



VIII.A.

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Planning Commission Vote Report

Subject: Conditional Use Permit Vote Report

Meeting Date: February 13, 2012

From: Mara M. Perry, AICP, Senior Planner

Location: Northwest corner of Olive Boulevard and Arrowhead Estates Lane (17S320445)

Petition: **P.Z. 01-2012 Friendship Village of West County (15201 Olive Boulevard)**

Proposal Summary

Civil Engineering Design Consultants, on behalf of Friendship Village of West County, are requesting to amend Conditional Use Permit (CUP) #35 for changes to the use requirements and other development conditions. The site was recently rezoned to an “R4” Residence District and the existing Conditional Use Permit was reestablished within that district. The site is currently developed with an existing retirement/ assisted living/ skilled nursing complex. The petitioner would like to submit an amendment to allow for additional units within the development, additional square footage for the accessory commercial uses and changes to the landscape requirements.

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single Family use designation.

Site Area History

The subject tract was zoned “NU” Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.

The site was granted CUP #264 from St. Louis County in 1973 for a “full life retirement center”. The permit was amended by St. Louis County in March 1988 to increase the number of beds allowed in the nursing facility and to add setbacks for an addition. In August 1989, the City of Chesterfield City Council approved CUP #02 which allowed for limited service and retail commercial uses. In 2008, CUP #02 was repealed with the approval of City of Chesterfield CUP #29 which added additional property to the existing lot governed by the CUP.

A Boundary Adjustment Plat was approved by City Council in February of 2008 to add the additional lots into the development. The original Site Development Plan for the site

has been amended multiple times for additions to the existing building, additional villas and for parking.

In January 2012, the site was rezoned to an "R4" Residence District and the existing CUP was reestablished within that district.

Department Input

The petitioner's request includes proposed amendments to four development standards within the existing CUP #35.

Number of Units

The first request is to increase the total number of units allowed from the current 300 to 400 in the complex. This does not include the number of nursing home beds allowed. Under the Development Standards for Nursing Homes within an "R4" Zoning District a maximum of twenty (20) self-care units per acre is permitted. Using that calculation, this development would be allowed a total of 690 self-care units. The number of beds in the nursing facility is currently permitted at 117 and no change is being requested to that number.

Accessory Uses

The second request is for an increase of the square footage of the "limited service and retail commercial uses" from a maximum of 2,000 square feet to a maximum of 3,000 square feet. Under the Development Standards for Nursing Homes within an "R4" Zoning District, the accessory commercial uses (in the form of limited service and retail commercial uses) cannot exceed five percent (5%) of the total gross floor area of the self-care building or buildings. Using the allowed calculations in the code would exceed the request from the applicant. The petitioner also requested that the following language be included to clarify that they do not operate the accessory uses: "...that are leased to outside vendors not operated by the primary user." Be advised that the Zoning Ordinance limits signage for these uses.

Structure Setback

The third request is for an existing maintenance building to remain at a setback of forty (40) feet. Once significant improvement or changes are made to this structure or a new building is erected, the building setback will be fifty (50) feet.

Tree Preservation

The fourth request is for an amendment to the language concerning the landscape requirements for the existing tree buffers. The language in the previous CUPs did not define this area. In addition, plans were never approved to clearly identify the location of the tree masses. This made verification of compliance with the CUP difficult. As a part of this request, the petitioner provided a Tree Stand Delineation which was verified by our City Arborist for accuracy. The petitioner is requesting to remove some tree canopy towards the middle of the site for one of the proposed additions. The request was to add widths and locations of the proposed tree buffers to the CUP. Staff added an exhibit (Exhibit A) using the Tree Stand Delineation Plan to identify the location of the retention areas to be recorded with the CUP. The area would be a Greenspace Preservation area which is defined as: "*An area designated within a proposed development within which all existing healthy trees, vegetation, stream corridors, soil grade and any existing or additional landscape plantings are to be permanently protected and preserved. No structures or paving are permitted in a Greenspace Preservation Area.*" The proposed Exhibit A is attached with CUP #36.

Development Requirements

Applicable outside agencies provided their comments on the amendment request and their requirements have been included in the CUP.

Zoning Analysis

The procedure for review/approval of a conditional use permit is set forth in Section 1003.181 of the Zoning Ordinance as follows:

- A Public Hearing is held at which time, unless further discussion is deemed necessary by the Commission, a vote is taken on the requested conditional use.
- If the Planning Commission votes to approve a conditional use, the Commission may impose conditions related to the requested conditional use as necessary.
- The Planning Commission, via Staff, files a report with the City Council granting or denying the application and stating the reasons therefore.
- Unless the City Council exercises its power of review or a protest is duly filed with the City Clerk, the Conditional Use Permit (C.U.P.) will become effective after 15 days of the City Council's receipt of the Planning Commission's report granting the application. In the event that a conditional use permit is filed in conjunction with a required change of zoning, the permit shall not become effective until the date of enactment of the ordinance authorizing the zoning change.
- If the Commission votes to deny a conditional use, the City Council may still exercise its power of review or the applicant may file an appeal within 15 days of the Planning Commission decision.

A preliminary plan accompanies all conditional use permit requests. The petitioner has provided a preliminary plan which shows the existing improvements on the site which were authorized under the existing conditional use permit as well as the proposed improvements to the site. When a vote is taken on the conditional use request, the vote is to approve the **use(s)**. The accompanying preliminary plan is provided for informational purposes only.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: Hugo Essens Farm subdivision zoned "NU" Non-Urban District.
South: Villas at Chesterfield Pointe subdivision zoned "R4" Residence District and Shenandoah subdivision zoned "R3" Residence District.
East: Faust Park zoned "PS" Park and Scenic District and Nooning Tree subdivision zoned "R3" Residence District.
West: Arrowhead West subdivision zoned "NU" Non-Urban District and Braefield subdivision zoned "R4" Residence District.



View of the existing multi-story structure on the site



View of the Multi-Purpose addition



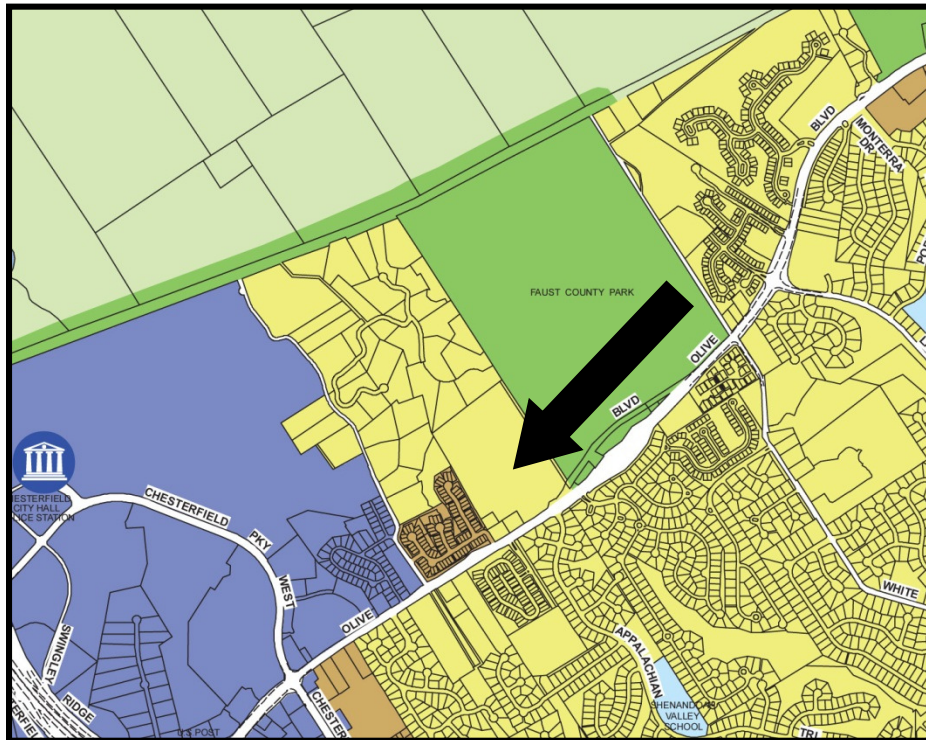
View of one of the Attached Villa units



View looking East along Olive Boulevard

Comprehensive Plan Analysis

The City of Chesterfield Comprehensive Plan Land Use Map delineates this subject site within the Residential Single Family land use designation. This subject site is not located in any sub-area identified by the Comprehensive Plan; therefore there are no additional development guidelines for this site.



Issues

A Public Hearing is being held on Monday February 13, 2012. Staff has no outstanding issues on this Conditional Use Permit petition.

Request

Staff has reviewed the Conditional Use Permit request and the request adheres to all applicable requirements of the City of Chesterfield. Staff recommends approval of the amended Conditional Use Permit for P.Z. 01-2012 Friendship Village of West County (15201 Olive Boulevard).

Respectfully submitted,

Mara M. Perry, AICP
Senior Planner

Attachments

1. Conditional Use Permit #36
2. Exhibit A
3. Preliminary Plan



CONDITIONAL USE PERMIT #36

Petition: P.Z. 01-2012 Friendship Village of West County (15201 Olive)

Public Hearing Date: February 13, 2012

Site Location: 15201 Olive Boulevard

Acreage for CUP: 34.57 acres

Underlying Zoning District: "R4" Residence District

The following Conditional Uses shall be allowed in this development:

Nursing Homes and Group Homes for the Elderly which includes:

- a. A 400 unit complex for residents of age 62 or above.
- b. A 117 bed nursing facility.
- c. Parking lots, drives, recreation and dining facilities and associated supporting uses.
- d. Accessory commercial uses in the form of limited service and retail commercial uses that are leased to outside vendors, not operated by the primary user, shall be located within one (1) self-care building and shall not exceed 3,000 square feet. Uses authorized may include a financial facility, excluding drive-up and external walk-up facility, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop.

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified below:

1. General
 - a. No structure shall exceed four (4) stories in height at any point on the building perimeter.
 - b. Fencing shall be provided along the north property line.
 - c. The perimeter driveway shall be a minimum of ten (10) feet from the limits of this C.U.P.
 - d. The existing accessory maintenance structure located along the southwest property line shall maintain a building setback of forty (40) feet.

Once significant improvement or changes are made to this structure or a new building is erected, the building setback will be fifty (50) feet.

- e. All the conditions contained within this permit shall be posted upon the property in such a manner that they are visible to the public during the operation of the facility.

2. Access

- a. Access to the development shall be allowed only from the signalized intersection of Olive Boulevard (State Route 340) and Village View Drive.
- b. Ingress and egress must conform to Missouri Department of Transportation's (MoDOT) Access Management Guidelines and must be reviewed and approved by MoDOT. Any changes to the entrance geometrics and drainage design shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.
- c. No construction vehicles shall be allowed to enter the property in question from Arrowhead Estates Drive.

3. Road Improvements, Including Sidewalks

- a. The access on Olive Boulevard (State Route 340) situated within the property limits of 15239 Olive Boulevard, and 15201 Olive Boulevard, may remain in place as long as the access rights described in St. Louis County deed BK 18127 Pages 3015-3023, are not modified to reflect the Grantor having unusual rights of access to the subject entrance on Olive Boulevard (State Route 340).
- b. Remove the existing non-signalized entrance that serves only 15201 Olive Boulevard and restore the right of way.
- c. Provide a five (5) foot wide sidewalk, conforming to ADA standards, along the Olive Boulevard (State Route 340) frontage of the site. The sidewalk may be located within State right-of-way, if permitted by the Missouri Department of Transportation, or within a six (6) foot wide sidewalk maintenance and utility easement on the subject property.
- d. Upgrade all pedestrian facilities within the right of way to comply with current MoDOT and City of Chesterfield's ADA standards.
- e. Any work within MoDOT's right of way will require a MoDOT permit.
- f. The petitioner shall provide adequate detention and/or hydraulic calculations for review and approval of all storm water that will encroach on MoDOT right of way.
- g. MoDOT requests that all drainage facilities be placed outside of the standard zoning setbacks, or fifteen (15) feet from the new or existing right of way line, whichever is greater.

4. Lighting Requirements

- a. Light standards shall not exceed sixteen (16) feet in height.

5. Landscape Requirements

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code. A Greenspace Preservation area will be defined as shown on the attached Exhibit A unless as otherwise directed by the City of Chesterfield.

6. Miscellaneous Conditions

- a. Provide an outside trash collection area enclosed by a six (6) foot high sight proof wooden fence with supporting plant material.
- b. Outdoor incineration shall not be allowed on the site.

7. Trust Fund Contribution

The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (Trust Fund No. 554). This contribution shall not exceed an amount established by multiplying the ordinance-required parking space by the following rate schedule:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$611.88/ Parking Space
Retirement Community	\$400.53/ Parking Space

(Parking Space as required by the site-specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution, which remains following completion of road improvements required by the development, should be retained in the appropriate trust fund.

The amount of the required contribution/improvements, if not approved for construction by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction cost index as determined by the Saint Louis County Department of Highways and Traffic.

Traffic generation assessment contributions shall be deposited with Saint Louis County prior to the issuance of building permits. If development phasing is

anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

Legal Description

Lot A of Friendship Village of West County Boundary Adjustment Plat, according to the plat thereof recorded in Plat Book 356 page 143 of the St. Louis County Records.

PRELIMINARY DEVELOPMENT PLAN

FRIENDSHIP VILLAGE OF CHESTERFIELD

LOT A OF FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

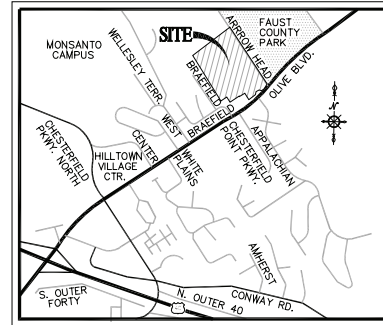
SURVEYOR'S CERTIFICATION

This is to certify that the Plat is a correct representation of all existing and proposed land divisions.
Marler Surveying Company
By Marly L. Marler

Marly L. Marler, R.L.S.

LEGAL DESCRIPTION

Lot A of Friendship Village of West County Boundary Adjustment Plat, according to the plat thereof recorded in Plat Book 356 page 143 of the St. Louis County Records. And being more particularly described in the following:
A TRACT OF LAND CONSISTING OF TWO TRACTS OF LAND IN PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 164 AND 157, TOWNSHIP 46 NORTH, RANGE 4 EAST, LESS AND EXCEPTING THOSE PORTIONS TAKEN FOR RIGHT OF WAY PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARLER L.S. 347-0" (TYPICAL), MARKING THE SOUTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OF FRIENDSHIP VILLAGE OF WEST COUNTY PER DEED BOOK 13864 PAGE 1987 OF THE ST. LOUIS COUNTY LAND RECORDS, BEING A POINT ON THE NORTHWESTERN CORNER OF AN EXCEPTION FOR RIGHT OF WAY PURPOSES RECORDED IN DEED BOOK 8828 PAGE 1831 OF THE ST. LOUIS COUNTY LAND RECORDS; THENCE ALONG THE SOUTHWESTERN PROPERTY LINE OF SAID FRIENDSHIP VILLAGE PROPERTY, AND ITS EXTENSION, WHICH IS THE PROPERTY LINE OF ANOTHER TRACT OF LAND OF FRIENDSHIP VILLAGE OF WEST COUNTY, LISTED WITH THE TAX ASSESSOR AS DEED BOOK 8484 PAGE 2019, NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 175.75 FEET TO A POINT FROM WHICH A FOUND 3/4 INCH IRON PIPE WITH CAP STAMPED "L.S. 134-0" BEARS SOUTH 00 DEGREES 43 MINUTES WEST A DISTANCE OF 0.11 FEET; THENCE ALONG THE FRIENDSHIP VILLAGE TRACT LISTED AS DEED BOOK 8484 PAGE 2019, SOUTH 57 DEGREES 46 MINUTES TO SECONDS WEST A DISTANCE OF 242.98 FEET TO A POINT FROM WHICH A FOUND 3/4 INCH IRON PIPE BEARS NORTH 16 DEGREES 00 MINUTES EAST A DISTANCE OF 0.13 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 40 SECONDS WEST A DISTANCE OF 134.92 FEET TO A FOUND 3/4 INCH IRON PIPE; THENCE SOUTH 57 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 159.39 FEET TO A SET REBAR; FROM WHICH A FOUND 3/4 INCH IRON PIPE BEARS SOUTH 57 DEGREES 10 MINUTES WEST A DISTANCE OF 1.97 FEET; THENCE NORTH 30 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 114.47 FEET TO A SET REBAR; FROM WHICH A FOUND "O" POST BEARS SOUTH 47 DEGREES 23 MINUTES EAST A DISTANCE OF 0.49 FEET; THENCE NORTH 53 DEGREES 49 MINUTES 20 SECONDS EAST A DISTANCE OF 1033.70 FEET TO A SET REBAR; THENCE SOUTH 32 DEGREES 00 MINUTES 20 SECONDS EAST A DISTANCE OF 1503.73 FEET TO A POINT IN THE NORTHWESTERN RIGHT OF WAY LINE OF OLIVE BOULEVARD (VARIABLE WIDTH) ALSO KNOWN AS HIGHWAY 340, FROM WHICH A FOUND 5/8 INCH REBAR BEARS NORTH 32 DEGREES 06 MINUTES WEST A DISTANCE OF 0.28 FEET; THENCE ALONG THE SAID NORTHWESTERN RIGHT OF WAY LINE OF SAID OLIVE BOULEVARD SOUTH 32 DEGREES 30 MINUTES 32 SECONDS WEST A DISTANCE OF 132.25 FEET TO A POINT FROM WHICH A FOUND IRON ROD WITH CAP STAMPED "L.S. 134-0" BEARS NORTH 21 DEGREES 49 MINUTES WEST A DISTANCE OF 0.12 FEET; THENCE SOUTH 58 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 66.98 FEET TO A POINT FROM WHICH A FOUND 5/8 INCH REBAR BEARS NORTH 24 DEGREES 05 MINUTES EAST A DISTANCE OF 0.10 FEET; THENCE NORTH 72 DEGREES 08 MINUTES 11 SECONDS WEST A DISTANCE OF 53.16 FEET TO A FOUND 5/8 INCH REBAR; THENCE SOUTH 61 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 75.01 FEET TO A POINT FROM WHICH A FOUND 5/8 INCH REBAR BEARS NORTH 06 DEGREES 01 MINUTES WEST A DISTANCE OF 0.13 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 14 SECONDS WEST A DISTANCE OF 68.59 FEET TO A FOUND 5/8 INCH REBAR; THENCE SOUTH 53 DEGREES 21 MINUTES 49 SECONDS WEST A DISTANCE OF 172.53 FEET TO A POINT FROM WHICH A FOUND RIGHT OF WAY MARKER BEARS NORTH 22 DEGREES 01 MINUTES EAST A DISTANCE OF 0.16 FEET; THENCE SOUTH 59 DEGREES 01 MINUTES 29 SECONDS WEST A DISTANCE OF 191.14 FEET TO THE POINT OF BEGINNING, CONTAINING 1,606,235 SQUARE FEET, OR 34.57 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE MONTH OF MARCH, 2007.



LOCATION MAP NOT TO SCALE

PROPERTY DATA

OWNER = FRIENDSHIP VILLAGE OF WEST COUNTY
ADDRESS = 15201 OLIVE BOULEVARD
LOCATOR NO. = 17S320445
ACREAGE = 34.57 AC±
EXISTING ZONING = "R-4" W/C.U.P. #35
PROPOSED ZONING = "R-4" W/ AMENDMENT TO C.U.P. #35
M.S.D. P-No. = 15793-06
M.S.D. BASE MAP = 17S3
SCHOOL DISTRICT = PARKWAY
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = MISSOURI RIVER
FEMA MAP = 29189C0145
(SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN))

INDEX OF SHEETS

- C1 TITLE SHEET
- C2 PRELIMINARY DEVELOPMENT PLAN

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD & ST. LOUIS COUNTY.
- SEEDING, SOILING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20" H. SLOPES GREATER THAN 1"V:20" MUST BE DESCRIBED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADING, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- BY GRADING PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0145 IN COMMUNITY NUMBER 290896 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1995. THE PROPERTY LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN).
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 100.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF TOP EQUIPMENT SHALL BE SCREENED.

CONTRACTOR'S INSURANCE REQUIREMENT NOTE:
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES GOVERNING THE OPERATION OR CROSSING OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BIDDING REQUIREMENTS, SUCH AS INVESTIGATION TO INVESTIGATE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTING NON-EXISTING SIZE, TYPE, NUMBER OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND DEPTH OF ALL UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES LOCATED IN THIS FIELD PRINT ARE THE INTENT OF THE ENGINEER. THE CONTRACTOR SHALL IMPROVEMENTS IN THESE PROFILES SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

NOTES TO CONTRACTOR:
1. THE CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES GOVERNING THE OPERATION OR CROSSING OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BIDDING REQUIREMENTS, SUCH AS INVESTIGATION TO INVESTIGATE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

2. THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

3. THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BEGINNING CONSTRUCTION. THE INTENT OF THIS PLAN IS TO PROVIDE A CLEAN STABLE SITE READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

4. PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES GOVERNING THE OPERATION OR CROSSING OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BIDDING REQUIREMENTS, SUCH AS INVESTIGATION TO INVESTIGATE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

NOTE:
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

MISSOURI ONE CALL TICKET NUMBER 112300421
The Utilities Contacted by Missouri One Call were Ameren Missouri, AT&T Distribution, City of Chesterfield, Charter Communications, Laclede Gas Company, a Century Link Co., Missouri American Water Co., Moudot District 6, Parkway School District and Metropolitan St. Louis Sewer District.

MISSOURI ONE CALL TICKET NUMBER 112300421

LEGEND

- EXISTING CONTOURS ——— 433 ———
- PROPOSED CONTOURS ——— 433 ———
- EXISTING STORM SEWER ——— ———
- PROPOSED STORM SEWER ——— ST ——— ST ———
- EXISTING SANITARY SEWER ——— ———
- PROPOSED SANITARY SEWER ——— SS ——— SS ———
- RIGHT-OF-WAY ——— ———
- EASEMENT ——— ———
- CENTERLINE ——— ———
- EXISTING TREE
- EXISTING SPOT ELEVATION \times 433.28
- PROPOSED SPOT ELEVATION \times 433.28
- SWALE
- TO BE REMOVED T.B.R.
- TO BE REMOVED & RELOCATED T.B.R. & R.
- TO BE USED IN PLACE U.I.P.
- ADJUST TO GRADE A.T.G.
- BACK OF CURB B.C.
- FACE OF CURB F.C.
- WATER MAIN ——— W ——— W
- GAS MAIN ——— G ——— G
- UNDERGROUND TELEPHONE ——— T ——— T
- OVERHEAD WIRE ——— O.H. ——— O.H.
- UNDERGROUND ELECTRIC ——— E ——— E
- FIRE HYDRANT
- POWER POLE
- WATER VALVE
- LIGHT STANDARD

UTILITIES AND REVIEW AGENCIES

- ELECTRIC COMPANY = AMERENUE - ELLISVILLE DISTRICT
ELLISVILLE, MO 63021
PH. (314) 992-8922
CONTACT: MR. DAVE MUNTAN
- PHONE COMPANY = SOUTHWESTERN BELL TELEPHONE
14780 MANCHESTER ROAD
BALLWIN, MO 63011
PH. (636) 266-1536
ATTENTION: MR. TERRY DONAUBAUER
- GAS COMPANY = LACLEDE GAS COMPANY
720 OLIVE STREET
ROOM 1408
ST. LOUIS, MO 63101
PH. (314) 542-0686
CONTACT: MS. KELI KRAMER
- SEWER = METROPOLITAN ST. LOUIS SEWER DISTRICT
2360 MARKET STREET
ST. LOUIS, MO 63103
PH. (314) 768-6200
- WATER COMPANY = MISSOURI AMERICAN WATER COMPANY
1050 RESEARCH BLVD.
ST. LOUIS, MO 63132
PH. (314) 996-2464
ATTN: MS. GINA MYERS
- FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
PH. (314) 514-0900
ATTN: FIRE MARSHAL DAVE NICHOLS
- CABLE TELEVISION = CHARTER COMMUNICATIONS
941 CHARTER COMMONS
CHESTERFIELD, MO 63017
PH. (314) 655-1875
ATTN: ENGINEERING

PROJECT BENCHMARK

St. Louis County Benchmark 12-157 Elev.: 638.32'
"Sq." on the curb at center of rounding along island; 60' West of centerline of Olive Street Road and 5' North of centerline of Chesterfield Village Parkway.

SITE BENCHMARKS

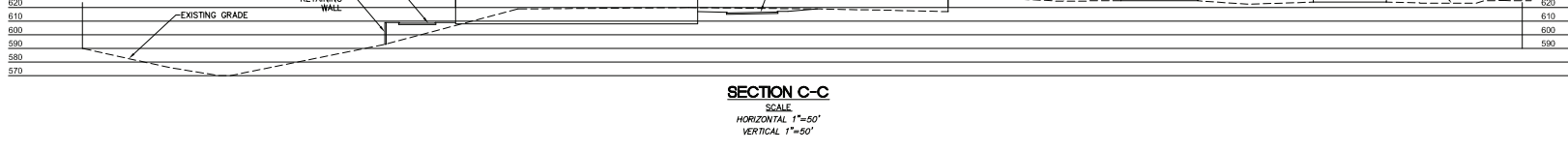
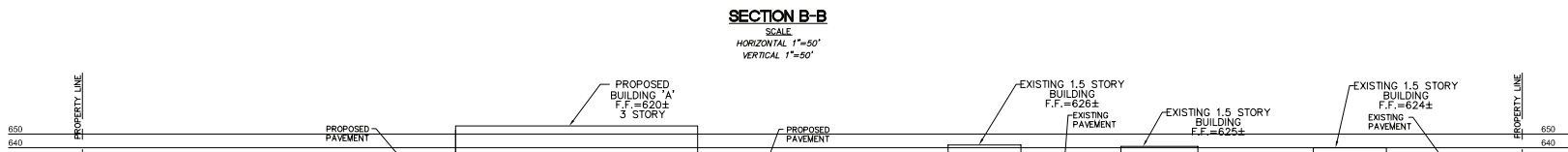
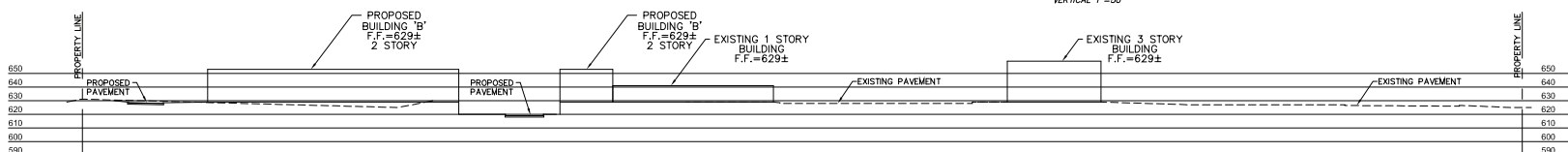
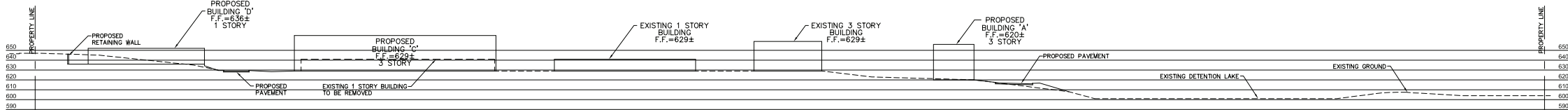
- Site Benchmark # 1 Elev. 634.10' top of 1/2" iron pipe with cap "L.S. 134-0" as shown on survey sheet # 6.
- Site Benchmark # 2 Elev. 631.73' "O" in open on Fire Hydrant as shown on survey sheet # 4.
- Site Benchmark # 3 Elev. 627.87' "O" in open on Fire Hydrant as shown on survey sheet # 1.
- Site Benchmark # 4 Elev. 624.92' P.K. Nail in asphalt curb as shown on survey on page # 4.
- Site Benchmark # 5 Elev. 627.70' P.K. Nail in asphalt curb as shown on survey on page # 7.
- Site Benchmark # 6 Elev. 620.18' 60-D Nail as shown on page # 5.

PREPARED FOR:
FRIENDSHIP VILLAGE CHESTERFIELD
15201 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017
PH. (636) 532-1515

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314-729-1400
Fax: 314-729-1404
www.cedc.net

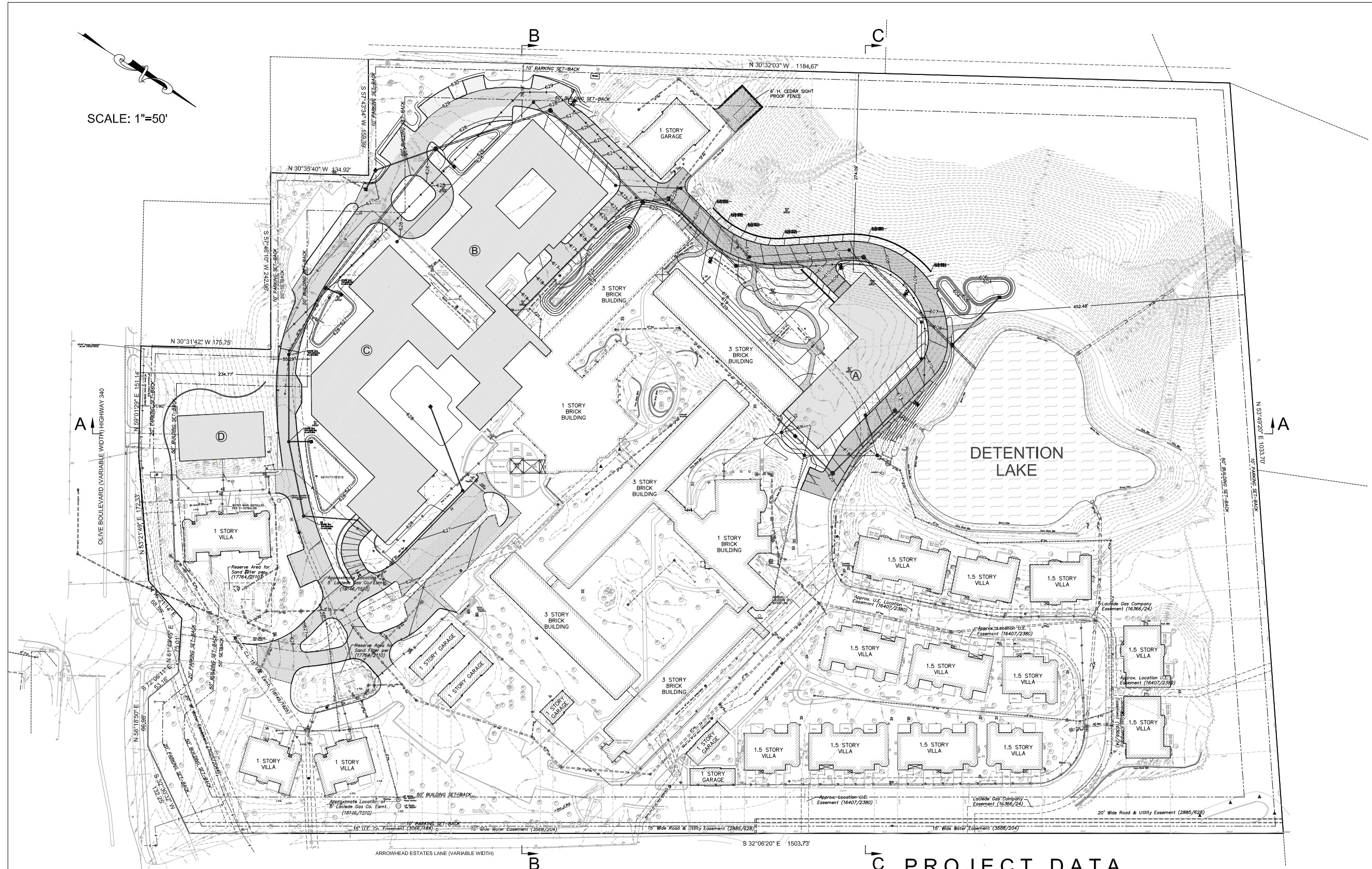


Preliminary Development Plan
Friendship Village of Chesterfield
15201 Olive Blvd.
Chesterfield, Missouri 63017

Title Sheet

C1

SCALE: 1"=50'



C PROJECT DATA

SITE AREA	34.57 ACRES
OPEN SPACE	20.75 ACRES
	60%

BUILDING	USE	STORIES
A	INDEPENDENT LIVING	3 WITH PARTIALLY EXPOSED GARAGE
B	SKILLED NURSING	2 WITH PARTIALLY EXPOSED GARAGE
C	INDEPENDENT LIVING	3 WITH PARTIALLY EXPOSED GARAGE
D	INDEPENDENT LIVING	1

BRANDON A. HARP, P.E., E-28650

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

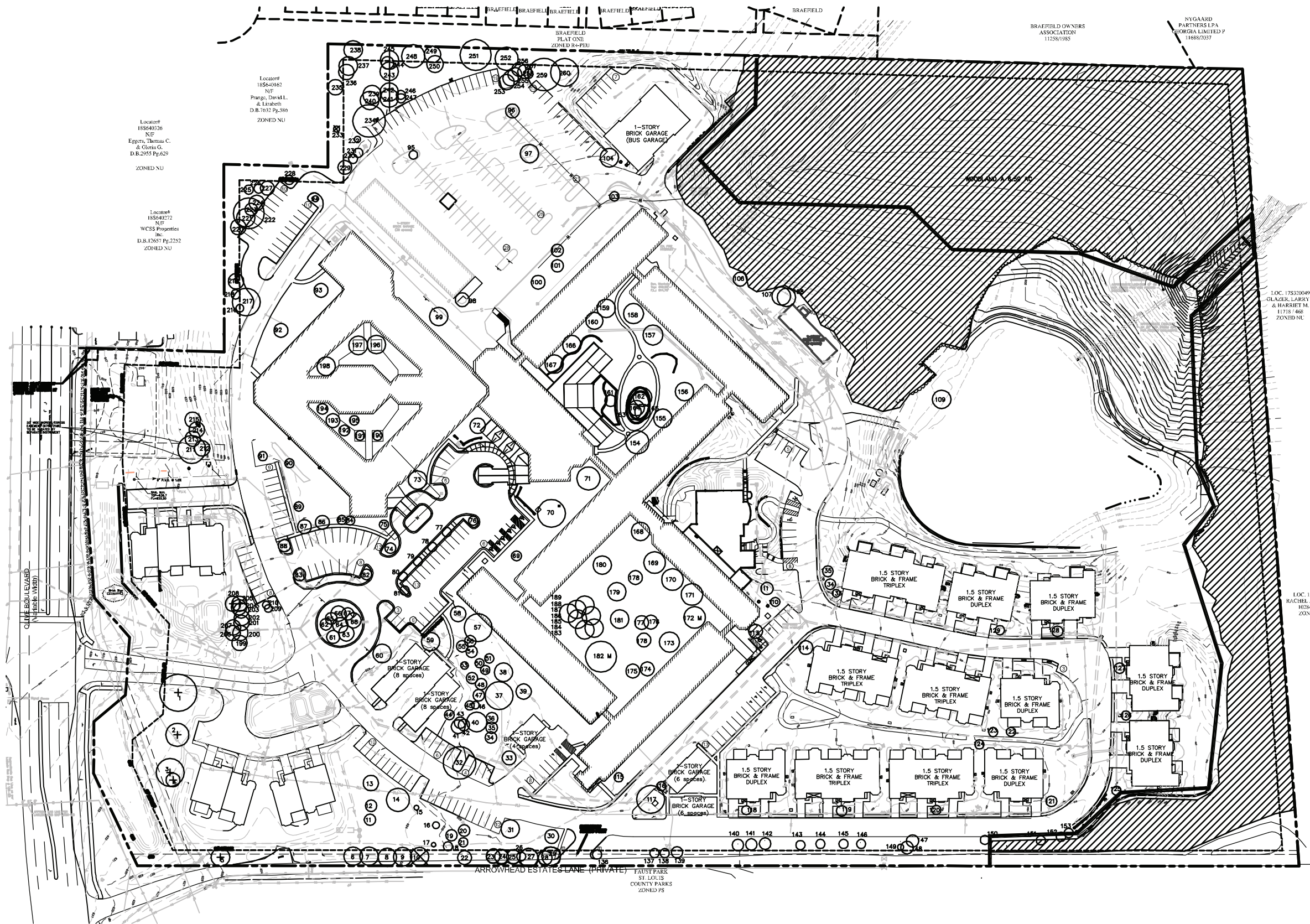
11402 Gravois Road
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 St. Louis, Missouri 63126
 314.729.1400
 Fax: 314.729.1404
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Preliminary Development Plan
Friendship Village Chesterfield
 15201 Olive Boulevard
 Chesterfield, Missouri 63017

Proj. #	1092
No. Description	Date
City Submittal	01/09/12

Preliminary Development Plan

C2



Locator# 185640162
N/P
Pranga, David L. & Elizabeth
D.B. 7652 Pg. 886
ZONED NU

Locator# 185040272
N/P
WCSS Properties, Inc.
D.B. 12657 Pg. 2252
ZONED NU

BRAEFIELD OWNERS ASSOCIATION
11258/1985

NYGAARD PARTNERS L.P.A. GEORGIA LIMITED P
11688/2037

LOC. 178330049
GLAZER, LARRY J. & HARRIET M.
11718 468
ZONED NU

LOC. 1753
RACHEL A12
10384 12
ZONED

Tree Stand Delineation
SCALE 1" = 50'-0"

LEGEND

- Location
- 109 - Reference Number
- Dead Tree

Tree Stand Delineation Narrative September 8, 2011
The overall Lot of Friendship Village of Chesterfield comprises a total of 94.57 Ac and has a total of 8.5 Ac. of Woodlands. The attached detailed Tree Stand Delineation map was completed by Neil Hopwood.
Woodland A: The woodland areas cover the sloped areas of the site to the south and east. The primary overstory trees are oak and Hickory on the slopes. Sugar Maple, Hackberry, prairiecherry, and Ash and sycamore are secondary species in the drainage areas. The average size of the canopy canopy is 15-18' dbh with a density of 80 trees per acre. The understorey is primarily shrub honey suckle along the edges. Understorey in the wooded area the primary understorey is Hickory and Sugar Maple.
No state champion or rare trees were found on the site.

There is no flood plain on this parcel per FEMA map # 2010C0140H
WOODLAND A = 6.59 AC (287,132.9 sq. ft.)
INDIVIDUAL TREES = 1.91 AC (83,496 sq. ft.)
Total Existing Canopy 8.5 Ac (436,483.9 sq. ft.)

Tree Stand Delineation Plan Prepared by Douglas A. DeLong
Certified Arborist MW-4525A
Base Map Provided by: CEDC

Douglas A. DeLong, Landscape Architect
Consultants:

Friendship Village of Chesterfield
Chesterfield, Missouri 63017

CEDC, INC.

Revisions:

Date	Description	No.

Drawn: bad
Checked: dad

eLong andscape architecture
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.ia@gmail.com

Sheet Title: Tree Stand Delineation

Sheet No: TSD-1

Date: 09/09/2011
Job #: 121.001