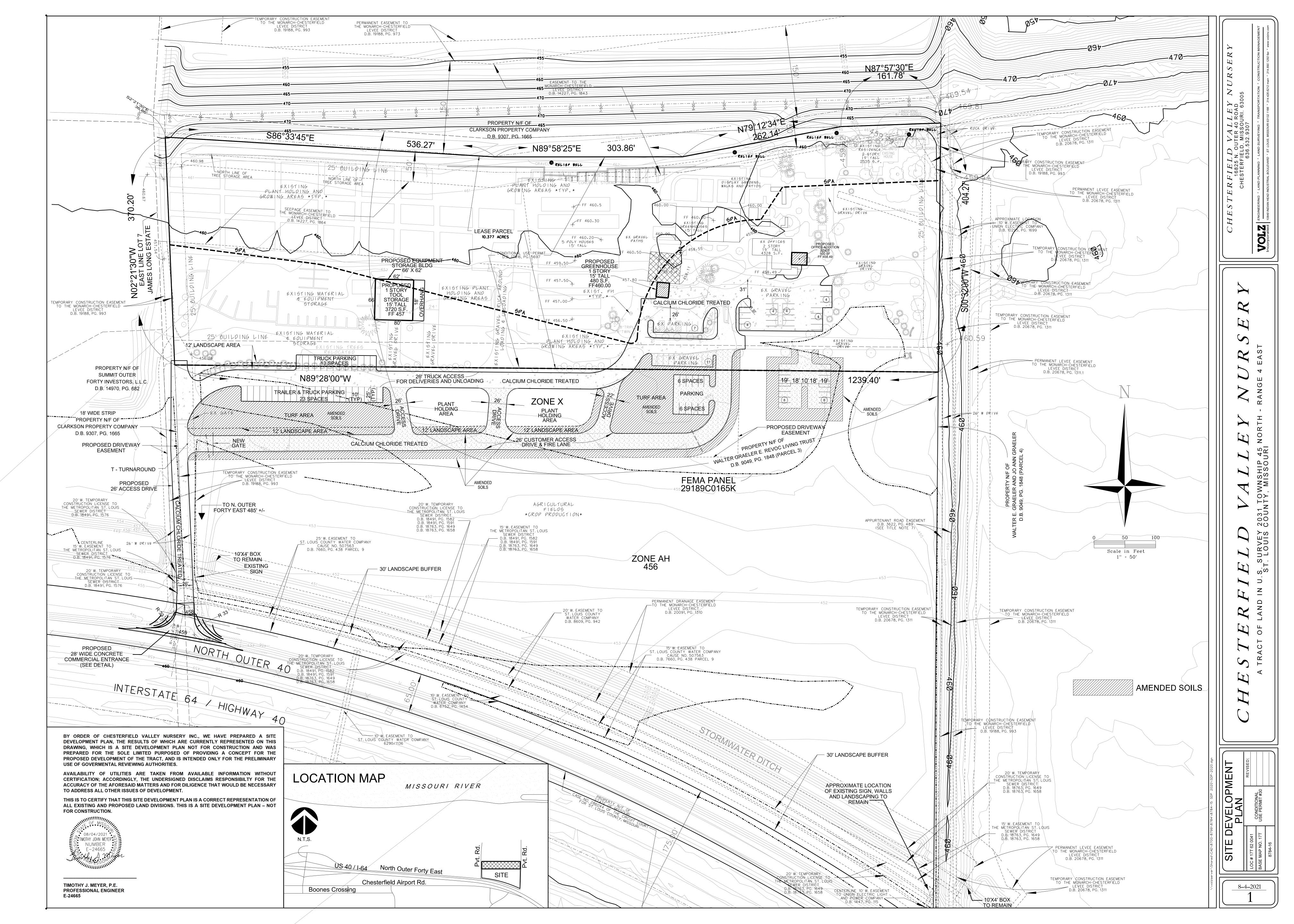








JUNE 2021



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR 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 IN THE FIELD, SHOWN OR NOT SHOWN, 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.

ONE-CALL 1-800-344-7483

- 1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY
- 2. NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- 3. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE
- POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS. 4. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST.
- LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- 5. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS 6. A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS
- INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK/PEDESTRIAN PATH ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS. 7. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY
- 8. ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- 9. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC
- AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS. 10. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY
- 11. CONTINUOUS PEDESTRIAN ACCESS SHALL BE PROVIDED DURING THE CONSTRUCTION PROCESS. PRIOR TO THE START OF CONSTRUCTION, ADEQUATE PEDESTRIAN ACCESS AROUND THE SITE SHALL BE PROVIDED AND VERIFIED. NO EXISTING SIDEWALK SHALL BE REMOVED WITHOUT PROVIDING ADEQUATE PEDESTRIAN FACILITIES AND ROUTES DURING CONSTRUCTION ACTIVITIES.

# **GENERAL NOTES**

- 54.97 ACRES (+/-), LOCATOR NO. 17T620041 (PER ST. LOUIS CO. ASSESSOR) 2. SUBJECT TRACT (LEASE PARCEL):
- 10.38 AC. 3. EXISTING ZONING:
- AGRICULTURE DISTRICT. WITH A CONDITIONAL USE PERMIT #30. AND ADDITIONAL DRIVES ARE ZONED
- 4. LOT CRITERIA: 10-ACRE MINIMUM LOT SIZE
- 50'MINIMUM STRUCTURE SETBACK FROM ANY ROADWAY RIGHT-OF- WAY LINE. 25' MINIMUM STRUCTURE SETBACK FROM ANY PROPERTY LINE...
- 5. FLOODPLAIN:
- LEASE PARCELS ARE PRIMARY DESIGNED AS "ZONED X", WITH SOME AREAS OF "ZONE AH", PER FEMA MAPS EFFECTIVE FEBRUARY 4, 2015 PANEL 29189C0165K. ZONE AH BASE FLOOD ELEVATION 456 FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED. 6. ENTRANCE:
- THE PRIVATE ENTRANCE ON THE WEST SIDE SHALL BE IMPROVED TO A 28' WIDE TYPE III COMMERCIAL CONCRETE ENTRANCE AS APPROVED BY MODOT.
- 7. ACCESS: PRIMARY ACCESS SHALL BE PROVIDED BY IMPROVING THE EXISTING PRIVATE ROAD ON THE WEST SIDE OF THE TRACT TO A 26' WIDE ROCK TREATED WITH CALCIUM CHLORIDE. THIS ROAD EXTENTS NORTH FROM THE NORTH OUTER FORTY ROAD. A SECONDARY (EMERGENCY) ACCESS IS VIA THE EXISTING PRIVATE ROADWAY ON THE EAST OF THE TRACT THAT EXTENDS NORTH FROM TERMINUS OF THE NORTH OUTER FORTY ROAD. THE SECONDARY ACCESS SHALL NOT BE USED AS "PUBLIC ACCESS"- IT IS ONLY FOR VEHICLES USED IN THE OPERATION OF THE NURSERY, AND FOR EMERGENCY VEHICLES.
- 8. STORMWATER: STORMWATER RUNOFF SHALL CONTINUE TO BE HANDLED VIA OPEN SWALES, AS PERMITTED BY THE
- DEPARTMENT OF PUBLIC WORKS. THERE IS NO ENCLOSED SYSTEM PROPOSED. 9.. SANITARY SEWERS:
- NO SANITARY SEWERS ARE PROPOSED. CONTINUED USE OF EXISTING SEPTIC SYSTEM IS PROPOSED.
- 10. VEGETATION: THERE ARE FEW EXISTING TREES ON-SITE. TREES ARE LOCATED AROUND THE RESIDENCE, IN PLANTED PERMANENT DISPLAY AREAS AND AROUND THE EAST ENTRANCE. SEE PLAN FOR LOCATIONS OF EXISTING TREES. NO EXISTING TREES WILL BE REMOVED, THEREFORE NO TREE STAND DELINEATION
- 11. BASE INFORMATION: LEASE PARCELS SURVEY BY VOLZ, INC. (SURVEY DATED 12-8-06, AS AMENDED). TOPOGRAPHIC AND AS-
- BUILT INFORMATION IS FROM AVAILABLE RECORDS. 12. LIGHTING:

PLAN AND/OR TREE PRESERVATION PLAN IS PROVIDED.

- THERE WILL BE NO CHANGES MADE TO THE LIGHTING ON THIS SITE. 13. LANDSCAPING: THERE WILL BE NO ADDITIONAL LANDSCAPING ADDED TO THIS SITE.
- 14. EASEMENTS SUBJECT TO EASEMENTS OF RECORD.
- 15. RELIEF WELLS
- APPROXIMATE LOCATION OF RELIEF WELLS. 16. SIGNAGE
- SIGNAGE APPROVAL IS A SEPARATE PROCESS.
- 17. PARKING & DRIVES
- ALL AREAS INCLUDING STORAGE AREAS THAT WILL CARRY VEHICULAR TRAFFIC ARE GOING TO BE ROCK TREATED WITH CALCIUM CHLORIDE.
- 18. EXISTING AREAS ALL EXISTING DRIVEWAYS, PARKING, AND WALKWAYS ARE ROCK BASE WITH PEA GRAVEL SURFACE.

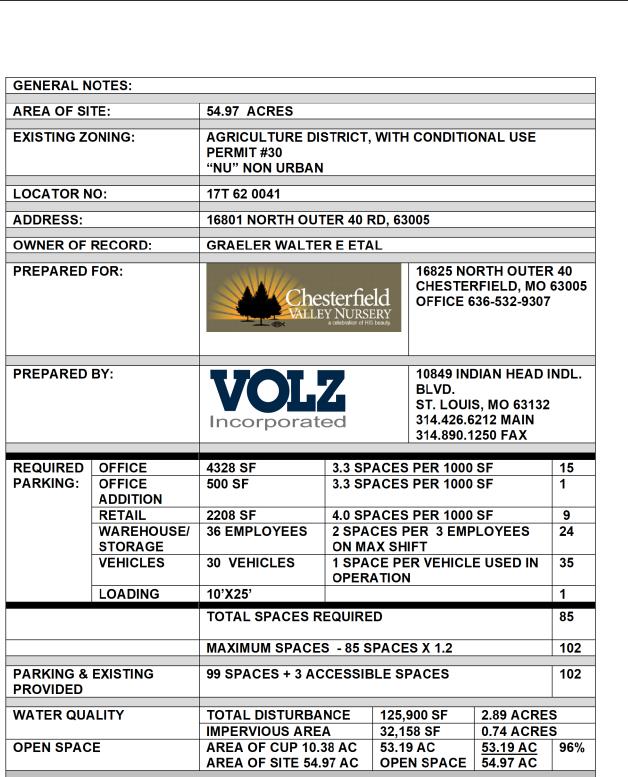
BY ORDER OF CHESTERFIELD VALLEY NURSERY INC., WE HAVE PREPARED A SITE DEVELOPMENT PLAN. THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSED OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY

**USE OF GOVERMENTAL REVIEWING AUTHORITIES.** AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILTY FOR THE ACCURACY OF THE AFORESAID MATTERS AND FOR DILIGENCE THAT WOULD BE NECESSARY TO ADDRESS ALL OTHER ISSUES OF DEVELOPMENT.

THIS IS TO CERTIFY THAT THIS SITE DEVELOPMENT PLAN IS A CORRECT REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS. THIS IS A SITE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION.



TIMOTHY J. MEYER, P.E. **PROFESSIONAL ENGINEER** E-24665



THE AREA OF DISTURBANCE WILL EXCEED 1.0 ACRE AND WILL REQUIRE WATER QUALITY. WE ARE PROPOSING AMENDED SOILS TO TREAT THE AREAS OF IMPERVIOUS AREAS AND WILL BE EQUAL 1 TO 1.

AMENDED SOILS – WILL BE USED TO TREAT WATER QUALITY

LEASE PARCEL

**INCORPORATED ON MARCH 26, 2007.** 

A TRACT OF LAND IN U.S. SURVEY 2031. TOWNSHIP 45 NORTH - RANGE 4 EAST. ST

BEGINNING AT THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN PARCEL 3 OF

DEED TO WALTER E. GRAELER AND JO ANN GRAELER RECORDED IN BOOK 9049

PAGE 1848 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING ALSO IN THE

WEST LINE OF PROPERTY FIRSTLY DESCRIBED IN PARCEL 4 OF SAID DEED; THENCE

SOUTHWARDLY ALONG THE DIVIDING LINE BETWEEN PROPERTY DESCRIBED IN SAID

PARCEL 3 AND PROPERTY FIRSTLY DESCRIBED IN SAID PARCEL 4 OF SAID GRAELER

DEED SOUTH 00 DEGREES 32 MINUTES 00 SECONDS WEST 404.27 FEET TO A POINT

BEING DISTANT NORTH 00 DEGREES 32 MINUTES 00 SECONDS EAST 909.60 FEET

FROM THE INTERSECTION OF SAID DIVIDING LINE WITH THE NORTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 64, VARYING WIDTH; THENCE LEAVING SAID DIVIDING

LINE, NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST 1239.40 FEET TO A POINT IN

THE WEST LINE OF PROPERTY DESCRIBED IN SAID PARCEL 3 OF SAID GRAELER

DEED, SAID POINT BEING 18.00 FEET PERPENDICULARLY DISTANT EAST OF THE EAST LINE OF LOT 7 OF THE JAMES LONG ESTATE; THENCE NORTHWARDLY ALONG THE WEST LINE OF SAID PARCEL 3, BEING ALSO A LINE 18.00 FEET EAST OF AND PARALLEL TO SAID EAST LINE OF LOT 7 OF THE JAMES LONG ESTATE NORTH 2

DEGREES 21 MINUTES 30 SECONDS WEST 370.20 FEET TO A POINT BEING DISTANT

SOUTH 02 DEGREES 21 MINUTES 30 SECONDS EAST 36.66 FEET FROM THE

LINE OF PROPERTY DESCRIBED IN DEED TO CLARKSON PROPERTY COMPANY

RECORDED IN BOOK 9307 PAGE 1665 OF THE ST. LOUIS COUNTY RECORDS NORTH 87 DEGREES 57 MINUTES 30 SECONDS EAST 161.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.377 ACRES ACCORDING TO CALCULATIONS BY VOLZ

NORTHWEST CORNER OF SAID PARCEL 3: THENCE SOUTH 86 DEGREES 33 MINUTES 45 SECONDS EAST 536.27 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST 303.86 FEET TO A POINT; THENCE NORTH 79 DEGREES 12 MINUTES 34 SECONDS EAST 262.14 FEET TO A POINT IN THE NORTH LINE OF SAID PARCEL 3; THENCE EASTWARDLY ALONG SAID NORTH LINE OF PARCEL 3, BEING ALSO A SOUTH

LOUIS COUNTY. MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

DESCRIPTION. THIS WORK SHALL CONSIST OF INCORPORATING COMPOST WITHIN THE ROOT ZONE OF THE PLANNED VEGETATION COVER TO IMPROVE SOIL QUALITY AND **EVAPOTRANSPIRATION.** 

- . CLEAR SURFACE OF OBSTRUCTIONS AND PROPERLY DISPOSE. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS, INCLUDING STONE AND RUBBLE, GREATER THAN 2 INCHES, AND OTHER MATERIAL WHICH WILL INTERFERE WITH
- 2. ROTOTILL TO A DEPTH OF 6-8" FOR TURF COVER AND A MINIMUM OF 12" FOR DEEP SHOULD FIRST BE BROKEN UP INTO LARGE AGGREGATES USING A SOIL RIPPER.
- PROPERLY DISPOSE OF. THE SOIL SURFACE SHALL BE REASONABLY FREE OF ALL OBJECTS. INCLUDING STONE AND RUBBLE. GREATER THAN 2 INCHES. AND OTHER MATERIAL WHICH WILL INTERFERE WITH PLANTING AND SUBSEQUENT SITE MAINTENANCE.
- 4. DISTRIBUTE COMPOST EVENLY TO A MINIMUM DEPTH OF 2 INCHES OVER THE SOIL SURFACE.
- 5. REROTOTILL SEVERAL TIMES IN PERPENDICULAR DIRECTIONS TO INCORPORATE

7. WATER THOROUGHLY. ALLOW SOIL TO SETTLE FOR ONE WEEK.

- FEEDSTOCK PERCENTAGE IN THE FINAL COMPOST PRODUCT A STATEMENT THAT THE COMPOST MEETS FEDERAL AND STATE HEALTH AND SAFETY
- A STATEMENT THAT THE COMPOSTING PROCESS HAS MET TIME AND TEMPERATURE
- A COPY OF THE LAB ANALYSIS, LESS THAN FOUR MONTHS OLD, PERFORMED BY A SEAL OF TESTING ASSURANCE CERTIFIED LABORATORY VERIFYING THAT THE

TABLE 1. PHYSICAL REQUIREMEN		
PARAMETER	RANGE	TESTING METHOD
РН	5.0-8.5	TMECC 4.11A
SOLUBLE SALT CONCENTRATION	< 10DS/M	TMECC 4.10-A
MOISTURE	30-60% WET WEIGHT BASIS	SMEWW 2540B
ORGANIC MATTER	30-65% DRY WEIGHT BASIS	TMECC 5.07-A
TOTAL NITROGEN (N)	>1.00% DRY WEIGHT BASIS	TMECC 04.02-D
PHOSPHATE (P2O5)	>0.50% DRY WEIGHT BASIS	TMECC 04.03-A
POTASH (K2O)	>0.10% DRY WEIGHT BASIS	TMECC 04.04-A
PARTICLE SIZE	95% PASS THROUGH 5/8" SCREEN OR SMALLER	TMECC 2.02-B
STABILITY (CARBON DIOXIDE EVOLUTION RATE)	>80% RELATIVE TO POSITIVE CONTROL	TMECC 5.08-B
MATURITY (SEED EMERGENCE AND SEEDLING VIGOR)	>80% RELATIVE TO POSITIVE CONTROL	TMECC 5.05-A
PHYSICAL CONTAMINANTS (MAN MADE INERTS)	<1% DRY WEIGHT BASIS	TMECC 3.08-A
CHEMICAL CONTAMINANTS	MEET OR EXCEED US EPA CLA 503.13, TABLES 1 AND 3 LEVE	
ARSENIC	< 41PPM	TMECC 4.06-AS
CADMIUM	< 39 PPM	TMECC 4.06-CD
COPPER	< 1,500 PPM	TMECC 4.05-CU
LEAD	< 300 PPM	TMECC 4.06-PB
MERCURY	< 17 PPM	TMECC 4.06-HG
MOLYBDENUM	< 75 PPM	TMECC 4.05-MO
NICKEL	< 420 PPM	TMECC 4.06-NI
SELENIUM	< 100 PPM	TMECC 4.06-SE
ZINC	< 2,800 PPM	TMECC 4.06-ZN
BIOLOGICAL CONTAMINANTS (PATHOGENS)	MEET OR EXCEED US EPA CLA 503.32(A) LEVELS:	ASS A STANDARD, 40 CFR §
FECAL COLIFORM	< 1,000 MPN PER GRAM, DRY WEIGHT BASIS	TMECC 7.01

TILL 2" THICK LAYER OF COMPOST INTO EXISTING SOIL TILL 6" MIN. DEEP FOR TURF ROOFTOP DISCONNECT COVER, 12" MIN. DEEP FOR DEEPER ROOTED VEGETATION TO AMENDED SOILS — SIDEWALK, TRAIL, PARKING LOT, DRIVEWAY, ETC. DISCONNECTED TO AMENDED SOILS ----AMENDED SOIL -NATURAL, NON-AMENDED EARTH (NOT TO SCALE) 1) SEE TABLE 1. AMENDED SOILS DISCONNECTION CRITERIA FOR DESIGN REQUIREMENTS ) TILL SOIL SUBGRADE PRIOR TO COMPOST ADDITION, AND TILL AFTER COMPOST ADDITION CLEAN ALL OBJECTS LARGER THAN 2" FROM AMENDED SOIL AREA ) FOR TURF COVER, COMPLETE WITH FINE GRADING AND SODDING IN ACCORDANCE WITH MSD STANDARD SPECIFICATIONS 5) SEE COMPOST SPECIFICATION FOR COMPOST MATERIAL PROPERTIES AND TESTING REQUIREMENTS METROPOLITAN ST. LOUIS SEWER DISTRICT | CATAGORY: BMP TTLE: AMENDED SOILS DETAIL LIBRARY

DISCONNECTION DETAIL ROOFTOP AND NON-ROOFTOP DRAWN BY: JTP DISCONNECTION EXAMPLE

**AMENDED SOILS SPECIFICATIONS** 

COMPOST APPLICATION PROCEDURE. AMENDED SOILS DISCONNECTION DETAIL.

- PLANTING AND SUBSEQUENT SITE MAINTENANCE.
- ROOTED VEGETATION. IF THE SOIL IS TOO DENSE FOR A ROTOTILLER, THE SOIL 3. IF OBSTRUCTIONS ARE UNEARTHED DURING TILLING. CLEAR OBSTRUCTIONS AND

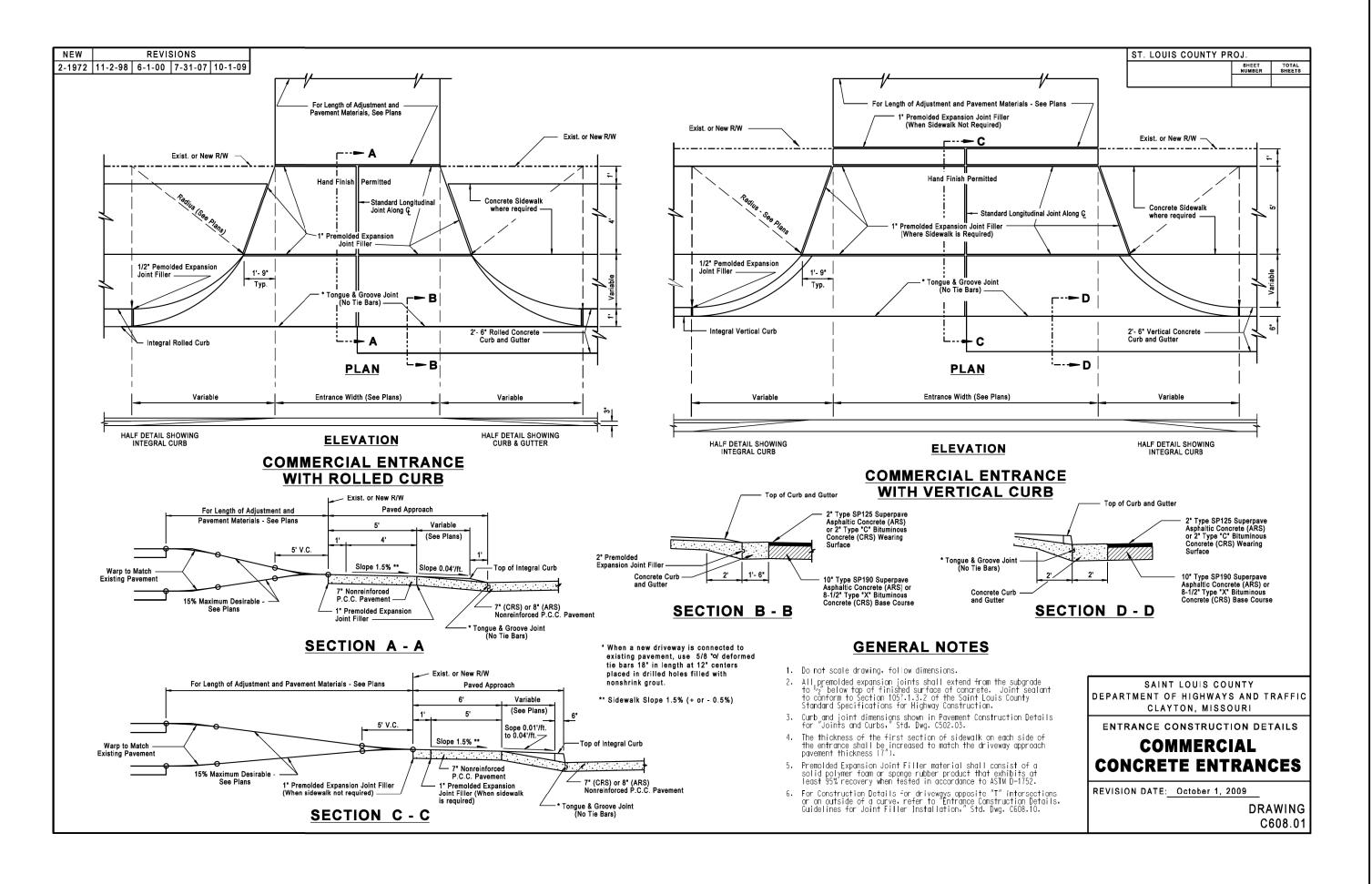
- COMPOST AND OTHER SOIL AMENDMENTS. 6. COMPLETE WITH FINE GRADING AND SODDING

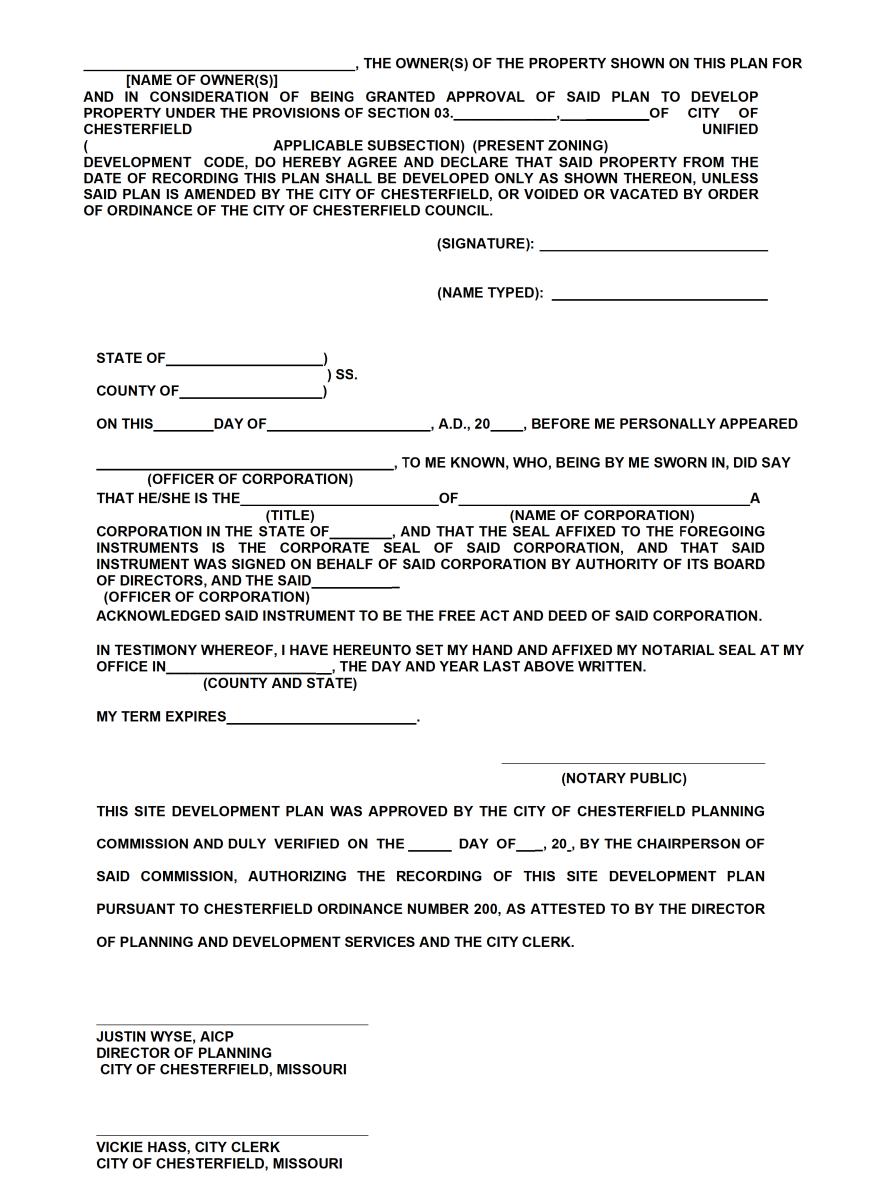
COMPOST. COMPOST SHALL BE MATURE, STABLE, WEED FREE, AND PRODUCED BY AEROBIC DECOMPOSITION OF ORGANIC MATTER. COMPOST FEEDSTOCK MAY INCLUDE. BUT IS NOT LIMITED TO: AGRICULTURAL, FOOD OR INDUSTRIAL RESIDUALS: CLASS A BIOSOLIDS AS DEFINED IN THE EPA CFR TITLE 40, PART 503; YARD TRIMMINGS, OR SOURCE-SEPARATED MUNICIPAL SOLID WASTE. THE PRODUCT MUST NOT CONTAIN ANY VISIBLE REFUSE OR OTHER PHYSICAL CONTAMINANTS, SUBSTANCES TOXIC TO PLANTS, OR OVER 5% SAND, SILT, CLAY OR ROCK MATERIAL BY DRY WEIGHT. THE PRODUCT SHALL POSSESS NO OBJECTIONABLE ODORS. THE PRODUCT MUST MEET ALL APPLICABLE USEPA CFR, TITLE 40, PART 503 STANDARDS FOR CLASS A BIOSOLIDS. THE MOISTURE LEVEL SHALL BE SUCH THAT NO

VISIBLE WATER OR DUST IS PRODUCED WHEN HANDLING THE MATERIAL. TESTING. PRIOR TO DELIVERY OF ANY COMPOST TO THE SITE AND AS PART OF SHOP DRAWING REVIEW, THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED BY THE CONTRACTOR TO THE DISTRICT INSPECTOR:

- REGULATIONS

TABLE 1. PHYSICAL REQUIREMEN	TS FOR COMPOST	
PARAMETER	RANGE	TESTING METHOD
PH	5.0-8.5	TMECC 4.11A
SOLUBLE SALT CONCENTRATION	< 10DS/M	TMECC 4.10-A
MOISTURE	30-60% WET WEIGHT BASIS	SMEWW 2540B
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PHYSICAL CONTAMINANTS (MAN MADE INERTS)	<1% DRY WEIGHT BASIS	TMECC 3.08-A
CHEMICAL CONTAMINANTS	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.13, TABLES 1 AND 3 LEVELS:	
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CADMIUM	< 39 PPM	TMECC 4.06-CD
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LEAD	< 300 PPM	TMECC 4.06-PB
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BIOLOGICAL CONTAMINANTS (PATHOGENS)	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.32(A) LEVELS:	
FECAL COLIFORM	< 1,000 MPN PER GRAM, DRY WEIGHT BASIS	TMECC 7.01





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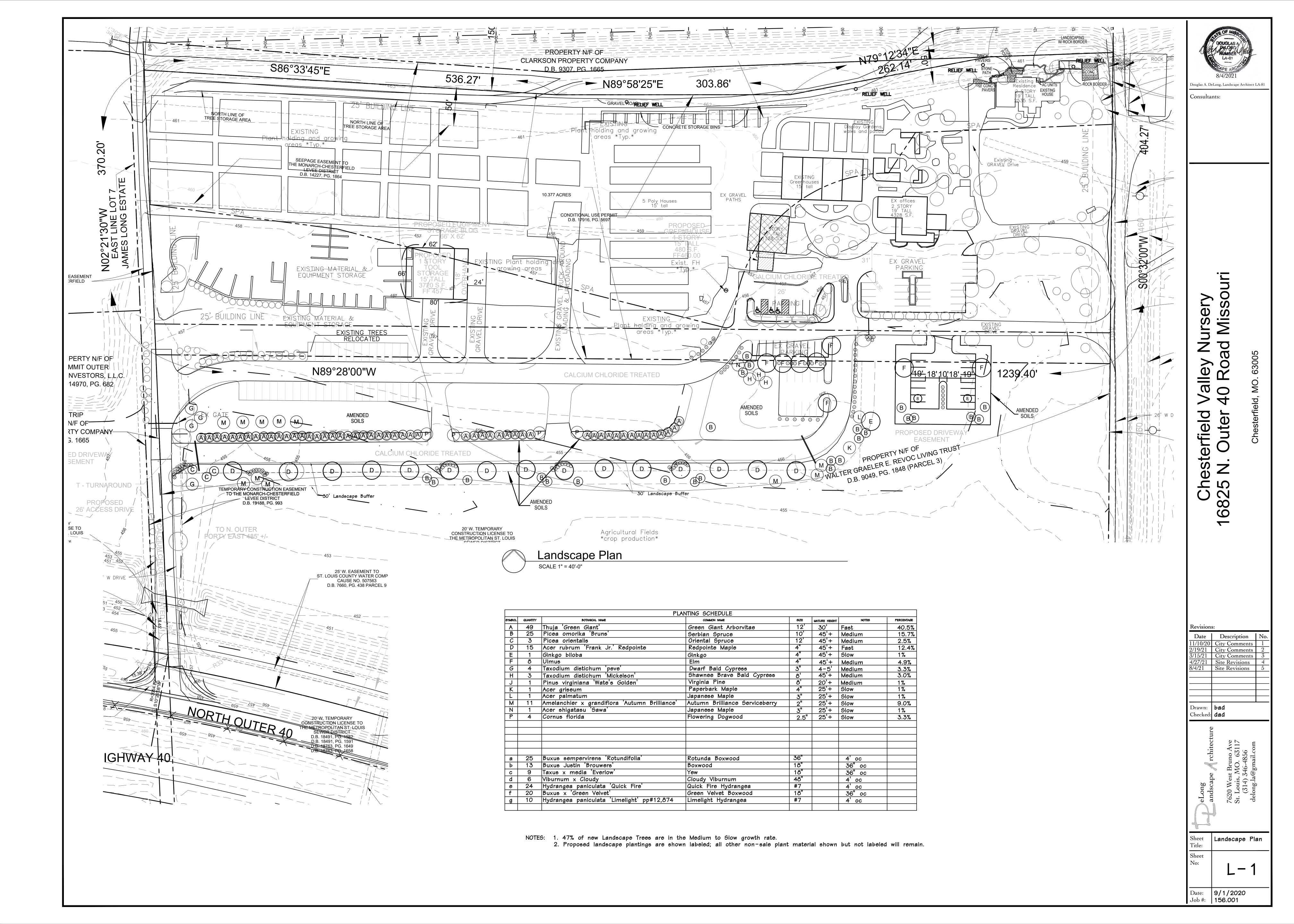
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4-27-2021





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

# NOTICE OF VIOLATION AND STOP WORK ORDER

January 23, 2020

Mr. Bob Graeler Chesterfield Valley Nursery 16825 N Outer 40 Rd A Chesterfield, MO 63005

SENT E-MAIL TO: <u>bgraeler@chesterfield.mo.us</u>

RE: Site Grading and Parking Lot Construction

16801/16825 N Outer 40 Rd (Chesterfield Valley Nursery)

Dear Mr. Graeler:

You are hereby notified that you are in violation of Chapter 31, Article 04, Section 11, *Grading Permits*, and Chapter 31, Article 05, Section 02, *Flood Damage Prevention*, of the City Unified Development Code, and that a **"STOP WORK ORDER"** has been issued on the above referenced site. All construction activity on the site must stop immediately.

On Wednesday, January 22, 2020 it was observed that grading activity was in progress, in a special flood hazard area and/or supplemental protection area, for what appeared to be a gravel drive or parking area at the above referenced addresses and the following violations were found to exist:

- Failure to obtain a grading permit prior to beginning construction activities. *City Code 31-04-11A https://www.ecode360.com/29484056*
- Failure to construct and maintain temporary siltation control devices or other approved measures to prevent washing or spreading of mud or dirt onto other property. *City Code 31-04-11I, 1 https://www.ecode360.com/29484096*
- Failure to obtain a Floodplain Development Permit (FPDP) prior to beginning construction activities. *City Code 31-05-02*, https://www.ecode360.com/29484238

• Construction of an unpaved parking and/or drive in an AG/NU district without approval of an alternate dust-proofing method. *City Code 31-04-04*, <a href="https://www.ecode360.com/29483417">https://www.ecode360.com/29483417</a>

Based on the activity that has occurred, sediment and erosion control measures must be installed to prevent washing or spreading of mud or dirt onto adjacent properties and/or roadways as soon as possible and no later than February 1, 2020 or a summons may be issued by the St. Louis County Circuit Court, Chesterfield Municipal Division.

The stop work order will remain in effect until such time as the violations are corrected and the required plan approvals and permits have been issued. The issuance of building permits and/or occupancy permits for structures on any portion of the site is suspended. In addition, any inspections and plan review related to any other work that is taking place on the site is also suspended until such time as the violations are resolved to the City's satisfaction.

Please be advised, in addition to the aforementioned grading and floodplain development permits, this parking expansion may also require zoning approval(s) and it will be reviewed by the City's Planning Department.

Please contact me at 636-537-4757 or <u>zwolff@chesterfield.mo.us</u> to schedule a meeting to discuss these matters.

Sincerely,

Zachary S. Wolff, PE

Assistant City Engineer

cc: Jim Eckrich, PE – Director of Public Works/City Engineer

Justin Wyse, AICP - Director of Planning

File