



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

Planning Commission Vote Report

Subject: Conditional Use Permit

Meeting Date: July 25, 2016

From: Jonathan Raiche, Senior Planner

Location: Northwest corner of Olive Boulevard and Arrowhead Estates Lane

Petition: **P.Z. 14-2015 Friendship Village of West County (15201, 15239, 15249, 15255 Olive Blvd)**

Summary

Friendship Village of West County has submitted a request to amend existing Conditional Use Permit (CUP) #36 in order to allow them to redevelop the 36.7 acre tract of land. The Preliminary Plan provided indicates that a majority of the property will be redeveloped for the purposes of continuing their operation as a Nursing Home facility. The petitioner has confirmed that this redevelopment will be completed in phases, and as such, a higher number of beds and units is needed during construction to accommodate the current residents to ensure a smooth transition into the new buildings. You will see this reflected in the fourth column of the request summary table below.

Since the Public Hearing, the petitioner has provided additional detail about the number of units and beds per phase which has allowed for a decrease in the number of units and beds requested when compared to the numbers requested at the Public Hearing. A comparison of the current requirements under CUP #36, the facilities existing on-site, those requested at Public Hearing, and those that are now being requested can be seen below:

| | CUP #36 | Existing | Public Hearing- 2016 | Vote Meeting - 2016 |
|-------------------------|----------------|-------------------|--|--|
| Number of Beds | 117 | 100 | 350 | 177 (260 during construction) |
| Number of Units | 400 | 384 | 550 | 395 (520 during construction) |
| Structure Height | 4 stories | Max. of 4 stories | 4 stories plus exposed entrances for underground parking | 4 stories plus exposed entrances for underground parking |

The campus is proposed to continue to provide a combination of memory care, assisted living, and independent living facilities. In order to achieve this, the petitioner has requested a number of items in addition to those items listed in the table on page 1. These requests have been made by the petitioner in order to obtain entitlements to redevelop the subject site as a new campus for the existing Friendship Village. Some of these items will be discussed further in the Staff Analysis portion of this report, but a summary of these additional items is seen below:

- 1) Add approximately 2 acres of land (see Figure 1 below) recently acquired,
- 2) Increase the square footage of accessory commercial uses from 3,000 to 6,000,
- 3) Allow retaining walls to be allowed in structure setbacks when the subject site is on the low side of the retaining wall, and
- 4) Remove the existing driveway access for 15239 and 15249 Olive Boulevard.



Figure 1. Aerial Photo

This CUP request is the next step after the approval of a zoning map amendment in October of 2015 from an “NU” Non-Urban District to an “R-4” Residential District for the additional approximate 2 acres. After the zoning map amendment in 2015, the entire subject site is under the same “R-4” Residential District designation. Per the City Code, nursing homes are conditional uses under the “R-4” Residential District which is why the current CUP request has been proposed. The Public Hearing for this item was held on January 25, 2016. Since that time, the petitioner has worked to address all issues raised at the Public Hearing, summarized later in this report, which included a substantial reprogramming and re-design of their proposed plan. This resulted in the 6 month time lapse between the Public Hearing and the Vote meeting.

Site History

The subject site includes the existing complex which is situated on approximately 34 acres of land as well as three additional parcels for an additional approximately 2 acres. All of these parcels were incorporated into the City of Chesterfield under the “NU” Non-Urban District designation from St. Louis County. The largest parcel has gone through many iterations of CUPs for the purposes of a Nursing Home complex. The first CUP, CUP #264, was issued by St. Louis County in 1973 and the most recent CUP, CUP #36, was issued by the City of Chesterfield in 2012. The various amendments generally served to increase the number of units permitted, add new land into the district, and amend setbacks to accommodate building additions. The petitioner has submitted various Amended Site Development Plans throughout the years to reflect the expansion of their campus as permitted by the various CUPs.

As previously mentioned, this request also includes approximately 2 acres of single-family lots recently acquired by the petitioner. These lots contained both single-family structures and a business that operated under a now-defunct Commercial Services Procedure. These parcels are the portion of the site that was rezoned to “R-4” Residential District in October of 2015. All of the structures on these lots have been vacated and demolished with the land currently being vacant.

Comprehensive Plan Analysis

The subject site is located within Ward 1 of the City of Chesterfield. The City of Chesterfield Land Use Plan indicates these parcels are within the Residential Single-Family land use designation as seen in Figure 2 below. This subject site is not located in any sub-area identified by the Comprehensive Plan. The Nursing Home use is a Conditional Use under all residential zoning districts which is consistent with the City’s Land Use Plan.

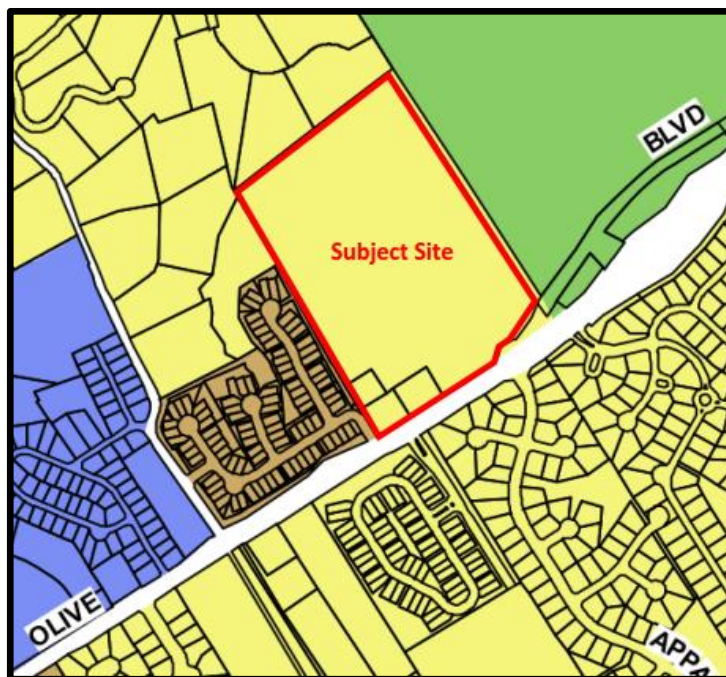


Figure 2. Land Use Plan

In addition to the Land Use designation, the Comprehensive Plan also includes the following policies which would apply to this proposal:

- ***2.1.5 Provide Buffer for Existing Residential Development-***

New higher density residential development and non-residential development adjacent to existing residential subdivisions should provide for a substantial landscape buffer and landscaped area between the uses so as not to alter the conditions and environment of existing residential neighborhoods.

While this is not a completely new development, the proposed redevelopment is substantial enough that appropriate buffering is still required. The existing CUP, as well as City Code, requires that landscape buffering be provided between this development and neighboring developments. As shown on the proposed plan, a 30' wide landscape buffer is required along Olive Boulevard and a 20' wide landscape buffer is required along all other property lines. These buffers are required to contain a combination of deciduous trees, evergreen trees, ornamental trees and shrubs. Additionally, CUP #36 requires a large Greenspace Preservation area along the northern portion of the site which is approximately 5 acres. This preservation area has been maintained in the new CUP. These requirements will ensure that a buffer is provided between the subject site and surrounding developments to address policy 2.1.5.

- ***2.1.8 Transitional Use between Single-Family Detached and Higher Density Development-***
Single-family attached developments should serve as a transitional land use between single-family detached land use and multiple-family residential and commercial land uses.

The proposed development has been designed such that the attached single-family units on site are positioned along the eastern and northern portions of the site. Additionally, the existing Braefield subdivision consists of attached single-family homes and borders the subject site to the west. The combination of these two items provides the transition between single-family detached homes and higher density development mentioned in policy 2.1.8.

Issues

The Planning Commission and Staff identified four issues at the January 25, 2016 Public Hearing for this petition. The petitioner has submitted a formal response to all of these items which is attached to the Planning Commission packet for review. Additional information from Staff on these issues is provided below.

1. Preservation of Monarch Tree #172

The Planning Commission requested the petitioner give consideration to the preservation of Tree #172 due to its status as a Monarch Tree. The petitioner has responded stating that due to the proximity of this specific tree to a proposed new building, Tree #172 will need to be removed.

2. Potential for Traffic Issues Related to Construction Traffic

During the Public Hearing, the Planning Commission also requested the petitioner to evaluate the potential for traffic related issues during construction. The petitioner provided verification that each of the phases during their proposed redevelopment would be comparable in scope to the addition that was conducted in 2013. Neither the petitioner nor the City received any known complaints during that construction period related to traffic issues. In an additional effort to identify a potential alternative, the petitioner has also received preliminary approval from MoDOT for the installation of a temporary construction entrance. Because there are no anticipated problems at this time, Staff will monitor the project as it is under construction and if a need arises for the additional temporary construction access, Staff will require it at that time.

3. Inclusion of Braefield Homes in Cross Section

In an effort to provide a clear comparison between the heights of the existing attached, single-family homes in Braefield Subdivision to the proposed buildings, Planning Commission requested that the adjacent homes be included in the cross section details provided on the plans. The proposed plans, attached to this report, have been revised to include Section CC which provides the height of adjacent homes in the Braefield Subdivision. Further comparison of the proposed heights is discussed below.

4. Reduction of Proposed Building Height near Braefield Subdivision

The existing CUP, CUP#36, currently allows buildings up to 4 stories in height. This same height restriction has been included in every CUP since the first one was issued by St. Louis County in 1973. The existing building heights on site range from 1 story to 4 stories. The current request keeps the maximum height at 4 stories, but asks for the ability to add a partial exposed story for access to underground parking on some of the buildings. The petitioner has designed these underground parking access locations in a way that they do not occur adjacent to the Braefield Subdivision to avoid an increase in building height disparity.

Although the proposed maximum building heights are remaining similar, Staff and Planning Commission did note concern about the height disparity between the existing two-story homes in Braefield Subdivision with the proposed four-story building immediately adjacent to the subdivision. In response to this issue, the petitioner substantially re-designed the building layout and building heights throughout the development. The result of the re-design is that the lowest proposed building, a two-story skilled nursing facility, is located immediately adjacent to the homes in Braefield Subdivision. Excerpts from the Public Hearing submittal and the current submittal can be seen on the next page.

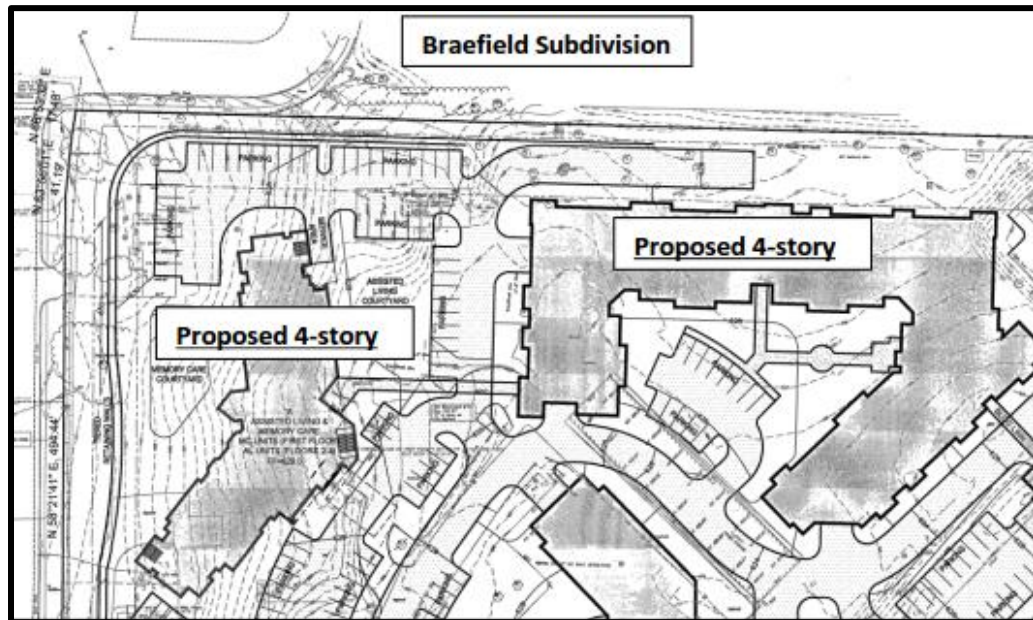


Figure 3. Public Hearing Proposal Excerpt

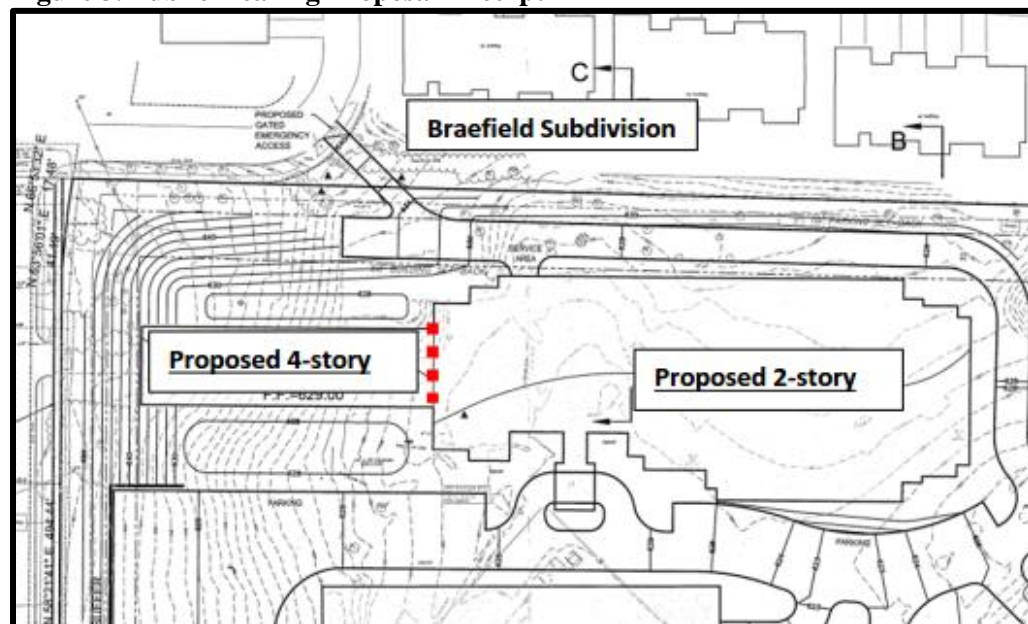


Figure 4. Current Proposal Excerpt

As seen in Figure 4 above, the portion of the proposed building on the left is a four-story wing. Although still relatively close to Braefield, additional separation has been provided when compared to the last plan. The four-story portion of the building is located approximately 90' from the property line and 150' from the nearest home in Braefield Subdivision. The current design also uses the existing topography by siting the proposed building lower when compared to the adjacent homes so that the height difference is minimized. The proposed building is also placed in a location that benefits from the existing off-site landscaping in the Braefield Subdivision common ground and the required on-site landscape buffer to assist in providing additional visual screening.

Proposed Units

Staff has also continued to work with the petitioner to better define and limit the maximum number of units and beds needed for the redevelopment project. To provide the ability for minimal displacement of residents, higher numbers of units and beds will be needed throughout the construction process. The petitioner has indicated that a maximum of 520 units and 260 beds will be needed to successfully accommodate the facilities in the intermediate transitional periods during construction. Ultimately the number of units and beds will be able to be reduced to 395 units and 177 beds which has been reflected in the Conditional Use Permit drafted by Staff and attached for review by the Planning Commission. By separating the maximum units and beds during construction and at full completion, the City is able to ensure that the final overall density of the development is lower. It is important to note that even during the highest time of occupancy permitted under the proposed Conditional Use Permit, the development will at no time exceed the required densities of the "R-4" Residential District regulations specific for Nursing Homes.

Staff has reviewed the responses to the issues provided by the petitioner and finds that all issues and comments, including outside agency comments, have been addressed.

Request

A CUP is categorized by the Unified Development Code (UDC) as a Special Procedure and requires a Public Hearing. After a Public Hearing is held, the Planning Commission must render a decision on whether to approve or deny the CUP request. Once a decision is rendered by the Planning Commission, there is a 15 day waiting period after which the CUP becomes effective and is recorded at St. Louis County.

Staff has reviewed the request for a Conditional Use Permit for the properties located at 15201, 15239, 15249, 15255 Olive Blvd. and has found that the request is compliant with the City of Chesterfield Code and consistent with the Comprehensive Plan. Staff has prepared a Conditional Use Permit reflecting this request for consideration by the Planning Commission and requests action on P.Z. 14-2015 Friendship Village of West County (15201, 15239, 15249, 15255 Olive Blvd).

Attachments

1. Petitioner's Response to Issues Letter
2. Conditional Use Permit
3. Preliminary Plan

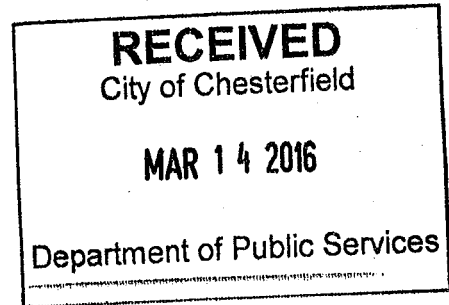
cc: Aimee Nassif, Planning and Development Services Director

CEDC

CIVIL ENGINEERING
DESIGN CONSULTANTS

March 11, 2016

Mr. Jonathan Raiche, AICP
Senior Planner
City of Chesterfield
690 Chesterfield Parkway West
Chesterfield, Missouri 63017-0760



Re: Friendship Village Chesterfield
15201 Olive Boulevard
Chesterfield, Missouri 63005

Dear Mr. Raiche:

Pursuant to your Planning Commission issues letter dated January 29, 2016 and your comment letter dated February 4, 2016, we offer the follow responses:

Planning Commission issues letter

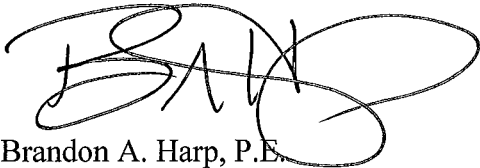
1. The tree listed as #172 will be removed when the independent building is built in that location
2. The profile is added to sheet C1
3. The only permitted permanent drive entrance allowed by MODOT is at the existing signed entrance. However, per the attached MODOT letter, they will consider a temporary construction entrance. The construction scope of each phase will be consistent with the recently completed independent living facility, in which they were no documented traffic congestion issues
4. The building along Brafield is now proposed to be a two-story skilled nursing facility instead of the four story independence living building that was presented at the public hearing. The adjacent assisted living/memory care building is four-story. However, it was shifted away from the Braefield subdivision as much as possible considering the set -backs and topography. In addition, please note a very large gathering of evergreen exists between Braiefield and Friendship Village at this location

Comment letter

1. See attached revised narrative adding water quality
2. An existing conditions plan is added
3. The improvements within 150 feet of the property is added
4. Adjoining owner information is added
5. See attached summary of units and phases
6. The guard shack is shown and labeled on the site plan
7. The buffers are now labeled
8. The access drive was removed from the buffer
9. The story designation on each building is corrected
10. The story designation on each building is corrected
11. The 5% accessory use will not be exceeded during any phase. The 5% is a maximum future use
12. The various items are removed from the plan
13. The story designation on each building is corrected
14. The Green Space Preservation Area is relabeled
15. The notes are now cleaned up
16. The note is revised
17. The contours are now updated
18. The TSD was coordinated with the City arborist and is included in the attached submittal

Please contact me should you have any questions or require additional information

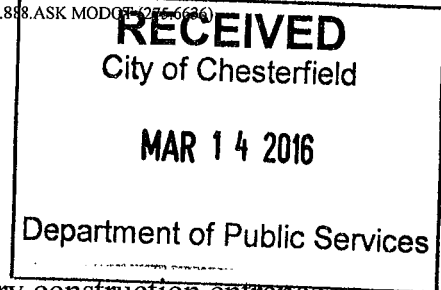
Sincerely,
Civil Engineering Design Consultants, Inc.

A handwritten signature in black ink, appearing to read 'B. Harp', with a large, stylized flourish at the end.

Brandon A. Harp, P.E.
Principal

Missouri Department of Transportation

1590 Woodlake Drive
Chesterfield, Missouri 63017-5712
314.275.1500
Fax: 573.522.6475
1.888.ASK MODOT (275.6626)



Date: February 9, 2016
Subject: Temporary construction entrance

Dear Brandon Harp,

As per our previous email correspondence, a temporary construction entrance for Friendship Villiage located off MO 340 in Chesterfield is feasible. After a location is determined please contact me via email so I can do a sight distance review of the proposed location. Once the I have verified the location to be acceptable I will need a permit request form completed & returned to me with 2 hard copies of the detailed plans & a pdf copy of the detailed plans in order to issue a permit.

If you have any questions please feel free to contact me via email at john.braden@modot.mo.gov .

Sincerely

A handwritten signature in black ink, appearing to read "Jay Jay Braden".

Jay Jay Braden
Senior Traffic Specialist
Missouri Department of Transportation





CONDITIONAL USE PERMIT #37

Petition: P.Z. 14-2015 Friendship Village of West County (15201, 15239, 15249, 15255 Olive Blvd)

Public Hearing Date: January 25, 2016

Site Location: 15201, 15239, 15249, 15255 Olive Boulevard

Acreage for CUP: 36.7 acres

Underlying Zoning District: "R4" Residence District

The following Conditional Use shall be allowed in this development:

1. Nursing Homes which is further restricted to include:
 - a. A 395 unit complex for the elderly. Except that during the redevelopment of said property as shown on the attached preliminary plan, a maximum of 520 units will be permitted to ensure proper transition of residents.
 - b. A 177 bed nursing facility. Except during the redevelopment of said property as shown on the attached preliminary plan, a maximum of 260 beds will be permitted to ensure proper transition of residents.
 - c. Recreation, dining facilities, and other accessory uses.
 - d. Accessory commercial uses in the form of limited service and retail commercial uses that are leased to outside vendors, not operated by the primary user, shall be located within one (1) self-care building and shall not exceed 6,000 square feet. Uses authorized may include a financial facility, excluding drive-up and external walk-up facility, barber and beauty shop, food or drug store, laundry or dry-cleaning pick-up, and a newspaper stand and card shop.

All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified below:

1. General

- a. No structure shall exceed four (4) stories in height at any point on the building perimeter except where a partially exposed story is needed for access to underground parking.
- b. No parking stall, loading space, internal driveway, or roadway, except point of ingress and egress, will be located within the following setbacks:
 - i. Thirty (30) feet from Olive Boulevard.
 - ii. Twenty (20) feet from all other boundaries of the development.
- c. No building or structure, other than: a free standing project identification sign, light standards, flag poles, or retaining walls shall be located within the following setbacks:
 - i. One-hundred (100) feet from the northern property line as shown on the attached preliminary plan.
 - ii. Fifty (50) feet from all other property lines.
 - iii. The existing 1-story garage maintenance building located along the southwest property line shall maintain the existing building setback of forty (40) feet. This encroachment shall not be expanded but will be permitted to remain.

2. Access

- a. Public access to the development shall be allowed only from the signalized intersection of Olive Boulevard (State Route 340) and Friendship Village Drive.
- b. One additional emergency access shall be permitted from Braefield Drive as directed by the City of Chesterfield and Monarch Fire Protection District. Said access point shall be gated and restricted to emergency access only.
- c. Ingress and egress must conform to the City of Chesterfield and Missouri Department of Transportation's (MoDOT) Access Management Guidelines and must be reviewed and approved by the City of Chesterfield and MoDOT. Any changes to the entrance geometrics and drainage design shall be in accordance with MoDOT standards and shall be reviewed and approved by MoDOT.

- d. No construction vehicles shall be allowed to enter the property in question from Arrowhead Estates Drive.
- e. One temporary construction access may be permitted with approval from the City of Chesterfield and MoDOT.

3. Road Improvements, Including Sidewalks

- a. Removal of the existing non-signalized entrances that currently serve 15239, 15255, and 15249 Olive Boulevard and restoration of the associated right-of-way is required.
- b. 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.
- c. Any work within MoDOT's right of way will require a MoDOT permit.

4. Landscape Requirements

- a. The development shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.
- b. A Greenspace Preservation area will be defined as shown on the attached Preliminary Plan unless as otherwise amended by the City of Chesterfield.

5. Miscellaneous Conditions

- a. All utilities will be installed underground.
- b. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.

6. Trust Fund Contribution

Road Improvements

- a. The developer shall contribute a Traffic Generation Assessment (TGA) to the Chesterfield Village Road Trust Fund (No. 554). This contribution shall not exceed an amount established by multiplying the required parking spaces by the following rate schedule:

| <u>Type of Development</u> | <u>Required Contribution</u> |
|----------------------------|------------------------------|
| Nursing Homes | \$2,223.29/parking space |
| Retirement Community | \$485.09/parking space |
| General Office | \$741.06/parking space |

(Parking Space as required by the site specific ordinance or by section 1003.165 of the Saint Louis County Zoning Ordinance.)

If types of development proposed differ from those listed, rates shall be provided by the Saint Louis County Department of Highways and Traffic.

If a portion of the improvements required herein are needed to provide for the safety of the traveling public, their completion as a part of this development is mandatory.

Allowable credits for required roadway improvements will be awarded as directed by the Saint Louis County Department of Highways and Traffic and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits.

- b. 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.
- c. 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. Funds shall be payable to Treasurer, Saint Louis County.
- d. The amount of the required contribution/improvements, if not approved for construction by January 1, 2017, 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.

Legal Description

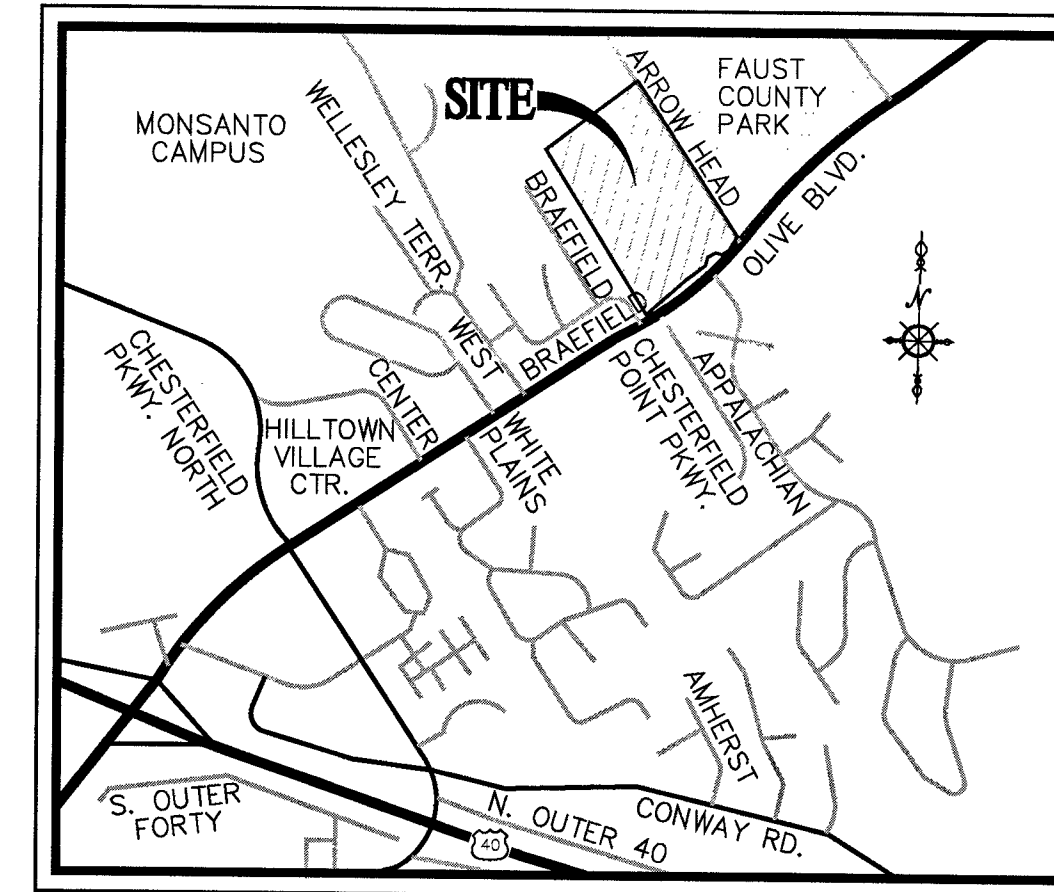
A tract of land being all of Lot A of the Friendship Village of West County, a subdivision recorded in Plat Book 356 Page 143, and three tracts of land being part of Lot 2 of the Hugo Essen Farm in U.S. Survey 154 and 157, Township 45 North, Range 4 East as recorded in Deed Book 21170 Page 286, Deed Book 21170 Page 391 and Deed Book 21170 Page 315 of the St. Louis County Land Records office in St. Louis County, Missouri, being more particularly described as follows:

Beginning at found 1/2" rebar with cap stamped "Marler 347-D" being the Southeastern corner of Lot A of the Friendship Village of West County Boundary Adjustment Plat as aforementioned, being on the Northern right of way line of Olive Boulevard (Variable Width) and on the Southwestern Line of Faust Park as conveyed to St. Louis County by Deed Book 6320 Page 1227; thence Southwesterly along the Northern line of said Olive Boulevard the following courses and distances, South 32 Degrees 30 Minutes 32 Seconds West a distance of 132.25 feet to a point from which a found rebar with cap "L.S. 134-D" bears North 21 degrees 49 minutes West 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" rebar bears North 24 degrees 05 minutes East 0.1 feet; thence North 72 Degrees 06 Minutes 11 Seconds West a distance of 53.16 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence South 61 Degrees 49 Minutes 45 Seconds West a distance of 75.01 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence South 16 Degrees 21 Minutes 14 Seconds West a distance of 68.59 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence South 53 Degrees 21 Minutes 49 Seconds West a distance of 172.33 feet to a point from which a found bent R/W marker bears South 26 degrees 48 minutes 0.45 feet; thence South 58 Degrees 21 Minutes 41 Seconds West a distance of 494.44 feet to a found 5/8" rebar with aluminum cap; thence South 63 Degrees 56 Minutes 01 Seconds West a distance of 41.19 feet to a point from which a found 5/8" rebar with aluminum cap bears South 0.1 feet; thence South 66 Degrees 53 Minutes 32 Seconds West a distance of 17.48 feet to a point on the Eastern line of Braefield, a subdivision recorded in Plat Book 331 Page 80-81 from which a found 1/2" iron pipe with Cap "L.S. 78-D" bears South 30 degrees 34 minutes East 0.25 feet; thence leaving the Northern line of Olive Boulevard along the Eastern line of aforesaid Braefield and the extension thereof, North 30 Degrees 33 Minutes 39 Seconds West a distance of 1489.19 feet to a found concrete monument being the Northwestern corner of aforementioned Lot A; thence along the Northern line of said Lot A, North 53 Degrees 49 Minutes 20 Seconds East a distance of 1033.70 feet to a found 1/2" rebar with cap "Marler 347-D" being the Northeast corner of aforesaid Lot A and being on the Southwestern line of aforesaid Faust Park; thence along the Southwestern line of Faust Park, South 32 Degrees 06 Minutes 20 Seconds East a distance of 1503.73 feet to the point of beginning containing 1,598,939 square feet of 36.70± acres more or less as surveyed by Marler Surveying Company, Inc.

Preliminary Development Plan

FRIENDSHIP VILLAGE OF CHESTERFIELD

Proposed LOT A-1 OF
FRIENDSHIP VILLAGE OF WEST COUNTY BOUNDARY ADJUSTMENT PLAT ADDITION
CITY OF CHESTERFIELD
ST. LOUIS COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

PROPERTY DATA

OWNER = FRIENDSHIP VILLAGE OF WEST COUNTY
ADDRESS = 15201 OLIVE BOULEVARD
LOCATOR NO. = 17S320445, 18S640272, 18S640272, 18S640272
ACREAGE = 36.70 AC±
EXISTING ZONING = R-4 W/C.U.P. #36
PROPOSED ZONING = R-4 W/C.U.P.
MSD BASE MAP = 17S3
SCHOOL DISTRICT = PARKWAY
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = MISSOURI RIVER
FEMA MAP = 29189C0145 (SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN))

LEGAL DESCRIPTION

PROPOSED LOT A-1

A tract of land being all of Lot A of the Friendship Village of West County, a subdivision recorded in Plat Book 356 Page 143, and three tract of land being part of Lot 2 of the Hugo Essen Farm in U.S. Survey 154 and 157, Township 45 North, Range 4 East as recorded in Deed Book 21170 Page 286, Deed Book 21170 Page 391 and Deed Book 21170 Page 315 of the St. Louis County Land Records office in St. Louis County, Missouri, being more particularly described as follows: Beginning at found 1/2" rebar with cap stamped "Marler 347-D" being the Southeastern corner of Lot A of the Friendship Village of West County Boundary Adjustment Plat as aforementioned, being on the Northern right of way line of Olive Boulevard (Variable Width) and on the Southwestern line of Faust Park as conveyed to St. Louis County by Deed Book 6320 Page 1227; thence Southwesterly along the Northern line of said Olive Boulevard the following courses and distances, South 32 Degrees 30 Minutes 32 Seconds West a distance of 132.25 feet to a point from which a found rebar with cap stamped "Marler 347-D" bears North 21 degrees 49 minutes West 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" rebar bears North 24 degrees 02 minutes East 0.1 feet; thence North 72 Degrees 06 Minutes 11 Seconds West a distance of 53.16 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence South 61 Degrees 49 Minutes 45 Seconds West a distance of 75.01 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence South 16 Degrees 21 Minutes 14 Seconds West a distance of 68.59 feet to a found 1/2" rebar with cap stamped "Marler 347-D"; thence South 53 Degrees 21 Minutes 49 Seconds West a distance of 172.33 feet to a point from which a found bent R/W marker bears South 26 degrees 48 minutes 0.45 feet; thence South 53 Degrees 21 Minutes 41 Seconds West a distance of 494.44 feet to a found 5/8" rebar with aluminum cap; thence South 83 Degrees 56 Minutes 01 Seconds West a distance of 41.19 feet to a point from which a found 5/8" rebar with aluminum cap bears South 0.1 feet; thence South 66 Degrees 53 Minutes 32 Seconds West a distance of 17.49 feet to a point on the Eastern line of Brafield, a subdivision recorded in Plat Book 331 Page 80-81 from which a found 1/2" iron pipe with cap "L.S. 78-D" bears South 30 degrees 34 minutes East 0.25 feet; thence Heaving the Northern line of Olive Boulevard along the Eastern line of Brafield, Brafield and the extension thereof, North 30 Degrees 33 Minutes 39 Seconds West a distance of 1489.19 feet to a found concrete monument being the Northeast corner of aforementioned Lot A; thence along the Northern line of said Lot A, North 53 Degrees 49 Minutes 20 Seconds East a distance of 1033.70 feet to a found 1/2" rebar with cap "Marler 347-D" being the Northeast corner of aforesaid Faust Park; thence along the Southwestern line of Faust Park, South 32 Degrees 06 Minutes 20 Seconds East a distance of 1503.73 feet to the point of beginning containing 1,558.89 square feet of 36.70± acres more or less as surveyed by Marler Surveying Company, Inc.

End of Description

PROJECT BENCHMARK

St. Louis County Benchmark 12-157 Elev: 638.32' "Sq." on the curb at center of rounding along island, 60' West of centerline of Olive Street Road and 5' North of centerline of Chesterfield Village Parkway.

SITE BENCHMARKS

Site Benchmark # 1 Elev. 634.10' top of 1/2" iron pipe with cap "L.S. 134-D" as shown on plan.
Site Benchmark # 2 Elev. 631.73' "O" in open on Fire Hydrant as shown on plan.
Site Benchmark # 3 Elev. 627.87' "O" in open on Fire Hydrant as shown on plan.
Site Benchmark # 4 Elev. 624.92' P.K. Nail in asphalt curb as shown on plan.
Site Benchmark # 5 Elev. 627.70' P.K. Nail in asphalt curb as shown on plan.
Site Benchmark # 6 Elev. 620.18' 60"-D Nail as shown on plan.

UTILITIES AND REVIEW AGENCIES

ELECTRIC COMPANY
AMEREN-ELLSVILLE DISTRICT
200 OLD STATE ROAD
ELLSVILLE, MO 63021
ATTN: ENGINEERING
PH: (314) 932-8992

PHONE COMPANY
AT&T
402 NORTH THIRD STREET
ST. CHARLES, MO 63301
ATTN: ENGINEERING
PH: (636) 949-4228

GAS COMPANY
LACLEDE GAS COMPANY
ROOM 1408 720 OLIVE STREET
ST. LOUIS, MO 63101
ATTN: MIKE LANGAN
PH: (314) 342-0702

WATER COMPANY
MISSOURI AMERICAN WATER CO.
1050 RESEARCH BLVD.
ST. LOUIS, MO 63132
ATTN: ENGINEERING
PH: (314) 998-2464

CABLE TELEVISION
CHARTER COMMUNICATIONS
TOWN & COUNTRY, MO 63017
ATTN: MAPPING & DESIGN DEPT.
PH: (636) 220-2174

FIRE DISTRICT
MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
ATTN: FIRE MARSHAL
PH: (314) 514-0900

SEWER AUTHORITY
METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET STREET
ST. LOUIS, MO 63103
PH: (314) 768-6200

HWY. DEPARTMENT
MISSOURI DEPARTMENT OF TRANSPORTATION
1590 WOODLAKE DRIVE
CHESTERFIELD, MO 63017
ATTN: DAVID BRUNES
PH: (314) 565-6715

OWNER
ADDRESS
LOCATOR NO.
ACREAGE
EXISTING ZONING
PROPOSED ZONING
MSD BASE MAP
SCHOOL DISTRICT
SEWER DISTRICT
WATER SHED
FEMA MAP

| LEGEND | |
|---------------------------|--------------|
| EXISTING CONTOURS | --- 433 --- |
| PROPOSED CONTOURS | --- 433 --- |
| EXISTING STORM SEWER | --- 0 --- |
| PROPOSED STORM SEWER | --- ST --- |
| EXISTING SANITARY SEWER | --- S --- |
| PROPOSED SANITARY SEWER | --- SS --- |
| RIGHT-OF-WAY | --- |
| EASEMENT | --- |
| CENTERLINE | --- |
| EXISTING TREE | (Symbol) |
| EXISTING SPOT ELEVATION | x=43.28 |
| PROPOSED SPOT ELEVATION | 433.28 |
| SWALE | (Symbol) |
| TO BE REMOVED | T.B.R. |
| TO BE REMOVED & RELOCATED | T.B.R. & R. |
| TO BE USED IN PLACE | U.I.P. |
| ADJUST TO GRADE | A.T.G. |
| BACK OF CURB | B.C. |
| FACE OF CURB | F.C. |
| WATER MAIN | --- W --- |
| GAS MAIN | --- G --- |
| UNDERGROUND TELEPHONE | --- T --- |
| OVERHEAD WIRE | --- O.H. --- |
| UNDERGROUND ELECTRIC | --- E --- |
| FIRE HYDRANT | (Symbol) |
| POWER POLE | (Symbol) |
| WATER VALVE | (Symbol) |
| LIGHT STANDARD | (Symbol) |

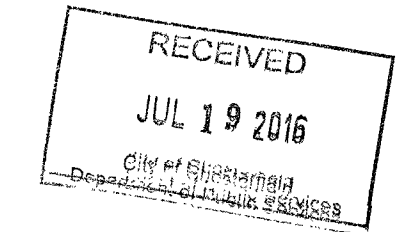
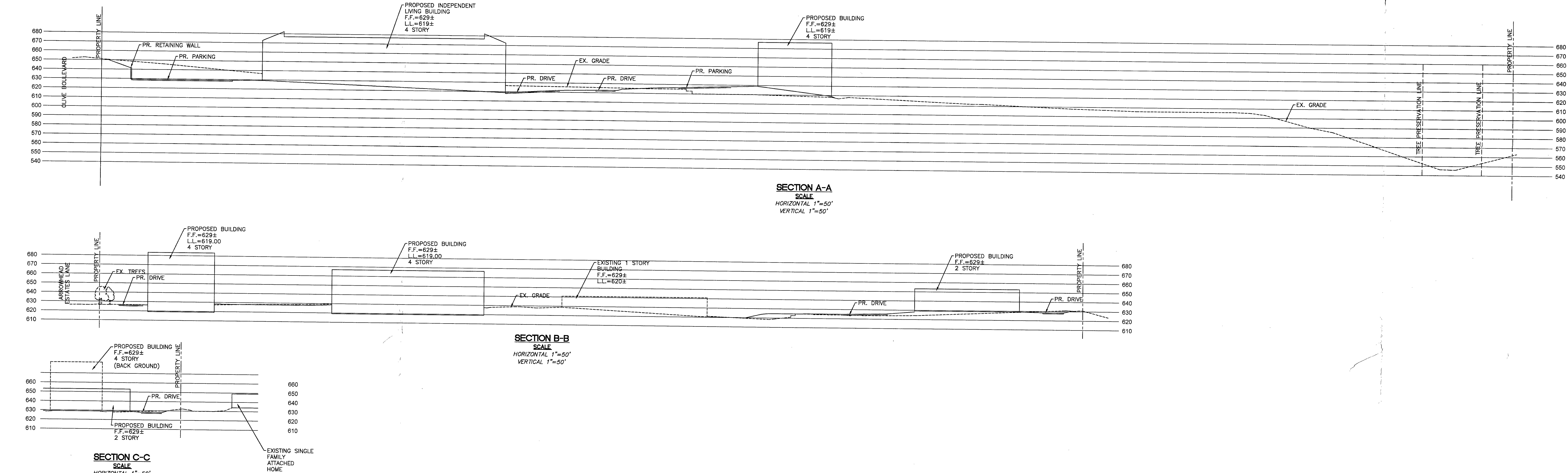
INDEX OF SHEETS

| | |
|----|------------------------------|
| C1 | TITLE SHEET |
| C2 | EXISTING CONDITIONS PLAN |
| C3 | PRELIMINARY DEVELOPMENT PLAN |

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS IN AREAS OF PROPOSED PARKING IMPROVEMENTS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS & THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V:20" H. SLOPES GREATER THAN 1"V:20" MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES. IF CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE, IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- SETBACKS PER ZONING

| | |
|----------|-------------|
| BUILDING | FRONT = 50' |
| | SIDE = 50' |
| | REAR = 50' |
- 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.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED IMPROVEMENTS WITHIN R.O.W. SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY, CITY OF CHESTERFIELD, OR MODOT STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH ST. LOUIS COUNTY, CITY OF CHESTERFIELD AND M.S.D. STANDARDS.
- NO SLOPES WITHIN 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.
- CONTRACTOR TO COORDINATE CONSTRUCTION PARKING WITH OWNER. NO PARKING ALLOWED IN OLIVE BOULEVARD RIGHT OF WAY.



NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

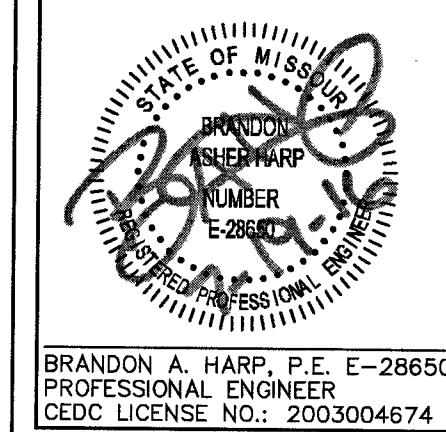
UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE:
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

The Utilities Contacted by Missouri One Call were Ameren Missouri, Attn: Distribution, City of Chesterfield, Charter Communications, Laclede Gas Company, Lightco, a Century Link Co., Missouri American Water Co., Modot District 6, Parkway School District and Metropolitan St. Louis School District.

PREPARED FOR:
FRIENDSHIP VILLAGE CHESTERFIELD
15201 OLIVE BOULEVARD
CHESTERFIELD, MISSOURI 63017
PH: (636) 532-1515

PREPARED BY:
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS
11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net



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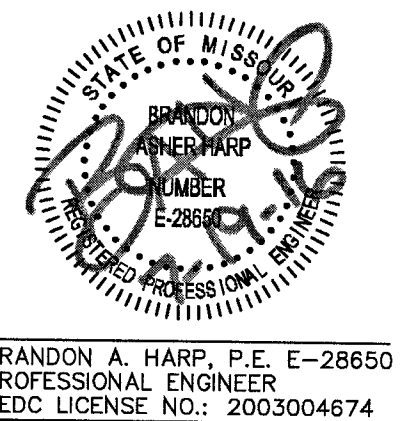
CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

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

| | |
|-----------------|---------|
| Proj. # | 1092.9 |
| No. Description | Date |
| per City | 1/19/16 |
| City Submittal | 3/11/16 |
| per City | 6/14/16 |
| per City | 7/01/16 |
| per City | 7/18/16 |

PRELIMINARY
DEVELOPMENT
PLAN

C1



BRANDON A. HARP, P.E. E-28650
 PROFESSIONAL ENGINEER
 CEDC LICENSE NO. 2003004674

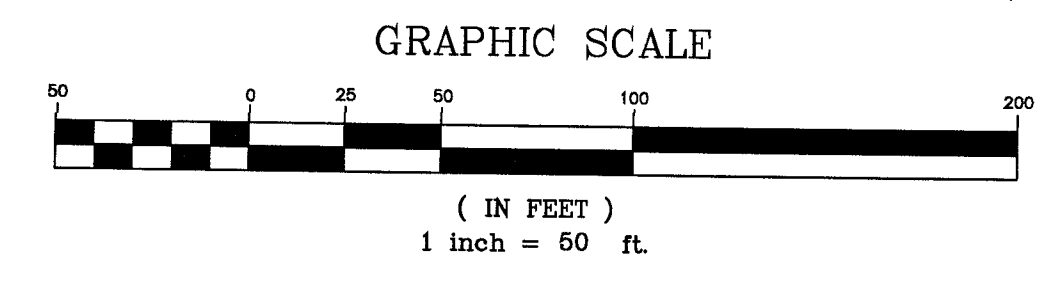
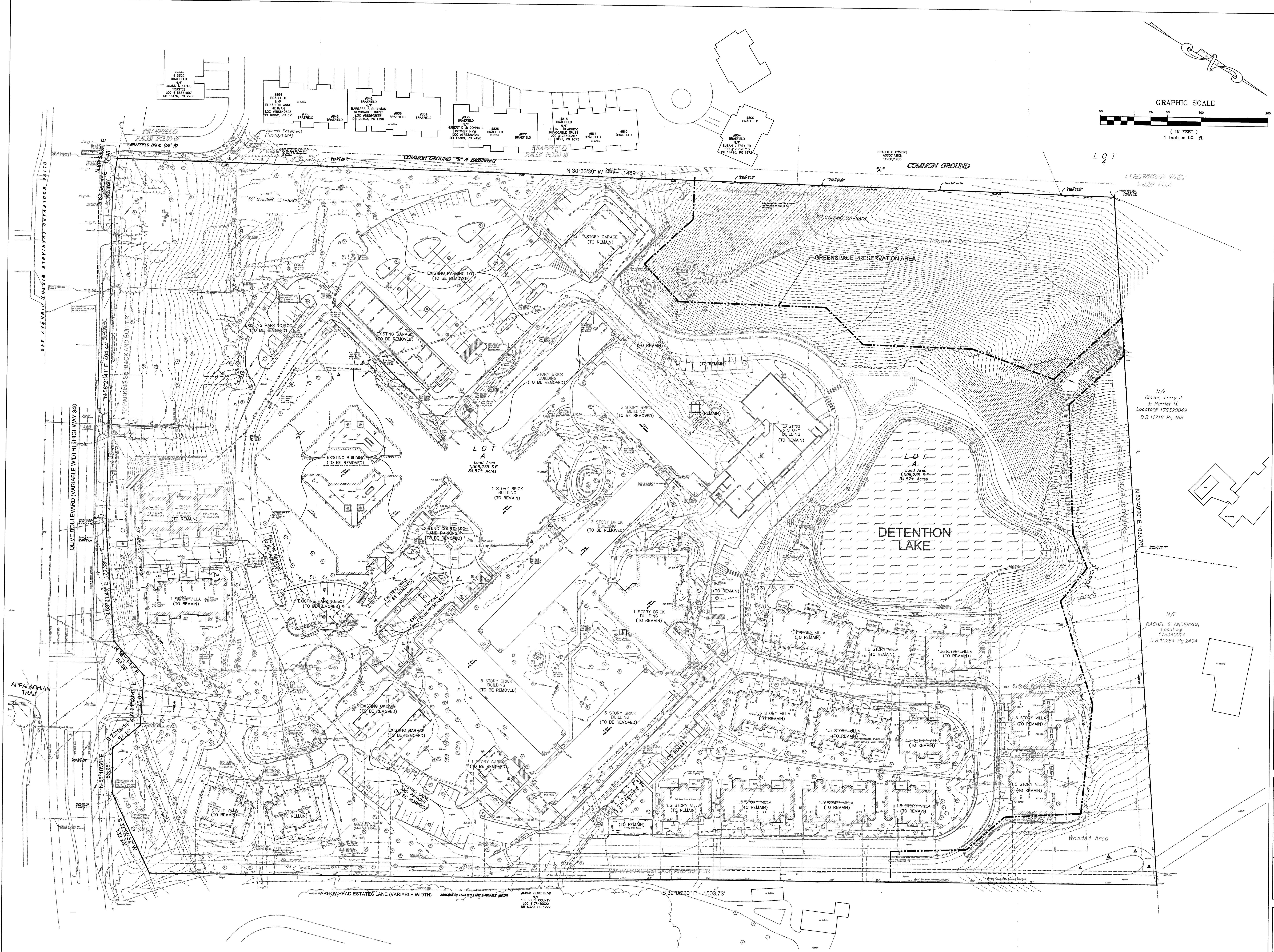
CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

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

| No. | Description | Date |
|----------------|-------------|---------|
| per City | | 1/19/16 |
| City Submittal | | 3/11/16 |
| per City | | 6/14/16 |
| per City | | 7/01/16 |
| per City | | 7/18/16 |

EXISTING
 CONDITIONS
 PLAN

C2

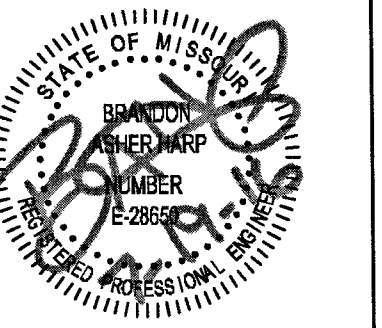


N/F
 Glozer, Larry J.
 & Harriet M.
 Locator # 175320049
 D.B.11718 Pg.468

N/F
 RACHEL S ANDERSON
 Locator #
 175340014
 D.B.10284 Pg.2494

N/F
 OLIVE BLVD
 ST. LOUIS COUNTY
 LOC # 1741022
 DB 6350, PG 1227

S 32°06'20" E 1503.73'



BRANDON A. HARP, P.E. E-26650
PROFESSIONAL ENGINEER
CEDC LICENSE NO.: 2003004674

11402 Gravois Road
St. Louis, Missouri 63126
314.729.1400
Fax: 314.729.1404
www.cedc.net

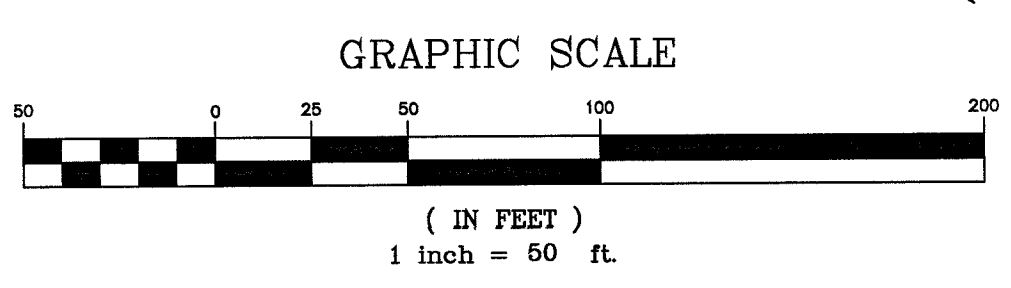
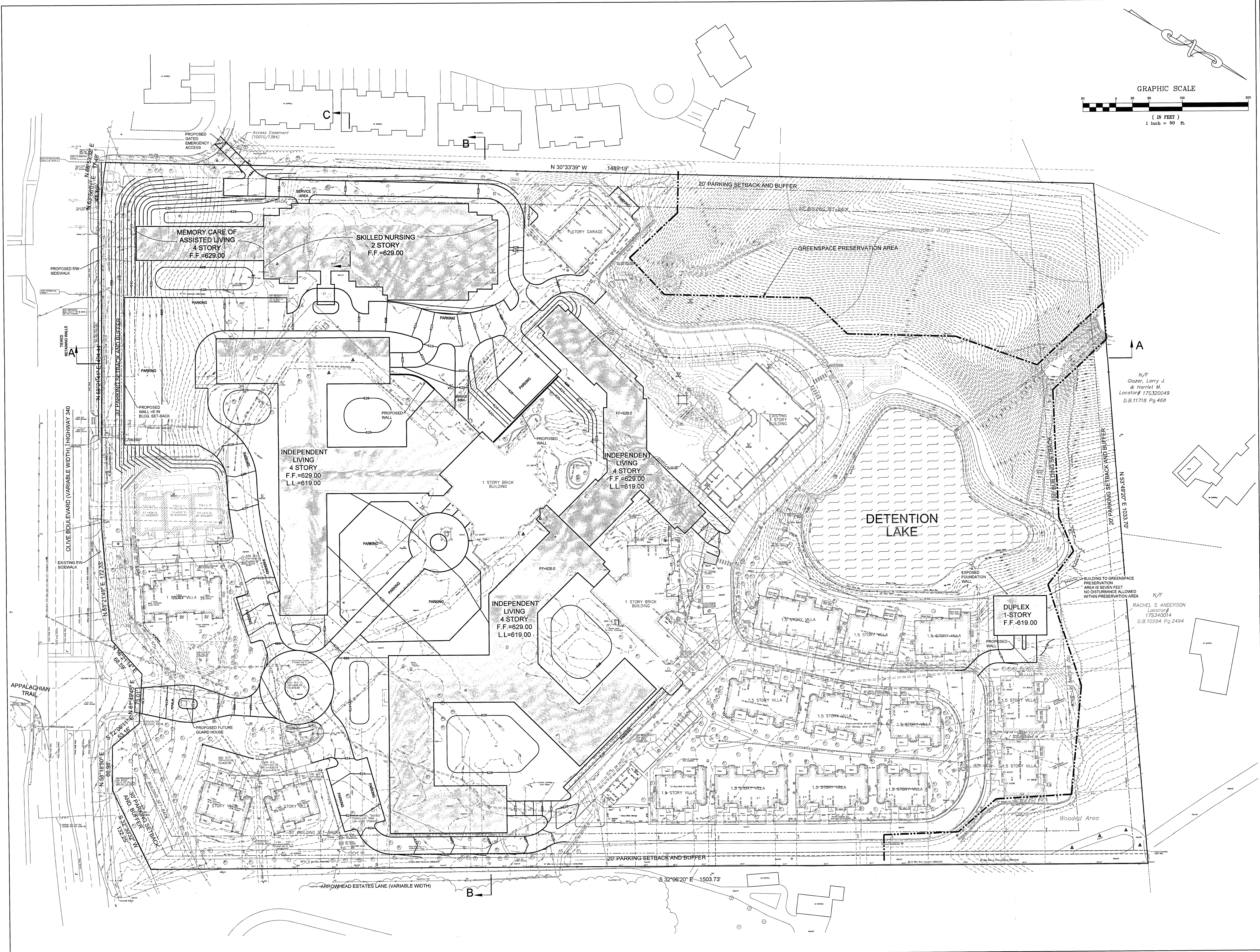
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Preliminary Development Plan
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| per City | | 6/14/16 |
| per City | | 7/01/16 |
| per City | | 7/18/16 |

PRELIMINARY DEVELOPMENT PLAN

C3



N/F
Glazer, Larry J.
& Harriet M.
Locating 175320049
D.B.11718 Pg.468

N/F
RACHEL S ANDERSON
Locating
175340014
D.B.10284 Pg.2494

S 32°06'20" E -1503.73'

N 30°33'39" W -1489.19'

N 63°48'20" E -1033.70'

N 63°56'07" E -1488.5322'

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