



I.A.

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

January 10, 2008

Architectural Review Board
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, MO 63017

Re: Delmar Gardens 14901 N. Outer Forty (Chesterfield Villas): An Amended Site Development Plan, Architectural Elevations, and Architect's Statement of Design for Chesterfield Villas; located on an 11.17 acre parcel located at 14901 N. Outer Forty Drive, east of the intersection of Highway 40/Interstate 64 and Chesterfield Parkway East.

Dear Board Members:

Gray Design Group has submitted, on behalf of Delmar Gardens, an Amended Site Development Plan, Architectural Elevations, and Architect's Statement of Design for the above referenced project. The Department of Planning and Public Works has reviewed this request and submits the following report.

Submittal Information

The request is to change the elevations of the existing Chesterfield Villas Building. The exterior wood siding would be replaced with an Exterior Insulation Finish System (EIFS); and the windows and frames will be replaced to match the existing. The request also includes replacing the existing canopy canvas. Finally, the request includes the signature "butterfly" as an integral element within the canopy and on the proposed entry elevation that is backlit. The building is located on an 11.17 acre parcel zoned "NU" Non-Urban District. Please see the attached checklist to review the project's compliance with the City of Chesterfield's Design Guidelines.

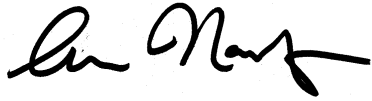
Departmental Input

The submittal was reviewed for compliance with the City of Chesterfield's Design Guidelines and City of Chesterfield Zoning Ordinance.

Actions Requested

The Department of Planning and Public Works requests action by the Architectural Review Board on the information presented.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Aimee Nassif". The signature is fluid and cursive, with a long horizontal stroke at the end.

Aimee Nassif
Senior Planner

Attachments

1. ARB Design Review Checklist
2. Architectural Review Packet Submittal

CITY OF CHESTERFIELD
Design Guidelines: Review Checklist

Project Name: Delmar Gardens-Chesterfield Villas at 14901 N. Outer 40 Road

Date of Review: January 10, 2008

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER ONE: Site Layout			
A. Physical Features	N/A		
B. Vegetation	N/A		
C. Site Relationships	X		
D. Pedestrian & Vehicular Circulation	N/A		
E. Pedestrian Orientation	N/A		
CHAPTER TWO: Building all Structures			
I. All Structures:			
A. General Architectural Guidelines	X		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
B. Scale	X		
C. Design	X		
D. Relation to Adjacent Development	X		
E. Material/Colors	X		
II. Residential Structures:			
A. General Residential Architecture	X		
B. Multiple-Family Architecture	N/A		
III. Non-residential Structures:			
A. General	N/A		
B. Building Equipment Service	N/A		
C. Fast Food Restaurant Guidelines	N/A		
D. Auto Service Station Guidelines	N/A		
E. Shopping Center Guidelines	N/A		
F. Chesterfield Valley Guidelines	N/A		

Guideline Description	Addressed as Written	Addressed with Modification (1)	Comments and Reference (2)
CHAPTER THREE: Landscape Design	X		There is no landscaping being proposed that necessitates landscape plan review. New plantings are internal to site in the courtyard area only.
CHAPTER FOUR: Miscellaneous			
A. Signage	N/A		
B. Lighting	N/A		
C. Utilities	N/A		
D. Stormwater Drainage	N/A		
E. Energy Conservation	N/A		
F. Screening (Fences & Walls)	X		

Notes:

(1) A check in this column refers to the item being addressed in the submission, but with potential variation from the guidelines that review by the Board is specifically requested.

(2) *Comments* provide additional information regarding the status of specific design guidelines. *Reference* is to the specific Architectural Review guideline as stated in the booklet entitled *Architectural Review Process*, Amended May 2001.



DELMAR GARDENS OFFICE BUILDINGS
(EXISTING EAST OF FACILITY LOOKING WEST)



DELMAR GARDENS OFFICE BUILDINGS
(EXISTING EAST OF FACILITY LOOKING EAST)

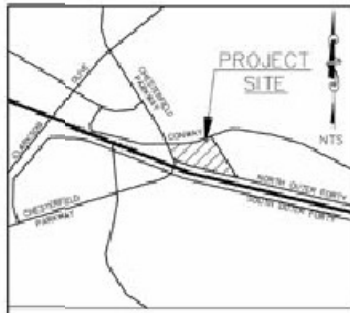


EXISTING CHESTERFIELD VILLAS FACILITY



EXISTING CHESTERFIELD VILLAS FACILITY





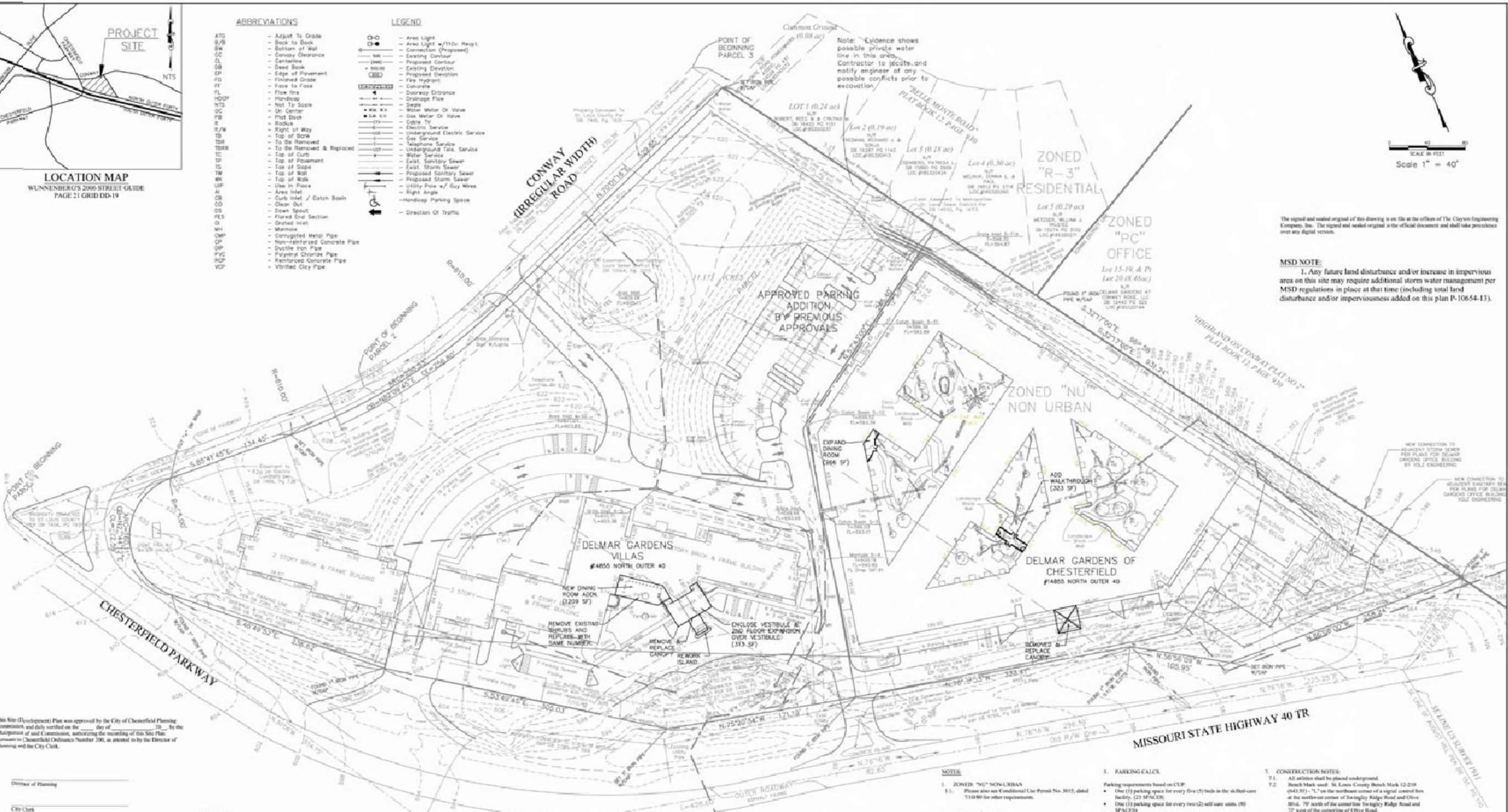
LOCATION MAP
WUNNENBERG'S 2005 STREET GUIDE
PAGE 21 GRID DD-19

ABBREVIATIONS		LEGEND	
ATD	- Adj. To Drain	□	- Area Light
B/B	- Back to Back	○	- Connection (Proposed)
CC	- Bottom of Wall	—	- Existing Contour
CL	- Corridor Clearance	—	- Proposed Contour
CD	- Centerline	—	- Existing Direction
ED	- Dead End	—	- Proposed Direction
EP	- Edge of Pavement	—	- Fire Hydrant
FD	- Finished Grade	—	- Concrete
FT	- Face to Face	—	- Doorway Entrance
FL	- Flow Line	—	- Drainage Pipe
HDOP	- Handicap	—	- Sewer
NTS	- Not To Scale	—	- Water Meter Or Valve
OC	- On Center	—	- Gas Meter Or Valve
PI	- Post Index	—	- Electric Service
R	- Radius	—	- Underground Electric Service
R/W	- Right of Way	—	- Gas Service
TR	- Top of Back	—	- Telephone Service
TDR	- To Be Removed	—	- Underground Tels. Service
TDRM	- To Be Removed & Replaced	—	- Exst. Sanitary Sewer
TC	- Top of Curb	—	- Exst. Storm Sewer
TP	- Top of Pavement	—	- Proposed Sanitary Sewer
TS	- Top of Slope	—	- Proposed Storm Sewer
TW	- Top of Wall	—	- Utility Pole w/ Guy Wires
UP	- Top of Walk	—	- Right Angle
UR	- Use in Place	—	- Handicap Parking Space
US	- Area Inlet	—	- Direction of Traffic
UB	- Curb Inlet / Catch Basin		
OD	- Clean Out		
OS	- Down Spout		
PES	- Flooded End Section		
Q	- Grates Inlet		
MH	- Manhole		
CMF	- Corrugated Metal Pipe		
CP	- Non-reinforced Concrete Pipe		
DP	- Ductile Iron Pipe		
PVC	- Polyvinyl Chloride Pipe		
PCP	- Reinforced Concrete Pipe		
VCP	- Vitrified Clay Pipe		



The signed and sealed original of this drawing is on file at the offices of The Clayton Engineering Company, Inc. The signed and sealed original is the official document and shall take precedence over any digital version.

MSD NOTE:
1. Any future land disturbance and/or increase in impervious area on this site may require additional storm water management per MSD regulations in place at that time (including total land disturbance and/or imperviousness added on this plan P-10654-13).



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

Director of Planning _____
City Clerk _____

This plan is a correct representation of all existing and proposed land divisions.
Abby Hoover, RLS 2188

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1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

Development facilities, structures & utilities have been plotted from available records, surveys & information, and therefore do not necessarily reflect the actual existence, construction, size, type, location or location of these facilities, structures & utilities.
The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either directly or via records on these plans. The underground facilities, structures, & utilities shall be located to the field prior to any grading operations or construction of improvements. These operations shall be in accordance with any rules and regulations with the Underground Facility Utility and Damage Prevention Act, Chapter 153, MISSOURI.

DECM, Inc.
(Name of Owner)
In connection with a change of zoning for the following described property from _____ (present zoning) to _____ (proposed zoning):

LEGAL DESCRIPTION
A tract of land in U.S. Survey 1811, Township 45 North, Range 8 East, St. Louis County, Missouri, and described as follows:

Beginning at a point on the Northeastern line of land conveyed to August Hill by deed recorded in Book 151, page 110 of the St. Louis County Records, at the intersection with the Southern line of property conveyed to St. Louis County for widening of Conway road, and recorded in Book 2625, page 1511 of the St. Louis County Records; Center along said Hill's Northeastern line being also the Southeastern line of Highland on Conway Pl. No. 76; Then a subdivision according to the plat thereof recorded in Plat Book 15, page 77 of the St. Louis County Records, South 53 degrees 17 minutes 00 seconds East, 101.23 feet to a point on the Northern line of Missouri State Highway 40 T.R., as evidenced by deed to the State of Missouri recorded in Book 1790, page 569 of the St. Louis County Records; thence along said Highway line the following bearings and distances: North 85 degrees 08 minutes 00 seconds West, 239.24 feet; North 50 degrees 50 minutes 00 seconds West, 105.03 feet; North 70 degrees 03 minutes 33 seconds West, 122.61 feet; North 75 degrees 20 minutes 34 seconds West, 171.19 feet; North 50 degrees 48 minutes 43 seconds West, 205.03 feet; and North 48 degrees 48 minutes 32 seconds West, 216.02 feet to a point of curve, said point being the Southern most corner of property conveyed to St. Louis County, as aforementioned; thence Northwardly along the line of Conway road, as widened, on a curve to the right having a radius of 45.00 feet and an arc distance of 140.11 feet (chord of 82.5741177, 122.89 feet) to a point of tangency; thence continuing along said road line the following: South 85 degrees 43 minutes 41 seconds East, 134.49 feet to a point of tangency; thence Northwardly on a curve to the left having a radius of 45.00 feet and an arc distance of 228.79 feet (chord of 82.074747, 238.87 feet) to a point of tangency; thence North 70 degrees 03 minutes 14 seconds East, 126.83 feet to the point of beginning and containing 61.173 acres more or less.

DECM, Inc., as owner of the property shown on this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 200, _____, of the City of _____ (Name of City) (Name of Applicant) (Name of Owner)
Chesterfield Ordinance #24, 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, as voided or vacated by order of ordinance of the City of Chesterfield, Missouri.
Department _____
Owner's (Herald/Overseer): _____

STATE OF MISSOURI
COUNTY OF ST. LOUIS
I, _____, of the County of _____, State of Missouri, do hereby certify that _____, of the County of _____, State of Missouri, is the owner of the property described in the foregoing plat, and that the said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said acknowledged said instrument to be the true and deed of said corporation.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____ (County and State) _____ the day and year last above written. My term expires _____

NOTES

- ZONING: "NU" NON-URBAN**
B.1. Please also see Conditional Use Permit No. 3015, dated 7/10/00 for other requirements.
- DRAINAGE CALC.**
Area of proposed pavement = 0.526 ac
Area of proposed open space = 0.414 ac
Total disturbed area = 0.94 ac
- DISTURBED AREA WITHIN CONSTRUCTION AREA**
Total disturbed area = 0.081 ac (7700 sq ft)
- OPENSPACE CALC. FOR ENTIRE SITE**
Existing open space = 0.12 ac (10,570 sq ft)
Existing impervious space = 3.82 ac (331,974 sq ft)
Total area of site = 11.17 ac
Proposed open space = 0.11 ac (9,474 sq ft)
Proposed impervious space = 3.36 ac (290,976 sq ft)
Total area of site = 11.17 ac
- PARKING CALC.**
Parking requirements based on CLIP:
• One (1) parking space for every five (5) beds in the 40-bed care facility. (2) SPACES
• One (1) parking space for every two (2) staff care units. (6) SPACES
• One (1) parking space for every two (2) employees on the maximum shift of the skilled care facility. (2) SPACES
• There shall be at least one loading space for the skilled care facility, and one for the self-care facility. (2) SPACES
• TOTAL SPACES REQUIRED = 134 SPACES
Existing parking spaces for the entire site:
Total ex. regular parking spaces = 131 spaces
Total ex. handicap parking spaces = 13 spaces
Total ex. parking spaces = 144 spaces
Parking ratio within construction area:
Existing parking spaces = 28 spaces
Proposed parking spaces = 27 spaces
Additional spaces = 31 spaces
Final total spaces for entire site = 173 spaces
- SQUARE FOOTAGE CALC.**
Village level = 14,517 of
New Voucher addition = 113 of
Dining Room addition = 3,209 of
Total below level = 14,739 of
Second level = 24,297 of
Total above level = 24,297 of
Total second level = 24,297 of
Total fourth level = 33,892 of

CONSTRUCTION NOTES:
7.1. All utilities shall be placed underground.
7.2. Bench Mark used: St. Louis County Bench Mark 12-210 (443.93' ±) on the southeast corner of a signal control box at the southeast corner of Swangley Ridge Road and Olive Blvd. 79' north of the centerline Swangley Ridge Road and 77' west of the centerline of Olive Road.

MSD P-10654-13
BASE MAP 18S, AND 18R

REASONS

AMENDED SITE DEVELOPMENT PLAN
DELMAR GARDENS
(188S, 188R, 189S, 189R, 190S, 190R)
(Chesterfield, MO 63017)

DELMAR GARDENS
14855 North Outer 40
Chesterfield, MO 63017
T: 636-733-7000 Fax: 636-733-7010

the clayton engineering company, inc.
ENGINEERS - SURVEYORS - PLANNERS
1820 WESTLINE INDUSTRIAL DRIVE
ST. LOUIS, MISSOURI 63114
(314) 988-8888 FAX: (314) 988-8888
claytoneng.com

Designed by: **EMS**
Drawn by: **EMS**
Checked by: **SAC**
Date: 12/14/07
Project Number: **06055**
Sheet Number: _____ of 1

JANUARY 8, 2008



Chesterfield Villas

(14901 N. OUTER 40 ROAD)

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C.1	SITE PLAN
P.1	EXISTING OVERALL ELEVATIONS & KEY PLAN
P.2	ENLARGED EXISTING ELEVATIONS
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P.5	ENLARGED EXISTING ELEVATIONS
P.6	ENLARGED EXISTING ELEVATIONS
P.7	ENLARGED NEW ELEVATIONS
P.8	ENLARGED NEW ELEVATIONS
P.9	ENLARGED NEW ELEVATIONS
P.10	PHOTOS OF SURROUNDING BUILDING / ENVIRONS AREA
P.11	PHOTOS OF ENVIRONS / HIGHWAY EXPOSURE

OWNER: DELMAR GARDENS ENTERPRISES





PARTIAL ELEVATION A

PARTIAL ELEVATION B

PARTIAL ELEVATION C

PARTIAL ELEVATION D

PARTIAL ELEVATION E

PARTIAL ELEVATION F

SOUTH ELEVATIONS



PARTIAL ELEVATION G

PARTIAL ELEVATION H

PARTIAL ELEVATION I

PARTIAL ELEVATION J

PARTIAL ELEVATION K

PARTIAL ELEVATION L

PARTIAL ELEVATION M

NORTH ELEVATIONS



PARTIAL ELEVATION N

PARTIAL ELEVATION O

PARTIAL ELEVATION P

PARTIAL ELEVATION Q

PARTIAL ELEVATION R

WEST ELEVATIONS

EAST ELEVATIONS

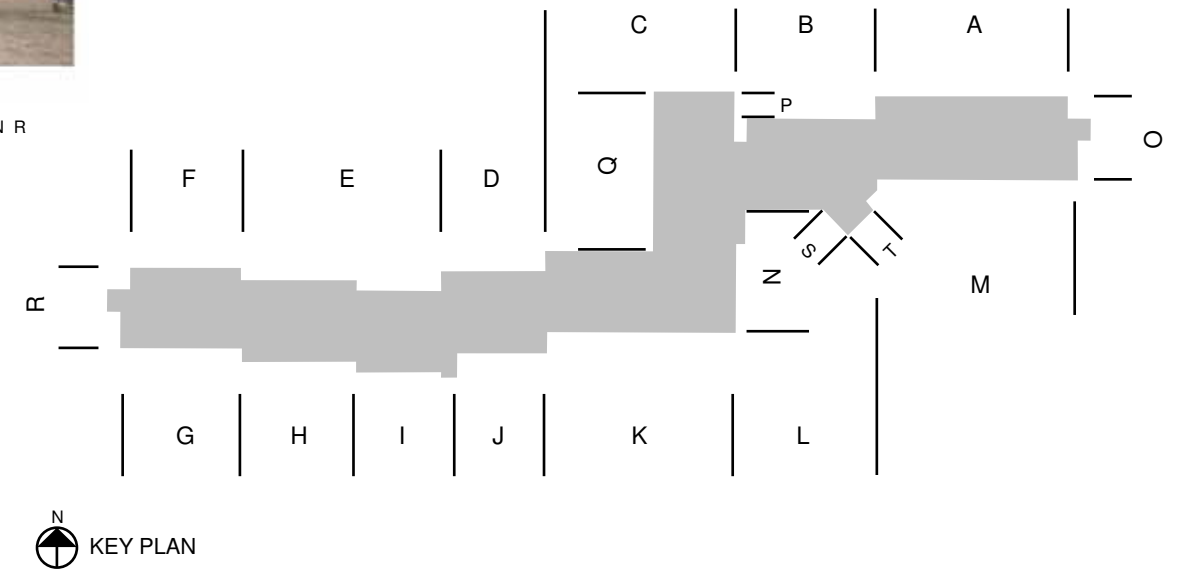


ELEVATION S



ELEVATION T

ENTRY ELEVATIONS





PARTIAL ELEVATION A



PARTIAL ELEVATION B



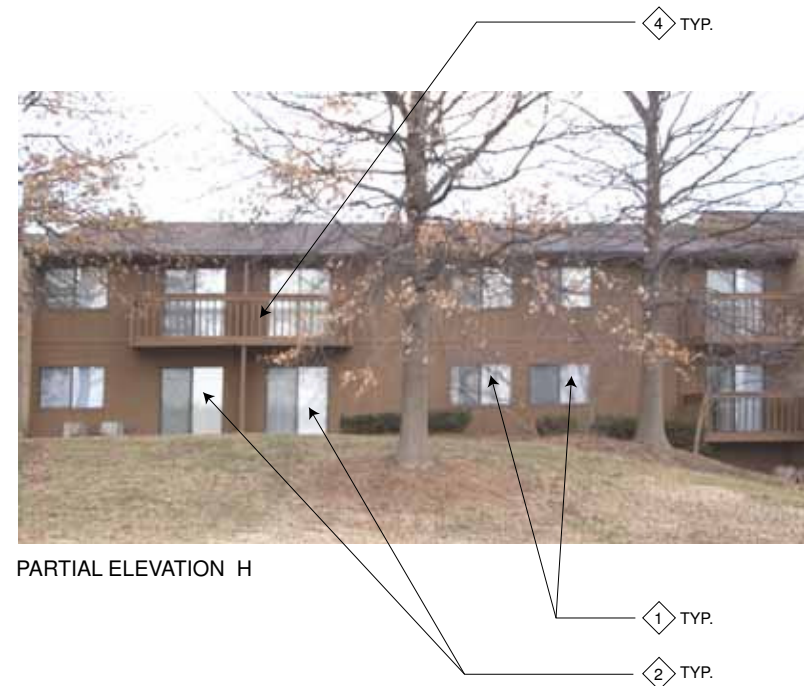
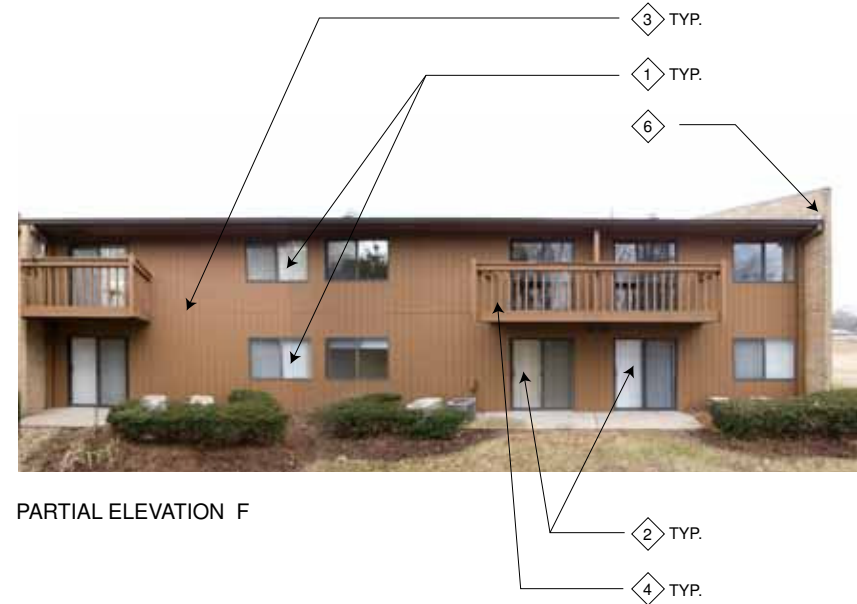
PARTIAL ELEVATION C



PARTIAL ELEVATION D

- ① Remove existing window and frame
- ② Remove existing sliding door and frame
- ③ Remove existing T1-11 wood siding
- ④ Remove existing railing;
structural floor deck members to remain
- ⑤ Remove existing canvas canopy
- ⑥ Existing brick to remain
- ⑦ New EIFS on 1 ½ insulation
- ⑧ 2" reveal - Typical
- ⑨ New painted guardrail
See P.9 for an enlarged detail
- ⑩ New white aluminum window and frame
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- ⑮ New architectural feature to be backlit
- ⑯ Remove existing storefront – see attached plan





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PARTIAL ELEVATION I

1 TYP.
2 TYP.
3 TYP.
4 TYP.



PARTIAL ELEVATION J

1 TYP.
2 TYP.
3 TYP.
4 TYP.



PARTIAL ELEVATION K

1 TYP.
2 TYP.
3 TYP.
4 TYP.



PARTIAL ELEVATION L

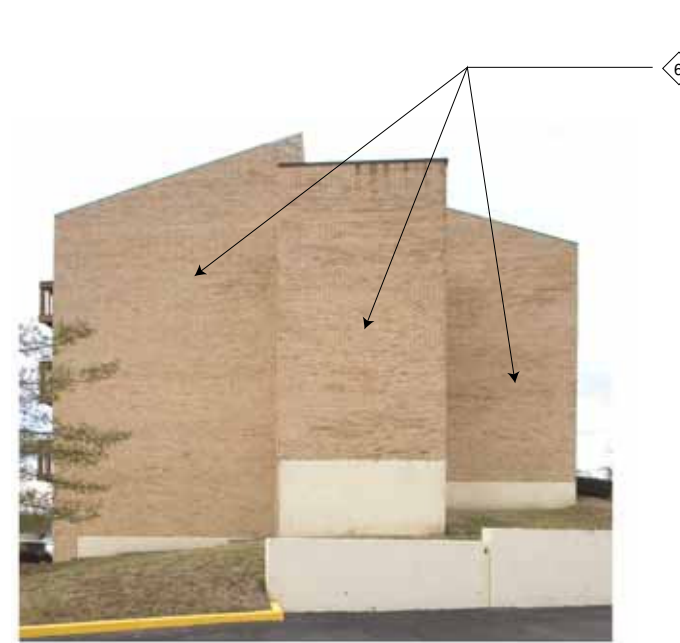
1 TYP.
3 TYP.
16

- 1 Remove existing window and frame
- 2 Remove existing sliding door and frame
- 3 Remove existing T1-11 wood siding
- 4 Remove existing railing;
structural floor deck members to remain
- 5 Remove existing canvas canopy
- 6 Existing brick to remain
- 7 New EIFS on 1 1/2 insulation
- 8 2" reveal - Typical
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- 16 Remove existing storefront – see attached plan





PARTIAL ELEVATION M



PARTIAL ELEVATION O

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PARTIAL ELEVATION N

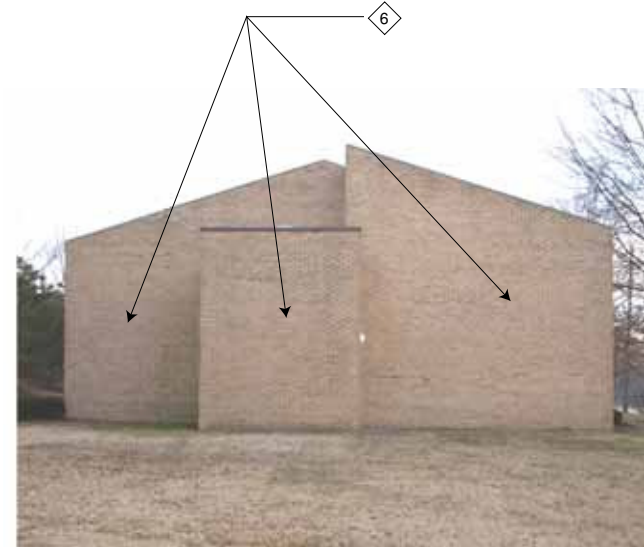


PARTIAL ELEVATION P



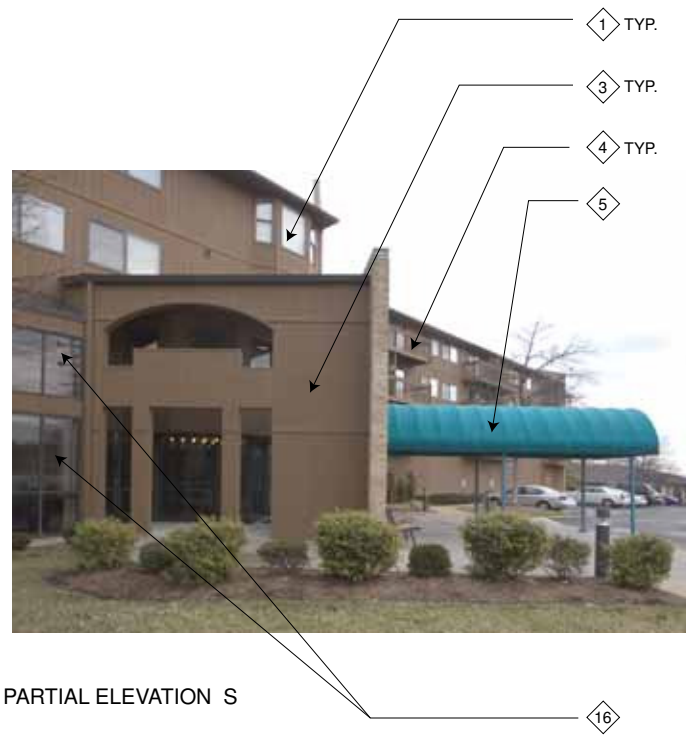


PARTIAL ELEVATION Q



PARTIAL ELEVATION R

- ① Remove existing window and frame
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PARTIAL ELEVATION S

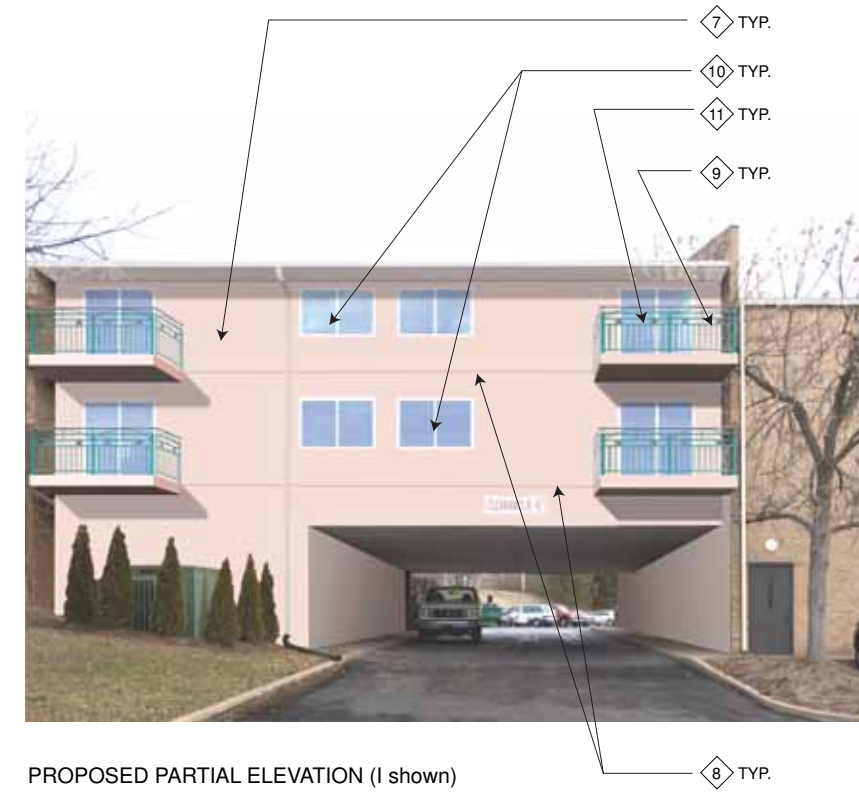


PARTIAL ELEVATION T



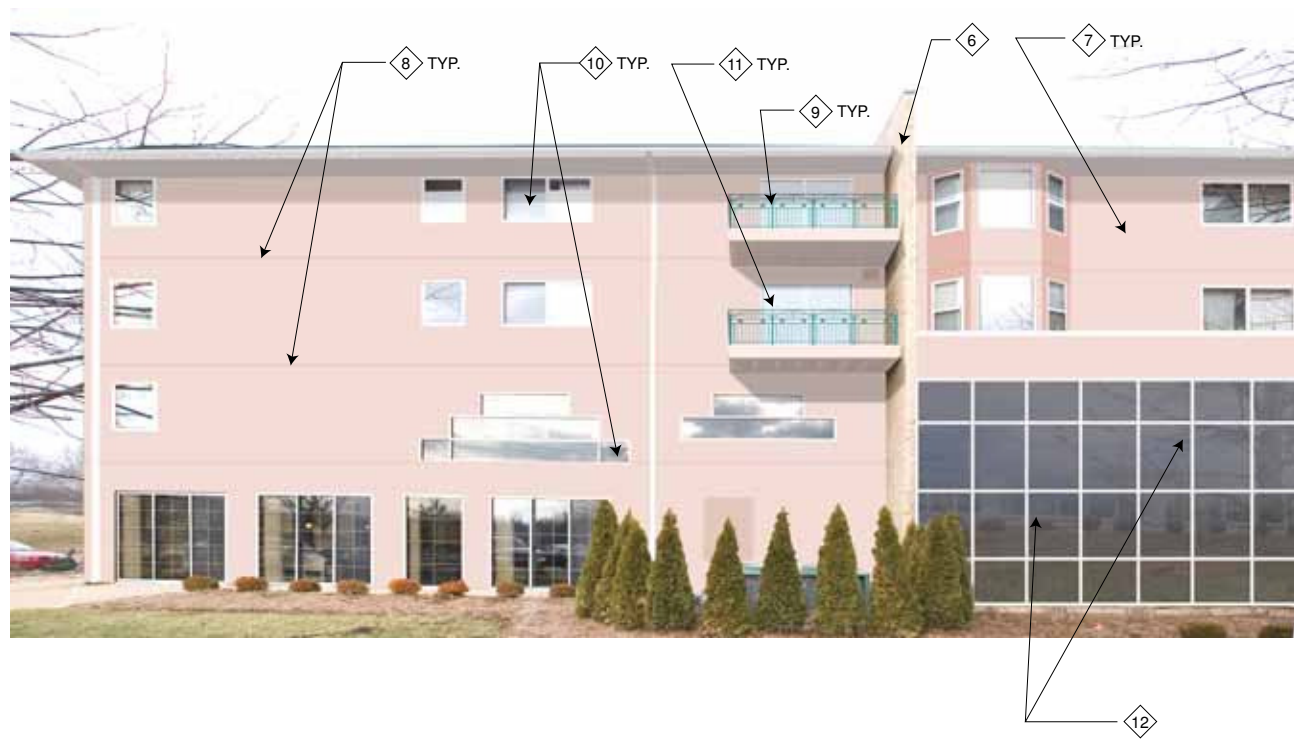


PROPOSED PARTIAL ELEVATION (K shown)

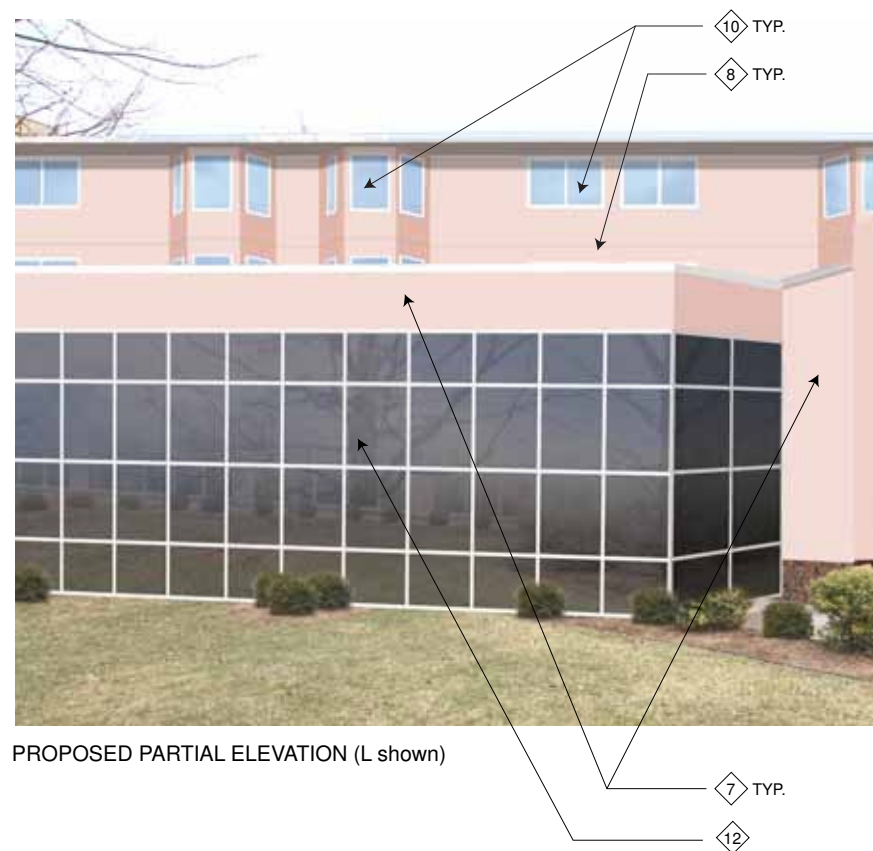


PROPOSED PARTIAL ELEVATION (I shown)

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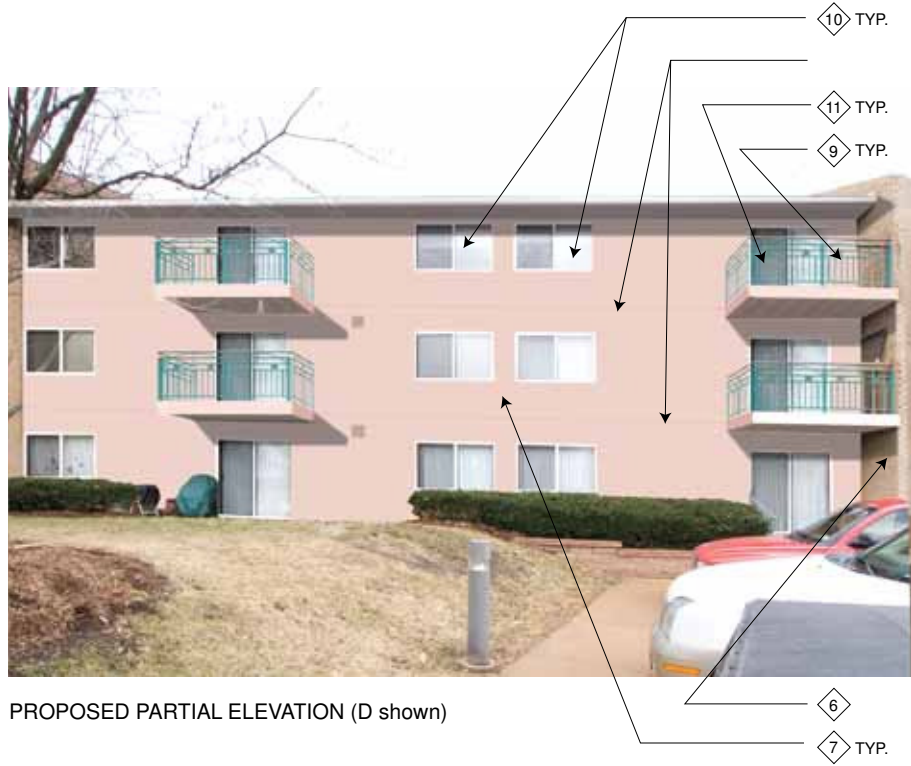
PROPOSED PARTIAL ELEVATION (N shown)



PROPOSED PARTIAL ELEVATION (L shown)

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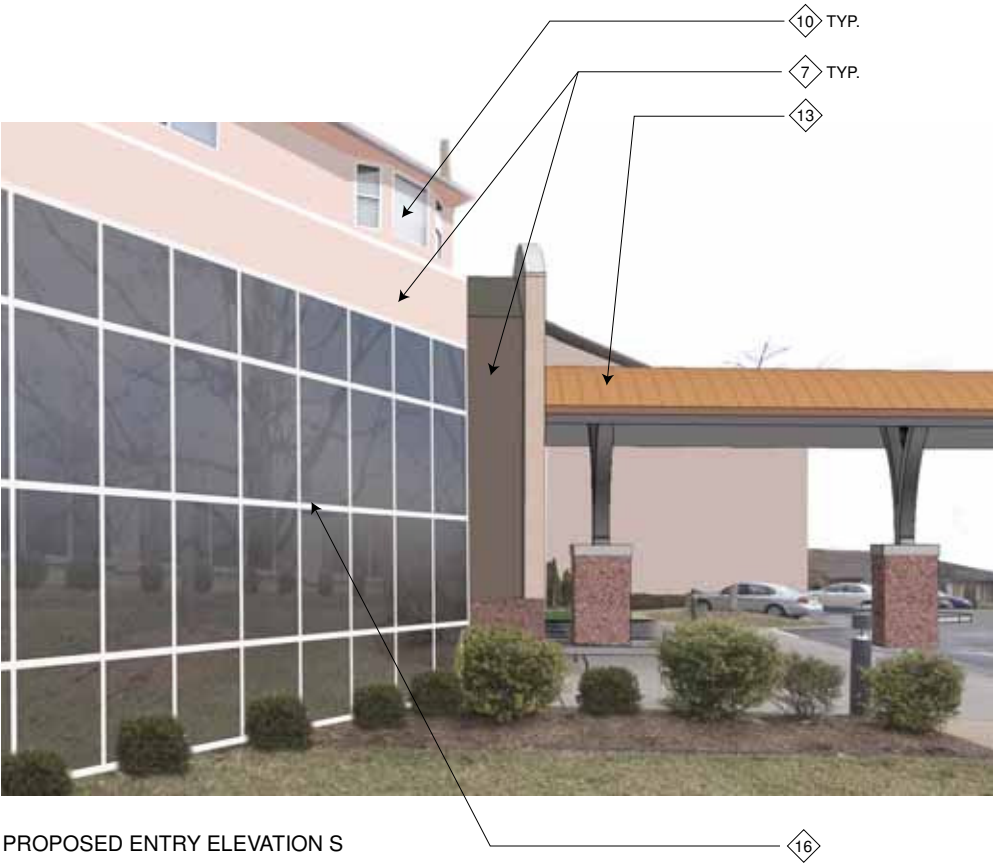


PROPOSED PARTIAL ELEVATION (D shown)

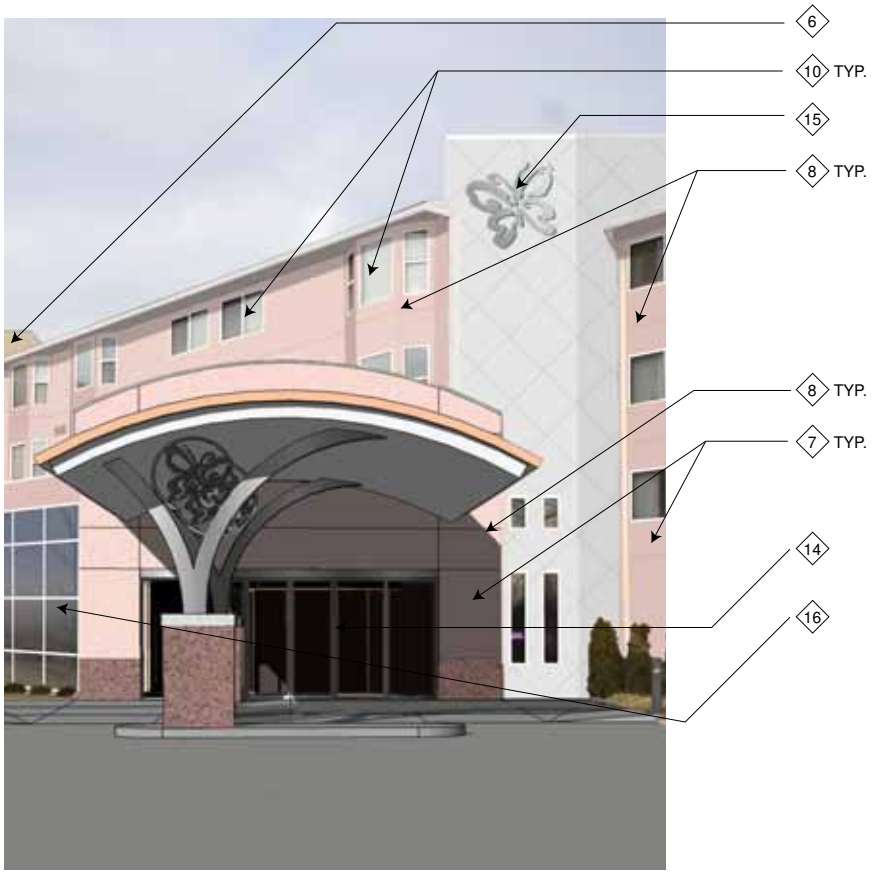


PROPOSED PARTIAL ELEVATION (F shown)

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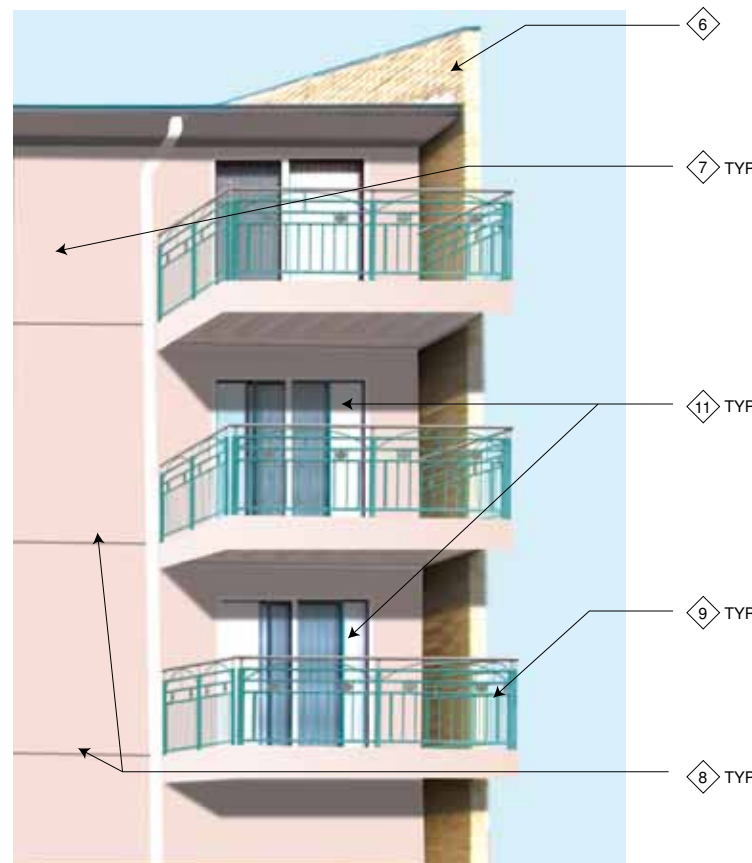
PROPOSED ENTRY ELEVATION S



PROPOSED ENTRY ELEVATION T

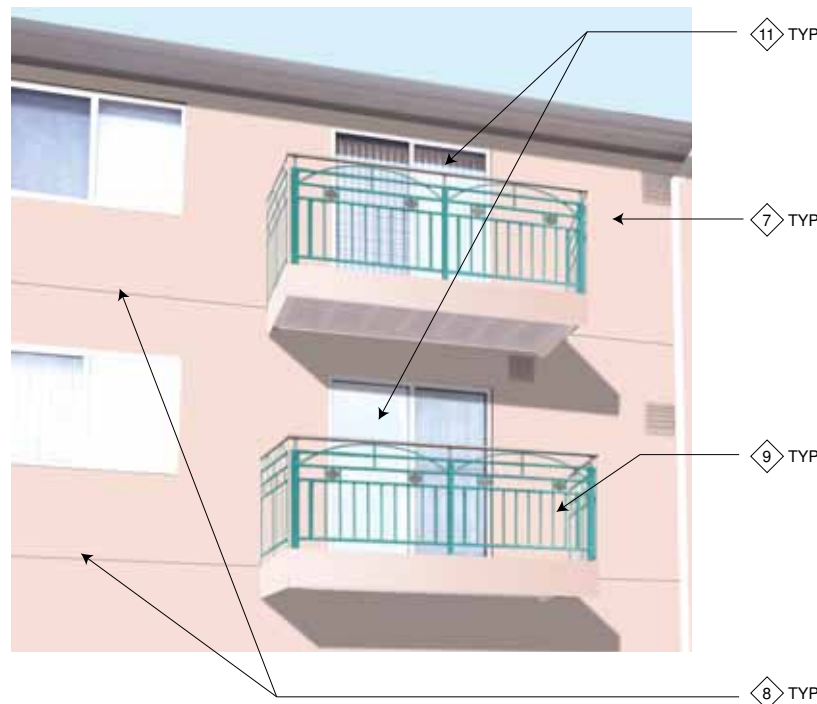
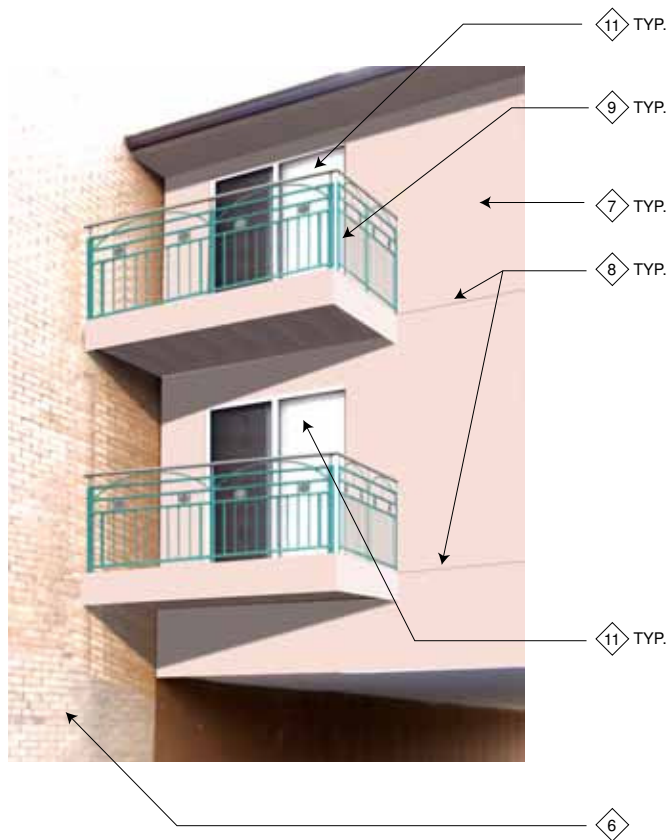
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PROPOSED TYPICAL RAILING ELEVATIONS





DELMAR GARDENS OF CHESTERFIELD (EXISTING EAST OF FACILITY)



DELMAR GARDENS OF CHESTERFIELD (EXISTING EAST OF FACILITY)



DELMAR GARDENS OFFICE BUILDINGS (EXISTING EAST OF FACILITY)



DELMAR GARDENS OFFICE BUILDINGS (EXISTING EAST OF FACILITY)

