



## VII. B.

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

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June 18, 2008

Planning Commission  
City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, MO 63017

The Planning Commission agenda for **June 23, 2008** will include the following item for your consideration:

**Friendship Village of West County:** An Amended Site Development Plan, Architectural Elevations, Landscape Plan, Tree Stand Delineation Plan and Tree Preservation Plan for a 34.5 acre tract of land zoned “NU” Non-Urban District, located at the Northwest corner of Olive Blvd and Arrowhead Estates Ln.

Planning Commission:

Civil Engineering Design Consultants and St. Louis Design Alliance Architects, have submitted on behalf of Friendship Village of West County, an Amended Site Development Plan, Architectural Elevations, Landscape Plan, Tree Stand Delineation Plan and Tree Preservation Plan for the above referenced project. The Department of Planning has reviewed this request and submits the following report.

### **BACKGROUND**

1. On August 1<sup>st</sup>, 1989, The City of Chesterfield approved Conditional Use Permit-2 which granted a Conditional Use Permit in the “NU” Non-Urban District for a 34 acre tract of land located on the north site of Olive Blvd at Appalachian Trail (17S320104).
2. On December 20<sup>th</sup>, 2006, an Amended Site Development Plan was approved to add 54 parking spaces.
3. On August 13<sup>th</sup>, 2007, an Amended Site Development Plan was approved to add a 12,650 sf. Multi-Purpose Building and 7 attached villas, along with 22 parking spaces.

4. On February 20<sup>th</sup>, 2008, a Boundary Adjustment Plat was approved to allow the addition of approximately one-half acre to the site.
5. On April 28<sup>th</sup>, 2008, the Planning Commission voted to approve a new Conditional Use Permit (CUP #29) for the site to include the extra area added through the previously approved Boundary Adjustment Plat.

### **SUBMITTAL INFORMATION**

1. The request is for three (3) attached villas.
2. The Exterior Building Materials will be comprised of brick veneer and vinyl frame windows. The roof is proposed to be a gabled roof with composite shingles.
3. The Landscape Plan is in compliance with the City of Chesterfield Tree Manual.

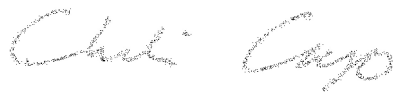
### **ARB RECOMMENDATIONS**

The Architectural Review Board reviewed identical villas on the Friendship Village site on July 12, 2007. At that time the ARB voted unanimously that the project should be forwarded to Planning Commission for approval, therefore the three (3) villas currently submitted would conform with the previous ARB approval.

### **DEPARTMENTAL INPUT**

The submittal is in compliance with all applicable City of Chesterfield ordinances. The Department of Planning requests action on the Amended Site Development Plan.

Respectfully submitted,



Charlie Campo  
Project Planner

Respectfully submitted,



Mara M. Perry, AICP  
Senior Planner of Plan Review

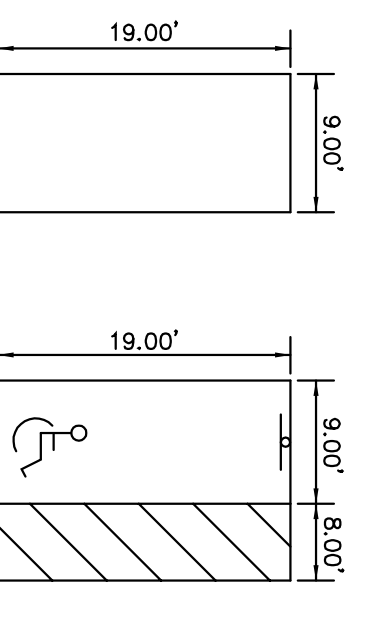
Cc: City Administrator  
City Attorney  
Department of Public Works

Attachments: Amended Site Development Plan  
Landscape Plan  
Tree Stand Delineation Plan  
Tree Preservation Plan  
Architectural Elevations





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.



TYPICAL PARKING STALLS  
(1:1.5)

ADDRESS	OWNER	DEED BOOK & PAGE
654 BRADFELD	ELIZABETH ANNE HELTMAN	16562/0371
850	ELIZABETH M. ROCH	11600/1042
846	BETTY GESCHWIND	10651/1975
842	GEORGE P. & BARBARA BUGHAN	10624/0253
838	ANN M. TAMMANY	11600/1039
834	SHIRLEY M. CARMACK	11600/1045
830	HUBERT D. & DONNA L. BREWERY	17389/2490
826	BREWERY S. BEHAN	12154/0159
822	GERALD J. & CAROLE M. GOSSEL	11584/1512
818	HELEN & LELA J. HEADRICK	11582/0582
814	GEORGE R. & MARCELLA BAKKER	10980/0350
810	JANET A. LONDOFF	13708/1744
804	JENN K. SALOMON	11582/0594

# AMENDED SITE DEVELOPMENT PLAN

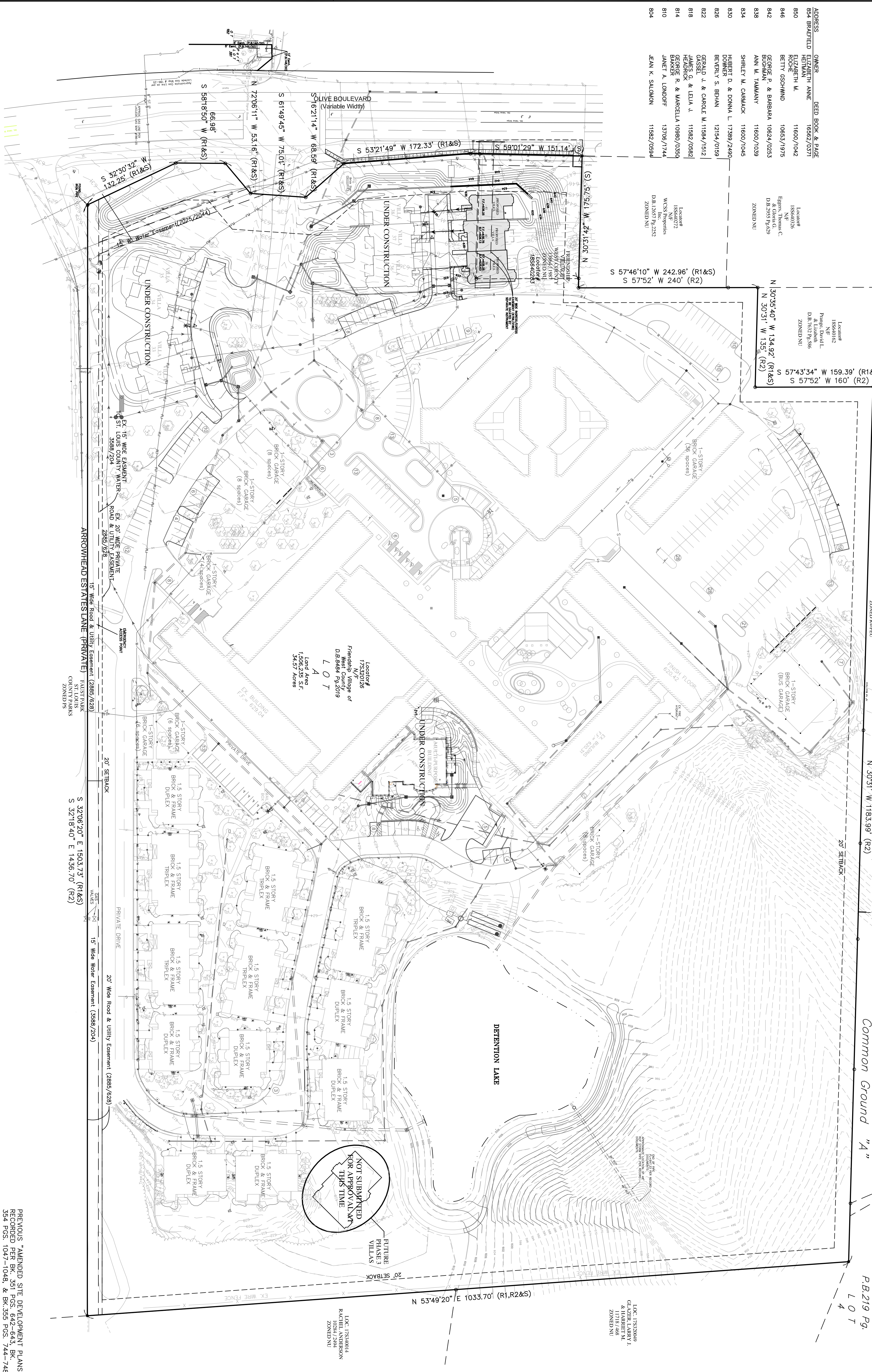
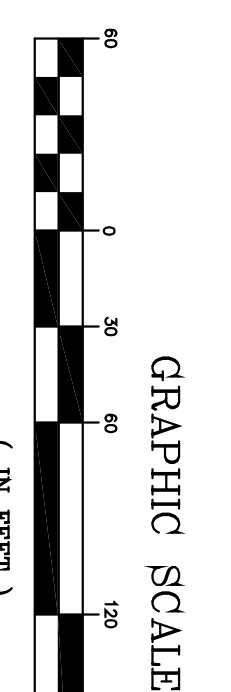
A TRACT OF LAND CONSISTING OF TWO TRACTS OF LAND IN PART OF LOTS 1 AND 2 OF THE HUGO ESSEN FARM IN U.S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

BRADFELD  
P.B. 377 Pg. 80-81  
PLAN ONE  
ZONED R4-PDU

BRADFELD OWNERS ASSOCIATION  
1128/0185

INGOARD  
P. & G. LIMITED P  
1188/2017

ARROWHEAD  
P.B. 219 Pg. 4  
LOT 4



Lot # 1  
Land Area: 1.547 Acres  
34.57 Acres

NOT SUBMITTED FOR APPROVAL AT THIS TIME

LOC. 17534014  
RACHEL ANDERSON  
ZONED NI

LOC. 17533009  
GLAZIER, LARRY J. & HANBERT M.  
ZONED NI



ISSUE	DATE	SET
1	08/07/08	SUBMITTAL
1	09/10/08	CITY COMMENTS

COMM # 0800

**New Villas for FRIENDSHIP VILLAGE OF WEST COUNTY**  
Chesterfield, MO 63017

**DESIGN ALLIANCE** architects

6014 DELMAR BOULEVARD  
SAINT LOUIS MISSOURI 63121  
314.863.1313 FAX 314.863.1393  
email: stlida@stlida.com

PAUL K. BOYER, P.E. E-28258

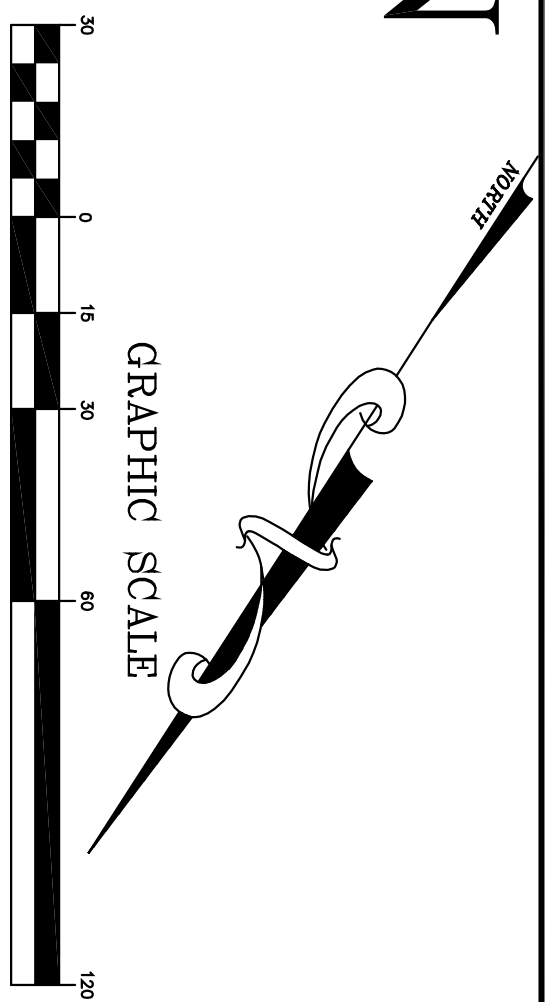
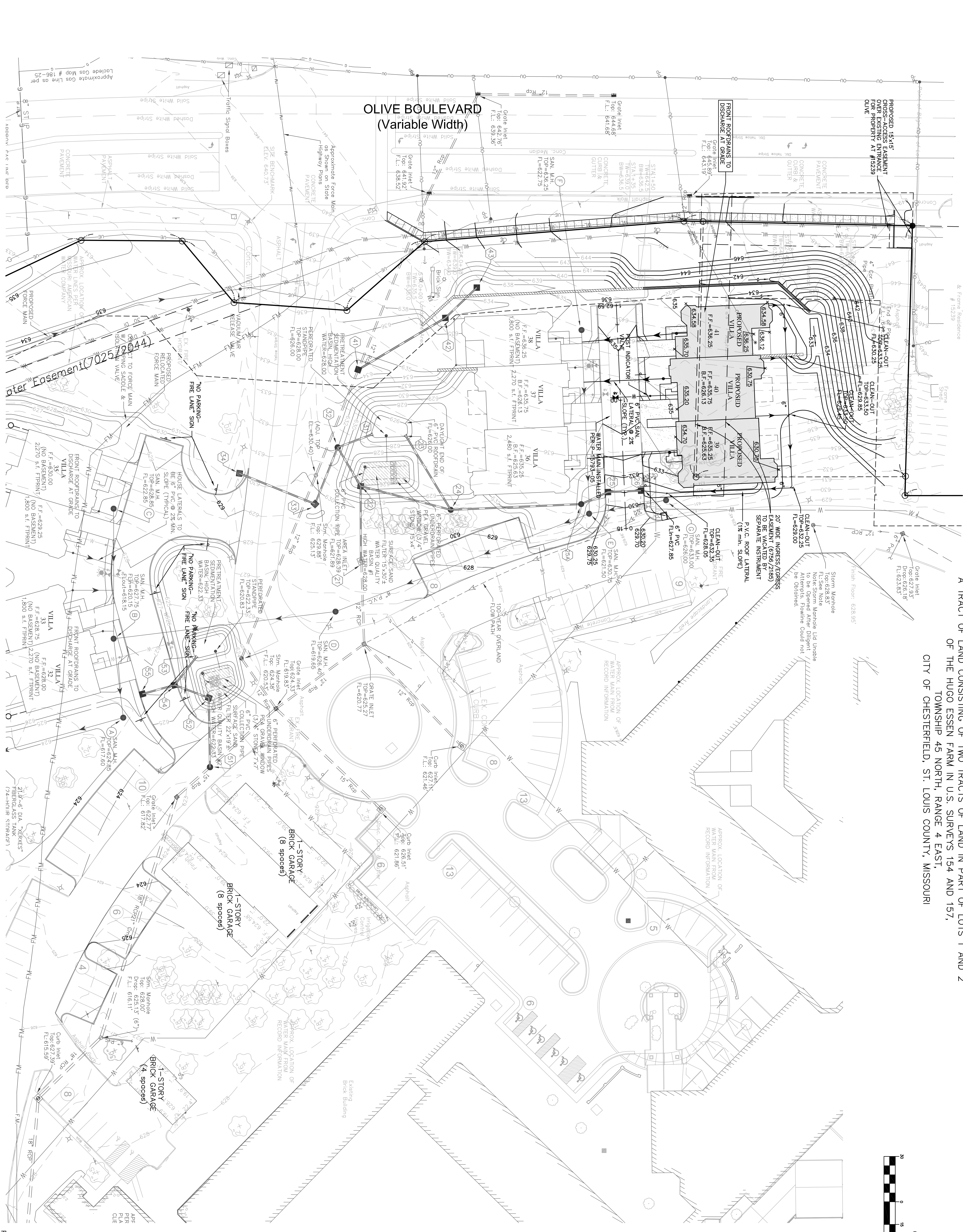
PREVIOUS "AMENDED SITE DEVELOPMENT PLANS" RECORDED PER BK. 351 PGS. 642-643, BK. 354 PGS. 1047-1048, & BK. 355 PGS. 744-748



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.

# AMENDED SITE DEVELOPMENT PLAN

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, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI



GRAPHIC SCALE

( IN FEET )  
1 Inch = 30 Ft.

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

New Villas for  
**FRIENDSHIP VILLAGE OF WEST COUNTY**  
Chesterfield, MO 63017



6014 DELMAR BOULEVARD  
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314.863.1313 FAX 314.863.1393  
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PAUL K. BOYER, P.E., E-28298

ISSUE	DATE	SET
1	05/07/08	SEMITIAL
1	09/10/08	CITY COMMENTS

COMM# 0800

TITLE  
AMENDED SITE DEVELOPMENT PLAN

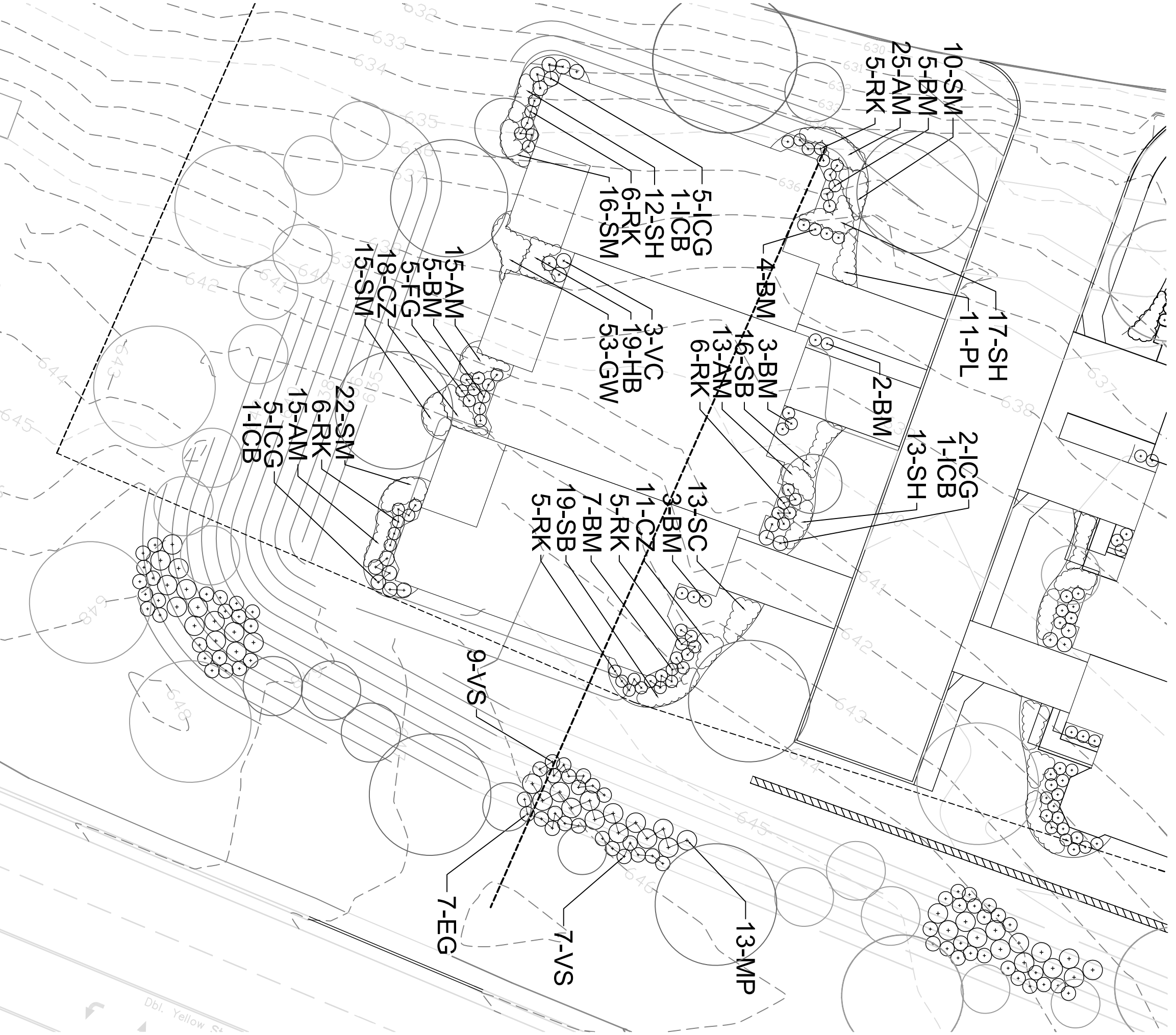
**SD3**





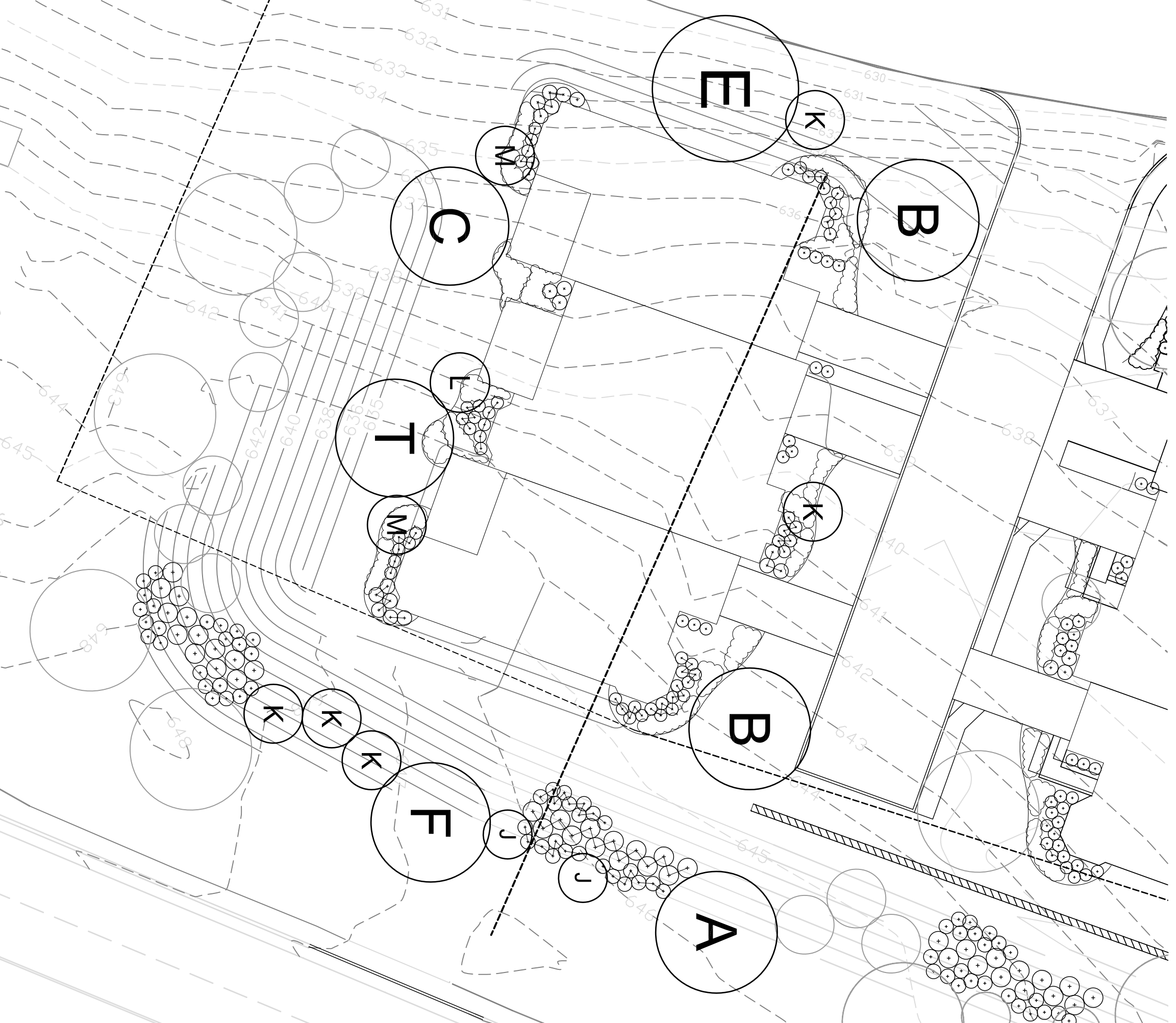
PERENNIAL PLANTING PLAN

Scale: 1" = 20'

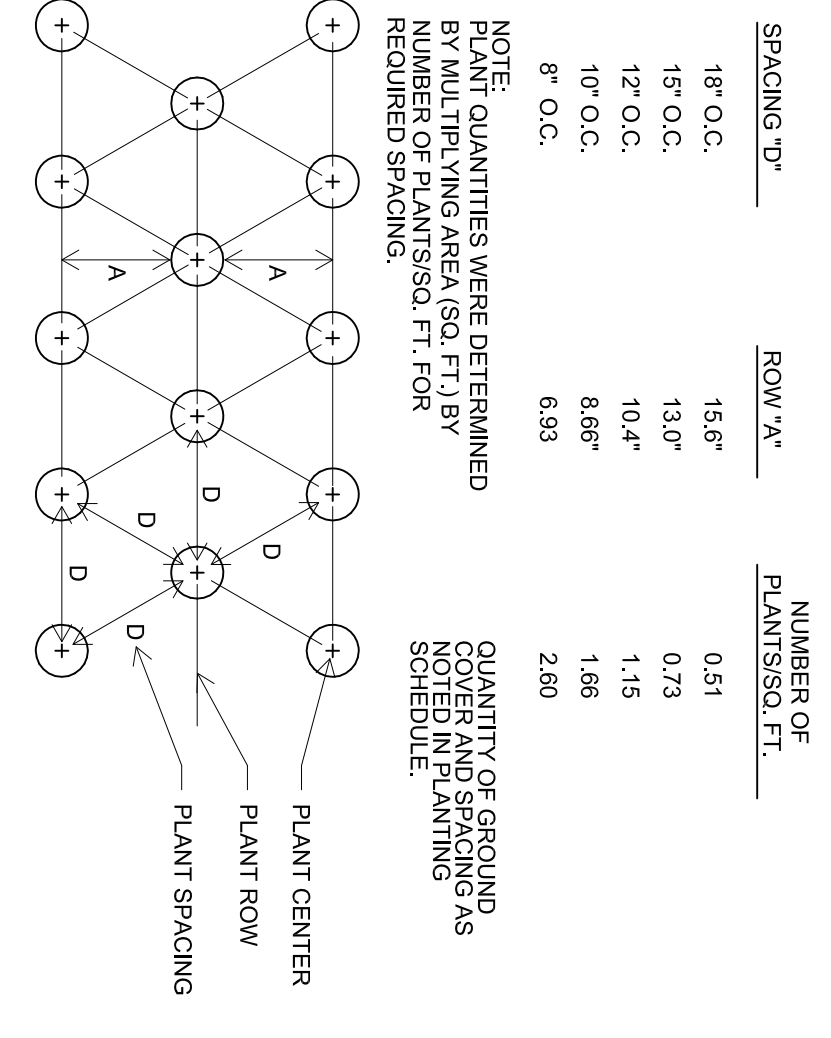


TREE PLANTING PLAN

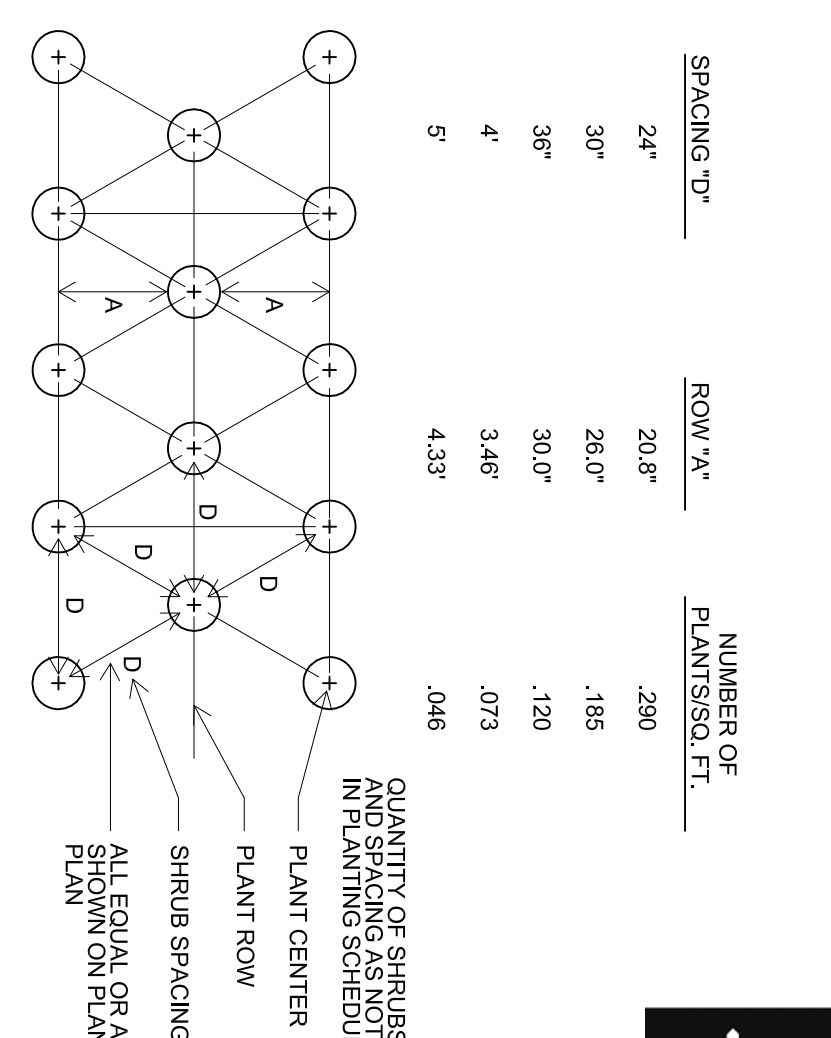
Scale: 1" = 20'



KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
<b>CANOPY TREES</b>						
A	1	Acer rubrum 'Red Sunset'	Red Sunset Maple	2-1/2" Cal	As Shown	Per Details, B&B
B	2	Acer saccharum 'Legacy'	Legacy Sugar Maple	2-1/2" Cal	As Shown	Per Details, B&B
C	1	Cladrasis kentuckea	American Yellowwood	2-1/2" Cal	As Shown	Per Details, B&B
E	1	Quercus alba	White Oak	2-1/2" Cal	As Shown	Per Details, B&B
F	1	Quercus shumardii	Shumard Oak	2-1/2" Cal	As Shown	Per Details, B&B
T	1	Limus parvifolia 'Allee'	Lacebark Elm	2-1/2" Cal	As Shown	Per Details, B&B
<b>ORNAMENTAL TREES</b>						
J	2	Amenholcher x graniflora 'Robin Hill'	Robin Hill Serviceberry	8" Ht.	As Shown	Per Details, B&B
K	5	Cercis canadensis	Eastern Redbud	2" Cal	As Shown	Per Details, B&B
L	1	Magnolia virginiana	Sweetbay Magnolia	10" Ht.	As Shown	Per Details, B&B
M	2	Cornus florida 'Cherokee Chief'	Cherokee Chief Flowering Dogwood	2" Cal	As Shown	Per Details, B&B
<b>SHRUBS</b>						
EG	7	Abelia 'Edward Goucher'	Edward Goucher Abelia	36" O.C.		Per Details, B&B
BM	29	Buxus 'Green Velvet'	Green Velvet Boxwood	30" O.C.		Per Details, Cont.
FG	5	Fothergilla gardenii	Dwarf Fothergilla	30" O.C.		Per Details, Cont.
ICB	3	Ilex 'China Boy'	China Boy Holly	48" O.C.		Per Details, Cont.
ICG	12	Ilex 'China Girl'	China Girl Holly	48" O.C.		Per Details, Cont.
MP	13	Myrica pensylvanica	Northern Bayberry	48" O.C.		Per Details, Cont.
RK	33	Rosa 'Knock Out'	Knock Out Rose	30" O.C.		Per Details, Cont.
VC	3	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum	36" O.C.		Per Details, Cont.
VS	16	Viburnum plicatum tomentosum 'Summer Snowflake'	Summer Snowflake Viburnum	36" O.C.		Per Details, Cont.
<b>PERENNIALS / GRASSES / VINES</b>						
AM	68	Alchemilla mollis	Lady's Mantle	18" O.C.		Per Details, Cont.
CZ	29	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	18" O.C.		Per Details, Cont.
GW	53	Garanium endressii 'Waggrave Pink'	Waggrave Pink Geranium	18" O.C.		Per Details, Cont.
HB	19	Helleborus orientalis	Lenten Rose	18" O.C.		Per Details, Cont.
PL	49	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	24" O.C.		Per Details, Cont.
SM	63	Salvia nemorosa 'Blue Queen'	Blue Queen Salvia	18" O.C.		Per Details, Cont.
SC	60	Scabiosa columbaria 'Blue Gigantium'	Blue Giant Pincushion Flower	18" O.C.		Per Details, Cont.
SB	35	Sedum spectabile 'Brilliant'	Brilliant Sedum	18" O.C.		Per Details, Cont.
SH	42	Sporobolus heterolepis	Prairie Dropseed	18" O.C.		Per Details, Cont.

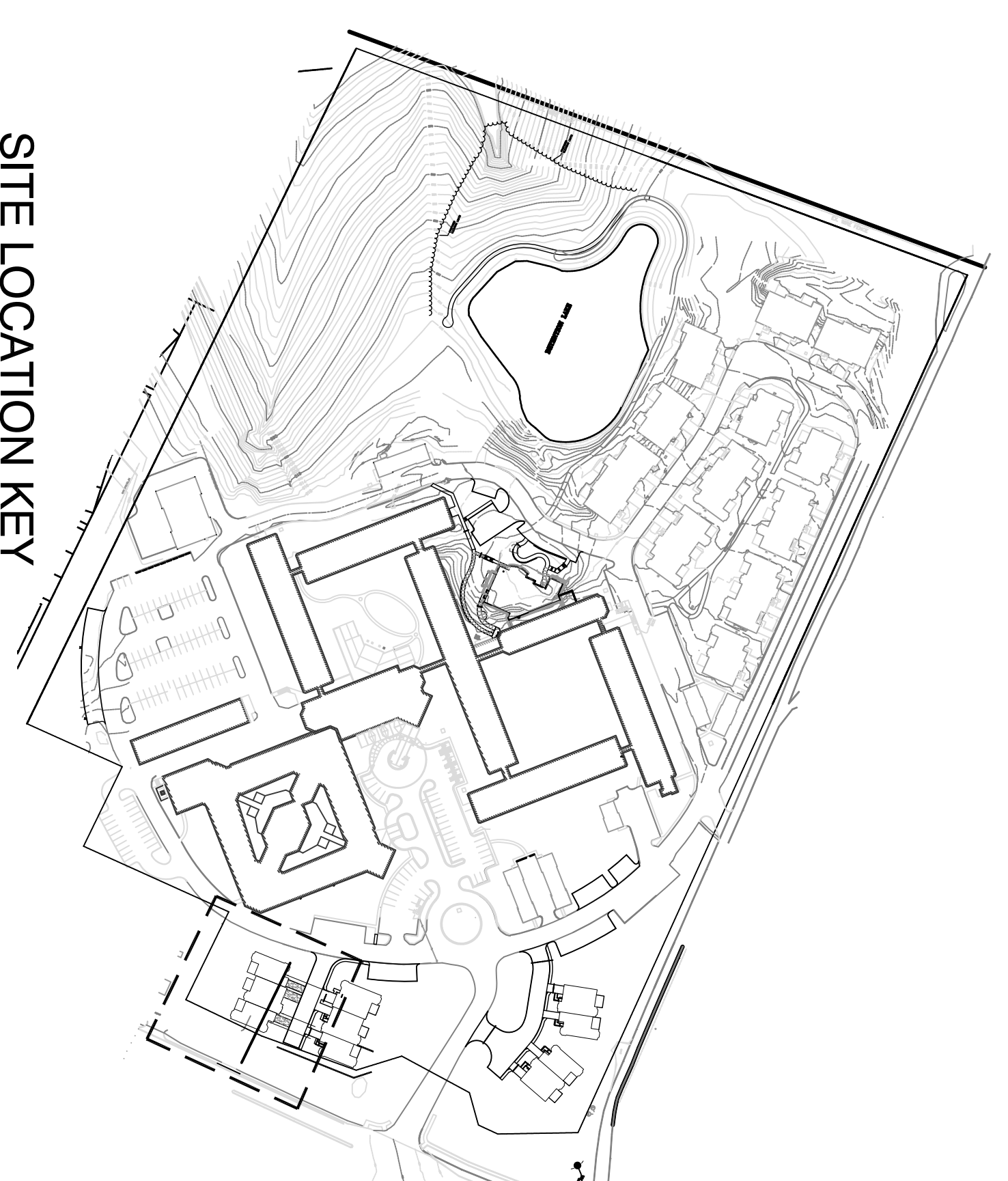
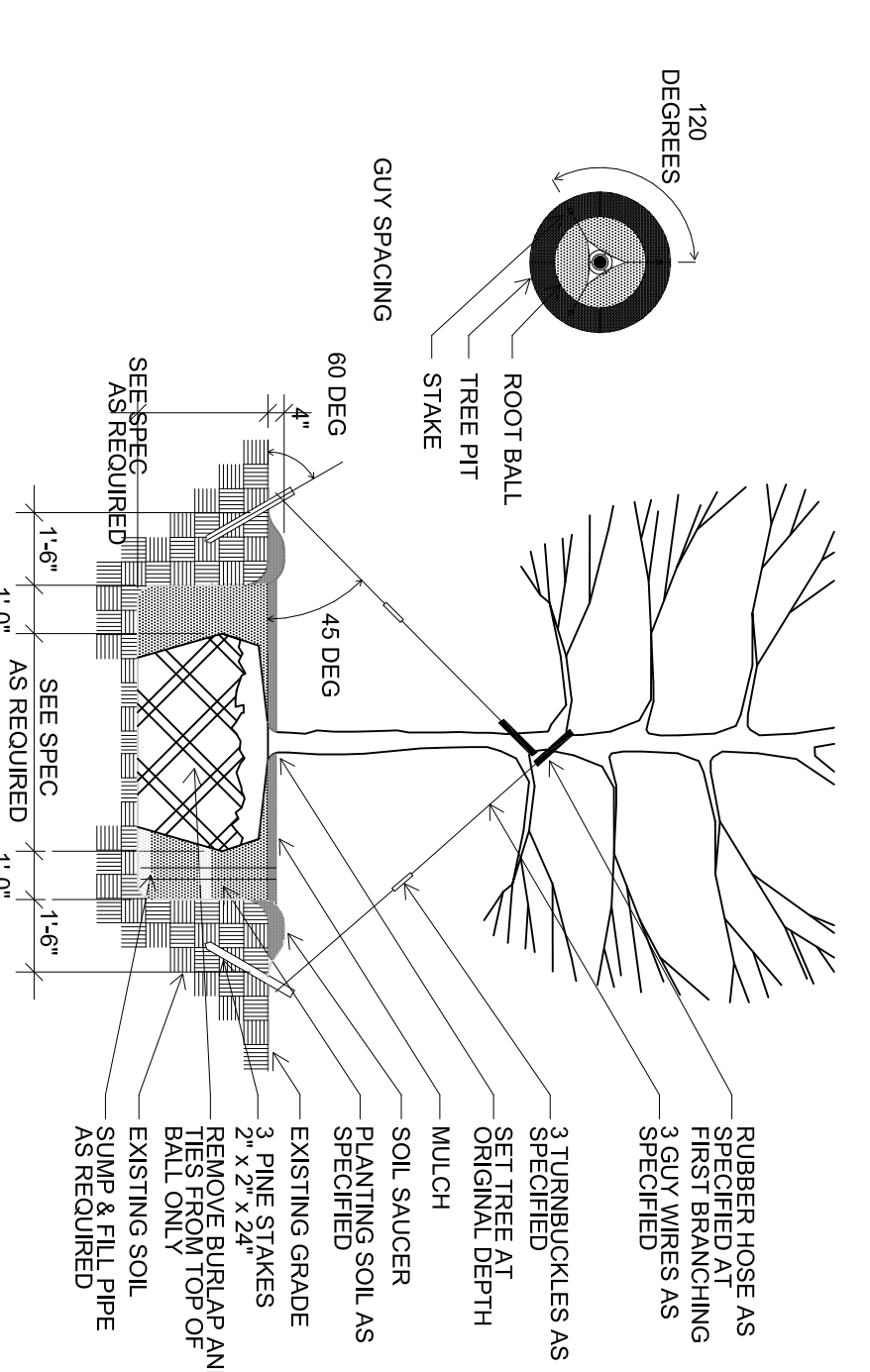


A PERENNIAL & GRASSES DETAIL



B SHRUB DETAIL

C CANOPY TREE DETAIL



SITE LOCATION KEY



**DESIGN ALLIANCE**  
architects  
6014 DELMAR BOULEVARD  
SAINT LOUIS MISSOURI 63112  
314.863.1313 FAX 314.863.1393  
email: stlida@stlida.com

ADDITIONAL VILLAS  
**FRIENDSHIP VILLAGE WEST COUNTY**  
CHESTERFIELD, MO 63017

ISSUE	DATE	SET
6/10/08	5/7/08	SUBMITTAL
6/10/08	6/10/08	SUBMITTAL

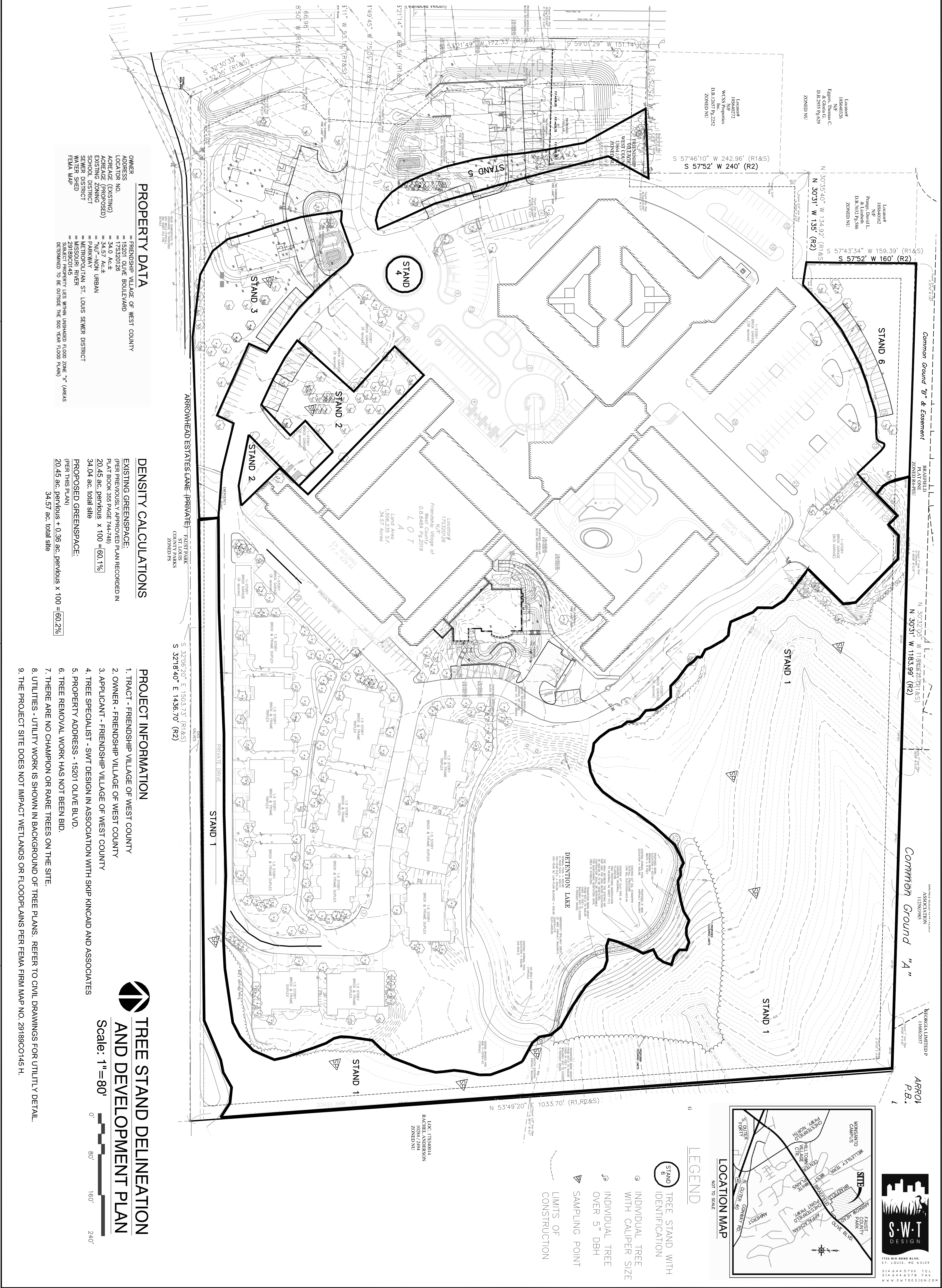
COMM#

TITLE  
LANDSCAPE PLAN

**L2-1.1**



NOTIFY ARCHITECT 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 ARCHITECT.



**PROPERTY DATA**

OWNER = FRIENDSHIP VILLAGE OF WEST COUNTY  
 ADDRESS = 15201 OLIVE BOULEVARD  
 LOCATION NO. = 175230726  
 ACRES (EXISTING) = 34.0  
 ACRES (PROPOSED) = 20.45  
 EXISTING ZONING = R1&S  
 SCHOOL DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT  
 WATER SHED = MISSOURI RIVER  
 FEMA MAP = 29189C0145  
 ZONED NU

**DENSITY CALCULATIONS**

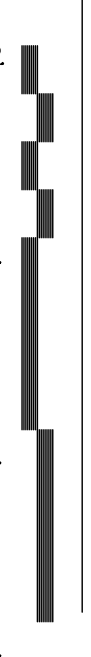
EXISTING GREENSPACE: (PER PREVIOUSLY APPROVED PLAN RECORDED IN PLAT BOOK 335 PAGE 744-748)  
 20.45 ac. pervious x 100 = 60.1%  
 34.04 ac. total site  
 PROPOSED GREENSPACE: (PER THIS PLAN)  
 20.45 ac. pervious + 0.36 ac. pervious x 100 = 60.2%  
 34.57 ac. total site

**PROJECT INFORMATION**

1. TRACT - FRIENDSHIP VILLAGE OF WEST COUNTY
2. OWNER - FRIENDSHIP VILLAGE OF WEST COUNTY
3. APPLICANT - FRIENDSHIP VILLAGE OF WEST COUNTY
4. TREE SPECIALIST - SWT DESIGN IN ASSOCIATION WITH SKIP KINCAID AND ASSOCIATES
5. PROPERTY ADDRESS - 15201 OLIVE BLVD.
6. TREE REMOVAL WORK HAS NOT BEEN BID.
7. THERE ARE NO CHAMPION OR RARE TREES ON THE SITE.
8. UTILITIES - UTILITY WORK IS SHOWN IN BACKGROUND OF TREE PLANS. REFER TO CIVIL DRAWINGS FOR UTILITY DETAIL.
9. THE PROJECT SITE DOES NOT IMPACT WETLANDS OR FLOODPLAINS PER FEMA FIRM MAP NO. 29189C0145 H.

**TREE STAND DELINEATION AND DEVELOPMENT PLAN**

Scale: 1" = 80'



TITLE	DATE	SET
TREE STAND DELINEATION	5/7/08	SUBMITTAL
	6/10/08	SUBMITTAL

NEW BUILDING FOR MULTIPURPOSE ROOM  
**FRIENDSHIP VILLAGE WEST COUNTY**  
 CHESTERFIELD, MO 63017

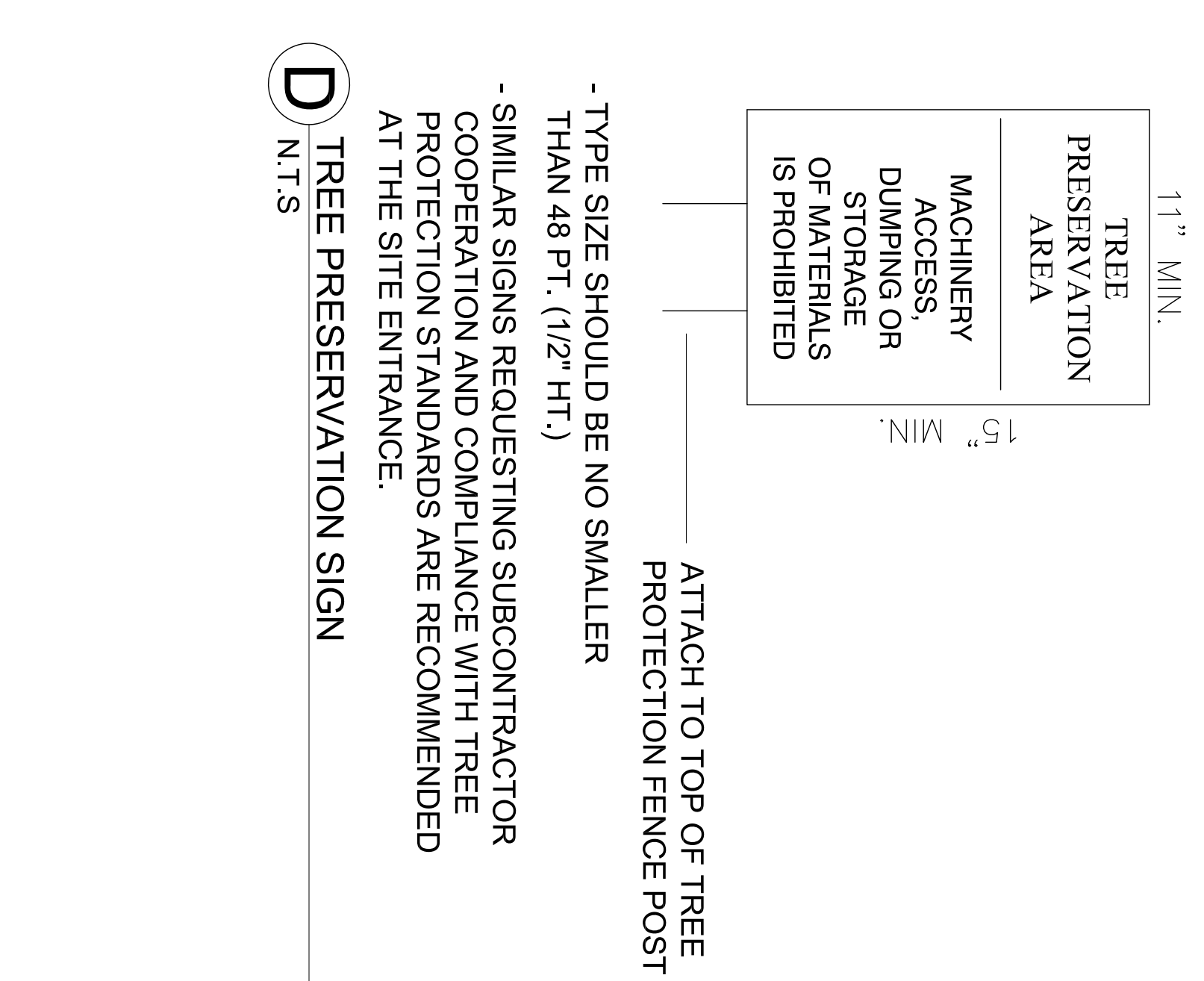
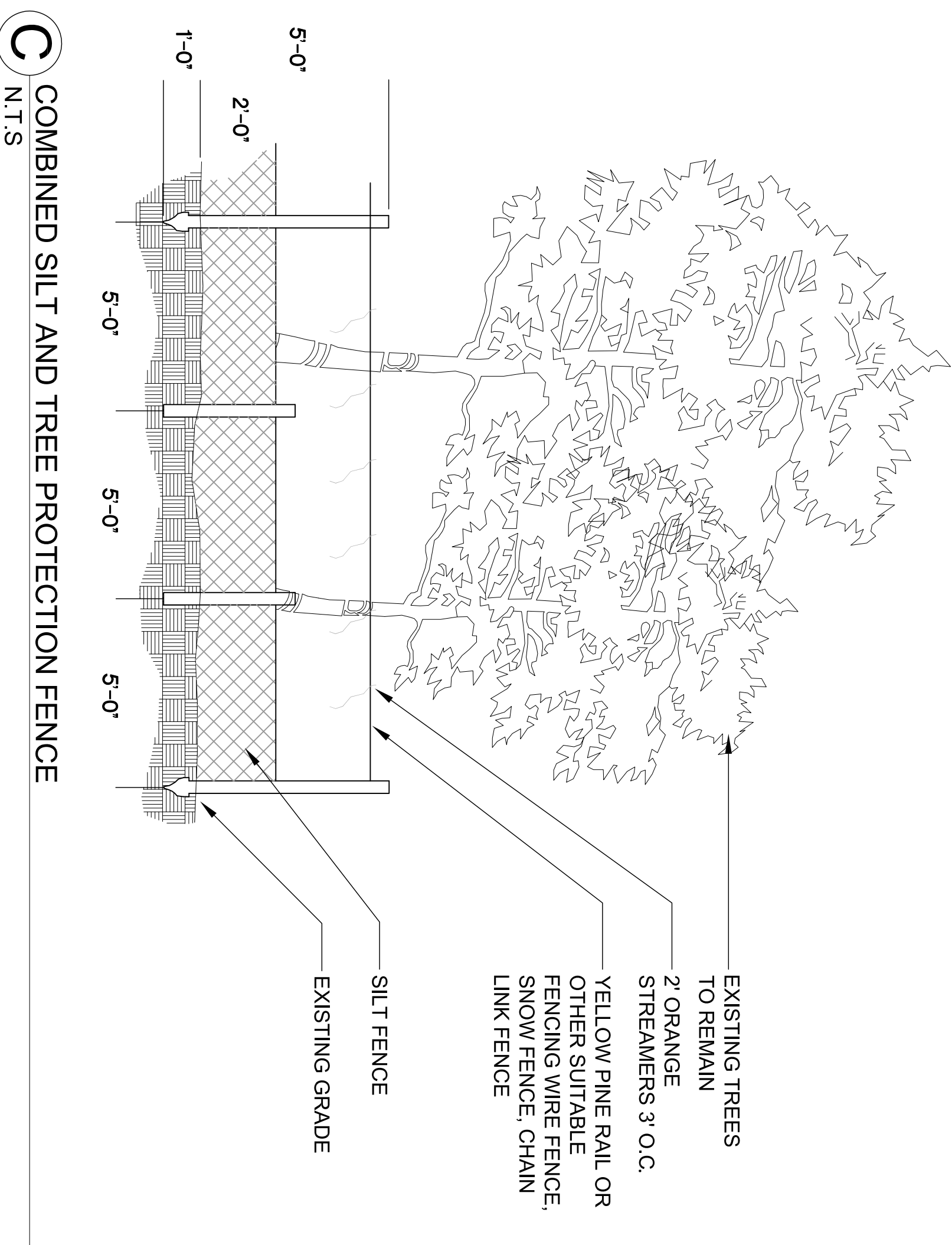
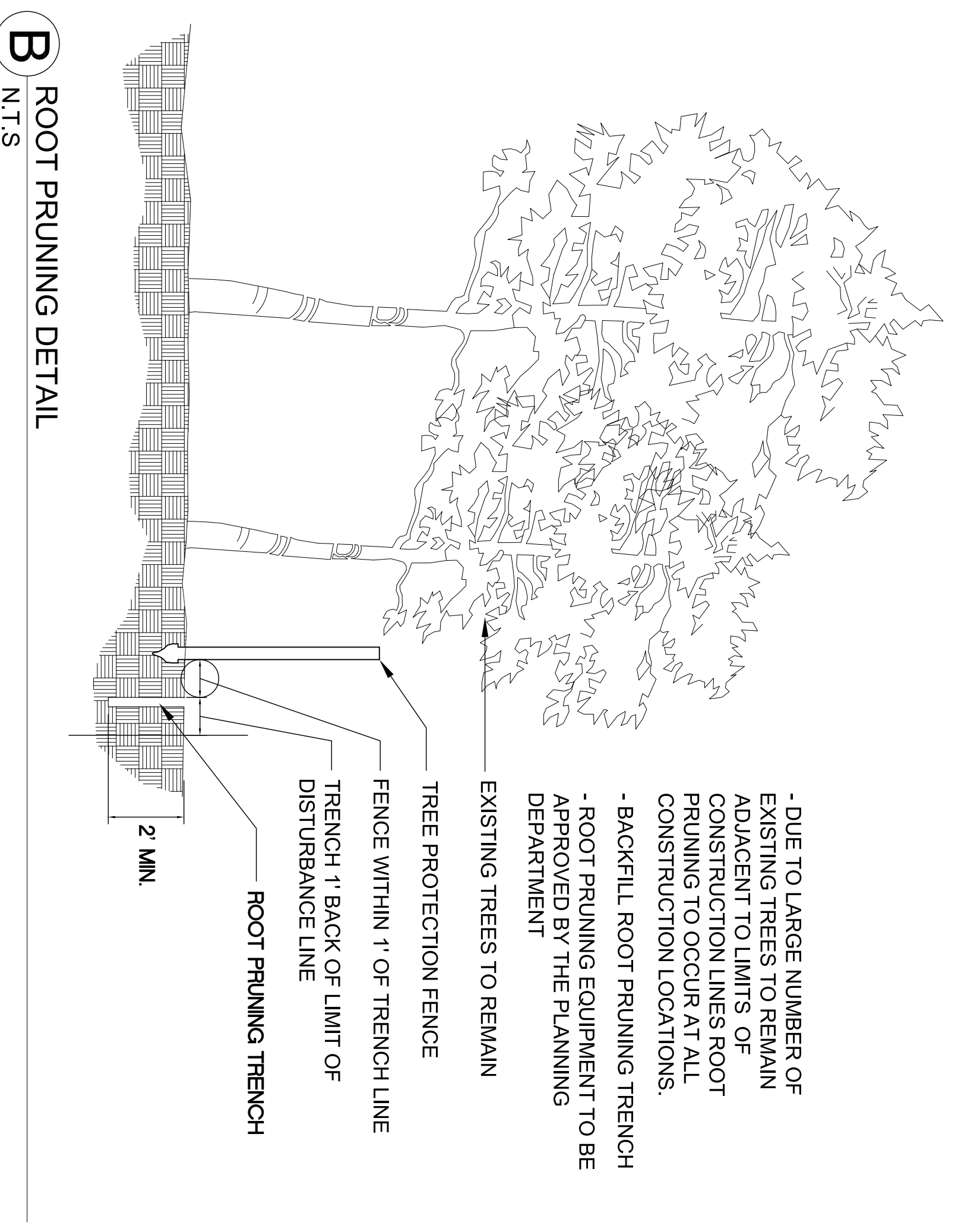
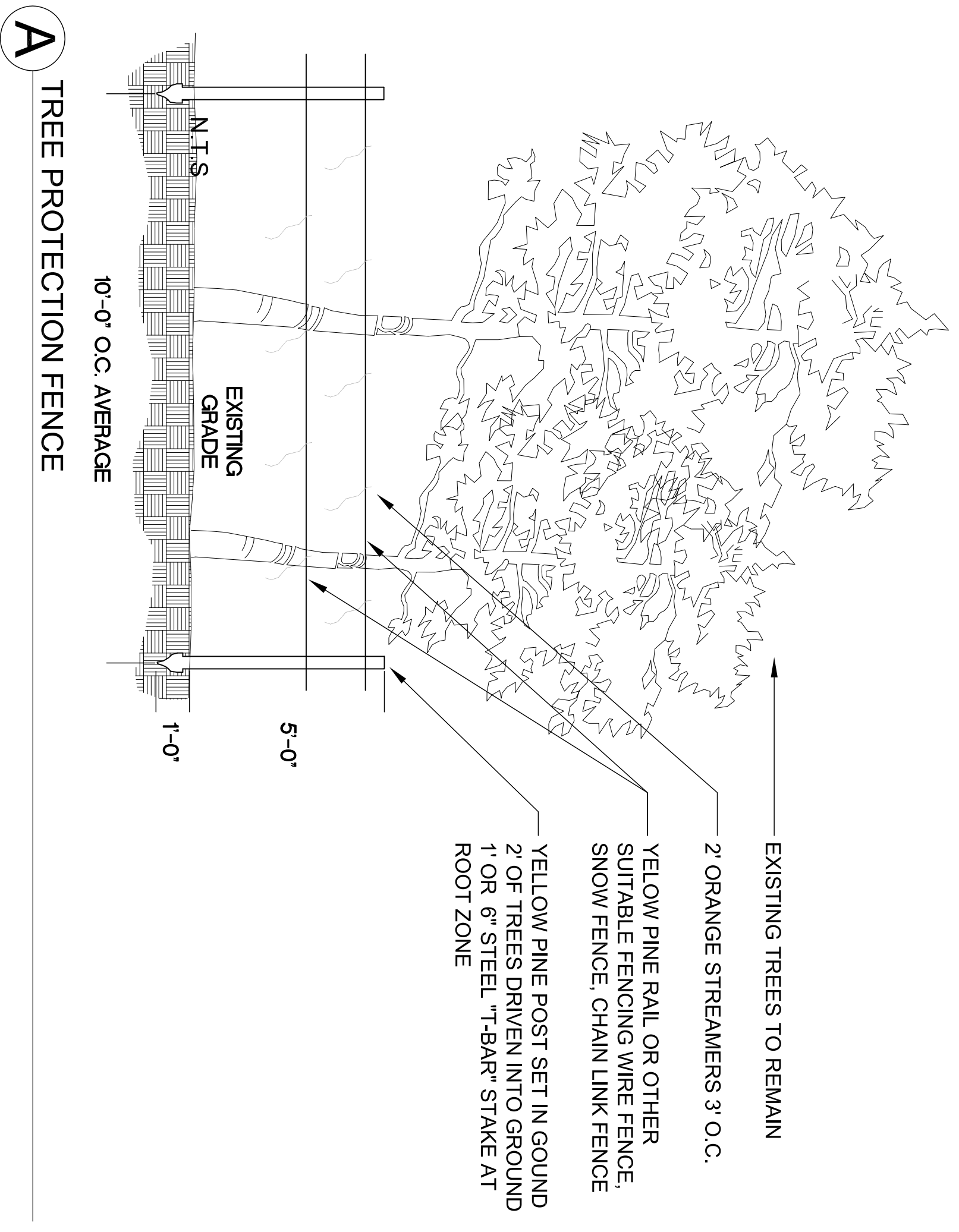
**DESIGN ALLIANCE**  
 architects  
 6014 DELMAR BOULEVARD  
 SAINT LOUIS MISSOURI 63112  
 314.863.1313 FAX 314.863.1393  
 email: stlda@stlda.com

**TSD-1.0**









**TREE PROTECTION & PRESERVATION NOTES**

1. TREE SPECIALIST — SKIP KINCAID AND ASSOCIATES. DRAWINGS CREATED BY SWT DESIGN. JAY WOHLSCHLAEGER, ASLA IS THE CONTACT AT SWT DESIGN 314-644-5700.
2. A PRE-CONSTRUCTION MEETING WILL BE HELD ON SITE . DURING THIS MEETING TREE PROTECTION MEASURES WILL BE DISTRIBUTED TO OPERATORS, CONSTRUCTION SUPERVISORS, OWNER'S REPRESENTATIVE, AND THE CITY ZONING INSPECTORS.
3. CLEARING LIMITS SHALL BE ROUGH STAKED BY CONTRACTOR IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION.
4. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT AND PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
5. THE SEQUENCE OF TREE TREATMENT AND PRESERVATION MEASURES SHALL BE:
  - A) ROOT PRUNING TRENCHING
  - B) TREE PROTECTION FENCING
  - C) TREE PRUNING
  - D) SIGN INSTALLATION
6. ALL TREATMENT AND PRESERVATION MEASURES SHALL BE DIRECTED IN THE FIELD BY THE PROJECT LANDSCAPE ARCHITECT OR "TREE PROTECTION SUPERVISOR."
7. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION, AND ONCE APPROVED BY THE CITY ZONING INSPECTOR MUST NOT BE ALTERED WITHOUT PRIOR APPROVAL BY THE CITY ZONING INSPECTOR.
8. ACCESS TO FENCED AREAS BY EQUIPMENT, MATERIALS, OR INDIVIDUALS THAT MAY CAUSE HARM TO PROTECTED TREES WILL ONLY BE PERMITTED WITH THE PRIOR APPROVAL OF THE CITY ZONING INSPECTOR.
9. TREES, SHRUBS, OR UNDERGROWTH SHALL BE REMOVED FROM PROTECTED AREAS ONLY WHEN NECESSARY AND SHALL BE PERFORMED WITH HAND TOOLS ONLY.
10. ATTACHMENT OF SIGNAGE, FENCING, ETC. TO ANY TREE TO BE SAVED IS PROHIBITED.
11. AFTER CONSTRUCTION, ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

**TREE PRESERVATION SIGN**

- TYPE SIZE SHOULD BE NO SMALLER THAN 48 PT. (1 1/2" HT.)
- SIMILAR SIGNS REQUESTING SUBCONTRACTOR COOPERATION AND COMPLIANCE WITH TREE PROTECTION STANDARDS ARE RECOMMENDED AT THE SITE ENTRANCE.

NEW BUILDING FOR MULTIPURPOSE ROOM  
**FRIENDSHIP VILLAGE WEST**  
 COUNTY  
 CHESTERFIELD, MO 63017

  
**DESIGN ALLIANCE**  
 ARCHITECTS  
 6014 DELMAR BOULEVARD  
 SAINT LOUIS MISSOURI 63112  
 314.863.1313 FAX 314.863.1393  
 email: stlda@stlda.com

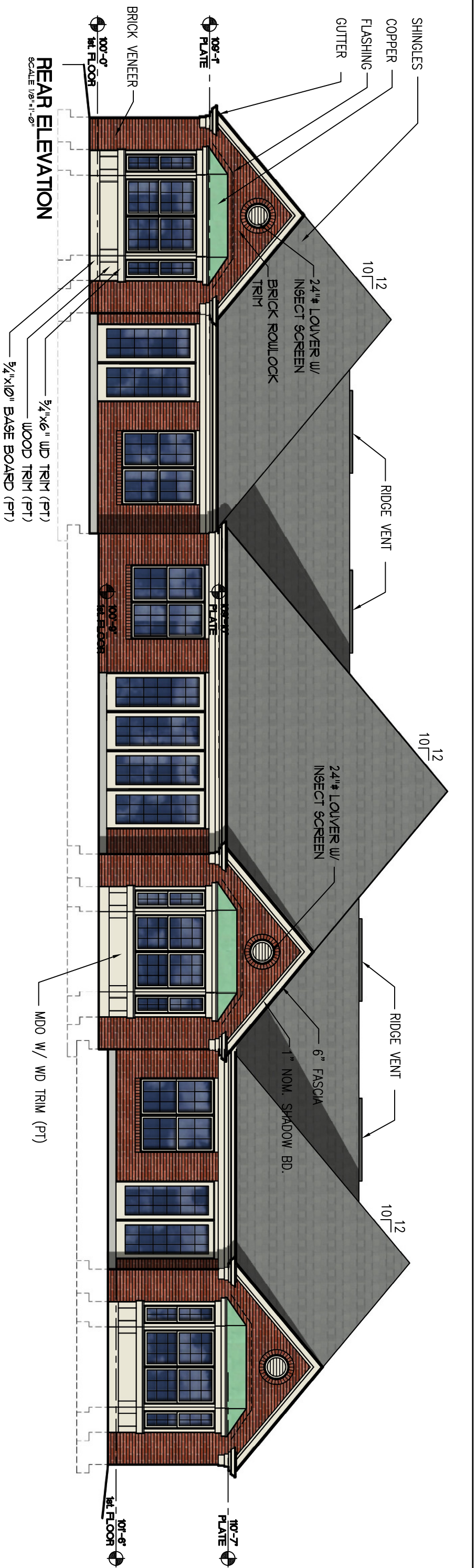
  
 1722 BIG BEND BLVD.  
 ST. LOUIS, MO 63139  
 314.644.5700 TEL  
 314.644.5278 FAX  
 WWW.SWTDDESIGN.COM

ISSUE	DATE	SET
	5/7/08	SUBMITTAL
	6/10/08	SUBMITTAL

**COMM #**  
 \_\_\_\_\_  
**TITLE**  
 TREE PROTECTION  
 DETAILS

TPP-1.2





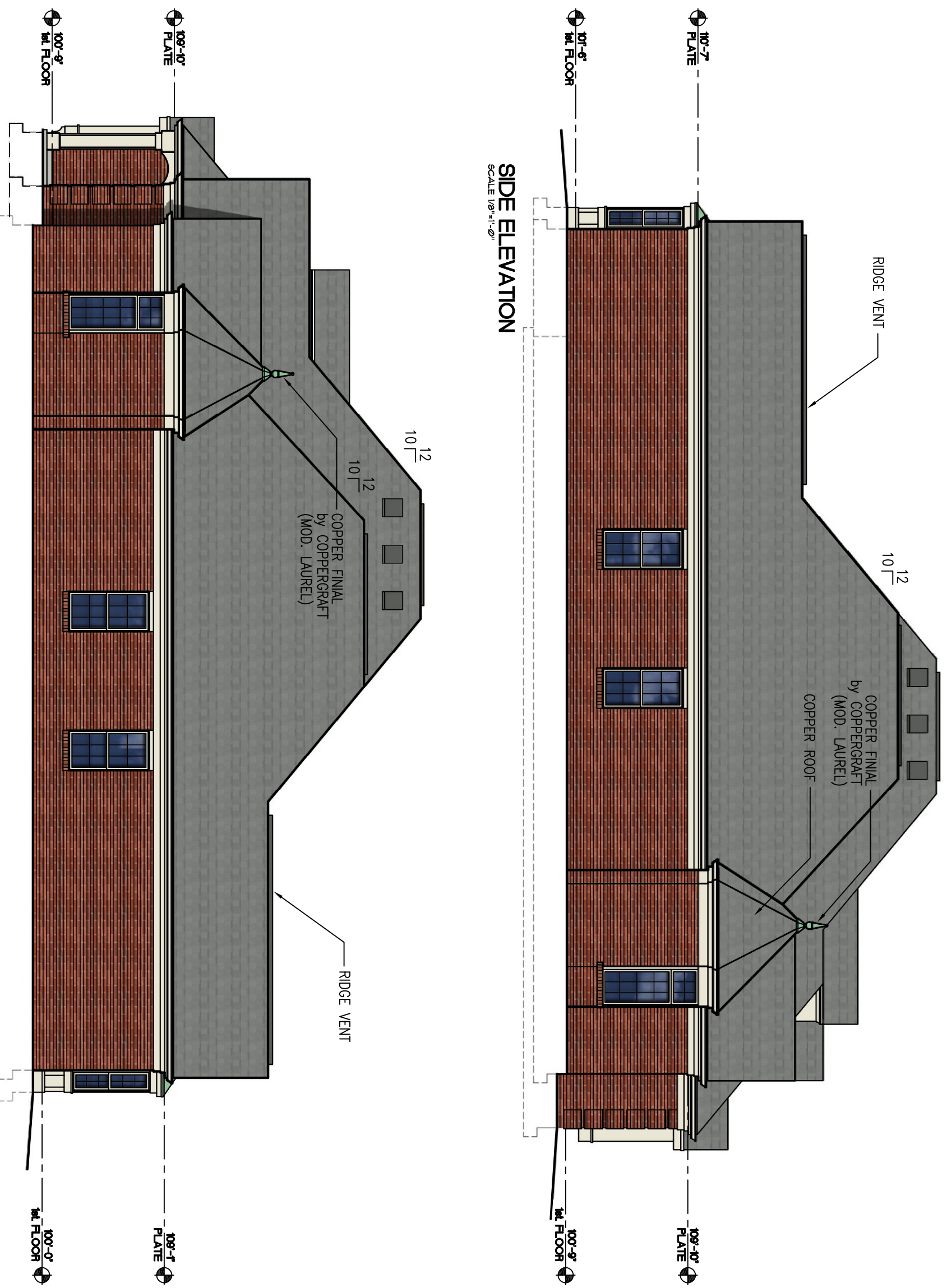
06.06.08

SAINT LOUIS DESIGN ALLIANCE  
 6014 DELMAR BLVD.  
 SAINT LOUIS, MO 63112  
 314.863.1313  
 www.slda.com

NEW VILLAS AT FRIENDSHIP VILLAGE OF WEST COUNTY  
 Chesterfield, MO 63017







**SIDE ELEVATION**

SCALE 1/8"=1'-0"

**SIDE ELEVATION**

SCALE 1/8"=1'-0"

**SAINT LOUIS DESIGN ALLIANCE**  
 6014 DELMAR BLVD.  
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**NEW VILLAS AT FRIENDSHIP VILLAGE OF WEST COUNTY**  
 Chesterfield, MO 63017



06.06.08





OLIVE BLVD.

55 VILLAGE VIEW LANE

53 VILLAGE VIEW LANE

51 VILLAGE VIEW LANE

VILLAGE CIRCLE

FRIENDSHIP VILLAGE STREETScape



OLIVE BLVD.

VILLAGE CIRCLE

50 VILLAGE VIEW LANE

52 VILLAGE VIEW LANE

54 VILLAGE VIEW LANE

FRIENDSHIP VILLAGE STREETScape

06.06.08