



VII. C.

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Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

August 8, 2007

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

The Planning Commission agenda for **August 13, 2007** will include the following item for your consideration:

Friendship Village of West County: An Amended Site Development Plan, Architectural Elevations and Landscape Plan for a 34 acre tract of land zoned “NU” Non-Urban District, located at the Northwest corner of Olive Blvd and Arrowhead Estates Ln.

Dear Planning Commission:

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

BACKGROUND

1. On August 1st, 1989, The City of Chesterfield approved Conditional Use Permit-2 which granted a Conditional Use Permit in the “NU” Non-Urban District for a 34 acre tract of land located on the north site of Olive Blvd at Appalachian Trail (17S320104).
2. On December 20th 2006 an Amended Site Development Plan was approved to add 54 parking spaces.

SUBMITTAL INFORMATION

1. The request is for a 12,650 sf. Multi-Purpose Building and 7 attached villas, along with 22 parking spaces.

2. The Exterior Building Materials will be comprised of brick veneer, vinyl frame windows. The roof is proposed to be a gabled roof with composite shingles.
3. The Landscape Plan is in compliance with the City of Chesterfield Tree Manual.

ARB RECOMMENDATIONS

This project was reviewed by the Architectural Review Board on July 12, 2007. The ARB voted unanimously that the project should be forwarded to Planning Commission for approval of the Amended Site Development Plan, Architectural Elevations and Landscape Plan to the Planning Commission.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning requests action on the Site Development Section Plan.

Respectfully submitted,



Charlie Campo
Project Planner

Respectfully submitted,



Mara M. Perry, AICP
Senior Planner of Plan Review

Cc: City Administrator
City Attorney
Department of Public Works

Attachments: Amended Site Development Plan
Architectural Elevations
Landscape Plan

AMENDED SITE DEVELOPMENT PLAN

New Villas and a Multi-Purpose Building for Friendship Village

A PART OF LOTS ONE AND TWO OF THE SUBDIVISION OF HUGO ESSEN FARM IN U. S. SURVEYS 154 AND 157, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI.



DESIGN ALLIANCE
4440 DELMAR BOULEVARD
ST. LOUIS, MISSOURI 63112
PH: (314) 344-1313
WWW.DAIFIRM.COM

New Villas and Multi-Purpose Building for
FRIENDSHIP VILLAGE OF WEST COUNTY
Chesterfield, MO 63017

COMMENTS

NO.	DATE	SET	ISSUE
06/18/07			SUBMITTAL
11/07/07			CITY COMMENTS

TITLE

TITLE SHEET

SD1

SHEET INDEX

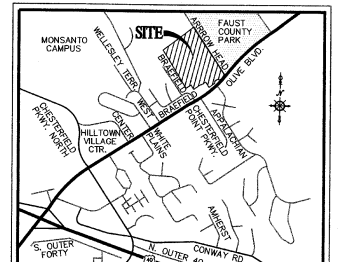
- SD1 TITLE SHEET
- SD2 OVERALL AMENDED SITE DEVELOPMENT PLAN
- SD3 AMENDED SITE DEVELOPMENT PLAN

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 LOCATE ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE KEPT ADVISED BY THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS IN AREAS OF PROPOSED PARKING IMPROVEMENTS ARE BASED ON M.S.D. BENCHMARK.
- TOPOGRAPHIC SURVEY BY METROPOLITAN ENGINEERING & SURVEYING DATED MAY 1998 AND SURVEY BY BAY ENGINEERING IN JULY, AUGUST 2002. BOUNDARY INFORMATION PROVIDED FOR ALTA SURVEY DATED MAY 1998. (PROVIDED BY CLIENT). PARTIAL TOPOGRAPHIC SURVEY PROVIDED BY HANLEY SURVEYING COMPANY, 2008 IN AREAS OF PROPOSED PARKING IMPROVEMENTS AS SHOWN ON THESE PLANS.
- 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 STANDARDS.
- SEEDING, SOODING, 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% TO 2.0%. SLOPES GREATER THAN 1% TO 2% MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADING, 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 FOR ZONING
REAR FRONT SIDE
= 50' = 20' = 20'
= 30' = 50' = 20'
- DENSITY CALCULATIONS
LOADING ORGANIZATION (PER PREVIOUSLY APPROVED PLAN RECORDED IN PLAT BOOK 354 PAGE 1047-1048)
21.28 ac. per lot
34.04 sq. total site area
PROPOSED GREENSPACE: (PER THIS PLAN)
(21.28 ac. per lot - .883 ac. impervious) X 100 = 60.1%
34.04 ac. total site area
12) SUBJECT PROPERTY LIES WITHIN UNSHADDED 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. 29188C0414H 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 M.S.D. 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. SIDEWALKS ARE NOT ADEQUATE DISCHARGE POINTS.
- CONTRACTOR TO COORDINATE CONSTRUCTION PARKING WITH OWNER. NO PARKING ALLOWED IN OLIVE BOULEVARD RIGHT OF WAY.
- EXISTING LIGHT POLES ON-SITE ARE 14 FT. HIGH DECORATIVE POLES WITH GAS LANTERN STYLE HEADS.

LEGEND

EXISTING CONTOURS	- - - - - 433
PROPOSED CONTOURS	————— 433
EXISTING STORM SEWER	=====
PROPOSED STORM SEWER	=====
EXISTING SANITARY SEWER	=====
PROPOSED SANITARY SEWER	=====
RIGHT-OF-WAY	———+———
EASEMENT	—————
CENTERLINE	—————
EXISTING TREE	
EXISTING SPOT ELEVATION	x 433.28
PROPOSED SPOT ELEVATION	• 433.28
SWALE/DRAINAGE PATH	~ ~ ~ ~ ~
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
TO BE ABANDONED	T.B.A.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	— W — W —
GAS MAIN	— G — G —
UNDERGROUND TELEPHONE	— F — F —
OVERHEAD WIRE	— O.H. — O.H. —
UNDERGROUND ELECTRIC	— E — E —
FIRE HYDRANT	
POWER POLE	
WATER VALVE	
WATER MANHOLE	
TELEPHONE MANHOLE	
BRUSH & SHRUB LINE	
SIGN	
ELECTRIC YARD LIGHT	
BORING LOCATION	
MAIL BOX	
ELECTRIC BOX	
CLEAN OUT	
GAS VALVE	
GAS METER	
GAS DRIP	



LOCATION MAP

PROPERTY DATA

OWNER = FRIENDSHIP VILLAGE OF WEST COUNTY
ADDRESS = 15201 OLIVE BOULEVARD
LOCATOR NO. = 175320126
ACREAGE = 34.0 Ac.
EXISTING ZONING = "NU" - NON URBAN
SCHOOL DISTRICT = PARKWAY
SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
WATER SHED = MISSOURI RIVER
FEMA MAP = 2188C0414H
SUBJECT PROPERTY LIES WITHIN UNSHADDED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)

UTILITIES & REVIEW AGENCIES

- ELECTRIC COMPANY = AMERENUE - ELLISVILLE DISTRICT
280 OLD STATE ROAD
ELLISVILLE, MO 63021
PH (314) 992-8922
CONTACT: MR. DAVE MURTAGH
- PHONE COMPANY = SOUTHWESTERN BELL TELEPHONE
14780 MANCHESTER ROAD
BALLWIN, MO 63011
PH (336) 597-1538
ATTENTION: MR. TERRY DONAUBAUER
- GAS COMPANY = LACLEDE GAS COMPANY
705 OLIVE STREET
ROOM 1468
ST. LOUIS, MO 63101
PH (314) 242-2086
CONTACT: MR. MEL KRUMER
- SEWER = METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET STREET
ST. LOUIS, MO 63103
PH (314) 768-8200
- WATER COMPANY = MISSOURI AMERICAN WATER COMPANY
1050 RESEARCH BLVD.
ST. LOUIS, MO 63132
PH (314) 996-2464
ATTN: MS. DINA WIGGS
- FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
13725 OLIVE BLVD.
CHESTERFIELD, MO 63017
PH (314) 514-9900
- CABLE TELEVISION = CHARTER COMMUNICATIONS
341 CHARTER COMMONS
CHESTERFIELD, MO 63017
PH (314) 655-1875
ATTN: ENGINEERING

PARKING CALCULATIONS

PARKING REQUIRED:
EXISTING CONDITION:
(PER PREVIOUSLY APPROVED PLAN RECORDED PER BK. 351 PGS. 642-643)
(CONDITIONAL USE PERMIT #2 REQUIRED 356 SPACES)

APARTMENTS: 285 @ 1 SPACE PER APARTMENT = 285 SPACES
HEALTH CENTER: 117 BSOs @ 1 SPACE PER B SOs = 117 SPACES
EMPLOYEES: 74 @ 1 SPACE PER 2 EMPLOYEES = 37 SPACES
TOTAL SPACES REQUIRED: 439 SPACES

PROPOSED VILLAS:
DIRECTIONS, MULTIPLE-FAMILY, ROW HOUSES, OR OTHER GROUP HOUSING ARRANGEMENTS AT 1 1/2 SPACES PER UNIT = 11 SPACES
7 VILLAS PROPOSED

PROPOSED MULTI-PURPOSE BUILDING:
RECREATION CENTERS: 3 1/3 SPACES PER 1,000 S.F. GROSS FLOOR AREA
12,850 S.F. / 1,000 x 3.33 = 42 SPACES

TOTAL PARKING REQUIRED: 346 + 11 + 42 = 399 SPACES

PARKING PROVIDED:
EXISTING PARKING PROVIDED (6'x18'): 228 SPACES
SURFACE PARKING GARAGE PARKING VILLA PARKING = 76 SPACES
TOTAL SPACES PROVIDED: 304 SPACES

ADDITIONAL PARKING REQUIRED PER BK. 354 PGS. 1047-1048)
ADDITIONAL PARKING PROPOSED:
EXISTING SPACES LOST DUE TO CONFLICT W/ PROPOSED SPACES = 8 SPACES
= 8 SPACES
= 48 SPACES

PARKING PROPOSED FOR THIS DEVELOPMENT
+ 15 STALLS BY MULTI-PURPOSE BUILDING
+ 7 STALLS (1 PER EACH VILLA DRIVEWAY)
+ 27 SPACES FROM APPROVED AMENDED SITE DEV. PLAN (BK. 354, PGS. 1047-1048) IN CONFLICT W/ PROPOSED IMPROVEMENTS = 15 SPACES
TOTAL SPACES PROVIDED: 341 + 48 + 15 = 404 SPACES (INCLUDES 11 HANDICAP SPACES)

PROPERTY DESCRIPTION

A part of Lots One and Two of the Subdivision of Hugo Essen Farm in U. S. Surveys 154 and 157, Township 45 North, Range 4 East of the Fifth Principal Meridian, Chesterfield, St. Louis County, Missouri, and being further described as follows:
Beginning at a 3/4" iron pin at the intersection of the Northwesterly line of said Lot 1 and the Northwesterly right-of-way line of Olive Boulevard, run thence along said right-of-way line the following bearings and distances: South 32 degrees 30 minutes 32 seconds 59.25 feet to a 3/4" iron pin; thence North 58 degrees 18 minutes 50 seconds West 68.98 feet to a 3/4" iron rod; thence North 12 degrees 06 minutes 11 seconds West 63.16 feet to a 3/4" iron rod with cap; thence South 61 degrees 49 minutes 48 seconds West 70.01 feet to a 3/4" iron rod with cap; thence South 18 degrees 21 minutes 14 seconds West 68.59 feet to a 3/4" iron rod with cap; thence South 53 degrees 21 minutes 49 seconds West 172.33 feet to a steel right-of-way marker; thence South 59 degrees 09 minutes 29 seconds West 12.99 feet to a 3/4" iron pin at the Eastern corner of Thomon property as recorded in Deed Book 8316, at Page 2475, thence leaving the Northwesterly right-of-way of Olive Boulevard, thence South 30 degrees 31 minutes 42 seconds West and coincident with the Northwesterly line of Thomon tract, 186.22 feet to a 3/4" iron pin; thence South 57 degrees 48 minutes 10 seconds West and coincident with the Northwesterly line of said Thomon tract, 138.21 feet to a 3/4" iron pin; thence North 11 degrees 31 minutes West 12.96 feet to an iron pin at the Northern corner of Miller property as described in Deed Book 6320, at Page 1363; thence South 57 degrees 46 minutes 10 seconds West and coincident with the Northwesterly line of said Miller and the Northwesterly line of Eggers property as described in Deed Book 2923, at Page 629, 242.88 feet Northwesterly line of Prange property as described in Deed Book 2525, at Page 288, 124.82 feet to an iron pin; thence South 30 degrees 35 minutes 40 seconds West and coincident with the Northwesterly line of said Prange tract 139.99 feet to a point in the center of East with the Northwesterly line of said Prange tract 139.99 feet to a point in the center of East with the center of abandoned East Drive, 1184.67 feet to a 4" x 4" concrete monument at Station 34, thence along Eastern Subdivision, thence North 53 degrees 49 minutes 20 seconds West and coincident with the Southwesterly line of Armand Estates Subdivision, 1033.70 feet to a 3/4" iron pin; thence South 33 degrees 06 minutes 20 seconds East and coincident with the Northwesterly line of Lot One of Subdivision of Hugo Essen Farm, 1462.23 feet to the POINT OF BEGINNING, containing 34,045 acres more or less, and being subject to all easements and rights-of-way.

PROJECT BENCHMARK

M.S.D. 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 PARKWAY.

SITE BENCHMARK

ELEV.: 644.15' - "X" CUT IN SIDEWALK ON WEST SIDE OF GULF STREET ROAD AT SOUTH SIDE OF ENTRANCE TO FRIENDSHIP VILLAGE.

Friendship Village of West County
In connection with a change of zoning for the following described property from NU to BU:
Part of Lots 1 and 2 of the subdivision of the Hugo Essen Farm in U.S. Surveys 154 and 157, Township 45 North, Range 4 East of the Fifth Principal Meridian, Chesterfield, St. Louis County, Missouri.
Size of subject lot is 34 acres.

Friendship Village of West County, the owner of the property shown of this plan for and in consideration of being granted a permit to develop property under the provisions of Chapter 1003100, NU of City of Chesterfield Ordinance 1524, 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 Planning Commission, or voided or vacated by order of ordinance of the City of Chesterfield Council.

State of _____ S.S.
County of _____ S.S.
On this _____ day of _____ A.D., 200___, before me personally appeared _____

(Notary Public)
I, _____ a _____ (Title)
of Friendship Village of West County, a corporation in the State of Missouri, and that the said _____ affixed to the foregoing instruments is the corporate seal of its Board of Directors, and the said _____ acknowledged said instrument to be the free act and deed of said corporation. (Officer of Corporation)

In Testimony Whereof, I have hereunto set my hand and affixed my Notarial Seal at my Office in _____ the _____ day and year last above written.
My term expires _____

This Amended Site Plan was approved by the City of Chesterfield Planning Commission and filed verified on the _____ day of _____, 200___ by the Chairman of the said Commission, authorizing the recording of this Amended Site Plan pursuant to Chesterfield Ordinance Number 2008 as amended by the Director of Planning and the City Clerk.
Director of Planning
City Clerk

ABBREVIATIONS

- N NORTH
- S SOUTH
- E EAST
- W WEST
- CONC CONCRETE
- ASPH ASPHALT
- FB FLAT BOOK
- DB DEED BOOK
- PAGE PAGE
- SF SQUARE FEET
- AC ACRE
- ELEV ELEVATION
- FINISH FLOOR
- FL FLOWLINE
- PVC POLYVINYL CHLORIDE PIPE
- RM REINFORCED CONCRETE PIPE
- STN STATION
- SANITARY
- SAVE
- R REMOVE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS AMENDED SITE DEVELOPMENT PLAN OF FRIENDSHIP VILLAGE WEST COUNTY IS A REPRESENTATION OF ALL EXISTING AND PROPOSED LAND DIVISIONS AND THAT SAID AMENDED SITE DEVELOPMENT PLAN OF FRIENDSHIP VILLAGE WEST COUNTY WAS PREPARED FROM AN ACTUAL SURVEY.
MARLER SURVEYING COMPANY INCORPORATED
MISSOURI CORP. NO. L.S. 347-197
DELMAR, MO. 63021
DELMAR CERT. NO. LS. 1869
MISSOURI CERT. NO. LS. 1869

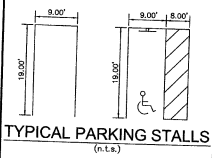
PREPARED BY: CIVIL ENGINEERING DESIGN CONSULTANTS, INC.
11425 GRAVINE ROAD SUITE 100 SAINT LOUIS MISSOURI 63126
314.729.1400 FAX 314.729.1404 WWW.DCCS.NET WWW.DCCS.NET

PREPARED FOR: DESIGN ALLIANCE ARCHITECTS
6014 DELMAR BOULEVARD
ST. LOUIS, MISSOURI 63112
PH. 314-863-1313
FAX 314-863-1393

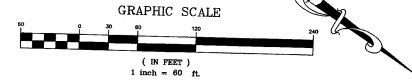
NOTIFY ENGINEER IN EVENT OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR IS NOT AUTHORIZED TO SCALE THE DRAWINGS. ALL DIMENSIONS IN REFERENCE TO THE CENTERLINE OF A CURVE SHALL BE INDICATED AND REFERRED TO AS SUCH.

AMENDED SITE DEVELOPMENT PLAN

A PART OF LOTS ONE AND TWO OF THE SUBDIVISION OF
HUGO ESSEN FARM IN U. S. SURVEYS 154 AND 157, TOWNSHIP
45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN,
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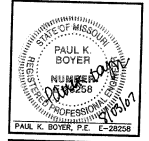
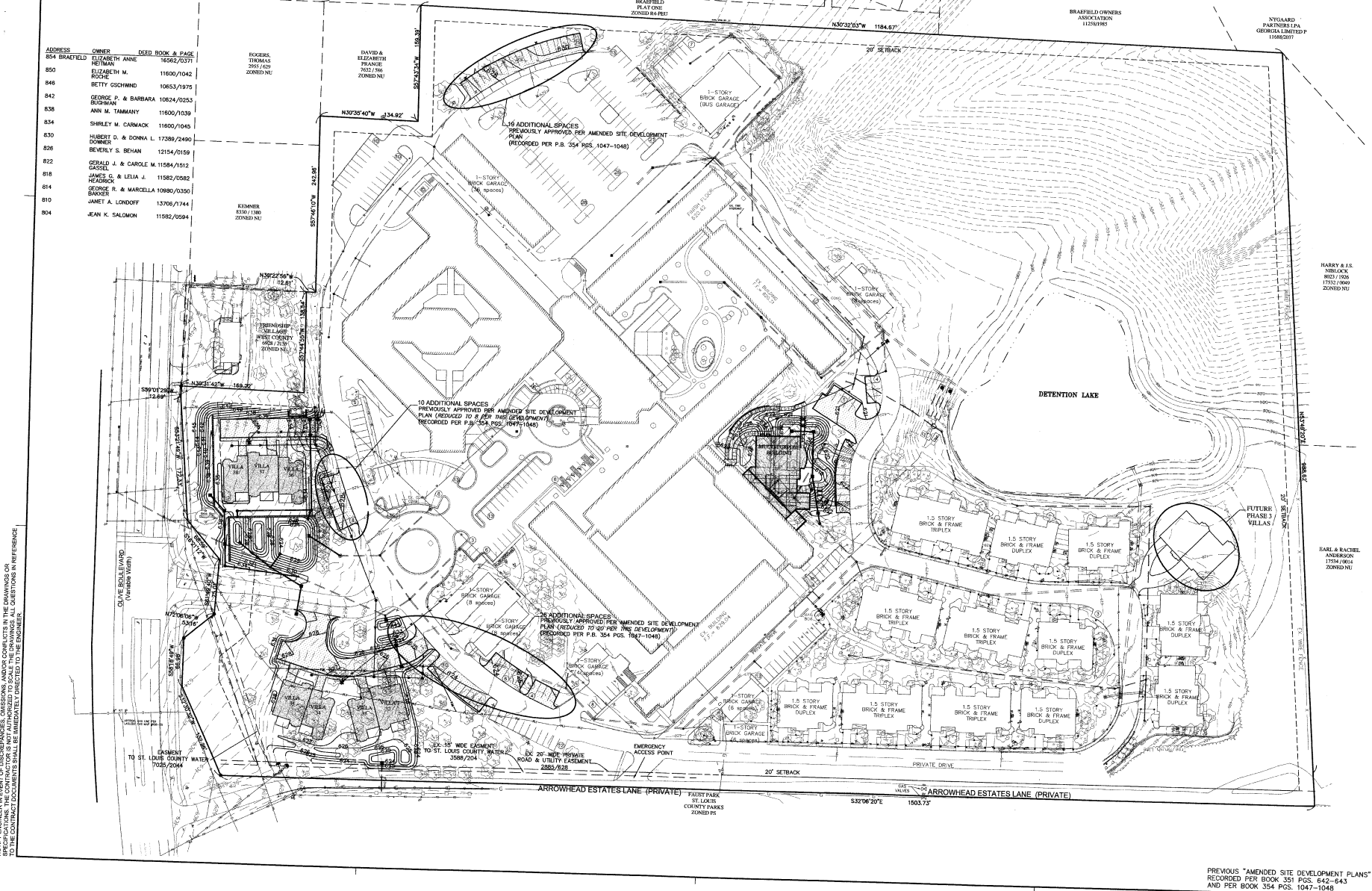


TYPICAL PARKING STALLS
(N.T.S.)



ADDRESS	OWNER	DEED BOOK & PAGE
854	BRADFELD	ELIZABETH ANNE 16562/0371
850	ELIZABETH M. RUCHE	11600/1042
846	BETTY GSCHIND	10653/1975
842	GEORGE P. & BARBARA BURMAN	10624/0253
838	ANN M. TAMMANY	11600/1039
834	SHIRLEY M. CARNAK	11600/1045
830	HUBERT D. & DONNA L. DORNER	13738/2490
826	BEVERLY S. BEHAN	12154/0159
822	GERALD J. & CAROLE M. CASSEL	11554/1512
818	JAMES G. & LELIA J. HEADRICK	11582/0362
814	GEORGE R. & MARCELLA BARKER	10980/0350
810	JANET A. LONDOFF	13708/1744
804	JEAN K. SALOMON	11592/0594

NOTICE: ENGINEER IN EVENT OF DISAPPEARANCE, PRACTICING ENGINEER AND/OR CONSULTANTS IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR IS NOT AUTHORIZED TO ASK OR ANSWER ANY QUESTIONS IN REFERENCE TO THE CONTRACT DOCUMENTS UNLESS IMMEDIATELY DIRECTED TO THE ENGINEER.



New Villas and Multi-Purpose Building for
FRIENDSHIP VILLAGE OF WEST COUNTY
Chesterfield, MO 63017

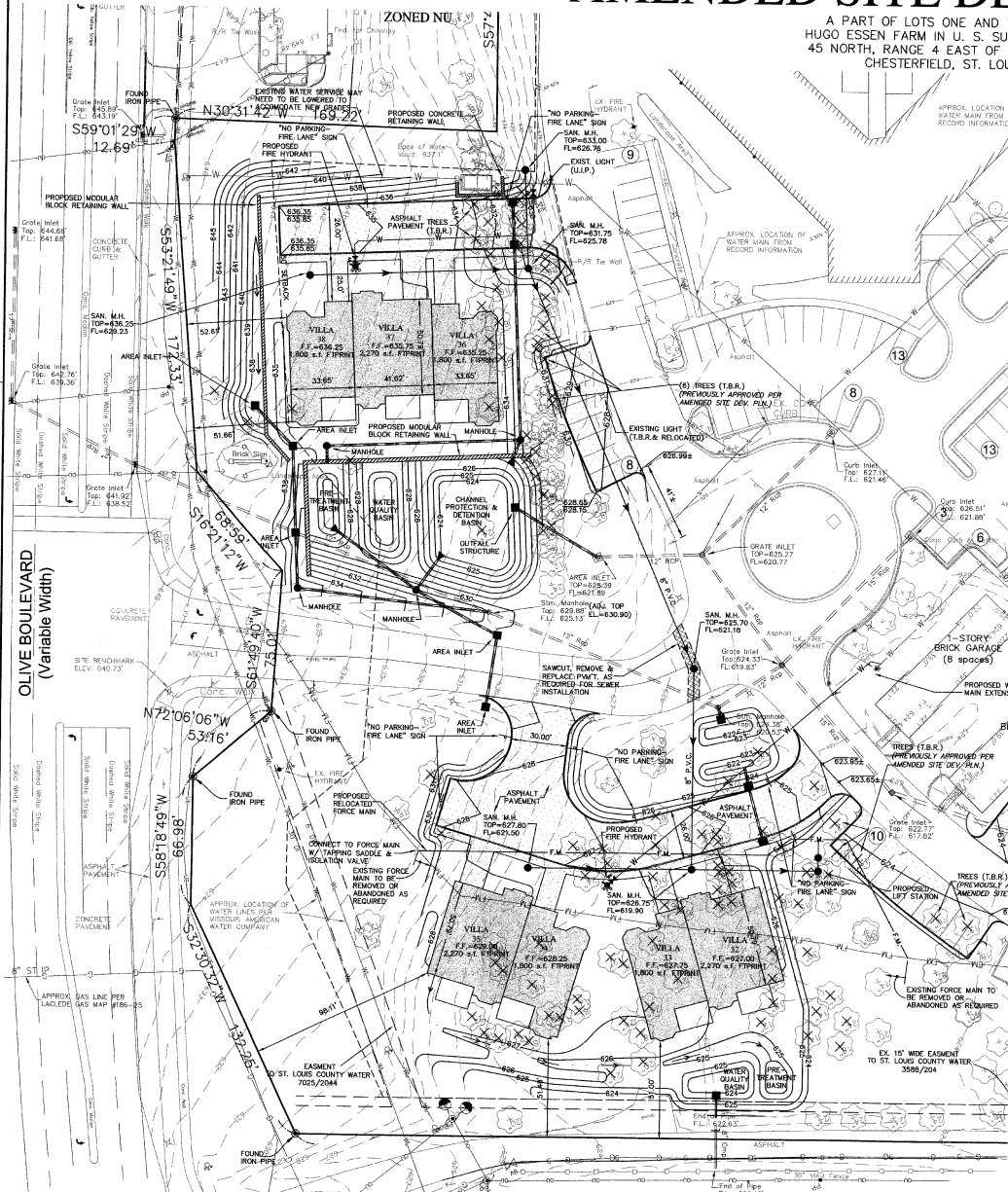
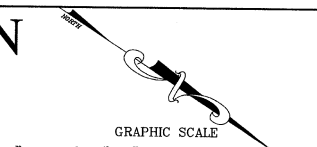
COMM#	
ISSUE	
1	05/18/07 SUBMITTAL
2	07/23/07 CITY COMMENTS
TITLE	
OVERALL AMENDED SITE DEVELOPMENT PLAN	

SD2

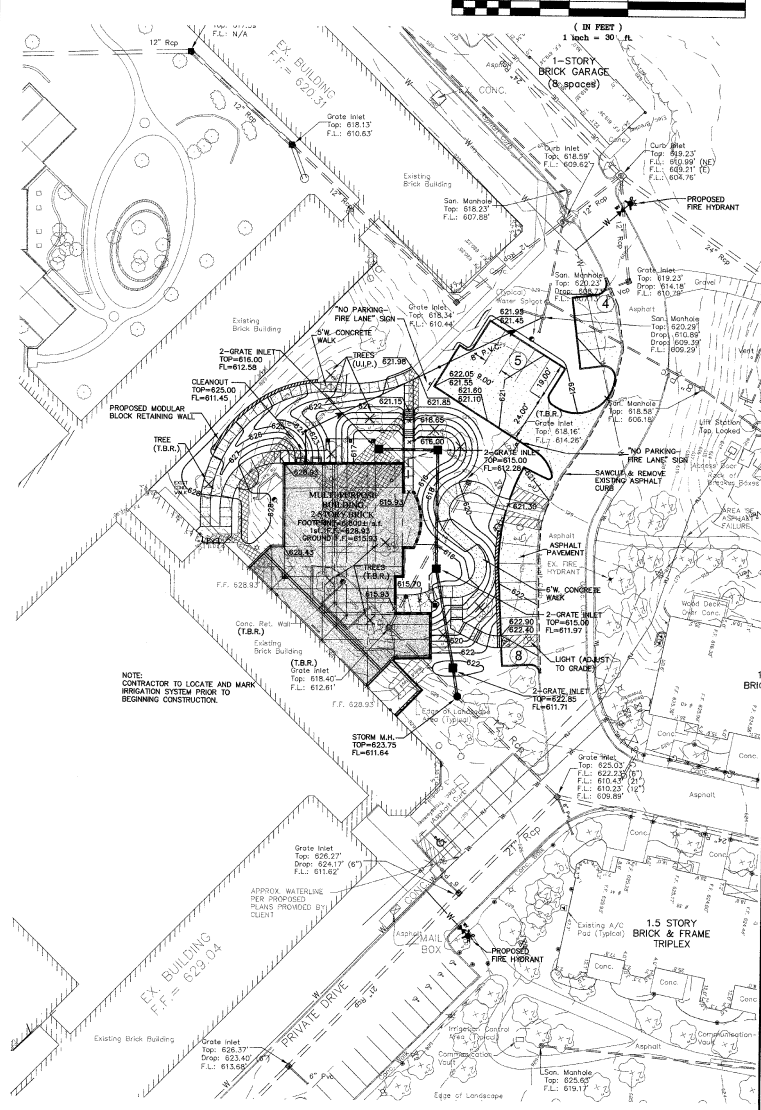
PREVIOUS "AMENDED SITE DEVELOPMENT PLANS"
RECORDED PER BOOK 351 PGS. 642-643
AND PER BOOK 354 PGS. 1047-1048

AMENDED SITE DEVELOPMENT PLAN

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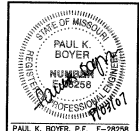
PROPOSED VILLAS



PROPOSED MULTI-PURPOSE BUILDING

PREVIOUS "AMENDED SITE DEVELOPMENT PLANS" RECORDED PER BOOK 351 PGS. 642-643 AND PER BOOK 354 PGS. 1047-1048

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



DESIGN ALLIANCE
 TRUCKS
 440 HENRIER BOULEVARD
 ST. LOUIS, MO 63109
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 FAX: 314.432.8801
 WWW.DESIGNALLIANCE.COM

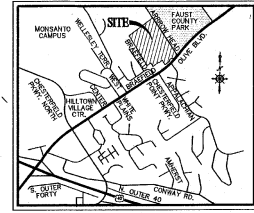
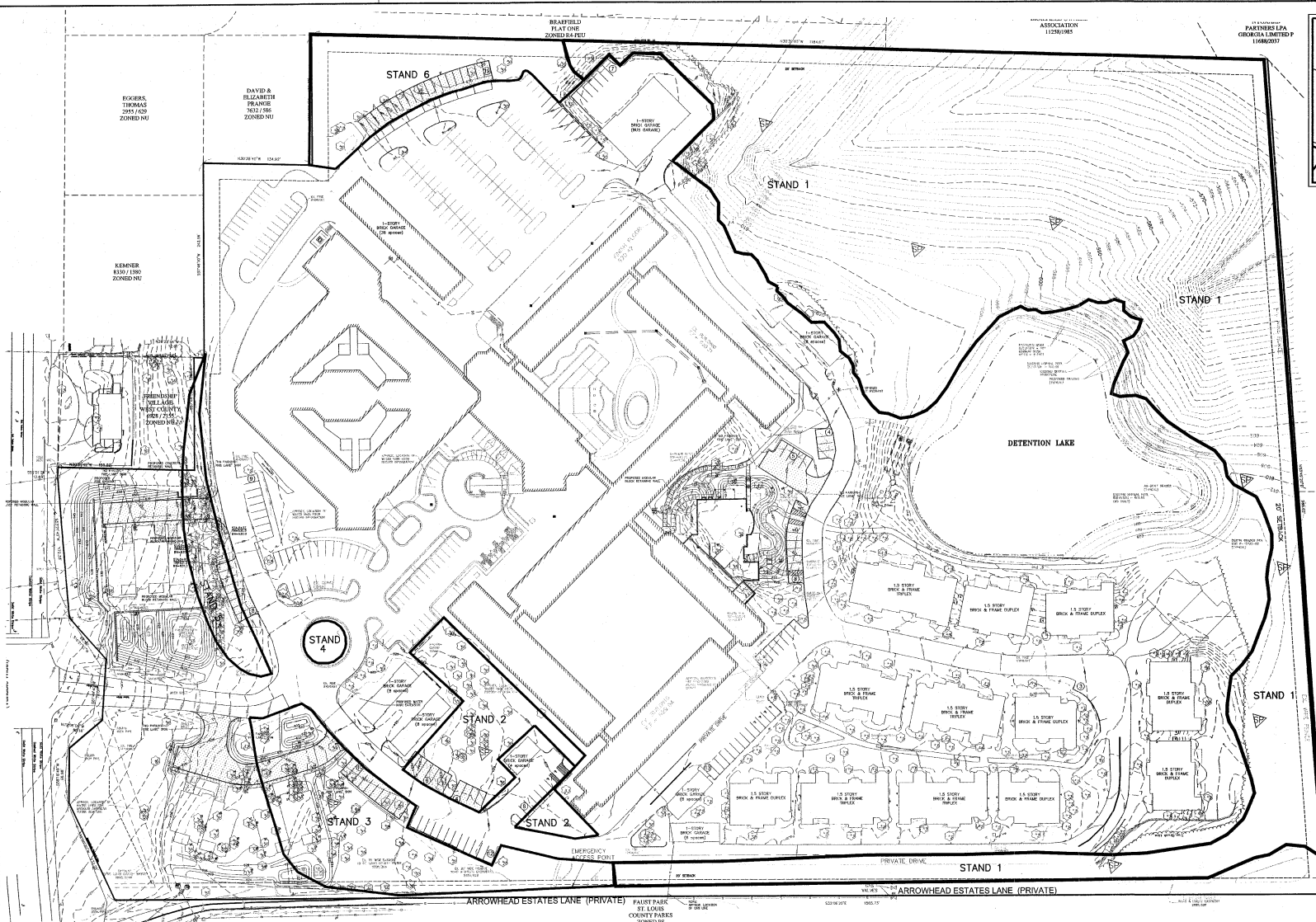
New Villas and Multi-Purpose Building for FRIENDSHIP VILLAGE OF WEST COUNTY
 Chesterfield, MO 63017

ISSUE	
A. DATE	SET
10/18/07	SUBMITTAL
11/07/07	CITY COMMENTS

TITLE: AMENDED SITE DEVELOPMENT PLAN

SD3

NOTES: THE DESIGNER HAS REVIEWED AND APPROVED THE DRAWINGS ON THE BASIS OF THE INFORMATION PROVIDED. OMISSIONS AND/OR CONFLICTS IN THE DRAWINGS OR DISCREPANCIES BETWEEN THE DRAWINGS AND ANY OTHER DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE CONTRACT DOCUMENTS AND SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.



LOCATION MAP
NOT TO SCALE

LEGEND

- STAND 1 TREE STAND WITH IDENTIFICATION
- INDIVIDUAL TREE OVER 2" DBH
- INDIVIDUAL TREE OVER 2" DBH
- SAMPLING POINT
- LIMITS OF CONSTRUCTION

PROPERTY DATA

OWNER = FRIENDSHIP VILLAGE OF WEST COUNTY
 ADDRESS = 15201 OLIVE BOULEVARD
 LOCATOR NO. = 17S320126
 ACREAGE = 34.0 AC ±
 EXISTING ZONING = "NU" - NON URBAN
 SCHOOL DISTRICT = PARKWAY
 SEWER DISTRICT = METROPOLITAN ST. LOUIS SEWER DISTRICT
 WATER SHED = MISSOURI RIVER
 FEMA MAP = 29189C0145
 SUBJECT PROPERTY LIES WITHIN UNSHADED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN)

DENSITY CALCULATIONS

EXISTING GREENSPACE:
 (PER PREVIOUSLY APPROVED PLAN RECORDED IN
 PLAT BOOK 354 PAGE 1047-1048)
 21.28 ac. pervious x 100 = 62.5%
 34.04 ac. total site

PROPOSED GREENSPACE:
 (PER THIS PLAN)
 (21.28 ac. pervious - 0.83 ac. impervious) x 100 = 60.1%
 34.04 ac. total site

PROJECT INFORMATION

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

TREE STAND DELINEATION AND DEVELOPMENT PLAN

Scale: 1"=80'

Handwritten signature and date: SUT DESIGN



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

COMM#

ISSUE

DATE	SET
5/18/07	SUBMITTAL
7/06/07	PER CITY
8/01/07	PER CITY
8/03/07	PLANNING REVIEW

TITLE
 TREE STAND
 DELINEATION



NOT FOR CONSTRUCTION



4914 DELAWARE BOULEVARD
 SUITE 1000 ST. LOUIS, MO 63105
 PHONE: 314.866.8888
 WWW: WWW.DAALLIANCE.COM

NOTIFY ARCHITECT IN EVENT OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS. QUESTIONS OR CONCERNS FOR CLARIFICATION SHOULD BE IMMEDIATELY DIRECTED TO THE ARCHITECT.

CANOPY DATA

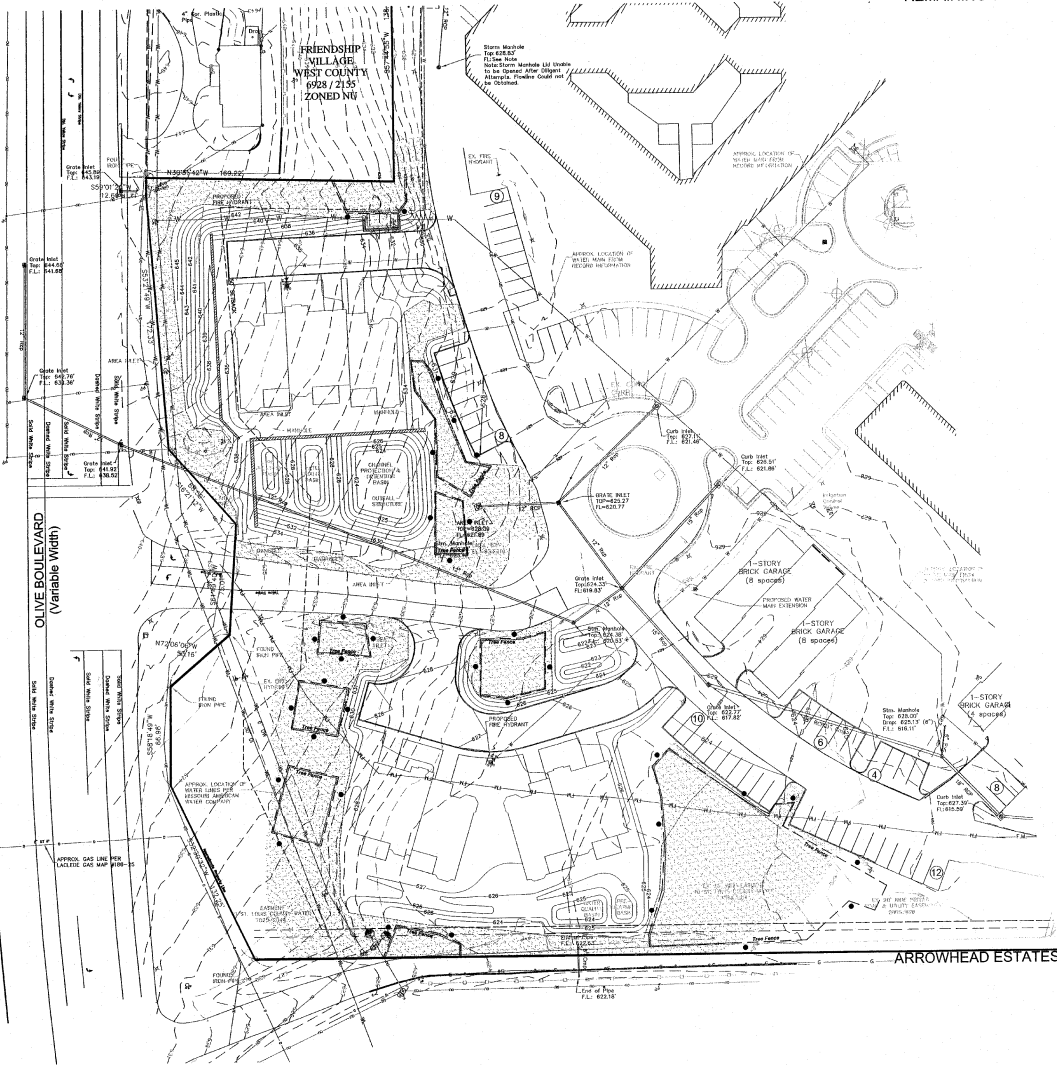
EXISTING TREE CANOPY: 424,905sf

CANOPY TO BE REMOVED: 84,800sf

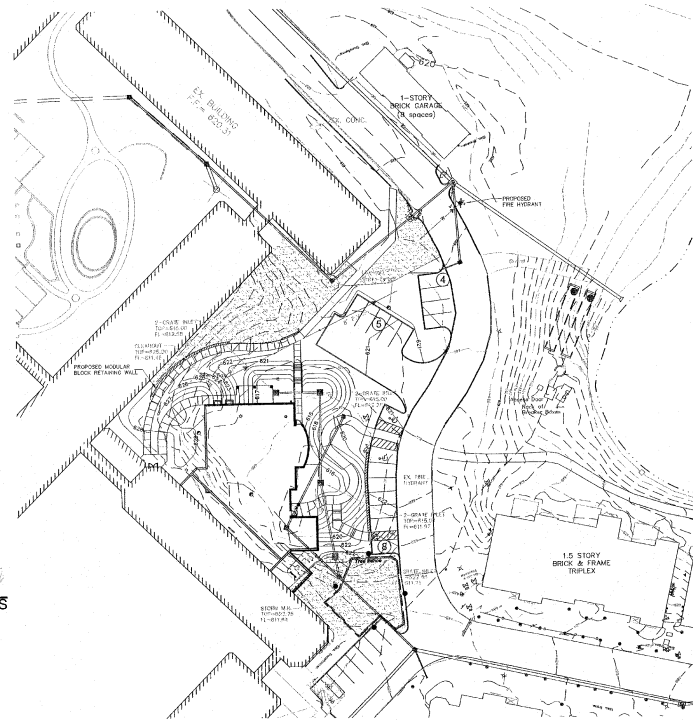
REMAINING TREE CANOPY: 340,105sf

LEGEND

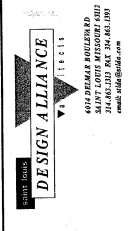
- TREE PROTECTION FENCE
RE: DETAIL "A" SHT. TPP-1.1
- ~ ~ ~ ROOT PRUNING TRENCH
RE: DETAIL "B" SHT. TPP-1.1
- TREE PRESERVATION SIGN
RE: DETAIL "D" SHT. TPP-1.1
- 50' CRITICAL ROOT ZONE OFF
LIMIT OF DISTURBANCE LINE
- LIMITS OF DISTURBANCE



**VILLA APARTMENTS
TREE PROTECTION PLAN**
Scale: 1"=40'



**MULTIPURPOSE ROOM
TREE PROTECTION PLAN**
Scale: 1"=40'



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

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TITLE	
TREE PROTECTION PLAN	

NOT FOR CONSTRUCTION



NOTICE: ARCHITECT IN EVENT OF DISCREPANCY, CHANGES, AND/OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR IS NOT AUTHORIZED TO SCALE THE DRAWINGS. ALL QUESTIONS IN REFERENCE TO THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY DIRECTED TO THE ARCHITECT.



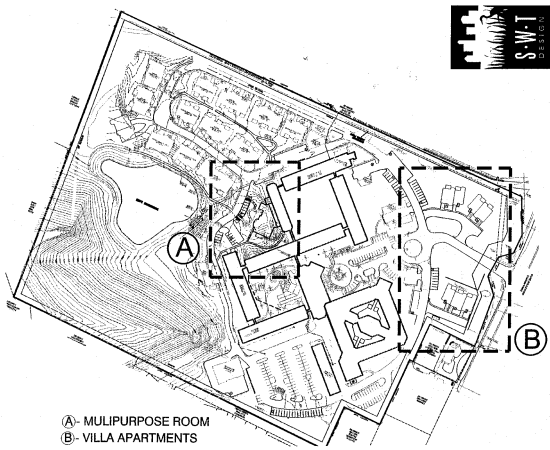
VILLA APARTMENTS PLANTING PLAN
Scale: 1"=30'

PLANTING SCHEDULE		
KEY	SCIENTIFIC NAME	COMMON NAME
CANOPY TREES		
A	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Maple
B	<i>Acer saccharum</i> 'Legacy'	'Legacy' Sugar Maple
C	<i>Claytonia pennsylvanica</i>	American Yellowwood
E	<i>Quercus alba</i>	White Oak
F	<i>Quercus shumardii</i>	Shumard Oak
S	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo
T	<i>Ulmus parvifolia</i> 'Adele'	Laetean Elm
EVERGREEN TREES		
G	<i>Ilex opaca</i>	American Holly
H	<i>Abies concolor</i>	White Fir
I	<i>Pinus strobus</i>	White Pine
ORNAMENTAL TREES		
J	<i>Amelanchier x grandiflora</i> 'Robin Hill'	'Robin Hill' Snowberry
K	<i>Cercis canadensis</i>	Eastern Redbud
L	<i>Magnolia virginiana</i>	Sweetbay Magnolia
M	<i>Cornus florida</i> 'Charles Chief'	Charles Chief Flowering Dogwood
N	<i>Crataegus crus-galli</i> var. <i>inermis</i>	Thornless Cockspur Hawthorn
P	<i>Cornus florida</i>	Flowering Dogwood
SHRUBS		
BM	<i>Buxus microphylla</i> 'Wintergreen'	'Wintergreen' Boxwood
CA	<i>Celastrus alnifolia</i> 'Hummingbird'	'Hummingbird' Summersweet
CK	<i>Cornus sericea</i> 'Kelsey'	'Kelsey' Dogwood
DS	<i>Desmodium illinoense</i>	Slender Desmodium
FG	<i>Fothergilla gardenii</i>	Dwarf Fothergilla
HF	<i>Hypoxylon frondosum</i> 'Sunburst'	Sunburst Hydrangea
HV	<i>Hamamelis vernalis</i> 'Christmas Cheer'	Vernal Witchhazel
HP	<i>Hydrangea paniculata</i> 'Tardiva'	'Tardiva' Hydrangea
ICB	<i>Ilex 'China Boy'</i>	China Boy Holly
ICG	<i>Ilex 'China Girl'</i>	China Girl Holly
IJ	<i>Ilex verticillata</i> 'Jim Dandy'	'Jim Dandy' Winterberry
IVR	<i>Ilex verticillata</i> 'Red Sprite'	'Red Sprite' Winterberry
KJ	<i>Kentia japonica</i>	Japanese kentia
MP	<i>Myrica pennsylvanica</i>	Northern Bayberry
RG	<i>Rhododendron 'Girard's Rose'</i>	Girard's Rose Azalea
RK	<i>Rosa 'Knock Out'</i>	Knock Out Rose
VC	<i>Viburnum carlesii</i> 'Compactum'	Dwarf Koreanopka Viburnum
PERENNIALS / GRASSES / WINES		
AM	<i>Achillea 'Moonshine'</i>	Moonshine Yarrow
AS	<i>Anemone hupehensis</i> 'September Charm'	Japanese Anemone
AD	<i>Anemone dioica</i>	Goats beard
CF	<i>Celastrus scandens</i>	Kent's Flowering Grass
CR	<i>Compila radicans</i> 'Indian Summer'	Indian Summer Trumpet Vine
DE	<i>Dicentra x eximia</i> 'Luxuriant'	Luxuriant Bleeding Heart
DW	<i>Geranium endressii</i> 'Wargrave Pink'	'Wargrave Pink' Geranium
HI	<i>Hemerocallis 'Happy Return'</i>	Happy Returns Daylily
HM	<i>Hemerocallis 'Palace Purple'</i>	Palace Purple Coralbells
HS	<i>Hosta 'Sun and Substance'</i>	Sun and Substance Hosta
LM	<i>Liriodendron 'Big Blue'</i>	Big Blue Liriodendron
SH	<i>Sporobolus heterolepis</i>	Prairie Dropseed
PH	<i>Pennisetum alopecuroides</i> 'Hamel'	Hamel's Fountain Grass
PL	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage
SM	<i>Spiraea nemoralis</i> 'May Night'	May Night Spiraea
SC	<i>Scilla columbiana</i> 'Pink Mist'	Pink Mist Proseidon Flower
SA	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Sedum
RF	<i>Rudbeckia fulgida</i> 'Goldstirn'	Goldstirn Rudbeckia
TURF LAWN		
SOD	NA1 Festuca elatior	Turf Type Fescue Sod

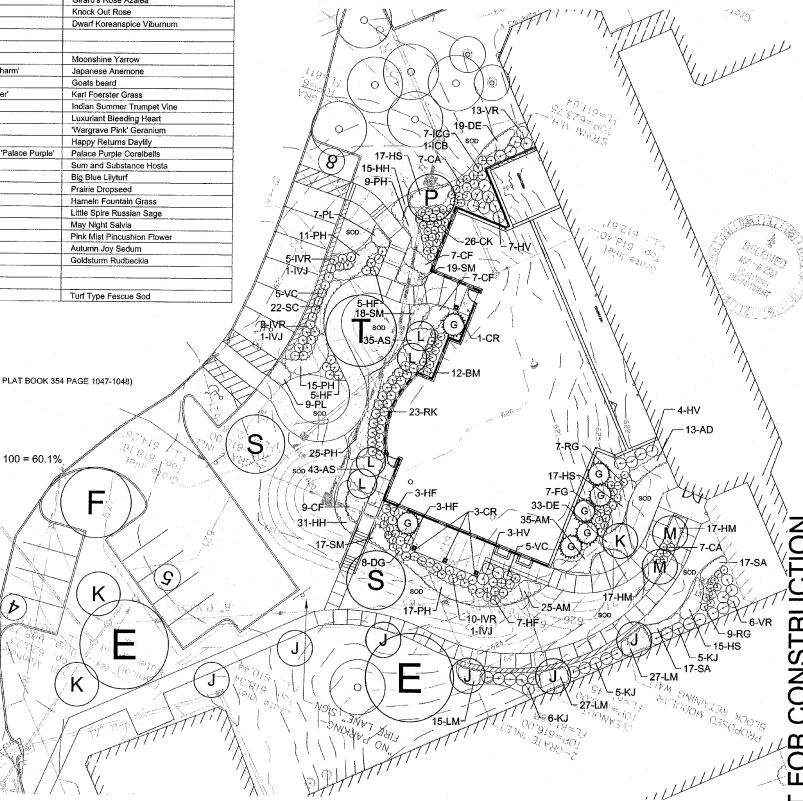
DENSITY CALCULATIONS

EXISTING GREENSPACE:
(PER PREVIOUSLY APPROVED PLAN RECORDED IN PLAT BOOK 354 PAGE 1047-1048)
21.28 ac. pervious x 100 = 62.5%
34.04 ac. total site

PROPOSED GREENSPACE:
(21.28 ac. pervious - 0.83 ac. impervious) x 100 = 60.1%
34.04 ac. total site

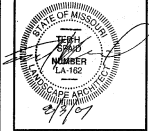


(A) MULTIPURPOSE ROOM
(B) VILLA APARTMENTS
SITE LOCATION KEY



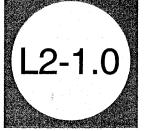
MULTIPURPOSE PLANTING PLAN
Scale: 1"=20'

NOT FOR CONSTRUCTION

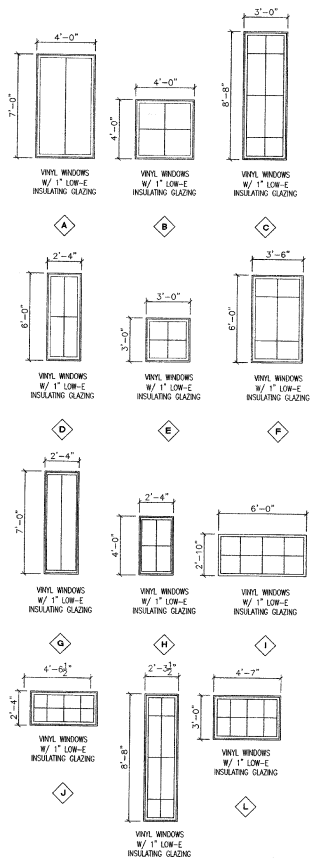


**NEW BUILDING FOR MULTIPURPOSE ROOM
FRIENDSHIP VILLAGE WEST
COUNTY
CHESTERFIELD, MO 63017**

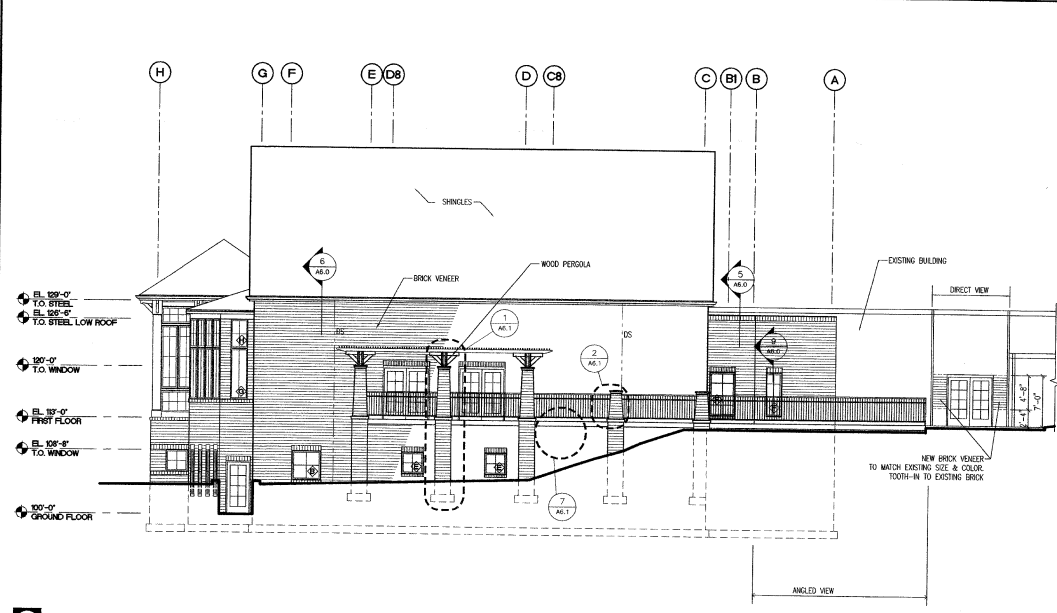
COMM#	
ISSUE	
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5/18/07	SUBMITTAL
7/08/07	PER CITY
8/01/07	PER CITY
8/03/07	PLANNING REVIEW
TITLE	
LANDSCAPE PLAN	



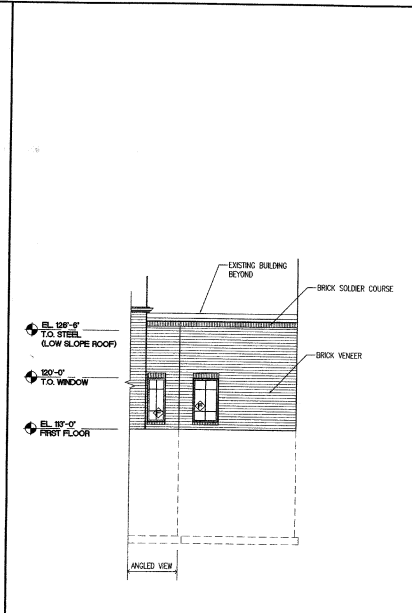
8/1/2017 2:28 PM



2 WINDOW TYPES
AS.0 1/4" = 1'-0"



3 SOUTH ELEVATION
AS.0 1/4" = 1'-0"



4 PARTIAL ELEVATION
AS.0 1/4" = 1'-0"



1 WEST ELEVATION
AS.0 1/4" = 1'-0"

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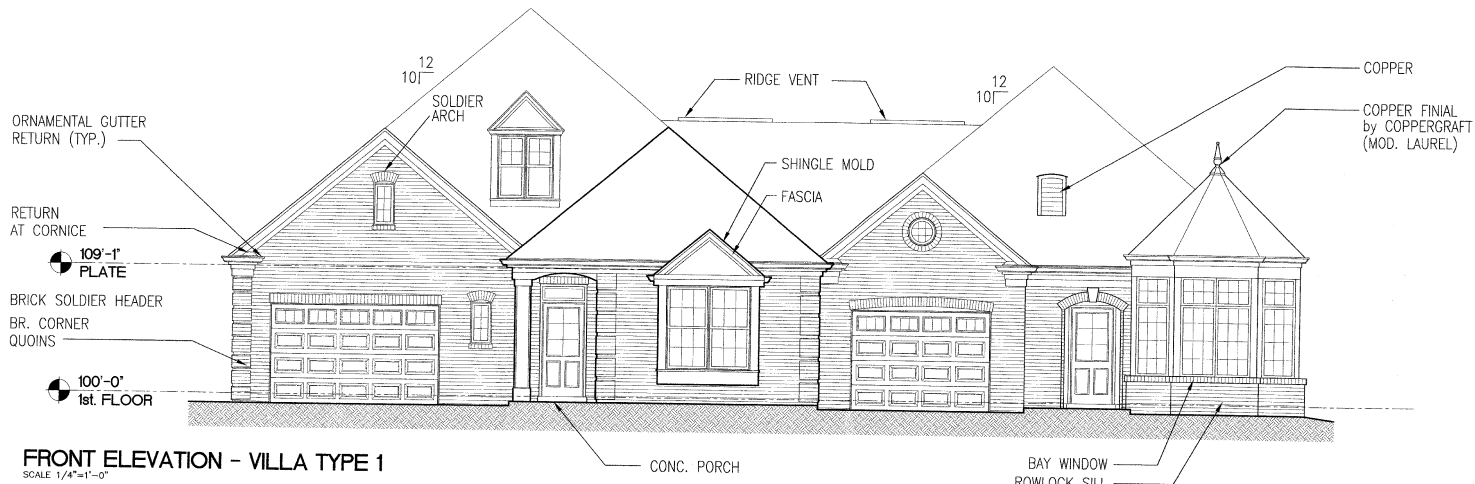
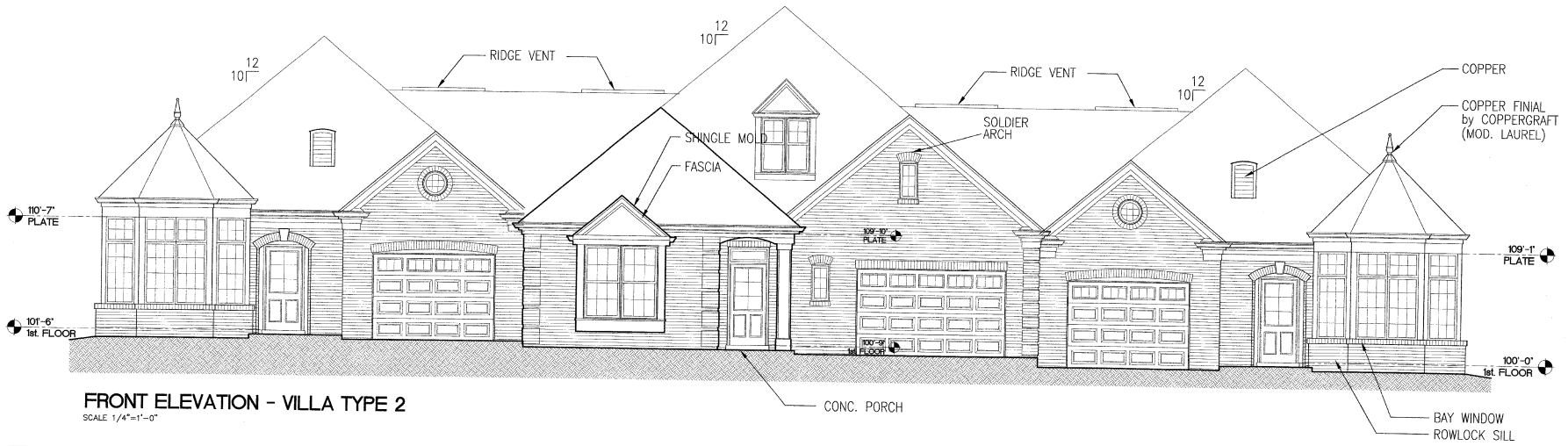
DESIGN ALLIANCE
ARCHITECTS
4614 DELAWARE BOULEVARD
SUITE 1000 B, WESTFIELD, MO 63017
TEL: 636.261.1111
WWW.DA-ARCHITECTS.COM

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

COMM#	2006017
ISSUE	
DATE	06.29.07 95% set
SET	

TITLE
EXTERIOR ELEVATIONS-
WINDOW TYPES

A5.0



SAINT LOUIS DESIGN ALLIANCE
6014 DELMAR BLVD.
314.863.1313

SAINT LOUIS, MO 63112
www.silda.com

FRIENDSHIP VILLAGE OF WEST COUNTY
CHESTERFIELD, MO 63107



AUG 06 2007

SHEET
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