



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

### Planning Commission Staff Report

Meeting Date:	April 28, 2008
From:	Charlie Campo, Project Planner
Subject:	Conditional Use Permit Vote Report
Location:	15201 Olive Boulevard
Petition:	P.Z. 09-2008 Friendship Village of West County (15201 Olive)

### Proposal Summary

Doster Guin, on behalf of Friendship Village of West County, has submitted an application for an amendment to City of Chesterfield Conditional Use Permit #2 to expand the geographical boundary of the Conditional Use Permit to include property that was added to the site.

### Staff Recommendation

The Conditional Use Permit for this request meets all of the development requirements of the City of Chesterfield and therefore, staff recommends approval of the requested amendment to the existing Conditional Use Permit.

### 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.

Planning Commission April 28, 2008

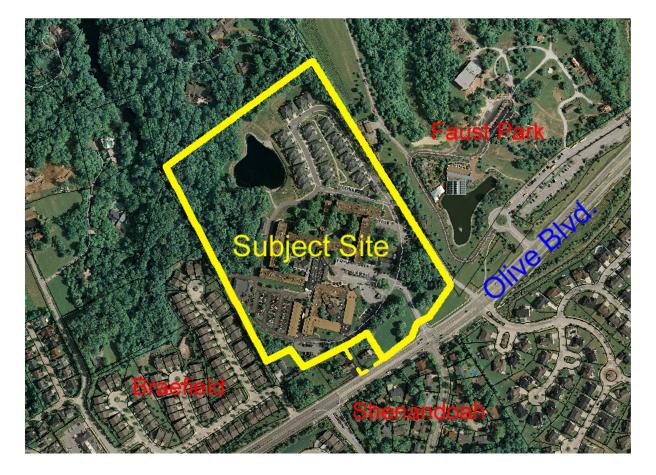
 If the Commission votes to deny a conditional use, the City Council may still exercise its power of review or the applicant may file an appeal within 15 days of the Planning Commission decision.

A preliminary plan accompanies all conditional use permit requests. When a vote is taken on the conditional use request, the vote is to approve the <u>use(s)</u>, not to approve the accompanying preliminary plan which 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: The property to the north, is zoned "NU" Non-Urban District. South: The property to the south is zoned "R3" Residence District. East: The property to the east is zoned "PS" Park and Scenic. West: The property to the west is zoned "R4" Residence District.



Planning Commission April 28, 2008



View looking SW along Olive Blvd.



View of the subject site.

### **Comprehensive Plan Analysis**

The subject site is located within Ward 1 of the City of Chesterfield. The comprehensive plan shows the site to be bordered by Single Family Residential to the north south and west, Park/Recreation to the east, and Urban Core to the west.

### Site Area History

The site was granted Conditional Use Permit Number 264 from St. Louis County in 1973. In August 1989, the City Council approved Conditional Use Permit #2

### Issues

A public hearing was held on March 24, 2008. Concerns were raised by surrounding property owners regarding stormwater discharge from the site. Please see the attached letter from the petitioner. The City has made a number of inspections of the site and the surrounding area to ensure that the current construction on the site is in conformance with all city codes.

### Request

Staff recommends repeal of City of Chesterfield Conditional Use Permit #2 and approval of City of Chesterfield Conditional Use Permit #29 as written by staff for Friendship Village of West County in an "NU" Non-Urban District.

Respectfully submitted,

Chil Carro

Charlie Campo Project Planner

Attachments

- 1. Conditional Use Permit
- 2. Letter from petitioner
- 3. Preliminary Plan

Respectfully submitted,

March Pary

Mara Perry AICP Senior Planner of Plan Review

### **CONDITIONAL USE PERMIT #29**

Petition:	P.Z. 09-2008 Friendship Village of West County (15201 Olive)			
Public Hearing Date:	March 24, 2008			
Site Location:	15201 Olive Boulevard			
Acreage for CUP:	34.57 acres			
Underlying Zoning District:	Non-Urban District "NU"			

The following Conditional Uses shall be allowed in this development:

- 1. A full life care retirement center including:
  - a. A 300 unit apartment complex for residents of age 62 or above.
  - b. A 117 bed nursing facility.
  - c. A separate residence for the resident administrator.
  - d. Parking lots, drives, recreation and dining facilities and associated supporting uses.
  - e. A maximum of 2,000 square feet of limited service and retail commercial uses, to be located within (1) self-care building. 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. <u>General</u>
  - a. A minimum of 356 off-street parking spaces shall be provided for the development.

- b. No structure shall exceed four stories in height at any point on the building perimeter.
- c. Sign regulations shall be the same as those contained in the city code with the exception that no signage or other device on the exterior, shall indicate the presence of commercial uses within.
- d. Existing trees and tree masses in the north, east and west portions of the property shall be retained and supplemented with new planting where necessary to assure dense buffering.
- e. Entrance to the project shall be allowed only from Olive Boulevard.
- f. Fencing shall be provided along the north property line.
- g. The perimeter driveway shall be a minimum of ten (10) feet from the limits of this C.U.P.
- h. No construction vehicles shall be allowed to enter the property in question from Arrowhead Estates Drive.
- i. 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. <u>Access</u>
  - a. Access to the development shall be allowed only from Olive Boulevard.
- 3. Road Improvements, Including Sidewalks
  - a. 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.
  - b. Remove the existing entrance and restore the right-of-way on the former 15217 Olive Blvd. property. The existing shared entrance will need to be shifted over to 15239 Olive Blvd., and built to MoDOT standards, maintaining a minimum width of 24 ft.

c. The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Trust Fund. This contribution shall not exceed an amount established by multiplying the ordinance-required parking spaces for the difference between the existing and proposed uses by the following rate schedule:

Type of Development	Required Contribution
Retirement Community	\$364.04

(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.

- d. 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.
- e. The amount of the required contribution/improvements, if not approved for construction by January 1, 2009, 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.
- f. 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.

### 4. Lighting Requirements

- a. Light standards shall not exceed sixteen (16) feet in height.
- 5. <u>Landscape Requirements</u>

- a. Existing trees and tree masses in the north, east and west portions of the property shall be retained and supplemented with new planting where necessary to assure dense buffering.
- 6. <u>Miscellaneous Conditions</u>
  - a. Provide an outside trash collection area enclosed by a six (6) foot high sight proof wooden fence with supporting plant material.
  - b. No outdoor incineration shall be allowed on the site.

### Legal 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 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.



<u>St. Louis</u> 17107 Chesterfield Airport Rd. Suite 300 Chesterfield, MO 63005 (636) 532-0042 (636) 532.1082 Fax

RECEIVED APR 1 1 2008 PLANNING DEPARTMENT

William B. Remis wremis@dosterguin.com

April 11, 2008

HAND DELIVERED

Mr. Charlie Campo, Project Planner City of Chesterfield 690 Chesterfield Parkway West Chesterfield, Missouri 63017

### RE: P.Z. 09-2008 Friendship Village of West County (15201 Olive Blvd.)

Dear Charlie:

In response to the issues identified at the March 24, 2008 Public Hearing for the abovementioned petition and specified in your letter dated March 31, 2008 we offer the following responses:

### CITY OF CHESTERFIELD COMMENTS

1. Submit a copy of the Missouri Department of Natural Resources letter which approves the dam modification plan

<u>*Response*</u>: Missouri Department of Natural Resources has confirmed to us that the plans regarding the dam are approved and will provide a letter confirming such approval shortly. We will submit the letter upon receipt.

### 2. Please verify that the current development on the site is in conformance with all city codes regarding stormwater drainage and siltation control.

<u>*Response:*</u> We have obtained all permits required for the current development (see copies attached). In addition, we have attached a memo summarizing erosion control measures taken to mitigate effects from recent rainstorms.

### 3. Please be advised of the attached comments submitted by MoDot, these conditions will be included in your Attachment A.

<u>*Response:*</u> We acknowledge the conditions noted by MoDot. Note that, in connection with such comments, Friendship Village should not be required to make any traffic generation assessment contribution to the Chesterfield Trust Fund because the number of permitted units is not being increased beyond what is permitted in the existing Conditional Use Permit.

### Pedestrian Circulation

4. Provide a 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 6 foot wide sidewalk maintenance and utility easement on the subject property.

<u>Response</u>: We acknowledge this requirement

City Code Requirements

• Access management principals to be applied to this development can be found in Chapter 26, Article III of the City Code.

<u>Response</u>: We acknowledge this requirement

• A Grading Permit will need to be obtained for this project if more than 5,000 square feet of area, outside of the proposed building footprint, will be disturbed during construction. Grading Permit requirements can be found in Chapter 12, Article II of the City Code.

<u>Response</u>: We acknowledge this requirement

• A downstream impoundment area exists which must be documented and protected.

<u>*Response:*</u> We will comply with the provisions of Section 12-21 of the City Code regarding protection of downstream impoundment areas in connection with construction of new units. However, please note that due to the location of construction for the proposed new units, we do not believe that there will be any impact on downstream impoundment and that Section 12-21 is not applicable.

Please call if you have any questions.

Very truly yours,

Willi Male

William B. Remis

cc: Tim Cain Bill Mitchell

### CONERSTONE CONSULTANTS MEMO

### TO: BILL REMIS

FROM: BILL MITCHELL

SUBJECT: EROSION CONTROL REGARDING FRIENDSHIP VILLAGE MULTI-PURPOSE ROOM AND VILLA'S PHASE II

**DATE:** 4/04/08

Bill,

The following are additional erosion control measures exceeding the requirements of the current SWPPP approved by the city of Chesterfield Public Works that have been put in place on the Friendship Village Site. These additional measures were the result of our engineering team working together with both the City of Chesterfield, MODNR and our contractor to provide the best possible containment of soils during our recent above average inclement weather.

- > Additional row of silt fence along the entire length of the apron of the dam.
- Additional sections of silt fence @ all erosion control points down the face of the dam.
- Additional silt fence along each side of the discharge pipe at the base of the dam.
- Four additional check dams. (using 150 additional sand bags and 20 bales of straw).
- > Additional height added to each check dam.
- Additional silt fence around parking lots @ the upper end of the site.
- Additional silt fence around the perimeter of stockpiled soils added to cover required.
- Additional silt sacks placed in storm water sewer inlets on the upper Villa site.

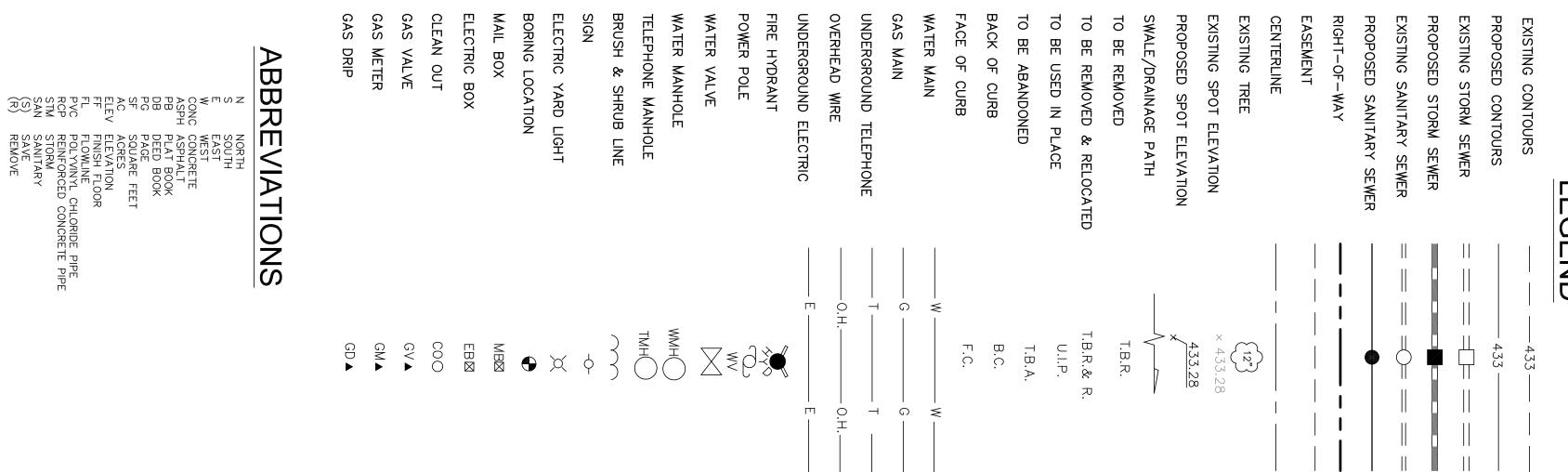
As you know the above average rainfall and unstable weather patterns have made it a challenge to maintain the site, but we will continue to maintain the site as best we can as the weather allows.

If you have any additional questions please give me a call.

Bill Mitchell, Owner's Representative for Friendship Village West County



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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

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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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DESIGN CONSULTANTS,

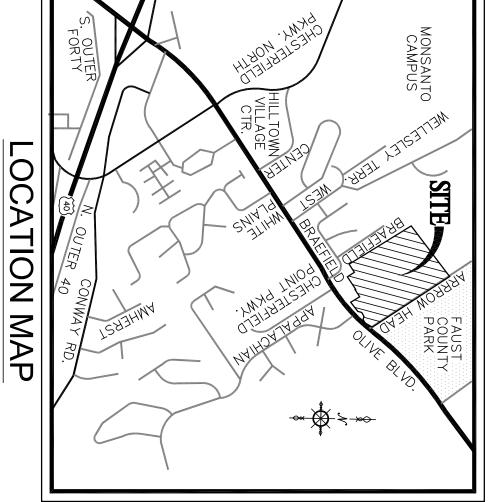
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DESIGN ALLIANCE ARCHITECTS

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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

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  = 15201 OLIVE BOULEVARD
  = 17S320126
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  = 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 I. (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. SUPPEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EXST, LESS MAD EXCEPTING: THOSE PORTIONS TAKEN FOR RIGHT OF WAY PURPOSES, AND BEDING 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 POINT ON THE NORTHWESTEIN COURS COUNTY LAND RECORDS. THENCE LOUNG COUNTY LAND RECORDS. BEING A POINT ON THE NORTHWESTEIN COURS OF AN EXCEPTION FOR RIGHT OF WAY PURPOSES RECORDS. BEING A POINT ON THE NORTHWESTEIN COURS OF MEXCEPTION FOR RIGHT OF WAY PURPOSES RECORDS. BEING A POINT OF LAND OF FREINSHIP VILLAGE OF WEST COUNTY, LISTED WITH THE TAX ASSESSOR AS DEED BOOK 8464 PAGE 2019, NORTH 30 DEGREES 31 MINUTES 45 SECONDS WEST A DISTANCE OF 175.75 FEET TO A POINT FROM WHICH A FOUND IFON PIPE ELARS NORTH 16 DEGREES 00 MINUTES ELST A DISTANCE OF 10.15 FEET, THACT OF LAND OF FREINSHIP VILLAGE TO SECONDS WEST A DISTANCE OF 134.92 FEET TO A POINT FROM WHICH A FOUND 3/4 INCH INFO MINUTES 10 SECONDS WEST A DISTANCE OF 134.92 FEET TO A POINT FROM WHICH A FOUND 5/4 INCH INFO MINUTES 32 SECONDS WEST A DISTANCE OF 134.92 FEET TO A POINT FROM WHICH A FOUND 3/4 INCH INFO MINUTES 20 SECONDS EAST A DISTANCE OF 134.92 FEET TO A POINT IN THENCE NORTH S3 DEGREES 05 MINUTES 20 SECONDS EAST A DISTANCE OF 103.370 FEET TO A POINT IN THENCE NORTH S3 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 10.15 FEET, THENCE NORTH S3 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 10.2 FEET, THENCE NORTH S3 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 10.2 FEET, THENCE NORTH S3 DEGREES 06 MINUTES 40 SECONDS WEST A DISTANCE OF 50.0 FEET, THENCE NORTH S3 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 50.0 FEET, THENCE NORTH S3 DEGREES 06 MINUTES 40 SECONDS WEST A DISTANCE OF 10.1 FEET, THENCE SOUTH 50 MERGER 15.4 MERCE SOUTH 50 SEGREES 10 MINUTES WEST A DISTANCE OF 0.12 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

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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

SE<sup>-</sup>

= 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.

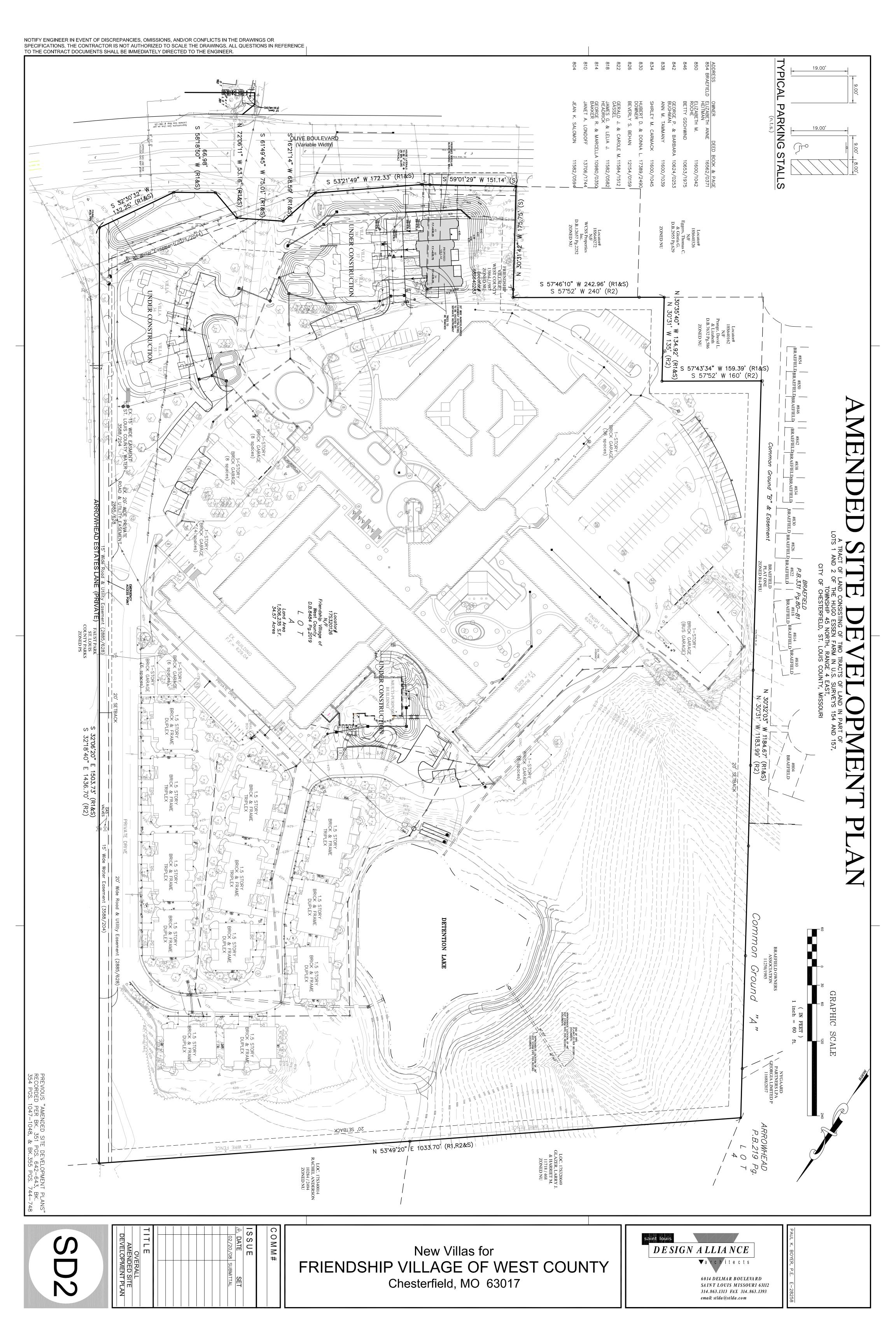
- 17.) NO SLOPES WITHIN COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAI TO 1 (VERTICAL)

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

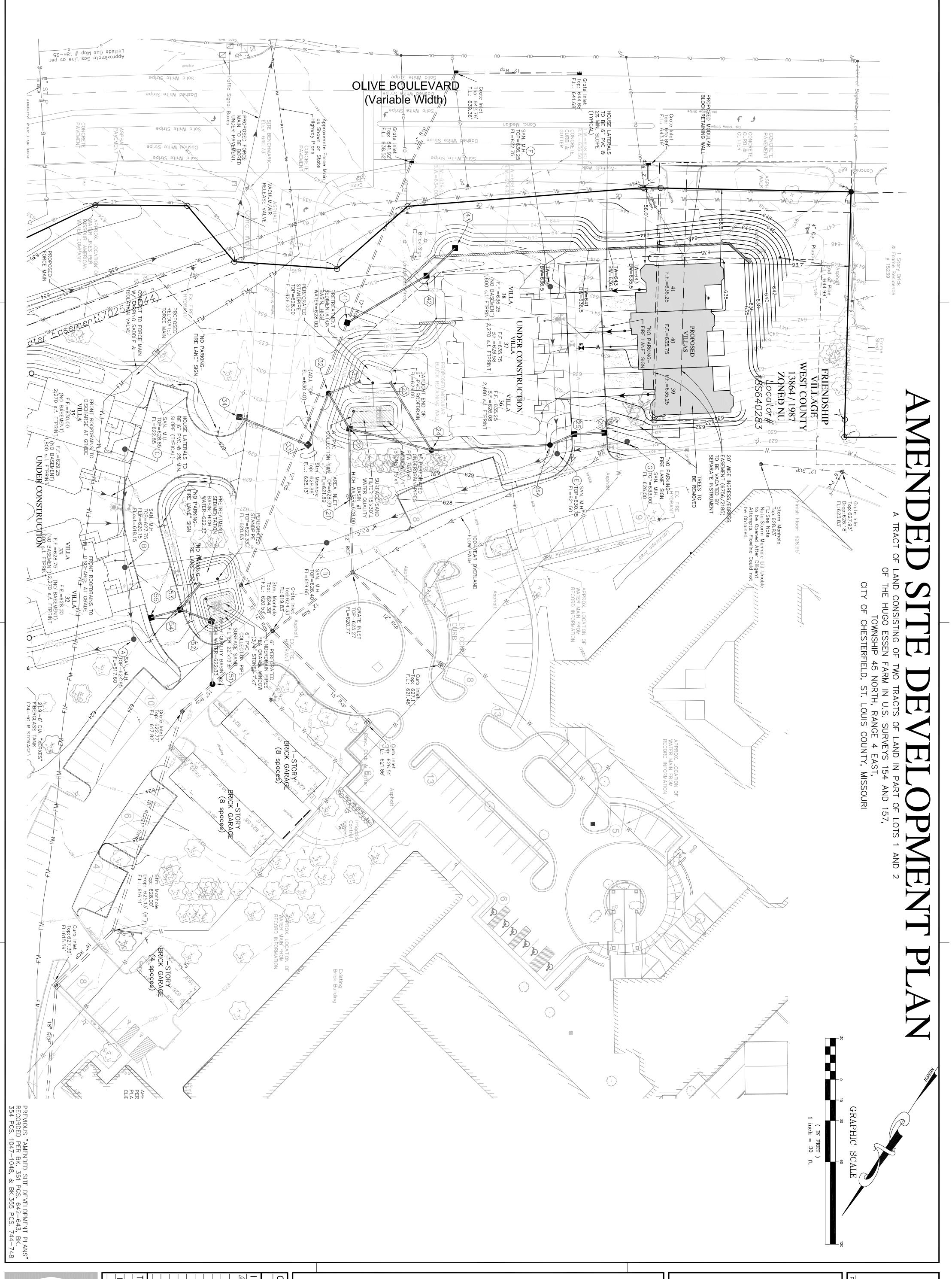
TITLE

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 3	T I T L E AMENDED SITE DEVELOPMENT PLAN	ISSUE DATE SET 02/20/08 SUBMITTAL	C O M M #	New Villas for FRIENDSHIP VILLAGE OF WEST COUNTY Chesterfield, MO 63017	saint louis 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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