



VIII.A.

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

Planning Commission Vote Report

Subject: Conditional Use Permit Vote Report

Meeting Date: March 12, 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 In 2008, CUP #02 was repealed with the approval of City of Chesterfield CUP #29 which added additional property to the existing lot governed by the CUP.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 is for self-care units only and does not include an increase to the number of nursing home beds currently 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.

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. The request from the Applicant falls below what is allowed in the City Code. In addition, the Zoning Ordinance does prohibit exterior signage for these accessory uses as they are not intended for the general public.

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. Plans were never approved to clearly define the location of the tree masses and tree protection areas on the site. As a part of this request, the petitioner provided a Tree Stand Delineation (TSD) which was verified by our City Arborist for accuracy. 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 TSD, which was finalized by Staff and is identified as Exhibit A, is attached with CUP #36.

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. ***If the CUP is approved, a complete Site Development Plan will be submitted for review and approval.***

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



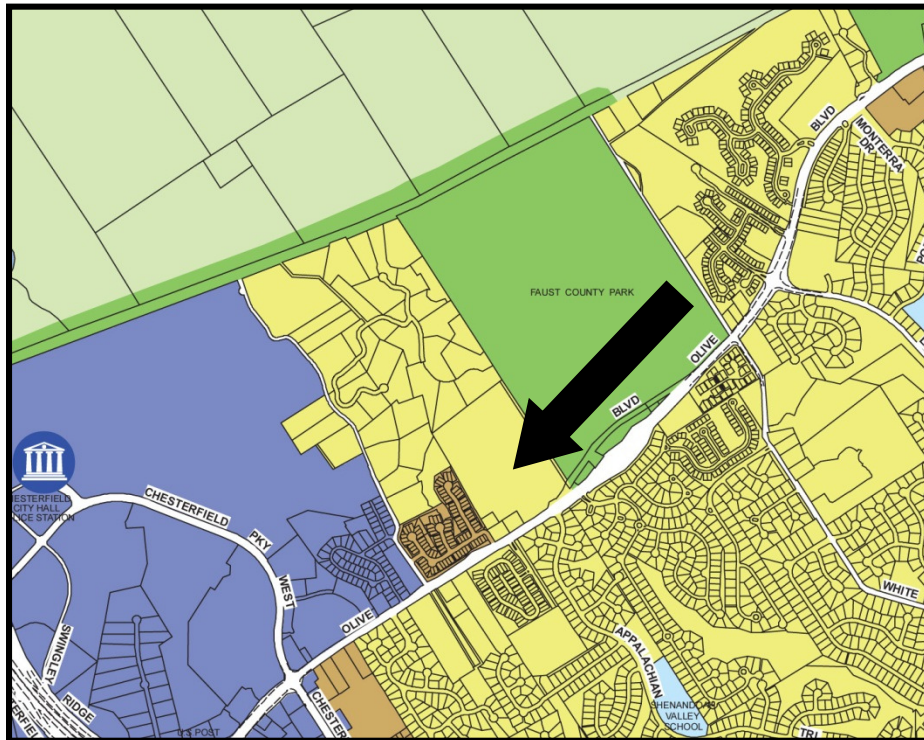
View of one of the Attached Villa units



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 was held on Monday February 13, 2012. There were four speakers in addition to the petitioners. Issues discussed at the Public Hearing included the following:

MoDOT Access Requirements

The final comments from the Missouri Department of Transportation (MoDOT) regarding the existing access point that is shared between the properties at 15239 Olive Boulevard (where the existing residential structure is being used as a commercial service establishment) and 15201 Olive Boulevard (Friendship Village undeveloped property) had not been received prior to the Public Hearing. MoDOT has submitted new comments regarding the access point for inclusion in this CUP. The comments allow the existing curb cut which is shared between the two properties to remain as long as an easement agreement is in place addressing rights of access. MoDOT is not permitting Friendship Village to access their site from this existing curb cut and it will only be used to access 15239 Olive Boulevard.

As this right of way is owned and controlled by MoDOT, MoDOT determines any and all development requirements for access and improvements. When a Site Development Plan is submitted for the next phase of development, the plan will be reviewed again by MoDOT to ensure that all requirements are being met in regard to design, development and access restrictions to this curb cut location.

Landscape

Concerns were expressed regarding buffers and visibility from the existing adjacent residential subdivisions. Additional language has been added to the CUP to clarify that the buffers will provide sight proof or dense buffer while still meeting all other standards of the City Code for Tree Preservation and Landscape.

Parking

At the Public Hearing, parking requirements were also discussed. The existing CUP for this site requires a minimum of 356 parking spaces. In 2008, when Friendship Village amended the Site Development Plan for their multi-purpose building they were required by code to have 403 parking spaces. In order to ensure adequate parking on the site, the language establishing minimum parking requirements was removed by Staff.

In 2010, the City updated its parking regulations to meet national standards. Changes were made to the code requirements for many uses including the Nursing Home and Group Homes. In addition, Staff has observed parking conditions in Friendship Village over the past few years and have not found evidence that parking problems exist. Any additional square footage added to the site will need to provide additional parking. Staff has no concerns regarding the ability of the City's Parking Code to sufficiently address required parking for the development. As this project will be developing in phases, and a site development plan is not currently under review, there is no information to support that a parking problem will exist in the future.

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 cross access rights are granted from the owner of 15201 Olive Boulevard to 15239 Olive Boulevard, as reflected in a recorded document. The owner of 15201 Olive Boulevard will not have usual rights of access to 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

- a. Required landscape buffers along the northeast property line shall be designed with a mixture of landscape materials and fencing in such a manner as to provide a sight-proof buffer as directed by the City of Chesterfield.
- b. A Greenspace Preservation area will be defined as shown on the attached Exhibit A unless as otherwise amended 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.

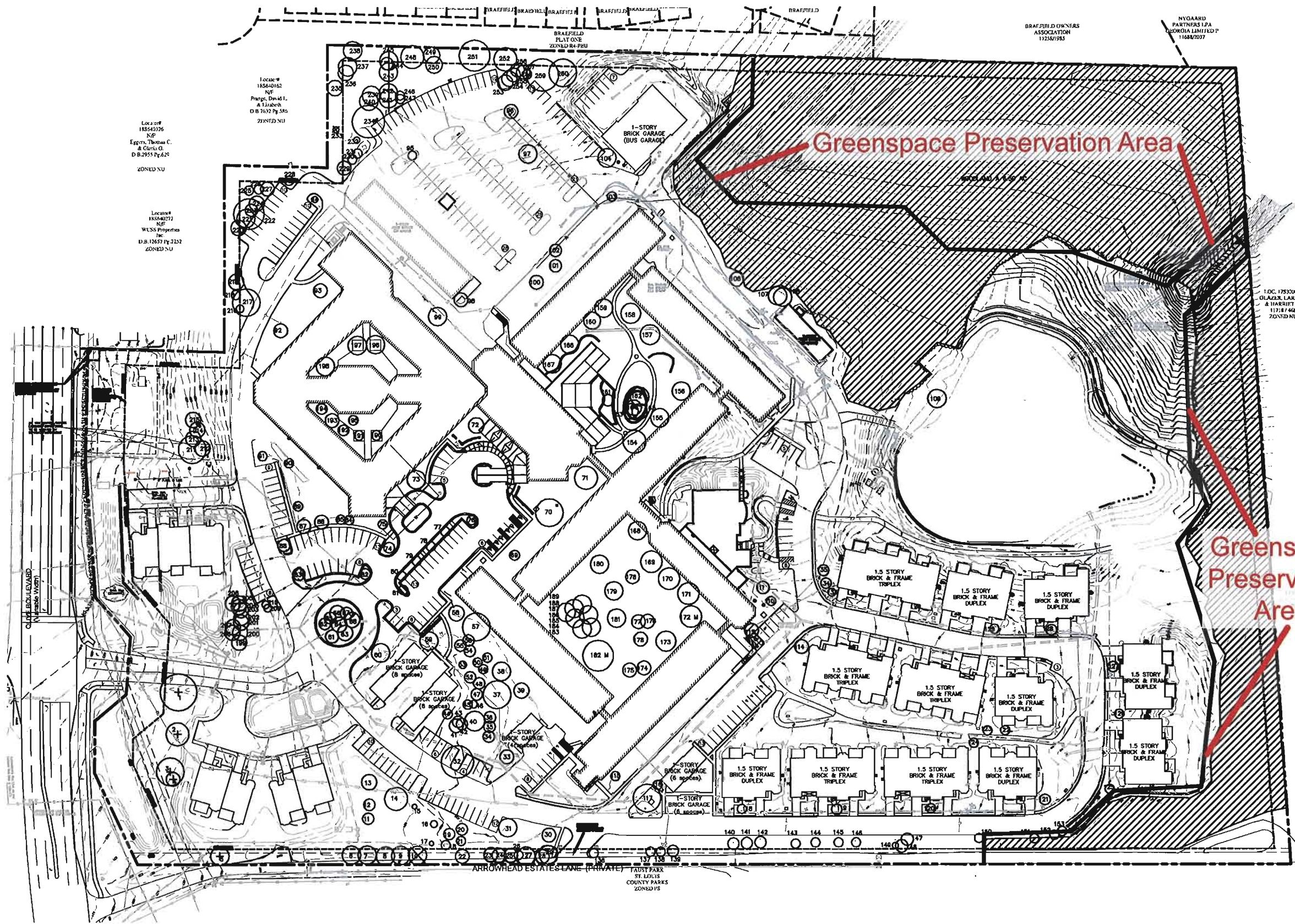
The amount of the required contribution/improvements, if not approved for construction by January 1, 2013, shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accord with the construction

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.



Location# 185640162
 N/F
 Project: David L. & Libbeth D.B. 7632 Pg. 58a
 ZONED NU

Location# 185640272
 N/F
 WUSA Properties Inc.
 D.B. 12657 Pg. 2152
 ZONED NU

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

LEGEND

- Location
- Reference Number
- Dead Tree

Tree Stand Delineation Narrative
 Reference # 2911

The overall lot of Friendship Village of Chesterfield comprises a total of 38.07 Ac and has a total of 8.9 Ac of Woodland. The detailed detailed Tree Stand Delineation map was completed by field inventory.

Woodland A: The canopy of a tree covers the sloped areas of the site to the south and east. The primary overstory species are Oak and Hickory on the slopes. Sugar Maple, Red Elm, and American Elm are scattered throughout and are mostly in the canopy. The average height of the overstory canopy is 15-20' with a density of 80 trees per acre. The understorey is primarily shrub horsetails along the edge. Trees to be removed are the primary understorey in Hickory and Sugar Maple.

No stumps (snags) or tree trunks were found on the site.

There is no flood plain on this project.
 FEMA map # 29189C045H

WOODLAND A = 8.90 Ac (287,132.9 sq ft)
 INDIVIDUAL TREES = 1.91 Ac (83,106 sq ft)
 Total Existing Canopy 8.9 Ac (438,483.9 sq ft)

Tree Stand Delineation Plan Prepared by Douglas A. DeLong Certified Arborist IAW-4825A

Base Map Provided by CEDC

Douglas A. DeLong, Landscape Architect
 Consultant

Friendship Village of Chesterfield
 Chesterfield, Missouri 63017

CEDC, INC.

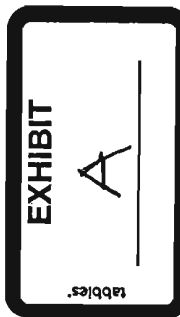
Revisions:

Date	Description	No.

Drawn: bad
 Checked: bad

deLong andscape/architecture
 7620 West Bruno Ave
 St. Louis, MO 63117
 (314) 348-4856
 delong.la@gmail.com

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	09/09/2011
Job #:	121.001



PRELIMINARY DEVELOPMENT PLAN

FRIENDSHIP VILLAGE OF CHESTERFIELD

INDEX OF SHEETS

C1	TITLE SHEET
C2	PRELIMINARY DEVELOPMENT PLAN

LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING STORM SEWER	---
PROPOSED STORM SEWER	ST --- ST
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	SS --- SS
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	(Symbol)
EXISTING SPOT ELEVATION	833.28
PROPOSED SPOT ELEVATION	833.28
SWALE	(Symbol)
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	(Symbol)
POWER POLE	(Symbol)
WATER VALVE	(Symbol)
LIGHT STANDARD	(Symbol)

UTILITIES AND REVIEW AGENCIES

ELECTRIC COMPANY	AMERICAN - ELLISVILLE DISTRICT 280 OLS STATE ROAD ELLISVILLE, MO 63029 PH: (314) 485-4852 CONTACT: MR. DAVE MUNTAN
PHONE COMPANY	SOUTHWESTERN BELL TELEPHONE 14700 MANCHESTER ROAD BALLWIN, MO 63011 PH: (636) 294-1536 ATTENTION: MR. TERRY DONAHUE
GAS COMPANY	LAQUELLE GAS COMPANY 720 OLIVE STREET ST. LOUIS, MO 63101 PH: (314) 343-9686 CONTACT: MS. KELI KRAHER
SEWER	METROPOLITAN ST. LOUIS SEWER DISTRICT 2300 MAPLE STREET ST. LOUIS, MO 63103 PH: (314) 788-8200
WATER COMPANY	MISSOURI AMERICAN WATER COMPANY 1000 RESEARCH BLVD. ST. LOUIS, MO 63122 PH: (314) 982-3444 ATTN: MS. GINA MYERS
FIRE DISTRICT	MONARCH FIRE PROTECTION DISTRICT 13725 OLIVE BLVD. CHESTERFIELD, MO 63017 PH: (314) 514-0909 ATTN: FIRE MARSHAL DAVE NICHOLS
CABLE TELEVISION	CHARTER COMMUNICATIONS 844 CHARTER CORP. CHESTERFIELD, MO 63017 PH: (314) 933-1879 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 Friendship Village Parkway.

SITE BENCHMARKS

Site Benchmark # 1 Elev. 634.10' top of 1/2" iron pipe with cap U.S. 134-07 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. 622.70' 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

LOT A OF FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT

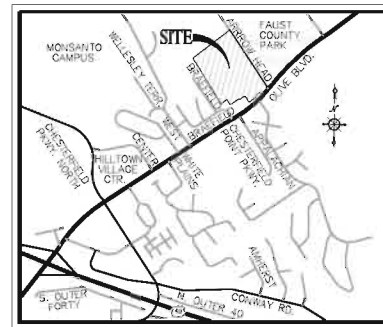
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI

SURVEYOR'S CERTIFICATION

This is to certify that this Plat is a correct representation of all entries and pertinent field drawings.
Marilyn L. Moran, P.L.S.
Marilyn L. Moran, P.L.S.

LEGAL DESCRIPTION

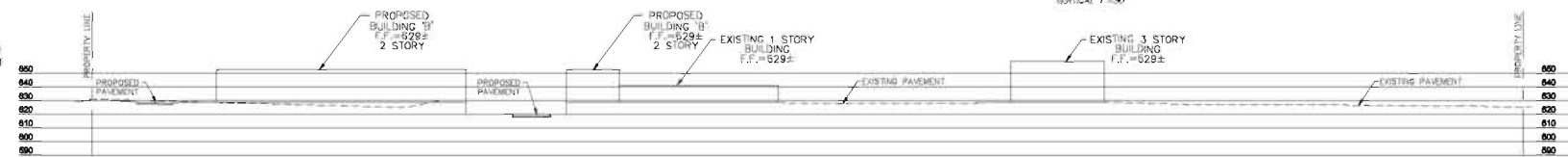
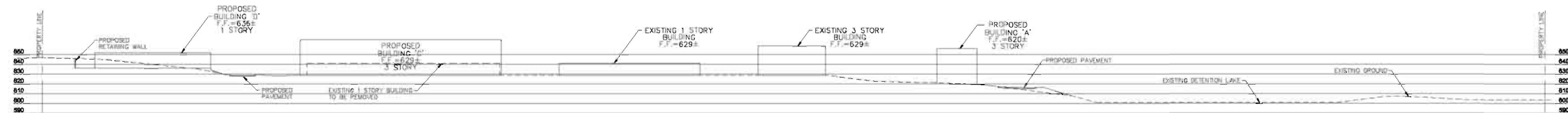
Lot A of Friendship Village of West County Boundary Adjustment Plat, according to the plat thereof recorded in Plat Book 376 page 143 of the St. Louis County Records, and being more particularly described as follows:
A TRACT OF LAND CONSISTING OF TWO TRACTS OF LAND IN PART OF LOTS 1 AND 2 OF THE HUDO ESSLER FARM IN U.S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST, LESS AND EXCEPTING THOSE PORTIONS TAKEN FOR HIGHWAY PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 1/2" X 18" REBAR WITH CAP STAMPED "MARKER L.S. 347-07" (TYPICAL), MARKING THE SOUTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OF FRIENDSHIP VILLAGE OF WEST COUNTY, PLAT 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 6878 PAGE 184 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 8464 PAGE 2016, NORTH 30 DEGREES 31 MINUTES 43 SECONDS WEST A DISTANCE OF 175.75 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP STAMPED "L.S. 134-07" BEARS SOUTH 50 DEGREES 43 MINUTES WEST A DISTANCE OF 0.11 FEET, THENCE ALONG THE FRIENDSHIP VILLAGE TRACT LISTED AS DEED BOOK 8464 PAGE 2016, SOUTH 37 DEGREES 48 MINUTES WEST A DISTANCE OF 242.88 FEET TO A POINT FROM WHICH A FOUND 3/4" IRON PIPE BEARS NORTH 16 DEGREES 00 MINUTES EAST A DISTANCE OF 0.54 FEET, THENCE NORTH 20 DEGREES 39 MINUTES 40 SECONDS WEST A DISTANCE OF 134.82 FEET TO A FOUND 3/4" IRON PIPE, THENCE SOUTH 57 DEGREES 45 MINUTES 34 SECONDS WEST A DISTANCE OF 189.39 FEET TO A SET REBAR, FROM WHICH A FOUND 3/4" IRON PIPE BEARS SOUTH 57 DEGREES 10 MINUTES WEST A DISTANCE OF 1.87 FEET, THENCE NORTH 30 DEGREES 32 MINUTES 03 SECONDS WEST A DISTANCE OF 118.67 FEET TO A SET REBAR, FROM WHICH A FOUND "T" POST BEARS SOUTH 47 DEGREES 23 MINUTES EAST A DISTANCE OF 0.49 FEET, THENCE NORTH 33 DEGREES 48 MINUTES 30 SECONDS EAST A DISTANCE OF 1033.70 FEET TO A SET REBAR, THENCE SOUTH 33 DEGREES 06 MINUTES 30 SECONDS EAST A DISTANCE OF 1503.13 FEET TO A POINT IN THE NORTHWESTERN RIGHT OF WAY LINE OF OLIVE BOULEVARD (VARIABLE WIDTH) ALSO KNOWN AS HIGHWAY 240, FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 22 DEGREES 08 MINUTES WEST A DISTANCE OF 0.26 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 5/8" IRON REBAR BEARS NORTH 04 DEGREES 01 MINUTE WEST A DISTANCE OF 0.12 FEET, THENCE NORTH 72 DEGREES 00 MINUTES 11 SECONDS WEST A DISTANCE OF 53.16 FEET TO A FOUND 5/8" IRON REBAR, THENCE SOUTH 91 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 70.01 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 04 DEGREES 01 MINUTE WEST A DISTANCE OF 0.13 FEET, THENCE SOUTH 18 DEGREES 21 MINUTES 14 SECONDS WEST A DISTANCE OF 88.58 FEET TO A FOUND 5/8" IRON REBAR, THENCE SOUTH 33 DEGREES 21 MINUTES 48 SECONDS WEST A DISTANCE OF 173.53 FEET TO A POINT FROM WHICH A FOUND 5/8" IRON REBAR BEARS NORTH 22 DEGREES 08 MINUTES EAST A DISTANCE OF 0.18 FEET, THENCE SOUTH 59 DEGREES 01 MINUTES 28 SECONDS WEST A DISTANCE OF 101.14 FEET TO THE POINT OF BEGINNING, CONTAINING 1,008,330 SQUARE FEET, OR 23.57 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE MONTH OF MARCH, 2001.



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))



CONTRACTOR'S INSURANCE REQUIREMENT NOTE:
PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXCERPTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE MADE RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO PROVIDE THE APPROVED DESIGN SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPLIES. THE CONTRACTOR, METHODS, MATERIALS, AND THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL REQUIREMENTS 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 SURVEY RECORDS AND INFORMATION AND, THEREFORE, DO NOT NECESSARILY REFLECT THE ACTUAL LOCATIONS OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATIONS OF UNDERGROUND UTILITIES AND UTILITIES USING OTHER SHOWING OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES INFORMATION IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL MAKE ADEQUATE INVESTIGATIONS PRIOR TO CONSTRUCTION OF THE PROJECT TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND UTILITIES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND UTILITIES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE ADEQUATE INVESTIGATIONS PRIOR TO CONSTRUCTION OF THE PROJECT TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND UTILITIES AS SHOWN ON THESE PLANS.

NOTES TO CONTRACTOR:
1. CONTRACTOR SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (S) VARIOUS AFFECTED UTILITY COMPANIES AND/OR LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS, INSPECTIONS AND ASSOCIATED WORKER SAFETY CHARGES, AND/OR SPECIAL BACKFILL REQUIREMENTS, SUCH AS INVESTIGATIONS, INCLUDING BUT NOT LIMITED TO, MARKING OF EXISTENT UTILITIES 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, UNOBTAINED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATION IN PARAGRAPH 1 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 DEMOLITION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO CONSTRUCTION. THE BEST OF THE CONTRACTOR SHALL MAKE A CLEAR, STABLE SITE READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE DEMOLITION PLAN. 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 BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXCERPTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

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: 800.452.7467
The Utilities Contacted by Missouri One Call were: American Missouri, AT&T Distribution, City of Chesterfield, Charter Communications, Lincoln Electric, Central Life Co., Missouri American Water Co., Market District, Parkway School District and Metropolitan St. Louis School District.

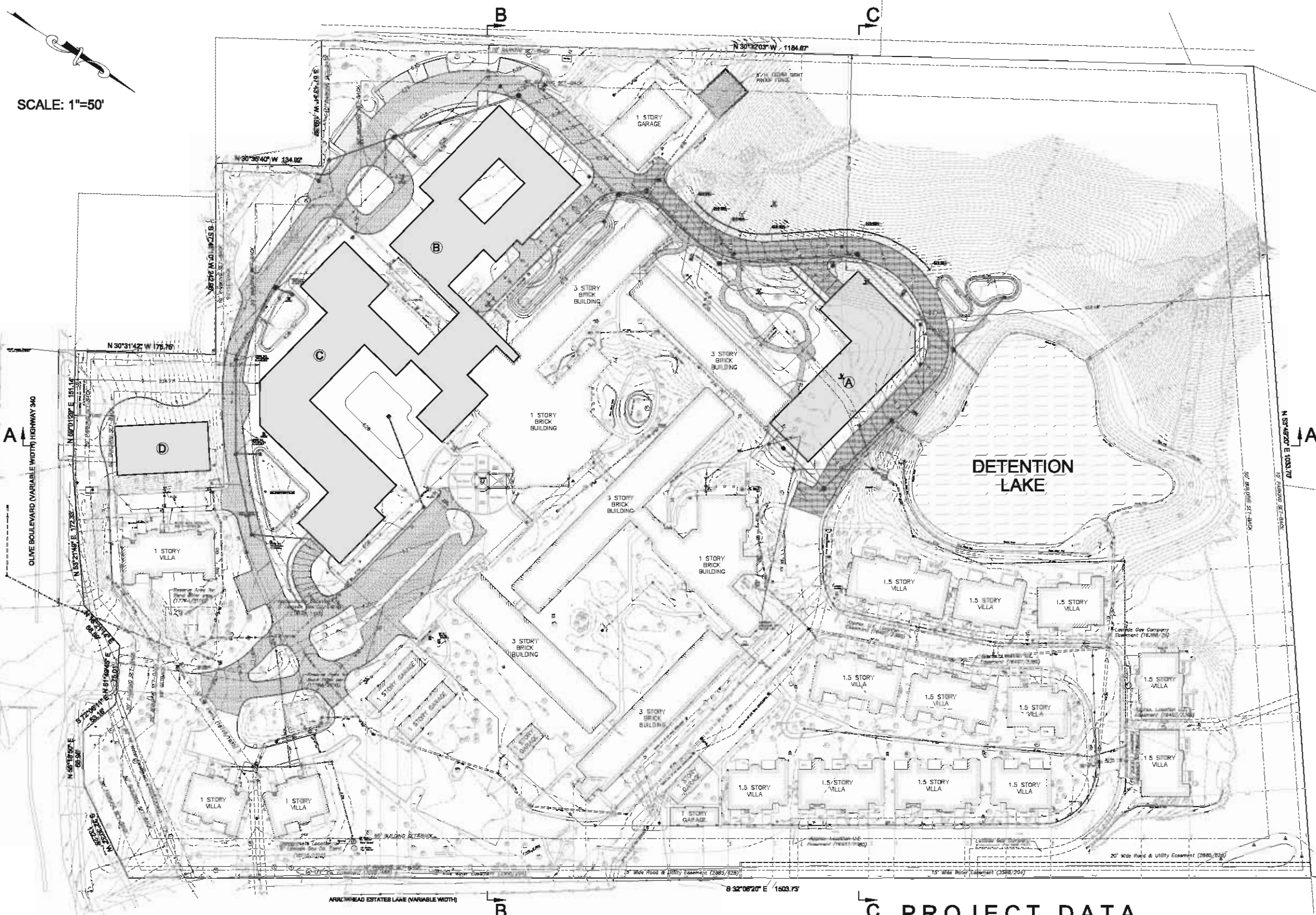
Preliminary Development Plan
Friendship Village of Chesterfield
15201 Olive Blvd.
Chesterfield, Missouri 63017

Proj. #	1092
No. Description	
City Submitted	01/06/12

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. HARR, P.E., E-20650

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Preliminary Development Plan
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15201 Olive Boulevard
Chesterfield, Missouri 63017

Proj # 1082

No.	Description	Date
City Submittal		01/08/12

Preliminary Development Plan

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