

Planning Commission Staff Report

Meeting Date: July 25, 2022

From: Alyssa Ahner, Planner

Location: 16806 Chesterfield Airport Road

Description: **The Smoke House (ASDP):** An Amended Site Development Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design for a 2.46-acre tract of land zoned "PC" – Planned Commercial located on the south side of Chesterfield Airport Road and west of Baxter Road.

PROPOSAL SUMMARY

The Thomas P. Sehnert Revocable Trust has submitted an Amended Site Development Plan for an addition to an existing 8,500 square foot restaurant and market. The proposed addition of 11,441 square feet of floor area will be spread among a kitchen expansion, restaurant seating expansion, a bakery expansion, a two-story design barn addition, and an area for outdoor seating. The addition will bring the total building footprint to 19,941 square feet. Per Site Specific Ordinance 2125, the total building floor area is not to exceed 20,600 square feet.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

The site was zoned “NU” Non-Urban under St. Louis County zoning prior to City of Chesterfield incorporation. In 1993, the site was rezoned to “C8” – Planned Commercial with the intention of permitting the operation of a market, outdoor dining, residence and accessory uses upon the subject property. This led to the construction of The Smoke House/Annie Gunn’s market and restaurant. In 2004, the site-specific ordinance was amended to allow for revisions to the Floor Area Ratio. Following the 2004 revisions, Amended Architectural Elevations were approved in 2008 for tents to be used for outdoor dining.

ZONING AND LAND USE

The subject site is zoned “C-8” Planned Commercial District under the provisions of governing Ordinance 2125 and the land use designation is Regional Commercial.



Figure 2: Zoning Map



Figure 3: Land Use Map

Direction	Zoning	Land Use
North	Interstate 64	Highway
South	“M-1” Industrial District	Storage
East	“C-3” Shopping District	Office, general
West	“M-3”—Planned Industrial District	Storage

COMPREHENSIVE PLAN

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates the subject site as being part of the Regional Commercial land use designation. The description states; “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”.

STAFF ANALYSIS

a. Circulation System, Parking, & Access

The subject site is to reduce two of the existing primary access points to single direction enter/exit and provide sidewalk along Chesterfield Airport Road per St. Louis County. There are existing secondary access points towards the east end of the site via cross access easements.

There will be minor changes to the parking configuration to accommodate the building addition and a total of 140 parking spaces provided on site. The subject site has an approved 11.5% parking reduction in addition to a parking agreement with Chesterfield Grove, Lot 1A.

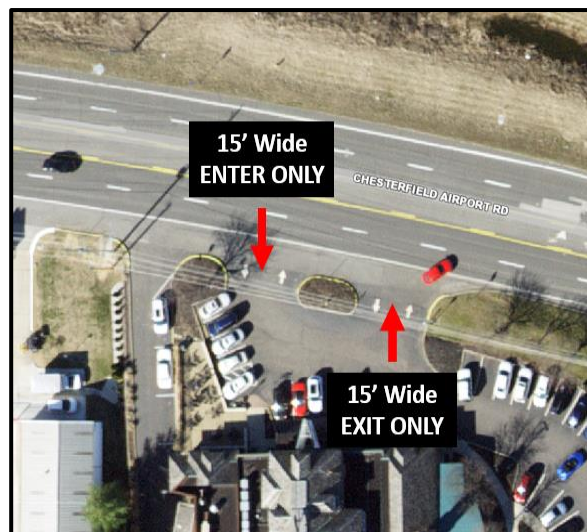


Figure 4: Changes to Primary Access Points

b. Landscape Design & Screening

A new trash enclosure is proposed at the southwest corner of the subject site. The enclosure will be 7' foot tall brick masonry to match the building with black composite gate siding.

The landscape buffer along Chesterfield Airport Road is to be replenished where gaps currently exist. Additionally, landscaping and trees will be provided on the southwest side of the building to screen the driveway leading into the loading zone. The existing butterfly garden displaced by the addition will be relocated to the northeast corner of the site immediately adjacent to the building.

c. Lighting

Existing lighting is to be utilized. There are no new light poles being proposed. The new exterior building lights along the eastern and southern façades will be of similar style to existing, as shown on the lighting map in the provided packet from the applicant.

d. Architectural Elevations

The proposed building addition will feature wood siding and trim in both “Hewn Barn Red” and “Hewn Weathered Grey”. The base of the proposed addition will be stone in “Earthworks Pewter Mist”. A retaining wall on the east elevation will be constructed of stone in “Earthworks Adobe Bluff”. The East elevation below shows the barn addition on the left.

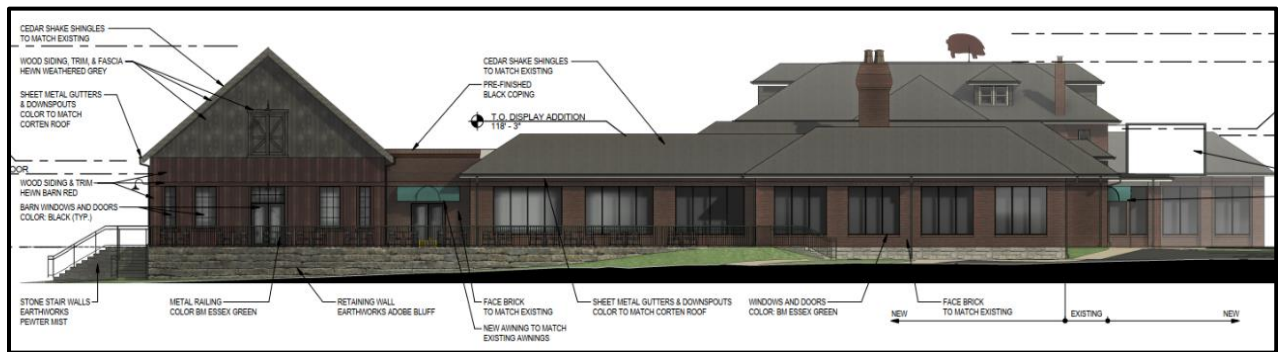


Figure 6: East elevation

ARCHITECTURAL REVIEW BOARD

This project was reviewed by the Architectural Review Board on April 14th, 2022. At that time, the Board made a motion to forward the project to the Planning Commission with a recommendation for approval with the following conditions:

- Breakdown of elevation massing to the barn addition.
- Provide rooftop screening diagram confirming that the proposed parapet walls will completely screen the visibility of the roof-top equipment from the site perimeter.

The applicant has since resubmitted and fulfilled the conditions. All of the updates have been included with the Planning Commission packets.

RENDERINGS



STAFF RECOMMENDATION

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan and Unified Development Code. All outstanding comments have been addressed at this time. Staff recommends approval of the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for The Smoke House.

MOTION

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

- 1) "I move to approve (or deny) the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations for The Smoke House, as presented.

- 2) "I move to approve the Amended Site Development Plan, Landscape Plan, Lighting Plan, and Architectural Elevations with the following conditions..."

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

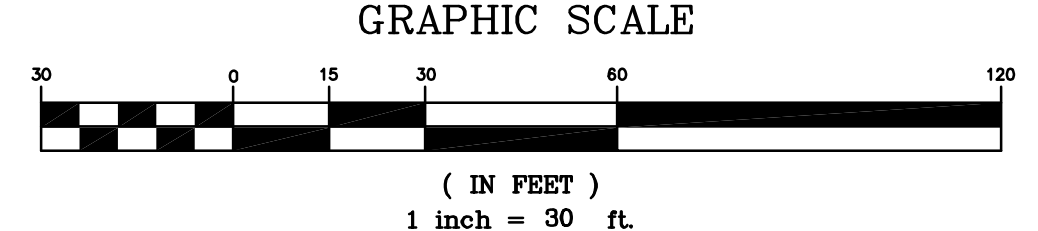
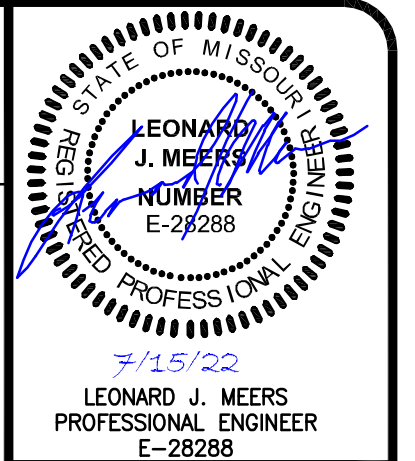
Attachments

1. Amended Site Plan Packet

THIRD AMENDED SITE DEVELOPMENT PLAN FOR SMOKEHOUSE/ANNIE GUNN'S

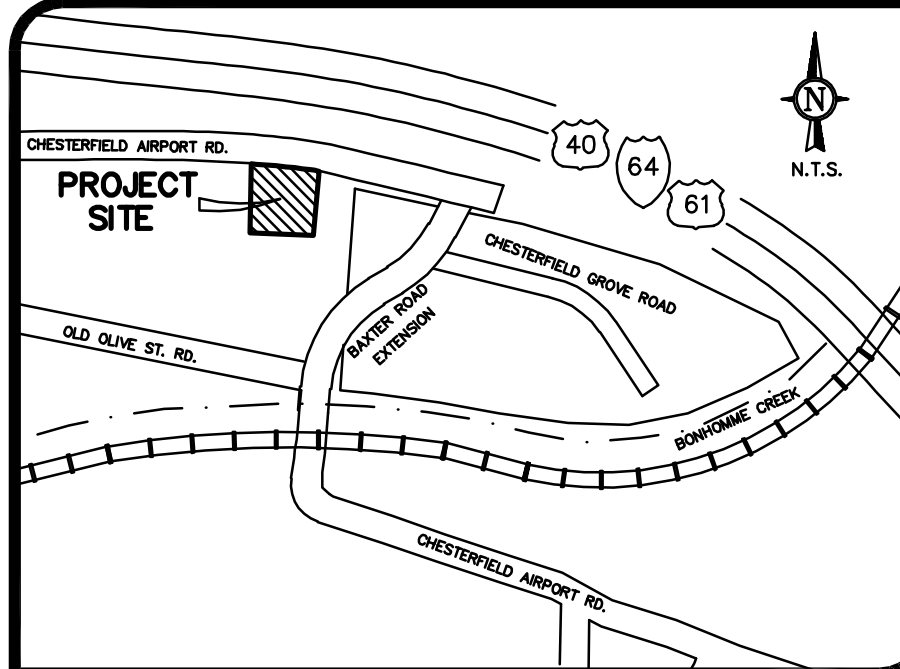
A TRACT OF LAND IN U.S. SURVEY 2031
TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF CHESTERFIELD, ST. LOUIS COUNTY MISSOURI

NOTE:
1993 ADDITION REFERS TO STRUCTURE AS COMPLETED PER SITE DEVELOPMENT PLAN AS RECORDED IN PLAT BOOK 323, PAGES 510 & 511 IN THE ST. LOUIS COUNTY RECORDS ON NOVEMBER 24, 1993.



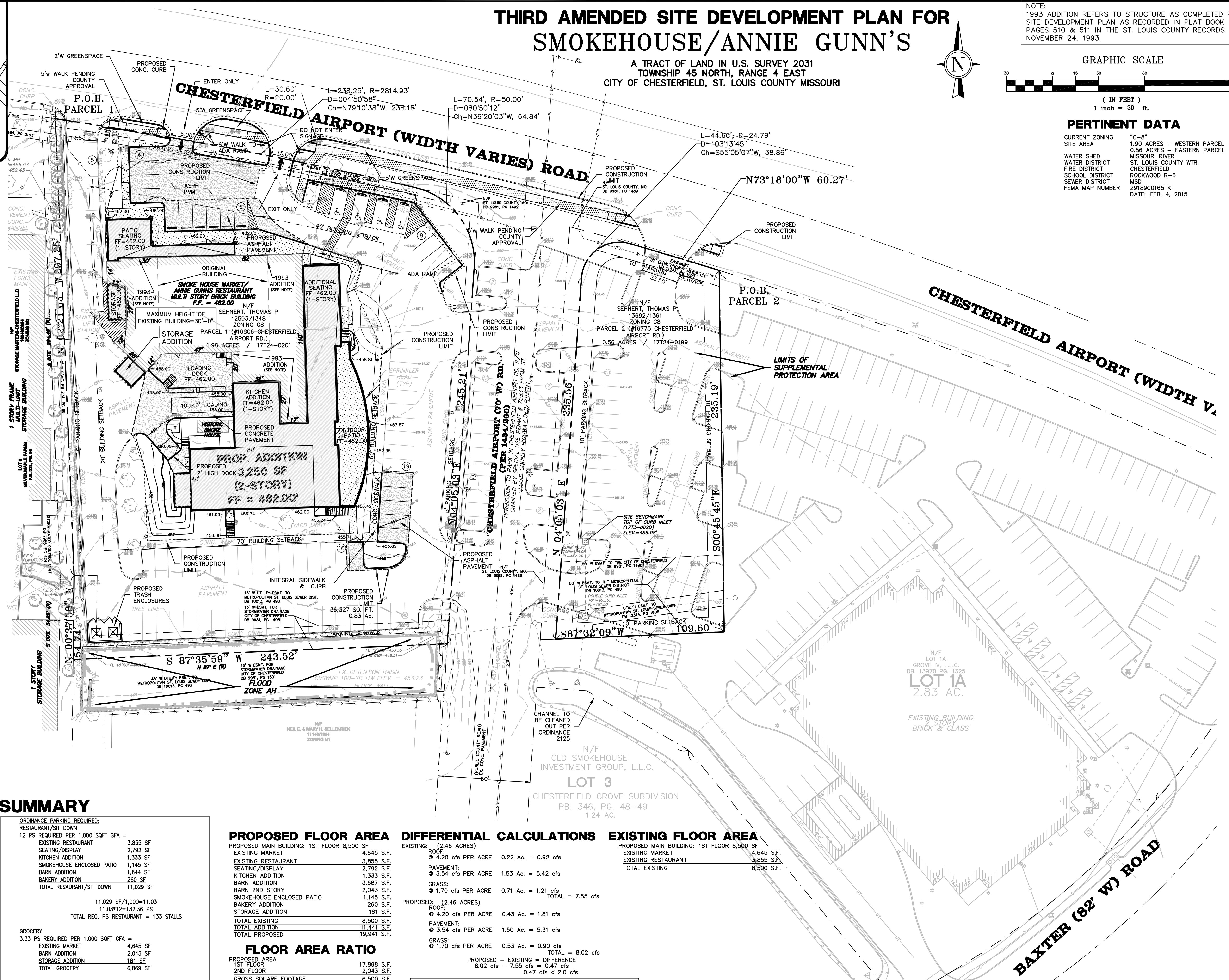
PERTINENT DATA

CURRENT ZONING: "C-8"
SITE AREA: 1.80 ACRES - WESTERN PARCEL, 0.56 ACRES - EASTERN PARCEL
WATER SHED: MISSOURI RIVER
FIRE DISTRICT: ST. LOUIS COUNTY WTR.
SCHOOL DISTRICT: CHESTERFIELD
SEWER DISTRICT: ROCKWOOD R-6
FEMA MAP NUMBER: MSD 2019C0165 K
DATE: FEB. 4, 2015



LEGEND

- UTILITY POLE
 - ⊗ FIRE HYDRANT
 - ⊕ GAS VALVE
 - SANITARY SEWER
 - STORM SEWER
 - GAS LINE
 - WATER LINE
 - OVERHEAD ELECTRIC LINE
 - EXISTING CONTOURS
 - ⊗ EXISTING LIGHT STANDARD
 - ⊕ EXISTING SIGN
 - ⊕ PROPOSED SIGN
 - ⊕ EXISTING TREE
- ABBREVIATIONS**
- N/F NOW OR FORMERLY
 - w WIDE
 - DB. DEED BOOK
 - PB. PLAT BOOK
 - PG. PAGE
 - CONC. CONCRETE
 - SAN. SANITARY
 - MH MANHOLE
 - R RADIUS
 - L LENGTH
 - TBR TO BE REMOVED
 - UIP TO BE USED IN PLACE



PARKING SUMMARY

TYPE	STANDARD	ACCESSIBLE	TOTAL
SURFACE (9'x19')	135	5	140
TOTAL	135	5	140

ORDINANCE PARKING REQUIRED:
RESTAURANT/SIT DOWN
12 PS REQUIRED PER 1,000 SQFT GFA =
EXISTING RESTAURANT 3,855 SF
SEATING/DISPLAY 2,792 SF
KITCHEN ADDITION 1,333 SF
SMOKEHOUSE ENCLOSED PATIO 1,145 SF
BARN ADDITION 1,644 SF
BAKERY ADDITION 260 SF
TOTAL RESTAURANT/SIT DOWN 11,029 SF
11,029 SF / 1,000 = 11.03
11.03 * 12 = 132.36 PS
TOTAL REQ. PS RESTAURANT = 133 STALLS

GROCERY
3.33 PS REQUIRED PER 1,000 SQFT GFA =
EXISTING MARKET 4,645 SF
BARN ADDITION 2,043 SF
STORAGE ADDITION 181 SF
TOTAL GROCERY 6,869 SF
6,869 SF / 1,000 = 6.87
6.87 * 3.33 = 22.88 PS
TOTAL REQ. PS GROCERY = 23 STALLS

TOTAL REQUIRED PARKING = 133 + 23 = 156 PS

MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 5, WHERE THE TOTAL NUMBER OF SPACES IS BETWEEN 101 AND 150, PER ADAM. NUMBER OF ACCESSIBLE SPACES PROVIDED = 5

PROPOSED FLOOR AREA

PROPOSED MAIN BUILDING: 1ST FLOOR 8,500 SF
EXISTING MARKET 4,645 S.F.
EXISTING RESTAURANT 3,855 S.F.
SEATING/DISPLAY 2,792 S.F.
KITCHEN ADDITION 1,333 S.F.
BARN ADDITION 3,687 S.F.
BARN 2ND STORY 2,043 S.F.
SMOKEHOUSE ENCLOSED PATIO 1,145 S.F.
BAKERY ADDITION 260 S.F.
STORAGE ADDITION 181 S.F.
TOTAL EXISTING 8,500 S.F.
TOTAL ADDITION 11,441 S.F.
TOTAL PROPOSED 19,941 S.F.

FLOOR AREA RATIO

PROPOSED AREA
1ST FLOOR 17,898 S.F.
2ND FLOOR 2,043 S.F.
GROSS SQUARE FOOTAGE 6,500 S.F.
EXISTING GROSS SQUARE FOOTAGE 8,500 S.F.
PROPOSED GROSS SQUARE FOOTAGE 17,898 S.F.

DIFFERENTIAL CALCULATIONS

EXISTING: (2.46 ACRES)
ROOF:
● 4.20 cfs PER ACRE 0.22 Ac. = 0.92 cfs
● 3.54 cfs PER ACRE 1.53 Ac. = 5.42 cfs
GRASS:
● 1.70 cfs PER ACRE 0.71 Ac. = 1.21 cfs
TOTAL = 7.55 cfs

PROPOSED: (2.46 ACRES)
ROOF:
● 4.20 cfs PER ACRE 0.43 Ac. = 1.81 cfs
● 3.54 cfs PER ACRE 1.50 Ac. = 5.31 cfs
GRASS:
● 1.70 cfs PER ACRE 0.53 Ac. = 0.90 cfs
TOTAL = 8.02 cfs

PROPOSED - EXISTING = DIFFERENCE
8.02 cfs - 7.55 cfs = 0.47 cfs
0.47 cfs < 2.0 cfs

EXISTING FLOOR AREA

PROPOSED MAIN BUILDING: 1ST FLOOR 8,500 SF
EXISTING MARKET 4,645 S.F.
EXISTING RESTAURANT 3,855 S.F.
TOTAL EXISTING 8,500 S.F.

STORMWATER MANAGEMENT - WATER QUALITY NOTE
LAND AREA DISTURBED = 0.64 ACRES - WATER QUALITY IS NOT REQUIRED ANY FURTHER DEVELOPMENT SHALL INCLUDE THESE IMPROVEMENTS AS WELL

PREPARED FOR:
SMOKEHOUSE/ANNIE GUNN'S
CONTACT: THOMAS SEHNERT
16806 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005
PH: (314) 862-5600

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288
4/15/22
13300 OLD TESSON ROAD
ST. LOUIS, MO 63128
PH: (314) 849-6100
FAX: (314) 849-6100
www.grimesconsulting.com

REV. NO.	REMARKS	DATE
1	REV. PER COUNTY & OWNER COMMENTS	05/31/22
2	REV. PER COUNTY	06/15/22
3	REV. PER COUNTY	06/22/22
4	REV. PER COUNTY	06/27/22

THIRD AMENDED
SITE DEVELOPMENT PLAN FOR
**SMOKEHOUSE/
ANNIE GUNN'S**
16806 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO 63005

SHEET TITLE
SDP 1

JOB NUMBER: **0486D**

DRAWN BY: **KAN**

DATE: **02/01/22**

CHECKED BY: **LJM**

DATE: **02/01/22**

SHEET:

HT# 7569
M.S.D. BASE MAP 17T
LOC. NO. 17T240201
ZIP CODE 63005

ANNIE GUNN'S WESTERN PARCEL

LAND DESCRIPTION
1.90 ACRES

A tract of land being that parcel conveyed to Thomas P. Sehnert, according to Deed Book 12593, Page 1348 of the St. Louis County Records, situate in US Survey 2031, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the intersection of the Southern Line of Chesterfield Airport Road (U.S. Highway 40), 100 feet wide, with the Eastern Line of Silver Maple Farms, a Subdivision according to Plat Book 274, Page 96 of the St. Louis County Records; thence along said Southern Line, 283.25 feet along a curve to the right having a radius of 2814.93 feet and a chord bearing South 79 degrees 10 minutes 38 seconds East to a point of a compound curve, being a point on the Southwestern Line of a tract of land conveyed to St. Louis County, Missouri, according to Deed Book 9981, Page 1492 of the St. Louis County Records; thence along said Southwestern Line, 70.54 feet along a curve to the right having a radius of 50 feet and a chord bear South 36 degrees 20 minutes 03 seconds East to a point of tangency on the Western Line of a tract of land conveyed to St. Louis County, Missouri, according to Deed Book 1434, Page 260 of the St. Louis County Records; thence along said Western Line, South 04 degrees 05 minutes 03 seconds West, 245.21 feet to a point on the Northern Line of a tract of land conveyed to Neil Sellenrick, according to Deed Book 11140, Page 1964 of the St. Louis County Records; thence along said Northern Line, South 87 degrees 35 minutes 59 seconds West, 243.52 feet to a point on the Western Line of Silver Maple Farms, as aforementioned; thence along said Western Line the following course, North 00 degrees 37 minutes 58 seconds East, 54.74 feet to a point; thence North 02 degrees 21 minutes 03 seconds West, 297.25 feet to the point of beginning, containing 1.90 acres (82,760 square feet), more or less.

ANNIE GUNN'S EASTERN PARCEL

LAND DESCRIPTION
0.56 ACRES

A tract of land being that parcel conveyed to Thomas P. Sehnert, according to Deed Book 13692, Page 1361 of the St. Louis County Records, situate in US Survey 2031, Township 45 North, Range 4 East, City of Chesterfield, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the intersection of the Southern Line of Chesterfield Airport Road (U.S. Highway 40), 100 feet wide, with the Western Line of Chesterfield Grove Subdivision, according to Plat Book 346, Pages 48 and 49 of the St. Louis County Records; thence along said Western Line, South 00 degrees 45 minutes 45 seconds East, 235.19 feet to a point; thence South 87 degrees 32 minutes 09 seconds West, 109.60 feet to a point on the Eastern Line of a tract of land conveyed to St. Louis County, Missouri, according to Deed Book 9981, Page 1489 of the St. Louis County Records for a road widening of Chesterfield Airport Road, according to Deed Book 1434, Page 260 of the St. Louis County Records; thence along said Eastern Line, North 04 degrees 05 minutes 03 seconds East, 235.56 feet to a point of curvature; thence 44.51 feet along a curve to the right having a radius of 25 feet and a chord bearing North 55 degrees 05 minutes 07 seconds East to a point of a compound curve, being on the Southern Line of Chesterfield Airport Road, as aforementioned; thence along said Southern Line, 60.27 feet along a curve to the right having a radius of 2816.93 feet and a chord bearing South 73 degrees 18 minutes 00 seconds East to the point of beginning, containing 0.56 acres (24,542 square feet), more or less.

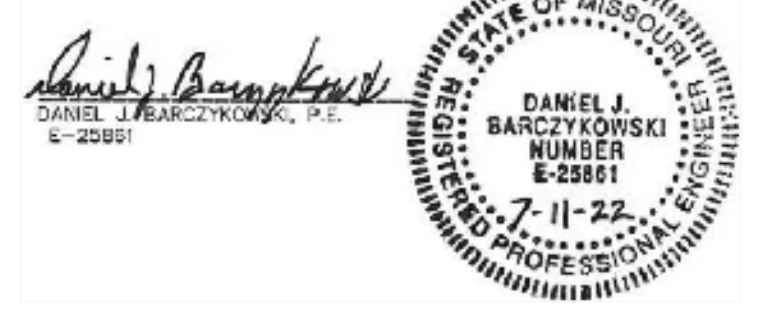
GEOTECHNICAL ENGINEER'S STATEMENT

Midwest Testing and the undersigned engineer have not prepared any part of the plans shown on this or the attached sheets. The seal of the undersigned professional engineer has been affixed at the request of the City of Chesterfield and is a professional opinion to indicate that the undersigned has reviewed the aspects of the civil plans relating to soils engineering and it is an opinion that the grading shown on the plan is in accordance with the geotechnical report for this project dated August 2021.

Roads and building foundations may be supported on approved natural soil, approved engineered fill, or bedrock, as recommended in the geotechnical report. The above opinion is based on data from the geotechnical report which is based on widely spaced explorations and presumes that the construction and engineering observations will be completed as recommended in the geotechnical report. Conditions may vary from those encountered in the exploration, or can change due to construction activities or weather conditions. Therefore, the undersigned must be involved during the construction phase of this project to determine if the subsurface conditions are as anticipated from the boring data and the recommendations relative to construction are implemented. It is the contractor's responsibility to notify the appropriate party so that the observations can be made at the proper time. Construction methods and implementation of the grading plans shall be left to the contractor with verification by the geotechnical engineer required in writing.

Midwest Testing and the undersigned have no responsibility for services provided by others. These services by others include but are not limited to: establishment of grades; sewer plans or sewer construction; design or construction of retaining walls; drainage, boundary, and topographic surveys; structural, electrical, water, or gas components; any other engineering documents or instruments relating to or intended to be used for any part or parts of this project.

In concept, the retaining walls indicated appear feasible; however, global stability must be analyzed once the walls are designed.



MSD NOTES:

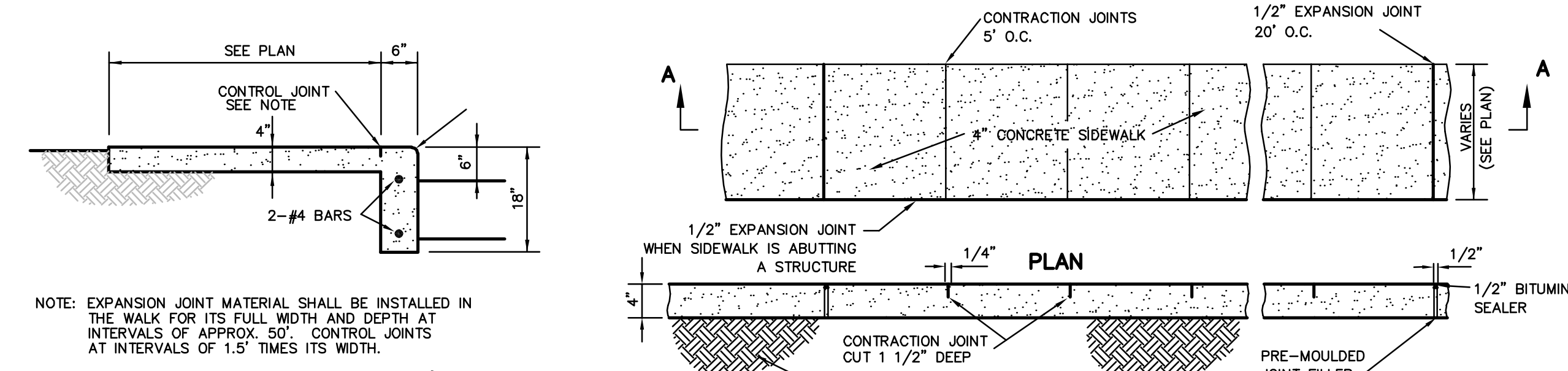
- 1) FORMAL MSD REVIEW AND APPROVAL ARE REQUIRED.
- 2) POST-CONSTRUCTION BMP'S WILL BE REQUIRED FOR DISTURBED AREA GREATER THAN ONE ACRE. STORMWATER MANAGEMENT FACILITIES AND SITE DESIGN STRATEGIES SHALL BE APPLIED SUCH THAT THE EXTENTS OF THE PROJECT'S DISTURBED AREAS ARE MANAGED.
- 3) MSD WILL REQUIRE APPROVAL FROM THE MONARCH CHESTERFIELD LEVEE DISTRICT AND THE CITY OF CHESTERFIELD INDICATING THE PROJECTS CONFORMANCE WITH THE CHESTERFIELD VALLEY MASTER STORMWATER PLAN PRIOR TO ISSUING PLAN APPROVAL.
- 4) THE PROJECT IS IN THE CAULKS CREEK SERVICE AREA AND IS SUBJECT TO THE CAULKS CREEK SURCHARGE.
- 5) SANITARY FLOW ESTIMATES MUST BE PROVIDED. THESE SHALL INCLUDE THE ESTIMATED AVERAGE DAILY AND PEAK FLOW RATES. THESE ESTIMATES ARE NEEDED TO DETERMINE THE SANITARY REQUIREMENTS FOR THE SITE. SANITARY IMPROVEMENTS INCLUDING PUMP STATION UPGRADES MAY BE REQUIRED BASED ON THE FLOW RATES PROVIDED.
- 6) A GREASE TRAP MAY BE REQUIRED.
- 7) A SAMPLE MANHOLE MAY BE REQUIRED.
- 8) NEW ENCROACHMENTS WILL NOT BE ALLOWED.

ST. LOUIS COUNTY NOTES:

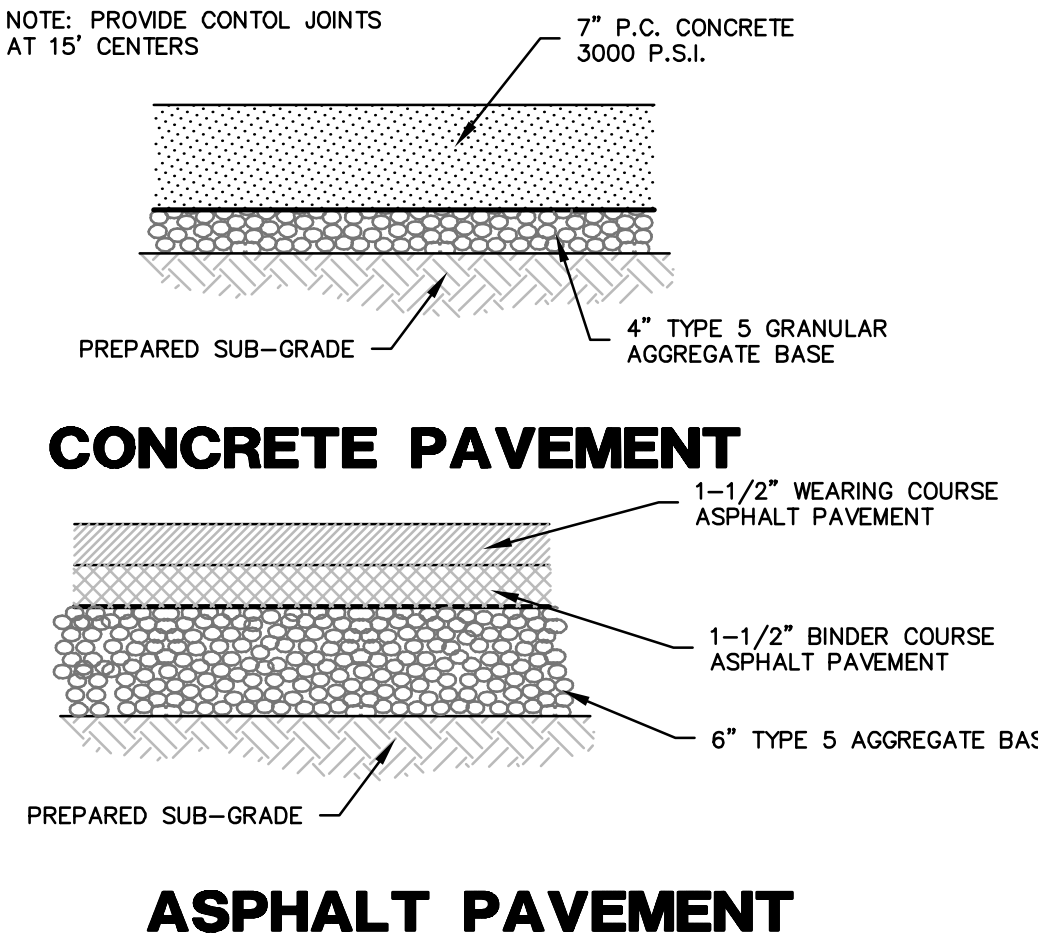
1. ALL SIDEWALKS TO BE CONSTRUCTED TO CURRENT ST. LOUIS COUNTY ADA STANDARDS.
2. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
3. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
4. STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
5. ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS FOR NEW DEVELOPMENT SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
6. 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.
7. ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL, "ROADSIDE DESIGN REQUIREMENTS".
8. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN APPROVED BY ST. LOUIS COUNTY, AND DESIGNED IN FULL COMPLIANCE WITH ROADSIDE SAFETY STANDARDS.
9. PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, 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 TRANSPORTATION TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.
10. THE PERMIT PROCESS REQUIRES IMPROVEMENT PLAN SUBMITTAL TO THE DEPARTMENT OF TRANSPORTATION.

GENERAL NOTES:

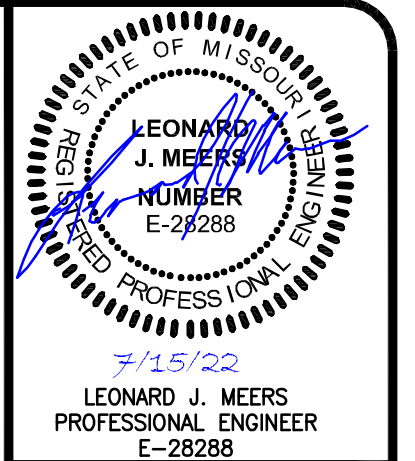
- 1.) THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY 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.
- 2.) EXISTING CONTOURS, WATER LINE, AND SANITARY SEWER LOCATIONS TAKEN FROM CHESTERFIELD GROVE CONSTRUCTION PLANS DESIGNED BY GRIMES CONSULTING, INC.
- 3.) THERE ARE NO EXISTING OR PROPOSED FREESTANDING SIGNS ON THIS SITE.



INTEGRAL SIDEWALK & CURB
SECTION A-A
DETAIL OF CONCRETE SIDEWALK



CONCRETE PAVEMENT
ASPHALT PAVEMENT



GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288
7-15-22

16300 OLD TESSON ROAD
ST. LOUIS, MO 63128
PH: (314) 849-6100
FAX: (314) 849-6100
www.grimesconsulting.com

REV. NO.	REMARKS	DATE
1	REV. PER COUNTY & OWNER COMMENTS	05/31/22
2	REV. PER COUNTY	06/15/22
3	REV. PER COUNTY	06/22/22
4	REV. PER COUNTY	06/27/22

THIRD AMENDED
SITE DEVELOPMENT PLAN FOR
**SMOKEHOUSE/
ANNIE GUNN'S**
16806 CHESTERFIELD AIRPORT ROAD CHESTERFIELD, MO 63005

This Third Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 2022, by the Director of Planning, authorizing the recording of this Second Amended Site Development Section Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning.

Justin Wyse, Director of Planning
Vickie McCownd, City Clerk

THIS TO CERTIFY THAT WE HAVE DURING JUNE OF 2021, PREPARED AN AMENDED SITE DEVELOPMENT PLAN AND THAT THE PLAT IS A TRUE AND ACCURATE REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS TO THE BEST OF OUR KNOWLEDGE AND THE RESULTS ARE SHOWN HEREON. GRIMES CONSULTING, INC.

Leonard J. Meers, P.E.

THOMAS P. AND JANE C. SEHNERT, the owner(s) of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of City of Chesterfield Ordinance # 656, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): Thomas P. Sehnert
(Signature): Jane C. Sehnert

HT# 7569
M.S.D. BASE MAP 17T
LOC. NO. 17T240201
ZIP CODE 63005

PREPARED FOR:
SMOKEHOUSE/ANNIE GUNN'S
CONTACT: THOMAS SEHNERT
16806 CHESTERFIELD AIRPORT ROAD
CHESTERFIELD, MO 63005
PH: (314) 862-5600

SHEET TITLE
DETAILS AND NOTES

JOB NUMBER: **0486D**
DRAWN BY: **KAN**
DATE: **02/01/22**
CHECKED BY: **LJM**
DATE: **02/01/22**
SHEET:

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- Landscape contractor shall kill & remove all existing weeds within the project site.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- All substitutions of plant material shall be submitted to landscape architect or the owners' approval.
- All landscape areas (including islands) shall be provided with a mechanically automated underground irrigation system.

PRUNING:

- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

INSURANCE:

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

MULCH:

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc. No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- Edge all beds with spade-cut edge unless otherwise noted.

SIGHT TRIANGLES:

- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
- Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

TURF:

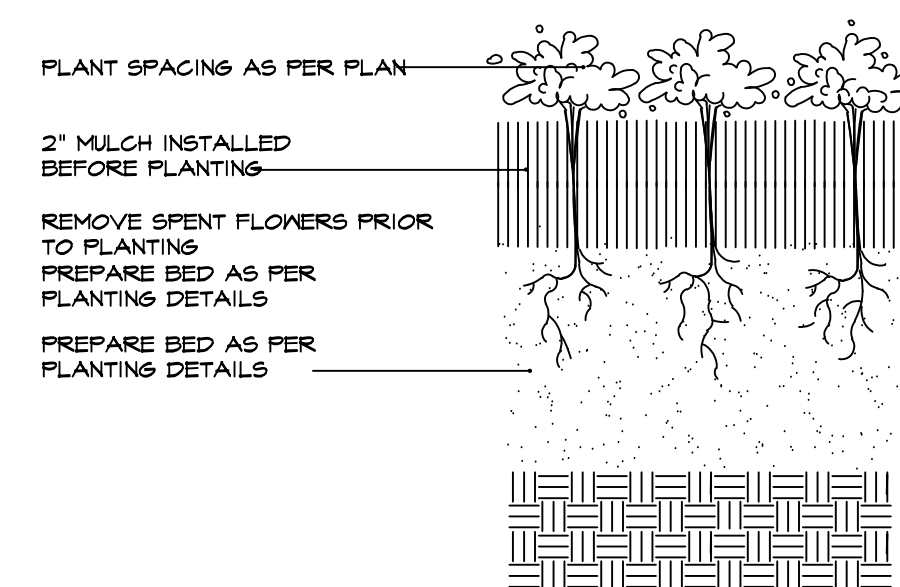
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
- Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- The turf contractor shall be responsible for protection of finished grade; restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted.
- Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

WARRANTY:

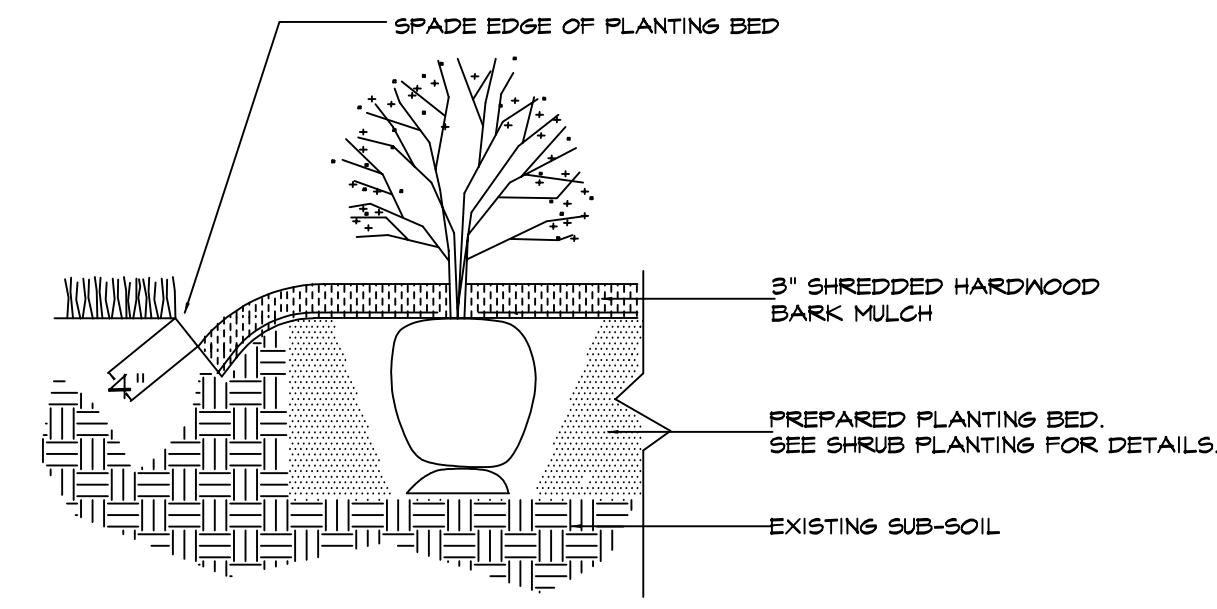
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- A written guarantee shall be provided to the owner per conditions outlined in #1 above.

PLANT SCHEDULE

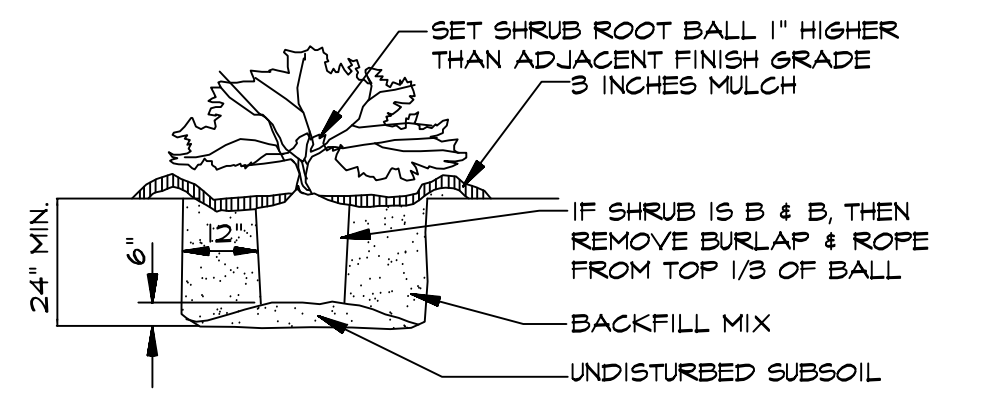
TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
GL	3	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	2.5' Cal.	50' - 70' ht.	Moderate
RPO	3	Regal Prince Oak / Quercus warei 'Long' TM	2.5' Cal.	40' - 60' ht.	Moderate
SVRM	2	Sun Valley Red Maple / Acer rubrum 'Sun Valley'	2.5' Cal.	20' - 35' ht.	Fast
EVERGREEN TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
EMARB	3	Emerald Arborvitae / Thuja occidentalis 'Emerald'	6'-7'	12' - 14' ht.	Slow
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	MATURE HEIGHT	GROWTH RATE
JTL	2	Ivory Silk Japanese Tree Lilac / Syringa reticulata 'Ivory Silk'	2.5' Cal.	20' - 25' ht.	Moderate
PPFD	2	Prairie Pink Flowering Dogwood / Cornus florida 'Prairie Pink'	2.5' Cal.	15' - 20' ht.	Moderate
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE		
AFD	3	Arctic Fire Dogwood / Cornus stolonifera 'Arctic Fire'	5 gal		
AFA	10	Autumn Fire Azalea / Azalea x 'Roblez' TM	5 gal.		
BLE	3	Black Lace Elderberry / Sambucus nigra 'Black Lace'	5 gal.		
BLML	2	Bloemerang Dark Purple Lilac / Syringa x 'SMSJBPT' TM	5 gal.		
BDPL	13	Bloemerang Dwarf Purple Lilac / Syringa x 'SMNJRP' TM	5 gal.		
BLL	5	Bloemerang Lilac / Syringa x 'Penda'	5 gal		
CH	4	China Boy/Girl Holly / Ilex meserveae 'China Boy/Girl' TM	5 gal		
CN	5	Coppertina Ninebark / Physocarpus opulifolius 'Coppertina'	5 gal		
PCV	6	Dwarf Cranberry Viburnum / Viburnum opulus 'Nanum'	5 gal		
DGBS	3	Dwarf Globe Blue Spruce / Picea pungens 'Glabosa'	5 gal		
GBIH	12	Gem Box Inkberry Holly / Ilex glabra 'Gem Box'	5 gal.		
GVB	12	Green Velvet Boxwood / Buxus 'Green Velvet'	5 gal		
HMA	3	Hetz Midget Arborvitae / Thuja occidentalis 'Hetz Midget'	5 gal		
HY	4	Hicks Yew / Taxus media 'HicksII'	16"-24"		
LLHYD	16	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime'	5 gal		
LSMA	15	Low Scape Mound Chokeberry / Aronia melanocarpa 'Low Scape Mound'	5 gal.		
LHI	12	Little Henry Sweetspire / Itea virginica 'Little Henry' TM	5 gal.		
RCA	13	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek'	5 gal		
SBWE	6	Sonic Bloom Weigela / Weigela florida 'Sonic Bloom'	5 gal		
SWN	4	Summer Wine Ninebark / Physocarpus opulifolius 'Summer Wine'	5 gal		
TLB	3	Titan Littleleaf Boxwood / Buxus sinica 'Titan'	5 gal.		
GLE	27	'Hummingbird' Summersweet / Clethra alnifolia 'Hummingbird'	5 gal		
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE		
BN	15	Butterfly Milkweed / Asclepias tuberosa	1 gal		
FGR	25	Fireworks Goldenrod / Solidago rugosa 'Fireworks'	2 qt		
HRD	11	Happy Returns Daylily / Hemerocallis hybrid 'Happy Returns'	1 gal		
JSD	28	Java Sea Daylily / Hemerocallis x 'Java Sea'	1 gal		
LE	21	Lamb's Ears / Stachys byzantina 'Silver Carpet'	1 gal		
LSRS	12	Little Spire Russian Sage / Perovskia atriplicifolia 'Little Spire' TM	1 gal		
MN-SAL	24	May Night Salvia / Salvia nemorosa 'May Night'	1 gal		
MWC	13	Montrose White Calamint / Calamintha nepeta 'Montrose White'	2 qt		
PC-M	51	Purple Coneflower / Echinacea purpurea 'Magnus'	1 gal		
AST-YP	6	Visions in Pink Astilbe / Astilbe chinensis 'Visions in Pink'	1 gal		
ZC	25	Zagreb Tickseed Coreopsis / Coreopsis verticillata 'Zagreb'	1 gal. @ 24" OC		
GRASSES	QTY	COMMON / BOTANICAL NAME	SIZE		
DFG	5	Dwarf Fountain Grass / Pennisetum alopecuroides 'Hamel'	5 gal		
CALA	20	Foerster's Reed Grass / Calamagrostis acutifolia 'Karl Foerster'	5 gal		



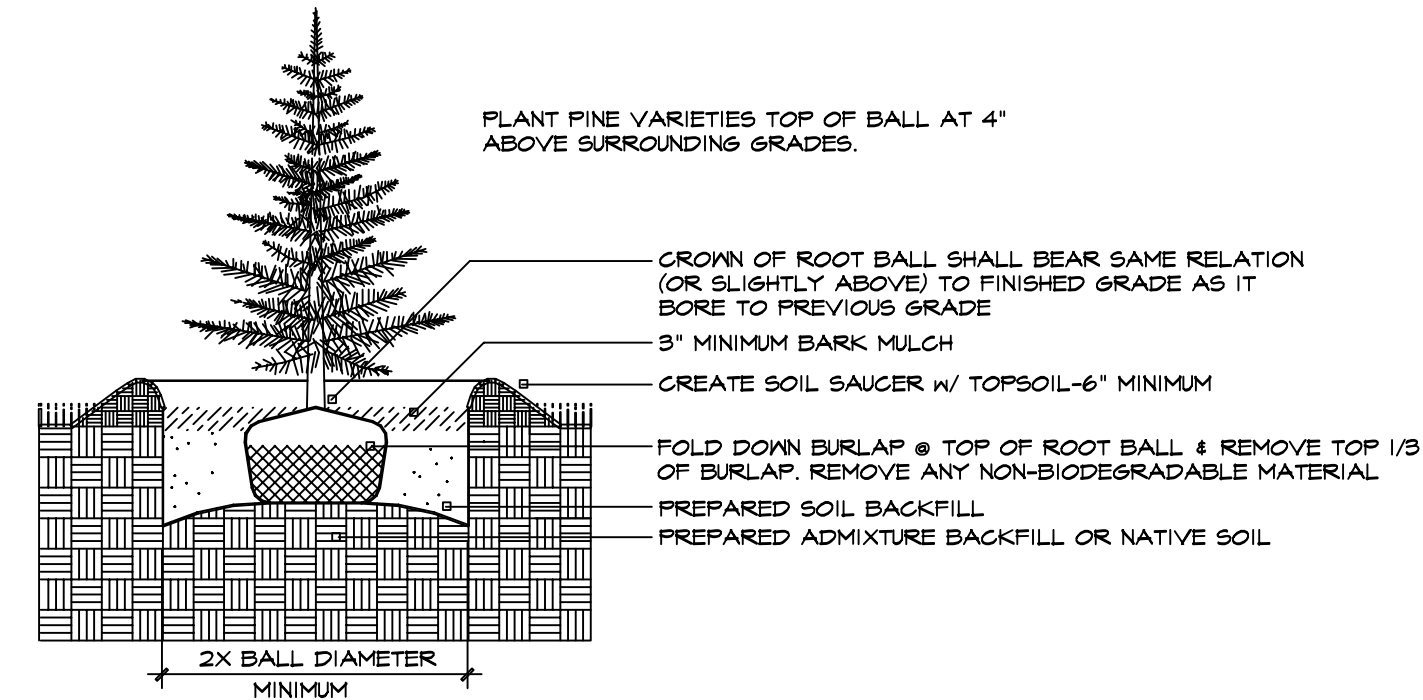
PERENNIAL / ANNUAL PLANTING N.T.S.



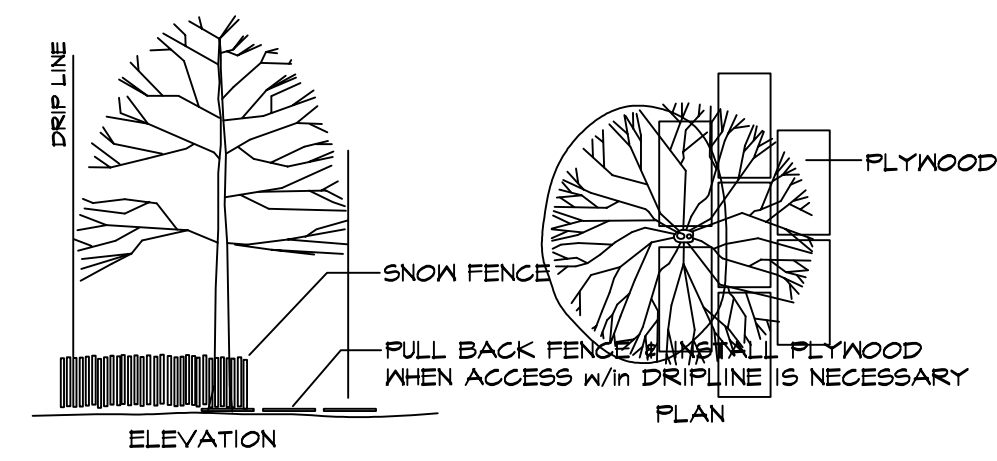
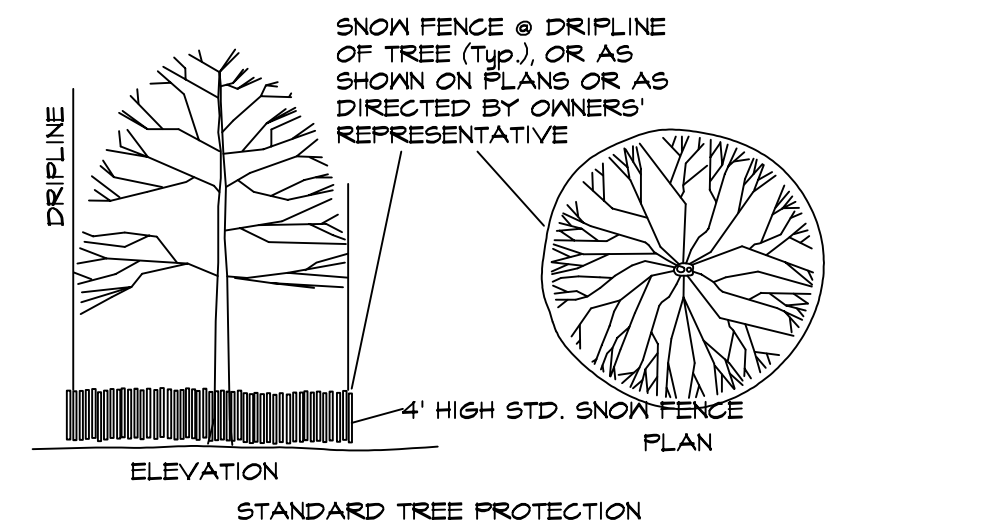
SPADE-CUT EDGE DETAIL



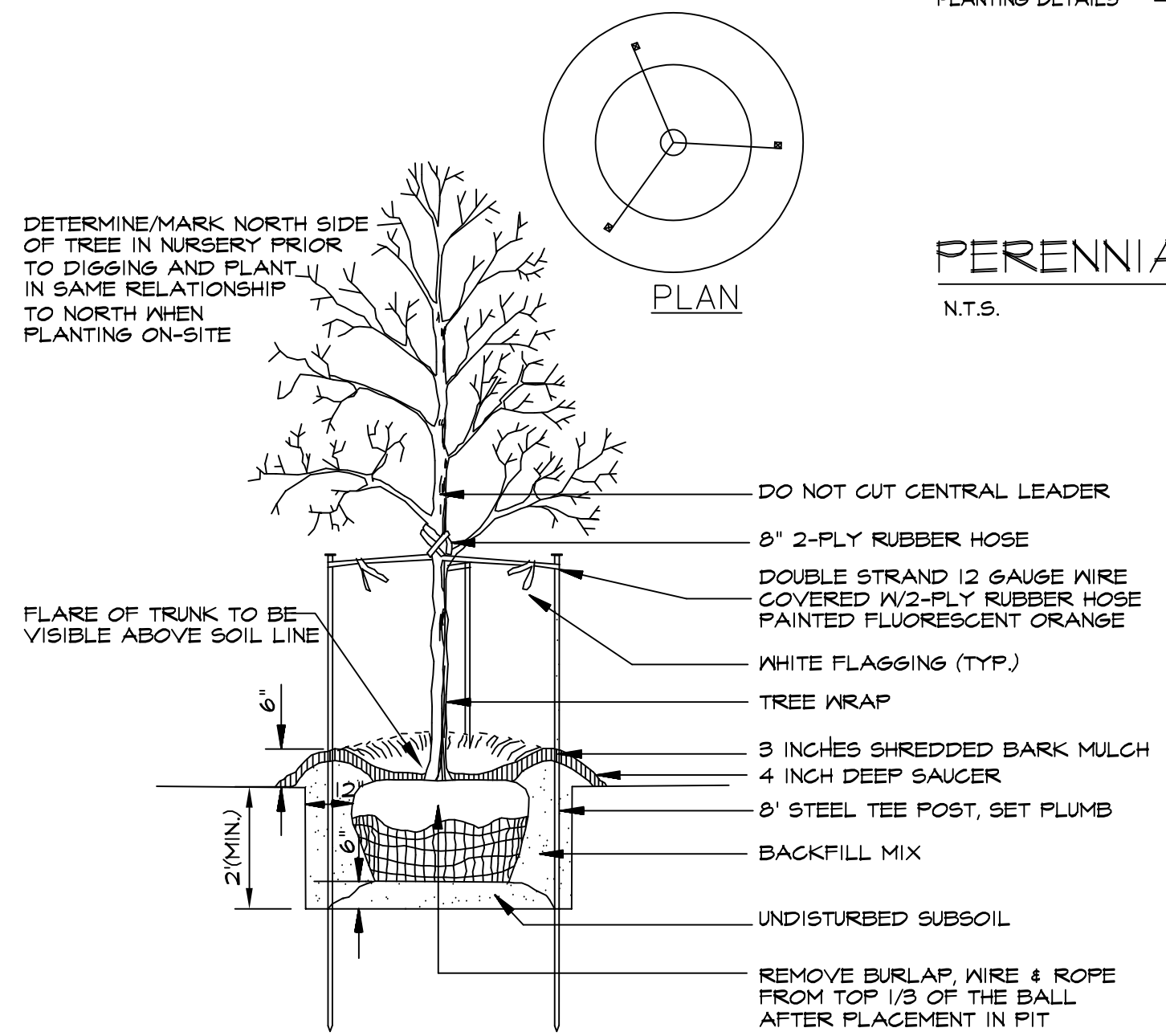
SHRUB PLANTING N.T.S.



EVERGREEN TREE PLANTING N.T.S.



TREE PROTECTION DETAIL N.T.S.



DECIDUOUS TREE PLANTING N.T.S.

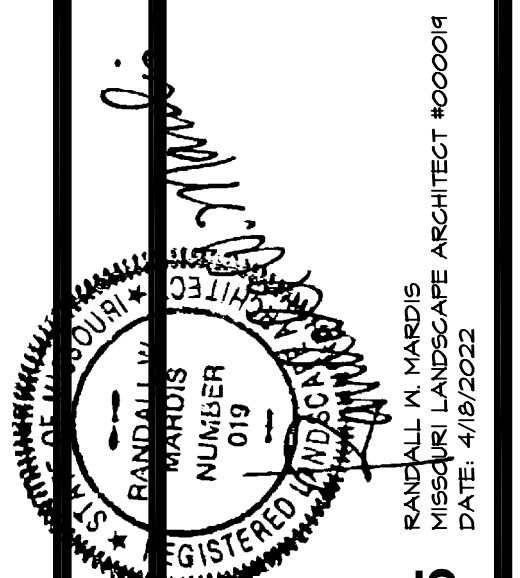
IRRIGATION GUIDELINE SPECS:

GENERAL:

- System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- Exact tap, backflow and controller location to be coordinated with owner or owner's representative.
- All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
- All piping to be sleeved in SCH40 PVC when passing under hardscape. FVC sleeve to be a minimum of twice the size of pipe(s) running through.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- It shall be the irrigation contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
- All landscaped areas shall have installed an automatic, permanent irrigation system - designed to cover all landscape areas. Irrigation shall be design / build.

REVISIONS	BY
1-28-2022	RVM
2-4-2022	RVM
3-10-2022	RVM
4-18-2022	RVM
5-21-2022	RVM

Landscape TECHNOLOGIES
 87 Jacobs Creek Drive, Suite 100
 63090 Chesterfield, Missouri 63090
 (636) 432-1234
 www.landscape-technologies.com

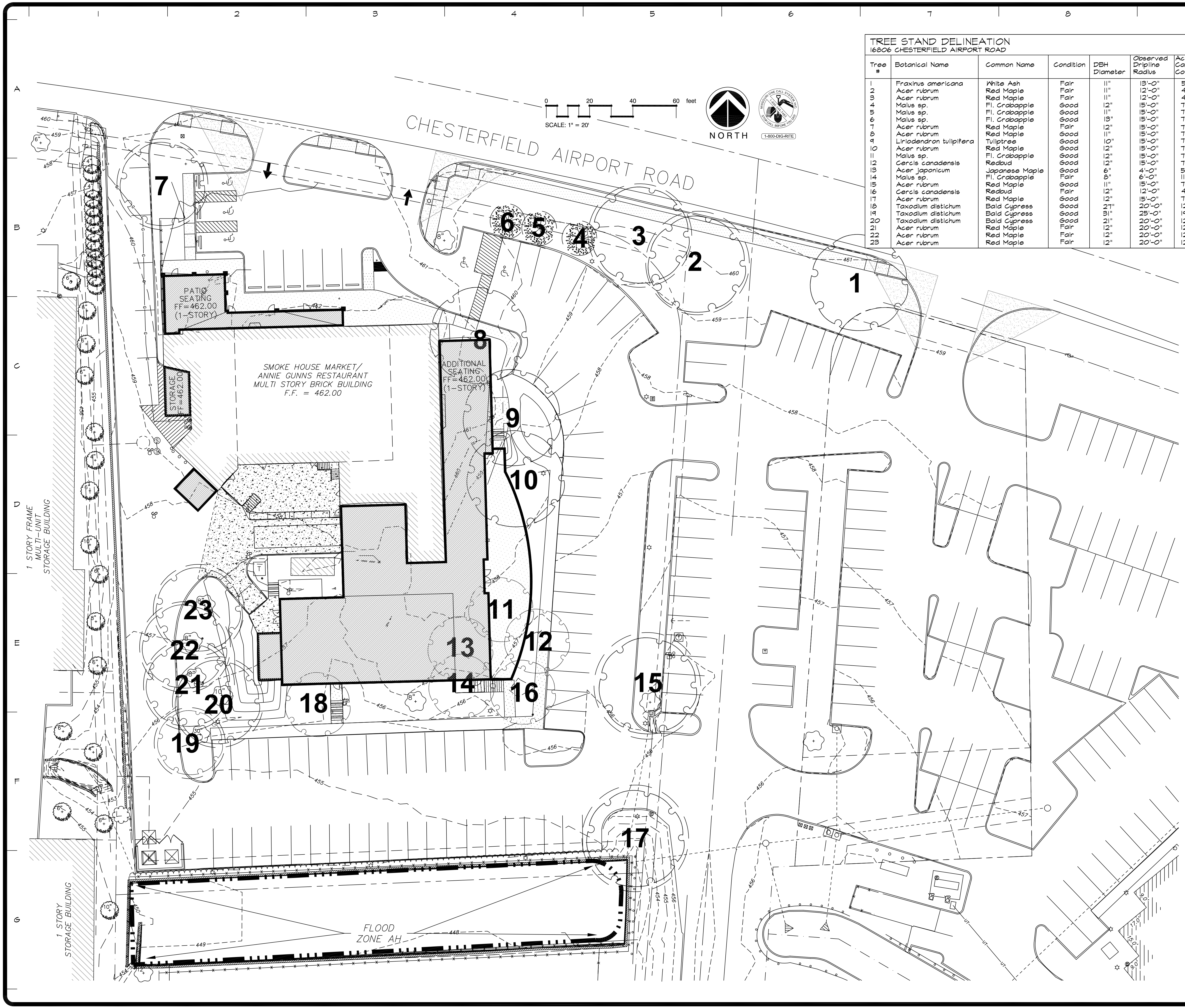


PLANTING PLAN FOR THE PROPOSED Smokehouse/Annie Gunn's
 16806 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO 63005

DRAWN	R. HARDIS
CHECKED	RMM/EL
DATE	11-9-2021
SCALE	N.A.
JOB No.	2021-172
SHEET	L-2
OF THREE SHEETS	

REVISIONS	BY
1-28-2022	RVM
2-4-2022	RVM
3-10-2022	RVM
4-18-2022	RVM
5-21-2022	RVM

TREE STAND DELINEATION 16806 CHESTERFIELD AIRPORT ROAD							
Tree #	Botanical Name	Common Name	Condition	DBH Diameter	Observed Drip-line Radius	Actual Canopy Coverage	To Be Removed
1	Fraxinus americana	White Ash	Fair	11"	13'-0"	531 SF	Yes
2	Acer rubrum	Red Maple	Fair	11"	12'-0"	452 SF	No
3	Acer rubrum	Red Maple	Fair	11"	12'-0"	452 SF	No
4	Malus sp.	Fl. Crabapple	Good	12"	15'-0"	707 SF	No
5	Malus sp.	Fl. Crabapple	Good	11"	15'-0"	707 SF	No
6	Malus sp.	Fl. Crabapple	Good	13"	15'-0"	707 SF	No
7	Acer rubrum	Red Maple	Fair	12"	15'-0"	707 SF	No
8	Acer rubrum	Red Maple	Good	12"	15'-0"	707 SF	Yes
9	Liriodendron tulipifera	Tuliptree	Good	10"	15'-0"	707 SF	Yes
10	Acer rubrum	Red Maple	Good	12"	15'-0"	707 SF	Yes
11	Malus sp.	Fl. Crabapple	Good	12"	15'-0"	707 SF	Yes
12	Cercis canadensis	Redbud	Good	12"	15'-0"	707 SF	Yes
13	Acer japonicum	Japanese Maple	Good	6"	4'-0"	50 SF	Yes
14	Malus sp.	Fl. Crabapple	Fair	8"	6'-0"	113 SF	Yes
15	Acer rubrum	Red Maple	Good	11"	15'-0"	707 SF	No
16	Cercis canadensis	Redbud	Fair	12"	12'-0"	452 SF	Yes
17	Acer rubrum	Red Maple	Good	12"	15'-0"	707 SF	No
18	Taxodium distichum	Bald Cypress	Good	27"	20'-0"	1257 SF	Yes
19	Taxodium distichum	Bald Cypress	Good	31"	25'-0"	1963 SF	Yes
20	Taxodium distichum	Bald Cypress	Good	21"	20'-0"	1257 SF	Yes
21	Acer rubrum	Red Maple	Fair	12"	20'-0"	1257 SF	Yes
22	Acer rubrum	Red Maple	Fair	12"	20'-0"	1257 SF	Yes
23	Acer rubrum	Red Maple	Fair	12"	20'-0"	1257 SF	Yes



landscape
TECHNOLOGIES
87 Jacobs Creek Drive
St. Louis, MO 63105
P: 636.428.1200
F: 636.428.1205
info@landscape-technologies.com

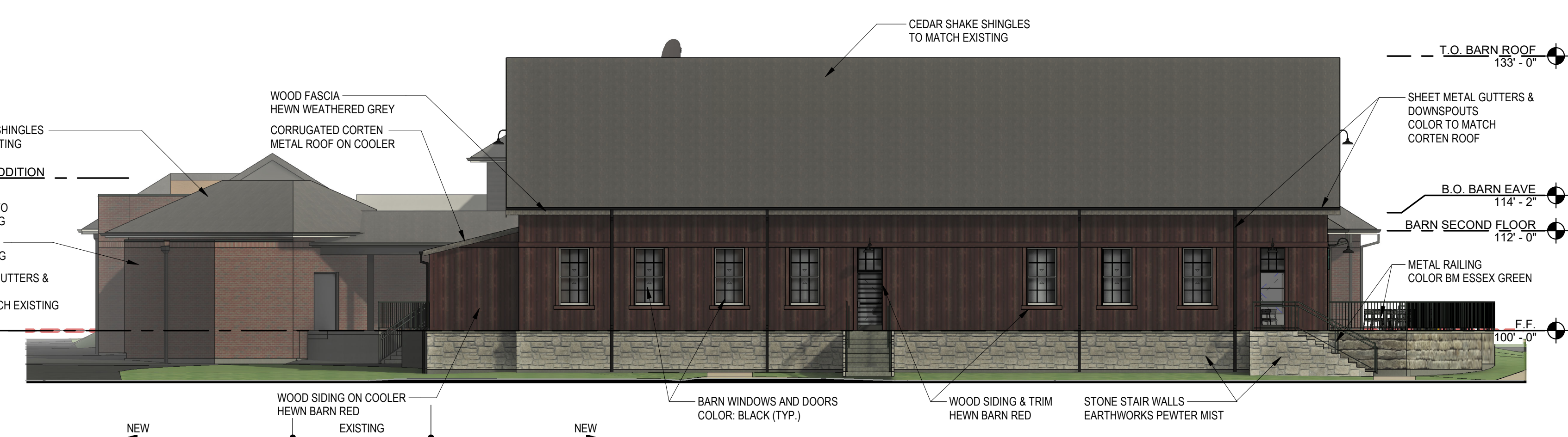
RANDALIS HARDIS
REGISTERED ARCHITECT
NUMBER 019
DATE: 5/27/2022

TREE STAND DELINEATION PLAN FOR THE PROPOSED
Smokehouse/Annie Gunn's
16806 CHESTERFIELD AIRPORT RD. CHESTERFIELD, MO 63005

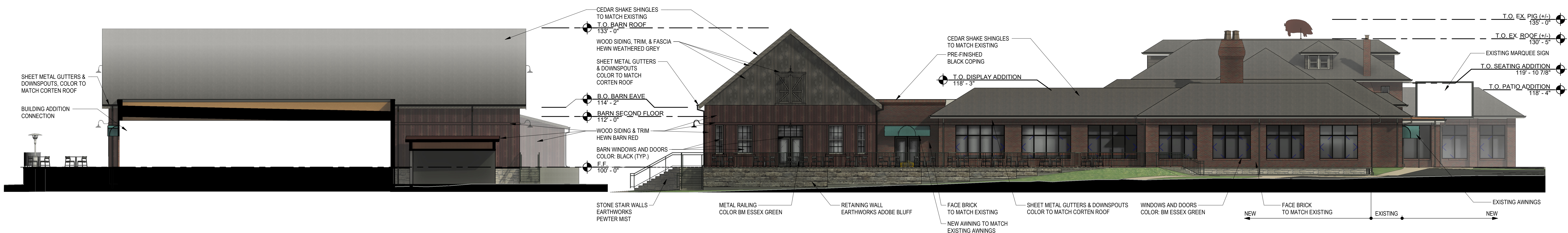
DRAWN: R. HARDIS
CHECKED: RVM/EL
DATE: 11-4-2021
SCALE: 1"=20'-0"
JOB No.: 2021-172
SHEET:
L-3
OF THREE SHEETS



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

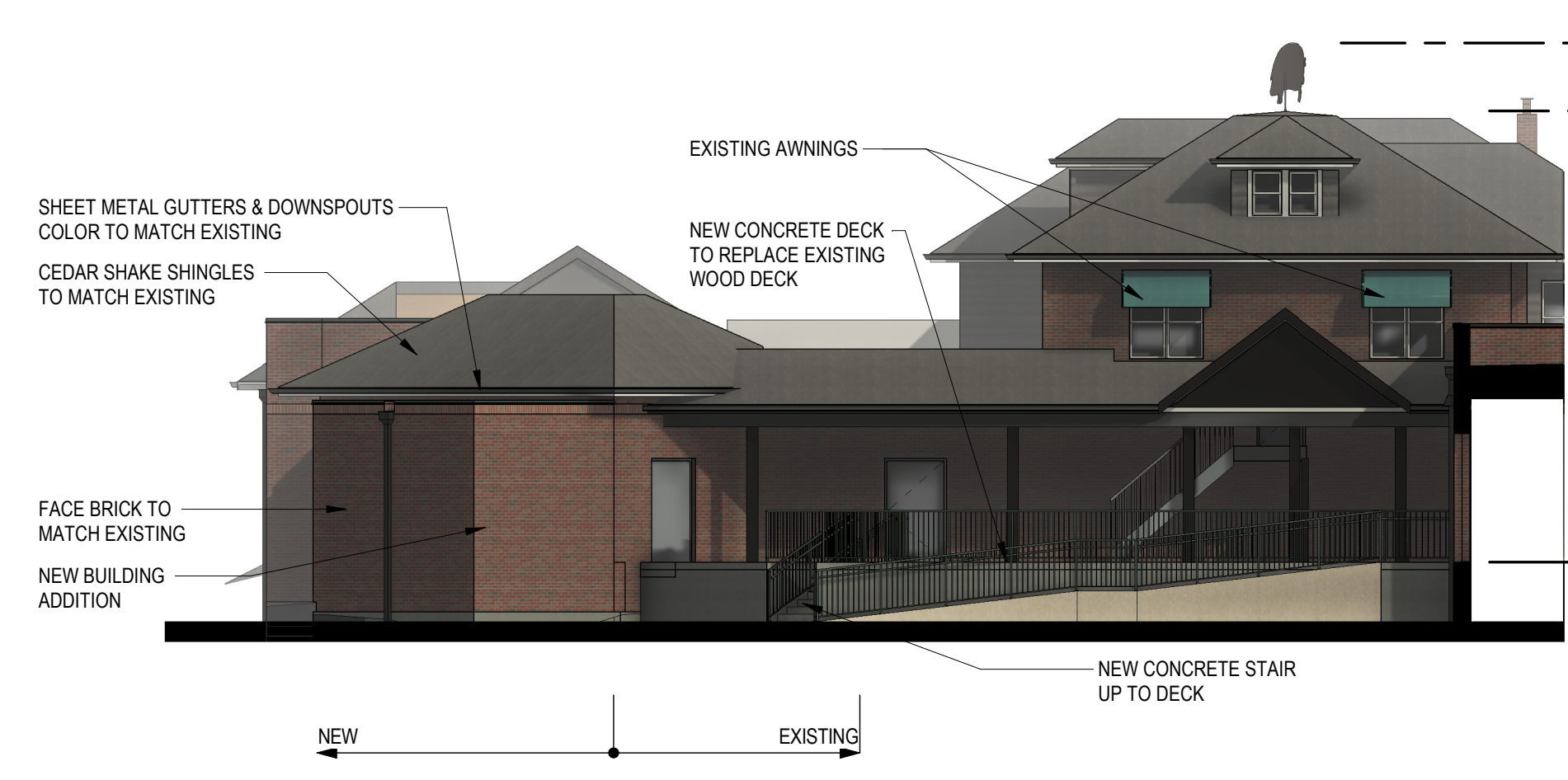


SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

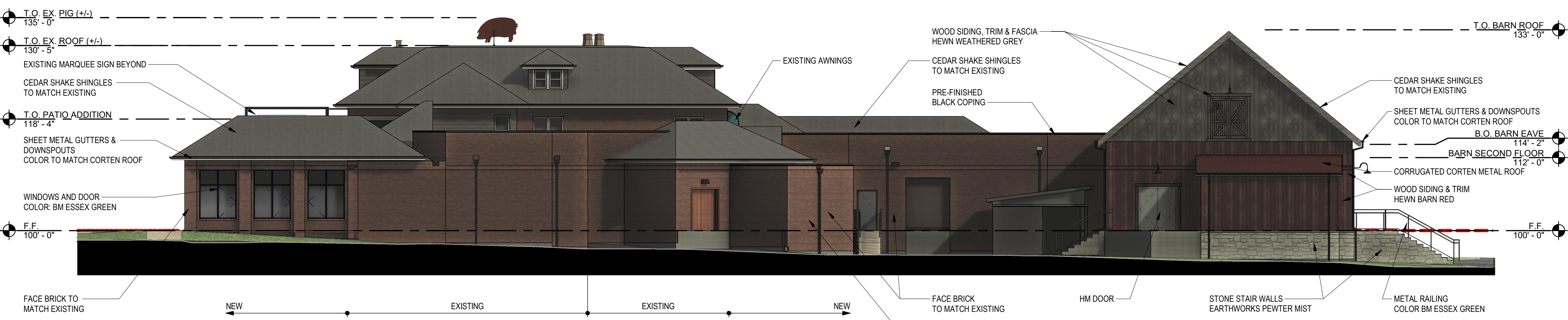


DOCK SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

EAST ELEVATION
SCALE: 3/32" = 1'-0"

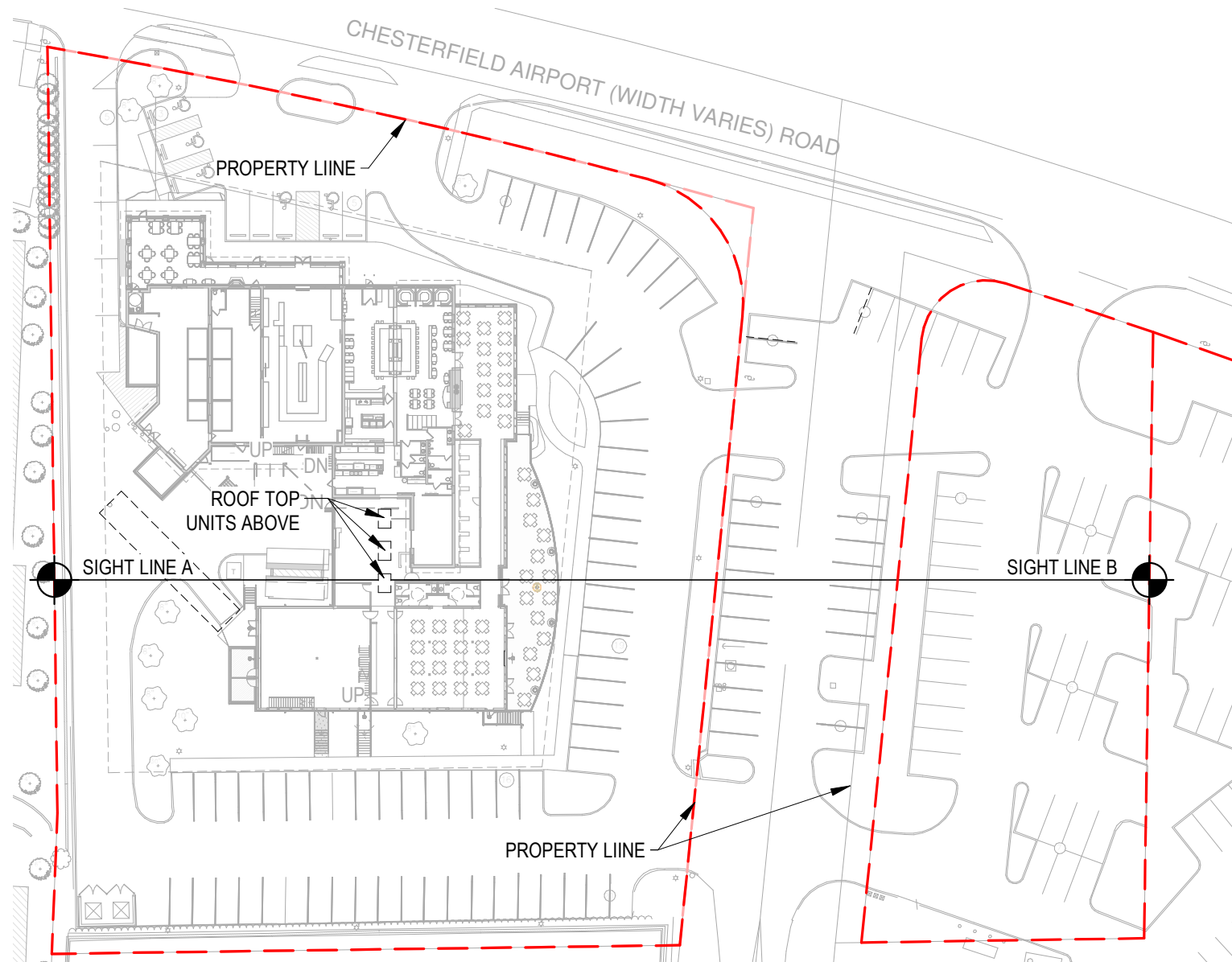


DOCK NORTH ELEVATION
SCALE: 3/32" = 1'-0"

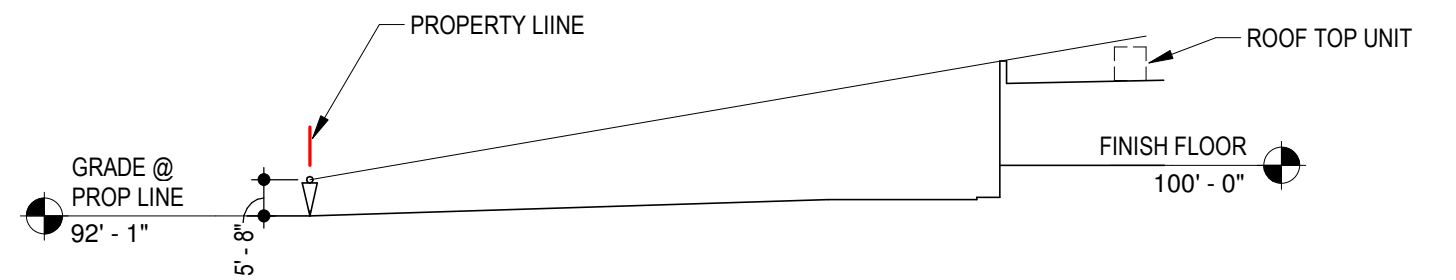


WEST ELEVATION
SCALE: 3/32" = 1'-0"

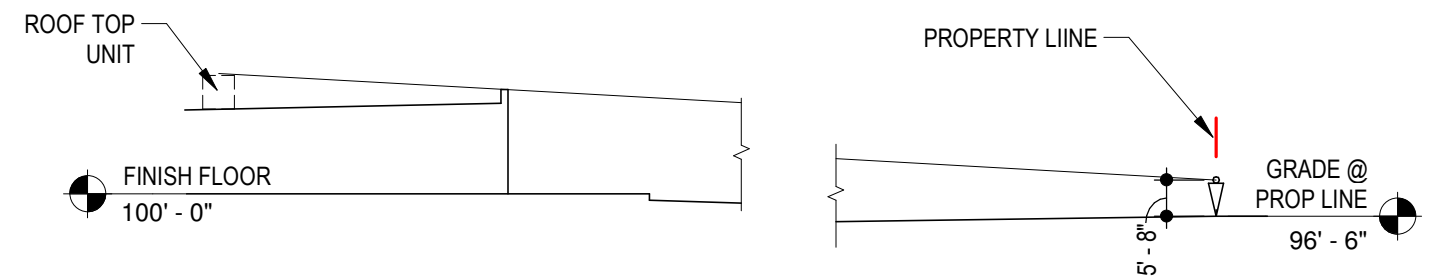
ANNIE GUNN'S



1 SIGHT LINE PLAN
SCALE: 1" = 60'-0"



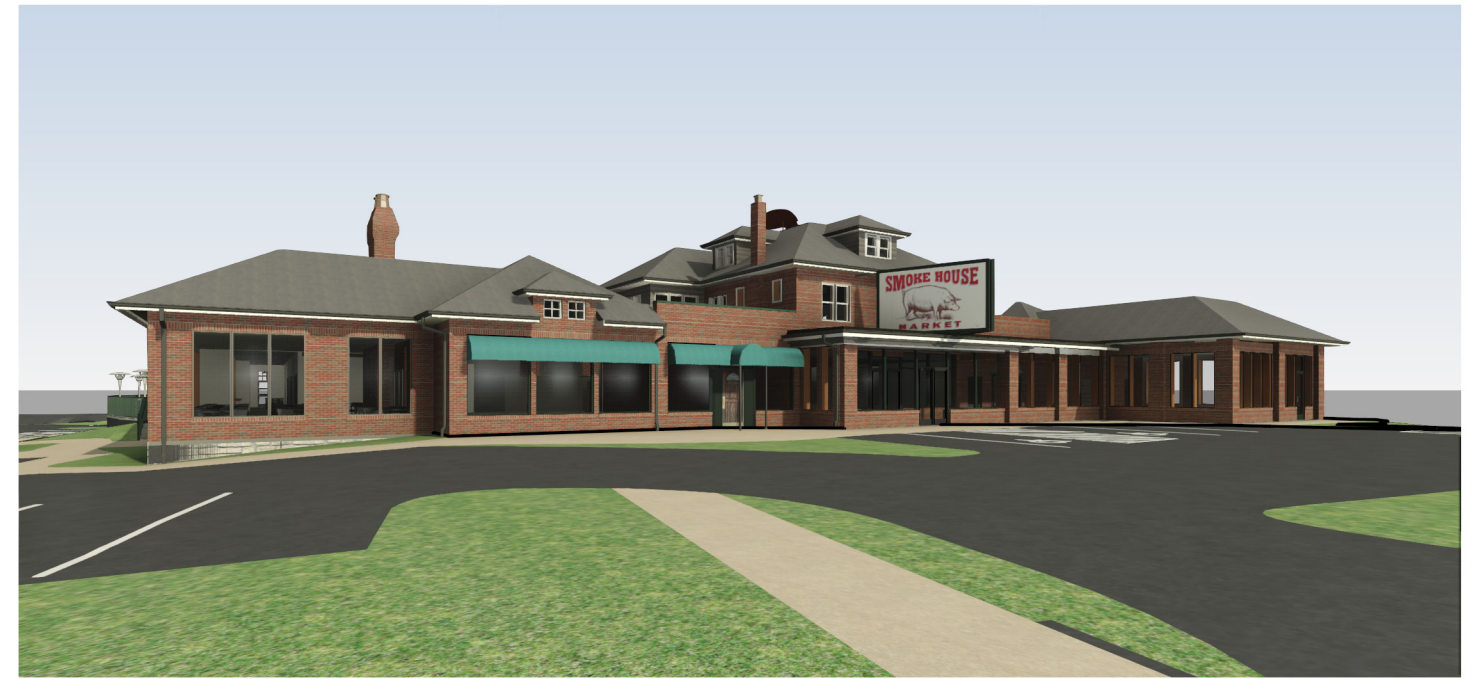
A SIGHT LINE A
SCALE: 1" = 30'-0"



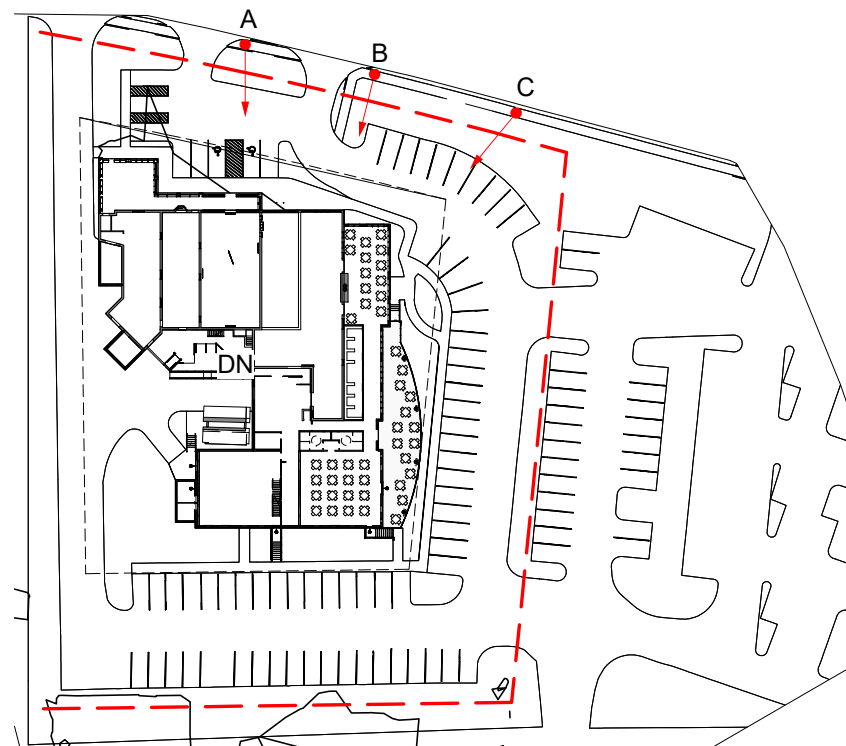
B SIGHT LINE B
SCALE: 1" = 30'-0"



VIEW A - LOOKING SOUTH



VIEW B - LOOKING SOUTH



SITE PLAN



VIEW C - LOOKING SOUTHWEST

ANNIE GUNN'S



PERSPECTIVE AT SOUTHEAST CORNER

ANNIE GUNN'S

CHESTERFIELD,
21-047

MISSOURI
05-25-2022



PERSPECTIVE AT SOUTHEAST CORNER



PERSPECTIVE AT NORTHWEST CORNER

ANNIE GUNN'S

CHESTERFIELD,
21-047

MISSOURI
05-25-2022