



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

September 22, 2008

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

The Planning Commission agenda for **September 22, 2008** will include the following item for your consideration:

1234 Walnut Hill Farm Drive: House addition on the northeast and southwest side of an existing home zoned “NU” Non-Urban District, located at 1234 Walnut Hill Farm Drive in the Walnut Hill Farm Drive Subdivision.

Planning Commission:

Civil Site Visions, Inc. and Lauren Strutman Architects P.C on behalf of Merrell Hansen, have submitted for your review a request for an addition to a residential structure that exceeds five-hundred (500) square feet. The Department of Planning and Public Works has reviewed this request and submits the following report.

BACKGROUND

1. The property is located on Walnut Hill Farm Drive in the Walnut Hill Farm Subdivision and was zoned “NU” Non-Urban District prior to incorporation of the City of Chesterfield.
2. There is no maximum permissible height for any dwelling structure or building accessory to a dwelling structure in an “NU” Non-Urban District.
3. The existing residence is a one story structure located on a 4.522 acre lot.

CITY OF CHESTERFIELD PROCEDURE

1. Section 1003.126B “**Residential Additions**” states that any addition greater than five-hundred (500) square feet shall be approved by the City of Chesterfield Planning Commission. This section also states the following:

“Residential additions, including the height of all additions, shall be harmonious and compatible with the existing residential dwellings.”

2. If the addition request is approved, the building of this structure will be reviewed for approval by the Department of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.
3. If the addition request is not approved, the Petitioner may apply for a variance before the Board of Adjustment. If approved, the building of this structure will be reviewed for approval by the Department of Planning and Public Works and then forwarded to St. Louis County for permits and inspections.

SUBMITTAL INFORMATION

1. The item for consideration is an addition to a residential structure in excess of five-hundred (500) square feet.
2. The request is for a 1962 sf. addition to the existing house, 1250 sf. attached garage addition, and the addition of a patio, garden room, and retaining walls.
3. The existing residence has a height of fifteen (15) feet at the single story living area. The requested addition will have a maximum height of twenty (20) feet six (6) inches at the single story living area and have a height of twenty (20) feet at a single story attached garage.
4. The exterior building materials will be veneer brick siding with a stone foundation.
5. The proposed additions meet all required setbacks.

DEPARTMENTAL INPUT

The submittal was reviewed for compliance with all City of Chesterfield ordinances. The Department of Planning request action on the residential addition.

Respectfully Submitted,



Kristian Corbin
Project Planner

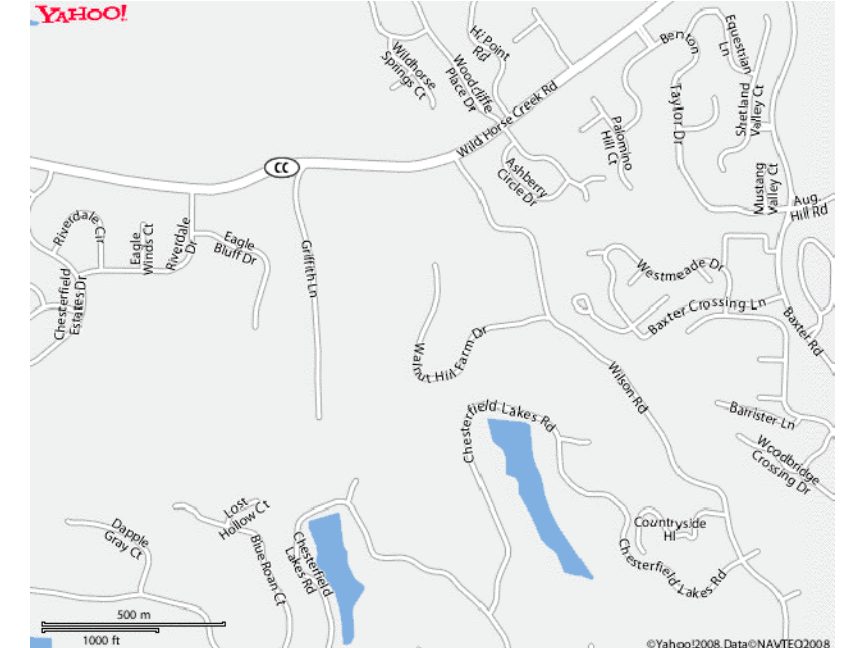
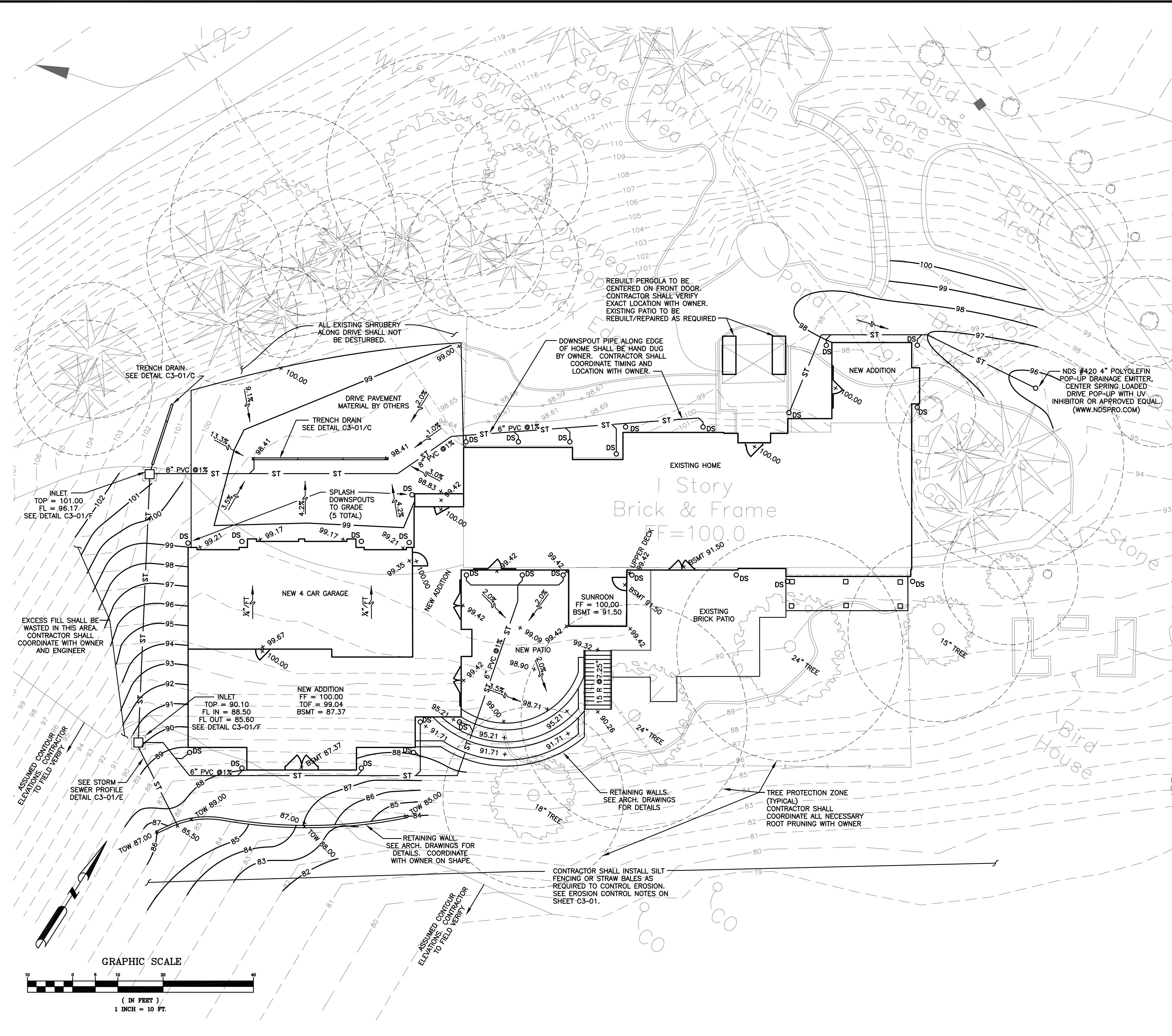
Respectfully Submitted,



Annissa McCaskill-Clay, AICP
Lead Senior Planner

Cc: City Administrator
City Attorney
Director of Planning and Public Works
Planning and Development Services Director

Attachments: Architectural Elevations
Site Plan



LOCATION MAP

NOTES:

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OF TRENCHING TO AVOID DAMAGE THERETO.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY INSPECTIONS WITH ALL GOVERNING AGENCIES AND UTILITY COMPANIES INVOLVED WITH THIS PROJECT. THE CONTRACTOR SHALL ALSO PAY ANY FEES ASSOCIATED WITH PERMITS, INSPECTIONS AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL MEET WITH OWNER AND ARCHITECT TO DISCUSS AND CREATE A TREE PROTECTION PLAN.
- THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE KEPT FREE FROM MUD AND CONSTRUCTION DEBRIS AND SHALL BE CLEANED THROUGHOUT THE DAY.
- ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL. COMPACTED GRANULAR BACK FILL IS REQUIRED IN ALL TRENCH EXCAVATION AND UNDER ALL PAVED AREAS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY SOILS ENGINEER CONCURRENT WITH GRADING AND BACK FILLING OPERATIONS.
- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
- DEBRIS AND FOUNDATION MATERIAL FROM ANY EXISTING ON-SITE BUILDING OR STRUCTURE WHICH IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
- ANY WELLS, CISTERNS AND/OR SPRINGS, WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF CHESTERFIELD AND THE MOENR.
- ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33%), UNLESS SPECIFICALLY APPROVED OTHERWISE.



The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

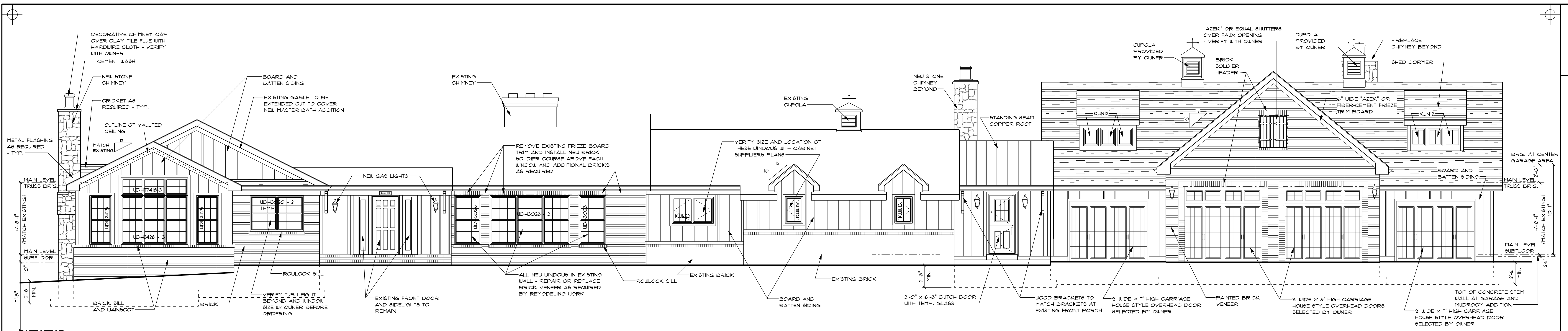
NO.	DATE	REMARKS	ISSUE / REVISION DESCRIPTIONS

DATE:	8/06/08	CHECKED:	MJM	DRAWN:	MAB	SCALE:	as shown
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Civil Site Visions, Inc.
The Quality You Expect. The Attention You Deserve.
768 Glen Mor Drive · Belleville, Illinois 62221 · 314.368.3040

SITE / UTILITY PLAN
1234 Walnut Hill Farm Drive
Chesterfield, Missouri 63005

C2-01



FRONT ELEVATION

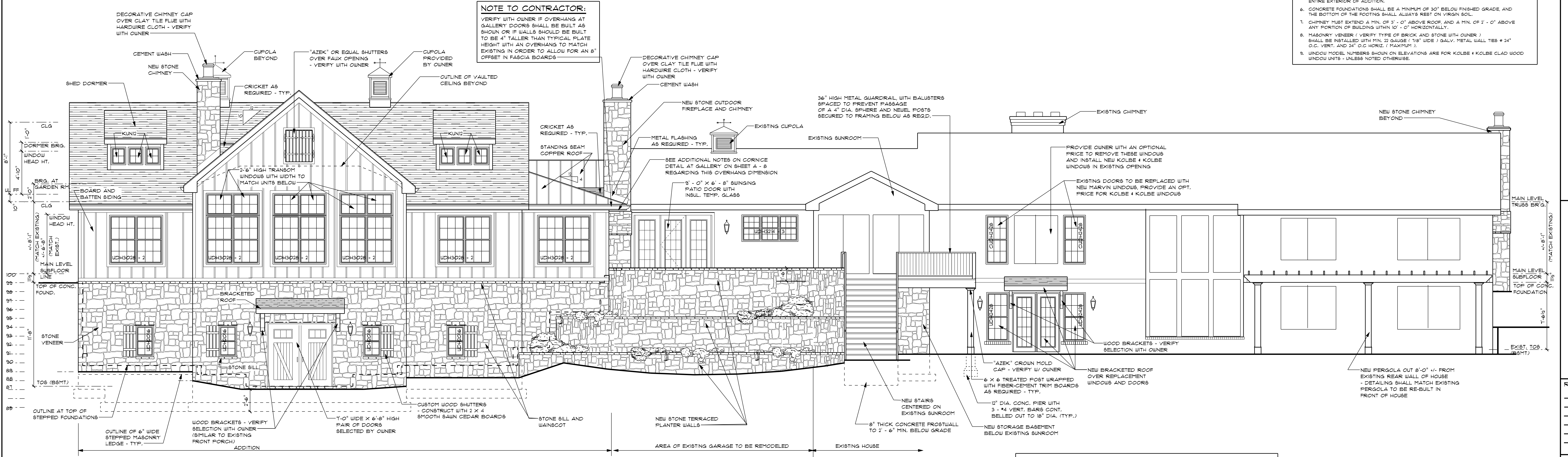
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GENERAL NOTES FOR ELEVATIONS

- WHEREVER A ROOF ABUTS A VERTICAL WALL, EAVE, OR CHIMNEY, INSTALL ALUMINUM FLASHING WITH A BAKED-ON ENAMEL FINISH A MIN. OF 6" UP WALL AND 6" OUT ONTO ROOF.
- FOR ROOFING MATERIALS AND UNDERLAYMENT SEE SPECIFICATIONS.
- EXTERIOR FINISH OF ADDITION SHALL BE:
ALL SIDING SHALL BE "HardPanel" VERTICAL SIDING WITH CEDAR/MILK FINISH WITH "HARDY" PLANKS BOARD AND BATTENS (SEE ELEV. FOR LOCATIONS).
ALL FASCIA'S AND RAKE BOARDS SHALL MATCH EXIST. W/ "AZEK" OR FIBER-CEMENT WITH 2" X 6" BACKER BOARD.
ALL SOFFITS SHALL BE FIBER-CEMENT "HARD-SOFFIT" VENTED SOFFIT MATERIAL. VERIFY EXACT SOFFIT AND VENT WITH OWNER.
- INSTALL SEAMLESS ALUMINUM GUTTERS AND DOWNSPOUTS WITH A BAKED-ON ENAMEL FINISH (SEE SPECIFICATIONS). VERIFY LOCATION OF DOWNSPOUTS WITH OWNER, AND INSTALL ONE DOWNSPOUT PER 25' (MAX.) GUTTER RUN.
- INSTALL 1/2" PLYWOOD SHEATHING FOR LATERAL BRACING OVER ENTIRE EXTERIOR OF ADDITION.
- CONCRETE FOUNDATIONS SHALL BE A MINIMUM OF 30" BELOW FINISHED GRADE AND THE BOTTOM OF THE FOOTING SHALL ALWAYS REST ON VIRGIN SOIL.
- CHIMNEY MUST EXTEND A MIN. OF 3'-0" ABOVE ROOF AND A MIN. OF 2'-0" ABOVE ANY PORTION OF BUILDING WITHIN 10'-0" HORIZONTALLY.
- MASONRY VENEER (VERIFY TYPE OF BRICK AND STONE WITH OWNER) SHALL BE INSTALLED WITH MIN. 22 GAUGE (1/8" WIDE) GALV. METAL WALL TIES @ 24" O.C. VERT. AND 24" O.C. HORIZ. (MAXIMUM!).
- WINDOW MODEL NUMBERS SHOWN ON ELEVATIONS ARE FOR KOLBE & KOLBE CLAD WOOD WINDOW UNITS - UNLESS NOTED OTHERWISE.

NOTE TO CONTRACTOR:

VERIFY WITH OWNER IF OVERHANG AT GALLERY DOORS SHALL BE BUILT TO BE 4" TALLER THAN TYPICAL PLATE HEIGHT WITH AN OVERHANG TO MATCH EXISTING IN ORDER TO ALLOW FOR AN 8" OFFSET IN FASCIA BOARDS.



REAR ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:

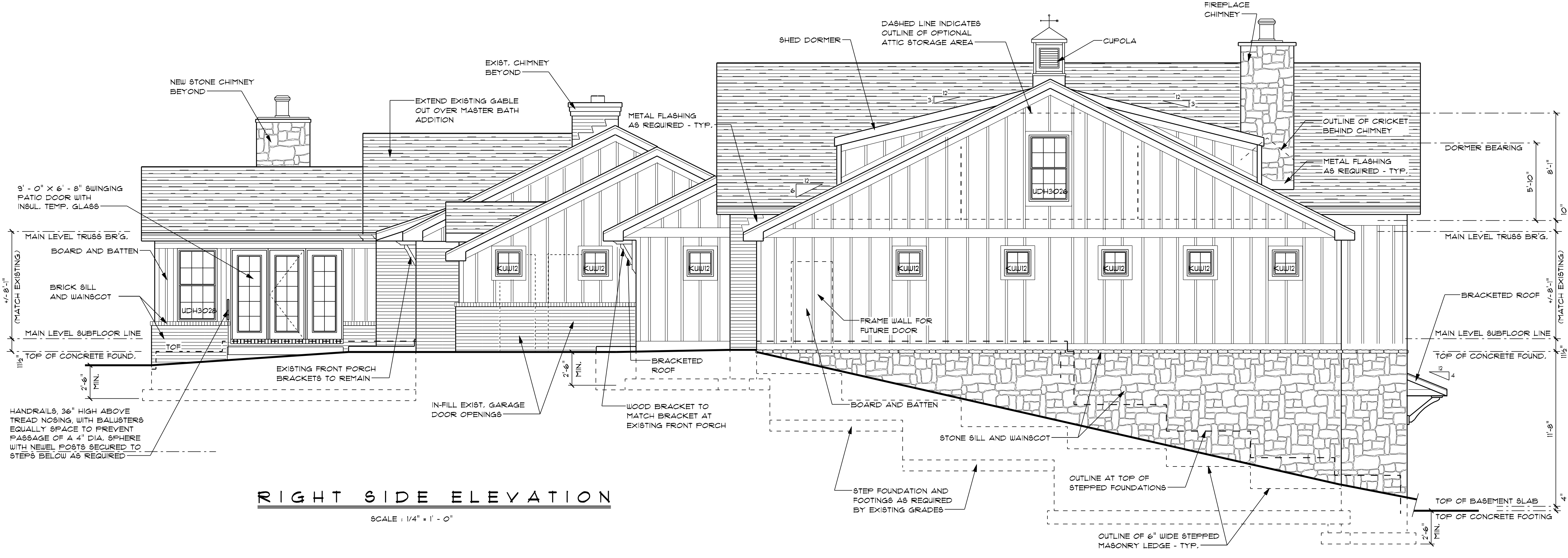
VERIFY WITH OWNER IF REMAINING EXISTING HORIZONTAL LAP SIDING SHALL BE REMOVED AND REPLACED WITH FIBER-CEMENT BOARD & BATTEN TO MATCH THE ADDITIONS. IF NOT, REPAIR OR REPLACE EXISTING HORIZONTAL LAP SIDING AS REQUIRED BY REMODELING WORK WITH SIDING TO MATCH THE EXISTING.

HANSEN RESIDENCE
ADDITION & REMODEL
1234 WALNUT HILL FARM DRIVE
CHESTERFIELD, MISSOURI

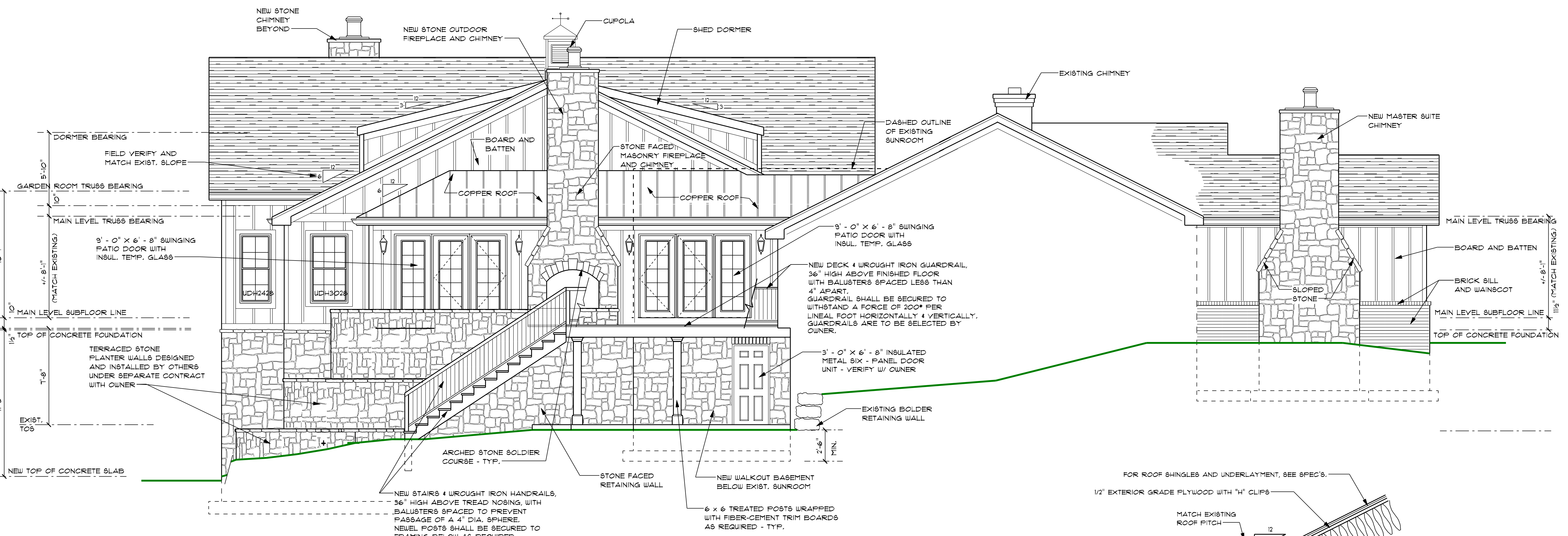
LAUREN STRUTMAN
ARCHITECTS P.C.
1629 OLD CHESTERFIELD ROAD • CHESTERFIELD, MO 63071
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NO.	REVISIONS

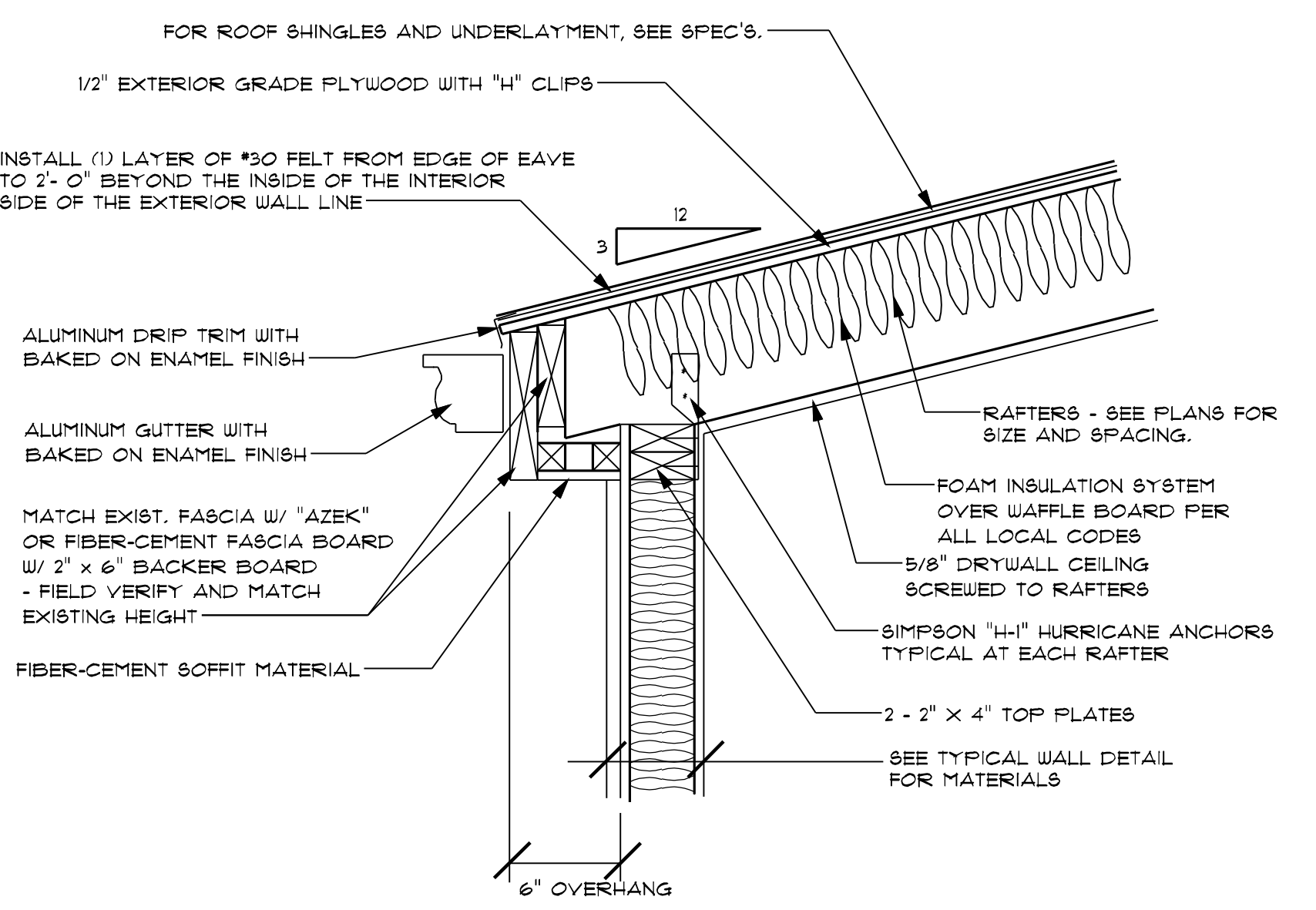
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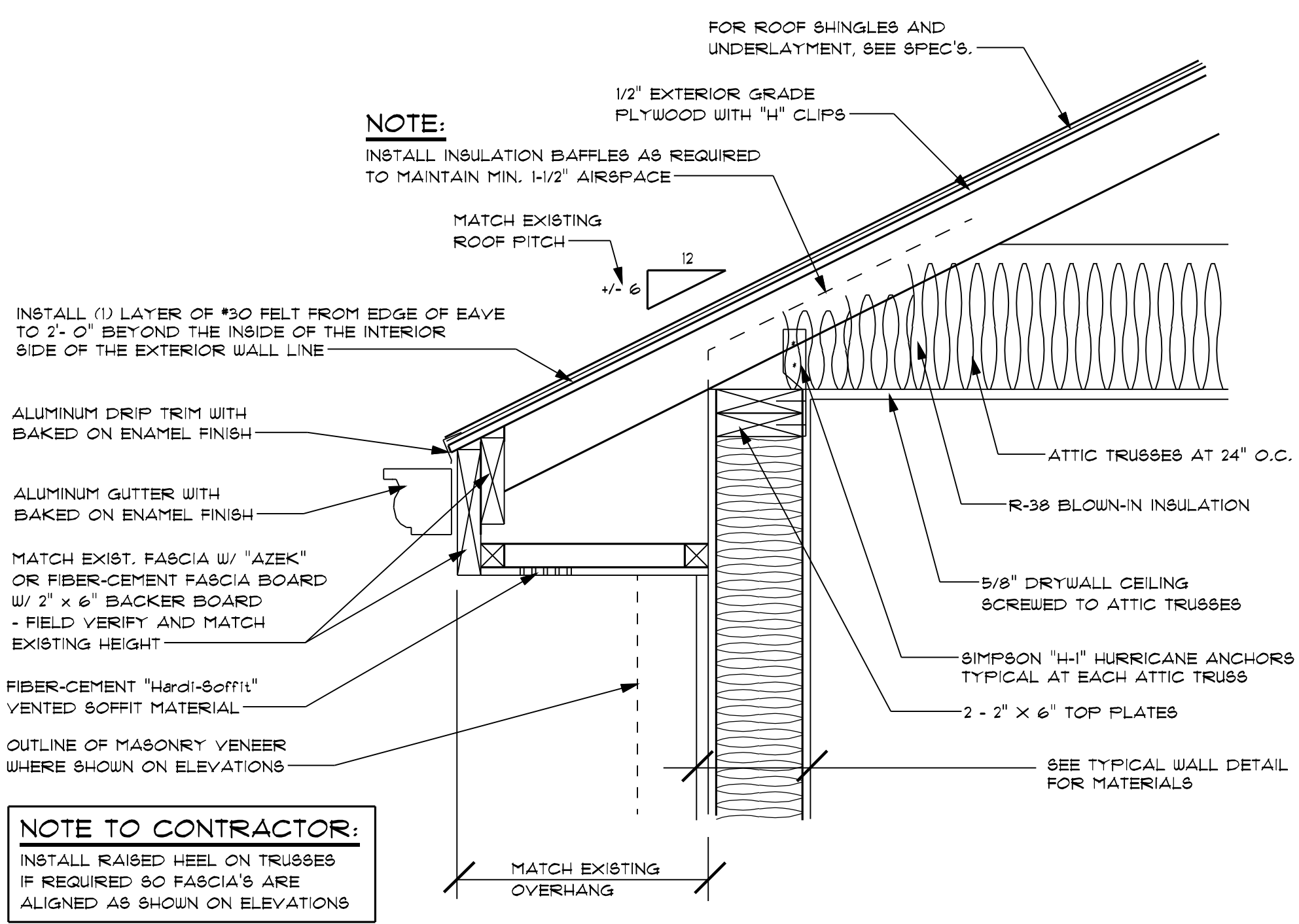
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



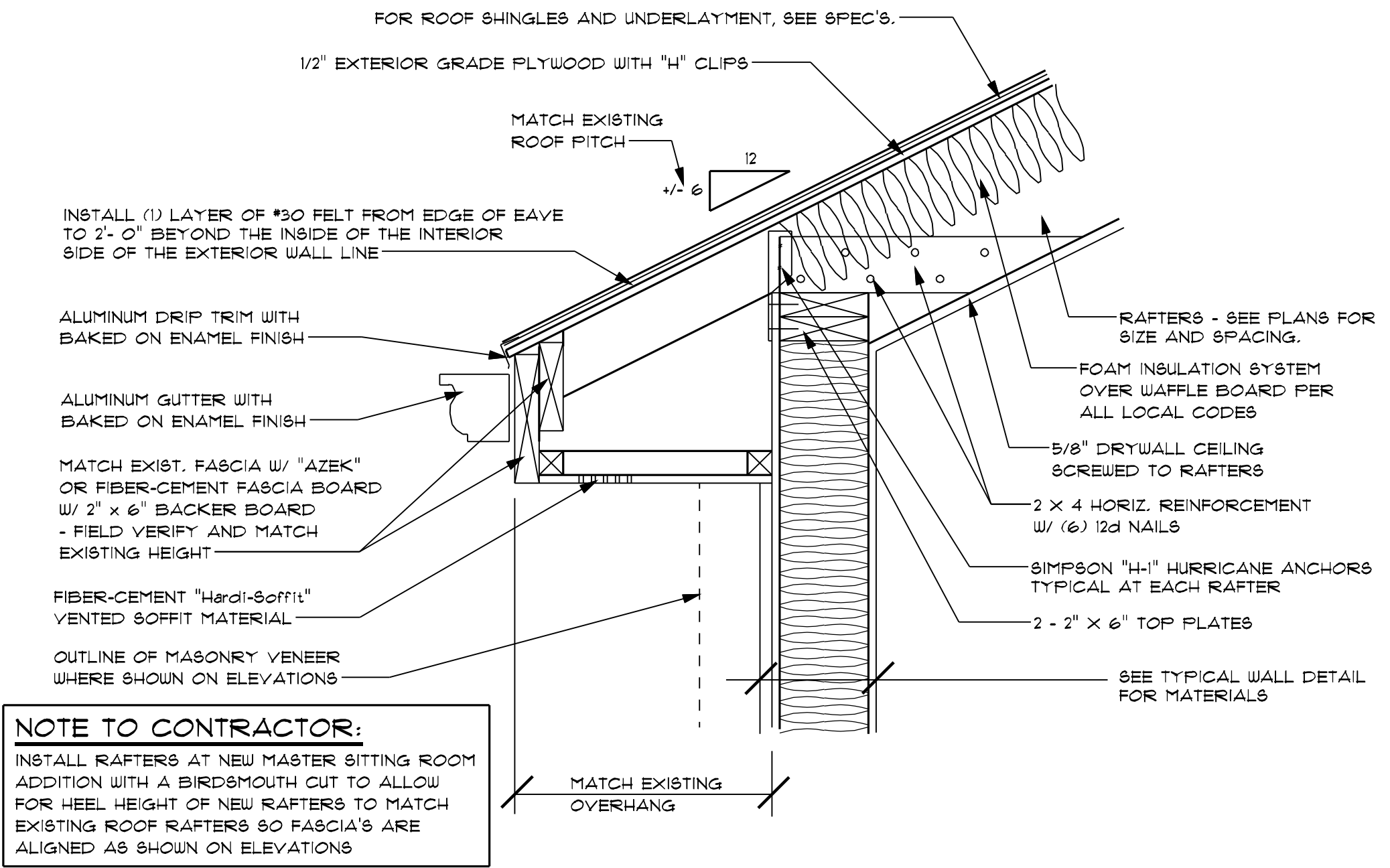
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



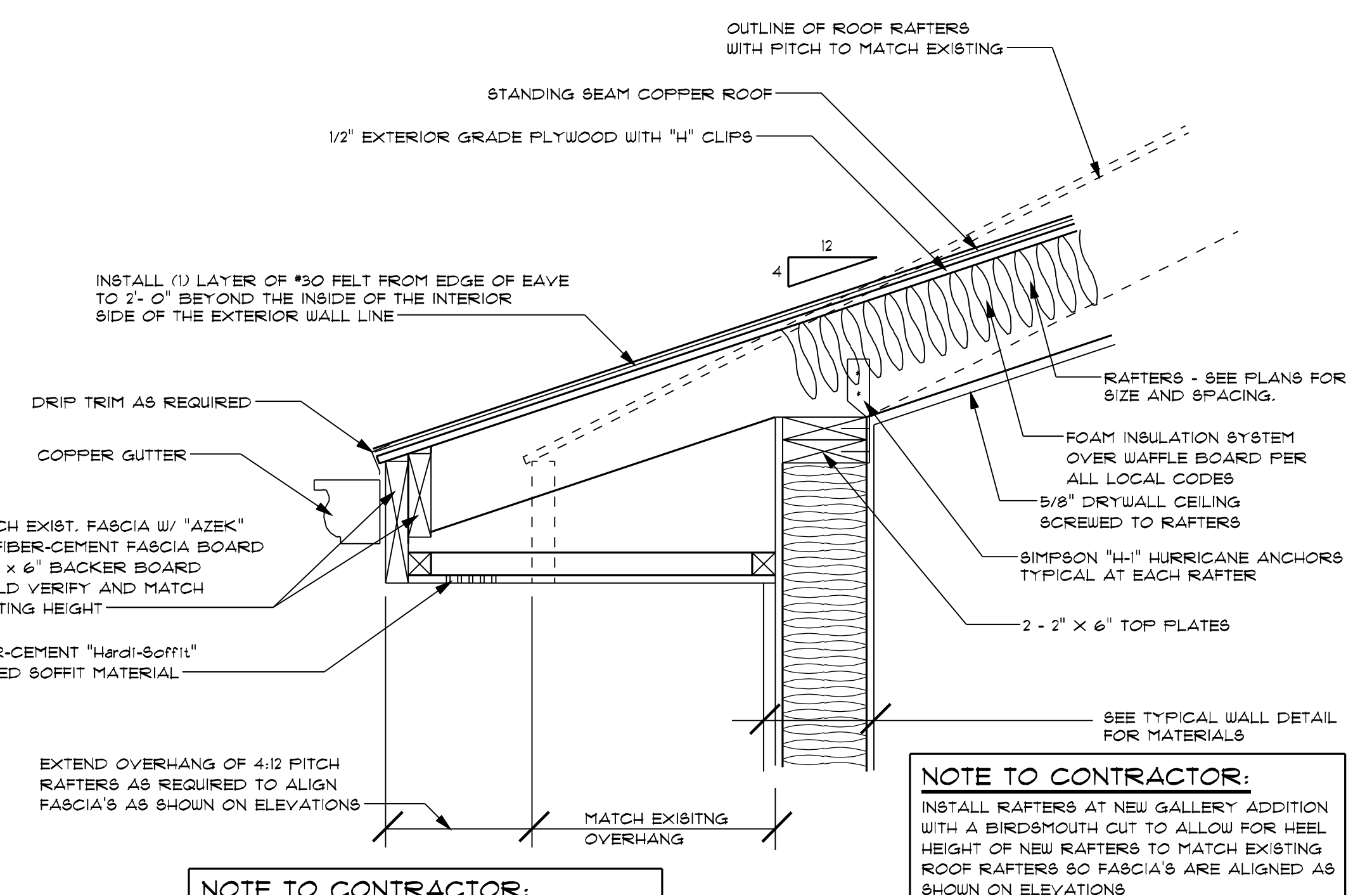
CORNICE AND VENT DETAIL AT DORMERS
SCALE: 1/2" = 1'-0"



CORNICE AND VENT DETAIL AT EXERCISE ROOM
SCALE: 1/2" = 1'-0"



CORNICE AND VENT DETAIL AT MASTER SITTING ROOM
SCALE: 1/2" = 1'-0"



CORNICE AND VENT DETAIL AT GALLERY ADDITION
SCALE: 1/2" = 1'-0"

NOTE TO CONTRACTOR:
INSTALL RAFTERS AT NEW MASTER SITTING ROOM ADDITION WITH A BIRD'S MOUTH CUT TO ALLOW FOR HEEL HEIGHT OF NEW RAFTERS TO MATCH EXISTING ROOF RAFTERS SO FASCIA'S ARE ALIGNED AS SHOWN ON ELEVATIONS

NOTE TO CONTRACTOR:
VERIFY WITH OWNER IF OVERHANG AT GALLERY DOORS SHALL BE BUILT AS SHOWN OR IF WALLS SHOULD BE BUILT TO BE 4" TALLER THAN TYPICAL PLATE HEIGHT WITH AN OVERHANG TO MATCH EXISTING IN ORDER TO ALLOW FOR AN 8" OFFSET IN FASCIA BOARDS