



VILA

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

Planning Commission Staff Report

Project Type: Site Development Plan

Meeting Date: June 25, 2018

From: Mike Knight, Project Planner *gmk*

Location: An 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center.

Description: **Shelbourne Senior Living (805 Chesterfield Center)**: A Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for an 8.2 acre tract of land located southeast of the intersection of Chesterfield Parkway West and Chesterfield Center

PROPOSAL SUMMARY

This request is to allow for development of a 150 unit, 187,263 square-foot senior living facility. The proposed facility is three to four stories in height, depending on elevation, and contains a combination of studio apartments, as well as one and two bedroom units. The facility will serve a combination of residents, including those needing independent living, assisted living, and memory care. The subject site is zoned "UC" Urban Core District and is governed under the terms and conditions of City of Chesterfield Ordinance Number 2980. The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment. The project was reviewed by the Architectural Review Board on May 10, 2018. A motion was made to forward the Site Development Plan to the Planning Commission with a recommendation for approval by a vote of (3-0).

HISTORY OF SUBJECT SITE

In 1973, St. Louis County Ordinance 6,815 was passed by the St. Louis County Council and this site originally authorized the development of a planned commercial and residential community referred to as the Chesterfield Village. The area was zoned "C8" Planned Commercial District and was designated "Regional Shopping Center".

Most recently in January of 2018, the City of Chesterfield approved Ordinance 2980 changing the boundaries of the "C8" Planned Commercial District to a "UC" Urban Core District. A modification of

standards within the Urban Core District was approved within this zoning approval in which parking setbacks from the east boundary were reduced from 30 feet to 5 feet to accommodate a shared parking feature, which in effect results in a landscape buffer no longer being required from the eastern property line.



Figure 1: Aerial Site Photo

Surrounding Land Uses

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

Direction	Zoning	Land Use
North	“C8” Planned Commercial District	Vacant
South	“R6” Residential District (2,000 sq. ft.)	Established multi-family development
East	“C8” Planned Commercial District	Chesterfield Village Mall
West	“R8” Residence District (500 sq. ft.)	Developing 345 unit multi-family development



Figure 2: Zoning

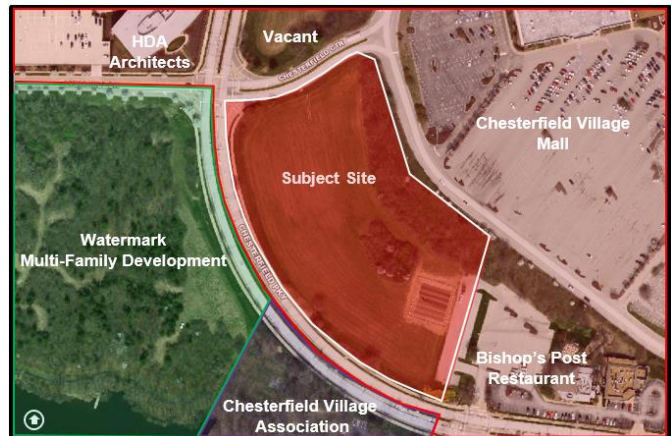


Figure 3: Surrounding Land Use

In close proximity to the subject site there are several active development projects. Below is a map of the recent active development and some high-level information about each site.



A. Watermark at Chesterfield Village

Type: Multi Family
 Zoning: R8 – Residence District
 Size: 12.9 acre site
 Height: 4 stories

B. The Grove in Chesterfield (The Sheridan)

Type: Assisted Living
 Zoning: UC – Urban Core
 Size: 3.6 acre site
 Height: 3 stories

C. Mercy Health Systems

Type: Virtual Care Center
 Zoning: UC – Urban Core
 Size: 41.7 acre site
 Height: 4 stories

Comprehensive Plan Analysis

The subject site is located within Ward 2 of the City of Chesterfield. The City of Chesterfield Land Use Plan gives this parcel an Urban Core designation. The site is surrounded by the Urban Core designation with part of the property to the west being the Residential Multi-Family designation.

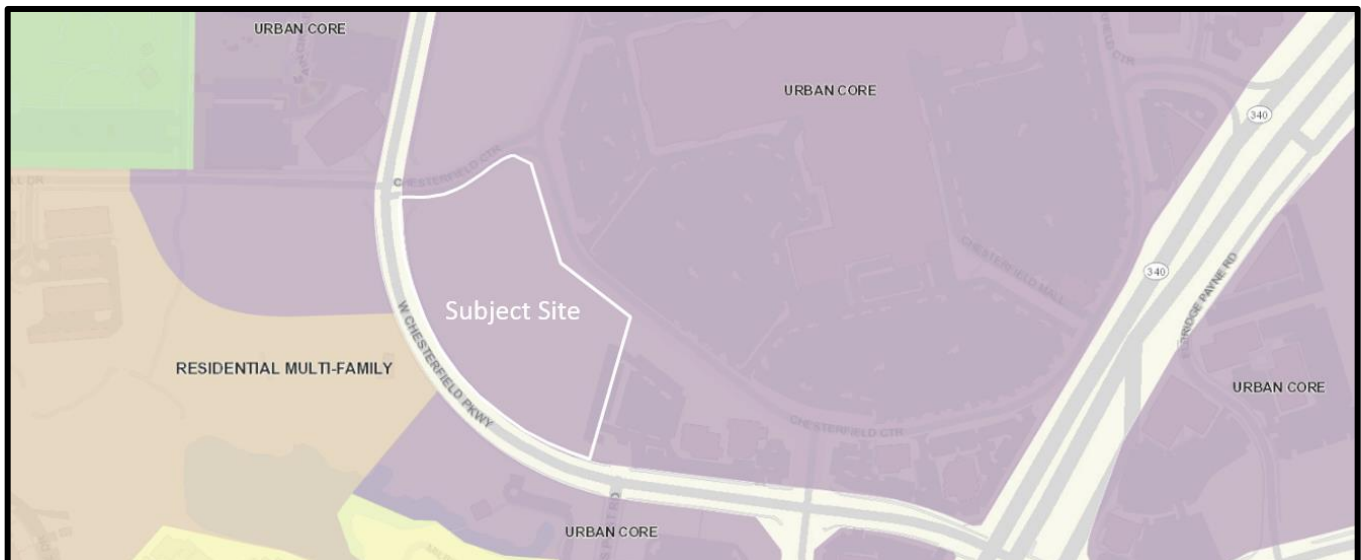


Figure 4: Comprehensive Land Use Plan

Land Use Element

The Land Use Element chapter defines Urban Core as the area known as “Chesterfield Village”, centered at the intersection of I-64/US 40 and Clarkson Road/Olive Boulevard and primarily served by the Chesterfield Parkway. Land uses for the Urban Core include a mixture of high density residential, retail, and office uses containing the highest density development in Chesterfield. The proposed use would be compliant with the Comprehensive Land Use Plan.

Plan Policies Element

The Plan Policies chapter of the Comprehensive Plan states that, “The Urban Core should be developed to contain the highest density of mixed-use development in Chesterfield. It should serve as the physical and visual focus for the City and include both residential and commercial developments with parks, municipal services, and preservation of historic structures and areas, with cultural, entertainment and pedestrian amenities for its residents.”

The Plan Policy chapter specifically states that new multiple-family residences should be located in or near the Urban Core. It references: “Multiple-family projects should be located close to existing, higher density commercial and residential development so as not to alter the conditions and environment of existing single-family neighborhoods. Each multiple-family project should meet City-developed greenspace standards unless clearly identified reasons justify non-conformance.” The Preliminary Plan denotes that the site will have the required 30% open space, in which the Site Development Plan exceeds this requirement generating 56% open space. The Plan Policy chapter states that the use of parking structures in the Urban Core is encouraged. This plan does not include parking structures.

Transportation Element

The subject site is connected to Chesterfield Parkway which is a St. Louis County maintained road and defined as a minor arterial by the Federal Functional Classification System. Minor arterial in the Transportation Element section is a road that “interconnect[s] with and augment[s] the urban principal arterial system. They provide service to trips of moderate length at a somewhat lower level of mobility than principal arterials. Emphasis is on the distribution of vehicles to higher and lower roadway classes and land uses.” Figure 5 depicts the Functional Classification map for the site and neighboring Urban Core areas.

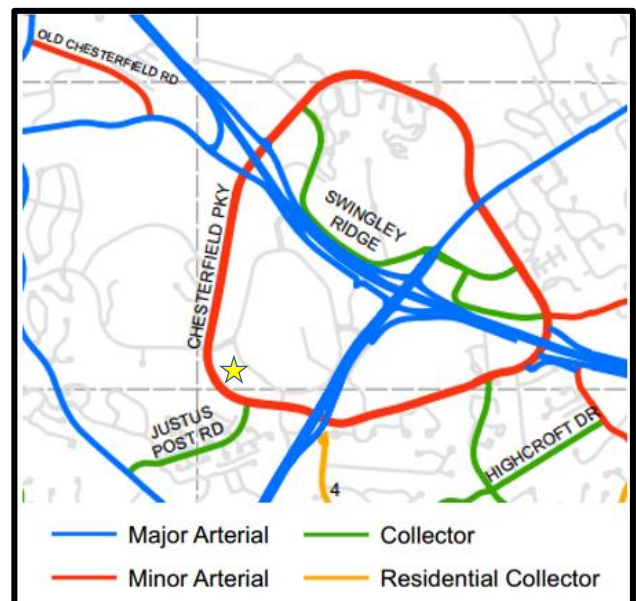


Figure 5: Functional Classification

The Comprehensive Plan states that developments in the Urban Core should be designed to accommodate a variety of motorized and non-motorized transportation choices such as mass transit, pedestrian, and vehicular. Language exists in both the UDC and Comprehensive Land Use Plan that encourage an emphasis on pedestrian connectivity. This site is connected to the transit system which enhances the pedestrian connectivity within the Urban Core. Metro operates the St. Louis metropolitan region's public transportation system. Metro currently provides six (6) bus routes through Chesterfield. As we see in Figure 6, the subject site is a high point of connectivity for Metro within the City. The submitted Site Development Plan has multi-modal elements through a transit shelter, bike facility, pedestrian and vehicular infrastructure. These elements are further described later in this report.

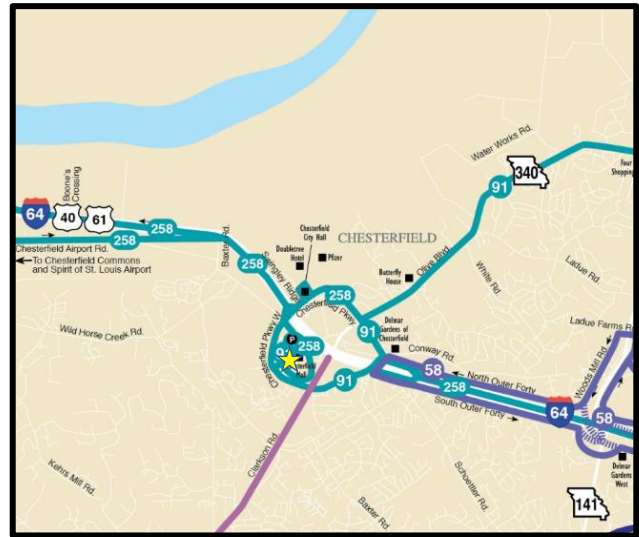


Figure 6: Transit System

Multi-Family Architecture

Section 04-01 includes specific requirements for multi-family architecture.

Provide an on-site pedestrian system with access to common ground areas – The buildings include sidewalks that circumnavigate the building. This system allows for pedestrian movement from the buildings to the common areas (gardens) along a route dedicated for pedestrian movement. Additionally, connections are proposed to allow for access to the 10' multi-trail along Chesterfield Parkway.

Express architecturally the individual dwelling units within the building – In addition to other items mentioned in the report thus far, the proposal includes recessed and projecting balconies which help emphasize the individual units within the building.

Utilize color, material, and plane changes to articulate facades. Avoid monotonous or institutional designs –The proposal includes color and material changes to avoid a monotonous design. Terrace level gardens and outdoor gathering areas are included on the first level of the development, which provide human scale and add additional detailing at the pedestrian level.

Respect the scale, proportion and character of the adjacent or predominant neighborhood – The site sits between multiple developments and use types. An office building is located on the opposite corner of Chesterfield Parkway and Lyda Hill. This building is five stories in height and building materials include a brick veneer, aluminum composite panels, and glass. Directly across Chesterfield Parkway, also at the

corner of Chesterfield Parkway and Lydia Hill, is a 4 story multi-family building that incorporates lap, board and batten, and panel designs on the units. Brick is also used on lower portions of each of the buildings. Building offsets and changes in roofline height and canopies are included in the design. The Chesterfield Mall is located behind the site and the property directly to the north is vacant.

Provide functional recreation areas – As previously mentioned earlier in the report, this proposal includes an independent living plaza, which includes active recreation such as bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care. Integrated among those amenities are four additional garden areas that relate to the activities within the building.

Provide outdoor space for each dwelling – In addition to common areas, balconies are provided. The balconies provide outdoor space for each unit and also add an element of depth to the proposed buildings.

Provide visual transitions between the street and the dwelling units – Inclusion of heavy buffering provides a break between the residential units and the street. Additionally, sidewalk and landscape areas are provided between the building and parking lot to provide this visual transition.

Primary building material - Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.

STAFF ANALYSIS

Circulation System and Access

The subject site is located northeast of Chesterfield Parkway directly south to what is currently the Chesterfield Village Mall. Given that the Parkway is classified as an arterial and located within the City's Urban Core Land Use designation, the front and side facades will be highly visible. Currently three (3), four-story multi-family buildings are under construction across the street at the corner of Lydia Hill and Chesterfield Parkway.

The subject site will be served by one dedicated entrance from Chesterfield Parkway and a secondary access point through a shared parking area with the property to the southeast. Chesterfield Parkway is a minor arterial road, owned and maintained by St. Louis County, and currently has a speed limit of 40 miles per hour. Access is limited to a right in and right out movement as the Parkway has a manicured center median that separates east and westbound traffic.

Parking is wrapped around the entire site and predominately to the rear and side of the building. Parking is spread evenly throughout the site to alleviate any area with a high concentration or "sea" of parking. There is an area of shared parking to the southeast to be used in combination with the adjacent site. The Bishop's Post restaurant is currently operating on the property to the southeast that utilizes the parking area. The shared parking is not necessary to meet the minimum parking standards of the Senior Living Facility or for the restaurant. Accessible parking is located within a circle drive next to the front entrance. There is also a loading area to the rear of the building that accommodates 2 (16x25') loading spaces.

Pedestrian circulation is present throughout the site as a sidewalk provides pedestrian access from each parking area. A sidewalk connects the site from Chesterfield Parkway and additional striping exists to enhance the safety of the pedestrian movements and to provide high-level connectivity. A sidewalk easement has been included along Chesterfield Center running north/south to provide future connectivity to a possible Chesterfield Mall redevelopment.

The outdoor amenities are organized in such a manner that they are accessible for pedestrians without requiring guests or residents to cross vehicular traffic. Each outdoor garden is unique in design to accommodate different experiences depending on individual preferences and as a wayfinding strategy. The amenities vary from an independent living plaza, which includes active recreation such as bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care. Integrated among those amenities are four additional garden areas that relate to the activities within the building. Near the entrance is a proposed area for public art that has a pedestrian walkway that circumnavigates around the piece.

Multi-modal elements exist throughout the site as there is the incorporation of pedestrian connectivity from the Parkway, vehicular parking throughout the site, a bike rack near the front entrance, and a transit shelter on the southern portion of the site along the Parkway. Figure 7 below is a Color Site Plan in which 3 specific amenities are identified (Bike Rack, Art Installation, Transit Shelter).

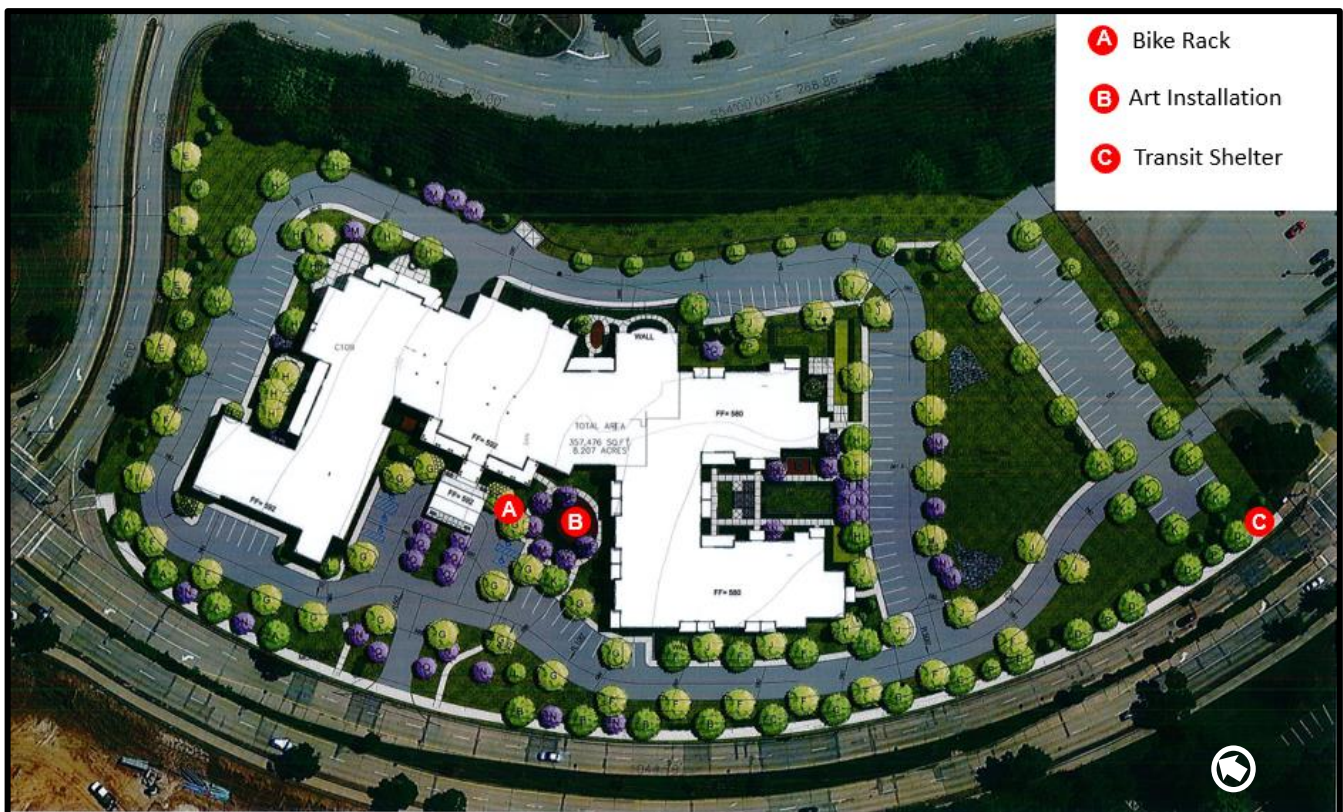


Figure 7: Color Site Plan

Topography and Retaining Walls

The site currently is generally flat on the southern area of the site and gradually rises as you progress north with about a 15-20' incline. There is a steep slope on the northeastern edge of the property with roughly a 30' grade change to what is currently the mall parking lot as seen on Figure 8.

Areas of the site will be both cut and fill to accommodate the building but overall the proposed elevations will be very similar to the current conditions. The Site Development Plan depicts an engineered block wall along the steep slope on the northeastern edge to the rear of the building that does not exceed 8' in height. The retaining walls will be highly visible to the residents in the rear of the building, but have low visibility from Chesterfield Parkway as they would be mostly screened by the building. Retaining wall examples are included within the Site Development Plan.



Figure 8: Current Site Grade

Architectural Elevations

This request is to allow for development of a 150 unit, 187,263-square-foot senior living facility on the property. The facility will be up to four stories in height and contain a combination of studio apartments and one and two bedroom units. The maximum height from top of roof to final elevation is 62' 6".

The proposed exterior building materials were selected to accomplish multiple functions: provide a sense of quality and permanence, build contextual relationships within the project and the surrounding community as a whole, and ensure the sustainability, longevity and maintenance of the materials themselves. The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment. The primary roofing material is an architectural shingle that combines slate with wood shakes for a natural, dimensional look. To create a visual interest at the pedestrian level there is a change to an aged copper standing seam roof at the lower porches and the porte-cochere.

The main structure of the senior living building announces the entrance with a central porte-cochere with masonry and stone piers and a front porch. A masonry base extends around the building anchoring to the site. The mansard and gabled roof lines fluctuate around the building façade as they highlight various functions, such as balcony projections, dormers, and intersection of wings.

The independent living is distinguished from the assisted living with a balanced asymmetrical massing with the topography, providing opportunity for terrace level gardens and outdoor gathering areas on the site. The use of color and texture begins to break the apparent height of the building providing elements of human scale. The wings of the building are punctuated with recessed and projecting balconies that break the mass of the façade. The building is detailed with strong trim and façade elements and high-quality maintenance free material.



Figure 9: South Elevation



Figure 10: North Elevation

Landscaping and Screening

Several different areas of landscaping are proposed in accordance with City Code requirements. These include street trees along the site's frontage, a 30-foot landscape buffer along Chesterfield Parkway, and landscaping within the parking lot. Additionally, the front entry features a place for proposed public art that is heavily landscaped with predominately Redbud and Ginkos.

Note that the rear portion of the site does not contain many plantings; this is due to the steep 30 ft. grade change which contains an existing woodland made with primarily a mix of Boxelder, Black Locust, Pin Oak, Elm, Ash, and Black Cherry.

The mansards also serve a separate function by providing screening of the mechanical equipment. The dumpster and fencing/trellis are a combination of brick and wood material similar to the building.

Lighting

Lighting consists of utilitarian and decorative lighting. Figures 11 and 12 are both what is characterized as roadway/parking lighting and building/decorative lighting. Lights that are not fully shielded flat lensed fixtures that enhance the architecture (decorative) will require separate approval from Planning Commission. There will be no off-site lighting produced with this development.

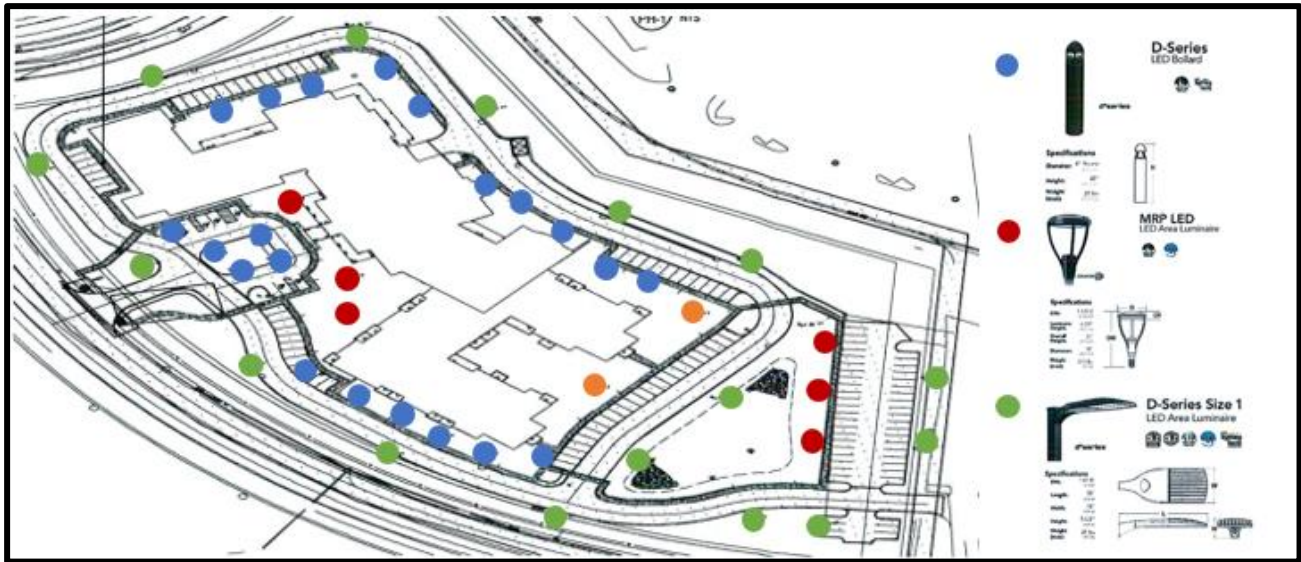


Figure 11: Roadway/Parking

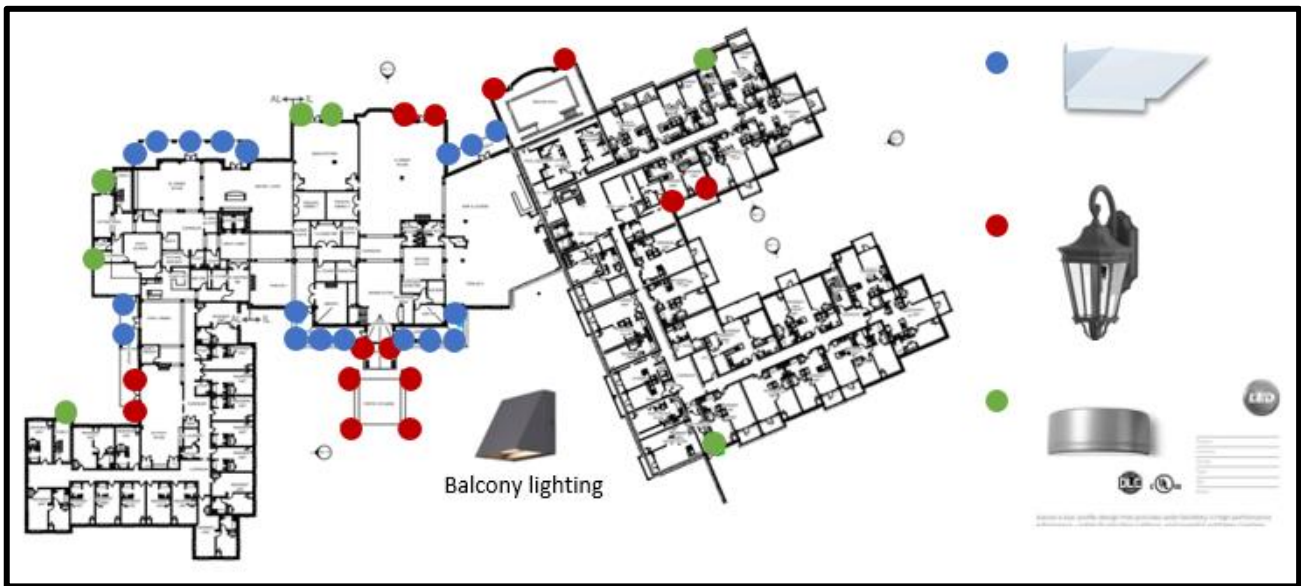


Figure 12: Building/Decorative

Three fixtures have been identified as neither fully shielded nor flat-lensed. These three fixtures can be seen below, and will require additional approval from the Planning Commission.



Figure 13: Fixtures Requiring Separate Approval

STAFF RECOMMENDATION

Staff has reviewed the Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations, and Architect's Statement of Design and has found the proposal to be in compliance with the site specific ordinance, Comprehensive Plan, and all City Code requirements. Staff recommends approval of the proposed development of Shelbourne Senior Living (805 Chesterfield Center).

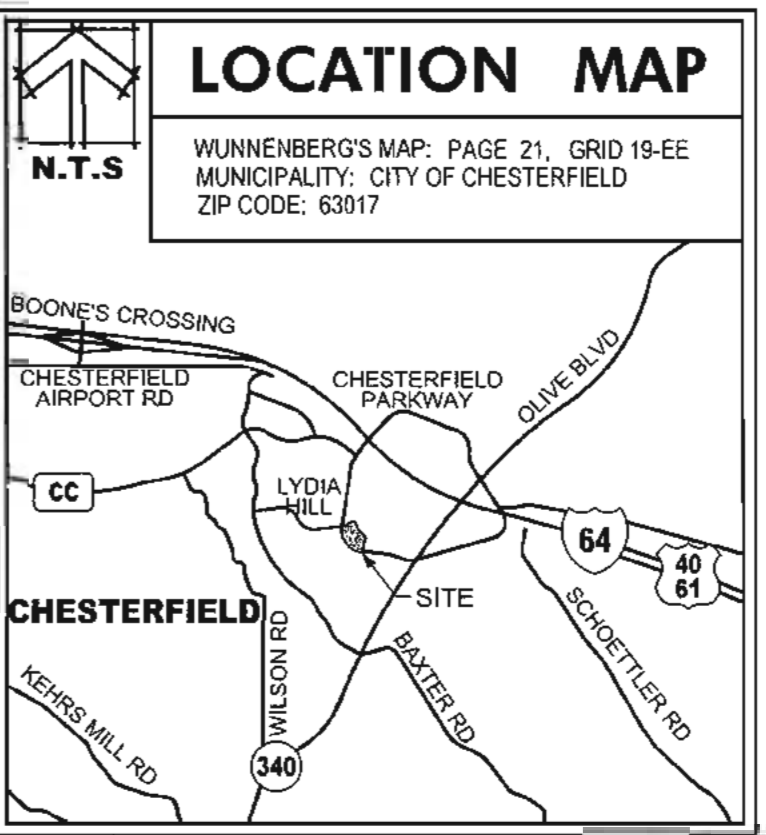
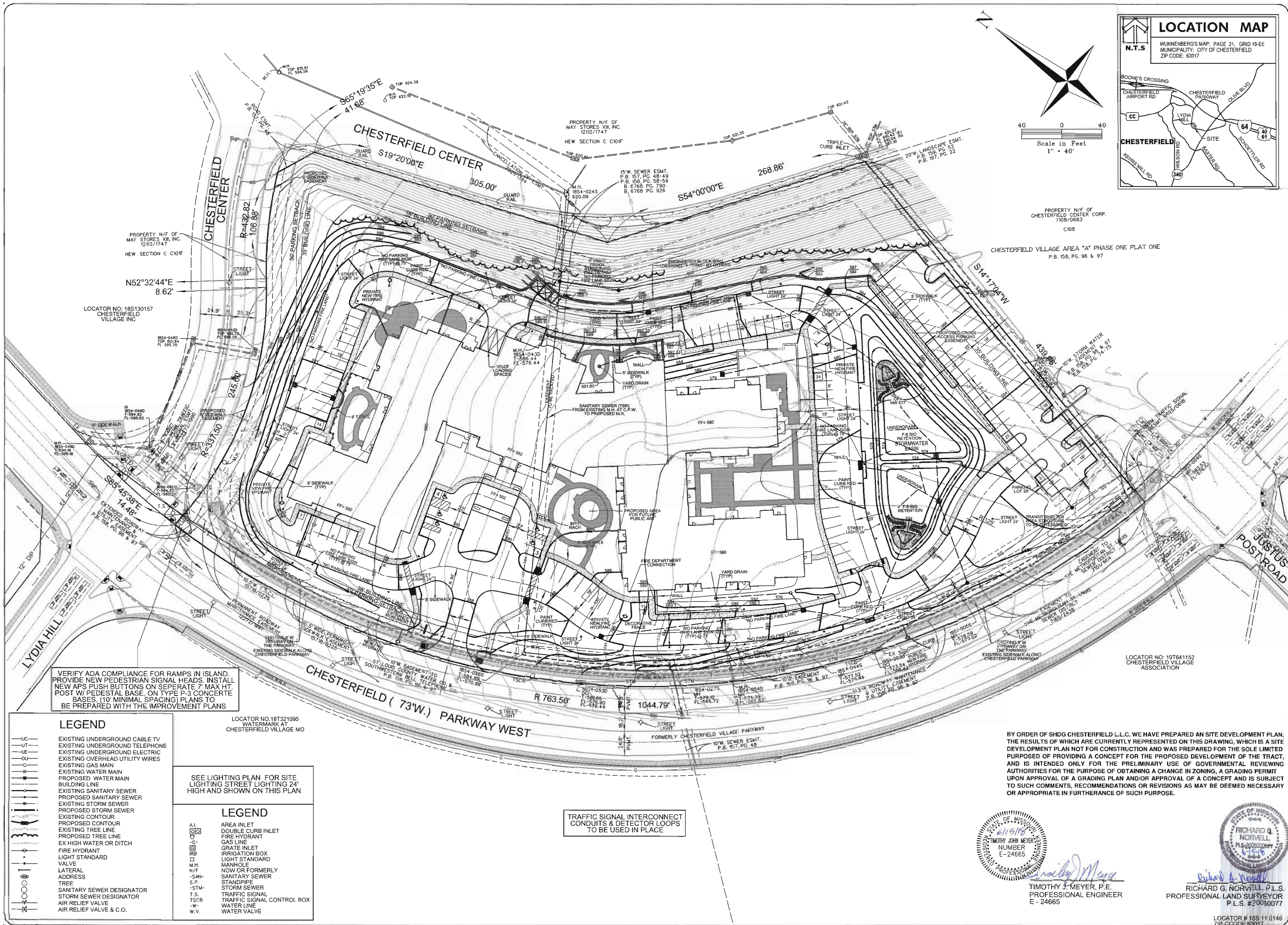
MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Shelbourne Senior Living (805 Chesterfield Center).

- 2) "I move to approve the Site Development Plan, Landscape Plan, Tree Preservation Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Shelbourne Senior Living (805 Chesterfield Center), with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Site Development Plan
 Landscape Plan
 Tree Preservation Plan
 Tree Stand Delineation
 Lighting Plan
 Architect's Statement of Design
 Architectural Elevations
 Architectural Rendering



SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE.
WAYNE, PA 19087
610.416.9635

10949 INDIAN HEAD INDL BLDV
ST. LOUIS, MISSOURI 63132
314.426.6212 main
314.890.1250 fax
www.volzinc.com

VOLZ
Incorporated

SHELBOURNE SENIOR LIVING

A tract of land being C108 and C208 of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 156 pages 96 and 97 of the St. Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri

SITE DEVELOPMENT PLAN

BASE MAP NO. 185
LOCATOR NO. 185110148
VOLZ NO. 21462
H:\CAD\21400-21499\21482\Planning\SDP\21482_21482_SDP.dwg

03-27-2018

VERIFY ADA COMPLIANCE FOR RAMP IN ISLAND. PROVIDE NEW PEDESTRIAN SIGNAL HEADS. INSTALL NEW APS PUSH BUTTONS ON SEPARATE 7' MAX HT POST W/ PEDESTAL BASE. ON TYPE P-3 CONCRETE BASES. (10' MINIMAL SPACING) PLANS TO BE PREPARED WITH THE IMPROVEMENT PLANS

TRAFFIC SIGNAL INTERCONNECT CONDUITS & DETECTOR LOOPS TO BE USED IN PLACE

BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED AN SITE DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.



TIMOTHY J. MEYER, P.E.
PROFESSIONAL ENGINEER
E - 24665



RICHARD G. NORVELL, P.L.S.
PROFESSIONAL LAND SURVEYOR
P.L.S. #20050077

LOCATOR # 185 11 0146
ZIP CODE 63107

LEGEND

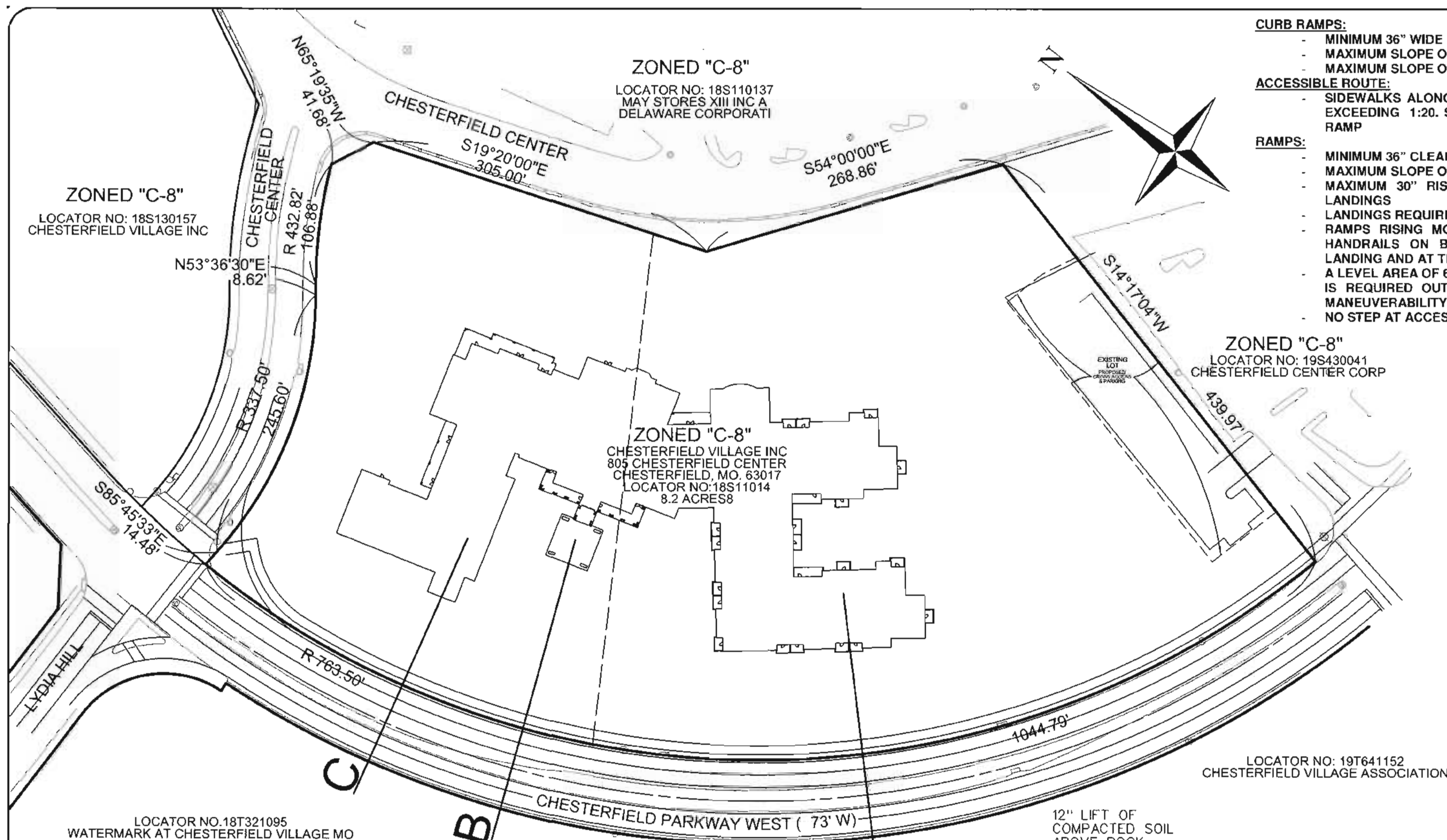
UC	EXISTING UNDERGROUND CABLE TV
UT	EXISTING UNDERGROUND TELEPHONE
UE	EXISTING UNDERGROUND ELECTRIC
OU	EXISTING OVERHEAD UTILITY WIRES
CM	EXISTING GAS MAIN
WM	EXISTING WATER MAIN
PM	PROPOSED WATER MAIN
BL	BUILDING LINE
SS	EXISTING SANITARY SEWER
PS	PROPOSED SANITARY SEWER
ST	EXISTING STORM SEWER
PS	PROPOSED STORM SEWER
CO	EXISTING CONTOUR
PC	PROPOSED CONTOUR
TL	EXISTING TREE LINE
PT	PROPOSED TREE LINE
HW	EX HIGH WATER OR DITCH
FD	FIRE HYDRANT
LS	LIGHT STANDARD
VA	VALVE
LA	LATERAL
AD	ADDRESS
TR	TREE
SSD	SANITARY SEWER DESIGNATOR
SSD	STORM SEWER DESIGNATOR
AR	AIR RELIEF VALVE
AR	AIR RELIEF VALVE & C.O.

LOCATOR NO. 181321095
WATERMARK AT
CHESTERFIELD VILLAGE MO

SEE LIGHTING PLAN FOR SITE LIGHTING STREET LIGHTING 24' HIGH AND SHOWN ON THIS PLAN

LEGEND

AI	AREA INLET
DCI	DOUBLE CURB INLET
GI	GRATE INLET
IRB	IRRIGATION BOX
LS	LIGHT STANDARD
M.H.	MANHOLE
N/O	NOW OR FORMERLY
SAN	SANITARY SEWER
S.P.	STANDPIPE
STW	STORM SEWER
T.S.	TRAFFIC SIGNAL
T.S.C.B.	TRAFFIC SIGNAL CONTROL BOX
W	WATER LINE
W.V.	WATER VALVE



- CURB RAMP:**
- MINIMUM 36" WIDE
 - MAXIMUM SLOPE OF RAMP 1:12
 - MAXIMUM SLOPE OF FLARES 1:10
- ACCESSIBLE ROUTE:**
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP
- RAMP:**
- MINIMUM 36" CLEAR
 - MAXIMUM SLOPE OF RAMP 1:12
 - MAXIMUM 30" RISE IN THE RAMP RUN BETWEEN INTERMEDIATE 60" LANDINGS
 - LANDINGS REQUIRED AT TOP AND BOTTOM (60" DEEP x MIN, 36" WIDE)
 - RAMP RISING MORE THAN 6" OR A RUN GREATER THAN 72" NEED HANDRAILS ON BOTH SIDES, PROVIDE SPOT ELEVATIONS AT EACH LANDING AND AT THE TOP AND BOTTOM OF RAMP.
 - A LEVEL AREA OF 60" x 60" FRONT APPROACH OR 48" x 60" SIDE APPROACH IS REQUIRED OUTSIDE OF THE ENTRANCE DOORS FOR WHEELCHAIR MANEUVERABILITY.
 - NO STEP AT ACCESSIBLE ENTRANCE DOORS.

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus one for each 100 over 1,000

- THIS SITE IS IN THE FOLLOWING DISTRICTS:**
- METROPOLITAN ST. LOUIS SEWER DISTRICT
 MONARCH FIRE PROTECTION DISTRICT
 PARKWAY SCHOOL DISTRICT
 BONHOMME CREEK WATERSHED
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:**
- MISSOURI AMERICAN WATER COMPANY
 LACLEDE GAS COMPANY
 AMEREN COMPANY
 SOUTHWESTERN BELL TELEPHONE COMPANY
 CHARTER COMMUNICATION (CABLE TV)
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
 - STORMWATER MANAGEMENT SHALL BE DESIGNED PURSUANT TO THE CITY OF CHESTERFIELD AND METROPOLITAN ST. LOUIS SEWER DISTRICT REQUIREMENTS AND DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
 - THE LOCATION OF STORM AND SANITARY SEWER IMPROVEMENTS ARE APPROXIMATE ONLY. ACTUAL CONDITIONS AND SHALL BE INDICATED ON THE LOCATION SHALL BE DETERMINED BY FIELD IMPROVEMENT PLANS.
 - GRADING SHALL BE PER CITY OF CHESTERFIELD STANDARDS
 - BE ADVISED, A GRADING PERMIT OR IMPROVEMENT PLAN APPROVAL WILL NEED TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES ON THE SITE.
 - ALL UTILITIES WILL BE UNDERGROUND.
 - SIGNAGE APPROVAL IS A SEPARATE PROCESS.
 - MECHANICAL UNITS ARE LOCATED ON THE ROOF AND SCREENED BY THE PARAPETS UNLESS OTHERWISE NOTED ON THE PLAN.
 - THE EXISTING SIDEWALK ALONG CHESTERFIELD PARKWAY WEST TO BE EVALUATED AND UPGRADED TO ACHIEVE ADA COMPLIANCE.
 - THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN AND SHALL BE LOCATED IN EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS IN THE FIELD PRIOR TO ANY GRADING. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

PROJECT NOTES:

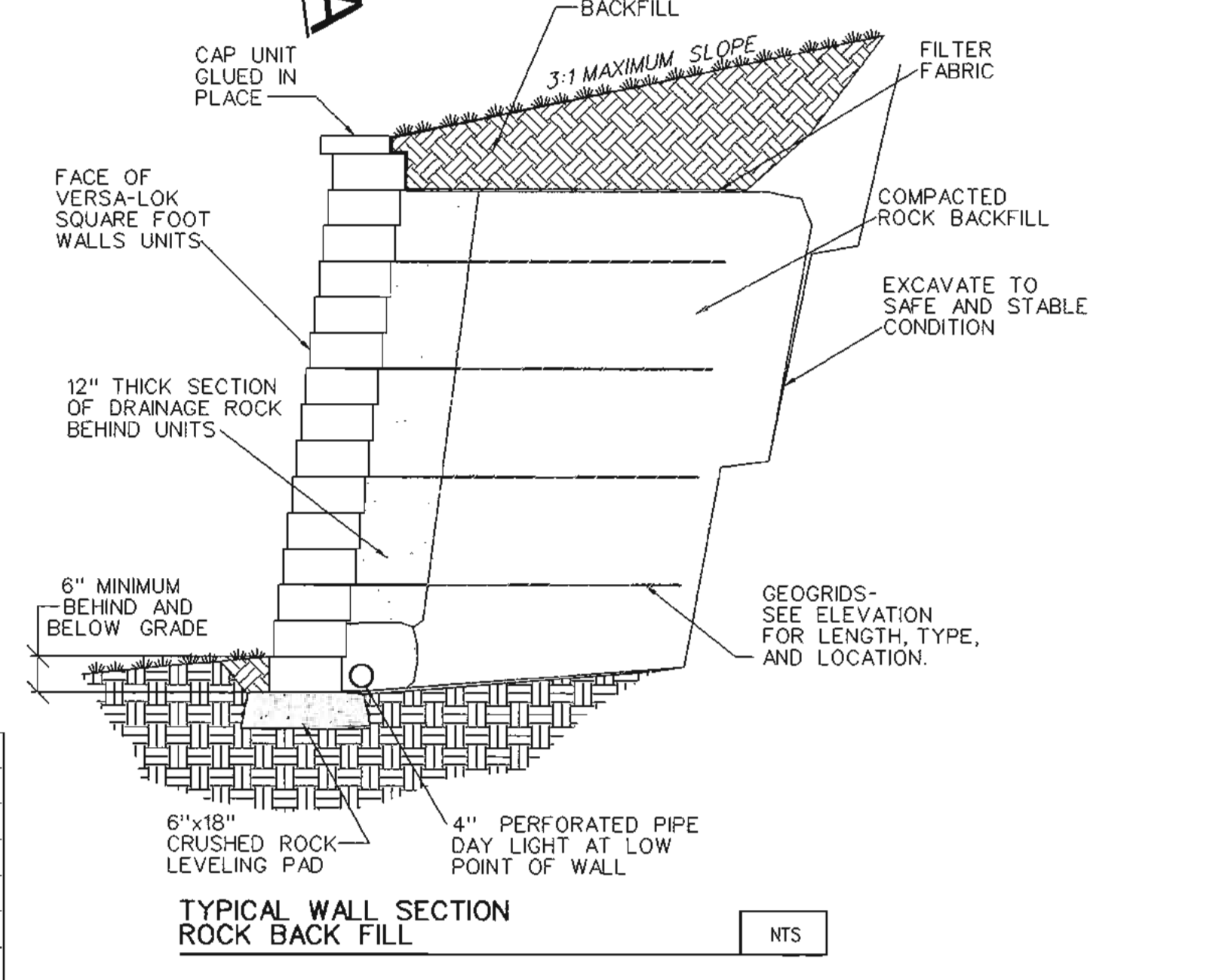
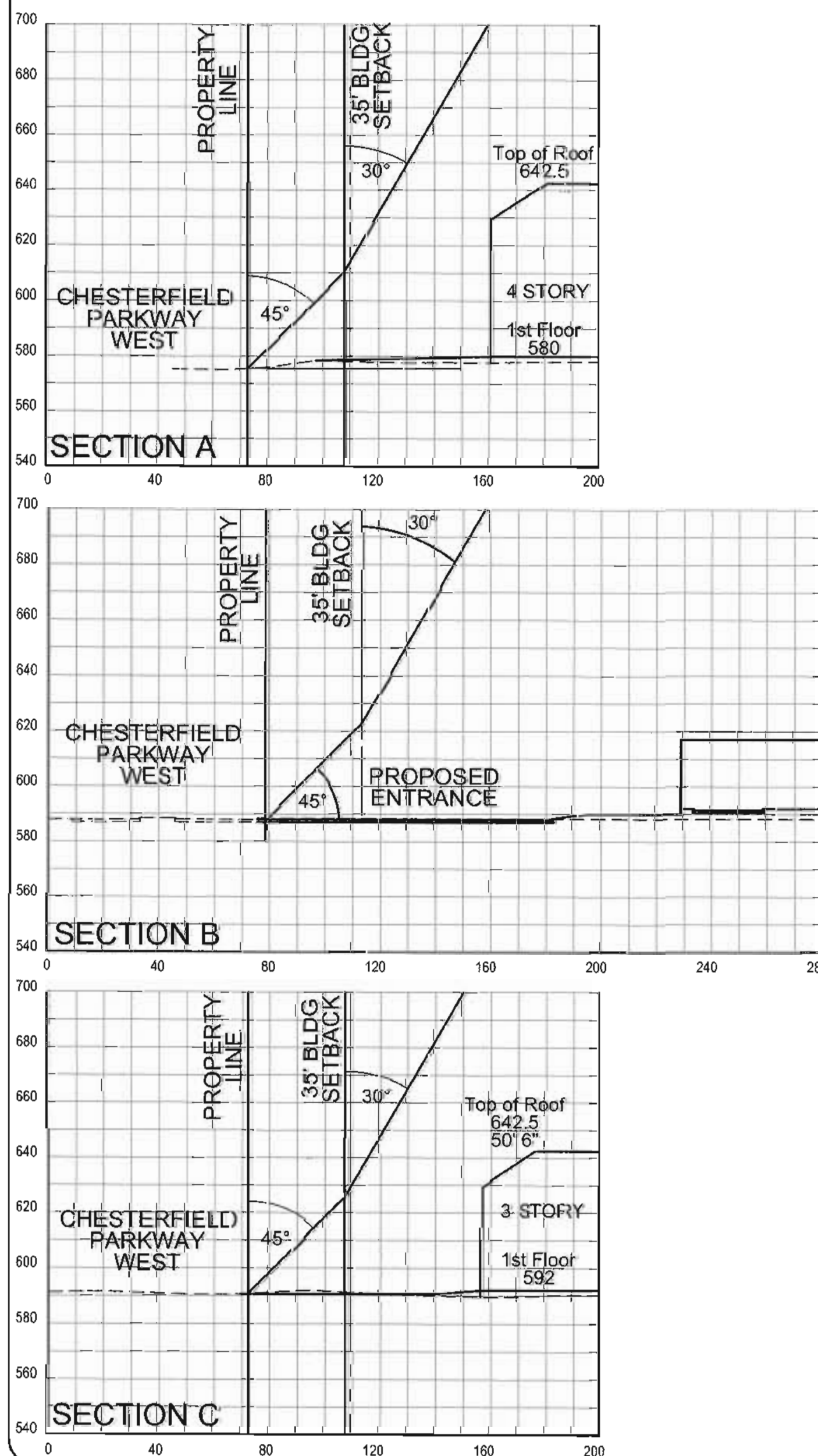
AREA OF SITE:	8.2 ACRES	
LOCATOR NO.:	18S110148	
SITE ADDRESS:	805 CHESTERFIELD CENTER CHESTERFIELD, MO. 63017	
OWNER OF RECORD:	CHESTERFIELD VILLAGE INC 400 CHESTERFIELD CTR SUITE 600 CHESTERFIELD, MO 63017	
PREPARED FOR:	SHELBOURNE HEALTHCARE CHESTERFIELD LLC 123 WEST WAYNE AVE. WAYNE, PA 19087 610.416.9635	
PREPARED BY:	VOLZ Incorporated 10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX	
EXISTING ZONING:	"UC" URBAN CORE - ORDINANCE NUMBER:	
PROPOSED HEIGHT:	3 / 4 STORY - MAX HEIGHT 51 FEET / 63 FEET	
PROPOSED USES:	GROUP RESIDENTIAL FACILITY	
MEMORY CARE - 18,575 SF	17 BEDS	54 BEDS - NURSING HOME 1 SPACE FOR EVERY 3 BEDS - LOADING - TABLE B
ASSISTED LIVING - 32,216 SF	37 BEDS	96 UNITS / 2 UNITS
INDEPENDENT LIVING 141,972 SF	96 UNITS	GROUP RESIDENTIAL FACILITY 1 SPACE FOR EVERY 2 UNITS NO LOADINGS SPACES REQUIRED
BUILDING TOTAL SF: 192,763 SF	150 UNITS / BEDS	
FLOOR AREA RATIO:	192,763 SF / 35,7496	0.54 %
OPEN SPACE: A MINIMUM OF 30% OPEN SPACE IS REQUIRED. OPEN SPACE SHOULD BE INTEGRATED INTO THE DEVELOPMENT TO PROVIDE AESTHETIC, RECREATIONAL, OR OTHER PUBLIC BENEFIT. COVERED PEDESTRIAN WALKWAYS AND BRIDGES MAY BE COUNTED TOWARDS THE 30% OPEN SPACE REQUIREMENT.	OPEN SPACE 202,817 SF	SITE AREA 358,934 SF
	56 % MINIMUM	
PARKING REQUIRED	54 BEDS 1 SPACE FOR EVERY 3 BEDS	18 SPACES
	96 UNITS / 2 UNITS	48 SPACES
	ACCESSIBLE SPACES	5 SPACES
	LOADING SPACES	2 - 10' X 25'
	123 SPACES	
24,012 SF COMMON AREA PARKING PROPOSED		

SHDG
 CHESTERFIELD LLC
 123 WEST WAYNE AVE.
 WAYNE, PA 19087
 610.416.9635

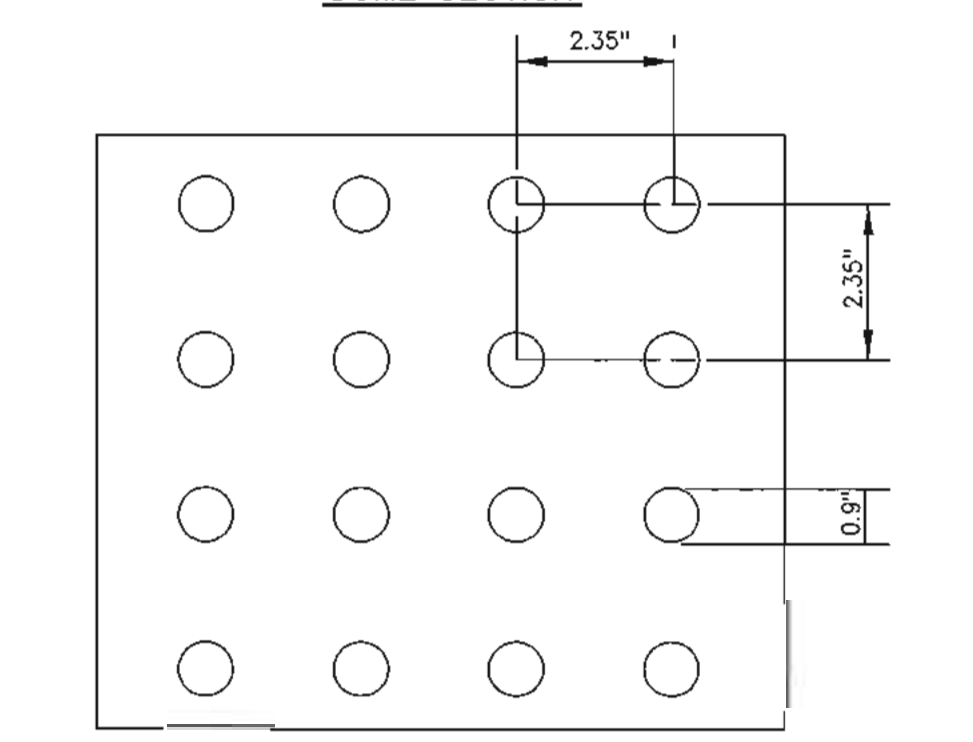
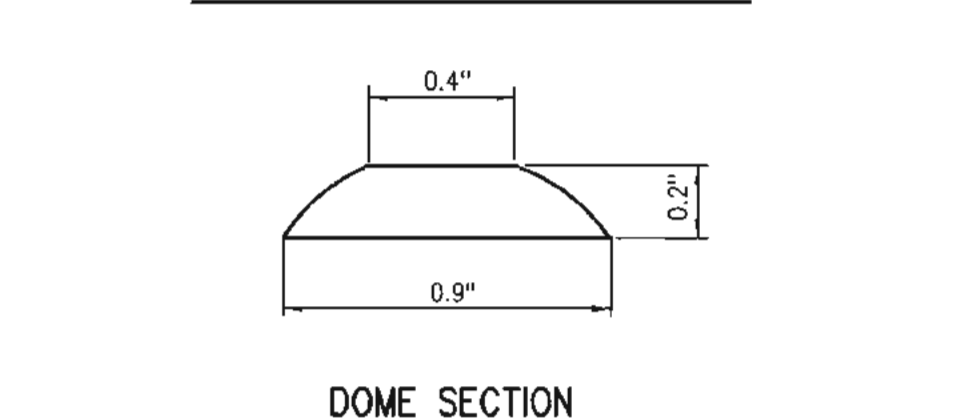
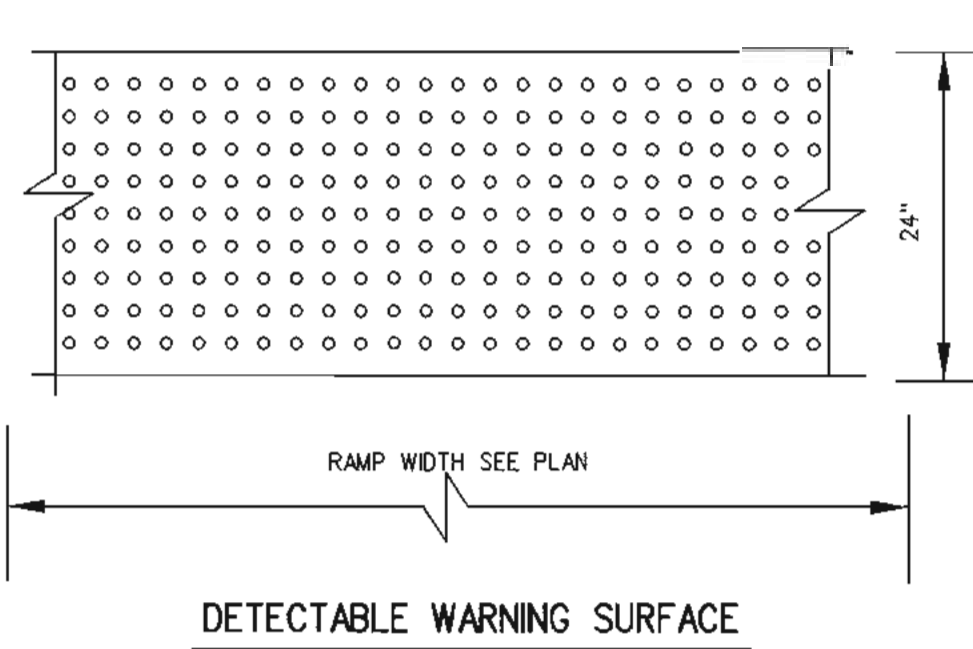
10849 INDIAN HEAD INDL BLVD
 ST. LOUIS, MISSOURI 63132
 314.426.6212 main
 314.890.1250 fax
 www.volzinc.com

VOLZ Incorporated

SKY PLANE



- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY STANDARDS.
- NO SLOPES WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- ALL PROPOSED ACCESS TO ST. LOUIS COUNTY ROADS SHALL MEET MINIMUM ST. LOUIS COUNTY SIGHT DISTANCE REQUIREMENTS.
- ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- A SIGNED/SEALED NOTE SHALL BE ADDED TO THE CONSTRUCTION PLANS INDICATING THAT THE UNIMPROVED EXISTING SIDEWALK ALONG THE PROJECT FRONTAGE MEETS CURRENT ST. LOUIS COUNTY ADA STANDARDS.
- ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.
- ALL HYDRANTS, POWER POLES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY SHALL HAVE A MINIMUM TWO (2) FOOT SETBACK FROM FACE OF CURB OR EDGE OF PAVEMENT, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.
- ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
- PRIOR TO "SPECIAL USE PERMIT" ISSUANCE BY THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT, MAY BE REQUIRED TO BE ESTABLISHED WITH THE ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC TO GUARANTEE COMPLETION OF THE REQUIRED ROADWAY IMPROVEMENTS.



NOTES:

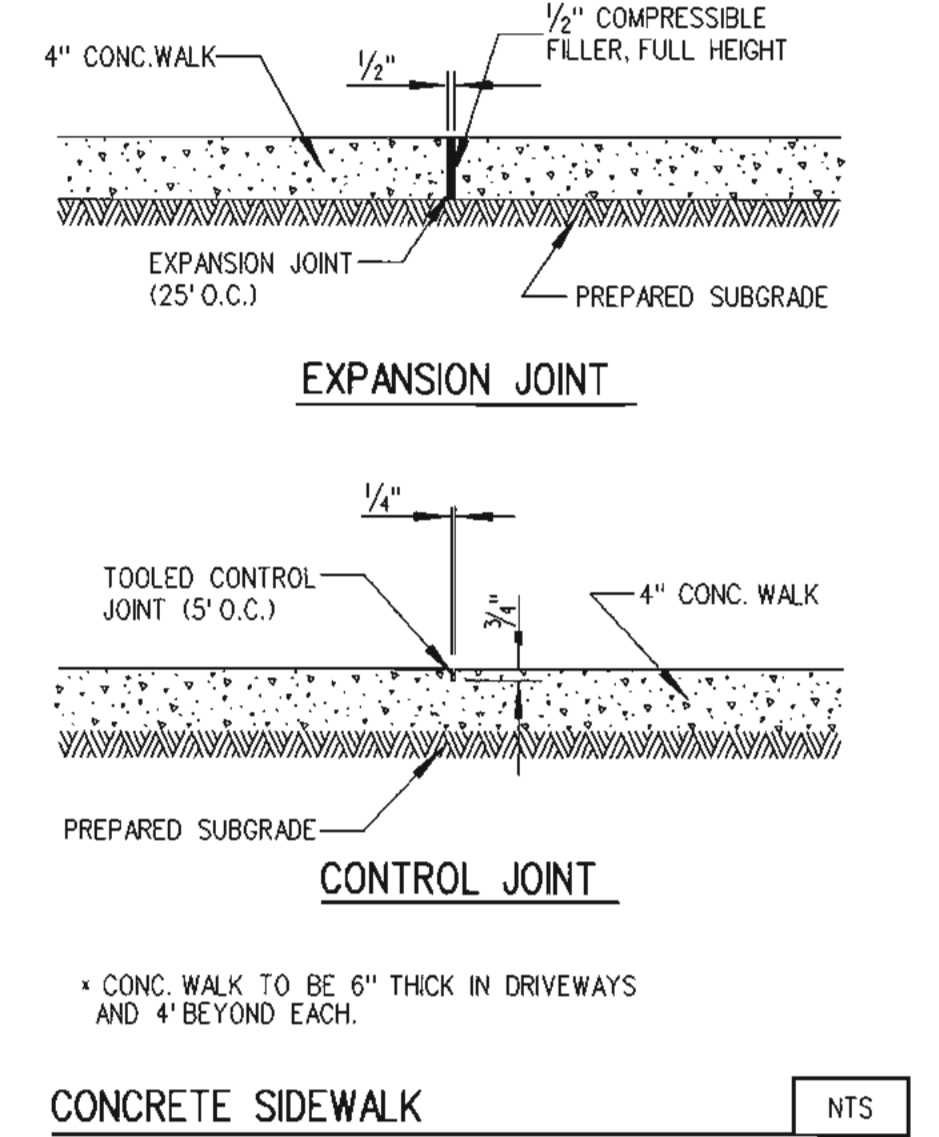
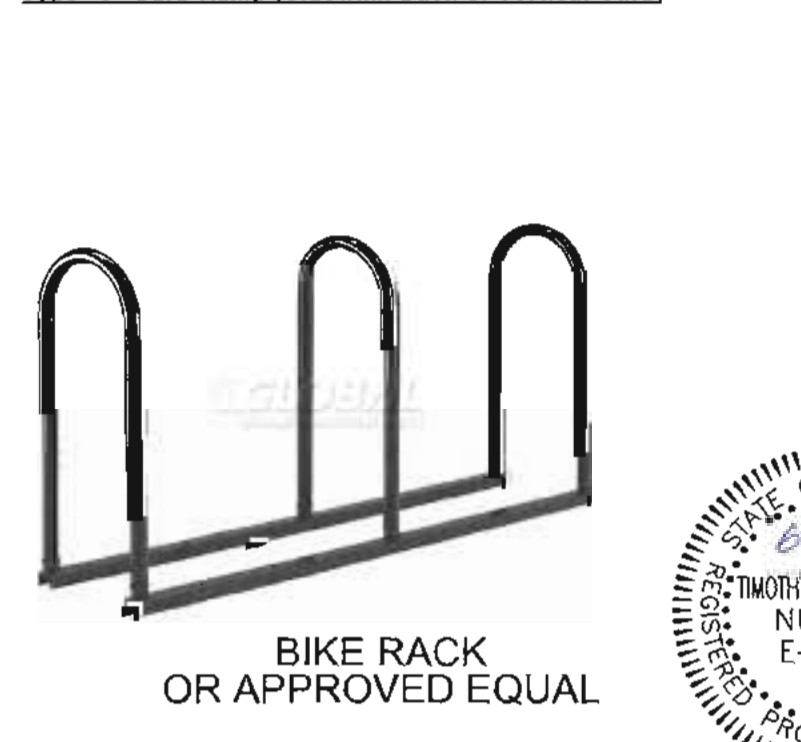
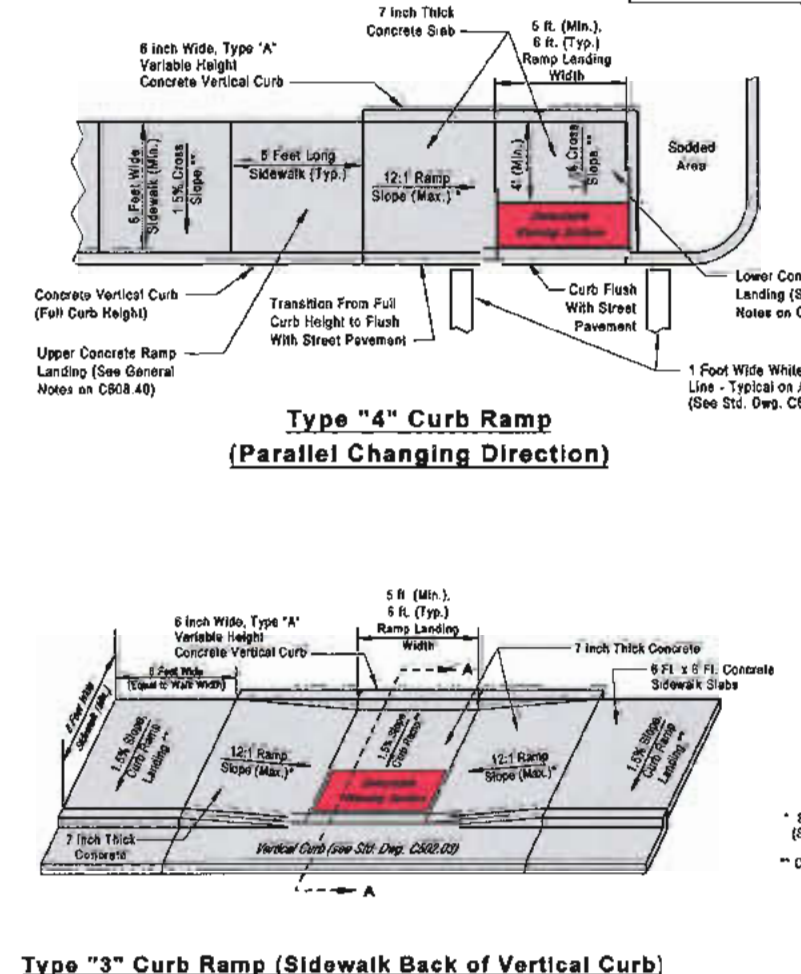
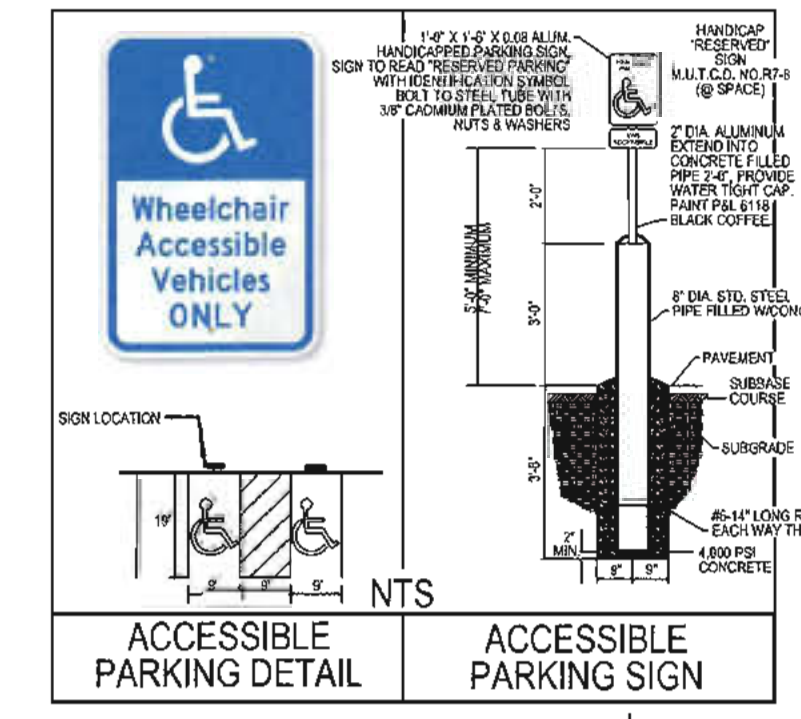
THE TRUNCATED DOME DETECTABLE WARNING SYSTEM IS IN ACCORDANCE WITH THE ADA REQUIREMENTS AND SHALL BE BUILT IN ACCORDANCE WITH THESE DIMENSIONS AND CONFIGURATIONS.

THE DETECTABLE WARNING SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 6 TO 8 INCHES FROM THE CURB LINE OR OTHER POTENTIAL HAZARD. IT SHALL BE 24 INCHES IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.

IT IS REQUIRED THAT THE FINISH OF THE DETECTABLE WARNING BE A MINIMUM OF 70 PERCENT CONTRAST IN LIGHT REFLECTANCE BETWEEN THE DETECTABLE WARNING AND THE ADJOINING SURFACE THIS SHALL BE ACCOMPLISHED BY USING A COLOR TO FINISH THE SURFACE OF THE DETECTABLE WARNING THAT IS APPROVED BY THE CITY OF CHESTERFIELD AND ST. LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC.

DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES. DOMES SHALL NOT BE SKEWED DIAGONALLY.

THE STAMPS USED FOR THIS WORK SHALL BE IN ACCORDANCE WITH THE DESIGN AND SPECIFICATIONS OF STAMPRETE INTERNATIONAL, LTD. OR APPROVED EQUAL.



BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED AN SITE DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

TIMOTHY J. MEYER, P.E.
 PROFESSIONAL ENGINEER
 E - 24665

RICHARD G. NORVELL, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 P.L.S. #20050077

REVISIONS: 05-25-2018
 04-20-2018
 04-04-2018

STATE OF MISSOURI
 TIMOTHY J. MEYER
 PROFESSIONAL ENGINEER
 NUMBER E-24665

STATE OF MISSOURI
 RICHARD G. NORVELL
 PROFESSIONAL LAND SURVEYOR
 P.L.S. #20050077

SHELBOURNE SENIOR LIVING

A tract of land being C109 and C208 of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 158 pages 96 and 97 of the St. Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri

REVISIONS: 05-25-2018
 04-20-2018
 04-04-2018

SHDG
 CHESTERFIELD LLC
 123 WEST WAYNE AVE.
 WAYNE, PA 19087
 610.416.9635

10849 INDIAN HEAD INDL BLVD
 ST. LOUIS, MISSOURI 63132
 314.426.6212 main
 314.890.1250 fax
 www.volzinc.com

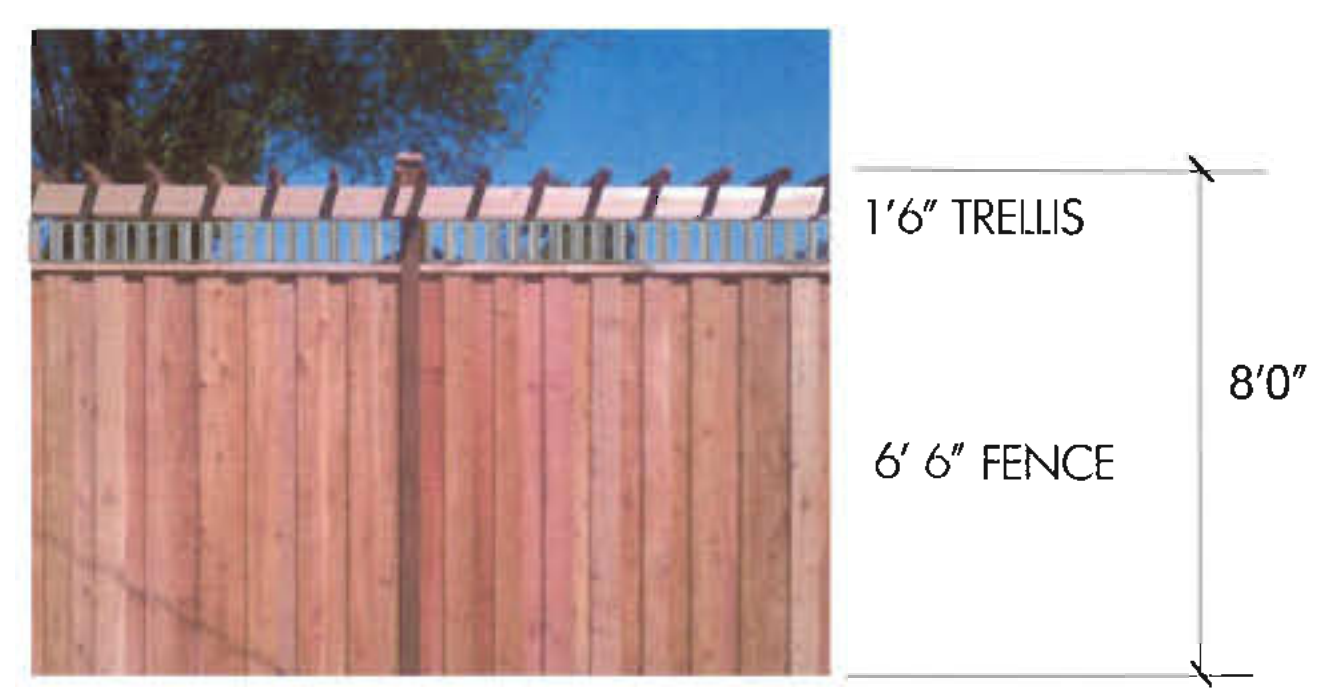
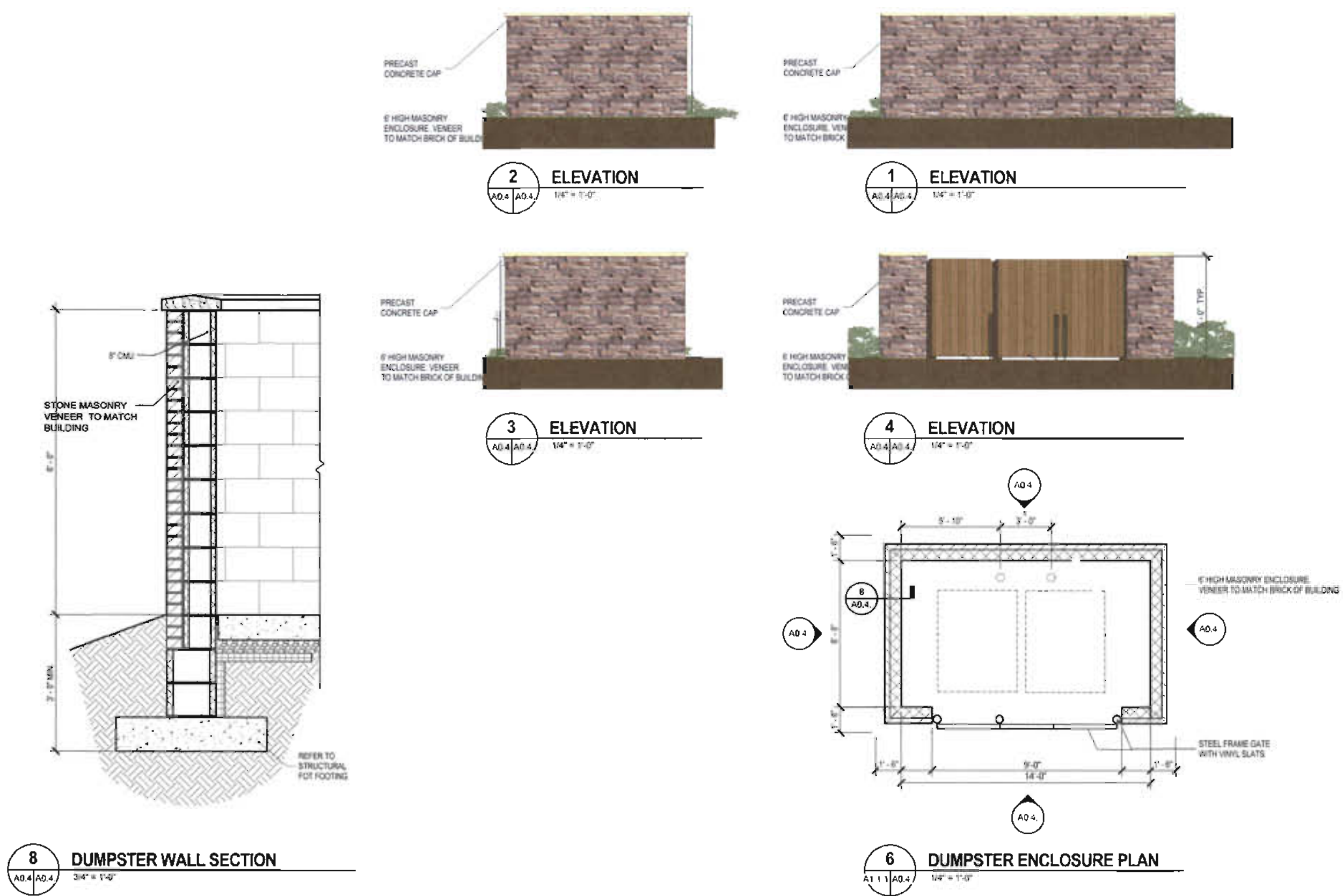
VOLZ Incorporated

SITE DEVELOPMENT PLAN

BASE MAP NO. 18S
 LOCATOR NO. 18S110148
 VOLZ MAP NO. 21482
 H:\CAD\21482-21490\21482\Planning\SDP\21482 - SDP.dwg

805 CHESTERFIELD CTR
 ST. LOUIS, MO 63103
 314.426.6212
 www.volzinc.com

03-27-2018



TYPICAL MEMORY CARE GARDEN FENCE Chesterfield MO.

GEOTECHNICAL ENGINEER'S NOTE

NEITHER SCI ENGINEERING, INC. (SCI) NOR THE UNDERSIGNED HAS PREPARED ANY PART OF THESE PLANS. THE SIGNATURE AND SEAL ARE INTENDED TO CONFIRM OUR REVIEW AND PROFESSIONAL OPINION THAT THESE PLANS AND REVISIONS, THROUGH THE DATE GIVEN BELOW, COMPLY WITH THE PRELIMINARY GEOTECHNICAL REPORT DATED DECEMBER 2017 FOR THE PROJECT, AND ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE, AS ANTICIPATED FROM THE EXPLORATION DATA.

CONDITIONS MAY VARY FROM THOSE ENCOUNTERED DURING THE EXPLORATION OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES, WEATHER, OR OTHER CONDITIONS. THEREFORE, SCI MUST BE INVOLVED DURING THE CONSTRUCTION OF THIS PROJECT TO OBSERVE THE ACTUAL SUBSURFACE CONDITIONS AND IMPLEMENTATION OF OUR RECOMMENDATIONS RELATIVE TO CONSTRUCTION. CONSTRUCTION MEANS AND METHODS SHALL BE LEFT TO THE CONTRACTOR.

IN CONCEPT, THE BUILDING, BIO-RETENTION BASINS, RETAINING WALLS, AND PROPOSED GRADING INDICATED APPEAR FEASIBLE; HOWEVER, ADDITIONAL EXPLORATION AND FINAL DESIGN RECOMMENDATIONS INCLUDING GLOBAL STABILITY OF THE RETAINING WALL WILL NEED TO BE PROVIDED BY SCI ONCE FINAL PLANS ARE AVAILABLE.

SCI ENGINEERING, INC.
Julie Ann Miller, P.E.
PE-2004017141
Date: 5-29-18



RETAINING WALL EXAMPLE



SEGMENTED RETAINING WALL (SRW) UNITS SHALL BE MACHINE-FORMED, PORTLAND CEMENT CONCRETE BLOCKS SPECIFICALLY DESIGNED FOR RETAINING WALL APPLICATIONS.
CONCRETE SRW UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 1372 AND HAVE A MINIMUM NET AVERAGE 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI. COMPRESSIVE STRENGTH TEST SPECIMENS SHALL CONFORM TO THE SAW-CUT COUPON PROVISIONS OF ASTM C 140.

APPROVAL OF SAID PLAN TO DEVELOP PROPERTY UNDER THE PROVISIONS OF, "UC" PLANNED DISTRICT OF CITY OF CHESTERFIELD UNIFIED DEVELOPMENT CODE, DO HEREBY AGREE AND DECLARE THAT SAID PROPERTY FROM THE DATE OF RECORDING THIS PLAN SHALL BE DEVELOPED ONLY AS SHOWN THEREON, UNLESS SAID PLAN IS AMENDED BY THE CITY OF CHESTERFIELD, OR VOIDED OR VACATED BY ORDER OF ORDINANCE OF THE CITY OF CHESTERFIELD COUNCIL.

L.L.C. _____, PRESIDENT

STATE OF MISSOURI)
COUNTY OF CLAY) SS.

ON THIS ____ DAY OF _____, A.D., 2018, BEFORE ME PERSONALLY APPEARED

_____, TO ME KNOWN, WHO, BEING BY ME SWORN IN, DID SAY THAT HE IS THE PRESIDENT OF _____ L.L.C. A MISSOURI LIMITED LIABILITY COMPANY IN THE STATE OF MISSOURI, AND THAT THE SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND THE SAID PRESIDENT. ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

NOTARY PUBLIC
NAME

MY COMMISSION EXPIRES: _____

THIS SITE DEVELOPMENT PLAN WAS APPROVED BY THE CITY OF CHESTERFIELD PLANNING COMMISSION AND DULY VERIFIED ON THE ____ DAY OF _____, 2018, BY THE CHAIRPERSON OF SAID COMMISSION, AUTHORIZING THE RECORDING OF THIS AMENDED SITE DEVELOPMENT PLAN PURSUANT TO CHESTERFIELD ORDINANCE NUMBER 200, AS ATTESTED TO BY THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR AND THE CITY CLERK.

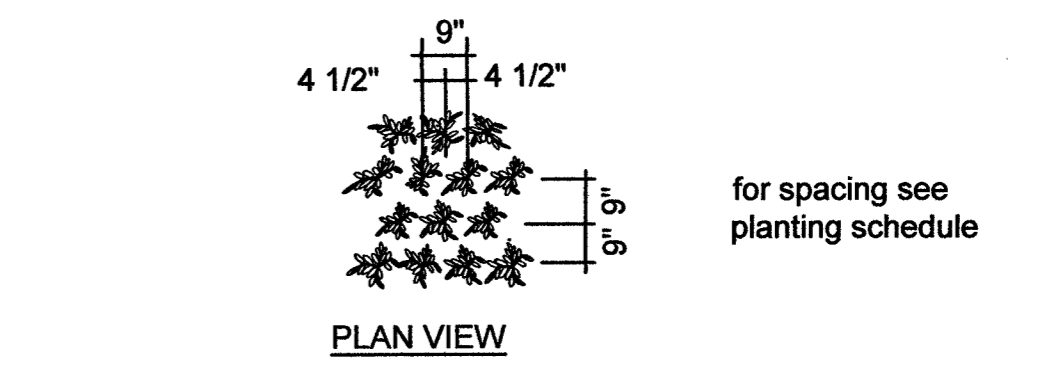
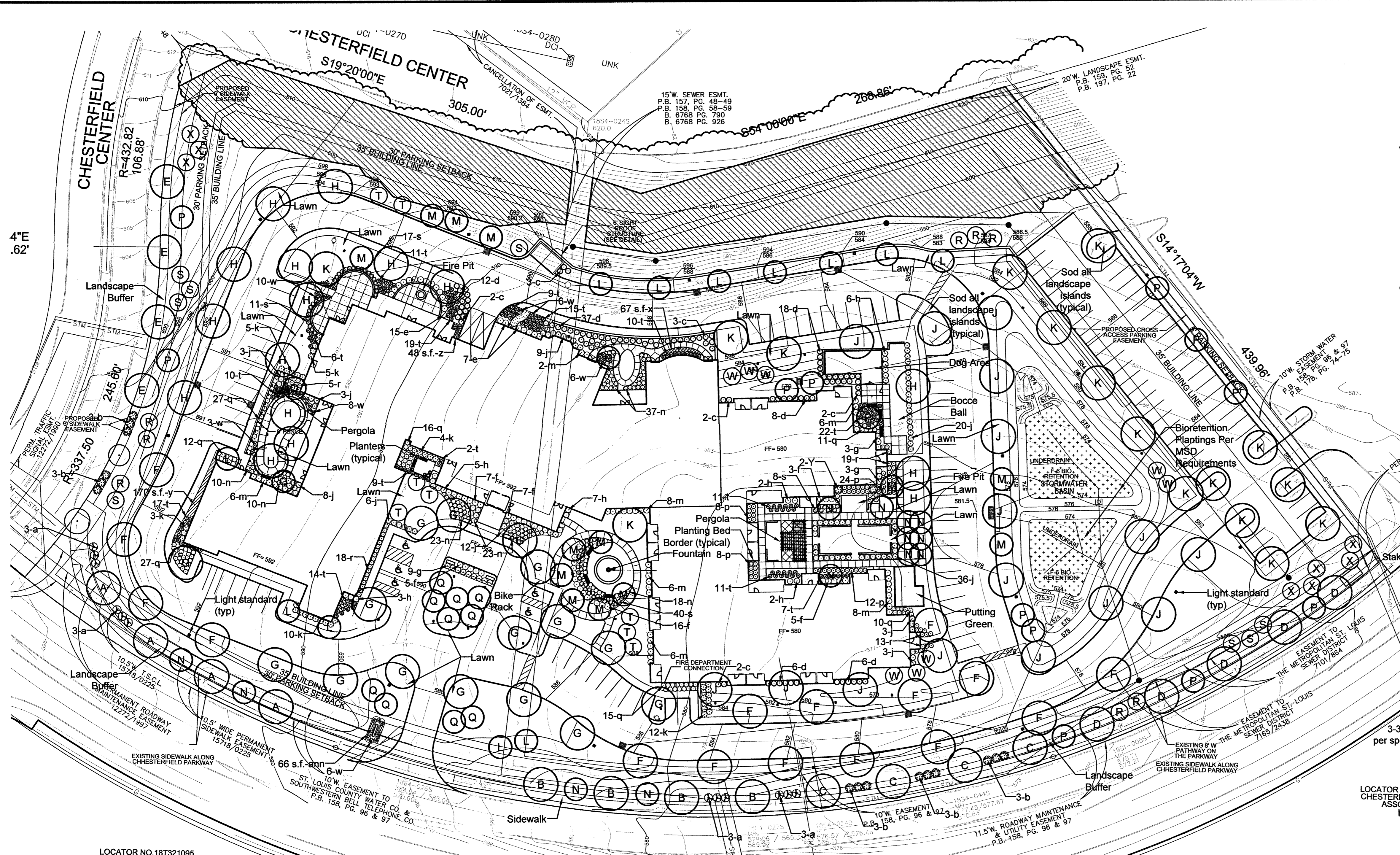
JUSTIN WYSE, AICP
PLANNING AND DEVELOPMENT SERVICES DIRECTOR
CITY OF CHESTERFIELD, MISSOURI

VICKIE HASS, CITY CLERK
CITY OF CHESTERFIELD, MISSOURI

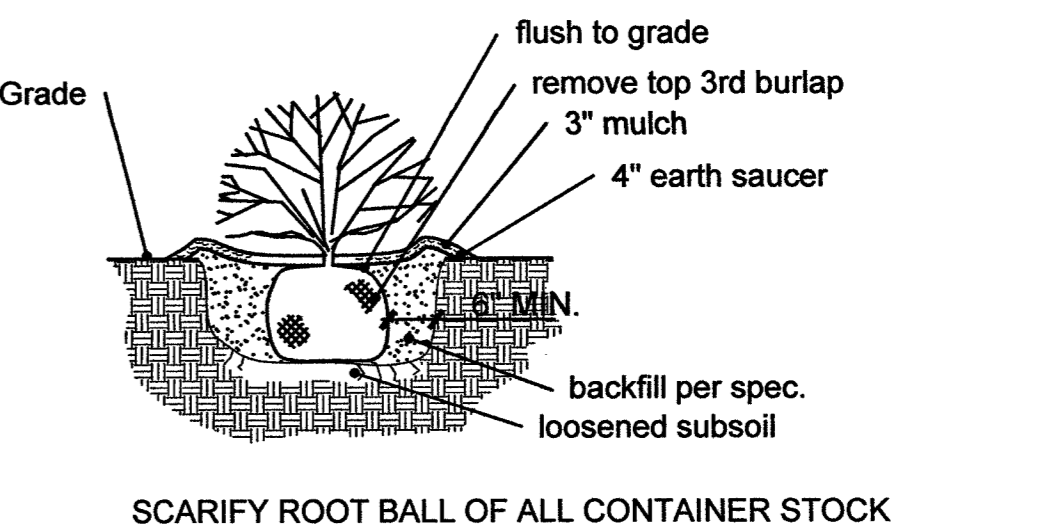
BY ORDER OF SHDG CHESTERFIELD L.L.C. WE HAVE PREPARED A SITE DEVELOPMENT PLAN, THE RESULTS OF WHICH ARE CURRENTLY REPRESENTED ON THIS DRAWING, WHICH IS A SITE DEVELOPMENT PLAN NOT FOR CONSTRUCTION AND WAS PREPARED FOR THE SOLE LIMITED PURPOSE OF PROVIDING A CONCEPT FOR THE PROPOSED DEVELOPMENT OF THE TRACT, AND IS INTENDED ONLY FOR THE PRELIMINARY USE OF GOVERNMENTAL REVIEWING AUTHORITIES FOR THE PURPOSE OF OBTAINING A CHANGE IN ZONING, A GRADING PERMIT UPON APPROVAL OF A GRADING PLAN AND/OR APPROVAL OF A CONCEPT, AND IS SUBJECT TO SUCH COMMENTS, RECOMMENDATIONS OR REVISIONS AS MAY BE DEEMED NECESSARY OR APPROPRIATE IN FURTHERANCE OF SUCH PURPOSE.

6/15/18
TIMOTHY JOHN MEYER
PROFESSIONAL ENGINEER
E-24665

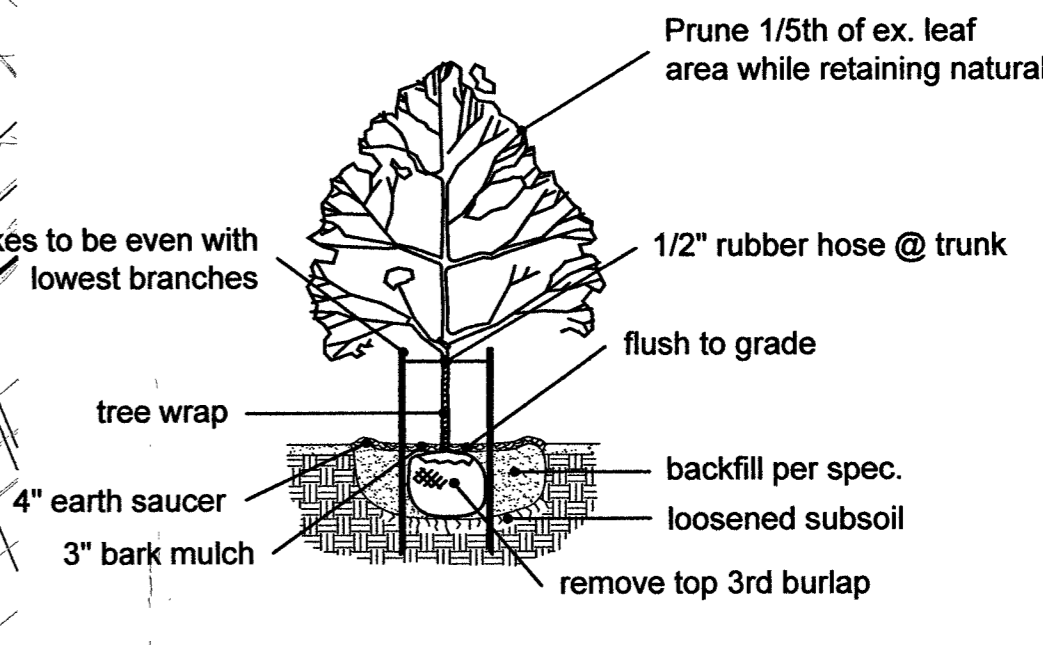
RICHARD G. NORVELL
P.L.S. #20050077



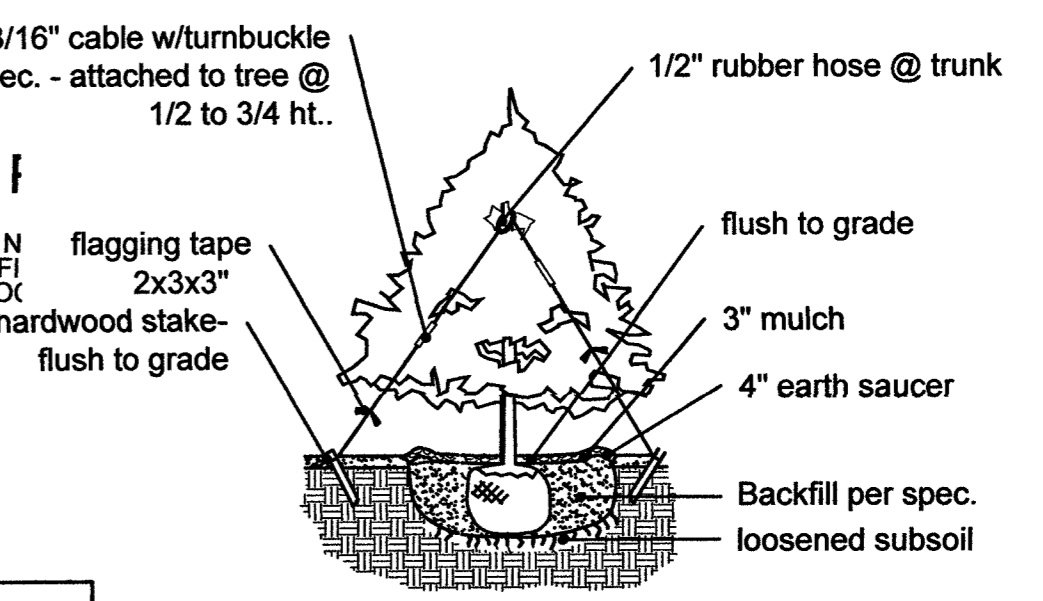
TYPICAL PERENNIAL PLANTING



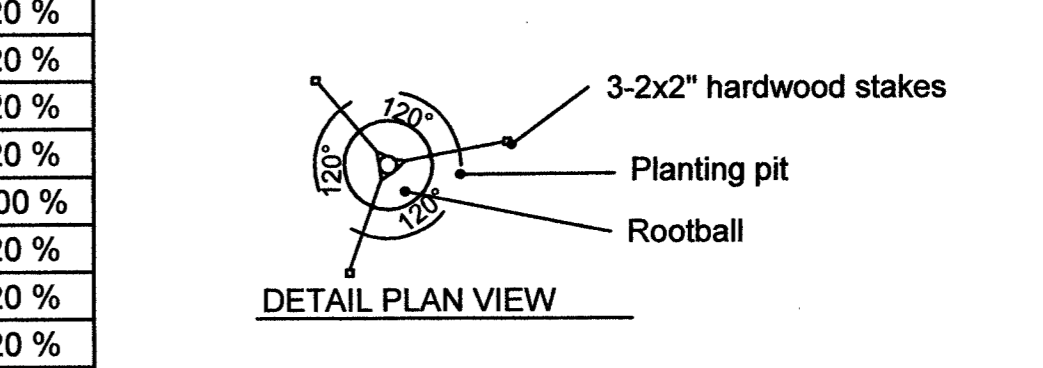
TYPICAL SHRUB PLANTING



CANOPY TREE PLANTING



TYPICAL EVERGREEN PLANTING



LEGEND:
Symbol Description
Existing Individual Tree To Remain

LOCATOR NO. 18T321095
WATERMARK AT
Landscape Plan
SCALE 1"=40'

Note:
All new landscape shall be irrigated with an automatic underground sprinkler system per the City of Chesterfield Unified Code Section 04-02.
Open Space = 56%

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS-GRASSES-PERENNIALS-ANNUALS-GROUNDCOVER					
a	12	Viburnum x juddii	Judd Viburnum	24"	Container
b	15	Viburnum plicatum f. tomentosum 'Shasta'	Shasta Doublefile Viburnum	24"	Container
c	14	Ilex 'Mesdob' China Boy	China Boy Holly (male)	18"	Container
d	87	Ilex 'Mesog' China Girl	China Girl Holly (female)	18"	Container
e	22	Buxus sempervirens 'Vardar Valley'	Vardar Valley Boxwood	18"	Container
f	43	Buxus sinica var. insularis 'Wintergreen'	Wintergreen Boxwood	18"	Container
g	15	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	18"	Container
h	25	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18"	Container
j	103	Itea virginica 'Henry's Garnet'	Henry's Garnet Itea	18"	Container
k	39	Viburnum dentatum 'Christom' Blue Muffin	Blue Muffin Viburnum	18"	Container
m	42	Spiraea nipponica 'Snowmound'	Snowmound Spiraea	18"	Container
n	121	Spiraea fritschiana 'Pink Parasols'	Pink Parasols Spiraea	18"	Container
p	52	Hypericum kalmianum	Kalm's St. John's Wort	18"	Container
q	118	Weigela florida 'Bramwell' Fine Wine	Fine Wine Weigela	12-18"	Container
r	55	Viburnum opulus 'Nanum'	European Cranberrybush	12-18"	Container
s	60	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	12-18"	Container
t	173	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Container
w	39	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Container
x	67 s.f.	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	1 qt. 12" o.c.	
y	170 s.f.	Iberis sempervirens	Candytuft	1 qt. 12" o.c.	
z	48 s.f.	Pachysandra terminalis	Pachysandra	1 qt. 12" o.c.	
ann	66 s.f.	Annuals	To be selected	1 qt. 12" o.c.	

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SIZE/GROWTH RATE	SLOW/MEDIUM GROWTH RATE	SPECIES %
CANOPY SHADE (STREET) TREES								
A	4	Quercus rubra	Red Oak	2.5" cal.	B&B	Large/M-F	20 %	
B	4	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	2.5" cal.	B&B	Large/Fast	20 %	
C	4	Acer rubrum 'October Glory'	October Glory Maple	2.5" cal.	B&B	Large/Fast	20 %	
D	5	Acer rubrum 'Franksred' Red Sunset	Red Sunset Maple	2.5" cal.	B&B	Large/Fast	20 %	
E	4	Quercus coccinea	Scarlet Oak	2.5" cal.	B&B	Large/M-F	20 %	
CANOPY SHADE TREES								
F	16	Carpinus betulus	European Hornbeam	2.5" cal.	B&B	Med/S-Med	7.8 %	20 %
G	16	Ginkgo biloba	Ginkgo (male)	2.5" cal.	B&B	Large/S-Med	7.8 %	20 %
H	16	Gleditsia triacanthos f. inermis 'Skycole' Skyline	Skyline Honeylocust (thornless)	2.5" cal.	B&B	Large/Fast	20 %	
J	16	Quercus bicolor	Swamp White Oak	2.5" cal.	B&B	Large/Med	7.8 %	20 %
K	16	Taxodium distichum	Baldcypress	2.5" cal.	B&B	Large/Med	7.8 %	20 %
UNDERSTORY-ORNAMENTAL TREES								
L	12	Carpinus caroliniana	American Hornbeam	2.5" cal.	B&B	Small/Med	5.85 %	20 %
M	13	Cercis canadensis	Redbud	2.5" cal.	B&B	Med/Fast	20 %	
N	13	Amalanchier arborea	Serviceberry	2.5" cal.	B&B	Med/S-Med	6.34 %	20 %
P	13	Magnolia x soulangiana	Saucer Magnolia	2.5" cal.	B&B	Med/S-Med	6.34 %	20 %
Q	13	Prunus 'Kanzan'	Kwanzan Cherry	2.5" cal.	B&B	Med/Med	6.34 %	20 %
EVERGREEN TREES								
R	8	Pinus strobus	White Pine	6' h.	B&B	Large/Fast	20 %	
S	8	Picea abies	Norway Spruce	6' h.	B&B	Large/M-F	20 %	
T	8	Thuja occidentalis	American Arborvitae	6' h.	B&B	Med/Med	3.9 %	20 %
W	8	Juniperus virginiana	Eastern Red Cedar	6' h.	B&B	Med/Med	3.9 %	20 %
X	8	Ilex opaca	American Holly	6' h.	B&B	Large/Slow	3.9 %	20 %
Y	2	Chamaecyparis pisifera 'Lemon Thread'	Lemon Thread Falsecypress	4' h.	B&B	Total	67.8 %	100 %

Jerald Saunders, Landscape Architect
MO License # 04-007

Consultants:

Shelbourne Senior Living
Chesterfield, Missouri 63017

Revisions:

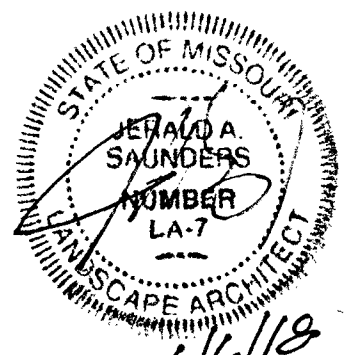
Date	Description	No.
4/20/18	City Comments	1
6/06/18	City Comments	2
6/15/18	City Comments	3

Drawn: KP
Checked: RS

loomisAssociates
landscape architects/planners
207 South 40th Park Drive, Suite 105
Chesterfield, Missouri 63005-1194
Phone: 636.875.1194
Email: info@loomisassociates.com

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 2/6/18
Job #: 433.001

Shelbourne Healthcare



Jerald Saunders, Landscape Architect
MO License # LA-007

Consultants:

Shelbourne Senior Living Chesterfield, Missouri 63017

Shelbourne Healthcare

Revisions:

Date	Description	No.
4/20/18	City Comments	1
6/06/18	City Comments	2

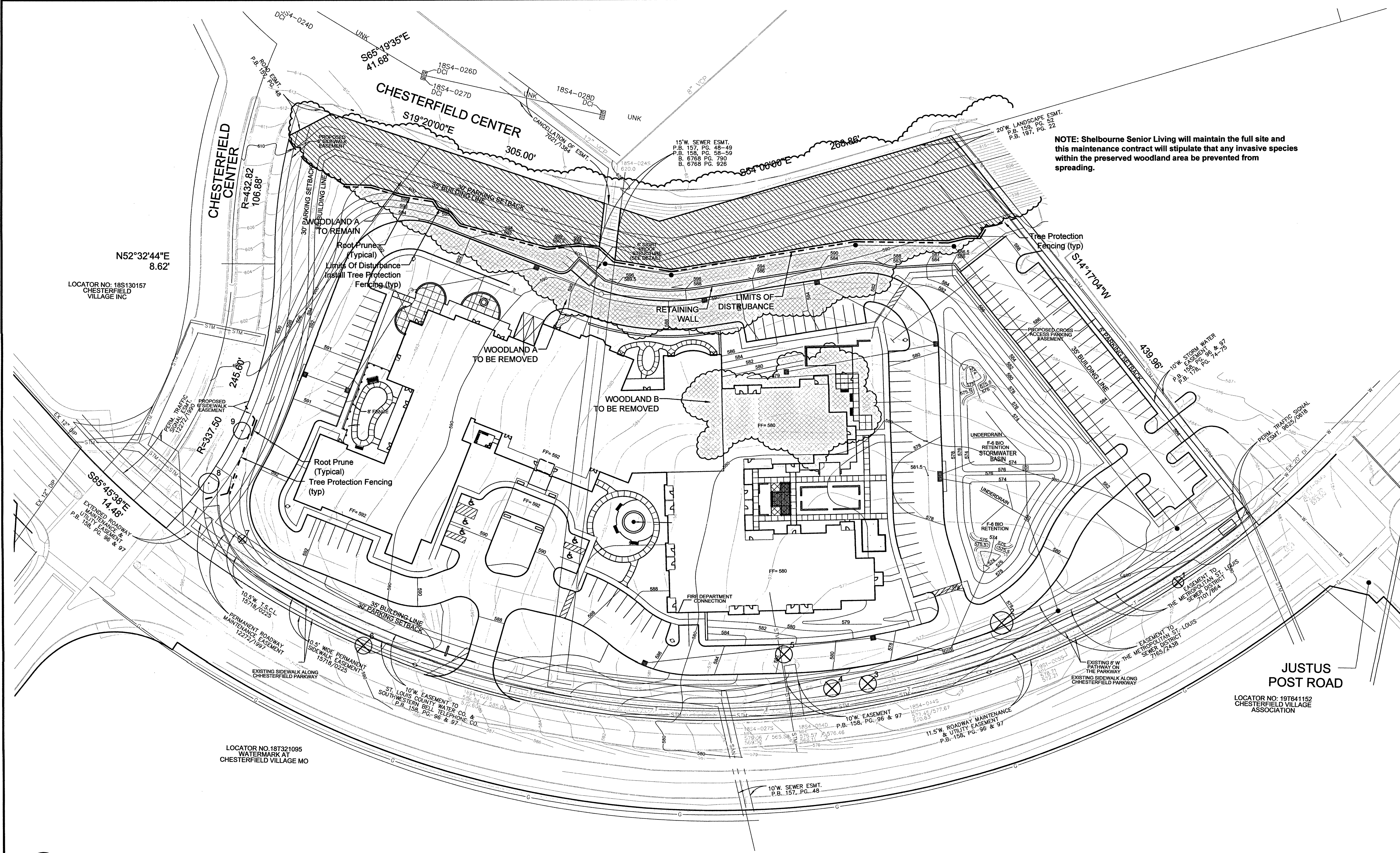
Drawn: KP
Checked: RS

loomisAssociates

landscapeArchitects/planners
707 Saint-Clair Drive, Suite 1194
Chesterfield, Missouri 63005-1194
P: 636.863.1194
E: jerry@loomis-associates.com

Missouri State Certificate of Authority #: LAC #000019

Sheet Title:	Tree Preservation Plan
Sheet No.:	TPP
Date:	2/6/18
Job #:	433.001



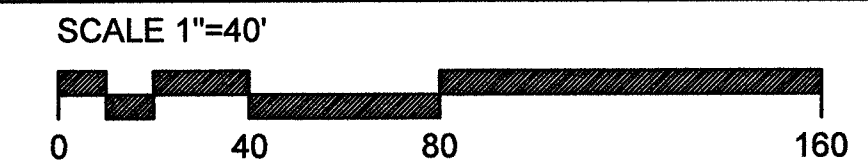
NOTE: Shelbourne Senior Living will maintain the full site and this maintenance contract will stipulate that any invasive species within the preserved woodland area be prevented from spreading.

JUSTUS POST ROAD

LOCATOR NO: 19T841152
CHESTERFIELD VILLAGE ASSOCIATION

LOCATOR NO: 18T321095
WATERMARK AT
CHESTERFIELD VILLAGE MO

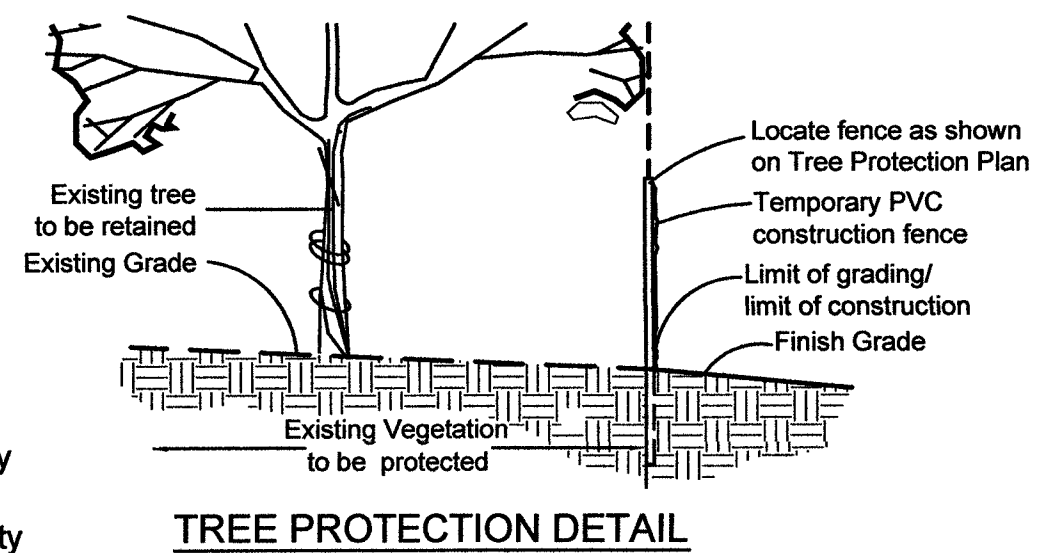
Tree Preservation Plan



- TREE PROTECTION NOTES:**
1. Clearing limits shall be rough staked or marked by the applicant's surveyor in order to facilitate the location for trenching and fencing installation.
 2. No clearing or grading shall begin in areas where tree treatment, preservation, and protection measures have not yet been completed.
 3. Early maintenance schedule will be provided.
 4. Tree specialist: Doug DeLong, DeLong Landscape Architecture.

Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comment
1	Green Ash	10	452	2	Street tree; T.B.R.
2	Silver Maple	22	1,808	3	T.B.R.
3	Green Ash	16	706	2	T.B.R.
4	Green Ash	16	706	2	T.B.R.
5	Mulberry	14	706	2	T.B.R.
6	Green Ash	17	706	2	Street tree; T.B.R.
7	Red Maple	8	314	1	Sun scald
8	Austrian Pine	18	400	2	
9	White Pine	16	530	3	
Total			6328		

- RATING:**
- 1 = In Decline
 - 2 = Poor Quality
 - 3 = Average Quality
 - 4 = Good Quality
 - 5 = Excellent Quality



WOODLAND A = 1.43 Ac. (62,339 sq. ft.)
WOODLAND B = 0.27 Ac. (12,099 sq. ft.)
INDIVIDUAL TREES = 0.14 Ac. (6,328 sq. ft.)

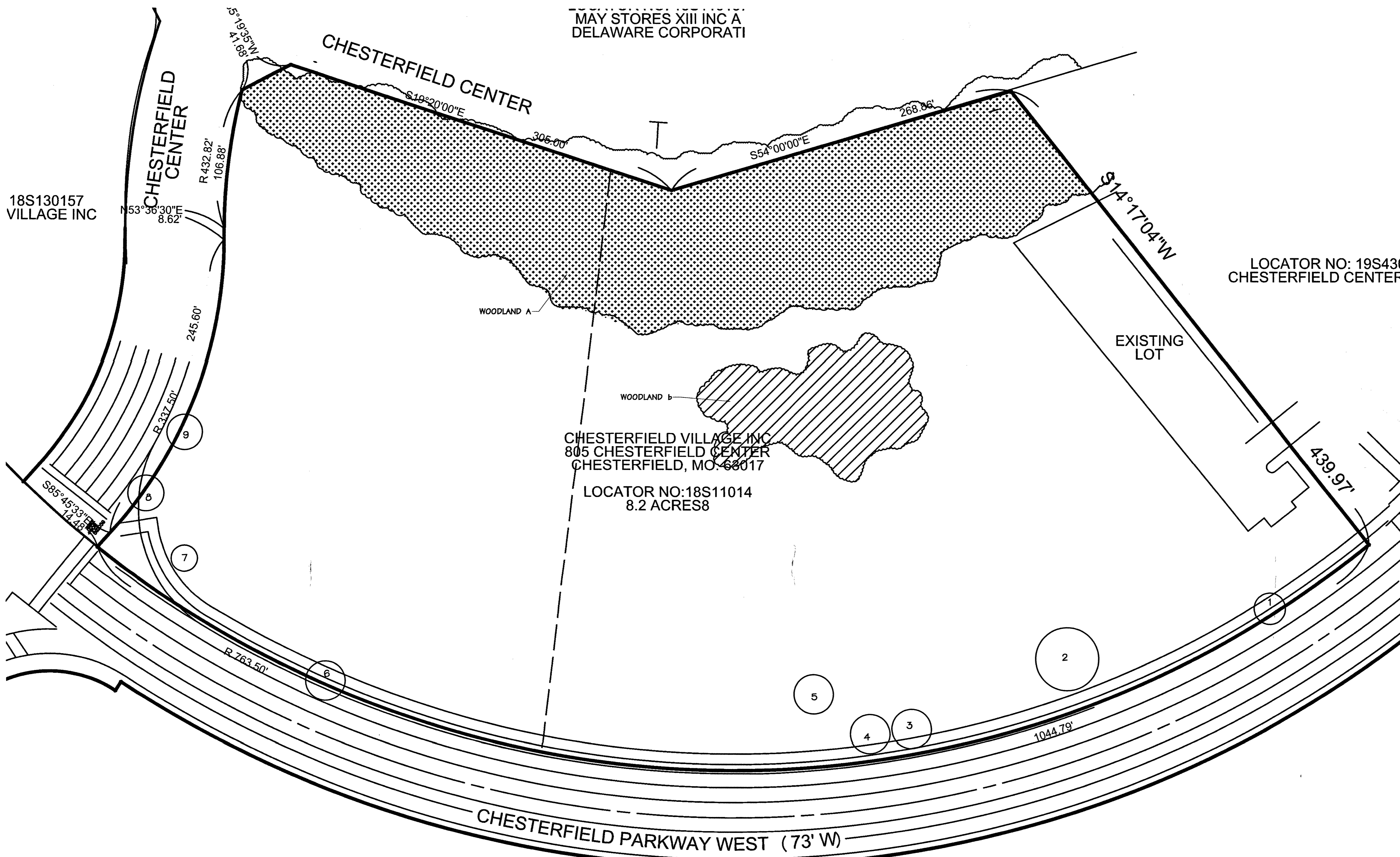
TOTAL EXISTING CANOPY = 1.84 Ac. (80,766 sq. ft.)

WOODLAND A (To remain) = 0.79 Ac. (34,590 sq. ft.)
INDIVIDUAL TREES (To remain) = 0.02 Ac. (930 sq. ft.)

TOTAL EXISTING CANOPY TO REMAIN = 0.81 Ac. (35,520 sq. ft.)
44% Preserved

LEGEND:

Symbol	Description
○	Existing Individual Tree To Remain
⊗	Existing Individual Tree To Be Removed
▬▬▬▬▬	Tree Protection Fence
▬▬▬▬▬	Root Pruning



LOCATOR NO. 18T321095
WATERMARK AT CHESTERFIELD VILLAGE MO

LOCATOR NO: 19T641152
CHESTERFIELD VILLAGE ASSOCIATION

Tree Stand Delineation
SCALE 1" = 40'-0"

Chesterfield Parkway West					
Number	Common Name	DBH Of Trunk	Canopy Area	Condition Rating	Comment
1	Green Ash	10	452	2	Street Tree
2	Silver Maple	22	1,808	3	
3	Green Ash	16	706	2	
4	Green Ash	16	706	2	
5	Mulberry	14	706	2	
6	Green Ash	17	706	2	Street Tree
7	Red Maple	8	314	1	Sun Scald
8	Austrian Pine	18	400	2	
9	White Pine	16	530	3	
Total			6,328		

LEGEND

Location
109—Reference Number

RATING:
1=Fair Quality
3=Average Quality
5=Excellent Quality

Tree Stand Delineation Narrative
October 2, 2017

The overall Lot of comprises a total of 8.2 Ac and has a total of 1.84 AC. of Woodlands. The attached detailed Tree Stand Delineation map was completed by field inspection.

Woodland A: This woodland area covers the slope on the Eastern part of the site and covers (1.43 AC). The primary overstory trees are mix of Boxelder, Black Locust, Pin Oak, Elm, Ash, and Black Cherry. The average size of the overstory canopy is 4-12" dbh with a density of 80 trees per acre. The understorey is primarily shrub honeysuckle and Rough Leaf Dogwood.

Woodland B: This woodland area is found in the center of the site (27 AC) and is made up of intermixed Boxelder, Black Cherry, Ash, Silver maple, with some hickory at the south west corner. The Average size is 3-8" dbh.

No Monarch, state champion or rare trees were found on the site.

WOODLAND A = 1.43 Ac. (62,339 sq. ft.)
WOODLAND B = 0.27 Ac. (12,099 sq. ft.)
INDIVIDUAL TREES = 0.14 Ac. (6,328 sq. ft.)
Total Existing Canopy 1.84 Ac. (80,766 sq. ft.)

Tree Stand Delineation Plan Prepared under direction of Skip Kincaid of Hansen's Tree Service Certified Arborist MW-04155BW

Skip Kincaid

Base Map Provided by: Voiz Engineering

Douglas A. DeLong, Landscape Architect LA-81

Consultants:
HANSEN'S
O'Fallon, MO Branson, MO
Phone: 636-278-1830
www.hansentree.com

**Shelborne Senior Living
Chesterfield, Missouri 63017**

Shelborne Healthcare

Revisions:

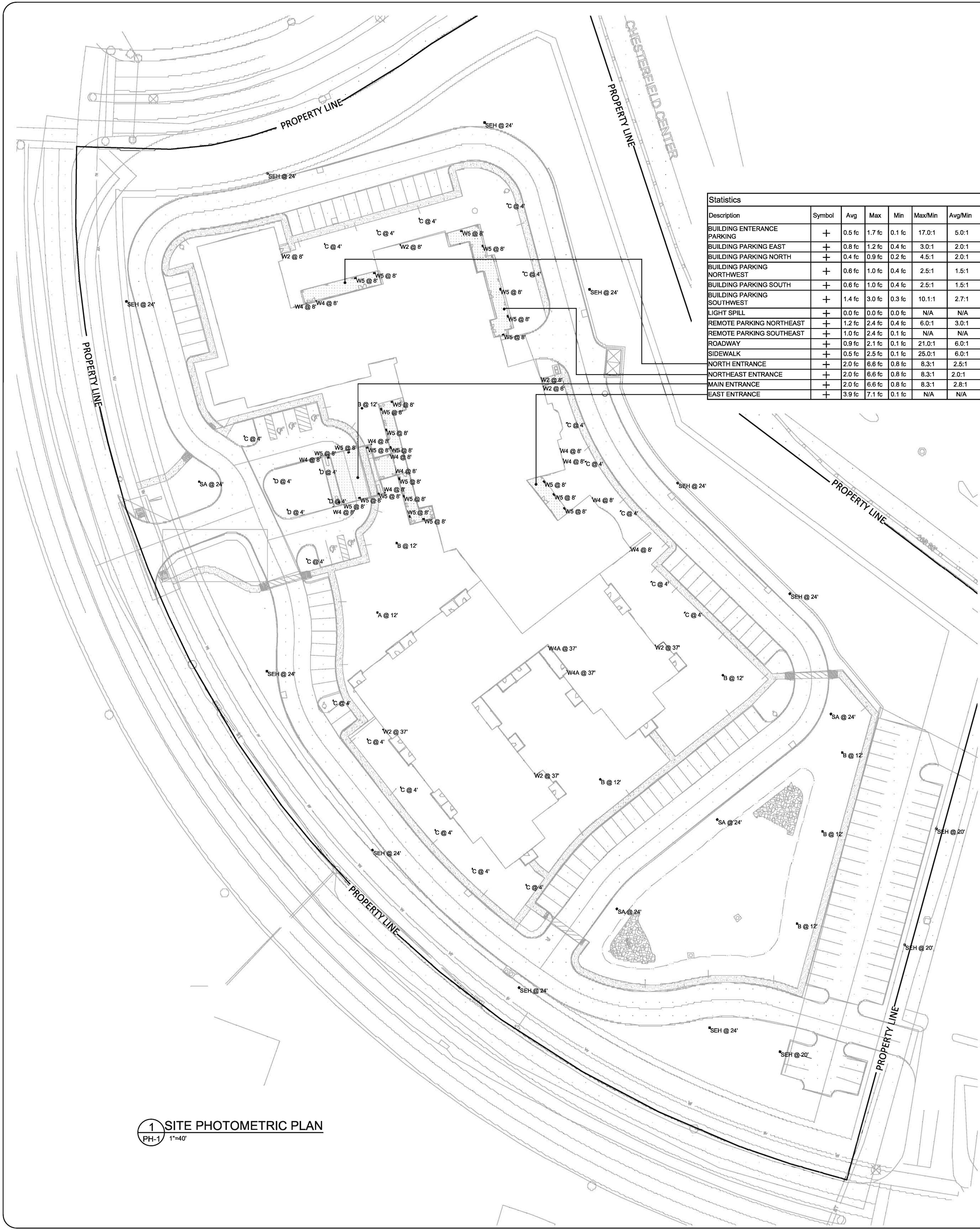
Date	Description	No.
2/23/18	City Comments	1

Drawn: DD
Checked: BD

deLong and Landscape Architecture, LLC
7620 West Bruno Ave
St. Louis, MO. 63117
(314) 346-4856
delong.la@gmail.com

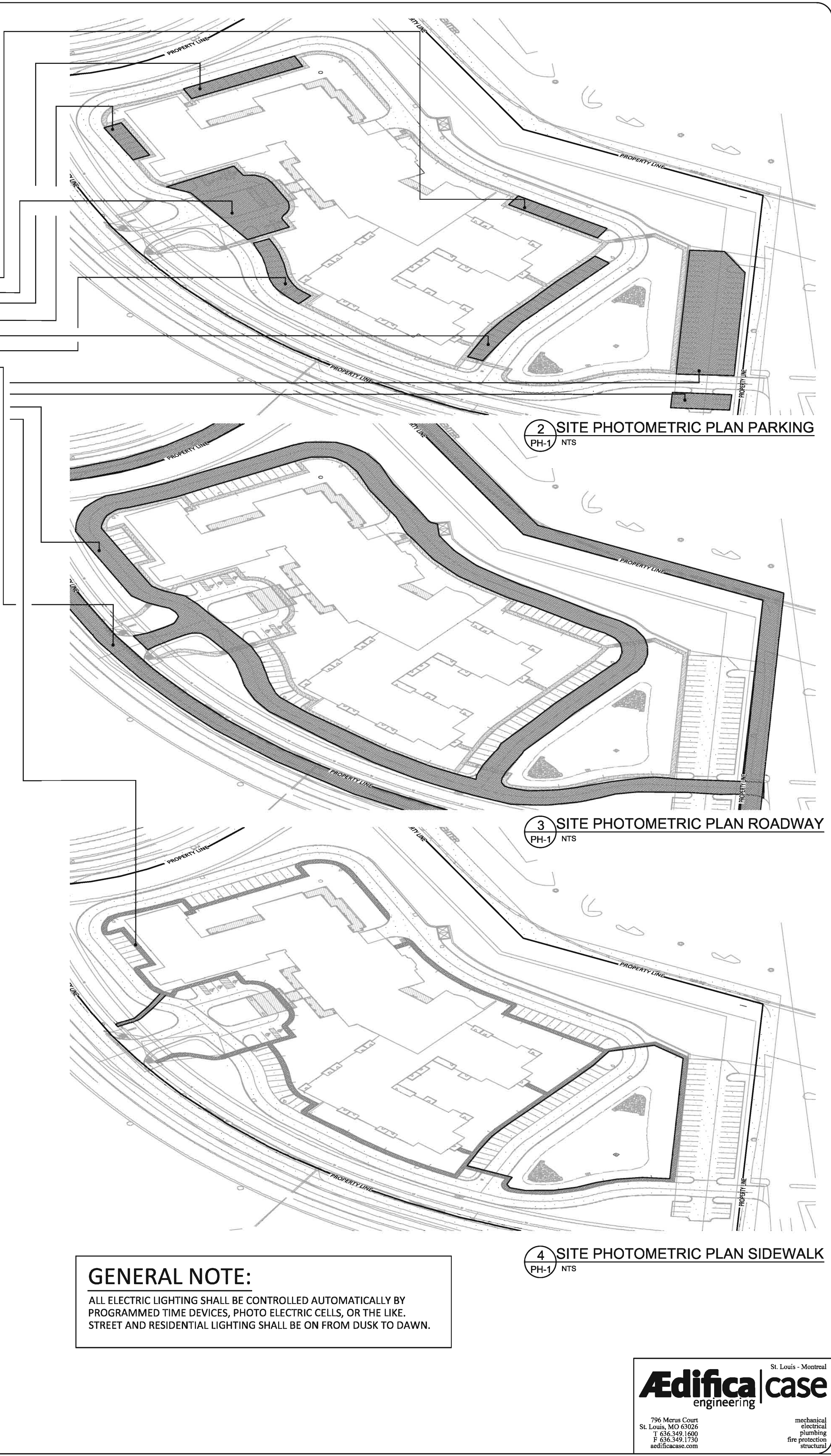
Missouri State Certificate of Authority: #013000145

Sheet Title:	Tree Stand Delineation
Sheet No:	TSD-1
Date:	10-2-2017
Job #:	154.002



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING ENTRANCE PARKING	+	0.5 fc	1.7 fc	0.1 fc	17.0:1	5.0:1
BUILDING PARKING EAST	+	0.8 fc	1.2 fc	0.4 fc	3.0:1	2.0:1
BUILDING PARKING NORTH	+	0.4 fc	0.9 fc	0.2 fc	4.5:1	2.0:1
BUILDING PARKING NORTHWEST	+	0.6 fc	1.0 fc	0.4 fc	2.5:1	1.5:1
BUILDING PARKING SOUTH	+	0.6 fc	1.0 fc	0.4 fc	2.5:1	1.5:1
BUILDING PARKING SOUTHWEST	+	1.4 fc	3.0 fc	0.3 fc	10.1:1	2.7:1
LIGHT SPILL	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
REMOTE PARKING NORTHEAST	+	1.2 fc	2.4 fc	0.4 fc	6.0:1	3.0:1
REMOTE PARKING SOUTHWEST	+	1.0 fc	2.4 fc	0.1 fc	N/A	N/A
ROADWAY	+	0.9 fc	2.1 fc	0.1 fc	21.0:1	6.0:1
SIDEWALK	+	0.5 fc	2.5 fc	0.1 fc	25.0:1	6.0:1
NORTH ENTRANCE	+	2.0 fc	6.6 fc	0.8 fc	8.3:1	2.5:1
NORTHEAST ENTRANCE	+	2.0 fc	6.6 fc	0.8 fc	8.3:1	2.0:1
MAIN ENTRANCE	+	2.0 fc	6.6 fc	0.8 fc	8.3:1	2.8:1
EAST ENTRANCE	+	3.9 fc	7.1 fc	0.1 fc	N/A	N/A

1 SITE PHOTOMETRIC PLAN
PH-1 1"=40'



2 SITE PHOTOMETRIC PLAN PARKING
PH-1 NTS

3 SITE PHOTOMETRIC PLAN ROADWAY
PH-1 NTS

4 SITE PHOTOMETRIC PLAN SIDEWALK
PH-1 NTS

GENERAL NOTE:
ALL ELECTRIC LIGHTING SHALL BE CONTROLLED AUTOMATICALLY BY PROGRAMMED TIME DEVICES, PHOTO ELECTRIC CELLS, OR THE LIKE. STREET AND RESIDENTIAL LIGHTING SHALL BE ON FROM DUSK TO DAWN.

St. Louis - Montreal
Edifica case
engineering
796 Merus Court
St. Louis, MO 63026
T 636.349.1600
F 636.349.1730
edificacase.com
mechanical
electrical
plumbing
fire protection
structural

SHDG
CHESTERFIELD LLC
123 WEST WAYNE AVE.
WAYNE, PA 19087
610.416.9635

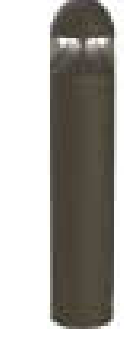
10940 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63132
314.428.9212 main
314.490.1260 fax
www.volzinc.com

VOLZ
Incorporated

SHELBOURNE SENIOR LIVING
A tract of land being C:109 and C:208 of "Chesterfield Village Area A" Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 158 pages 96 and 97 of the St. Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri

SITE PHOTOMETRIC PLAN
PH-1
BASE MAP NO. 188
LOCATOR NO. 185110148
VOLZ NO. 21482
PHOTOMETRIC PLAN
05-24-2018
PH-1

D-Series LED Bollard



Specifications

Dimensions: 5" Diameter
Height: 42" (36" to 48")
Weight (max): 25 lbs (11.3 kg)

Ordering Information

Color	LED	Mount	Temp	Beam	Notes
DBK01	DBK01	DBK01	DBK01	DBK01	DBK01

Ordering Information EXAMPLE: DBK01 LED 16C 700 40K SYM MVOLT DBK01

Color	LED	Mount	Temp	Beam	Notes
DBK01	DBK01	DBK01	DBK01	DBK01	DBK01

Accessories

Part No.	Description
AMR01	Adjustable Mount

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com

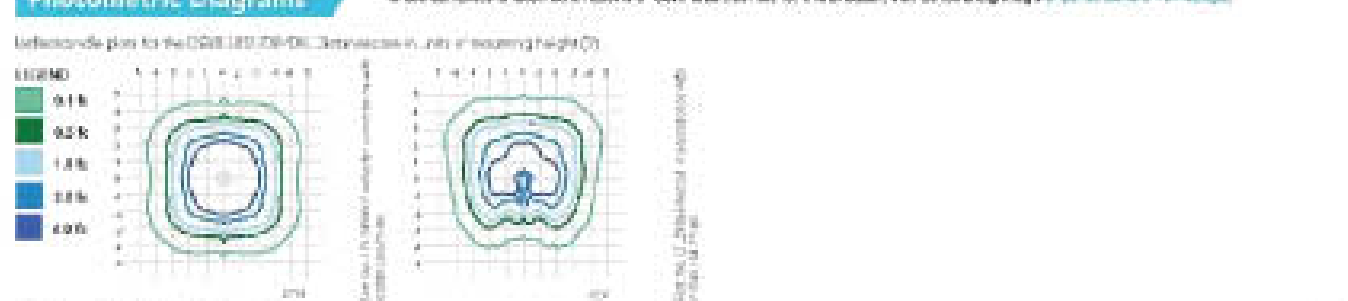
Performance Data

Lumen Output

Color	Temp	Beam	Mount	Notes
DBK01	DBK01	DBK01	DBK01	DBK01

Electrical Load

Color	Temp	Beam	Mount	Notes
DBK01	DBK01	DBK01	DBK01	DBK01



FEATURES & SPECIFICATIONS

INTENDED USE: This bollard is designed for use in walkways, parking lots, and other areas where low-level, directional lighting is required.

CONSTRUCTION: The bollard is constructed from high-quality, weather-resistant materials and is designed for long-term, low-maintenance service.

FINISH: The bollard is finished with a durable, powder-coated finish that is resistant to corrosion and fading.

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com

D-Series Size 1 LED Area Luminaire



Specifications

Dimensions: 10" Dia
Height: 30" (24" to 36")
Weight (max): 25 lbs (11.3 kg)

Ordering Information

Color	LED	Mount	Temp	Beam	Notes
DBK01	DBK01	DBK01	DBK01	DBK01	DBK01

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DBK01

Color	LED	Mount	Temp	Beam	Notes
DBK01	DBK01	DBK01	DBK01	DBK01	DBK01

Accessories

Part No.	Description
AMR01	Adjustable Mount

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com

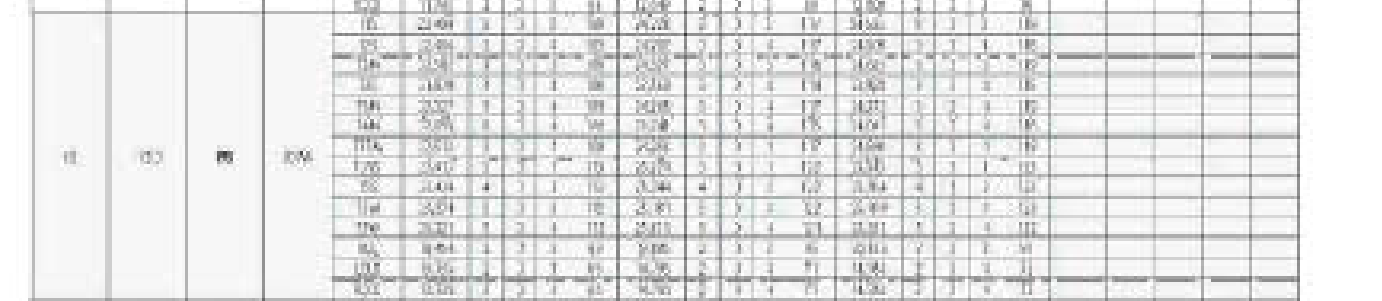
Performance Data

Lumen Output

Color	Temp	Beam	Mount	Notes
DBK01	DBK01	DBK01	DBK01	DBK01

Electrical Load

Color	Temp	Beam	Mount	Notes
DBK01	DBK01	DBK01	DBK01	DBK01



FEATURES & SPECIFICATIONS

INTENDED USE: This luminaire is designed for use in parking lots, walkways, and other areas where directional lighting is required.

CONSTRUCTION: The luminaire is constructed from high-quality, weather-resistant materials and is designed for long-term, low-maintenance service.

FINISH: The luminaire is finished with a durable, powder-coated finish that is resistant to corrosion and fading.

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com

Capable Luminaire

This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

Specifications

Dimensions: 10" Dia
Height: 30" (24" to 36")
Weight (max): 25 lbs (11.3 kg)

Ordering Information

Color	LED	Mount	Temp	Beam	Notes
DBK01	DBK01	DBK01	DBK01	DBK01	DBK01

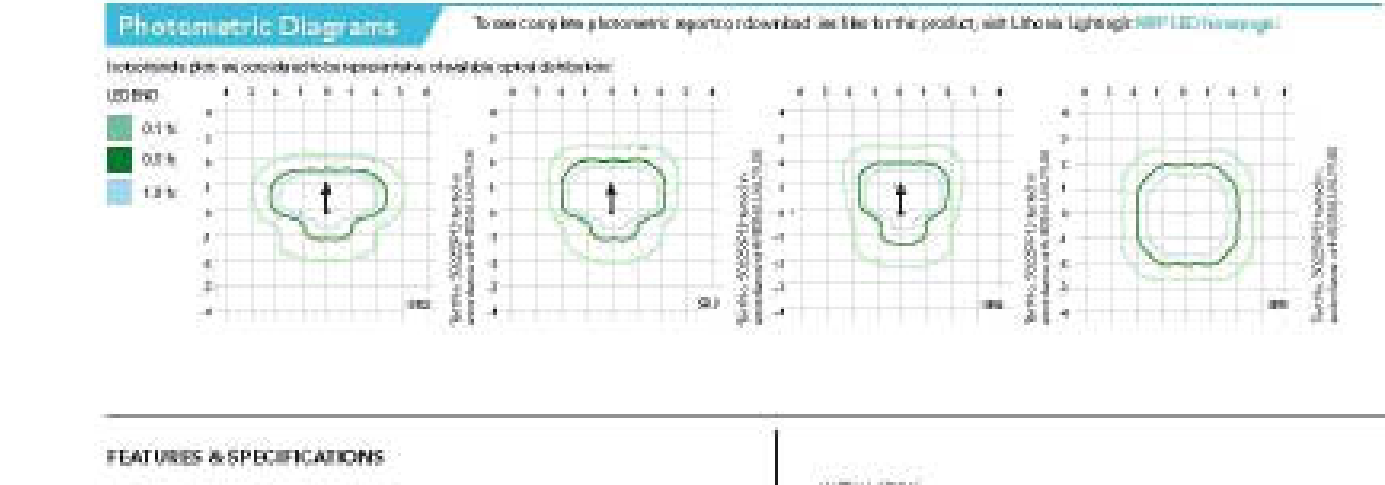
Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DBK01

Color	LED	Mount	Temp	Beam	Notes
DBK01	DBK01	DBK01	DBK01	DBK01	DBK01

Accessories

Part No.	Description
AMR01	Adjustable Mount

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com



FEATURES & SPECIFICATIONS

INTENDED USE: This luminaire is designed for use in parking lots, walkways, and other areas where directional lighting is required.

CONSTRUCTION: The luminaire is constructed from high-quality, weather-resistant materials and is designed for long-term, low-maintenance service.

FINISH: The luminaire is finished with a durable, powder-coated finish that is resistant to corrosion and fading.

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com

MRP LED LED Area Luminaire



Specifications

Dimensions: 10" Dia
Height: 30" (24" to 36")
Weight (max): 25 lbs (11.3 kg)

Ordering Information

Color	LED	Mount	Temp	Beam	Notes
DBK01	DBK01	DBK01	DBK01	DBK01	DBK01

Ordering Information EXAMPLE: MRP LED 42C 700 40K SRS MVOLT DBK01

Color	LED	Mount	Temp	Beam	Notes
DBK01	DBK01	DBK01	DBK01	DBK01	DBK01

Accessories

Part No.	Description
AMR01	Adjustable Mount

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com

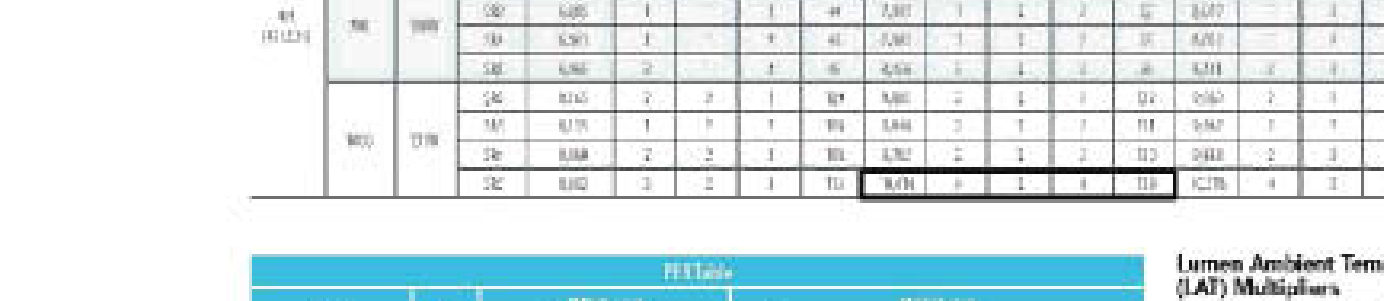
Performance Data

Lumen Output

Color	Temp	Beam	Mount	Notes
DBK01	DBK01	DBK01	DBK01	DBK01

Electrical Load

Color	Temp	Beam	Mount	Notes
DBK01	DBK01	DBK01	DBK01	DBK01



FEATURES & SPECIFICATIONS

INTENDED USE: This luminaire is designed for use in parking lots, walkways, and other areas where directional lighting is required.

CONSTRUCTION: The luminaire is constructed from high-quality, weather-resistant materials and is designed for long-term, low-maintenance service.

FINISH: The luminaire is finished with a durable, powder-coated finish that is resistant to corrosion and fading.

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com

VOLZ Incorporated

10846 INDIAN HEAD INDL BLVD
ST. LOUIS, MISSOURI 63122
314.428.6212 fax
314.880.1280 fax
www.volzinc.com

Ordering Information EXAMPLE: MRP LED 42C 700 40K SRS MVOLT DBK01

Color	LED	Mount	Temp	Beam	Notes
DBK01	DBK01	DBK01	DBK01	DBK01	DBK01

Accessories

Part No.	Description
AMR01	Adjustable Mount

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com

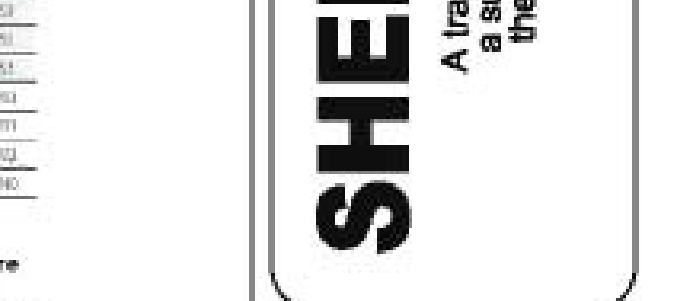
Performance Data

Lumen Output

Color	Temp	Beam	Mount	Notes
DBK01	DBK01	DBK01	DBK01	DBK01

Electrical Load

Color	Temp	Beam	Mount	Notes
DBK01	DBK01	DBK01	DBK01	DBK01



FEATURES & SPECIFICATIONS

INTENDED USE: This luminaire is designed for use in parking lots, walkways, and other areas where directional lighting is required.

CONSTRUCTION: The luminaire is constructed from high-quality, weather-resistant materials and is designed for long-term, low-maintenance service.

FINISH: The luminaire is finished with a durable, powder-coated finish that is resistant to corrosion and fading.

LITHONIA LIGHTING | One Lithonia Way • Conley, Georgia 30124 • Phone: 800.279.9884 • www.lithonia.com

SHELBOURNE SENIOR LIVING

A tract of land being C109 and C208 of "Cheslerfield Village Area A", Phase One Plat One, a subdivision according to the plat thereof recorded in Plat Book 156 pages 96 and 97 of the St. Louis County Records, in U.S. Survey 2002, Township 45 North - Range 4 East, City of Chesterfield, St. Louis County, Missouri

PHOTOMETRIC PLAN

BASE MAP NO. 188
LOCATOR NO. 185110148
VOLZ NO. 21482

PHOTOMETRIC PLAN

05-24-2018
PH-2

Edifica case engineering

706 Main Court
St. Louis, MO 63104
314.340.1500
314.340.1700
www.edificacase.com

Shelbourne Senior Living at Chesterfield, Missouri

The proposed exterior building materials provide a backdrop for the understanding and quality of the architecture and context. The materials were carefully selected to accomplish multiple functions: providing a sense of quality and permanence, building contextual relationships within the project and the surrounding community as a whole, and ensuring the sustainability, longevity and maintenance of the materials themselves.

The architectural style of the buildings provides a varied look of traditional and transitional design to create engaging yet comfortable streetscapes and spaces. The color and material palate is harmonious with the surrounding community and consistent within the project. The materials range from masonry bases and stone facades, to composite clapboard siding and composite trim, to a more modern flat composite panel and varying heights of stone façade treatment. The primary roofing material is an architectural shingle that combines the luxury of slate with the rich depth of wood shakes for a natural, dimensional look. To create visual interest at the pedestrian level we change to an aged copper standing seam roof at the lower porches and the Porte Cochere.

The main structure of the senior living building announces the entrance with a dominant central Porte Cochere with masonry and stone piers and welcoming front porch. A masonry base extends around the building anchoring it to the site. At predominant common spaces, the masonry and stone extends from grade to various heights, creating articulated architectural forms. The mansard and gabled roof lines fluctuate around the building facade as they highlight various functions, such as the balcony projections, dormers, and intersection of wings. The building massing is lessened along the streetscape by creating courtyards which reduce the mass of the building and provide semi-private spaces for the residents. Generous windows and French doors create welcoming gestures to the street and courtyards while providing ample light and views for the residents.

The outdoor amenities are organized by logical and accessible pedestrian circulation that does not require guests or residents to cross vehicular access ways. Each outdoor garden is unique in design to accommodate different experiences depending on individual preferences and as a wayfinding strategy. The amenities vary from an independent living plaza, which includes active recreation such as Bocce ball, putting greens, and raised planters for gardening, to a protective and calming garden for the residents in memory care. Integrated among those amenities are four additional garden areas that relate to the activities within the building.

The independent living is distinguished from the assisted living with a balanced asymmetrical massing harmonizing with the topography, providing opportunity for terrace level gardens and outdoor gathering areas on the site. The use of color and texture begins to break the apparent height of the building, providing a human scale to the building. The wings of the building are punctuated with recessed and projecting balconies that break down the mass of the façade. The building is detailed with strong trim and facade elements and high-quality maintenance-free materials. The quality of materials and construction ensure that the buildings maintain their level of character, detail and color over time.

Unique to this project is an enhanced entrance feature that is highly visible from and connected to Chesterfield Parkway West. The experience is directed by the sidewalks that connects to a circular plaza surrounded by ornamental plants, seasonal annuals, short evergreen hedges and ornamental trees. Centered in this plaza is a space for a water/sculpture public art element that highlights the environment. Benches, lawns and decorative concrete pavers tie the features together for a cohesive outdoor amenity.

MATERIAL LIST

- BRICK,** BELDON, MODULAR GOLDENROD A
- STONE,** ELDORADO, AMBER FALLS WEATHERED EDGE
- PRECAST,** ARCHITECTURAL CAST STONE
- SIDING, 1.** JAMES HARDIE, MONTEREY TAUPE
- SIDING, 2.** JAMES HARDIE, COBBLE STONE
- TRIM,** JAMES HARDIE ARCTIC WHITE
- METAL ROOF,** PAC CLAD, AGED COPPER STEEL
- DIMENSIONAL SHINGLES** , CERTAINTED INDEPENDANCE WEATHERED WOOD SHANGLE



4 WEST ELEVATION
 ALL DIMENSIONS 1/8" = 1'-0"



3 EAST ELEVATION
 ALL DIMENSIONS 1/8" = 1'-0"

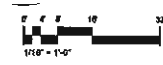


2 SOUTH ELEVATION
 ALL DIMENSIONS 1/8" = 1'-0"



1 NORTH ELEVATION
 ALL DIMENSIONS 1/8" = 1'-0"

PROJECT NO.	DATE	
55059	11 NOVEMBER 2017	
NO.	DESCRIPTION	DATE
1	PRE-DESIGN	10/07
	REVISED	3-28-2018
	REVISED	4-01-2018



BUILDING ELEVATIONS



3D VIEW