

Planning Commission Staff Report

Meeting Date: April 11, 2022

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.

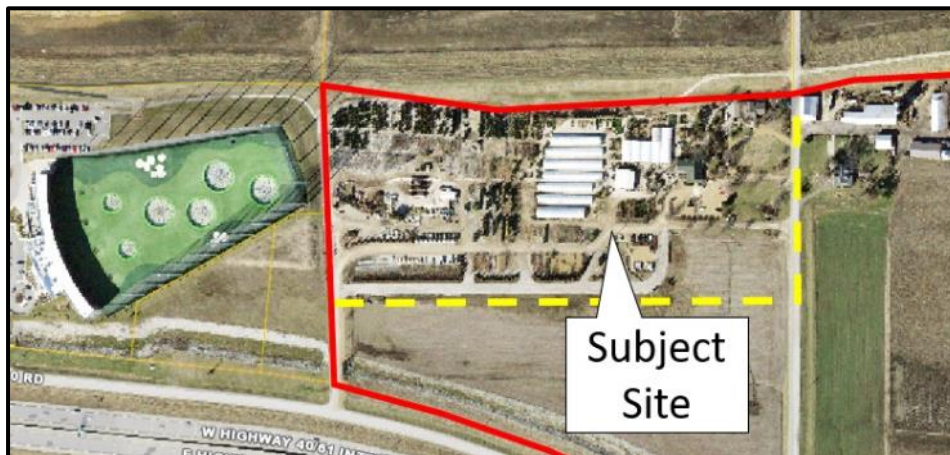


Figure 1: Subject Site

HISTORY OF SUBJECT SITE

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

1991—Planning Commission approved 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 was also submitted this year and was reviewed by the ARB to allow for the new salesroom 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 was submitted and again was 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

Zoning and Land Use

The subject site is surrounded by “NU” Non-Urban District on the north, east and south. The west of the subject site is zoned “PC” Planned Commercial.

Direction	Zoning	Land Use
North	“NU” Non-Urban	Conservation
South	“NU” Non -Urban	Regional Commercial
East	“NU” Non-Urban	Regional Commercial
West	“PC” Planned Commercial	Regional Commercial

Table 1: Adjacent Zoning and Land Use

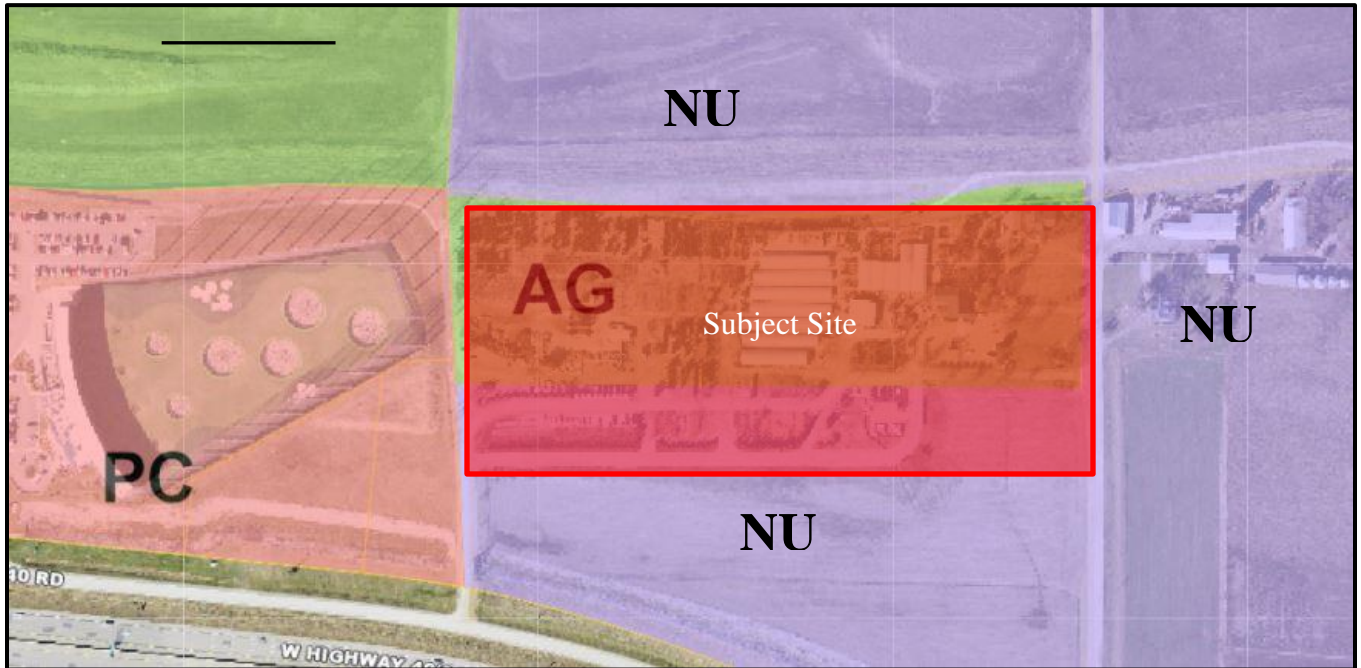


Figure 2: Zoning Map

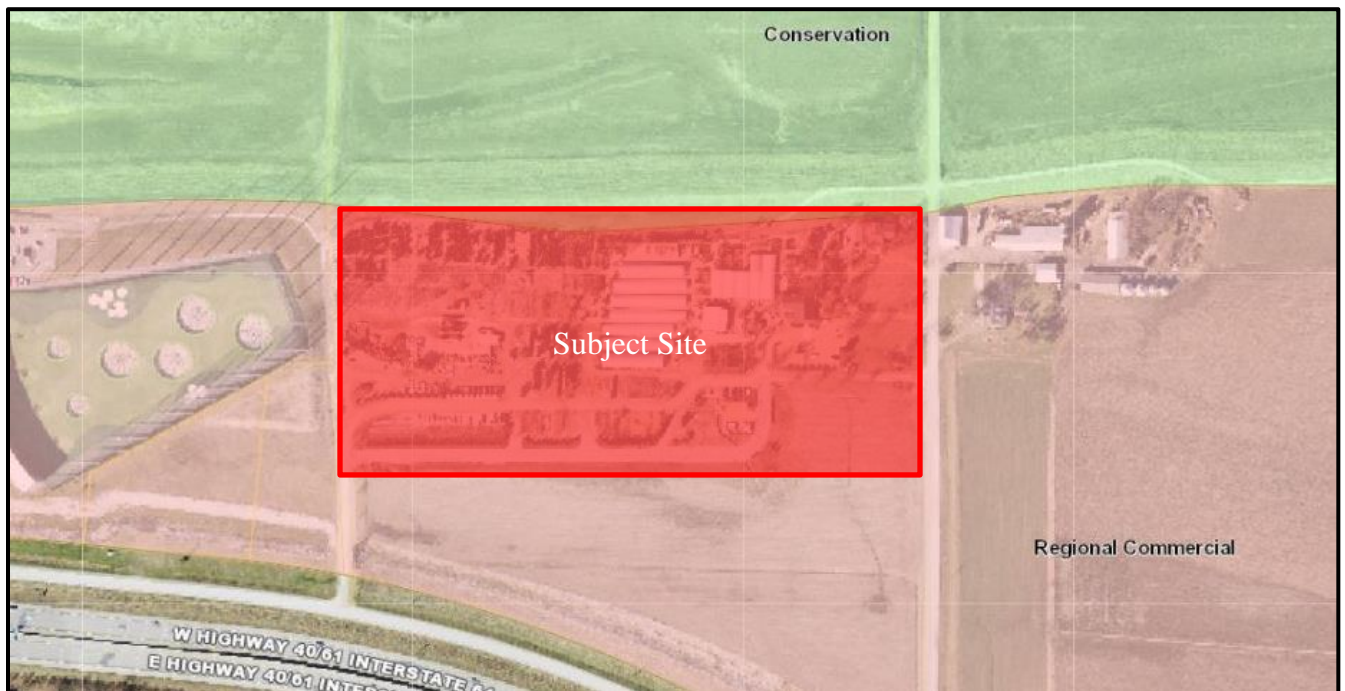


Figure 3: Land Use Map

Comprehensive Plan

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Comprehensive Plan contains the City of Chesterfield Land Use Plan, which is helpful in determining the future use of the site. As per the City of Chesterfield Land Use Plan, the subject site is within the Regional Commercial use. The Regional Commercial is described in the Comprehensive Plan as areas that serve regional commercial needs (emphasizing retail, dining, entertainment, hotel, and leisure components) and draw visitors from both Chesterfield and the surrounding areas. Multiple buildings planned and developed together using unified project development standards. The primary land uses are retail, entertainment, office, lodging, and limited office/warehouse. Below are the development policies for the Regional Commercial land use as described in the City of Chesterfield Comprehensive Plan.

- Limit curb cuts on arterial streets, and where possible concentrate access at shared entrance points.
- Primary entrance points should be aligned with access points immediately across the street.
- Promote the re-invention of existing tenant space to accommodate different users to increase the mix of uses and redefine the centers, allowing them to be modernized and remain relevant in the market.
- Landscape buffering should be utilized between roadways to screen areas of surface parking.
- Maintain pedestrian connectivity from transit stops to facilitate the large employment centers.
- Secure infrastructure for safe walking and biking between lodging and attraction centers.
- Residential projects should be limited to areas outside of the Chesterfield Valley.

Existing Conditions

Though a Site Development Plan has never been approved, several improvements existing on the site



Figure 4: Aerial (2007)

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.

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

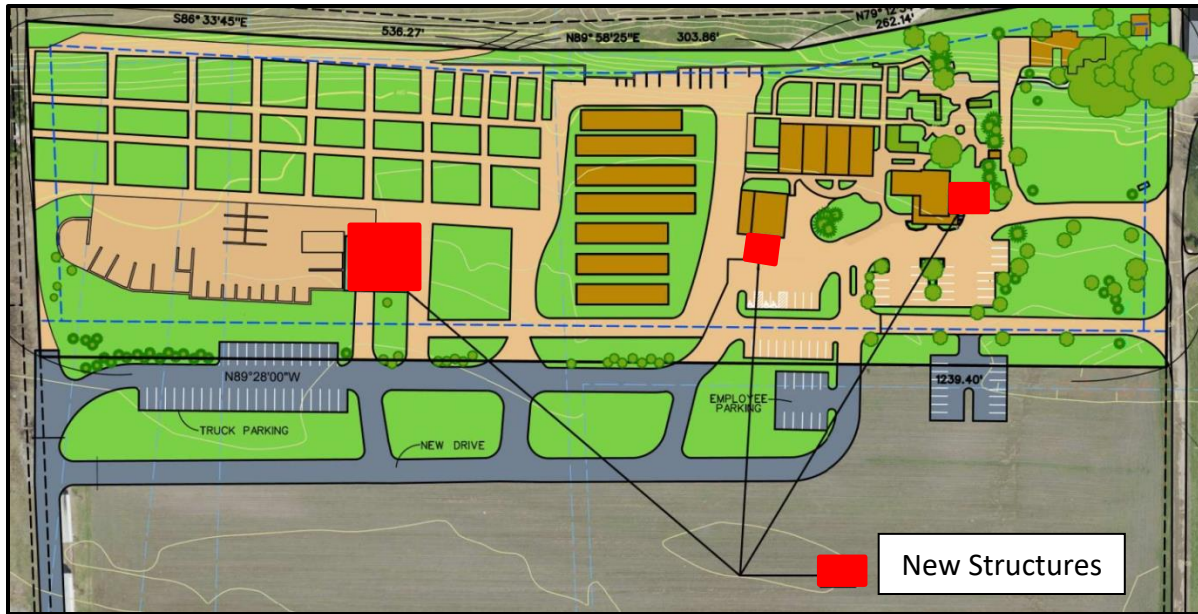


Figure 6: Site Plan

Circulation and Access

The site is accessed from North Outer 40 Rd. by a gravel drive in the southwest corner of the site. Another gravel drive entrance is located on the east end of the site. Most of the northern area of the site is closed to vehicle traffic as it is used for landscape material storage.

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 approves an alternative dustproofing method. Gravel is not considered a suitable dustproofing method as dust carries offsite onto adjacent properties. The Site Development Plan shows calcium chloride-treated gravel drives and parking areas to remain in place in conjunction with this request. Staff is not aware of any approvals of treatment of gravel with calcium chloride as a suitable alternative and recommends that the gravel areas be paved in accordance with the UDC.

Off-Street Parking and Loading

The parking and loading spaces have been provided on the site as seen in Figure 5, and the applicant is providing additional parking as shown on Figure 6.

Landscaping

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.

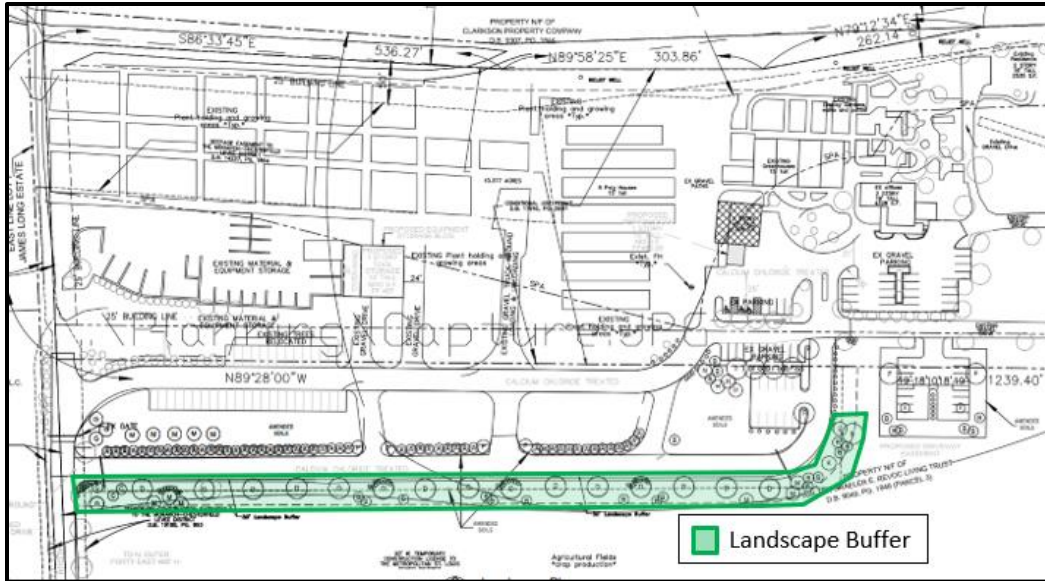


Figure 7: Landscape Plan

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.

Architectural Elevations

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.

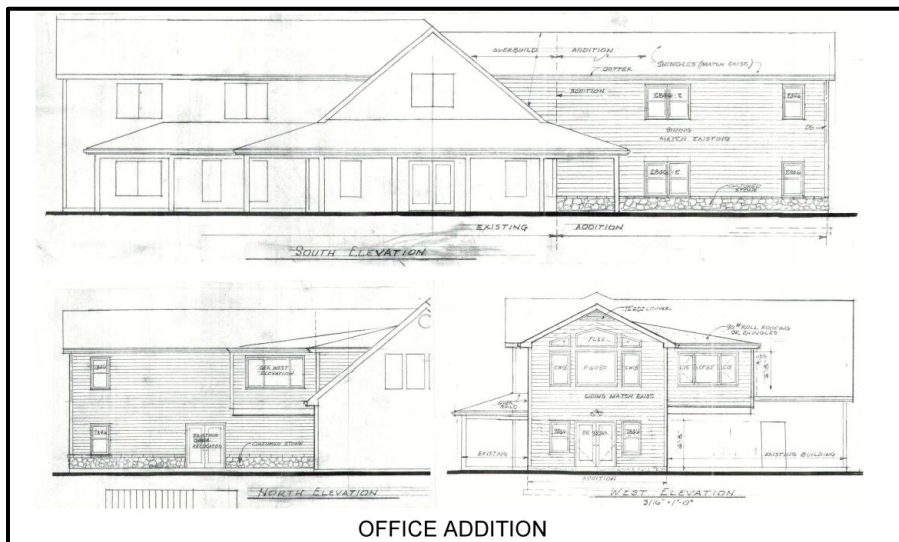


Figure 8: Office Elevations

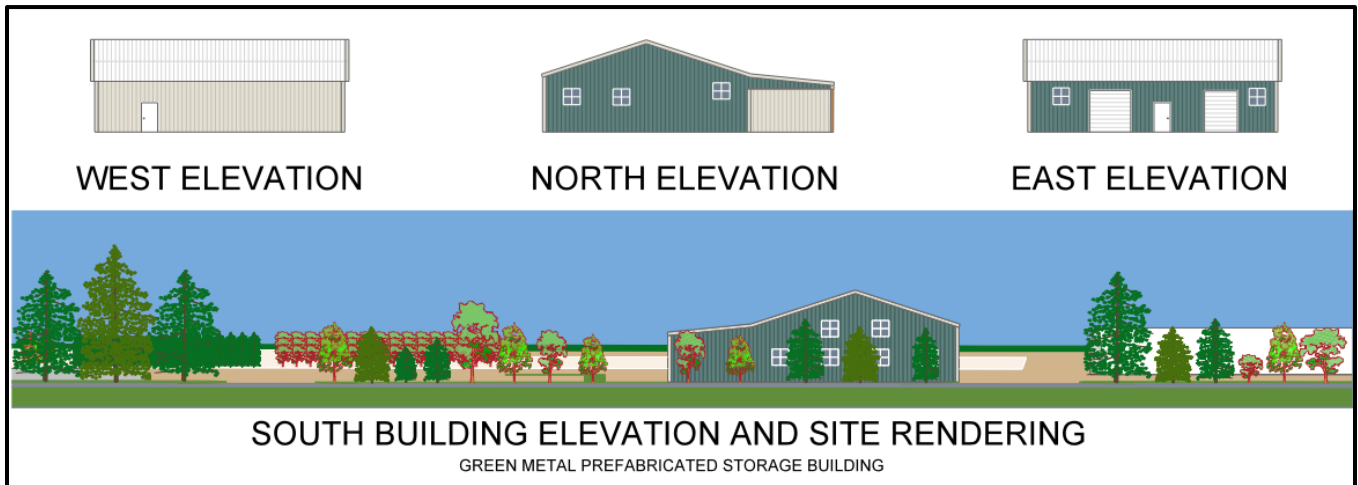


Figure 9: Pole Barn Elevations (Tool Storage Building and Existing Utility Building)



Figure 10: Greenhouse Addition (Existing Utility Building)

Architectural Review Board Input

This request was reviewed by the City of Chesterfield Architectural Review Board on November 18, 2021, with the Board recommending approval by a vote of 5-0 with the following conditions:

1. The applicant was asked to provide photos of each existing building, including greenhouses, as well as elevations for each proposed building.
2. Significant discussion was had on the screening of outdoor storage of materials from the levee in the northwest corner of the site. The applicant has stated that this area is to be used only for the

storage of plant material. The applicant was instructed to include a note on the plan in this area designating it as storage for plant material only.

3. Concern was raised about the proposed and existing lighting in conjunction with this Site Development Plan. In lieu of a photometric plan showing the entire site, the applicant was instructed to provide the following:
 - Cutsheets of all exterior and proposed lighting fixtures found on the property.
 - Provide a localized exhibit around each lighting fixture showing approximate limits of their illumination.
 - Clearly show the location and total number of all fixtures found onsite.

The applicant has since addressed these issues, which is reflected in the Site Development Plan packet.

STAFF RECOMMENDATION

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan, Unified Development Code and governing ordinance with the exception of the use of gravel. Staff recommends that these areas be paved. All outstanding comments have been addressed at this time. Staff recommends approval of this Site Development Plan, Landscape Plan, Lighting Exhibit and Architect's Statement of Design.

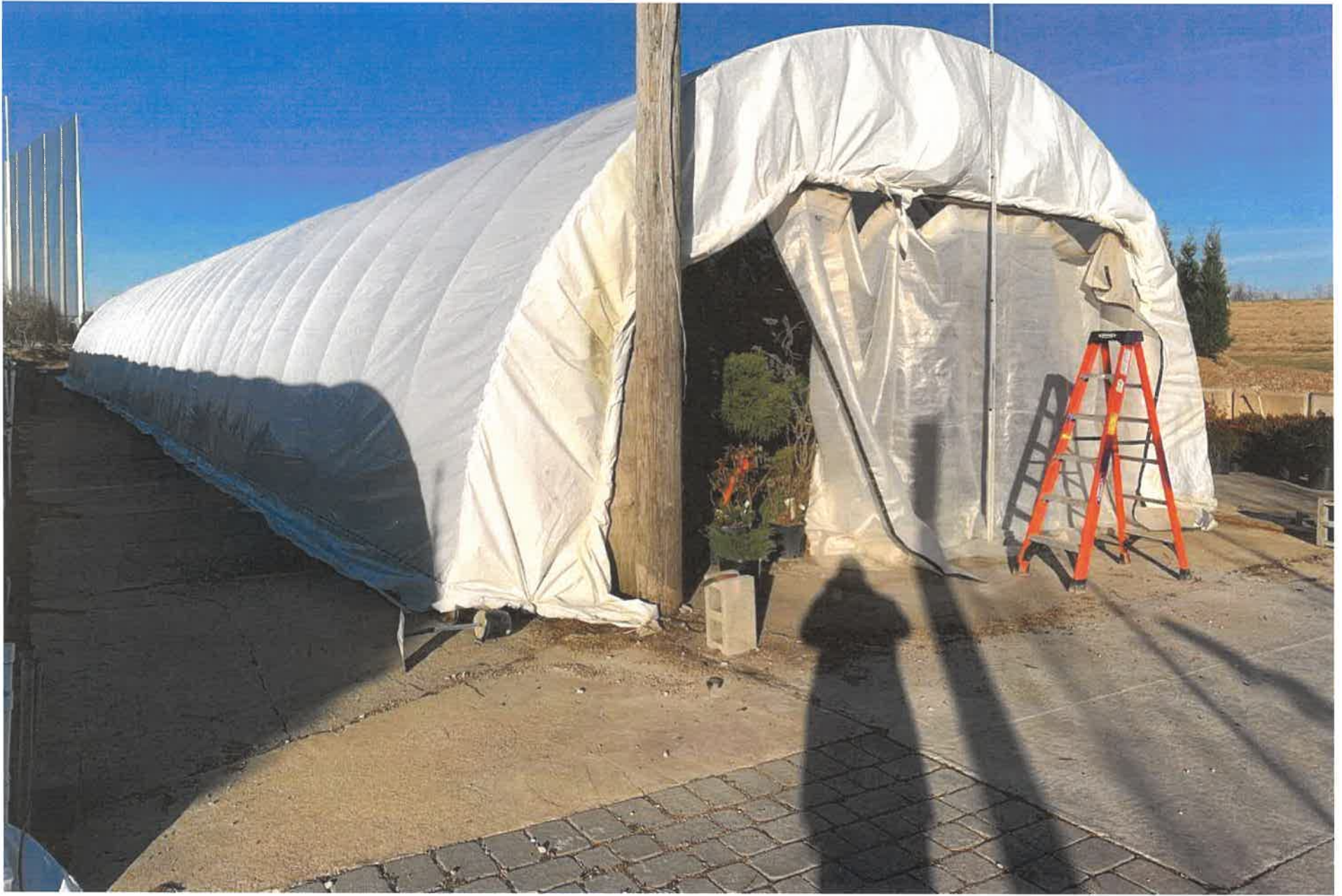
MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Architectural Elevations, Lighting Exhibit and Architect's Statement of Design for 16801 N. Outer 40 Rd. (Chesterfield Valley Nursery), as presented."
- 2) "I move to approve the Site Development Plan, Landscape Plan, Architectural Elevations, Lighting Exhibit and Architect's Statement of Design for 16801 N. Outer 40 Rd. (Chesterfield Valley Nursery), with the following conditions..."

(Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Plan Packet
Notice of Violation



Building: Hoop 1
Height: 13' 2"



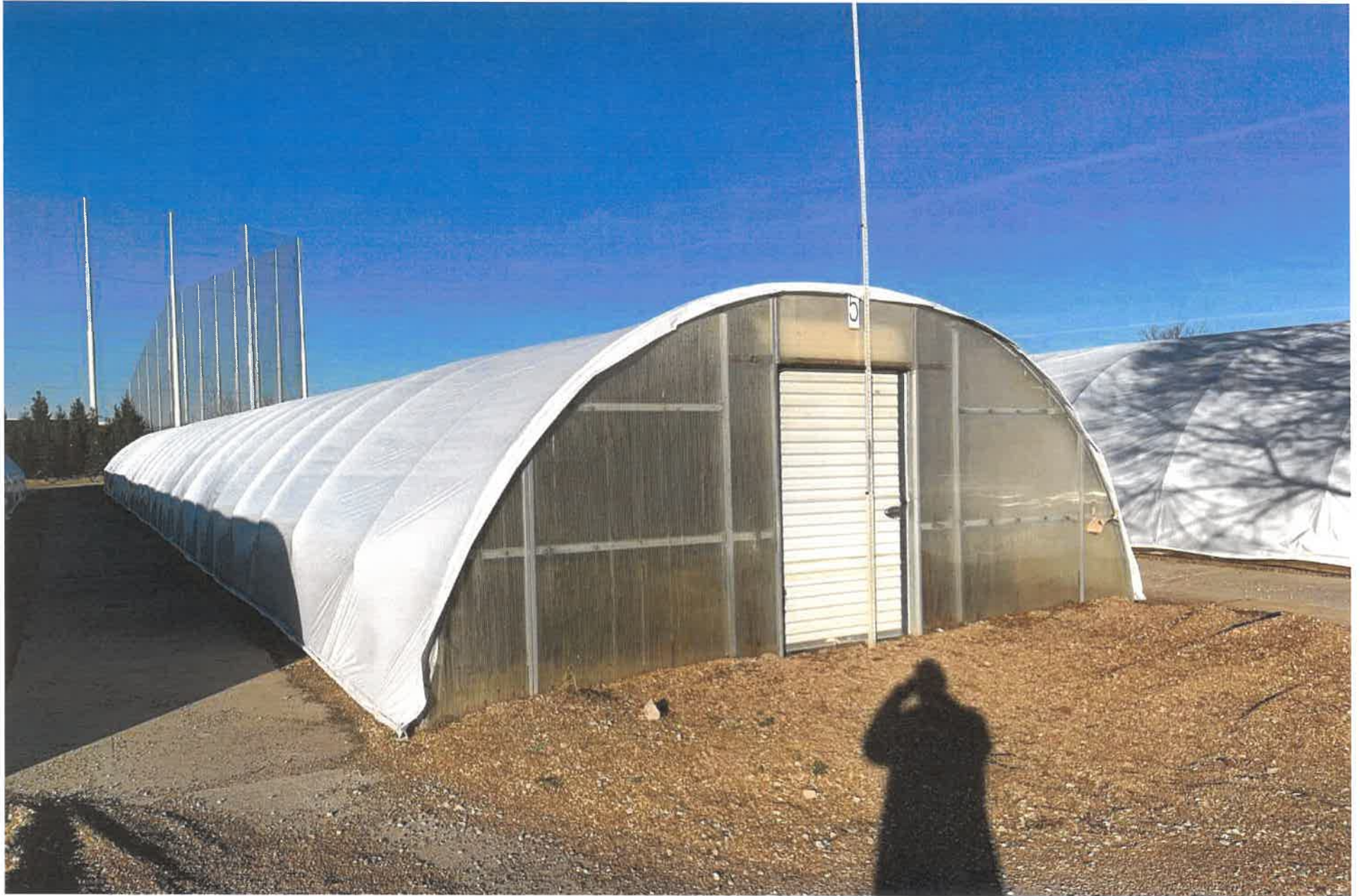
Building: Hoop 2
Height: 9' 5"



Building: Hoop 3
Height: 9' 5"



Building: Hoop 4
Height: 9' 5"



Building: Hoop 5
Height: 8' 5"



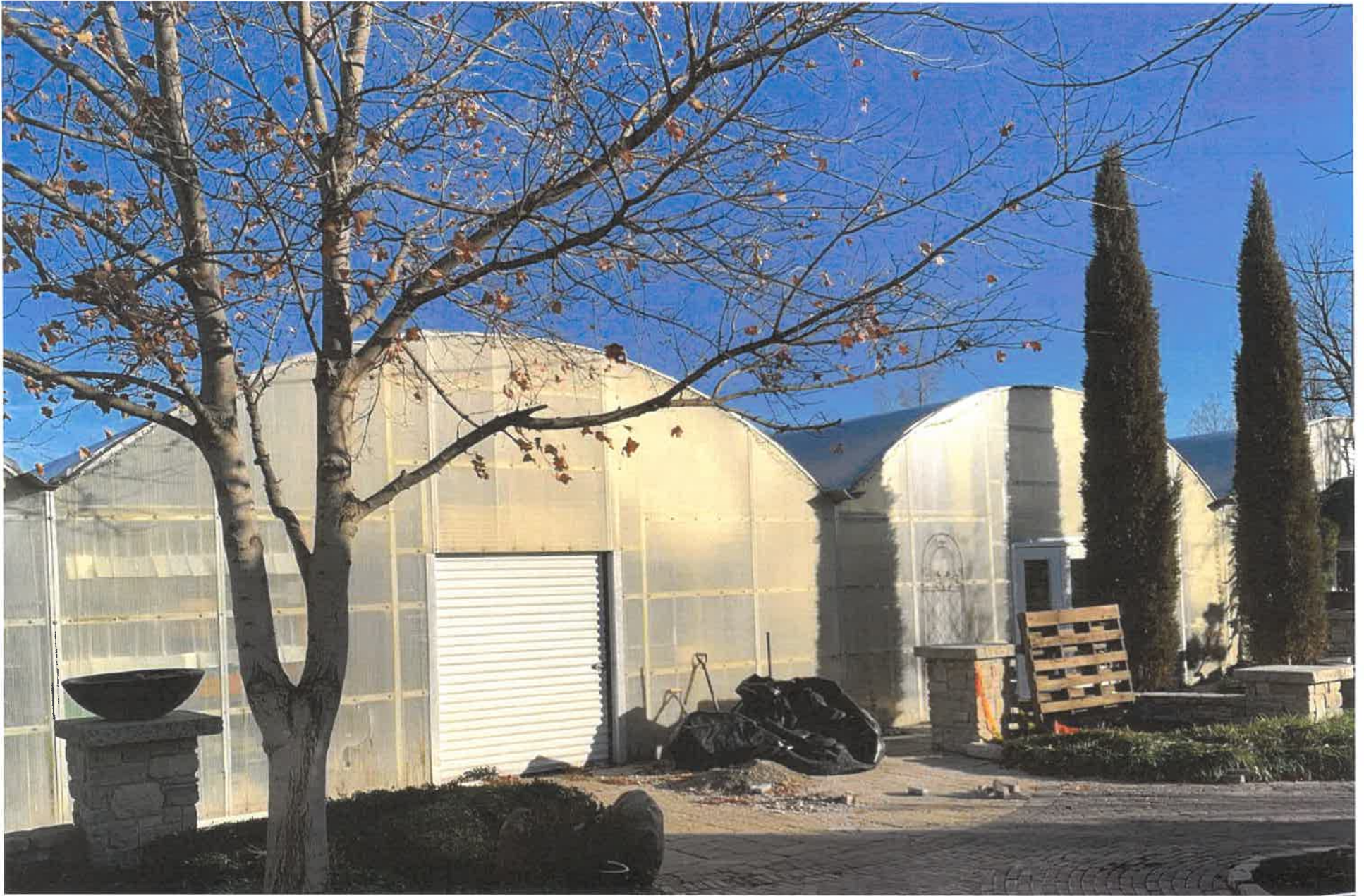
Building: Hoop 6
Height: 9'



Building: Greenhouse 5
Height: 13'



Building: Greenhouse 4
Height: 13'



Building: Greenhouse 3 & 2
Height: 13'



Building: Greenhouse 1
Height: 13'



Building: Shed, Side 1
Height: 12'



Building: Shed, side 2

Height: 17' 6"



Building: Shed, side 3
Height: 10'

LED Flood Light



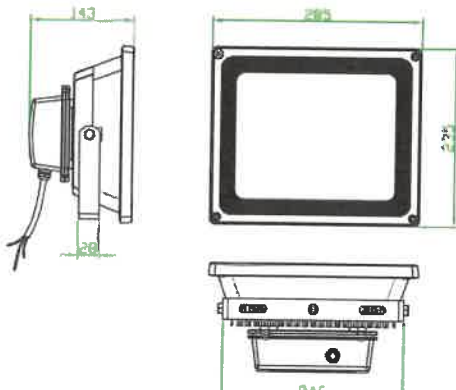
50W
DataSheet

LM79 LM80 (CREE LED)

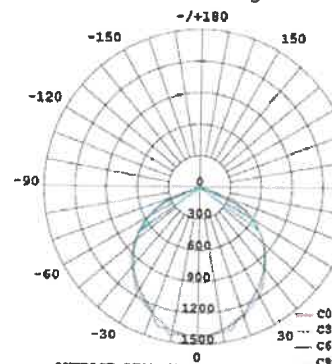
RoHS IP65

Model :		JD-FLOODA501-02 (COB LED)
OVERALL LAMP PARAMETERS	Input Voltage	120-277VAC 50-60Hz
	Input Current	0.75A
	Rated Wattage	50W
	Power Factor	PF≥0.95
	Luminance	>4400LM
	Luminous Efficiency	>88LM/W
	Halogen Equivalent	250W
	CRI	>68
	Beam Angle	120°
	Main Structure	Alluminium + Tempered Glass
	Surface	Baking Varnish
LED DRIVER	Output Voltage	18-36VDC
	Output Current	1380mA
	Driver Efficiency	86%
LED	LED Type	COB
	LED Quantity	40PCS
	LED chip Manufacturer	Bridgelux
	LED Efficacy	120LM/W
	Color	WW/NW/CW/R/G/B (2700-6500K)
LIFESPAN & ENVIRONMENT	Lifespan	50000Hrs.
	Warranty	3Years
	IP Rating	IP65 (Suitable for wet locations)
	Operating Temperature	-20°C—+35°C
SAFETY&EMC	Safety Norms	UL1598 , UL8750
	Withstand Voltage	I/P-FG: 2121VDC
	Grounding Resistance	25A 100mΩ
	Electromagnetic Compatibility	EN55015, EN61000-2-3, EN61000-3-3, EN61547
OTHERS	Dimension	Pls refer to attached dimension drawing
	Net Weight	2.9KG (6.4 pounds)
	Gross Weight	3.2KG (7.1 pounds)
	Packing Size	420*335*310mm (16.5' x 13.2' x 12.2')
	Q'ty /Carton	2PCS, 7.2Kg (15.9 pounds)

Dimension :



luminous intensity distr



Unit mm

June 22, 2021



1 Architect's Statement of Building Design

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.

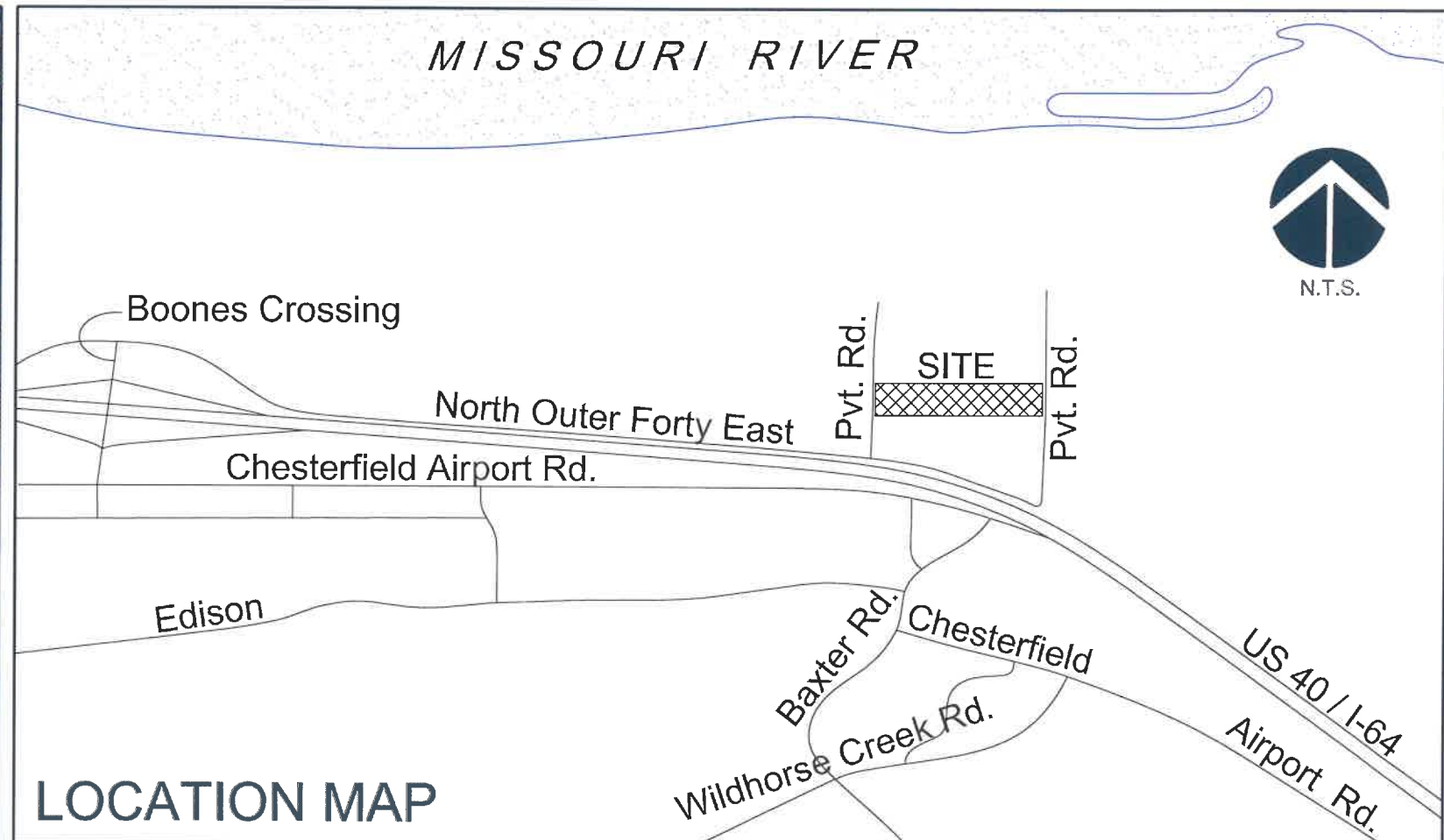
Style The original building and subsequent additions reflect the scale and style of residential constructions. The building has gable roofs with a colonaded porch surrounding the main entry.

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

Site 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
 01 - PROPERTY STATISTICS
 02 - ARCHITECT STATEMENT
 03 - AERIAL SITE PHOTO
 04 - AERIAL PHOTOS
 05 - COLOR SITE PLAN
 06 - COLOR ELEVATIONS & RENDERING
 07 - ELEVATIONS
 08 - SITE PHOTOS
 09 - PHOTOS: EXISTING UTILITY BUILDING
 10 - PHOTOS: EXISTING LANDSCAPING

- SUBMITTAL -
ARCHITECTURAL REVIEW BOARD
 - 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

VOLZ ENGINEERING * LAND PLANNING * LAND SURVEYING * TRANSPORTATION * CONSTRUCTION MANAGEMENT
 Incorporated 10849 INDIAN HEAD INDUSTRIAL BOULEVARD * ST. LOUIS, MISSOURI 63132.1166 * 314.426.6212 main * 314.890.1250 fax * www.volzinc.com



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

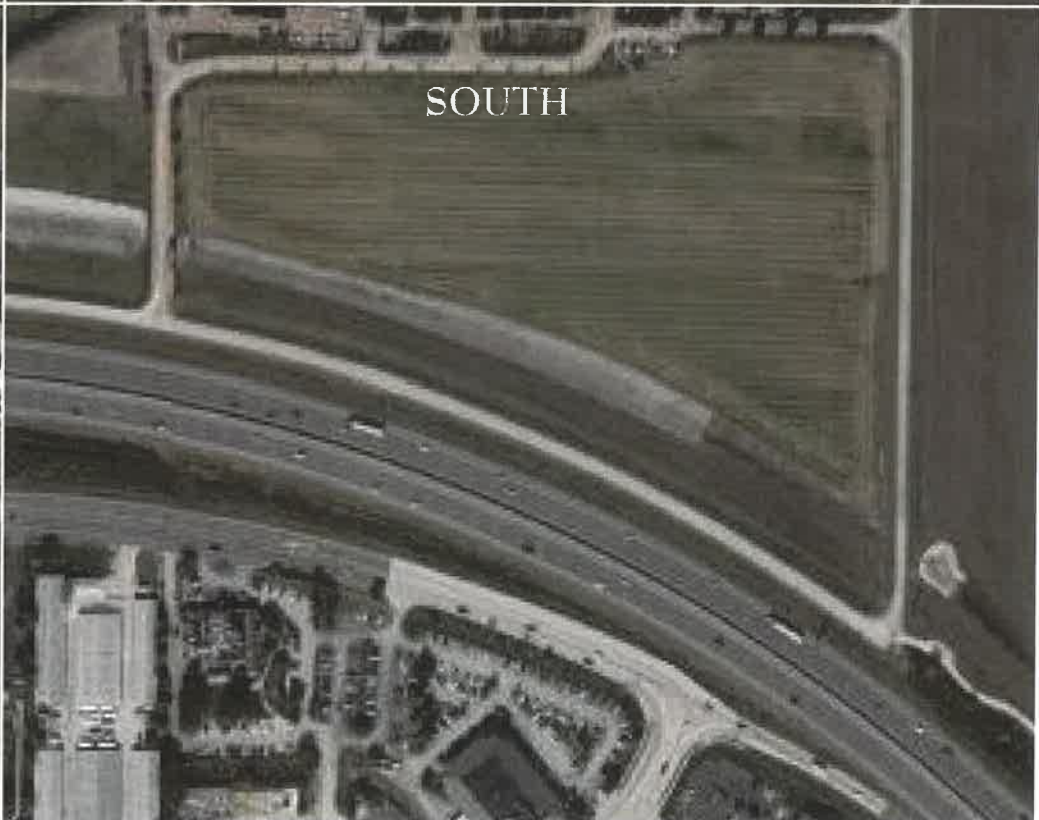
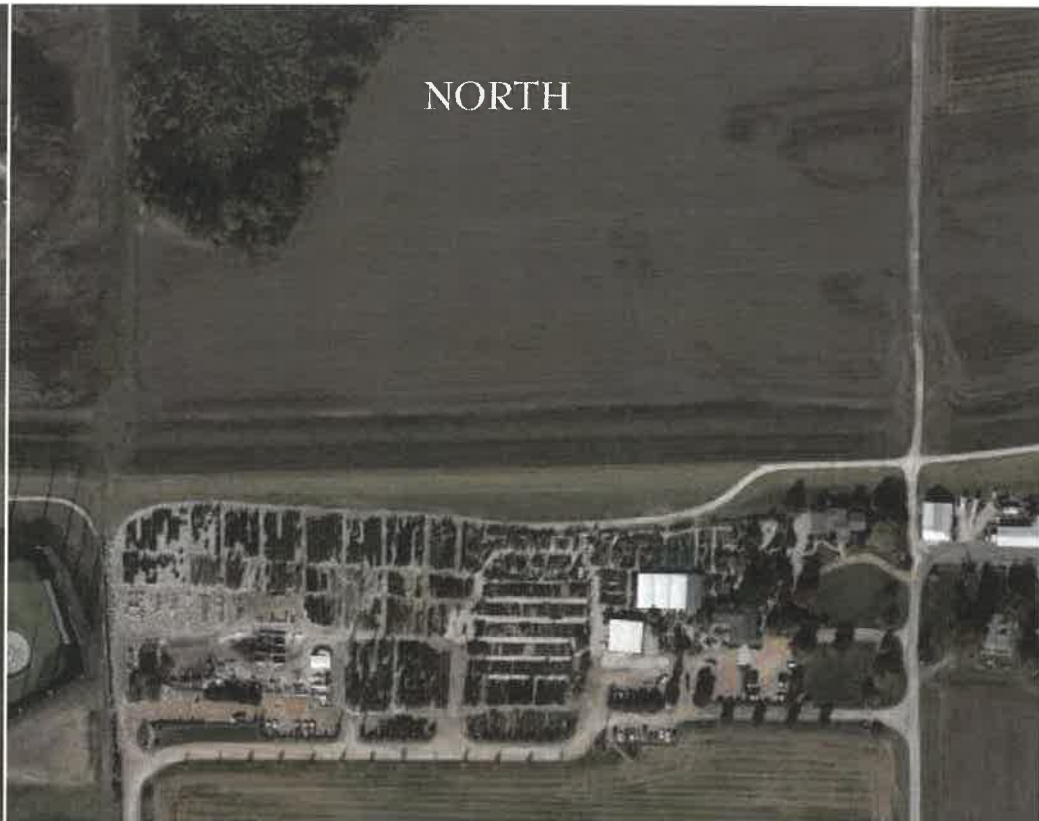
ADDITIONAL PROJECT INFORMATION:

Blank lines for additional project information.

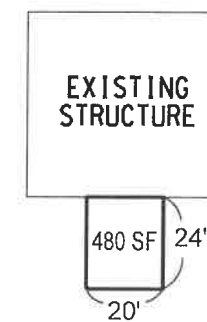
G/Planning/Procedure Manual (Public)/ARB/Project Statistics App./01-P1of1
G/Planning/ARB/Arch. Review Book/Project Statistics App.

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





PROPOSED GREENHOUSE

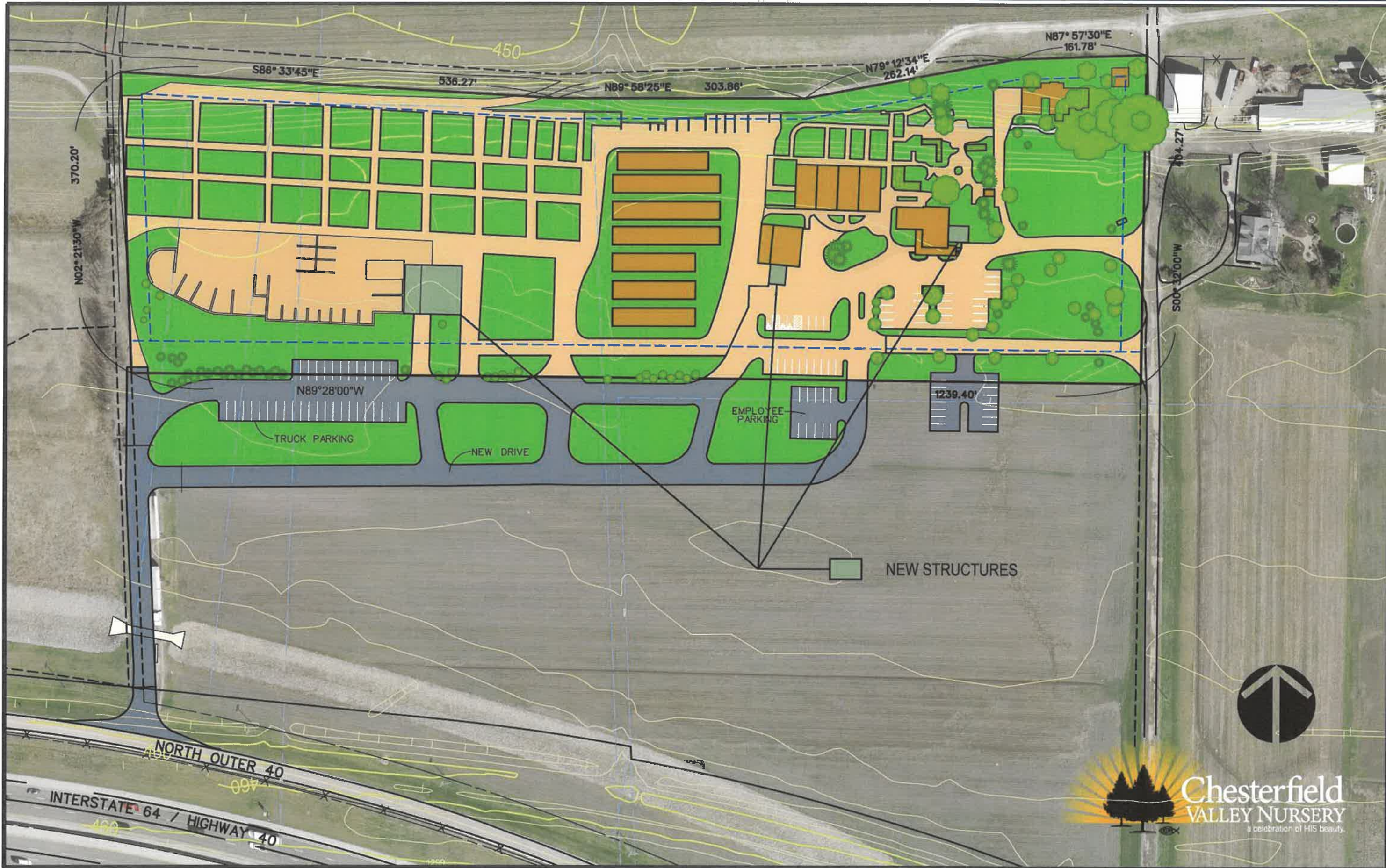


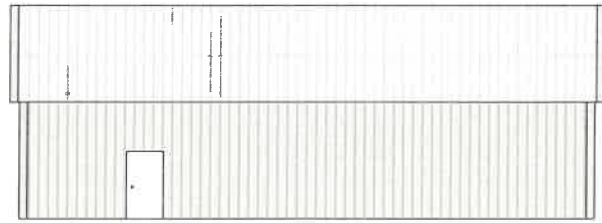
AERIAL PHOTOS
PROPOSED GREENHOUSE
JUNE 2021

Chesterfield
Valley Nursery

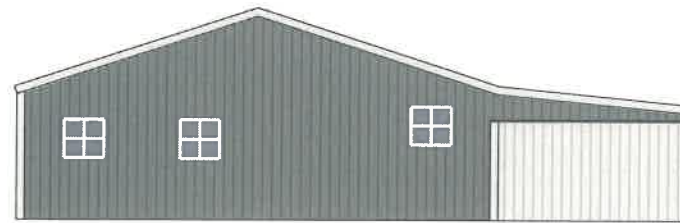


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WEST ELEVATION



NORTH ELEVATION

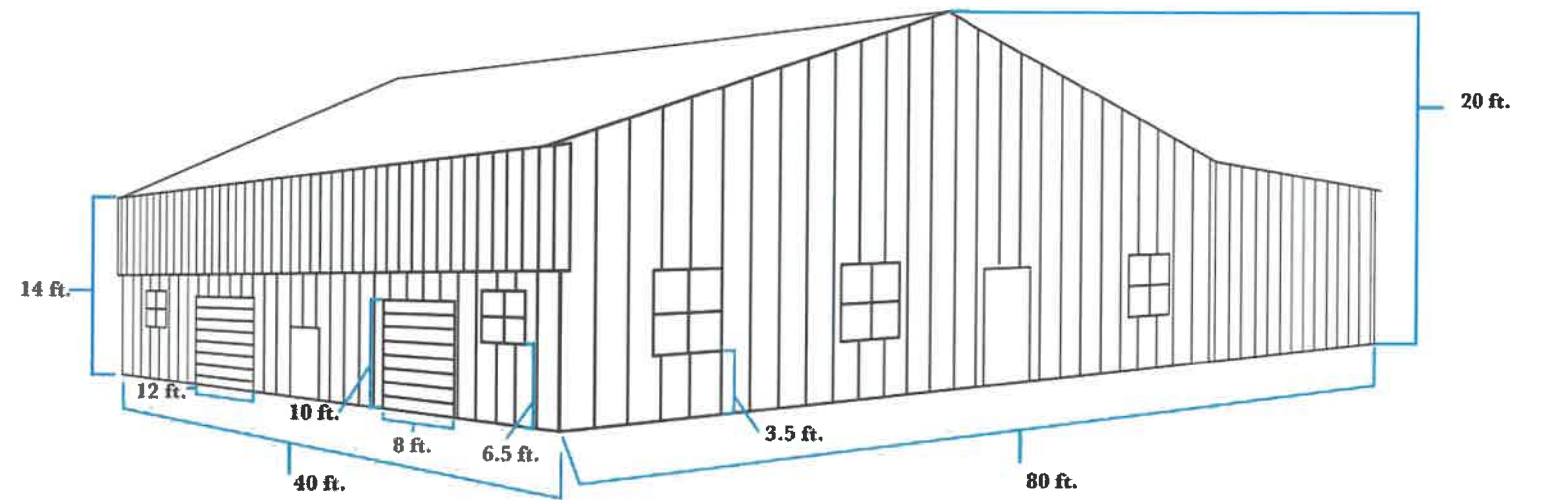
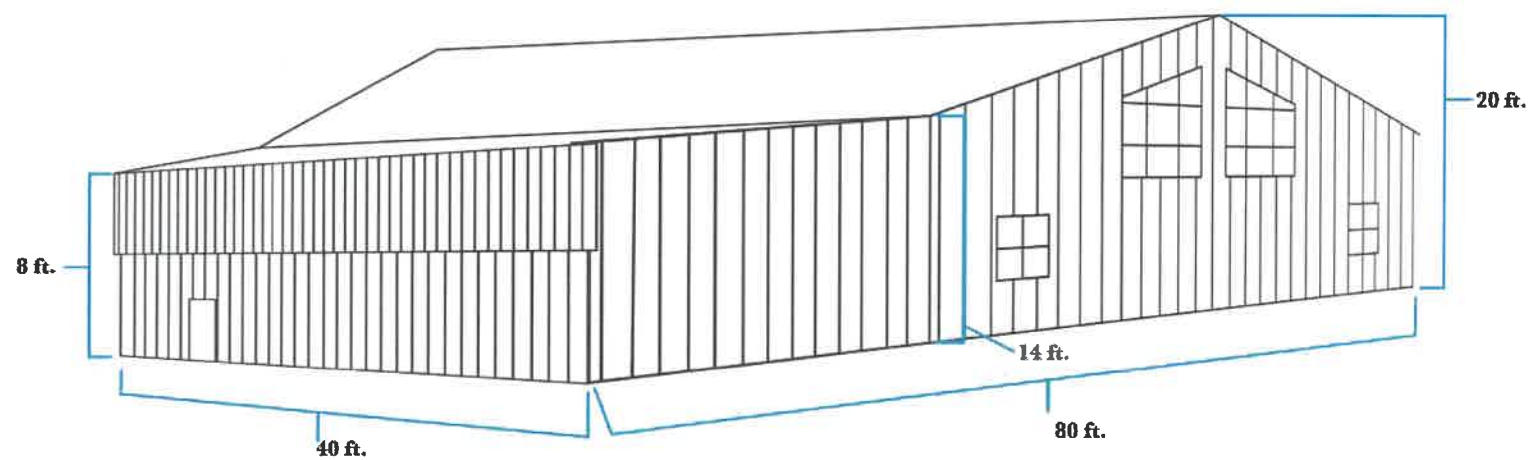


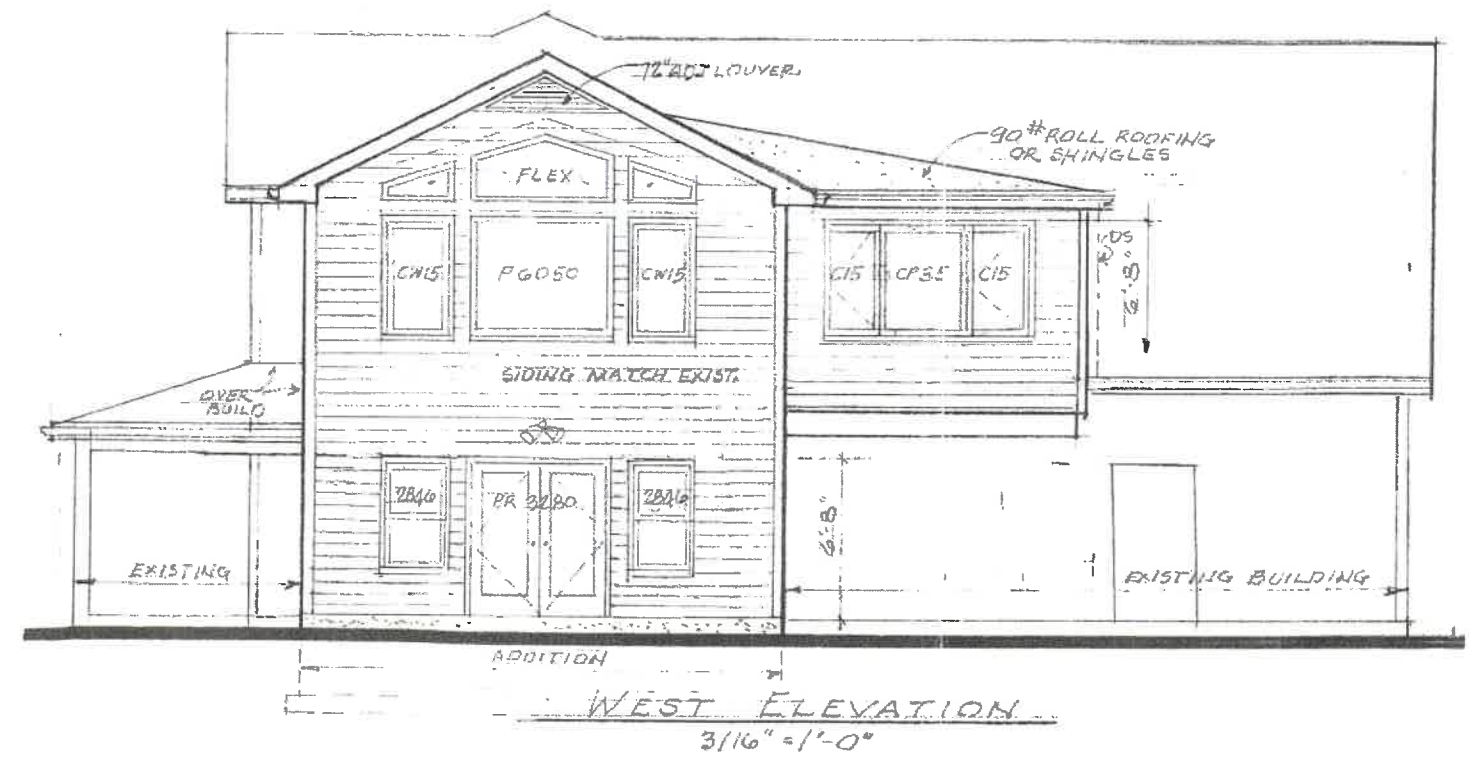
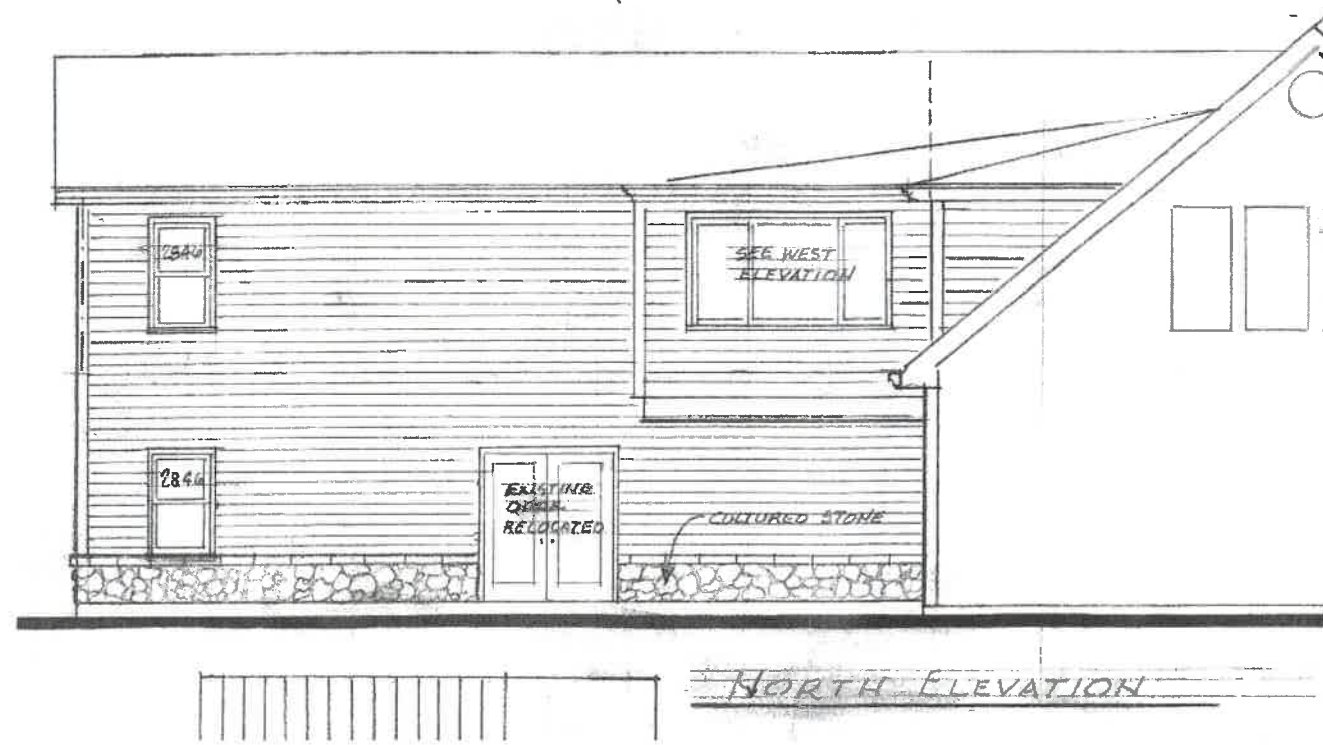
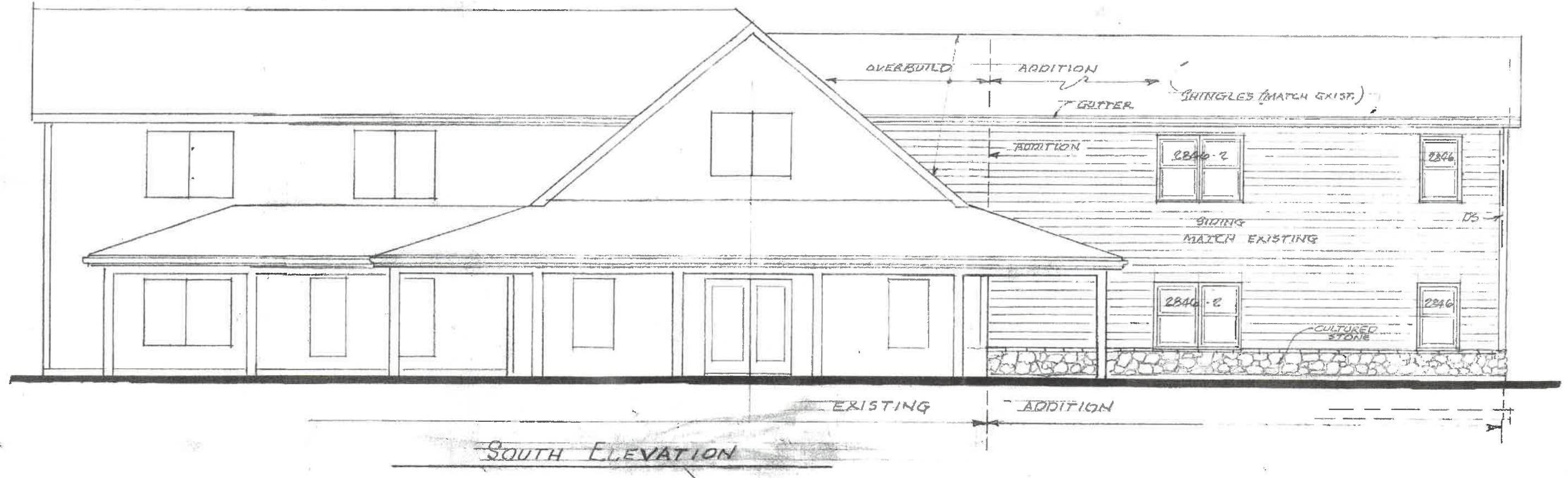
EAST ELEVATION



SOUTH BUILDING ELEVATION AND SITE RENDERING

GREEN METAL PREFABRICATED STORAGE BUILDING





OFFICE ADDITION



SITE PHOTOS

JUNE 2021

Chesterfield
Valley Nursery

VOLZ
Incorporated

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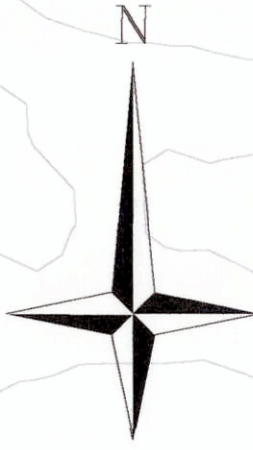
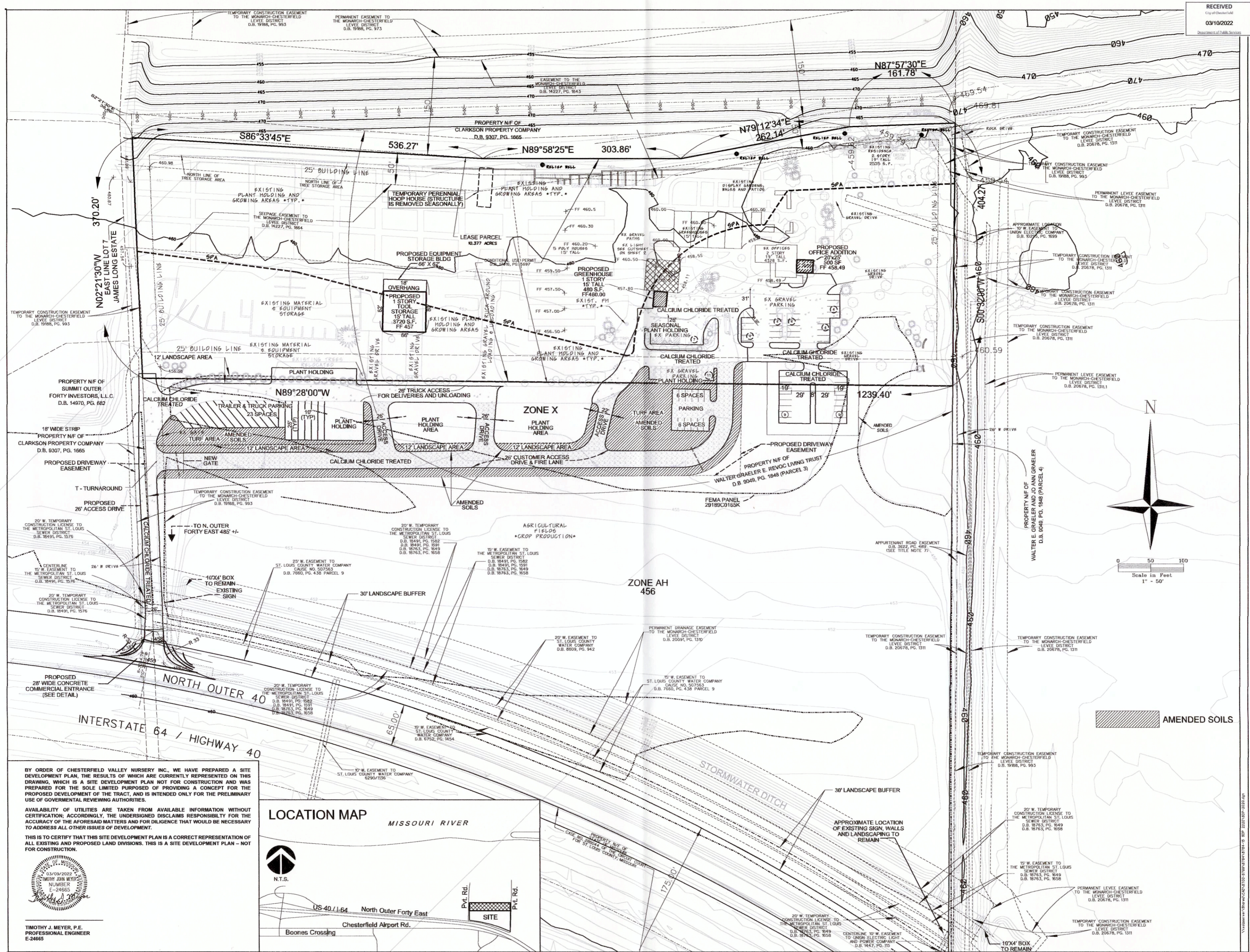
RECEIVED
City of Chesterfield
03/10/2022
Department of Public Works

CHESTERFIELD VALLEY NURSERY
1885 N. OUTER 40 ROAD
CHESTERFIELD, MISSOURI, 63005
DSS 152.92.9307

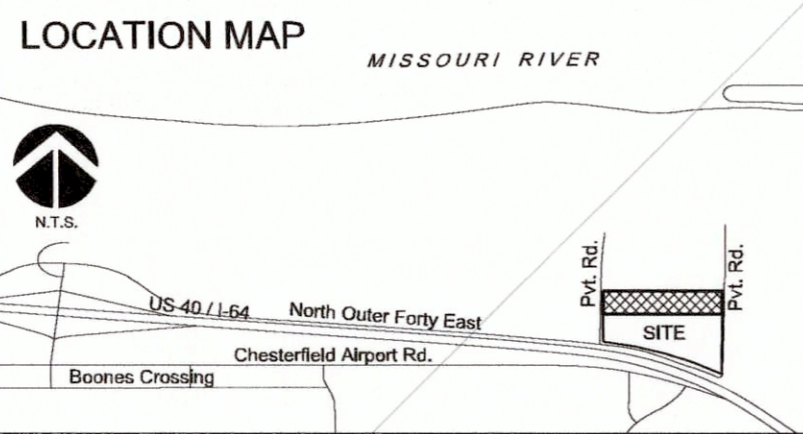
CHESTERFIELD VALLEY NURSERY
A TRACT OF LAND IN U.S. SURVEY 2031 TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT
PLAN
REVISIONS:
4-27-2022
12-21-2021
CONSTRUCTION
USE PRINT #2
LDC # 177 62 0041
BASE MAP NO. 117
8194-16

03/09/2022
1



Scale in Feet
1" = 50'



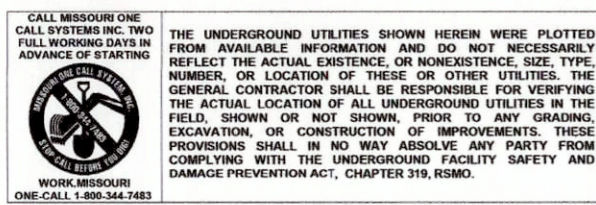
BY ORDER OF CHESTERFIELD VALLEY NURSERY INC., WE HAVE PREPARED A SITE DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT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

AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY 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



- NOTES:**
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
 - NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 - STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
 - ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
 - ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
 - A SCHEDULED 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.
 - ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
 - 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.
 - 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.
 - 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 IMPROVEMENTS.
 - 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:**
- PARENT TRACT:** 54.97 ACRES (±) LOCATOR NO. 177620041 (PER ST. LOUIS CO. ASSESSOR)
 - SUBJECT TRACT (LEASE PARCEL):** 10.38 AC.
 - EXISTING ZONING:** AGRICULTURE DISTRICT, WITH A CONDITIONAL USE PERMIT #30. AND ADDITIONAL DRIVES ARE ZONED "U".
 - 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.
 - FLOODPLAIN:** LEASE PARCELS ARE PRIMARY DESIGNED AS "ZONED X", WITH SOME AREAS OF "ZONE AH", PER FEMA MAPS EFFECTIVE FEBRUARY 4, 2015. PARCELS 2016021008, ZONE AH BASE FLOOD ELEVATION 456 FLOOD PLAIN DEVELOPMENT PERMIT WILL BE REQUIRED.
 - ENTRANCE:** THE PRIVATE ENTRANCE ON THE WEST SIDE SHALL BE IMPROVED TO A 28' WIDE TYPE III COMMERCIAL CONCRETE ENTRANCE AS APPROVED BY MODOT.
 - 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 EXTENDS 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.
 - 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.
 - SANITARY SEWERS:** NO SANITARY SEWERS ARE PROPOSED. CONTINUED USE OF EXISTING SEPTIC SYSTEM IS PROPOSED.
 - VEGETATION:** THERE ARE FIVE 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 PLAN AND/OR TREE PRESERVATION PLAN IS PROVIDED.
 - BASE INFORMATION:** LEASE PARCELS SURVEY BY VOLZ, INC. (SURVEY DATED 12-8-06, AS AMENDED); TOPOGRAPHIC AND AS-BUILT INFORMATION IS FROM AVAILABLE RECORDS.
 - LIGHTING:** THERE WILL BE NO CHANGES MADE TO THE LIGHTING ON THIS SITE.
 - LANDSCAPING:** THERE WILL BE NO ADDITIONAL LANDSCAPING ADDED TO THIS SITE.
 - GARMENTS:** SUBJECT TO EASEMENTS OF RECORD.
 - RELIEF WELLS:** APPROXIMATE LOCATION OF RELIEF WELLS.
 - SIGNAGE:** SIGNAGE APPROVAL IS A SEPARATE PROCESS.
 - PARKING & DRIVES:** ALL AREAS INCLUDING STORAGE AREAS THAT WILL CARRY VEHICULAR TRAFFIC ARE GOING TO BE ROCK TREATED WITH CALCIUM CHLORIDE.
 - 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 PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES.

AVAILABILITY OF UTILITIES ARE TAKEN FROM AVAILABLE INFORMATION WITHOUT CERTIFICATION; ACCORDINGLY, THE UNDERSIGNED DISCLAIMS RESPONSIBILITY 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

GENERAL NOTES:

AREA OF SITE: 54.97 ACRES

EXISTING ZONING: AGRICULTURE DISTRICT, WITH CONDITIONAL USE PERMIT #30 "NU" NON URBAN

LOCATOR NO: 177620041

ADDRESS: 16825 NORTH OUTER 40 RD, 63005

OWNER OF RECORD: GRAELER WALTER E ETAL

PREPARED FOR: 16825 NORTH OUTER 40 CHESTERFIELD, MO 63005 OFFICE #336-532-9307

PREPARED BY: **VOLZ Incorporated** 10549 INDIAN HEAD INDUSTRIAL BLVD. ST. LOUIS, MO 63132 314.426.8212 MAIN 314.896.1250 FAX

REQUIRED OFFICE	4328 SF	3.3 SPACES PER 1000 SF	15
OFFICE ADDITION	500 SF	3.3 SPACES PER 1000 SF	1
RETAIL	2208 SF	4.0 SPACES PER 1000 SF	9
WAREHOUSE/STORAGE	36 EMPLOYEES	2 SPACES PER 3 EMPLOYEES ON MAX SHFT	24
VEHICLES	30 VEHICLES	1 SPACE PER VEHICLE USED IN OPERATION	35
LOADING	10'X25'		1
TOTAL SPACES REQUIRED			
			85
MAXIMUM SPACES - 85 SPACES X 1.2			
			102
PARKING & EXISTING PROVIDED			
			85
WATER QUALITY			
TOTAL DISTURBANCE	125,900 SF	2.89 ACRES	
IMPERVIOUS AREA	52,189 SF	1.14 ACRES	
AREA OF CUP 10.38 AC	53,19 AC		
AREA OF SITE 54.97 AC		96%	

AMENDED SOILS - WILL BE USED TO TREAT WATER QUALITY

THE AREA OF DISTURBANCE WILL EXCEED 10 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.

LED Flood Light

Model: LM79 LM80

RoHS IP65

50W

Dimensions: 10.5" x 10.5" x 4.5"

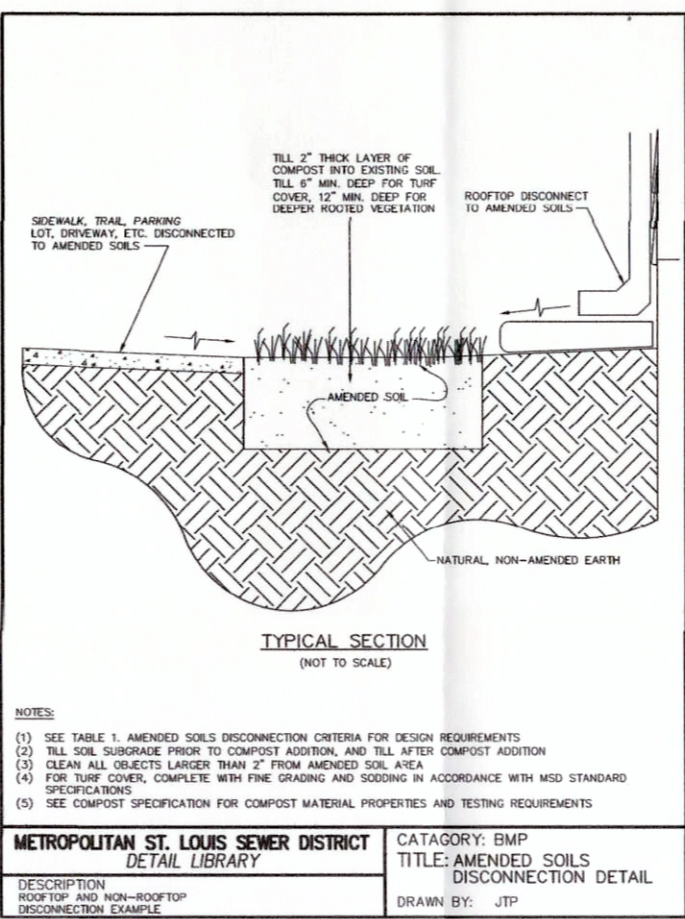
Luminous Intensity: 10000 cd

Unit: mm

LEASE PARCEL

A TRACT OF LAND IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST, S1 LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

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 90 DEGREES 32 MINUTES 00 SECONDS WEST 494.27 FEET TO A POINT BEING DISTANT NORTH 00 DEGREES 00 SECONDS EAST 30.00 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 20 MINUTES 00 SECONDS WEST 1239.40 FEET TO A POINT IN THE WEST LINE OF PROPERTY DESCRIBED IN SAID PARCEL 4 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 36.06 FEET FROM THE NORTHEAST 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 303.66 FEET TO A POINT; THENCE NORTH 79 DEGREES 12 MINUTES 34 SECONDS EAST 282.14 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 LINE OF PROPERTY DESCRIBED IN DEED TO CLARSON PROPERTY COMPANY RECORDED IN BOOK 9307 PAGE 1985 OF THE ST. LOUIS COUNTY RECORDS NORTH 87 DEGREES 57 MINUTES 30 SECONDS EAST 161.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.37 ACRES ACCORDING TO CALCULATIONS BY VOLZ INCORPORATED ON MARCH 26, 2007.



AMENDED SOILS SPECIFICATIONS

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

COMPOST APPLICATION PROCEDURE: AMENDED SOILS DISCONNECTION DETAIL.

- 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 PLANTING AND SUBSEQUENT SITE MAINTENANCE.
- ROTTOTILL TO A DEPTH OF 6-8" FOR TURF COVER AND A MINIMUM OF 12" FOR DEEP ROOTED VEGETATION. IF THE SOIL IS TOO DENSE FOR A ROTTOTILLER, THE SOIL SHOULD FIRST BE BROKEN UP INTO LARGE AGGREGATES USING A SOIL RIPPER.
- IF OBSTRUCTIONS ARE UNEARTHED DURING TILLING, CLEAR OBSTRUCTIONS AND 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.
- DISTRIBUTE COMPOST EVENLY TO A MINIMUM DEPTH OF 2 INCHES OVER THE SOIL SURFACE.
- ROTTOTILL SEVERAL TIMES IN PERPENDICULAR DIRECTIONS TO INCORPORATE COMPOST AND OTHER SOIL AMENDMENTS.
- COMPLETE WITH FINE GRADING AND SOODING.
- WATER THOROUGHLY. ALLOW SOIL TO SETTLE FOR ONE WEEK.

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:

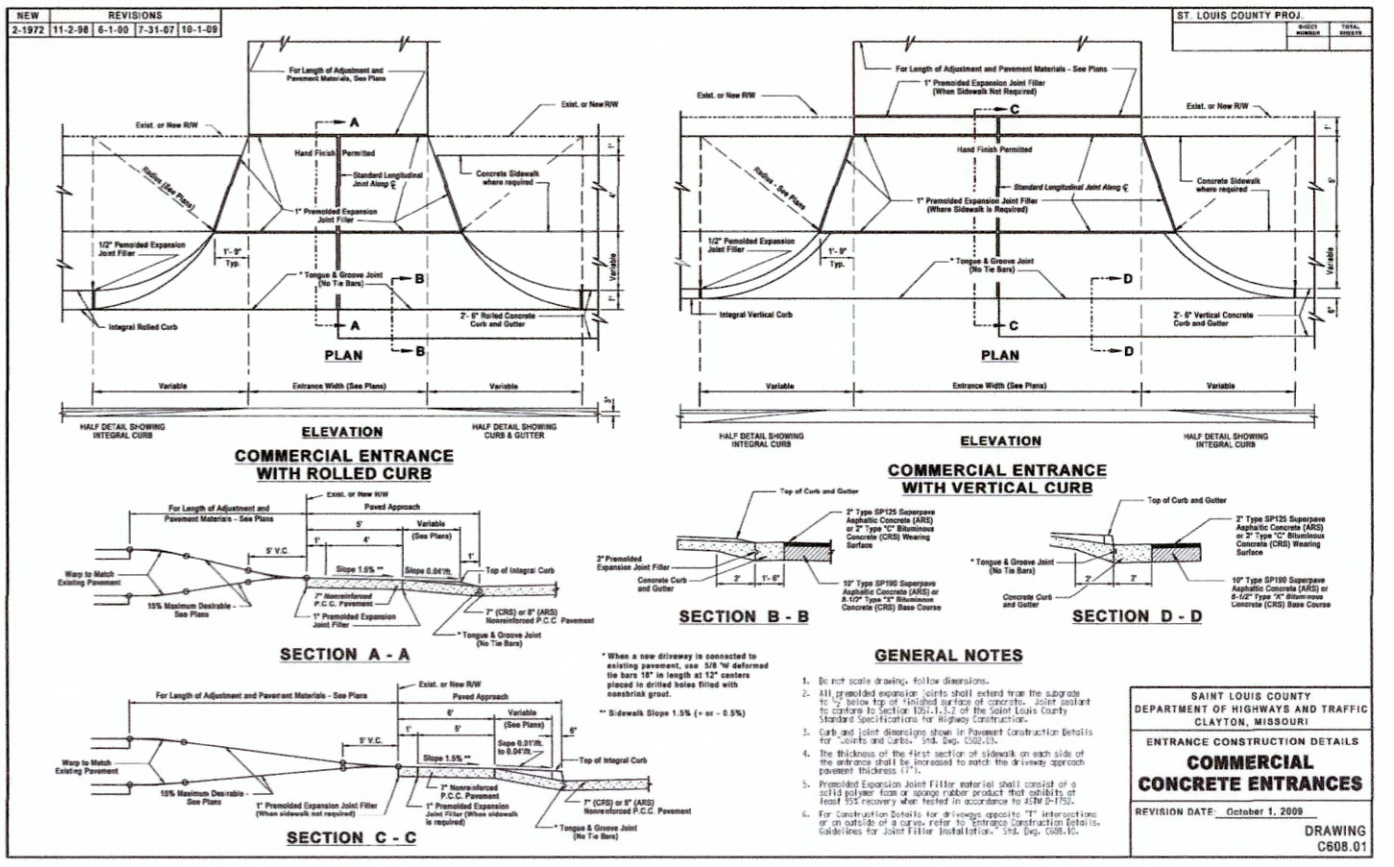
- FEEDSTOCK PERCENTAGE IN THE FINAL COMPOST PRODUCT
- A STATEMENT THAT THE COMPOST MEETS FEDERAL AND STATE HEALTH AND SAFETY REGULATIONS
- A STATEMENT THAT THE COMPOSTING PROCESS HAS MET TIME AND TEMPERATURE REQUIREMENTS
- A COPY OF THE LAB ANALYSIS, LESS THAN FOUR MONTHS OLD, PERFORMED BY A SEAL OF TESTING ASSURANCE CERTIFIED LABORATORY VERIFYING THAT THE COMPOST MEETS THE PHYSICAL REQUIREMENTS AS DESCRIBED IN TABLE 1.

SOIL FERTILIZING, SOODING AND WATERING TO BE IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS PART 8 SECTION F.

TABLE 1. PHYSICAL REQUIREMENTS FOR COMPOST

PARAMETER	RANGE	TESTING METHOD
PH	5.0-8.5	TMECC 4.11A
SOLUBLE SALT CONCENTRATION	< 1600SM	TMECC 4.10-A
MOISTURE	30-60% WET WEIGHT BASIS	SM/WW 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	85% PASS THROUGH #20 SCREEN OR SMALLER	TMECC 2.02-B
STABILITY (CARBON DIOXIDE EVOLUTION RATE)	>80% RELATIVE TO POSITIVE CONTROL	TMECC 5.08-B
MATURITY (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 CLASS A STANDARD, 40 CFR § 503.13, TABLES 1 AND 3 LEVELS:	
ARSENIC	< 41 PPM	TMECC 4.06-AS
CADMIUM	< 39 PPM	TMECC 4.06-CD
COPPER	< 1,500 PPM	TMECC 4.06-CU
LEAD	< 300 PPM	TMECC 4.06-PB
MERCURY	< 17 PPM	TMECC 4.06-HG
MOLYBDENUM	< 75 PPM	TMECC 4.06-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 CLASS A STANDARD, 40 CFR § 503.13(A) LEVELS:	
FECAL COLIFORM	< 1,000 MPN PER GRAM DRY WEIGHT BASIS	TMECC 7.01

RECOMMENDED COMPOST TESTING METHODOLOGIES AND SAMPLING PROCEDURES ARE PROVIDED IN TEST METHODS FOR THE EXAMINATION OF COMPOSTING AND COMPOST (TMECC), AND STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER.



_____, the owner(s) of the property shown on this plan for and in consideration of being granted approval of said plan to develop property under the provisions of Section 03. _____ of City of Chesterfield Unified Development Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____
(Name Typed): _____

State of _____)
County of _____) SS.

On this _____ day of _____, A.D., 20____, before me personally appeared _____, to me known, who, being by me sworn in, did say that he/she is the _____ of _____ a corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____, the day and year last above written.

My term expires _____.

(Notary Public)

This Site Development Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____, by the Chairperson of said Commission, authorizing the recording of this Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

Justin Wynn, ACP
Director of Planning
City of Chesterfield, Missouri

Vickie McGowad, City Clerk
City of Chesterfield, Missouri

CHESTERFIELD VALLEY NURSERY
16825 N. OUTER 40 ROAD
CHESTERFIELD, MISSOURI, 63005
636.532.9307

CHESTERFIELD VALLEY NURSERY
A TRACT OF LAND IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH - RANGE 4 EAST
ST. LOUIS COUNTY, MISSOURI

SITE DEVELOPMENT PLAN

REVISIONS:
4-27-2021
CONSTRUCTION USE PERMIT #177
BASE MAP NO. 177
8784-16

03/09/2022
2



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: bgraeler@chesterfield.mo.us

**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>

January 23, 2020

- 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*, <https://www.ecode360.com/29483417>

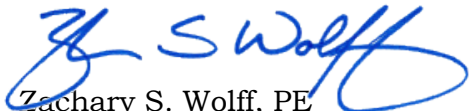
Based on the activity that has occurred, sediment and erosion control measures must be installed to prevent washing or spreading of mud or dirt onto adjacent properties and/or roadways as soon as possible and no later than February 1, 2020 or a summons may be issued by the St. Louis County Circuit Court,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