



**CITY OF CHESTERFIELD
PLANNING AND PUBLIC WORKS COMMITTEE**

**THURSDAY, AUGUST 21, 2025
5:30 P.M.**

CONFERENCE ROOM 101

I. APPROVAL OF MEETING SUMMARY

A. Approval of the August 7, 2025 Planning and Public Works Meeting Summary

II. UNFINISHED BUSINESS

III. NEW BUSINESS

A. P.Z. 04-2025 Trails West Village of Green Trails Lot 290-B (Kennerly Custom Homes): A request to rezone from “NU” Non-Urban District to “E-1 AC” Estates District (one acre) for a 3.08-acre tract of land located south of the intersection of S. Greentrails Drive and Ladue Road. (Ward 1)

IV. OTHER

V. ADJOURNMENT

Note: The Planning and Public Works Committee will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND (636)537-6716 AT LEAST TWO (2) WORKDAYS PRIOR TO THE MEETING.



RECORD OF PROCEEDING

MEETING OF THE PLANNING AND PUBLIC WORKS COMMITTEE CHESTERFIELD CITY HALL 690 CHESTERFIELD PARKWAY WEST CONFERENCE ROOM 101

August 7, 2025

Chairperson Hansen called the meeting to order at 5:30 p.m.

PRESENT

Mayor Dan Hurt – arrived at 6:17pm
Chairperson Merrell Hansen, Ward IV
Council Committee Member Mary Monachella, Ward I
Council Committee Member Mary Ann Mastorakos, Ward II
Councilmember Michael Moore, Ward III – proxy for Councilmember Koch
James Eckrich, Director of Public Works/City Engineer
Theresa Barnicle, Executive Assistant

ABSENT

APPROVAL OF MINUTES

Councilmember Mastorakos made a motion, seconded by Councilmember Monachella, to approve the July 10, 2025 Planning and Public Works Committee Meeting Minutes. A vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

Annual Pavement Condition Report

Director of Public Works/City Engineer James Eckrich presented the annual pavement condition report to the Committee. Mr. Eckrich explained the City's composition of streets (92% concrete), the age of the streets, the overall condition of our streets (7.91 PCI – good) and the quadrinomial prediction rating curve. There was substantial discussion on the state of the City's concrete streets and planning. Chair Hansen and Councilmember Monachella noted the largest age category (25-29 years) and that our pavement is expected to last 36 years. Mr. Eckrich agreed that our pavement age is a threat and

something we need to watch closely. That is the reason planned pavement expenditures increase to over \$5 million 2029. Mr. Eckrich explained that the City has been very successful recently in acquiring grants for projects such as Wilson Avenue, Schoettler Road Sidewalk, Pathway on the Parkway, Highcroft Drive, and Ladue Farm Road Bridge. While those are important projects, the City's required financial match takes away from funding to replace our local roads. That is the reason only \$4 million can be allocated to concrete replacement in 2026-2028.

Councilmember Mastorakos asked whether Mr. Eckrich is concerned about capital funding being used for other purposes. He stated that he is concerned, but the City of Chesterfield has done an excellent job prioritizing infrastructure and funding its maintenance and replacement. This is reflected in the 7.91 PCI and demonstrated in the upkeep of City facilities.

Additional discussion was held regarding capital planning and asphalt repair on concrete streets. Mr. Eckrich informed the Committee that we have recently found a product we like to make the asphalt used in repairs look more like concrete after thirty days. The Committee was receptive to this and requested that Mr. Eckrich provide additional information on this product in the future so that Council and City residents can be educated on it.

This report was received and filed by the Planning and Public Works Committee. No vote was taken, but the Committee requested that Mr. Eckrich give a brief presentation on this topic during budget deliberations.

Chesterfield Commons East Stop Sign

Mr. Eckrich presented a recommendation for the installation of a stop sign for westbound traffic entering Chesterfield Commons East Drive from Clock Tower Plaza. This intersection already contains a stop sign for eastbound traffic, however, there is currently no stop sign and no requirement for traffic exiting the Clock Tower Plaza to stop.

Mr. Eckrich explained that Engineering Staff have recently performed a full analysis of the Chesterfield Commons area to check street signage. This review included a traffic analysis, sight distance review, and accident history. The Engineering Staff found that existing signage is appropriate, with only minor modifications needed. One such modification is the recommended stop sign, which requires an ordinance authorized by City Council.

Chair Hansen questioned whether the intersection should include a four-way stop requirement, similar to RHL Drive and Chesterfield Commons Drive. Mr. Eckrich stated that a four-way stop is not warranted there, but could always be added later if authorized by Council. He indicated that there was no accident history at this intersection. Councilmember Mastorakos stated that there have been problems associated with overgrown vegetation in the past, restricting sight distance. Mr. Eckrich stated that Staff regularly addresses issues like this with the property owner.

Councilmember Moore made a motion, seconded by Councilmember Mastorakos, to recommend approval of an ordinance authorizing a stop sign at the intersection of Chesterfield Commons East Drive and Clock Tower Plaza. A voice vote was taken with a unanimous affirmative result (4-0). The motion was declared passed and the matter will move forward to the full City Council.

Solid Waste Contract

Mr. Eckrich gave a brief history of solid waste service in the City of Chesterfield, and the most recent contract with Republic Services. The existing contract was approved on March 1, 2021 and will expire on July 31, 2026. The contract allows for one two-year extension if agreeable by both parties. Republic Services will NOT agree to an extension at the existing rate. Mr. Eckrich explained that solid waste service affects every resident, and that poor solid waste service can be very negatively impactful to communities. The City of Chesterfield has had excellent solid waste service, which has been provided by Republic Services since 1990.

Mr. Eckrich stated that there are two ways to implement a new contract. One option is to publicly bid the contract, the other is to negotiate with the existing hauler. Mr. Eckrich explained the positives and negatives associated with each option, as delineated in his Staff Memo. Mr. Eckrich stated that because the costs for solid waste service are public record and because of Republic's excellent service, his recommendation is to proceed with negotiation. Accordingly, he is requesting that the City Council authorize him to commence negotiations with Republic Services on a new contract.

There was substantial debate on how the City should proceed. Questions were asked about our existing rates, the rates of neighboring cities, what type of rate increase can be expected, and service levels. Mr. Eckrich addressed these questions to the satisfaction of the Committee. Councilmember Monachella stated that there is an area in her Ward where there have been problems with Friday yard waste. Mr. Eckrich stated that he is aware that Friday yard waste often gets delayed during times of high volume and he explained why. He recommended that Councilmember Monachella notify him of any specific problems so they can be addressed by our Municipal Account Manager.

Chair Hansen, Councilmember Moore, and Councilmember Mastorakos each spoke positively regarding the service Republic provides. Councilmember Moore stated that he favors continuing with Republic Services due to the impact a change would have on residents who are generally happy with their existing service. Chair Hansen stated that the City of Wildwood recently had a very large increase, and she fears such an increase would not be well received by City residents, especially if the contract is not bid. Mr. Eckrich acknowledged this concern, but countered that if the City desires to continue with Republic Services, it would also be difficult to justify selecting a bid from Republic which may be higher than other providers who attempt to undercut a reasonable cost to secure the City's contract.

Mayor Hurt stated that he has always favored bidding the contract in hopes that Republic would be the low bidder. However, he acknowledged that a change would not be well received by many residents. He stated that this is a difficult decision for City Council, but he generally favors bidding the contract.

Additional discussion was held. Mr. Eckrich stated that if the Committee chooses to negotiate the contract, he will commit to negotiate the best price he can, show City Council the comparative costs of other cities, and provide data on Republic's service. He stated that City Council has the ultimate authority to approve a contract, deny a contract, or direct further negotiations. If the City and Republic services cannot come to terms, City Council always could direct that the contract be publicly bid.

The Committee discussed how this matter should move forward. The consensus of the Committee was that negotiation should be the first step. Mr. Eckrich stated that if the Committee directed him to negotiate a contract, the parameters of such a contract could be presented to City Council in a Closed Session. However, any contract approval would need to occur in Open Session. The Committee favored this course of action. The Committee and Mayor Hurt agreed that while any contract with Republic or another solid waste provider must be approved by the full City Council, the direction to commence negotiation could come from the Planning and Public Works Committee.

Councilmember Monachella made a motion, seconded by Councilmember Moore, to direct the Public Works Director/City Engineer to commence negotiations with Republic Services on a new solid waste contract. The parameters of the negotiated contract should then be presented to the full City Council at a date in the future. A voice vote was taken with a unanimous affirmative result (4-0), and the motion was declared passed.

UNFINISHED BUSINESS

There was no new business.

ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

Respectfully submitted:


Jim Eckrich
Director of Public Works


Theresa Barnicle
Executive Assistant

Approved: 08/21/2025

III.A.

Memorandum Department of Planning



To: Planning & Public Works Committee

From: Isaak Simmers, City Planner

Date: August 21, 2025

RE: **Trails West Village of Green Trails, Lot 290-B (Kennerly Custom Homes)**; A request to rezone from “NU” Non-Urban District to “E-1 AC” Estates District (one acre) for a 3.08-acre tract of land located south of the intersection of South Greentrails Drive and Ladue Road.

Summary

Volz, Inc., on behalf of Kennerly Custom Homes, has submitted a request to rezone a 3.08-acre tract of land from “NU” Non-Urban District to “E-1 AC” Estates District (one-acre minimum). This rezoning is proposed in anticipation of a lot split of Lot 290-B of the Trails West Village of Green Trails Subdivision into two (2) separate parcels. Although no preliminary plan or Attachment A is required, the applicant has provided a preliminary plan and supplemental material from Frontenac Forestry with the petition for informational purposes only.

A Public Hearing was held on August 11, 2025. Following the hearing, the Planning Commission moved to recommend approval of the petition as presented. The motion passed with a vote of 7 to 0.

A full description of the request, site history, preliminary plat, and staff analysis pertaining to the petition may be found in the August 11, 2025, Public Hearing & Vote Report attached to this memo.

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

Public Hearing & Vote Report

Meeting Date: August 11, 2025

From: Isaak Simmers, Planner

Location: 138 South Greentrails Drive

Description: **P.Z. 04-2025 Trails West Village of Green Trails Lot 290-B (Kennerly Custom Homes):** A request to rezone from “NU” Non-Urban District to “E-1 AC” Estates District (one acre) for a 3.08-acre tract of land located south of the intersection of S Greentrails Drive and Ladue Road (Ward 1).

PROPOSAL SUMMARY

Volz Incorporated, on behalf of Kennerly Custom Homes, has submitted a petition requesting the rezoning of a 3.08-acre tract of land from “NU” Non-Urban District to “E-1 AC” Estates District (one-acre minimum). This rezoning is proposed in anticipation of a lot split of Lot 290-B of Trails West Village of Green Trails Subdivision into two separate lots.

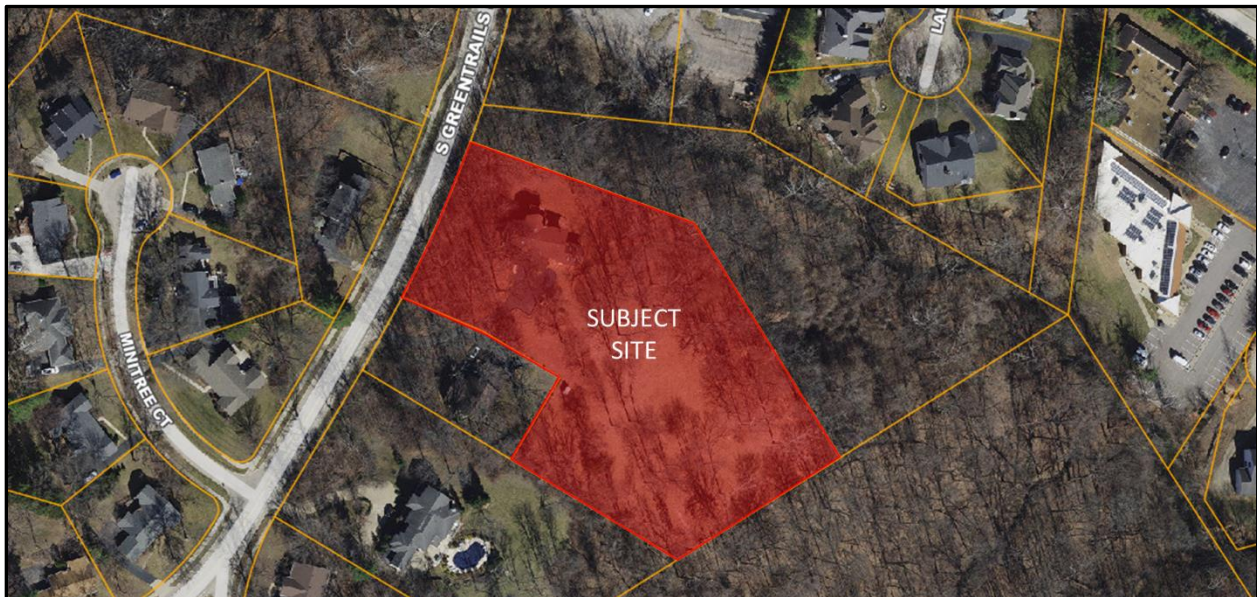


Figure 1: Subject Site

SITE HISTORY

The site was zoned “NU” Non-Urban District prior to the incorporation of the City of Chesterfield. The existing single-family home at 138 S Greentrails Drive was built in 1969 and is proposed to remain.

ZONING & LAND USE

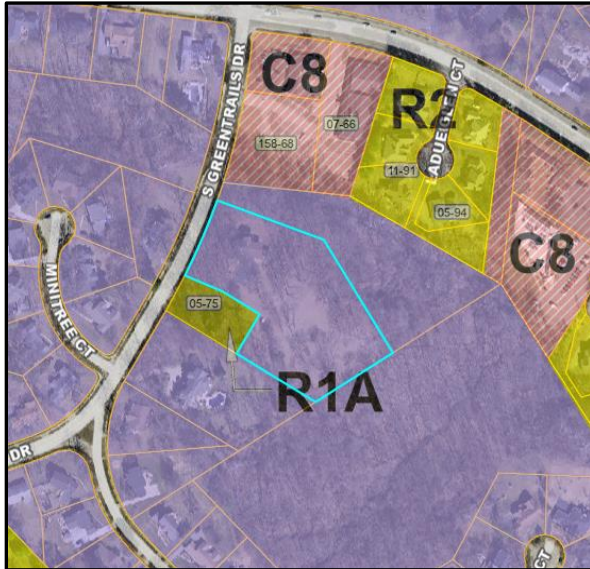


Figure 2: Zoning Map

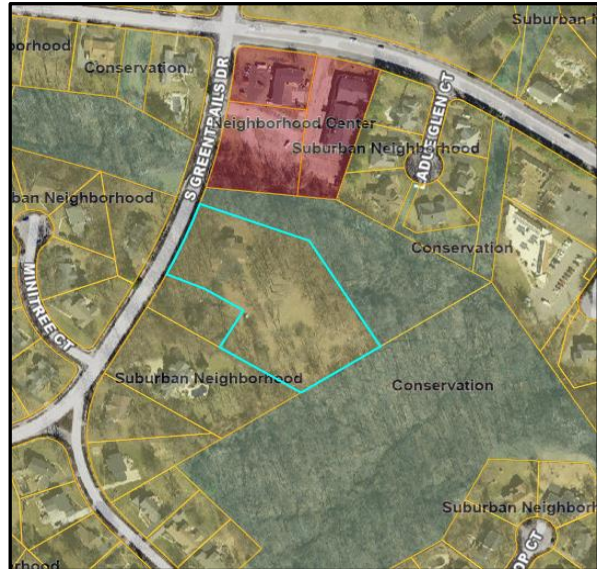


Figure 3: Land Use Map

Direction	Zoning	Land Use
North	"NU" Non-Urban District	Conservation
South	"NU" Non-Urban District and "R1-A" Residence District	Suburban Neighborhood
East	"NU" Non-Urban District	Conservation
West	"NU" Non-Urban District	Suburban Neighborhood

Figure 4: Zoning and Land Use Table

COMPREHENSIVE PLAN

The subject site is zoned “NU” (Non-Urban District) and designated as a Suburban Neighborhood by the City of Chesterfield Comprehensive Plan, linked [here](#). The City provides the following character description of this area: “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, such as adjacent trees, pastures, etc. Homes vary in size, and streets are suburban in character.” Suburban Neighborhood areas have the following development policies:

- Encourage preservation of the existing residential neighborhood’s identity.
- New residential development should reinforce existing residential development patterns by maintaining high-quality site and subdivision design, layout, and planning practices.
- Assess the anticipated expense (i.e., the cost of municipal infrastructure) for each new or redeveloped residential development.

DISTRICT INFORMATION

In accordance with City Code, no preliminary plan or “Attachment A” is required as this zoning request is for a change to a conventional zoning district. Development criteria for this zoning district require each single-family lot to be at least one (1) acre in area. Streets, public or private, rights-of-way, and access easements shall not be credited to the minimum lot size. The maximum height for all structures shall be fifty (50) feet. Permitted uses will be those established under the “E-1 AC” Estates District (one acre) that require a minimum of one (1) acre and no more than two (2) acres. When residential abuts residential, a minimum 20-foot-wide buffer strip is required and natural features, such as floodplain and steep slopes, must be preserved at no less than the requirements set by [405.03.030\(F\)\(2\)\(I\)](#) of City Code. The permitted uses and minimum structure setbacks have been outlined in the tables below:

Lot Area	
Use	Minimum Lot Size
Dwelling, single-family	1-acre
Group Home	1-acre
Sewage treatment facility	1-acre

Minimum Structure Setbacks	
Use	Setback (feet)
Residential Uses	
Front yard	
Side yard	25
Rear yard	
Righ-of-way	25
Between Structures	40
Non-residential uses	
From property line	75
Righ-of-way	
Collector or arterial	150
Other streets	100

REQUEST

Although no preliminary plan or “Attachment A” is required, Volz Incorporated, on behalf of Kennerly Custom Homes, submitted a preliminary plan, and supplemental material from a certified arborist at Frontenac Forestry with the petition for informational purposes only. A Public Hearing addressing the request will be held at the August 11, 2025 City of Chesterfield Planning Commission meeting. After the completion of the Public Hearing portion of the meeting, Planning Commission may choose to vote on this item if it has no outstanding issues with the request. After the vote is taken by the Planning Commission, this petition will be presented before the Planning and Public Works Committee for a recommendation to City Council. Attached, please find the narrative statement and supplemental material provided by the applicant.

Attachments

1. Narrative Statement
2. Preliminary Plan
3. Frontenac Forest submittal

KENNERLY

CUSTOM • HOMES



7-1-25
City of Chesterfield
Department of Planning
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760
Justin Wyse
Isaak Simmers

Dear Sirs:

My name is Andy Cohen, my company is Kennerly Custom Homes. I have recently purchased 138 South Green Trails Drive 63017. As it sits now, it is a 3.08 acre parcel. There is a mid-century modern original home on the property. I plan to renovate the existing home.

I grew up in Green Trails, my parents moved into their home on Atwell Court in 1973. I was born 3 years later and had a great childhood growing up in the Green Trails area. For years, I would drive by this wooded and secluded property with my mom. She always had the vision of purchasing the property and building a single story home in the rear of the property. Sadly she passed away in January 2025. My dad continues to live in their house on Atwell Court.

138 S. Green Trails is the only parcel that is 3 acres or larger in the entire "Village of Green Trails" which consists of approximately 600+ homes. Creating a new 1.8 acre lot fits within the future land use and map of "suburban neighborhood." Creating the new lot will still be one of the largest within the Village of Green Trails. I am currently working with the adjacent neighbor at 148 S. Green Trails to develop a widened, safer driveway and entrance, that will improve access and maintain many of the gorgeous trees on-site.

I do not anticipate a strain on any municipal services, nor negatively impacting any utility providers. If I can answer anything additional I will be happy to do so.

Thank you,

A handwritten signature in black ink, appearing to read 'Andy Cohen', with a long, sweeping horizontal line extending to the right.

Andy Cohen, Kennerly Custom Homes



Install and maintain tree protection fence as indicated on preservation plan for all trees marked preserve.
Silt protection shall be installed in a trenchless manner within the critical root zone of any tree to be SAVED. (I.E woodchips, wattles, and hay bales)

I hereby certify that I have viewed the premises and provided this professional opinion regarding the survivability of significant trees on this site and abutting the site. Attached is a site plan illustrating the recommended location of tree protection fencing. This fence is to remain erect throughout the construction project . All tree inspections were performed from the ground and are limited in scope. Tree and utility locations are approximate and locations of utilities are subject to change.

Craig R. Murphy
I.S.A. Certified Arborist
IL-9645A





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A handwritten signature in blue ink, appearing to read "Craig R. Murphy".

Craig R. Murphy
I.S.A. Certified Arborist
IL-9645A



MONARCH TREE PRESERVATION PLAN

SITE PLAN REVIEW

6/11/2025

PROPERTY LOCATION: 138 S. Greentrails Dr.

#	TREE SPECIES	D B H	SAVE/ REMOVE/ INSTALL	ADJOINING LOT	COMMENTS	CONDITION
A	White oak	40"			Exposed trunk flare, compartmentalized wounds on trunk, deadwood, <u>girdling</u> root	Good
B	White oak	32"			Phototropic, compartmentalized wounds on trunk, co-dominant at 30', deadwood	Fair
C	Red oak	32"		SHARED	Exposed trunk flare, bifurcations at 25', deadwood, storm damage	Good
D	Sassafras	29"			Exposed trunk flare, epicormic growth, deadwood, slight lean	Fair
E	Sycamore	29"			Compartmentalized wounds on trunk, deadwood	Good
F	White oak	25"			Phototropic, included bark, deadwood	Fair
G	White oak	24"			Epicormic growth, boring insect holes present, deadwood	Fair

TREE PROTECTION NOTES

1. Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and City zoning inspectors;
2. Clearing limits shall be rough staked by developer in order to facilitate location for trenching and fencing installation;
3. No clearing or grading shall begin in areas where tree treatment and preservation measures have not been completed;
4. The sequence of tree treatment and preservation measures shall be:
 - a. Root pruning trenching;
 - b. Tree protection fencing;
 - c. Tree pruning and chemical treatment;
 - d. Aeration systems installed;
 - e. Sign installation.

TREE STAND DELINEATION

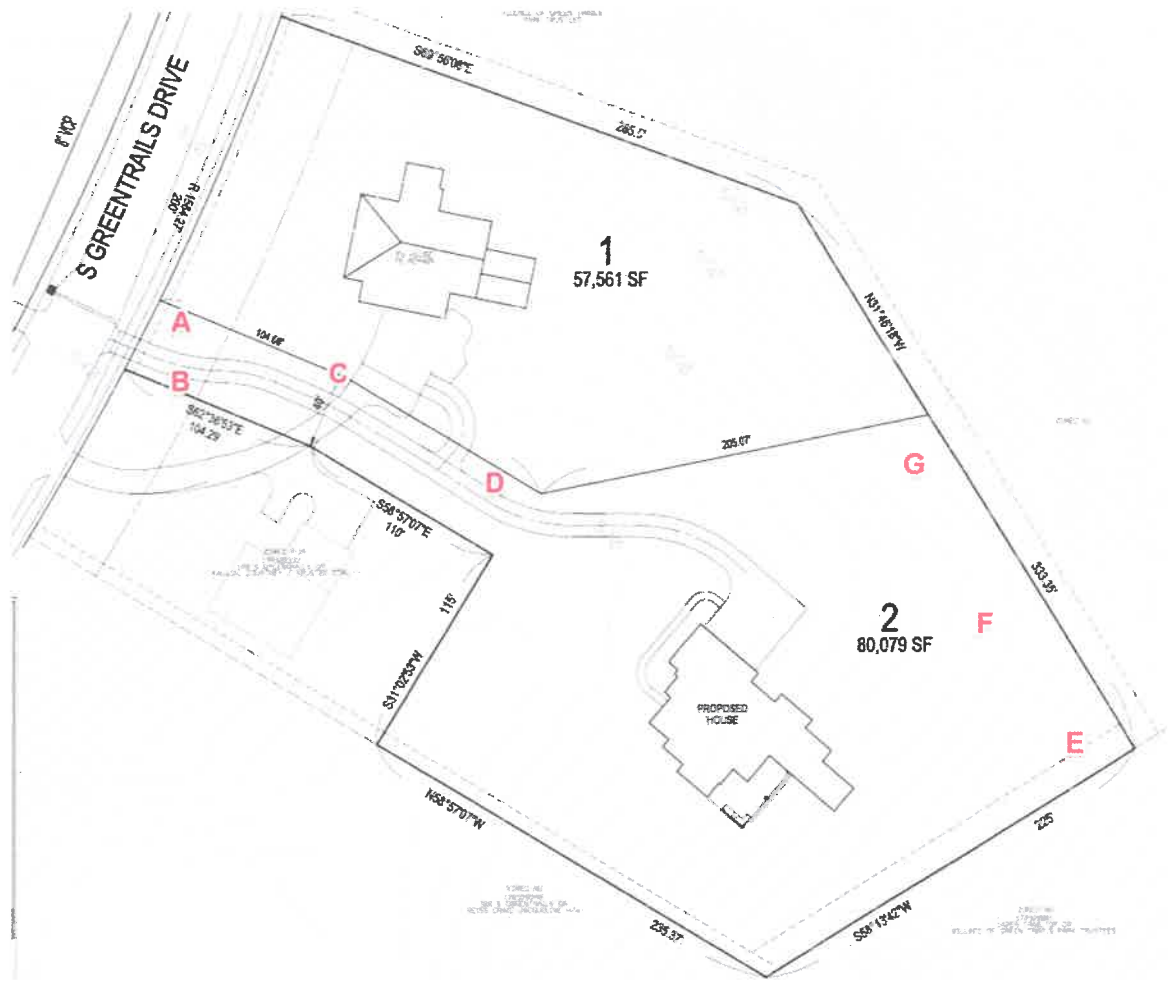
#	ACRES	FOREST TYPE	DOMINANT / CO-DOMINANT SPECIES	AVG OVERSTORY DBH	UNDERSTORY SPECIES	AVG UNDERSTORY DBH	HEALTH
1	.13	lower woodland	White oak, red oak, sassafras	35" (oaks) 12" (sassafras)	Eastern redbud, paw paw, sassafras, honeysuckle	3" paw paw saplings abundant	Good
2	1.5	Upper grassland/ meadow	Sassafras, ash black cherry, eastern redcedar, American elm, white oak, Sycamore, red oak, linden, red maple	15"	Eastern redbud, sassafras, honeysuckle, paw paw	2"	Fair (Except ash trees - POOR)
3	.2	Upper woodland	White oak, hickory, ash,	18"	Paw paw, honeysuckle,	1"	Fair (except ash trees - POOR)

GENERAL NOTES

Zoning district:	NU
Site Area:	1.83 acres / 80,079 sq. ft.



MONARCH TREE



PROJECT NOTES:	
AREA OF SITE:	3.08 ACRES
LOCATOR NO:	17R320323
SITE ADDRESS:	138 S GREENTRAILS DR CHESTERFIELD, MO. 63017
OWNER OF RECORD:	CHEEVERS MELISSA A DESCENDANTS TRUST
PREPARED FOR:	KENNERLY CUSTOM HOMES ATTN: ANDY COHEN 230 S BEMISTON AVE SUITE 850 CLAYTON, MO 63105
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.428.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"NU" NON-URBAN DISTRICT
PROPOSED ZONING:	E-1AC
FIRM MAP #	29189C0170K
SUBDIVISION	TRAILS WEST SEC OF THE VILLAGE OF GREEN
LEGAL	LOT 290-B OF THE RESUBDIVISION OF LOT 290 OF TRAILS WEST SECTION OF THE VILLAGE OF GREEN TRAILS PLAT SEVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 161 PAGE 26 OF THE ST. LOUIS COUNTY RECORDS.
UTILITY SERVICE AREAS & DISTRICTS	
MONARCH FIRE DISTRICT	
PARKWAY SCHOOL DISTRICT	
CHESTERFIELD - WARD 1	
METROPOLITAN ST LOUIS SEWER DISTRICT	
SPIRE	
AMEREN	
CHARTER/SPECTRUM	
AT&T	

- GENERAL NOTES:
1. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO CITY OF CHESTERFIELD STANDARDS.
 2. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
 3. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
 4. STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
 5. ALL UTILITIES MUST BE INSTALLED UNDERGROUND.
 6. GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
 7. THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
 8. SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.



138 S GREENTRAILS DR

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

MISSOURI ONE CALL 1-800-344-7483

KENNERLY CUSTOM HOMES

KENNERLY CUSTOM HOMES
230 S BEMISTON AVE
SUITE 850
CLAYTON, MO 63105

VOLZ
Incorporated

10849 Indian Head Indl. Blvd.
St. Louis, MO 63132
314.428.6212 Main
314.890.1250 Fax
www.volzinc.com
Authority #203

STATE OF MISSOURI

04/12/2025

TIMOTHY J MEYER

NUMBER
E-24665

Professional Engineer
MO E-24665

PRELIMINARY PLAN

BASE MAP NO. 17R

PROJECT # 23845

8/17/25

7

138 S GREENTRAILS
CHESTERFIELD, MISSOURI 63017