

NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold Public Hearings on Monday, March 24, 2008 at 7:00 p.m. in the City Council Chambers at Chesterfield City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017. Said Hearings will be as follows:

P.Z. 09-2008 Friendship Village of West County (15201 Olive Blvd): A request to amend City of Chesterfield Conditional Use Permit #2 to expand the boundary covered by the conditional use permit and to amend the number of units allowed. (17S320126, 18S640283)



Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review from the Department of Planning at Chesterfield City Hall, 690 Chesterfield Parkway West, weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Charlie Campo, Project Planner by telephone at 636-537-4742 or by email at ccampo@chesterfield.mo.us.

CITY OF CHESTERFIELD Maurice Hirsch, Chair, Chesterfield Planning Commission

For information about this and other projects under review by the Department of Planning, please visit "Planning Projects" at <u>www.Chesterfield.mo.us</u>

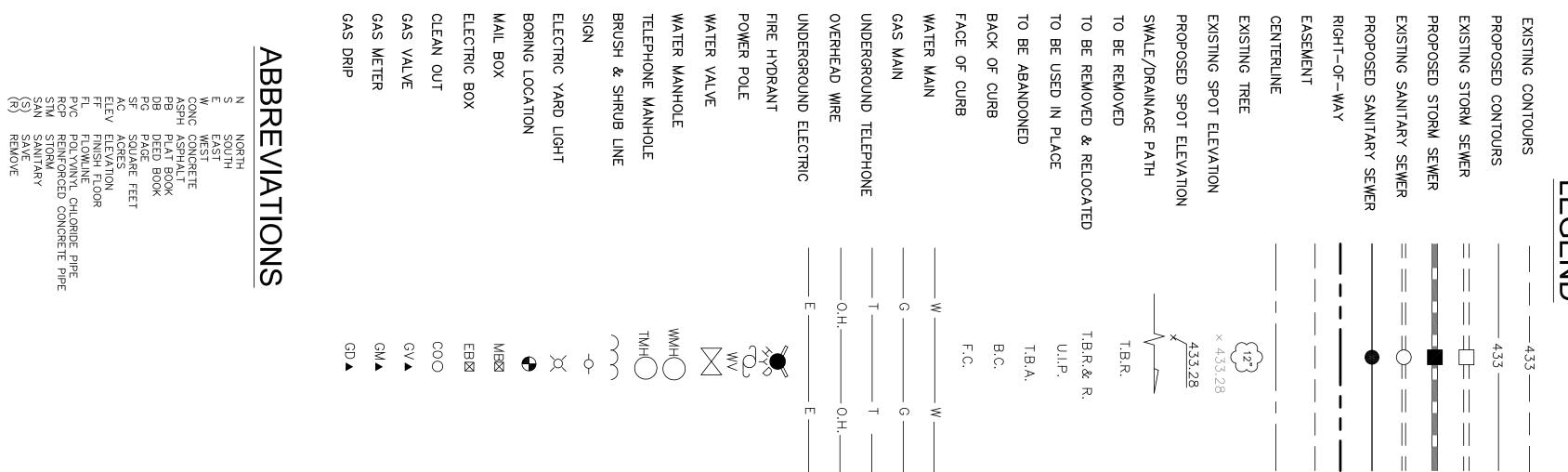
Description of Property

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 154 AND 157, TOWNSHIP 45 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-D" (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 IT'S 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 IRON PIPE WITH CAP STAMPED "L.S. 134-D" 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 10 SECONDS WEST A DISTANCE OF 242.96 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 1184.67 FEET TO A SET REBAR, FROM WHICH A FOUND "U" 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 06 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-D" 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 06 MINUTES 11 SECONDS WEST A DISTANCE OF 53.16 FEET TO A FOUND 5/8 INCH REBAR; THENCE SOUTH 61 DEGREES 49 MINUTES 45 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 172.33 FEET TO A POINT FROM WHICH A FOUND RIGHT OF WAY MARKER BEARS NORTH 22 DEGREES 41 MINUTES EAST A DISTANCE OF 0.16 FEET; THENCE SOUTH 59 DEGREES 01 MINUTES 29 SECONDS WEST A DISTANCE OF 151.14 FEET TO THE POINT OF BEGINNING, CONTAINING 1,506,235 SQUARE FEET, OR 34.57 ACRES, MORE OR LESS, AS SURVEYED BY MARLER SURVEYING CO., INC. DURING THE MONTH OF MARCH, 2007.



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NOTIFY ENGINEER IN EVENT OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR IS NOT AUTHORIZED TO SCALE THE DRAWINGS. ALL QUESTIONS IN REFERENCE TO THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY DIRECTED TO THE ENGINEER.

REMOVE

PREPARED FOR:

PREPARED BY:

6014 DELMAR BOULEVARD ST. LOUIS, MISSOURI 63112 PH. 314-863-1313 FAX 314-863-1393

11402 GRAVOIS ROAD SUITE 100 SAINT LOUIS MIS 314.729.1400 FAX 314.729.1404 $\mathsf{INFO}@\mathsf{CEDC}.\mathsf{NET}$ V

SOURI 63126 VWW.CEDC.NET

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PROJECT BENCHMARK

TOTAL SPACES PROVIDED: 341 + (INCLUDES 11 HANDICAP SPACES)

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OSED PER

= 3 SPACES = 407 SPACES

15 SPACES

RKING PROPOSED PER AMENDE
* 15 STALLS BY MULTI-PUR
* 7 STALLS (1 PER EACH V)
* STALLS FROM APPROVED ,
(BK. 354, PGS. 1047-104
PROPOSED IMPROVEMENTS

NG AY) TE DEV. JCT W/

-748) = 15 SPACES = 7 SPACES - <u>7 SPACES</u>

48 SPACES

56 SPACES

SPACES

ELEV.: <u>641.15'</u> - "X" CUT IN SIDEWALK ON WEST SIDE OF ENTRANCE TO FRIENDSHIP VILLAGE.

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BENCHMARK

SIDE

QF

OLIVE

STREET

ROAD

AT

SOUTH

PREVIOUS "AMENDED SITE DEVELOPMENT PLANS" RECORDED PER BK. 351 PGS. 642-643, BK. 354 PGS. 1047-1048, & BK.355 PGS. 744-748

MoDD

UTILITY LOCATE NO. 314-340-4100

MISSOURI ONE-CALL SYSTEM INC

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800-344

7483

TOLL

FREE

DESIGN CONSULTANTS,

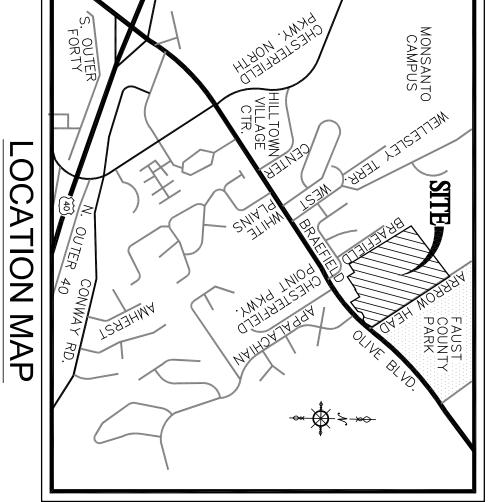
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DESIGN ALLIANCE ARCHITECTS

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A TRACT OF LAND CONSISTING OF TWO TRACTS OF LAND IN PART AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 AND TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND 1-, LOTS 157.



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PROPERTY DATA

(Title) Ind that the

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- = FRIENDSHIP VILLAGE OF WEST COUNTY
 = 15201 OLIVE BOULEVARD
 = 17S320126
 = 34.0 Ac.±
 = 34.57 Ac.±
 = "NU"-NON URBAN
 = PARKWAY
 = METROPOLITAN ST. LOUIS SEWER DISTRICT
 = MISSOURI RIVER
 = 29189C0145
 SUBJECT PROPERTY LIES WITHIN UNSHADED FLOOD ZONE "X" DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ×" (AREAS

OWNEK ADDRESS LOCATOR NO. ACREAGE (EXISTING) ACREAGE (PROPOSED) EXISTING ZONING SCHOOL DISTRICT SEWER DISTRICT WATER SHED FEMA MAP UTILITIES Qo **REVIEW AGENCIES**

ELECTRIC COMPANY GAS COMP COMP PH. (636) ATTENTION: CLEDE GAS COMPANY 0 OLIVE STREET 0M 1408 . LOUIS, MO 63101 . (314) 342-0686 . (314) 342-0686 IERENUE – ELLISVILLE DISTRICT O OLD STATE ROAD JSVILLE, MO 63021 . (314) 992–8922 NTACT: MR. DAVE MUNTEAN NTACT: MR. DAVE MUNTEAN UTHWESTERN BELL TELEPHONE 780 MANCHESTER ROAD LLWIN, MO 63011 L. (636) 256–1536 I. (636) 256–1536 DISTRICT CABLE FIRE WATER COMPANY DISTRICT

and

- MONARCH FIRE PROTECTION DI 13725 OLIVE BLVD. CHESTERFIELD, MO 63017 PH. (314) 514-0900 ATTN: FIRE MARSHAL DAVE N MISSOURI AMERICAN WATER (1050 RESEARCH BLVD.
 ST. LOUIS, MO 63132
 PH. (314) 996-2464
 ATTN: MS. GINA MYERS DISTRICT
- CHARTER COMMUNICATIONS
 941 CHARTER COMMONS
 CHESTERFIELD, MO 63017
 PH. (314) 655–1875
 ATTN: ENGINEERING

METROPOLITAN ST. LOUIS (2350 MARKET STREET ST. LOUIS, MO 63103 PH. (314) 768–6200

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PROPERTY DESCRIPTION

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 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EXST, LESS MAD EXCEPTING: THOSE PORTIONS TAKEN FOR RIGHT OF WAY PURPOSES, AND BEDRIG WORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A SET 1/.2 X 18" REBAR WIT CAP STAMPED "MARLER L.S. 347-D" ("TPICAL), MARKING THE SOUTHWESTEIN CORRER OF PROPERTY NUW OR FORMERLY OF FREIDUSHIP VILLAGE OF WEST COUNTY LAND RECORDS. BEING A PONT TOW THE NORTHWESTEIN COURS COUNTY LAND RECORDS. THENCE LOUNG COUNTY LAND RECORDS. BEING A PONT ON THE NORTHWESTEIN COURS OF AN EXCEPTION FOR RIGHT OF WAY PURPOSES RECORDS. BEING A PONT ON THE NORTHWESTEIN COURS OF WEST COUNTY, LISTED WITH THE TAX ASSESSOR AS DEED BOOK 8464 PAGE 2019, NORTH 30 DEGREES 31 MINUTES 42 SECONDS WEST A DISTANCE OF 175.75 FEET TO A POINT FROM WHICH A FOUND IFON PIELE CAR NORTH 16 DEGREES 00 MINUTES LEST A DISTANCE OF 1.15 TEELT; THENCE NORTH 30 DEGREES 46 MINUTES 10 SECONDS WEST A DISTANCE OF 134.92 FEET TO A POINT FROM WHICH A FOUND 3/4 INCH INCH AFOND INCH PIELE FRANS NORTH 1.2 DEGREES 30 MINUTES EXEST A DISTANCE OF 0.43 FEET, THENCE NORTH 30 DEGREES 33 MINUTES 32 SECONDS WEST A DISTANCE OF 134.92 FEET TO A POINT FROM WHICH A FOUND 3/4 INCH INFO MINUTES 32 SECONDS EAST A DISTANCE OF 134.92 FEET TO A POINT IN THENCE NORTH 30 DEGREES 45 MINUTES 32 SECONDS EAST A DISTANCE OF 134.92 FEET TO A POINT IN THENCE NORTH S0 DEGREES 45 MINUTES 32 SECONDS EAST A DISTANCE OF 134.92 FEET TO A POINT IN THENCE NORTH S0 DEGREES 45 MINUTES 30 SECONDS EAST A DISTANCE OF 103.370 FEET TO A POINT IN THE NORTHWEID A FOUND 5/8 NICH REBAR NORTH 1.2 DEGREES 00 MINUTES WEST A DISTANCE OF 0.14 FEET, THENCE NORTH S0 DEGREES 46 MINUTES 50 SECONDS WEST A DISTANCE OF 10.15 FEET. THENCE NORTH S0 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 10.17 FEINT HENCE NORTH S0 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 10.2 FEINT HENCE NORTH S0 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 53.1 FEET TO A FOUND 5/8 NICH REBAR, THENCE SOUTH 5 CT OF L SURVEYS , FOR RIGHT I FOR RIGHT INING AT A S HWESTERN CY HWESTERN CY HWESTERN CY AN E AN E FION LOT A: THENCE WHICH A ET; THENCE EGINNING, IRVEYING

PARKING CALCUL

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COMPANY

PARKING REQU EXISTING CONDITION: (PER PREVIOUSLY APPROVED PLAN RECORDEC (CONDITIONAL USE PERMIT #2 REQUIRED 356

D PER BK. 35 SPACES)

<u>APARTMENTS:</u> 285 © 1 SPACE PER APARTMENT HEALTH CENTER: 117 BEDS © 1 SPACE PER 5 BEDS EMPLOYEES: 74 © 1 SPACE PER 2 EMPLOYEES

=285 SPACES = 24 SPACES = <u>37 SPACES</u>

11.)

346 SPACES

NICHOLS

DWELLINGS, MULTIPLE-FAMILY, ROW HOUSES, OR OTHER GROUP HOUSE ARRANGEMENTS AT 1 1/2 SPACES PER LIVING UNIT

<u>AULTI-PURPOSE BUILDING:</u> PROPOSED PER AMENDED S.D.P. RECORDED P.B RECREATION CENTERS: 3 1/3 SPACES PER 1,000 S.F. GROSS FLOOR AREA

7 VILLAS PROPOSED PER AMENDED S.D. 3 VILLAS PROPOSED PER THIS PLAN

P. (P.B.

744–748) 15 SPACES

744-748)

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S HEET INDEX

SD1 TITLE SHEET

SD2 OVERALL AMENDED SITE DEVELOPMENT PLAN

SD3 AMENDED SITE DEVELOPMENT PLAN

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▼architects

email: stlda@stlda.com

6014 DELMAR BOULEVARD

SAINT LOUIS MISSOURI 63112 314.863.1313 FAX 314.863.1393

GENERAL NOTES

saint louis

UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM ILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED ROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING ITTES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH MISSOURI ONE CALL SYSTEM.

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- 2.) ELEVATIONS IN AREAS OF PROPOSED PARKING IMPROVEMENTS BASED ON M.S.D. BENCHMARK
- 3). DGRAPHIC SURVEY BY METROPOLITAN ENGINEERING & SURVEYING DATED 1998 AND SURVEY BY BAX ENGINEERING IN JULY, AUGUST 2002. NDARY INFORMATION PROVIDED PER ALTA SURVEY DATED MAY 1998, OVIDED BY CLIENT). PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY LER SURVEYING COMPANY, 2006 IN AREAS OF PROPOSED PARKING OVEMENTS AS SHOWN ON THESE PLANS.
- OSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREA:

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- 5.) GRADING & STORM WATER PER M.S.D. STANDARD THE CITY OF CHESTERFIELD STANDARDS. SPECIFICATIONS &
- 6.) DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED

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- 8.) WALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EDING 1'V: 20'H. SLOPES GREATER THAN 1'V: 20'H MUST BE DESI RAMP.
- EWALKS, CURB RAI ALL BE CONSTRUCT PROVED "AMERICAN DELINES" (ADAAC) IDELINES" (ADAAC) NSTRUCTION MATER Y CONFLICT OCCUR ORMATION ON THE ECEDENCE AND THE ECEDENCE AND THE ED IN , ₩ŗ HTW (ING SPACES RENT LITY

New Villas for

FRIENDSHIP VILLAGE OF WEST COUNTY

Chesterfield, MO 63017

- , THE
- 10.) SETBACKS PER ZONING
- <u>BUILDING</u> FRONT SIDE REAR

PGS. 642–643)

- FRONT = 50' SIDE = 20' REAR = 20') DENSITY CALCULATIONS <u>EXISTING GREENSPACE:</u> (PER PREVIOUSLY APPROVED F LΑN RECORDED IN P.B. 355 PG. 48)
- 20.45 ac. pervious 34.04 ac. total site X 100 = 60.1%
- *PROPOSED GREENSPACE:* (PER THIS PLAN)
- 20.45 ac. .. pervious + 0.36 ac. 34.57 ac. total s :. pervious site X 100 = 60.2%
- 12.) SUBJECT PROPERTY LIES WITHIN UNSHADED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. LOUIS COUNTY, MISSOURI AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29189C0145 H WITH AN EFFECTIVE DATE OF AUGUST 2, 1995.
- 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 1005.320 STREET AND PARKING AREA LIGHTING OF THE CITY OF CHESTERFIELD SUBDIVISION ORDINANCE.

COMM#

SSUE

DATE

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= 228 SPACES = 76 SPACES = <u>37 SPACES</u>

341 SPACES

- 14.) APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE SIGN APPROVAL IS A SEPARATE PROCESS.

(ADDITIONAL PARKING PROPOSED PER PREVIOUSLY APPROVED AMENDED SITE DEVELOPMENT PLAN RECORDED PER BK. 354 PGS. 1047–1048)

NDDITIONAL PARKING PROPOSED XISTING SPACES LOST DUE TO CONFLICT W/ ROPOSED SPACES

TOTAL FAND. P<u>ARKING PROVIDED</u> EXISTING PARKING PROVIDED (9'x19'): SURFACE PARKING GARAGE PARKING VILLA PARKING

TOTAL PARKING REQUIRED:

346 +

15 +

= 42 SPACES = 403 SPACES

12,650 S.F. / 1,000 × 3.33

- 15.) ALL PROPOSED IMPROVEMENTS WITHIN R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD, OR M_0DOT STANDARDS.

- 16.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND M.S.D. STANDARDS.

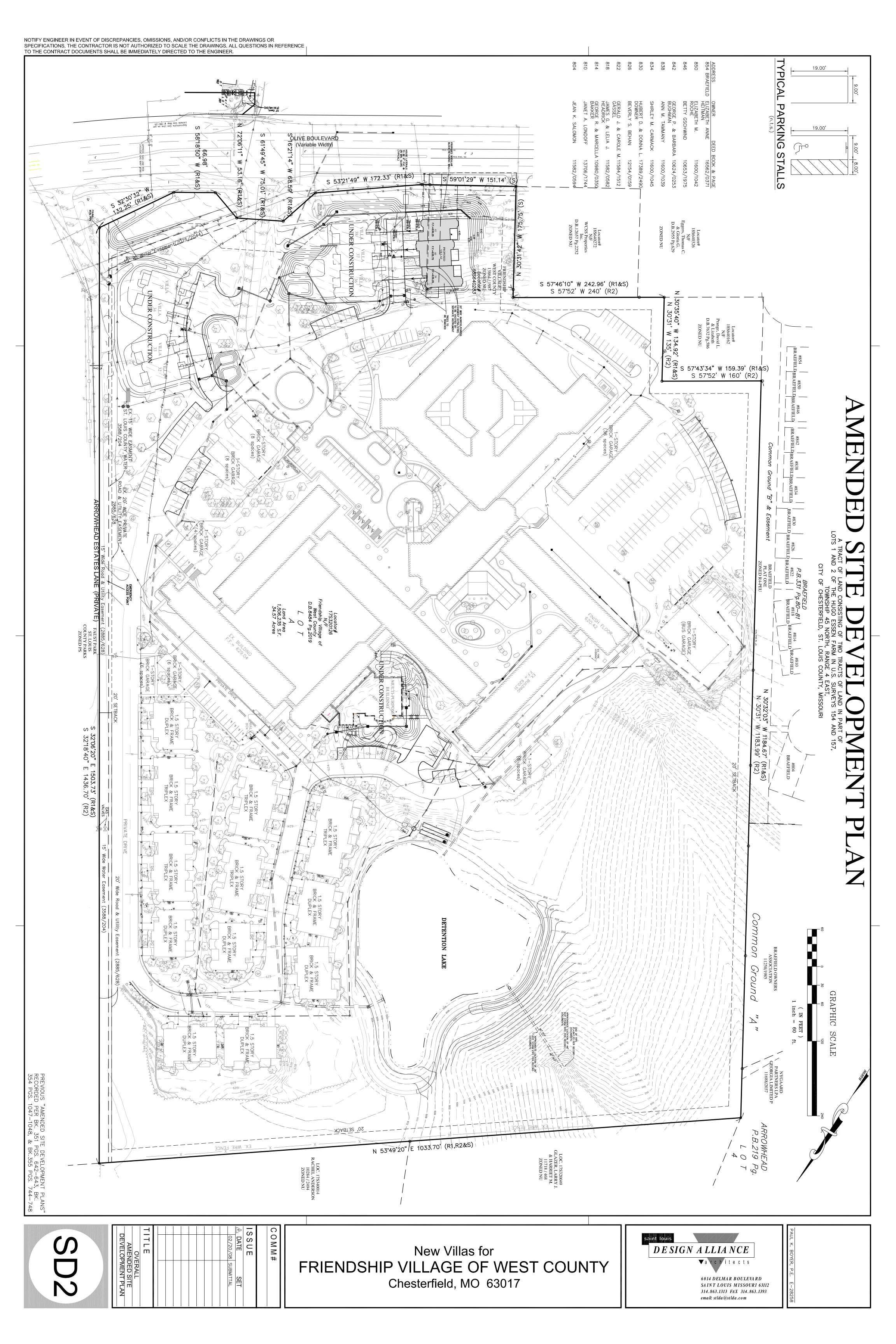
- 17.) NO SLOPES WITHIN COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAI TO 1 (VERTICAL)

- 18.) STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- 19.)

TITLE

TITLE SHEET

- CONTRACTOR TO COORDINATE CONSTRUCTION PARKING WITH OWNER. NO PARKING ALLOWED IN OLIVE BOULEVARD RIGHT OF WAY. EXISTING LIGHT POLES ON-SITE ARE 14 FT. HIGH DECORATIVE POLES WITH GAS LANTERN STYLE HEADS.



NOTIFY ENGINEER IN EVENT OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR IS NOT AUTHORIZED TO SCALE THE DRAWINGS. ALL QUESTIONS IN REFERENCE TO THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY DIRECTED TO THE ENGINEER.



S D S O S	T I T L E AMENDED SITE DEVELOPMENT PLAN	ISSUE DATE SET 02/20/08 SUBMITTAL 02/20 /08 SUBMITTAL	C O M M #	New Villas for FRIENDSHIP VILLAGE OF WEST COUNTY Chesterfield, MO 63017	saint Iouis DESIGNALLIANCE Varchitects 6014 DELMAR BOULEVARD SAINT LOUIS MISSOURI 63112 314.863.1313 FAX 314.863.1393 email: stida@stida.com	PAUL K. BOYER, P.E. E-28258	
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