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Planning Commission Report

Meeting Date: February 13, 2023

From: Alyssa Ahner, Planner

Location: 14319 Olive Blvd

Description: 14319 Olive Blvd (Queatham House, LLC) SDP A Site Development Plan and Landscape Plan for a 2-acre tract of land zoned "NU" Non-Urban District with a Historic Overlay located north of Olive Blvd (16R310974).

PROPOSAL SUMMARY

Queatham House, LLC, has submitted a Site Development Plan and Landscape Plan in response to a notice of violation sent to the property owner in October of 2022. The notice of violation detailed modifications made to the property without an approved site plan. The Site Development Plan and Landscape Plan detail the existing conditions in order to work towards remediating the open violations and have the modifications approved retroactively under the existing zoning. The modifications also required a Certificate of Appropriateness from CHLPC. The necessary Certificate of Appropriateness was approved retroactively by CHLPC.

HISTORY OF SUBJECT SITE

- 1965: Site was zoned "NU" Non-Urban District with the adoption of the St. Louis County Zoning Ordinance.
- 1981: A request to rezone from "NU" Non-Urban to "C8" Planned Commercial District was denied "due to the desire not to establish a precedent for commercial rezoning along this portion of Olive Blvd".
- 1983: A Landmark and Preservation Area (LPA) was requested in conjunction with P.C. 77-83 to allow retail shops and a restaurant in the existing residence. The proposal included an outdoor garden seating area as well as the sale of wine and beer. Planning Commission recommended approval by a vote 6-3 with the majority noting the landmark

characteristics of the property. The proposal was referred to Public Improvements Committee (PIC) and a recommendation of denial was made.

- 1984: Petitioner met with members of neighborhood associations in the area and modified their original request. P.C. 120-84 requested a Landmark and Preservation Area (LPA) in addition to permitting retail and restaurant uses. The restaurant was limited to 25 seats and would be located entirely within the residence. The hours of operation would be 10:00 a.m. to 4:00 p.m. Monday through Saturday. Planning Commission recommended approval. On October 16th, 1984, St. Louis County Council made a motion to approve Ordinance No. 11,734.
- 1990: Ordinance 444 was approved by City of Chesterfield City Council. The ordinance approved amendments to the original ordinance which allowed the expansion of the tea room area from 25 seats to 45 seats; restricted the specified total commercial area to a maximum of 2,004 square feet; permitted a maximum of 4 parking spaces along the north side of the existing structure; specified that the parking area landscape screening was to include evergreen trees; and, amended the hours of operation from 10:00 a.m. to 4:00 p.m. Monday through Saturday to 7:00 a.m. to 4:00 p.m. seven days a week. Ordinance 482 was approved later that year permitting the sale of wine and beer, by the drink, for consumption on the premises.
- 1993: After switching ownership, a request was made to amend the hours of operation. For a limited time, the hours of operation for the retail use would be from 7:00 a.m. to 5:00 p.m. Upon completion of Olive Blvd improvements, the hours of operations for the retail use would be from 7:00 a.m. to 6:00 p.m. The hours of operation for the restaurant use would be limited from 7:00 a.m. to 4:00 p.m. seven days a week. Planning Commission passed a motion to approve by a vote of 8-0. The proposal was referred to Planning and Zoning Committee (now Planning & Public Works Committee) and a motion to approve passed by a vote of 3-0. City Council passed a motion to approve on August 16th.
- 2001: Ordinance 1719 established a Landmarks and Preservation Ordinance of the City of Chesterfield to include a Landmarks Preservation Committee.
- 2003: Ordinance 1960 establishing a landmark designation and design guidelines for the subject site was approved.

ZONING & LAND USE

Direction	Zoning	Land Use
North	"R2" Residence District	Residential
South	"R2" Residence District & Olive Blvd	Residential
East	"R3" Residence District	Residential
West	"R2" Residence District	Residential

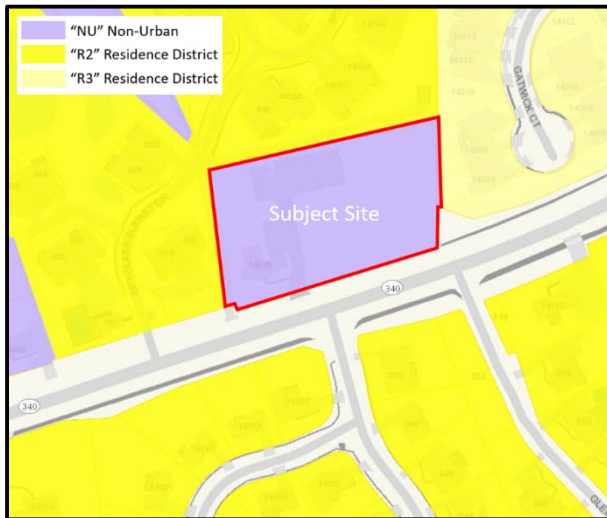


Figure 1: Zoning Map



Figure 2: Land Use Map

COMPREHENSIVE PLAN

The City of Chesterfield Comprehensive Land Use Plan indicates the subject site as being part of the Suburban Neighborhood land use designation. The City of Chesterfield provides a character description of this designation as, *"Land typically developed as a neighborhood for single-family detached homes with uniform housing densities. Buildings are oriented interior to the site and typically buffered from surrounding development by transitional uses, topography, preserved open space, or landscape areas. Many neighborhoods borrow open space from adjacent rural or natural settings, which means adjacent trees, pastures, etc. Homes vary in sizes and streets are suburban in character"*. The development policies for Suburban Neighborhood are listed below:

- Encourage preservation of existing residential neighborhood's identity
- New residential development should reinforce existing residential development patterns by continuing to reinforce high quality site and subdivision design, layout, and planning practices
- Uncover the anticipated expense (cost of municipal infrastructure) for each new or re-developed residential development

RECENT SITE MODIFICATIONS

The following modifications were made to the site in 2022 and are subject to Site Plan Review:

1. Installation of 6-foot wooden privacy fence on the western property line
2. Installation of landscaping
3. Addition of flagstone patio in the rear of the site

There are not any existing restrictions that prohibit a commercial property from any of the above referenced modifications. Commercial properties are however required to go through the Site Plan Review process prior to making any of the above referenced modifications. This submittal is being reviewed retroactively in order to work towards remediating open violations. A Site Development Plan does not modify the existing zoning. The approval of this Site Development Plan would permit the property the use of the fence, landscaping, and patio under its existing zoning – the development criteria listed in Ordinance 1960. A photo of the recently installed patio and fence may be referenced below in Figure 3.



Figure 3: Rear of historic property referencing the patio and fence

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 and Landscape Plan for 14319 Olive Blvd (Queatham House, LLC), as presented.

- 2) "I move to approve the Site Development Plan and Landscape Plan for 14319 Olive Blvd (Queatham House, LLC) with the following conditions..."

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

EMERGENCY CONTACT INFORMATION:

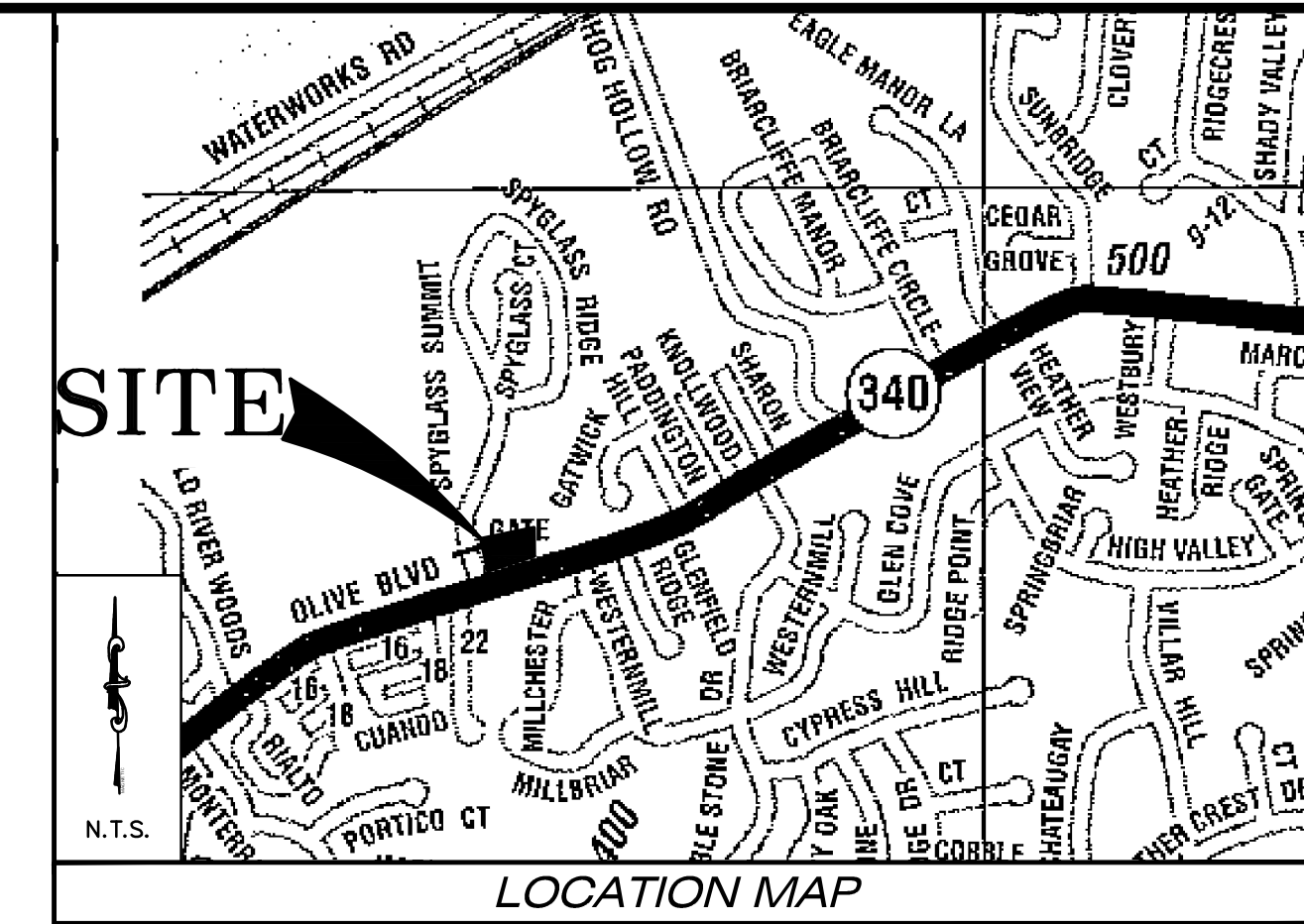
Name: Heather Everett
 Company: Old House in Hog Hollow.
 Address: 14319 Olive Blvd.
 Chesterfield, MO 63017
 Cell: 1-801-649-8437
 email: heverett.oldhouse@outlook.com

A SITE PLAN FOR 14319 OLIVE BLVD.

A TRACT OF LAND BEING PART OF U.S. SURVEY 206,
 TOWNSHIP 45 AND 46 NORTH, RANGE 4 EAST,
 ST. LOUIS COUNTY, MISSOURI

SHEET INDEX

1. TITLE SHEET
2. CONSTRUCTION NOTES
3. EXISTING CONDITIONS & DEMO PLAN
4. SITE DEVELOPMENT PLAN
5. STORMWATER POLLUTION PREVENTION PLAN
6. SWPPP DETAILS
7. TREE IDENTIFICATION PLAN



DEVELOPMENT NOTES:

1. Site Address: 14319 Olive Blvd., Chesterfield, MO 63017, Loc.# 16R310974
2. Owner Information: Statesman Properties LLC, 13 Belleve Country Club Grounds, St. Louis, MO 63141
3. Area of Tract: 87,120 SQ.FT. or 2.00 Acres more or less
4. Present Zoning: "NU" Non-Urban District Regulations (City of Chesterfield)
 - "NU" Non-Urban District Regulations Dimensional Requirements
 - Front Yard Setback: 50 Feet
 - Side Yard Setback: 20 Feet
 - Rear Yard Setback: 20 Feet
 - Minimum Site Area: 3 Acres
5. Utility Provider Districts:

Water:	Missouri American Water	Situs Served	Yes
Sewer:	MSD	Yes	Yes
Telephone:	AT&T Distribution	Yes	Yes
Gas:	Spire Missouri East	Yes	Yes
Electric:	Ameren Missouri Electric	Yes	Yes
Fire District:	Monarch		
School District:	Parkway		
6. According to the FIRM Flood Insurance Rate Map 29189C0177K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2% chance annual floodplain.
7. The existing utilities shown hereon are field collected data and per available utility maps and are considered approximate only.
8. The contours shown hereon are per field collected data and DEM file download from the Missouri Spatial Data Information System Lidar (MSDIS). Contours outside of the limits of topographic survey shown hereon are considered approximate only.
9. The boundary information shown hereon is per a survey performed by Altea Land Surveyors.
10. Current Use: Office General
11. Proposed Use: Retail Sales Establishment, Neighborhood
12. Parking Requirements: Retail Sales Establishment, Neighborhood - 4 spaces/1,000 sq.ft. of gross floor area
13. Parking Calculation: Required Parking = 2,400 sq.ft. x 4 spaces/1,000 sq.ft. = 9 spaces
 Accessible Parking Req.= 1 Van Accessible Space
14. Parking Provided: Provided Parking Space = 24 Space, 1 of which is van accessible
15. The proposed development does not disturb more than an acre of ground, therefore MSD water quality volume reduction has not been provided.
16. The proposed development does not generate a differential runoff of 2.0 cfs or greater, therefore channel protection volume and flood protection has not been provided.

Existing	Area (s.f.)	Area (Ac)	PI	Q
Building	2,753	0.063	3.54	0.22 cfs
Pavement	14,526	0.333	3.54	1.18 cfs
Green Space	69,821	1.603	1.7	2.72 cfs
Total	87,100	2.000		4.13 cfs

Proposed	Area (s.f.)	Area (Ac)	PI	Q
Building	2,753	0.063	3.54	0.22 cfs
Pavement	14,526	0.333	3.54	1.18 cfs
Green Space	69,821	1.603	1.7	2.72 cfs
Total	87,100	2.000		4.13 cfs

Differential Runoff = **0.00 cfs**

Existing	Area (s.f.)	Percentage
Building	2,753	3.2%
Pavement	14,526	16.7%
Green Space	69,821	80.2%
Total	87,100	
Existing Impervious Coverage		19.8%

Proposed	Area (s.f.)	Percentage
Building	2,753	3.2%
Pavement	14,526	16.7%
Green Space	69,821	80.2%
Total	87,100	
Proposed Impervious Coverage		19.8%

LAND DESCRIPTION:

A Tract of land being part of U.S. Survey 206, Township 46 North, Range 4 East and being more particularly described as follows:

Beginning at a point on the North line of Olive Street Road, variable width, said point also being on the East line of the record plot of The Mansions at Spyglass Summit, as recorded in Plat Book 268 Page 90, of the St. Louis County Records; thence along said east line, North 12 degrees 07 minutes 02 seconds West, a distance of 247.75 feet to a point on the South line of said Mansions at Spyglass Summit Plat; thence along said South Line North 78 degrees 23 minutes 12 seconds East, a distance of 706.16 feet to the Southeast corner of said Mansions at Spyglass Plat; thence South 00 degrees 28 minutes 09 seconds East, a distance of 210.53 feet to a point on the North line of the aforementioned Olive Street Road; thence along said North line South 71 degrees 12 minutes 27 seconds West, a distance of 92.95; thence South 72 degrees 09 minutes 43 seconds West, a distance of 272.67 feet to the point of beginning, containing 87,120 square feet or 4.00 acres, more or less. As per the survey performed by Altea Land Surveyors during December, 2021.

ABBREVIATIONS

AC	ACRE	XSEC	CROSS SECTION	DAI	DOUBLE AREA INLET	GI	GRATE INLET	PVMT	PAVEMENT	TBP	TO BE PROTECTED
AI	AREA INLET	XING	CROSSING	DS	DOWNSPOUT	HDPEHIGH	DENSITY POLYETHYLENE	PDE	PERMANENT DRAINAGE	TBR	TO BE REMOVED
ATG	ADJUST TO GRADE	CFS	CUBIC FEET PER SECOND	ESMT	EASEMENT	HW	HIGH WATER	TBR&R	TO BE REMOVED & RELOCATED	TBR&R	TO BE REMOVED & REPLACED
APPROX	APPROXIMATELY	CI	CURB INLET	ELEV	ELEVATION	HYD	HYDRANT	TW	TOP OF WALL ELEVATION	TYP	TYPICAL
ASPH	ASPHALT	C&G	CURB & GUTTER	EP	END OF PIPE	IMP	IMPROVEMENT	UYP	USE IN PLACE	VCP	VITRIFIED CLAY PIPE
BW	BASE OF WALL ELEVATION	CO	CLEANOUT	EX	EXISTING	IP	IRON PIPE OR PIN	WV	WATER VALVE	WV	WATER VALVE
BM	BENCHMARK	CO	CLEANOUT	FPS	FEET PER SECOND	LS	LAND SURVEYOR	WV	WATER VALVE	WV	WATER VALVE
BMP	BEST MANAGEMENT PRACTICE	CO	CLEANOUT	FF	FINISH FLOOR	MH	MANHOLE	YD	YARD DRAIN	YD	YARD DRAIN
BLDG	BUILDING	CMP	CORRUGATED METAL PIPE	FH	FIRE HYDRANT	MSD	METROPOLITAN ST. LOUIS SEWER DISTRICT				
CATV	CABLE TELEVISION	CONC	CONCRETE	FE	FLARED END	NTS	NOT TO SCALE	SCH	SCHEDULE		
CALC	CALCULATED	DCI	DOUBLE CURB INLET	FBD	FLAT BOTTOM DITCH	OC	ON CENTER	SWPPP	STORMWATER POLLUTION PREVENTION PLAN		
CIP	CAST IRON PIPE	DIP	DUCTILE IRON PIPE	FD	FLOOR DRAIN	OC	ON CENTER	TBA	TO BE ABANDONED		
CL	CENTERLINE	DIA	DIAMETER	FL	FLOOR DRAIN	OH	OVERHEAD				
CP	CLAY PIPE	Q	DISCHARGE	FTG	FOOTING						

PROPERTY OWNER/DEVELOPER CERTIFICATION:

The Property Owner/Developer hereby certifies that he is familiar with the SWPPP and assumes full responsibility for the performance and maintenance of the SWPPP as stated on the approved plans. He will ensure that all contractors understand and are familiar with the SWPPP for the site and that each contractor agrees to implement and protect elements of the SWPPP as the relate to its work. The Property Owner's/Developer's onsite representative shall be responsible for the performance and maintenance of the SWPPP. In addition, the undersigned Owner/Developer assures that all City property or roads will be adequately protected.

Property Owner/Developer



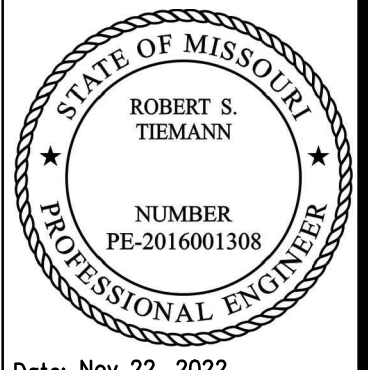
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

SYMBOL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED
X	FOUND CROSS	TV	CABLE TV BOX
●	FOUND IRON PIPE	⊗	LIGHT STANDARD
○	SET IRON ROD	⊗	CLEAN OUT
⊕	BENCHMARK	⊕	SANITARY MANHOLE
X 500	SPOT GRADE	⊕	SAMPLING TEE
TS	TRAFFIC SIGNAL BOX	⊕	SEPTIC TANK ACCESS
□	PHONE BOX	⊕	STORM SEWER MANHOLE
○	UTILITY MANHOLE	⊕	GRATE INLET
○	BOLLARD	⊕	AREA INLET
⊗	MAILBOX	⊕	DOWNSPOUT
+	SIGN	—S16—	DRAINAGE SWALE
+	POST	—S16—	SURFACE CONTOUR
○	SHRUB	—8" PVC—	TREE LINE
○	DECIDUOUS TREE	—12" CMP—	SAN. SEWER
○	EVERGREEN TREE	—12" CMP—	STORM SEWER
□	ELECTRIC BOX	—OH—	OVERHEAD ELECTRIC LINE
□	ELECTRIC METER	—UE—	UNDERGROUND ELECTRIC
○	UTILITY POLE	—G—	GAS LINE
○	GUY WIRE	—W—	WATER LINE
○	GAS METER	—T—	TELEPHONE LINE
○	GAS VALVE	—FOL—	FIBER OPTIC LINE
○	WATER METER	—UTV—	CABLE TV
○	WATER VALVE	—G—	GUARDRAIL
○	HYDRANT	—X—	WIRE FENCE
○	WATER SHUT OFF	—O—	WROUGHT IRON FENCE
○	SPRINKLER HEAD	—O—	CHAIN LINK FENCE
⊗	IRRIGATION VALVE BOX	⊗	SANITARY DESIGNATOR
○	WELL	⊗	STORM DESIGNATOR
○	TEST HOLE	⊗	

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14319 OLIVE BLVD
 SITE PLAN
 TITLE SHEET

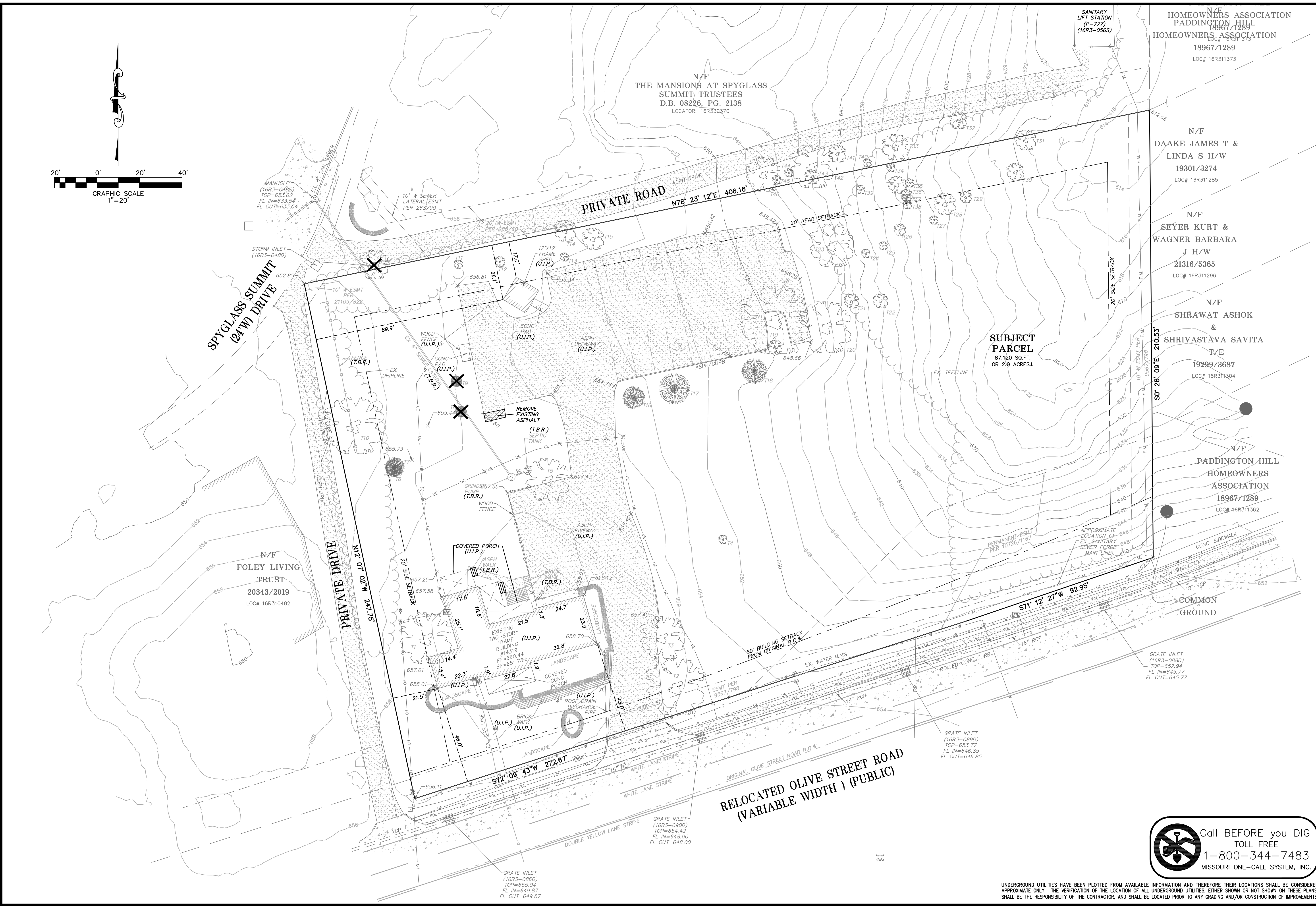
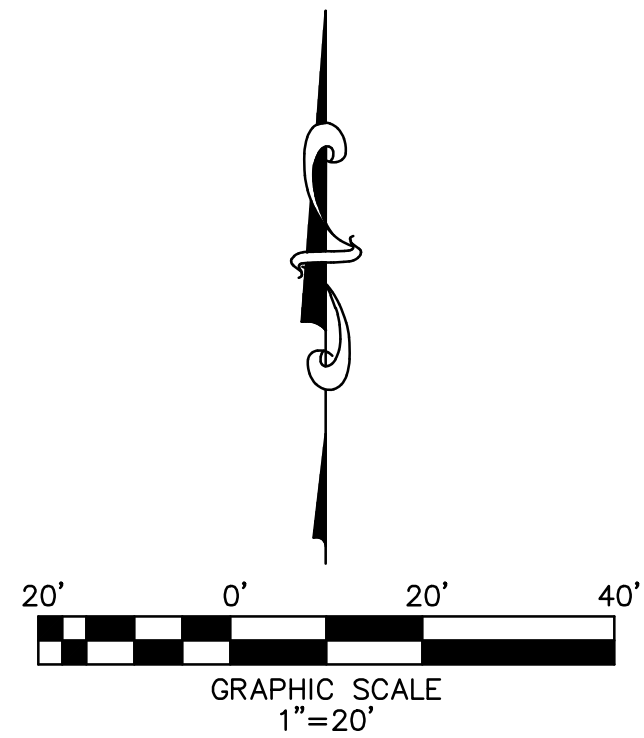


Date: Nov 22, 2022
 Robert Tiemann
 License No. PE-2016001308
 Civil Engineer

PROJECT NUMBER: 21-5118

DATE: 11/22/2022

DRAWN BY: MLP



N/F HOMEOWNERS ASSOCIATION
PADDINGTON HILL
HOMEOWNERS ASSOCIATION
18967/1289
LOC# 16R311373

N/F THE MANSIONS AT SPYGLASS
SUMMIT TRUSTEES
D.B. 08226, PG. 2138
LOCATOR: 16R330370

N/F DAAKE JAMES T &
LINDA S H/W
19301/3274
LOC# 16R311285

N/F SEYER KURT &
WAGNER BARBARA
J H/W
21316/5365
LOC# 16R311296

N/F SHRAWAT ASHOK &
SHRIVASTAVA SAVITA
T/E
19299/3687
LOC# 16R311304

N/F PADDINGTON HILL
HOMEOWNERS ASSOCIATION
18967/1289
LOC# 16R311362

MANHOLE (16R3-0485)
TOP=653.62
FL IN=633.54
FL OUT=633.64

STORM INLET (16R3-0480)

10' W SEWER LATERAL ESMT PER 268/90

12'X12' FRAME SHED (U.I.P.)

CONC PAD (U.I.P.)

REMOVE EXISTING ASPHALT (T.B.R.)

WOOD FENCE (U.I.P.)

WOOD FENCE (U.I.P.)

COVERED PORCH (U.I.P.)

BRICK WALK (U.I.P.)

BRICK WALK (U.I.P.)

ROOF DRAIN DISCHARGE PIPE (U.I.P.)

GRATE INLET (16R3-0860)
TOP=655.04
FL IN=649.87
FL OUT=649.87

ESMT PER 9567/798

GRATE INLET (16R3-0890)
TOP=653.77
FL IN=646.85
FL OUT=646.85

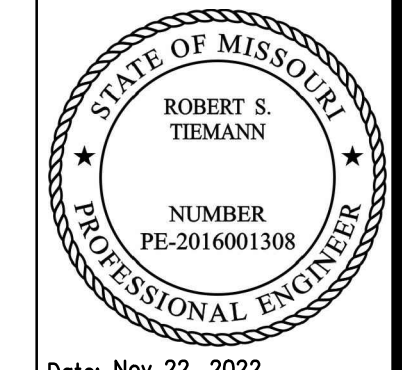
GRATE INLET (16R3-0880)
TOP=652.94
FL IN=645.77
FL OUT=645.77

SUBJECT PARCEL
87,120 SQ.FT.
OR 2.0 ACRES±

RELOCATED OLIVE STREET ROAD (VARIABLE WIDTH) (PUBLIC)

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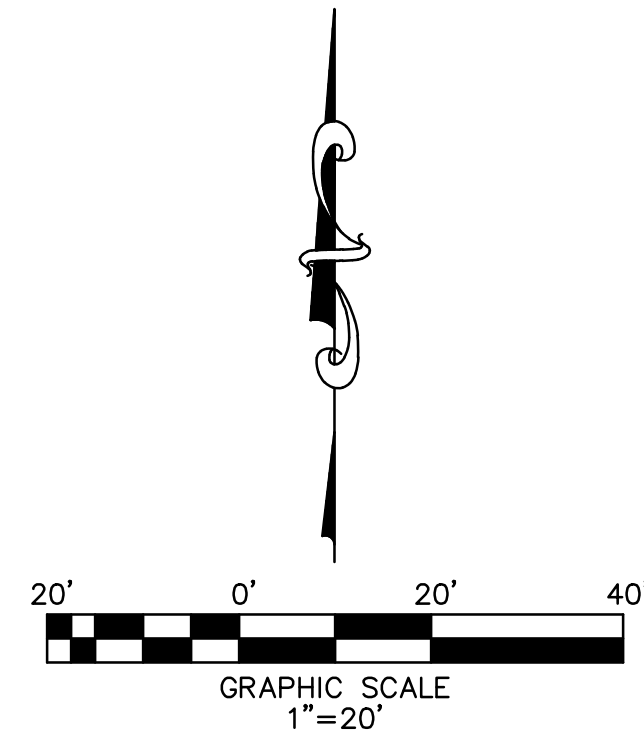
14319 OLIVE BLVD
SITE PLAN
TITLE SHEET



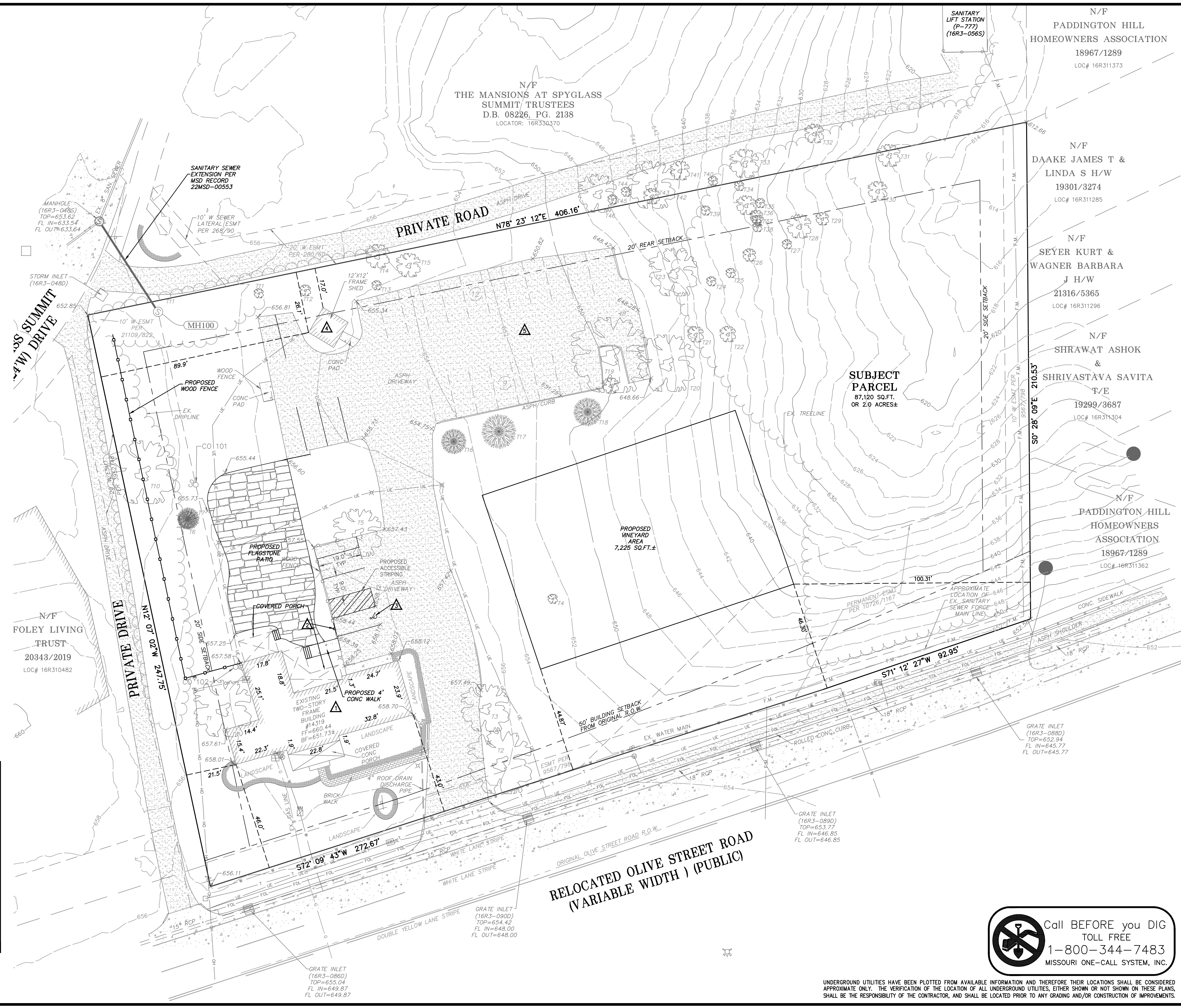
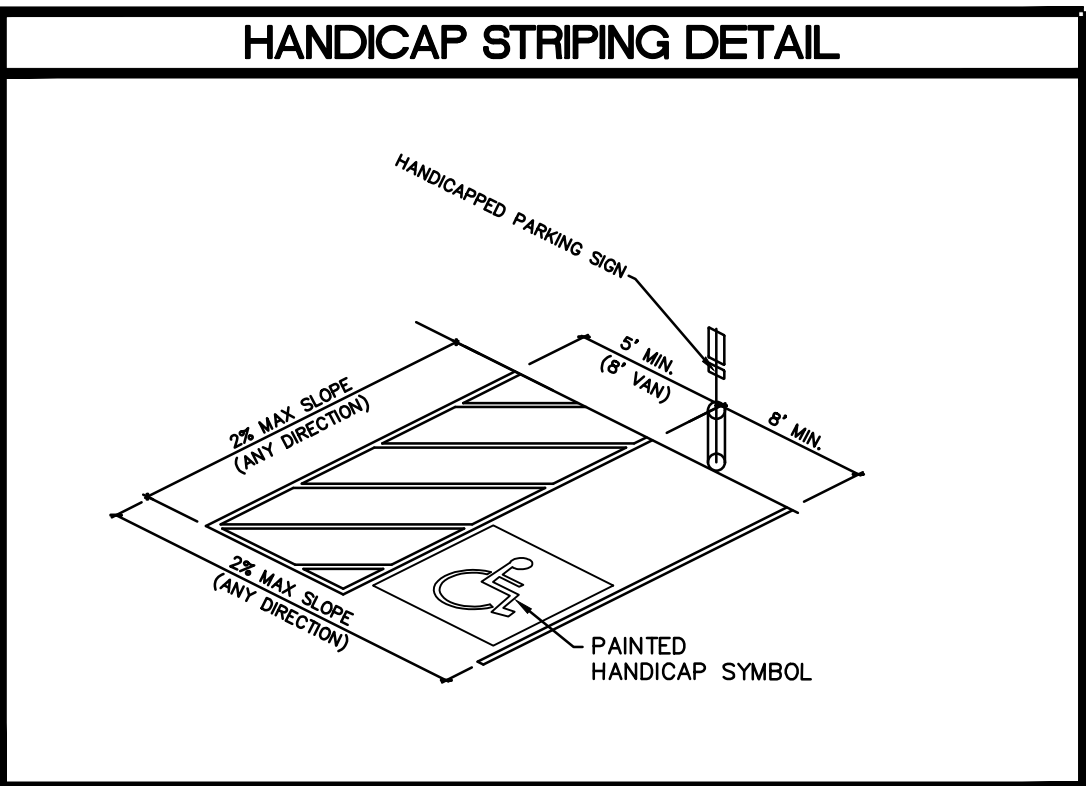
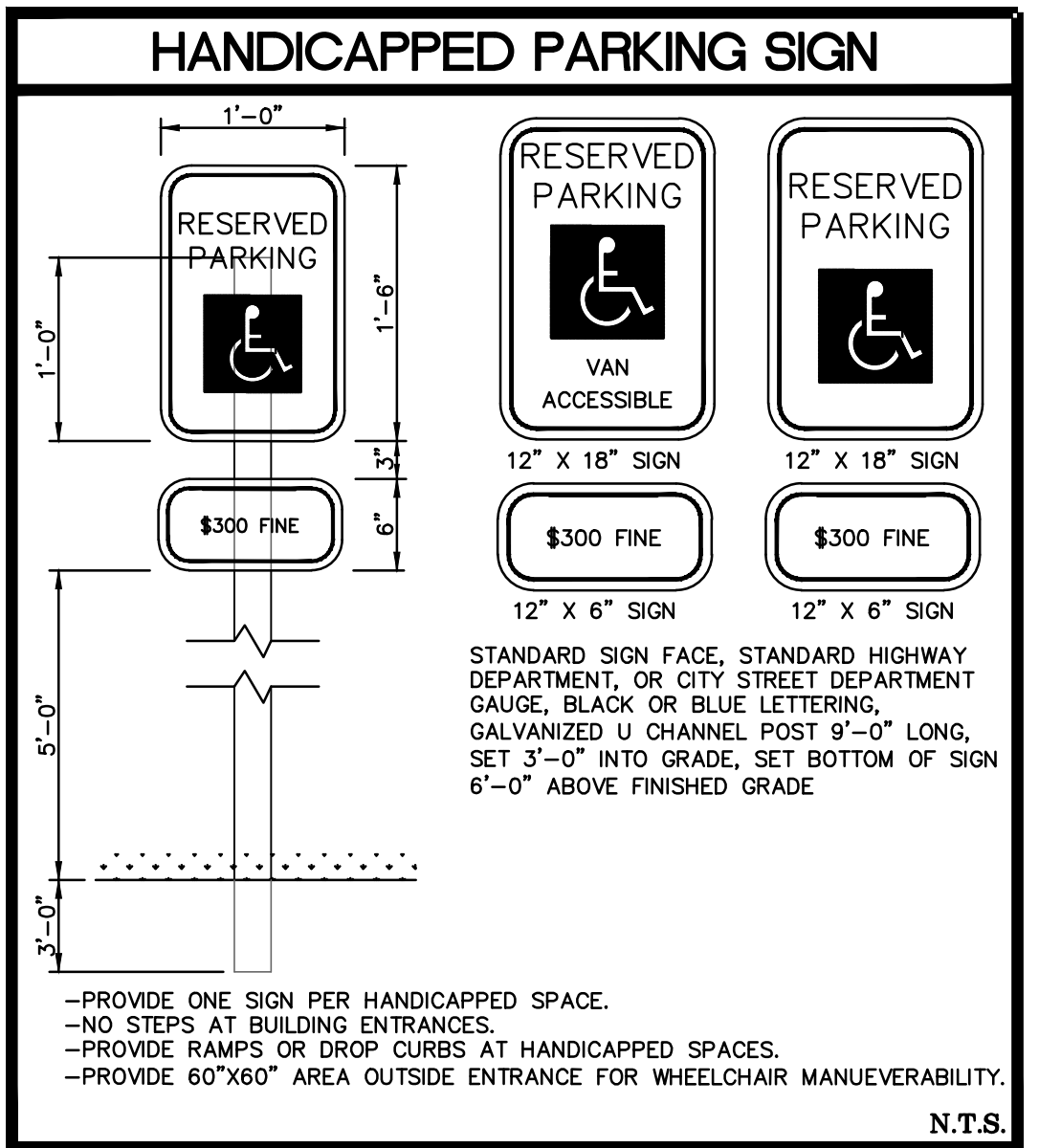
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- KEYED NOTES**
- ▲ EXISTING BUILDING WITH PROPOSED INTERIOR RENOVATION FOR RETAIL SHOP WITH OFFICE AND STORAGE AREA FOR OPERATIONS OF BUSINESS
 - ▲ PROPOSED ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLAQUE. SEE DETAIL ON THIS SHEET
 - ▲ PROPOSED ACCESSIBLE PARKING STRIPING. SEE DETAIL ON THIS SHEET
 - ▲ EXISTING ACCESSORY STRUCTURE TO BE USED FOR STORAGE OF RETAIL PRODUCTS.
 - ▲ EXISTING PARKING LOT TO BE USED IN PLACE



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(VARIABLE WIDTH) (PUBLIC)**

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N/F DAAKE JAMES T & LINDA S H/W 19301/3274 LOC# 16R311285

N/F SEYER KURT & WAGNER BARBARA J H/W 21316/5365 LOC# 16R311296

N/F SHRAWAT ASHOK & SHRIVASTAVA SAVITA T/E 19299/3687 LOC# 16R311304

N/F PADDINGTON HILL HOMEOWNERS ASSOCIATION 18967/1289 LOC# 16R311362

N/F FOLEY LIVING TRUST 20343/2019 LOC# 16R310482

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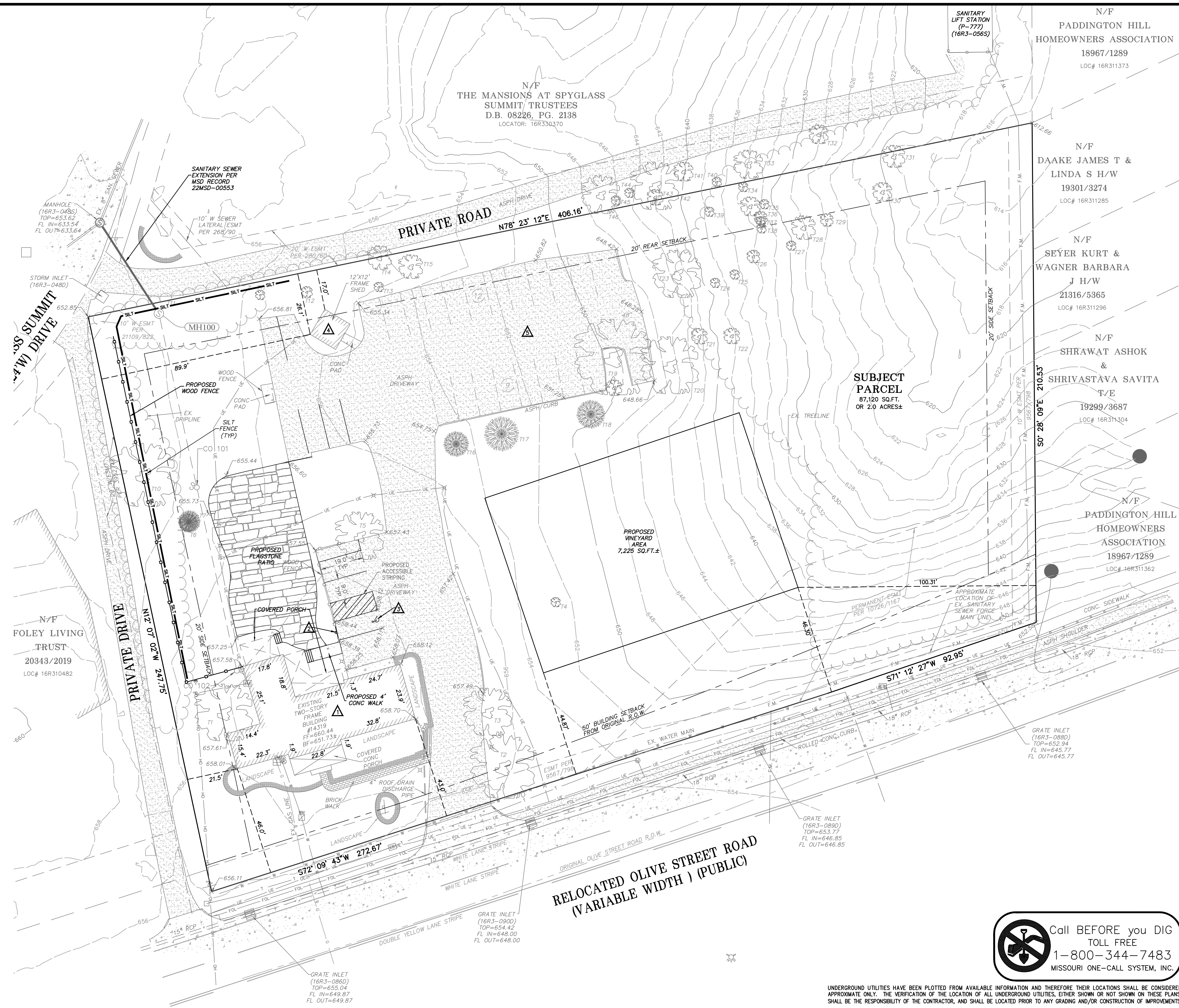
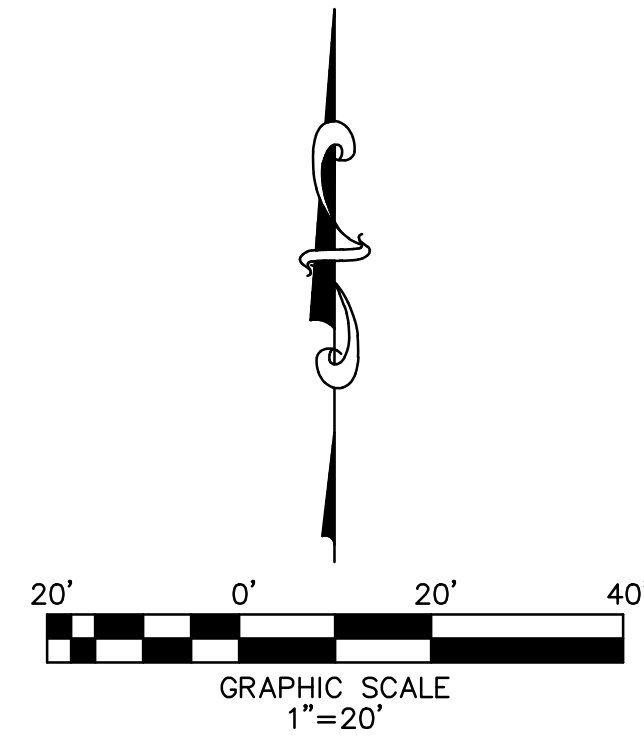
14319 OLIVE BLVD
SITE PLAN
SITE DEVELOPMENT PLAN

STATE OF MISSOURI
ROBERT S. TIEMANN
NUMBER PE-2016001308
PROFESSIONAL ENGINEER

Date: Nov 22, 2022
Robert Tiemann
License No. PE-2016001308
Civil Engineer

PROJECT NUMBER: 21-5118
DATE: 1/12/2022
DRAWN BY: MLP

4 OF 7



N/F
PADDINGTON HILL
HOMEOWNERS ASSOCIATION
18967/1289
LOC# 16R311373

N/F
DAAKE JAMES T &
LINDA S H/W
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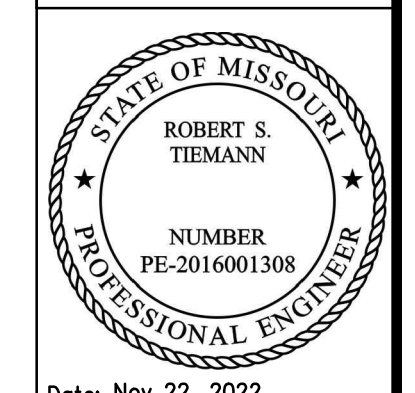
N/F
SEYER KURT &
WAGNER BARBARA
J H/W
21316/5365
LOC# 16R311296

N/F
SHRAWAT ASHOK
&
SHRIVASTAVA SAVITA
T/E
19299/3687
LOC# 16R311304

N/F
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HOMEOWNERS
ASSOCIATION
18967/1289
LOC# 16R311362

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STORMWATER POLLUTION PREVENTION PLAN



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SILTATION CONTROL NOTES:

- Siltation control shall be installed prior to any grading or construction operation and shall be inspected and maintained as necessary to insure their proper function until sufficient vegetation has been established to prevent erosion control.
- The maintenance of all siltation controls shall be the responsibility of the developer.
- Additional siltation control may be required as directed by the local governing authority.
- All grading areas shall be protected from erosion by erosion control devices and/or seeding and mulching as required by the local governing authority.
- Additional siltation control devices may be required as directed by the local governing authority.

CONSTRUCTION SCHEDULE OF BMP'S:

- Install construction entrance, parking and washdown area. Construction parking area to be utilized as designated equipment, maintenance and fuel area. Remove when vehicles no longer access unpaved areas.
- Prior to clearing, siltation fences are to be installed at the perimeter of the land as shown. Remove when permanent vegetation of slope is established and approved by the local governing authority.
- Install inlet protection around existing area inlet prior to land disturbance. Remove after contributing drainage areas have been adequately stabilized and approved by the local governing authority.
- Construct rock check dams once drainage swale is constructed. Remove when upstream areas are stabilized with vegetation and approved by the local governing authority.
- Seed and mulch all disturbed areas when grading operations are completed.

EROSION CONTROL REQUIREMENTS:

- Soil stabilization shall be completed with five days of clearing or inactivity in construction.
- If seeding or another vegetative erosion control method is used it shall become established within two weeks or the local governing authority may require the site to be reseeded or a non-vegetative option employed.
- Techniques shall be employed to ensure stabilization on steep slopes and in drainage ways.
- Soil stockpiles must be stabilized or covered at the end of each workday, or perimeter controls must be in place to prevent silt from the stockpile from leaving the site.
- The entire site must be stabilized, using a heavy mulch layer or another method that does not require germination to control erosion, at the close of the construction season.
- Techniques shall be employed to prevent the blowing of dust or sediment from the site.
- Techniques shall be employed to divert upland runoff past disturbed slopes.

SEEDING SCHEDULE:

Vegetation shall be established on exposed soil after a phase of rough or finished grading has been completed or areas where no activity will occur for 30 days. See seeding rates on sheet 16 of this plan.

ROUTINE INSPECTIONS & MAINTENANCE:

At least once every week, and after every rainfall event of 0.25 inches or more, erosion and siltation control devices shall be inspected for damage and amount of sediment accumulated. Corrective actions must be taken when problems are found. Reports of these inspections and corrective actions shall be prepared on the forms provided by the City and submitted to the Department of Public Works within 5 days of the date of the inspection via email at SWPPP@chesterfield.mo.us

CONTAINMENT FAILURE PLAN:

In the event of any loss of contained sediment:

- Repair any damaged siltation fences.
- Clean up any necessary silted areas.
- Restore any necessary silted areas.
- Provide documentation of actions & mandatory reporting to St. Louis County Public Works.

ESTIMATED BMP QUANTITIES:

Item	Quantity	Unit
Siltation fence:	235	L.F.
Parking & Washdown area:	0	Ea.
Seeding, mulch and fertilizer areas:	0.10	Ac.
Sanding Check Dam:	0	Ea.
Rock Check Dam:	0	Ea.

CONTROL REQUIREMENTS FOR CONSTRUCTION MATERIALS:

- Spill prevention and control facilities for materials such as paint, solvents, petroleum products, chemicals, toxic or hazardous substances, substances regulated under the Resource Conservation and Recovery Act (RCRA) or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and any wastes generated from the use of such materials and substances, including their containers. Any containment systems employed to meet this requirement shall be constructed of materials compatible with the substances contained and shall be adequate to protect both surface and ground water.
- Collection and disposal of discarded building materials and other construction site wastes.
- Litter control.
- Control of concrete truck washouts.
- Assurance that on-site fueling facilities will adhere to applicable federal and state regulations concerning storage and dispensers.
- Provision of sufficient temporary toilet facilities to serve number of workers.

PERMITTEE(OWNER/DEVELOPER) SHALL AMEND THE SWPPP WHENEVER:

- Design, operation or maintenance of BMP's is changed.
- Design of the construction project is changed that could significantly affect the quality of the storm water discharges.
- Site operator's inspections indicate deficiencies in the SWPPP or any BMP.
- Inspections by the local governing authority or by the Missouri Department of Natural Resources indicate deficiencies in the SWPPP or any BMP.
- The SWPPP is determined to be ineffective in significantly minimizing or controlling erosion or excessive sediment deposits in streams or lakes.
- The SWPPP is determined to be ineffective in preventing pollution of waterways from construction wastes, chemicals, fueling facilities, concrete truck washouts, toxic or hazardous materials, site litter or other substances or wastes likely to have an adverse impact on water quality.
- Total settleable solids from a storm water outfall exceeds 0.5 mL/L/hr if the discharge is within the prescribed proximity of a "Valuable Resource Water" as defined by the MDNR.
- Total settleable solids from a storm water outfall exceeds 2.5 mL/L/hr for any other outfall.
- The local governing authority or Missouri Department of Natural Resources determines violations of water quality standards may occur or have occurred.

PERMITTEE (OWNER/DEVELOPER) SHALL:

- Notify all contractor and other entities (including utility crews, government employees, or their agents) who will perform work at the site, of the existence of the SWPPP and what actions or precautions shall be taken while onsite to minimize the potential for erosion and the potential for damaging any BMP.
- Determine the need for and establish training programs to ensure that all site workers have been trained, at a minimum, in erosion control, material handling & storage and housekeeping.
- Provide copies of the SWPPP to all parties who are responsible for installation, operation or maintenance of any BMP.
- Maintain a current copy of the SWPPP on the site at all times

ESTIMATED SCHEDULE OF OPERATIONS:

Proposed start of operations – October, 2021

Approximate durations:

Install construction parking and washdown area	1 day	(December 2022)
Install perimeter silt fence	2 days	(December 2022)
Clearing	2 days	(December 2022)
Rough Grading	2 weeks	(December 2022)
Install rock check dams	1 day	(December 2022)
Sewer Installation	1 week	(Dec2022–Jan2023)
Install inlet protection	1 day	(January 2021)
Final grading & vegetation	1 week	(January 2021)
Removal of BMP's	When conditions are met	

Note: Schedule durations are subject to change due to weather conditions. Some operations will have overlapping time frames.

GENERAL NOTES:

- All existing improvements are to remain unless otherwise noted.
- See sheet 1 and 2 for additional notes, legend and abbreviations.
- Maximum slope permitted on the project is 3:1.
- Existing elevations shown are approximate and shall be confirmed by the contractor prior to construction.

SWPPP NOTES:

- Any land clearing, construction, or development involving the movement of earth shall be in accordance with the Storm Water Pollution Prevention Plan, and the person issued a Land Disturbance Permit assumes and acknowledges responsibility for compliance with the St. Louis County Land Disturbance Code and the approved Storm Water Pollution Prevention Plan at the site of the permitted activity.
- There are no known sink holes, springs, seeps, or karst features on the subject property.
- Locate State and County land disturbance permits, BMP inspection reports, etc. with the SWPPP.
- There are no planned non-stormwater discharge points with the stock pile operations.
- Upon the event that stormwater run-off occurs on-site the client or contractor shall immediately notify by email and phone call to the Special Inspector to inform him of the stormwater runoff and to inspect the repaired/replaced BMP.
- Special Inspector: Bob Sudholt
148 Chesterfield, Ind. Blvd. Ste E.
Chesterfield, MO 63005
Ph. 636-297-2972
- There are no proposed dewatering operations proposed with the stock pile operations.



Category: POLLUTION PREVENTION
Use Group: TEMPORARY
ISSUED 6-1-03
REVISED 1-25-06

NON-SEDIMENT POLLUTION CONTROL

PHYSICAL DESCRIPTION:

Control measures designed to prohibit chemicals, hazardous materials, solid waste, human waste and construction debris from polluting stormwater. Pollutants carried in solution or as surface films on runoff will be carried through most erosion control and sediment capture BMPs. Keeping substances like fuel, oil, asphalt, paint, solvents, fertilizer, soil additives, concrete wash water, solid waste, human waste and construction debris from polluting runoff can be accomplished to a large extent through good housekeeping on the site and following the manufacturer's recommendations for disposal.

WHERE BMP IS TO BE INSTALLED:

Temporary sanitary facilities, collection, storage and fueling areas should be located onsite in an area that does not receive a substantial amount of runoff from upland areas and does not drain directly to lakes, creeks, streams, rivers, sewers, groundwater, wetlands, or road ditches.

CONDITIONS FOR EFFECTIVE USE OF BMP:

- Reduction in pollutants depends heavily on how construction personnel perform their duties. An effective management system requires training and signage to promote proper storage, handling and disposal of materials. Follow up observations of actions and inspection of storage areas by management personnel is also required.
- Plans should contain notes clearly stating requirements for addressing potential pollutants
- Fueling areas and storage areas for hazardous materials should be protected by berms or other means of catching leaks or spills

WHEN BMP IS TO BE INSTALLED:

Immediately following installation of construction entrance and wash station

INSTALLATION/CONSTRUCTION PROCEDURES:

- Place waste receptacles near area of work
- Construct protective berm or other devices around fueling and hazardous materials storage areas
- Install appropriate signage
- Post guidelines for proper handling, storage and disposal of materials, and emergency spill cleanup on site
- Provide sufficient temporary toilet facilities to serve the number of workers on the site

O&M PROCEDURES:

- Inspect activities on regular basis
- Inspect storage areas and control devices at least every week and after every storm
- Maintenance of temporary toilet facilities should be frequent and thorough
- Make necessary corrections and repairs

SITE CONDITIONS FOR REMOVAL:

Maintain practices until all construction on the site has been completed

TYPICAL DETAILS:

General pollution prevention notes attached

NON-SEDIMENT POLLUTION CONTROL PP-1



Category: POLLUTION PREVENTION
Use Group: TEMPORARY
ISSUED 6-1-03
REVISED 1-25-06

POLLUTION PREVENTION PROCEDURES

1. HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS

- DO: Prevent spills
Use products up
Follow label directions for disposal
Remove lids from empty bottles and cans when disposing in trash
Recycle wastes whenever possible

- DON'T: Don't pour waste into sewers or waterways on the ground
Don't pour waste down the sink, floor drain or septic tanks
Don't bury chemicals or containers, or dispose of them with construction debris
Don't burn chemicals or containers
Don't mix chemicals together

- Containers shall be provided for collection of all waste material including construction debris, trash, petroleum products and any hazardous materials to be used onsite. All waste material shall be disposed of at facilities approved for that material.
- No waste materials shall be buried on-site.
- Mixing, pumping, transferring or otherwise handling construction chemicals such as fertilizer, lime, asphalt, concrete drying compounds, and all other potentially hazardous materials shall be performed in an area away from any watercourse, ditch or storm drain.
- Equipment fueling and maintenance, oil changing, etc., shall be performed only in an area designated for that purpose. The designated area is equipped for recycling oil and catching spills.
- Concrete wash water shall not be allowed to flow directly to storm sewers, streams, ditches, lakes, etc. without being treated. A sump or pit shall be constructed to contain concrete wash water.
- If substances such as oil, diesel fuel, hydraulic fluid, antifreeze, etc. are spilled, leaked, or released onto soil, the soil shall be dug up and disposed of at a licensed sanitary landfill (not a construction/demolition debris landfill). Spills on pavement shall be absorbed with sandmat, kitty litter or product designed for that purpose and disposed of at a licensed sanitary landfill. Hazardous or industrial wastes such as most solvents, gasoline, oil-based paints, and cement curing compounds require special handling. These materials will be removed from the site and recycled or disposed of in accordance with MoDNR requirements.
- State law requires the party responsible for a petroleum product spill in excess of 50 gallons to report the spill to MoDNR (537-634-2436) as soon as practical after discovery. Federal law requires the responsible party to report any release of oil if it reaches or threatens a sewer, lake, creek, stream, river, groundwater, wetland, or area, like a road ditch, that drains into one of the above.
- Sufficient temporary toilet facilities to serve the number of workers on the site shall be provided. The facilities shall be serviced frequently to maintain a sanitary condition.

NON-SEDIMENT POLLUTION CONTROL NOTES PP-1



Category: EROSION CONTROL
Use Group: TEMPORARY OR PERMANENT
ISSUED 6-1-03
REVISED 1-25-06

SEEDING

PHYSICAL DESCRIPTION:

Establishment of vegetation by spreading grass seed designed to protect exposed soil from erosion by eliminating direct impact of precipitation and slowing overland flow rates. Once established, the vegetative cover will also filter pollutants from the runoff.

WHERE BMP IS TO BE INSTALLED:

Exposed soil after a phase of rough or finish grading has been completed, or areas where no activity will occur for 5 days

CONDITIONS FOR EFFECTIVE USE OF BMP:

- Type of Flow: Sheet flow
Contributing Slope Length: 30 foot maximum for 3:1 slopes
50 foot maximum for slope between 3:1 and 10:1
100 foot maximum for slopes under 10%
- Minimum Rates:
Acceptable Dates:
See attached chart(s)
See attached chart

WHEN BMP IS TO BE INSTALLED:

Immediately after rough or finished grading is completed

INSTALLATION/CONSTRUCTION PROCEDURES:

- Install upstream BMPs to protect area to be seeded
- Rough grade area and remove all debris larger than 1 inch in diameter and concentrated areas of smaller debris
- Install stabilization grids, if needed
- Mix soil amendments (lime, fertilizer, etc.) into top 3"-6" of soil as needed
- Plant seed 1/4" - 1/2 inch deep
- Roll lightly to firm surface
- Cover seeded area with mulch unless seeding completed during optimum spring and summer dates
- Install additional stabilization (netting, bonded fiber matrix, etc.) as required
- Water immediately – enough to soak 4 inches into soil without causing runoff

O&M PROCEDURES:

- Inspect at least every week and after every storm
- Protect area from vehicular and foot traffic
- Reseed areas that have not sprouted within 21 days of planting
- Repair damaged or eroded areas and reseed and stabilize as needed
- Do not mow until 4 inches of growth occurs
- During the first 4 months, mow no more than 1/3 the grass height
- Re-fertilize during 2nd growing season

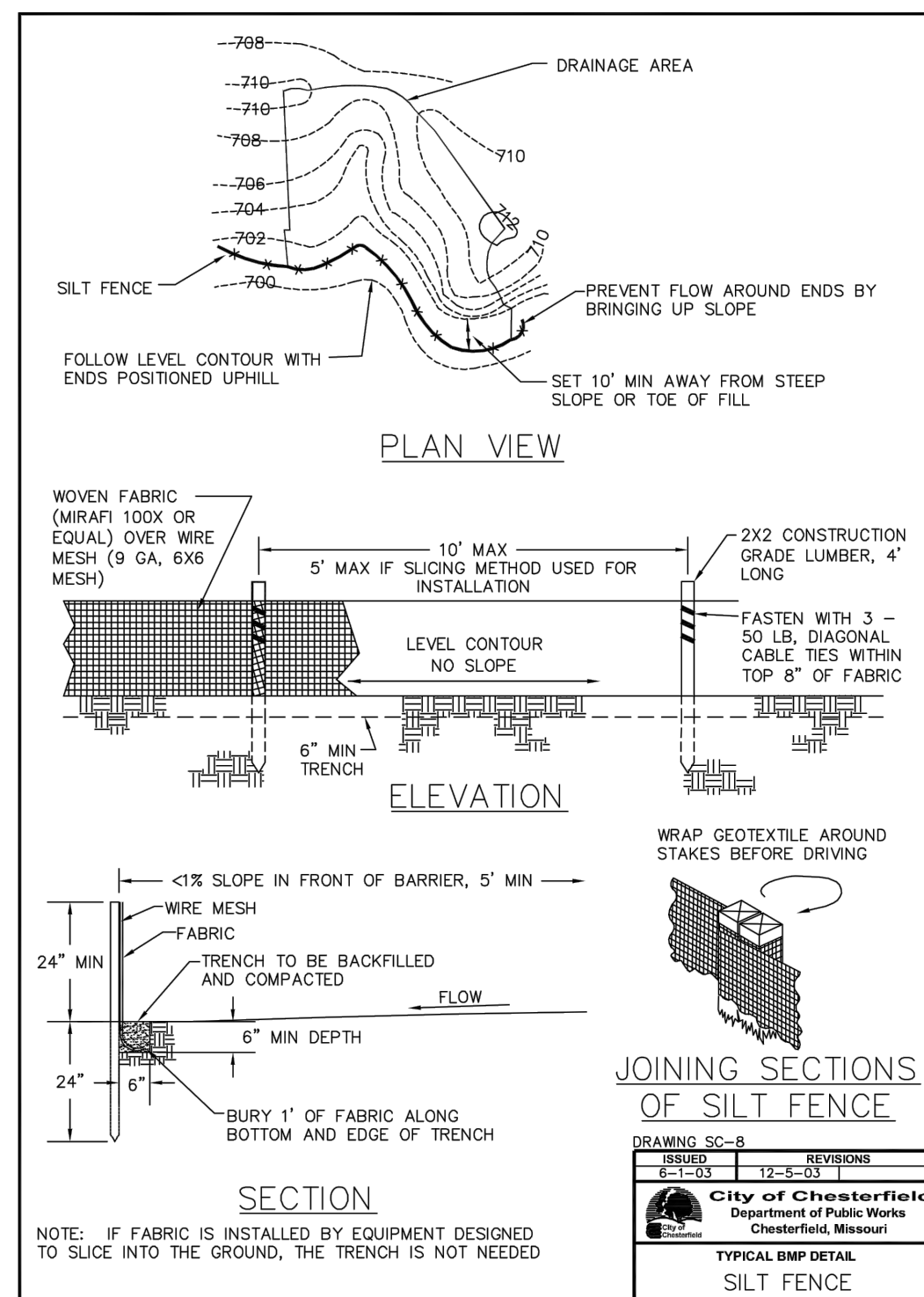
SITE CONDITIONS FOR REMOVAL:

Does not require removal, but temporary seeding can be removed immediately prior to work returning to an area

TYPICAL DETAILS:

Minimum seeding rates and acceptable dates for work attached

SEEDING EC-8



Category: EROSION CONTROL
Use Group: TEMPORARY OR PERMANENT
ISSUED 6-1-03
REVISED 1-25-06

SEEDING REQUIREMENTS

Dates For Seeding

Permanent Seeding	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Tall Fescue	O	O	O	O	O	O	O	O	O	O	O	O
Smooth Brome												
Fescue & Brome												
Fescue, Rye & Bluegrass	A	A	O	O	O	P	P	O	O	P	P	A

Temporary Seeding	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rye or Sudan	A	A	O	O	O	O	O	O	O	O	A	A
Oats			A	O	O	O	O	O	O	O		

O - Optimum seeding dates
A - Acceptable seeding dates
P - Permitted seeding dates with reseeding 2 months later - Initially use 50% of seed and 75% of fertilizer. Reseed with additional 75% seed and remaining fertilizer.

Minimum Fertilizer and Seeding Rates

Permanent Seeding *	Lb./acre	Lb./1000 sq.ft.
Tall Fescue	300	7
Smooth Brome	200	4.6
Mixture #1	250	5.7
Mixture #2	210	4.8

Mixture #1 - Tall Fescue @ 150 lbs./ac. and Brome @ 100 lbs./ac.
Mixture #2 - Tall Fescue @ 100 lbs./ac., Perennial Rye Grass @ 100 lbs./ac. and Kentucky Bluegrass @ 10 lbs./ac.
* Seeding rate for slopes in excess of 20% (5:1) shall be 10 lb./1000 sq. ft.

Temporary Seeding	Lb./acre	Lb./1000 sq.ft.
Rye or Sudan	150	3.5
Oats	120	2.8

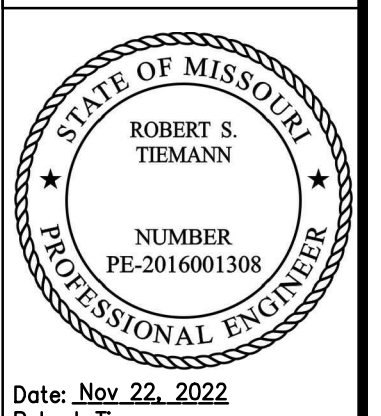
Fertilizer	Permanent Seeding (lb./acre)	Temporary Seeding (lb./acre)
Nitrogen	45	30
Phosphate	65	30
Potassium	65	30
Lime - ENM	600	600

ENM - effective neutralizing material per State evaluation of quarried rock

SEEDING EC-8

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14319 OLIVE BLVD
 SITE PLAN
 SWPPP DETAILS

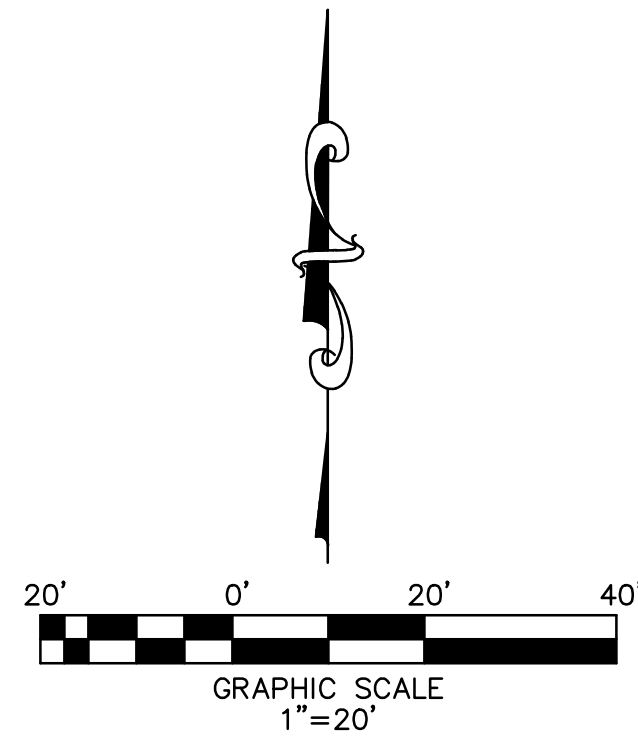


Date: Nov 22, 2022
Robert Tiemann
License No. PE-2016001308
Civil Engineer

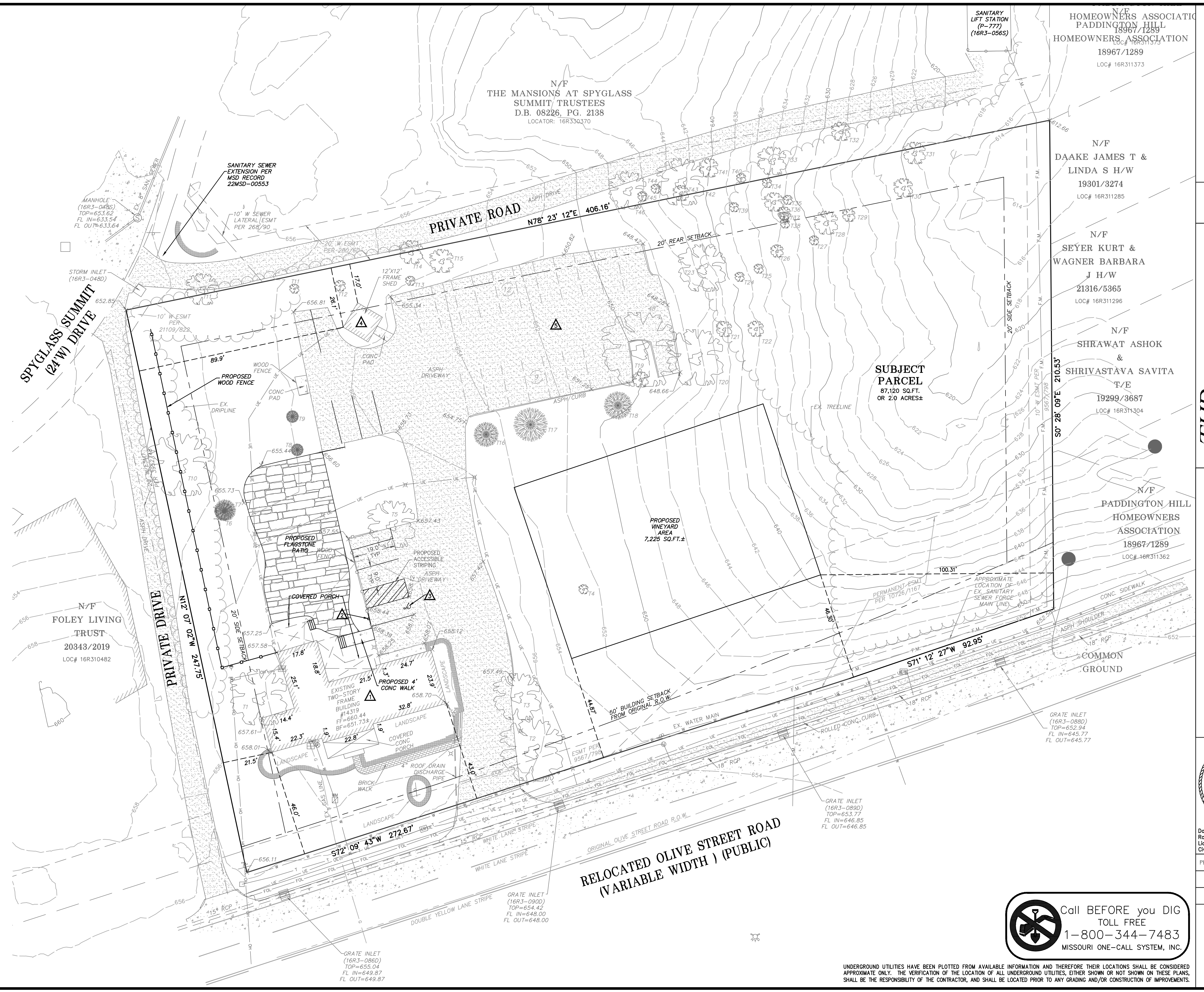
PROJECT NUMBER: 21-5118

DATE: 11/22/2022

DRAWN BY: MLP

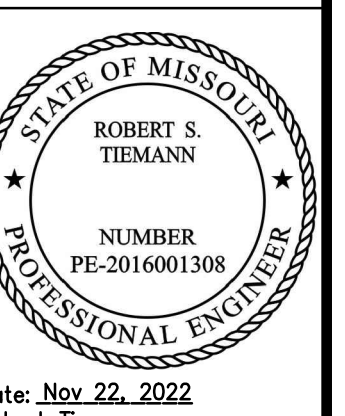


Tree Schedule		
Tree #	D.B.H.	Status
1	36"	To Remain
2	40"	To Remain
3	30"	To Remain
4	6"	To Remain
5	30"	To Remain
6	12"	To Remain
7	14"	To Remain
8	8"	To be Removed
9	8"	To be Removed
10	40"	To be Removed
11	6"	To be Removed
12	6"	To Remain
13	6"	To Remain
14	15"	To Remain
15	15"	To Remain
16	16"	To Remain
17	22"	To Remain
18	18"	To Remain
19	10"	To Remain
20	36"	To Remain
21	10"	To Remain
22	10"	To Remain
23	30"	To Remain
24	6"	To Remain
25	6"	To Remain
26	8"	To Remain
27	6"	To Remain
28	15"	To Remain
29	8"	To Remain
30	12"	To Remain
31	14"	To Remain
32	12"	To Remain
33	18"	To Remain
34	6"	To Remain
35	6"	To Remain
36	8"	To Remain
37	6"	To Remain
38	6"	To Remain
39	6"	To Remain
40	6"	To Remain
41	10"	To Remain
42	30"	To Remain
43	10"	To Remain
44	6"	To Remain
45	6"	To Remain
46	24"	To Remain



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14319 OLIVE BLVD
 SITE PLAN
 TREE IDENTIFICATION PLAN



Date: Nov 22, 2022
 Robert Tiemann
 License No. PE-2016001308
 Civil Engineer
 PROJECT NUMBER: 21-5118
 DATE: 1/22/2022
 DRAWN BY: MLP

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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

(12) 6'-7' Thuja standishii x plicata 'greengiant' arborvitae



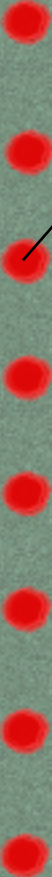
(6) Hydrangea macrophylla 'Bailmer' x bloomstruck



(12) 6'-7' Thuja standishii x plicata 'Green Giant' Arborvitae



(10) Euonymus alatus 'Compactus' Burning Bush



(9) Rosa hybrid 'Meidrifora' Driftrose

(8) Acer palmatum x 'crimson queen' Japanese Maple

(12) Liriope muscari 'variegated'

(5) Azalea 'Girard Renee Michelle'

(9) Rhododendron Encore Azalea

(4) Hydrangea macrophylla Endless Summer® 'bloomstruck'

14319 Olive Blvd

Envirogreen Landscape Design

(29) Azalea x 'girard's rose'

(7) 'Aureovariegata' variegated boxwood 'duroc' "

(10) Juniperus squamata 'Blue Star'

(1) Lagerstroemia indica Crepe Myrtle 'pocomoke'

(2) Lagerstroemia indica Crepe Myrtle 'zuni'

