AGENDA
FOR THE CITY OF OLIVETTE
PLANNING AND COMMUNITY DESIGN COMMISSION
MEETING OF SEPTEMBER 29, 2016
AT 7:00 P.M.
IN THE OLIVETTE CITY COUNCIL CHAMBERS
AT CITY HALL GOVERNMENT CENTER
LOCATED AT 9473 OLIVE BOULEVARD

1. **Roll Call**

2. **Review Of Commission Procedures**
   The Commission Chair shall provide an overview of the scheduling of agenda items, the role of the Commission review, and the actions the Commission may consider.

3. **Consent Business**

   A. None.

4. **Old Business**

   A. 1115 Magnet Drive
   Petition for: Site Plan and Community Design Review
   Description: Residential exterior renovation and addition
   Petitioner: James P. Woodworth
   Property Owner: Paramjeet K Singh

   Documents:

   MAGENT DR-NO 1115 PCDC APPLICATION 2016 07-19.PDF
   MAGNET DR-NO 1115 PLANS 2016 08-03.PDF
   SR MAGNET DR-NO 1115 ADDITION 2016 09-29 INCLUDING 09-15 REPORT.PDF
   MAGNET DR-NO 1115 SR AND ATTACHMENTS 2012 12-18.PDF
   MAGNET DR-NO 1115 CDR PLANS FOR 2014 12-18.PDF

5. **New Business**

   A. 743 Harvest Lane
   Site Plan Review variance request under Section 435.050.

   - Request for a variance from installing a privacy fence with the posts, framing, and other structural support facing the area to be enclosed and the finished surface facing away from the area to be enclosed. The privacy fences is along the north side lot line.

   Petitioner: Helmut Weber, Helmut Weber Construction Company
   Property Owner: Patricia K Theodos

   Documents:

   HARVEST LN-NO 743 LETTER FOR FENCE VARIANCE.PDF
   SR HARVEST LN-NO 743 SIDE YARD FENCE 2015 09-29 SR AND

ATTACHMENTS.PDF

B. 740 Cherry Tree Lane
Petition: Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review
Description: New single family home
Petitioner: Helmut Weber, Helmut Weber Construction Company
Property Owner: Helmut Weber Construction Company

Documents:

CHERRY TREE LN-NO 740 APPLICATION PROJECT REPORT.PDF
CHERRY TREE LANE -NO 740 SR AND ATTACHMENTS V2.PDF
CHERRY TREE LANE -NO 740 CDR PLANS 2016-09-14.PDF

C. 741 Cherry Tree Lane
Petition: Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review
Description: New single family home
Petitioner: Linda Clark, MRM Manlin Development Group
Property Owner: MRM Manlin Development Group

Documents:

CHERRY TREE LN-NO 741 AP.PDF
CHERRY TREE LN-NO 741 SR ATTACHMENTS.PDF
CHERRY TREE LN-NO 741 CDR PLANS 2016 09-14.PDF

D. 9753 Lindley Drive
9753 Lindley Drive
Petition for: Site Plan Review, Community Design Review, and Concept Stormwater Management Plan Review
Description: 2-Level New Single Family Residence
Petitioner: Charles Brennan, McKelvey Homes, LLC
Property Owner: McKelvey Homes, LLC

Documents:

LINDLEY DR-NO 9753 PLANS 2016 09-09.PDF
LINDLEY DR-NO 9753 SR ATTACHMENTS DRAFT.PDF

E. Text Amendment: Chapter 440 Communications Towers
Ordinance to amend communication tower facilities in all zoning districts.

6. Other Business

A. Election Of Officers

B. Meeting Minutes

C. October Meeting Schedule.

7. Discussion Items

A. Text Amendment For Review Procedures For Site Plan, Community Design, And Stormwater Management Under Title IV Land Use Of The Olivette Municipal Code
Amend Review Procedures for Site Plan Review under Chapter 400 Zoning Regulations, Community Design Review under Chapter 425, and Concept Stormwater Management Plan under Chapter 422 Stormwater Management

8. Reports
Under this agenda item, the Planning and Community Design Commission is provided updates by:

- Director of Planning and Community Development regarding planning and development activity; and
- City Council Liaison regarding City Council and city wide activities.

9. Adjournment

AGENDA ITEMS WILL NOT NECESSARILY BE DISCUSSED IN ORDER. IF YOU HAVE ANY QUESTIONS, PLEASE CALL CITY HALL AT (314) 993-0444.

THE NEXT SCHEDULED MEETING IS OCTOBER 20, 2016

The City of Olivette hereby advises the public, employees and qualified job applicants that they are afforded an equal opportunity to participate in the programs and service of the City regardless of race, color, religion, veteran status, national origin, sex, age, sexual orientation, the existence of a physical or mental disability, or any other classification protected by law. If you are a person with a disability and have special needs, please call Barbara Sondag, City Manager at 314.993.0444 as soon as possible but no later than one day prior to the event or call 314.993.3610 VOICE TDD, 1.800.735.2466 RELAY MISSOURI. Thank you..

Posted this 23rd day of September, 2016 at 1:45 PM.

Myra Bennett

Myra G. Bennett, CMC/MPCC

City Clerk

City of Olivette

Olivette
...in the center of it all

City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132

www.olivettemo.com
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties.

Name and Title: Balbir Singh

Company Name:

Address: 17 Country Fair Ln City: Ffeve Coeur Zip Code: 63141

E-mail Address: bsingh2680@yahoo.com Phone Number: (314) 489-9039

As the applicant, which of the following apply:

- ☐ Developer
- ☐ Contractor
- ☒ Owner
- ☐ Registered Engineer
- ☐ Registered Architect
- ☐ Licensed Surveyor

SPR $150
CDR $200

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- ☐ New Single Family Residential Construction
- ☒ Major Residential Addition and/or exterior modification
- ☐ Accessory Structure
- ☐ Other (Site Plan Review)

PROPERTY INFORMATION

Address of Property: 1115 Magnet Dr

St. Louis County Tax ID No.

Legal Description of Property:

OWNERSHIP (If applicant is not the owner):

Name of Owner: Same

Mailing Address: City: Zip Code:

Phone Number: ( ) E-mail:

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a fee of $150 must be submitted to the Department of Public Services thirty (30) days before a scheduled meeting.

Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. By Ordinance, the PCDC must take action on the Petition within 60 days, unless the applicant submits a written request for an extension.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:

X Balbir Singh 7/19/16

Name of applicant Date

GENERAL NOTES

SCOPE OF WORK

1 The foundation for this addition was constructed under a previous building permit (since abandened). All new construction will be done on top of this foundation , i.e. the foundation footprint will not be altered. This foundation was designed to have a front entry garage which now requires it to be raised up to the same level as the rest. This addition will consist of three bedrooms and two bath along with supporting areas and will have a seperate electric HVAC system. Also alterations to the existing house incould replacement of the existing stair to the basement and second floor and other minor wall alterations required to connect the addition and a roof cover for the rear Patio.

SITE CONSTRUCTION

02000 SOIL EVALUATION & EXCAVATION

SAFETY FENCE

Erect a 48" high safety fence around the excavation.

SILTRATION CONTROL

To prevent damage to adjacent properties position in all natural water runoff paths bales of hay to stop soil erosion.

02000 FINISH GRADING

1 Slope at 2% min. away from the building all impervious surfaces within 10' of the foundation.

DOWNSPOUTS with splash blocks shall direct water away from building. Bury under sidewalks.

03250 ANCHOR BOLTS (AB) FOR SILL PLATES

Galvanize 1/2" dia. imbed 7" in concrete, with nut and 1 1/2" washer Place AB's @ 48" OC along wall and within 12" of each corner.

WOOD & PLASTICS

06010 LUMBER

Lumber Design Standards per AFPA.

06122 WALL, SUBFLOOR & ROOF SHEATHING

SUBFLOORING - Advantec 3/4" Exp 1, glue and screw to joists.

ROOF SHEATHING - 1/2" APA Exp 1 plywood.

EXTERIOR WALL SHEATHING

a) 7/16" OSB Level 2.

06123 PARALAM / PSL HEADERS & BEAMS

Deflection limit L 480, 2.0 ES

06190 PREFABRICATED WOOD JOISTS & TRUSSES

METAL PLATE CONNECTED ROOF TRUSSES

1 Truss manufacturer shall engineer and design all roof trusses.

06300 PRESURE TREATED WOOD

Approved pressure methods ACQ, Borates, Copper Azole.

All sill plates and band boards at the first floor.

THERMAL & MOISTURE PROTECTION

07000 GENERAL

STUCCO WRAP - DuPont Tyvek StuccoWrap over all sheathing.

CAULKING AND SEALENTS - seal water/air tight all exterior joints.

GUTTERS AND DOWNSPOUTS - 6"x4"aluminum seamless.

Downspouts to direct water away from foundation, bury under walks (do not connect to sanitary sewer).

07200 INSULATION

Roof / Ceilings - R38 batts or (16" blown).

Floors above Crawl Space - R30.

Crawl Space walls R5 with vapor barrier over earthern floor.

Insulation 2x4 exterior stud walls R13 batts.

Basement exterior finished walls R13.

Attic ducts outside the building thermal envelopment R4.

07270 FRAME SPREAD RATINGS

Interior finish materials not to exceed 200.

Insulation, vapor retarder, or other coverings flame spread maximum rating of 25 and smoke develop rating of 450.

07310 ROOFING

ROOFING UNDERLAYMENT - Type 1 - #15 asphalt felts.

SHINGLES - Match Existing

07460 SIDING (See 09960)

07720 ROOF VENT AND ACCESSORIES

STATIC ROOF VENT

15" dia. round metal vent 144 sq. in. free area. (1.0 SF)

RIDGE, PEAK and FLASH VENTS

Ridge Master-Plus or Air Vent Shingle Vent II.

07810 UNIT SKYLIGHTS

SOLATUBE

160 DS - 10" dia. tube system, max light area 200 sf max.

DOORS & WINDOWS

WINDOWS

All Bedrooms shall have one window for emergency egress meeting the following minimum requirements: Clear opening 5.7 SF for windows located 6' above grade (windows less than 6' above the clear opening may be 5 SF).

08810 GLASS

1 Bath windows shall have tempered glass.

FINISHES

09250 GYPSUM BOARD

1 All interior walls and ceilings 1/2" gypsum board.

2 Screw drywall to studs and ceiling joists at 8"c.o.

3 Water resistant (greenboard) shall be used in all baths.

09260 FLOORING UNDERLAYMENT

1/2" Cement board under all wall and floor tile.

09270 PAINTING

Two coats on all drywall and wood trim.

MECHANICAL

15000 SEISMIC RESTRAINT

Restrain all mechanical equipment seismic forces.

15400 WATER PIPING

1 Main water service 1" copper.

2 Water piping 1/2" concealed copper (no lead solder) or PEX.

3 Water saving spigots/faucets are required.

4 Bath showers 5/8" copper.

5 Hose bibbs to be freeze proof / anti siphon.

ELECTRICAL

16000 GENERAL ELECTRICAL

Examine the existing electrical power and lighting circuits to determine equipment must be refurbished or removed. Disconnect and remove all equipment, conduit, wire, etc. not to be reused.

16140 ELECTRICAL HVAC

1 LG Universal Packaged Terminal Air Conditioner (PTAC) w/10,900 BTU electric heat, 12,000 BTU Cool, 230/220V, 20A - 42" wall

Contractor shall evaluate/confirm electric furnace requirements for cold climates based of 1000 sf per 46,000 btu's.

16150 ELECTRICAL RECEPTACLES

GFI in all Bedroom and Bath receptacles above counter tops within 6' of water sources and in unfinished areas.

AFCI all circuits serving Bedrooms.

WP/GFI receptacle with 25' of the outdoor AC condensing unit.

220 / 240V receptacles for Oven, Range and Clothes Dryer.

16200 ELECTRIC FIXTURES

Recessed fixtures shall be IC rated.

Weather proof Receptacles marked WP.

Fully shield Closet fixtures and hold 12" from combustibles.

16250 EXHAUST FANS & VENTS

1 Vent all exhaust fans to the exterior.

2 Bath and Toilet areas 50 CFM minimum intermittent use.

16720 SMOKE DETECTORS

Smoke detectors shall be interconnected, AC powered, UL approved and installed per NFPA 72-99.

Locate smoke detectors in:

(a) each Bedroom

(b) Locate combination Smoke / Carbon monoxide detactors in Halls outside of sleeping areas.

16721 CARBON MONOXIDE DETECTION

Carbon monoxide detectors to comply with UL 2034-2008.

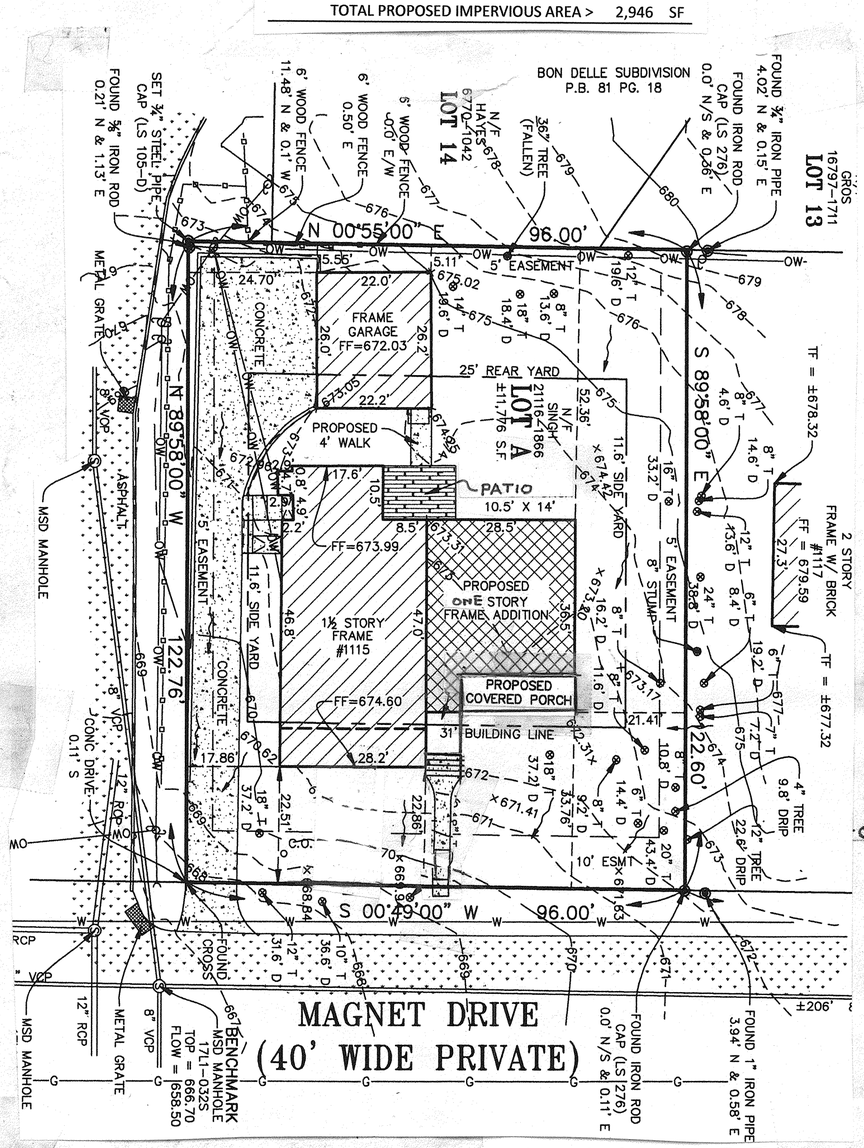
(a) locate in rooms where natural gas in the source of combustion.

DETECTORS - First Alert Talking Battery Powered Smoke & Carbon Monoxide Alarm SCO501B2. This unit is a wireless Photoelectric Smoke and Carbon monoxide detector with a battery backup. If units are hardwired a SA521CN(SA520B) unit is required as a bridge unit.

FRONT ELEVATION HOUSE UNDER CONSTRUCTION

SITE DATA

LOT DATA		
Lot Area = 96' X 122.8'	11,789	SF
Permitted Site Coverage 25%	2,947	SF
Permitted Residential Floor Area 30%	3,537	SF
Lot Width	96.00	FT
Lot Depth	122.80	FT
MINIMUM SETBACK BUILDING LINES		
FRONT YARD (Magnet Drive) - East	31.0	FT
RIGHT SIDE YARD - North 12% of Lot width	11.6	FT
LEFT SIDE YARD - South 12% of Lot width	11.6	FT
REAR YARD - West 20% of Lot depth	24.6	FT
SITE COVERAGE		
Existing Building Footprint	1,490	SF
Existing Detached Garage	577	SF
Existing Driveway/Turnaround/Walks	1260*	SF
Existing Patio / Decks	O	SF
TOTAL EXISTING IMPERVIOUS AREA >	2,067	SF
Addition Building Footprint	879	SF
Addition Driveway/Turnaround/Walks	O	SF
Addition Patio & Walk	170*	SF
TOTAL PROPOSED IMPERVIOUS AREA >	2,946	SF



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Addition & Alterations To The Residence Of

Balbir Singh

1115 Magnet Drive

Olivette, MO 63132

August 2, 2016

JIM WOODWORTH
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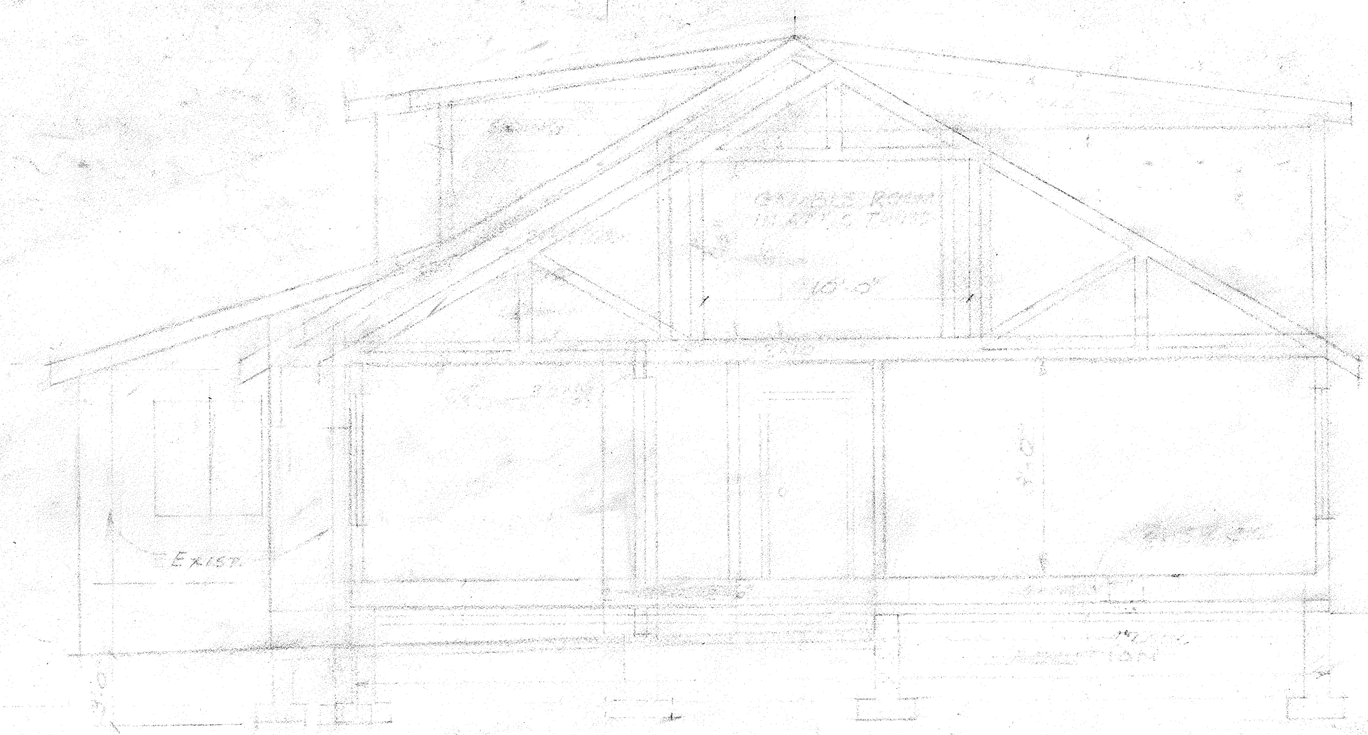

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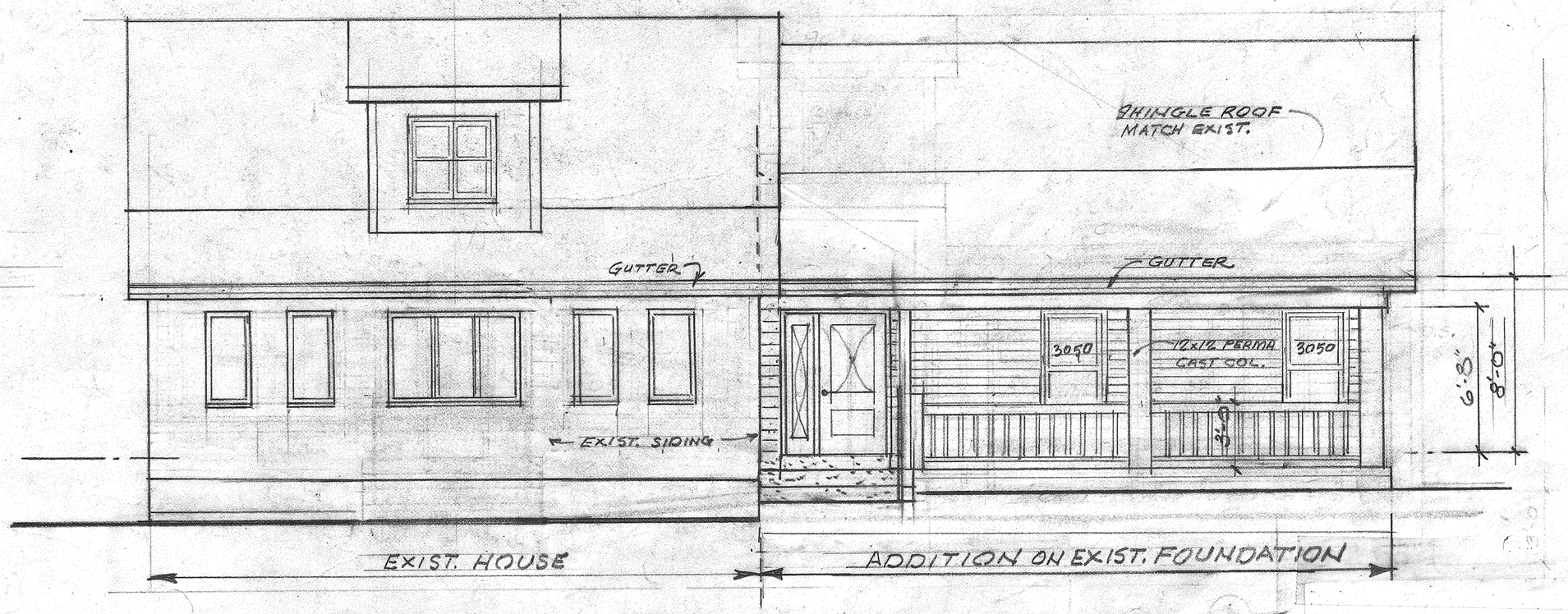

FRONT ELEVATION

Addition & Alterations To The Residence Of

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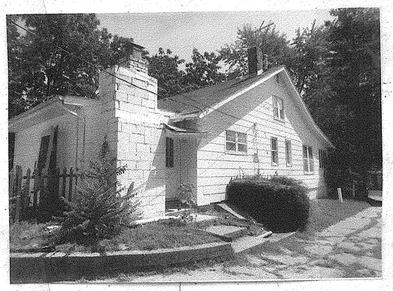
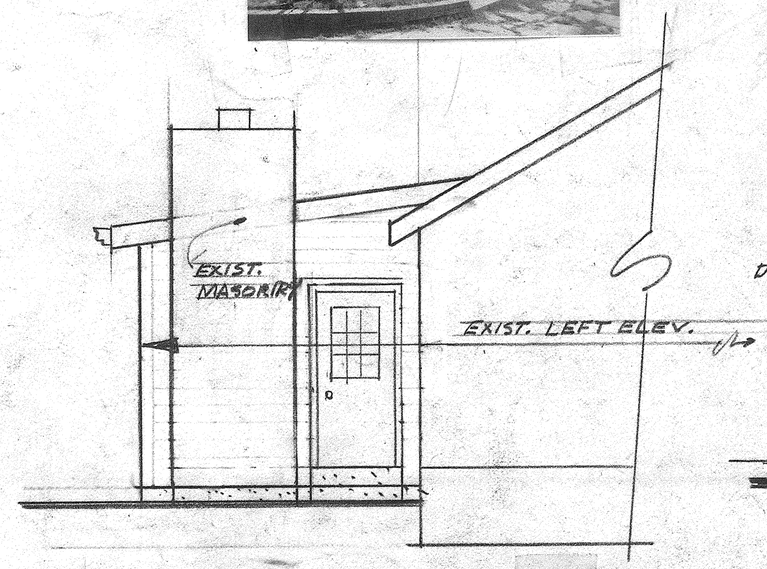
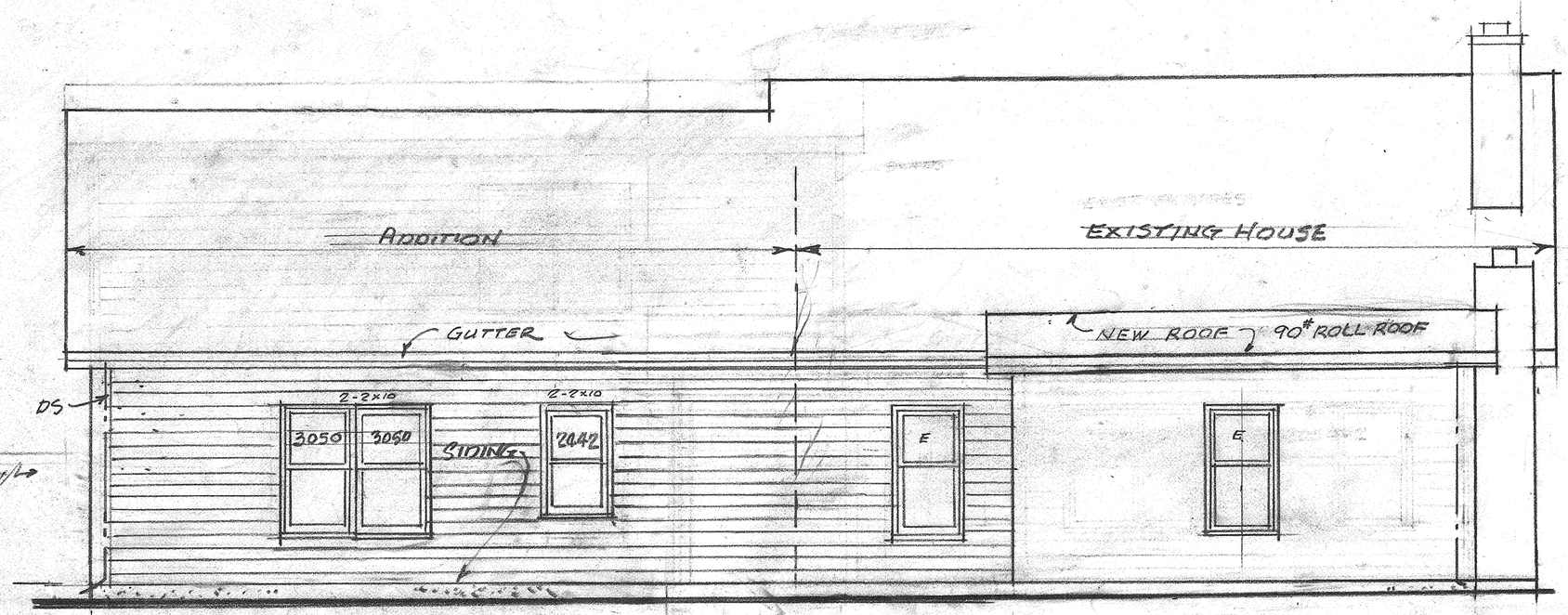
1115 Magnet Drive
Olivette, MO 63132

STATE OF MISSOURI
JAMES P. WOODWORTH
NUMBER A-2002
ARCHITECT

August 2, 2016

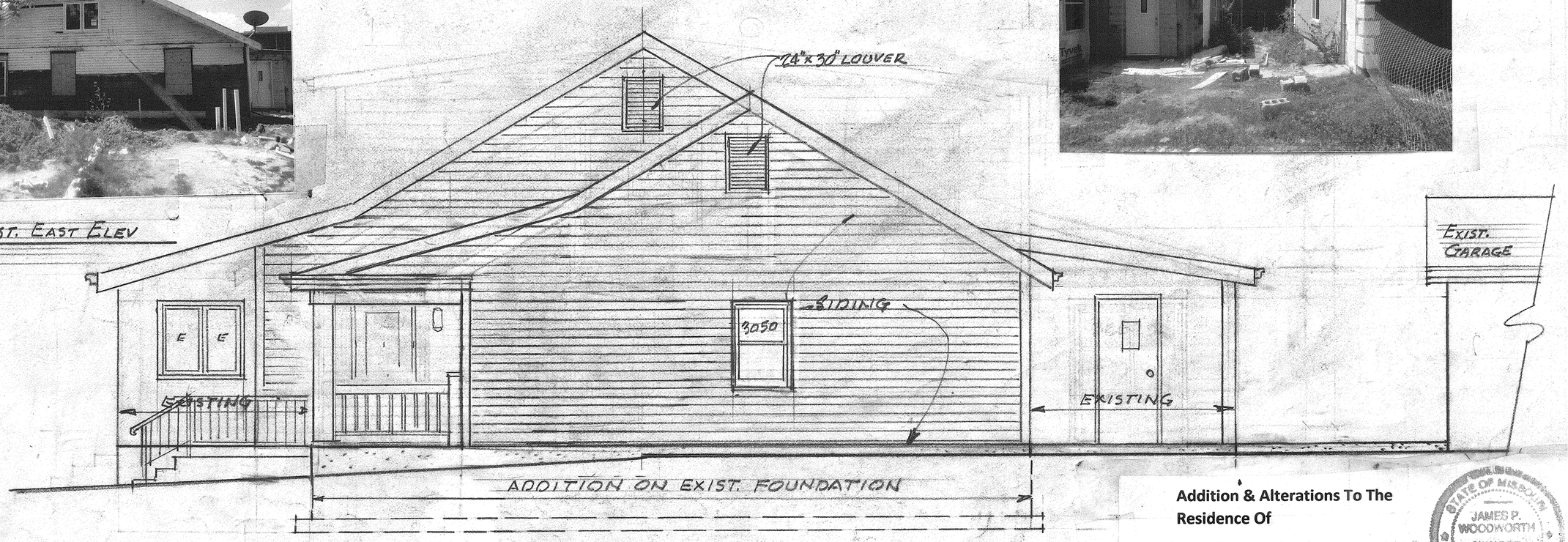






REAR ELEVATION

EXIST. EAST ELEV



RIGHT ELEVATION

Addition & Alterations To The Residence Of

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Olivette, MO 63132

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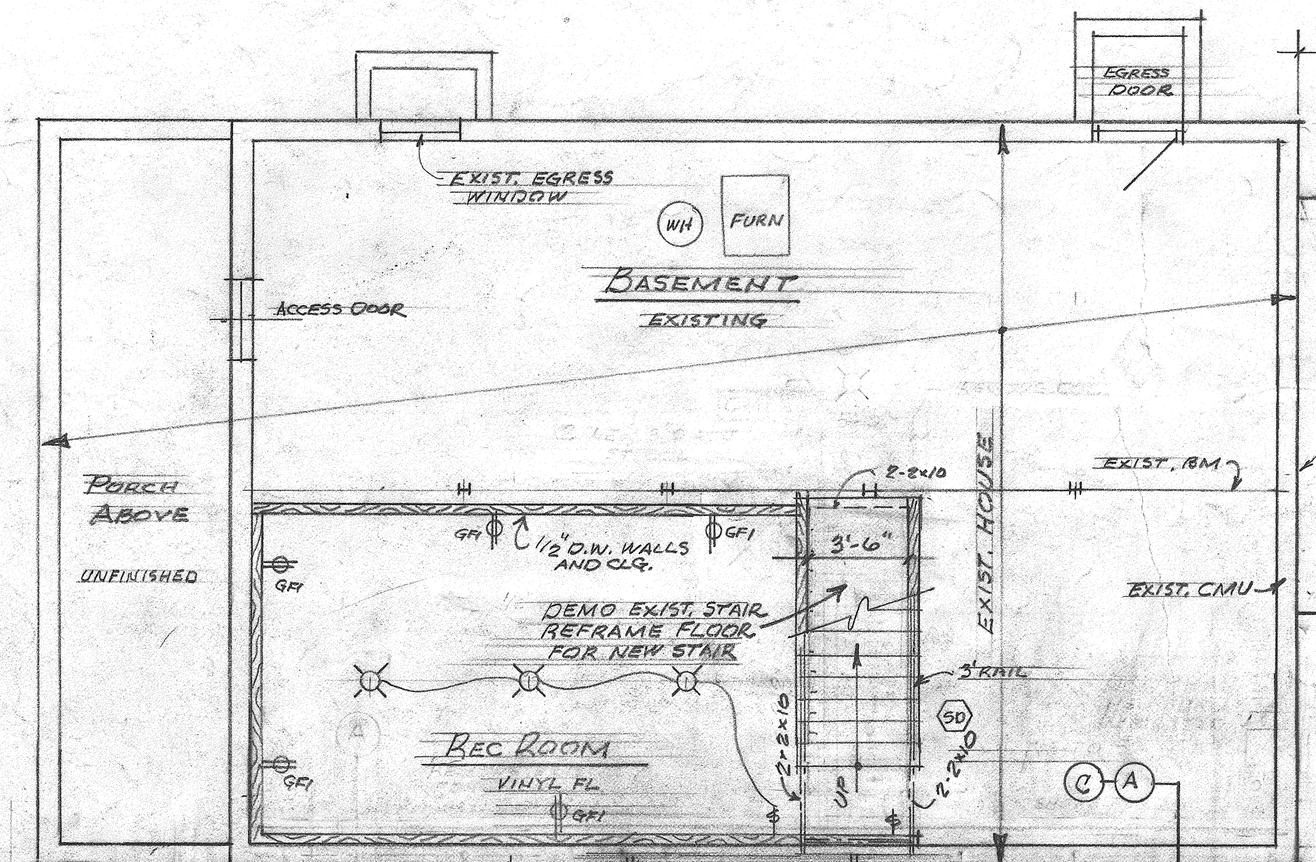

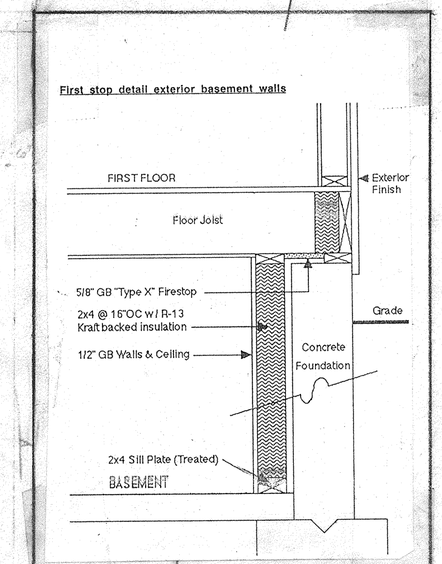

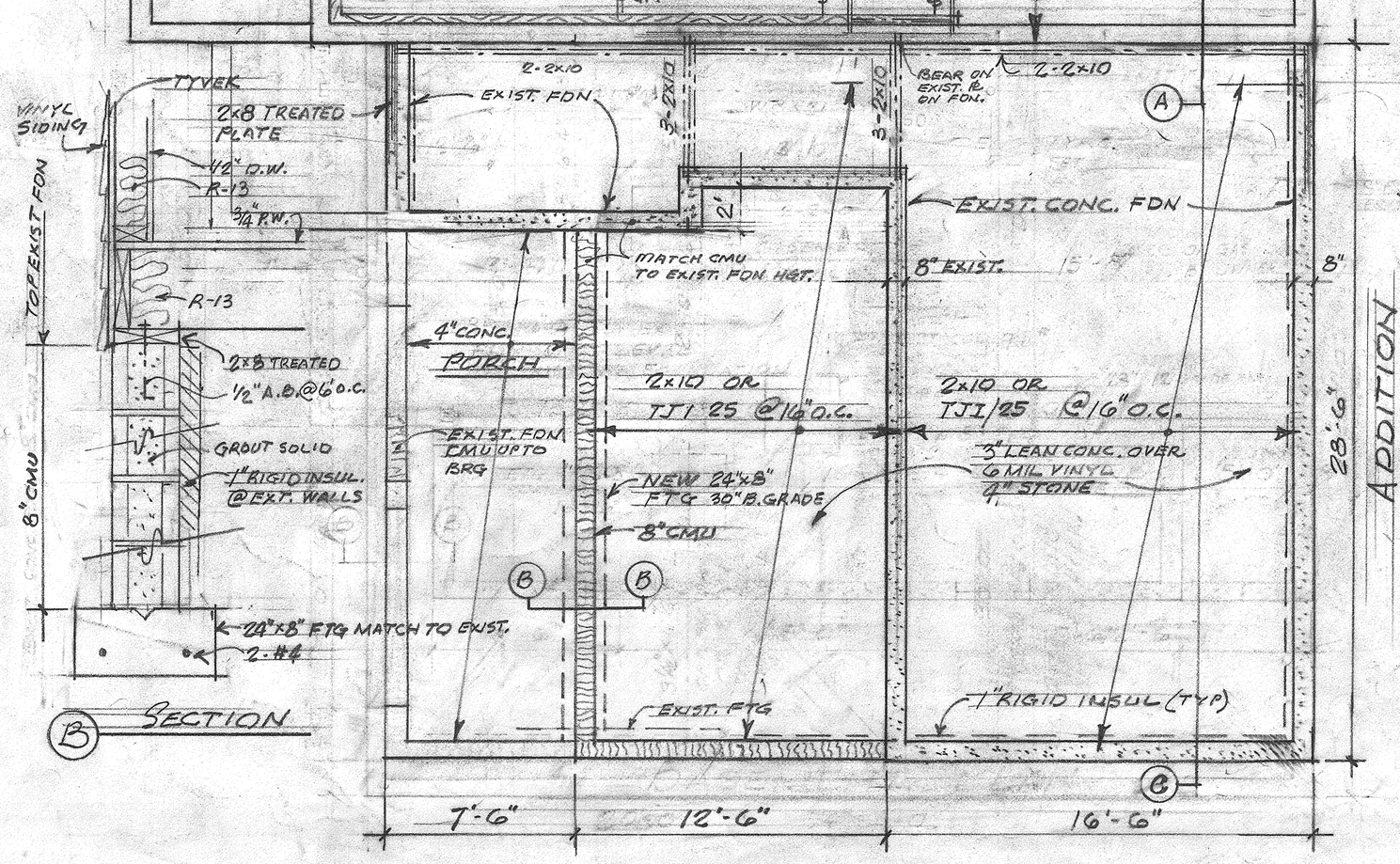

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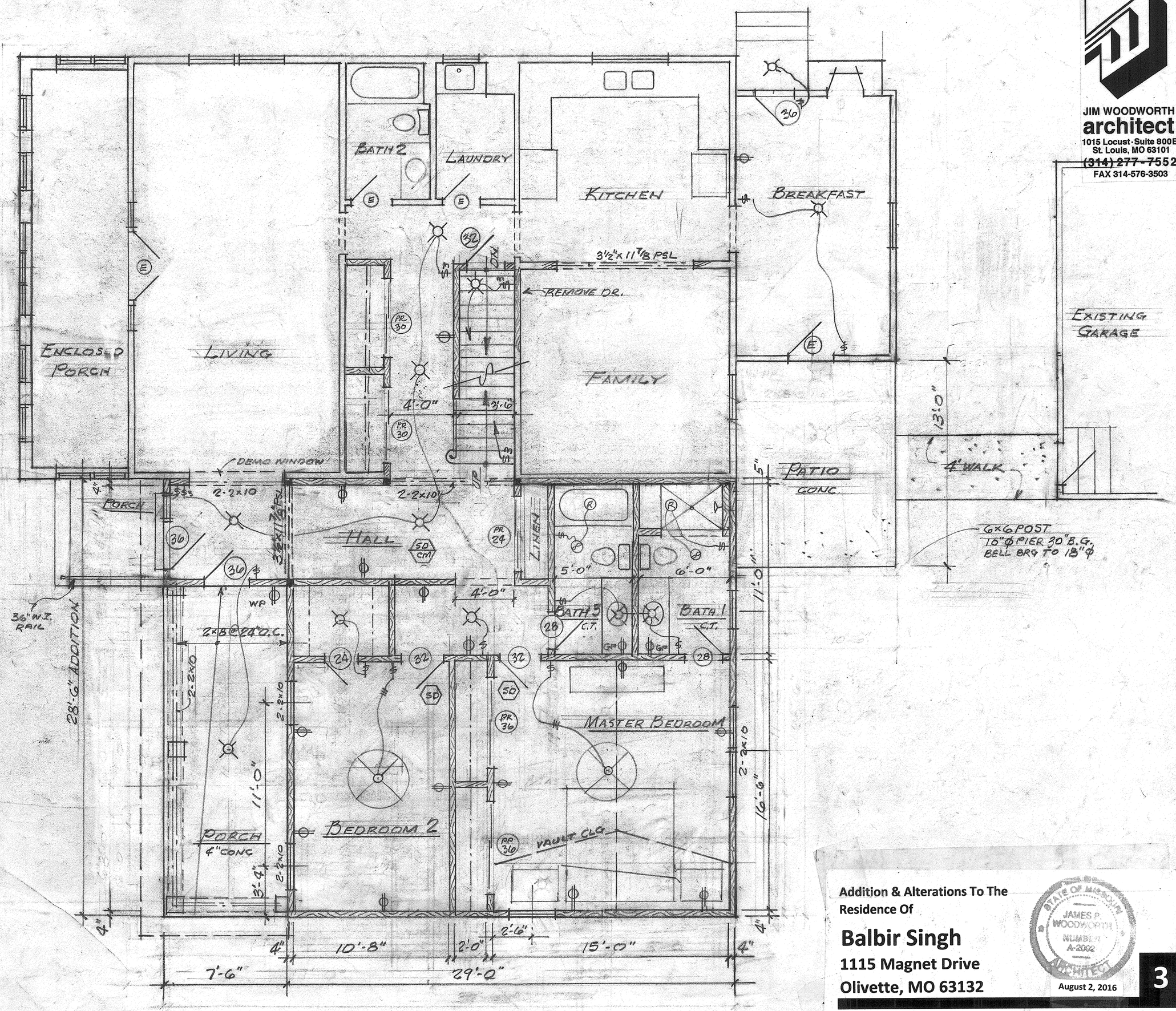

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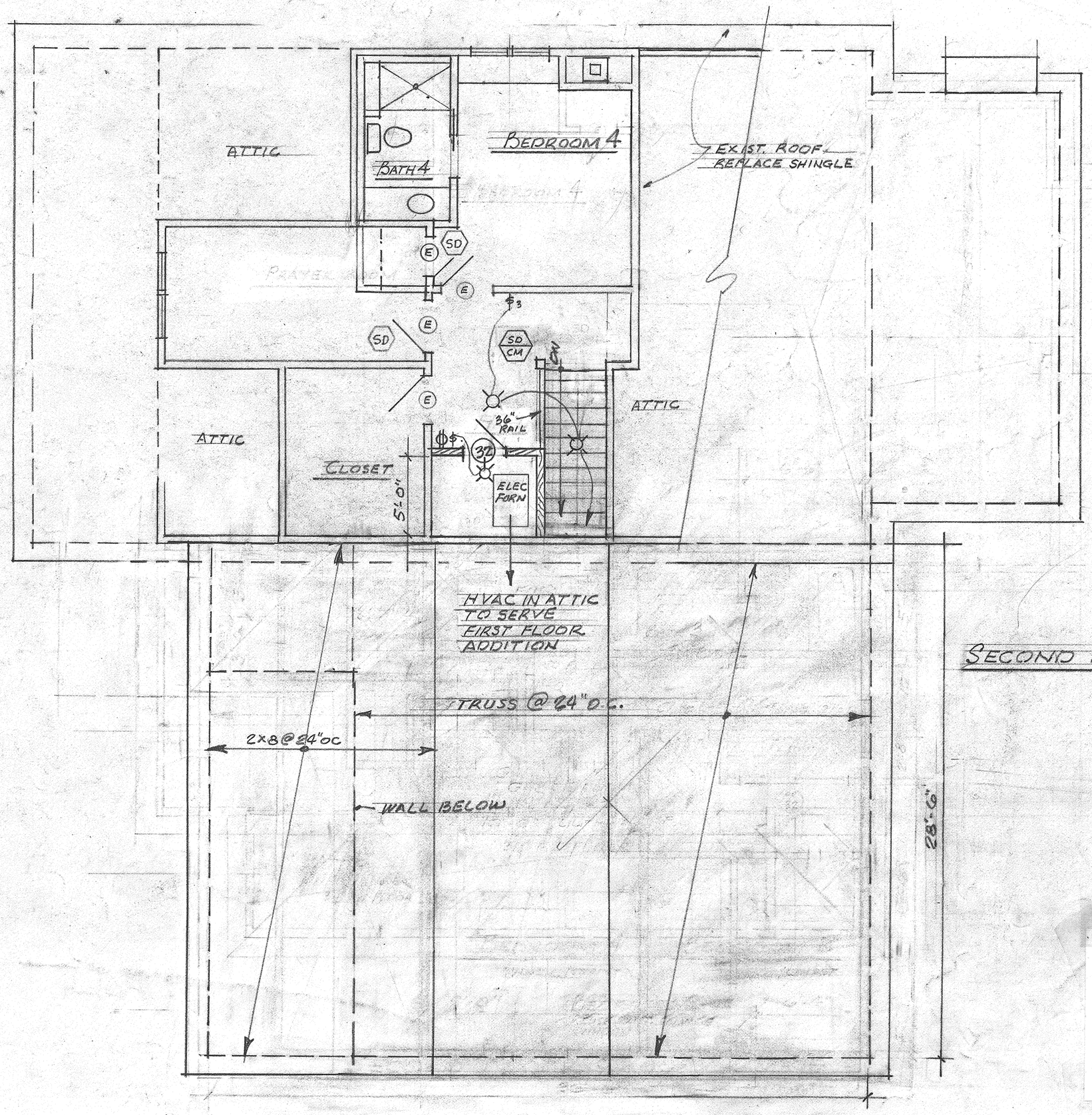

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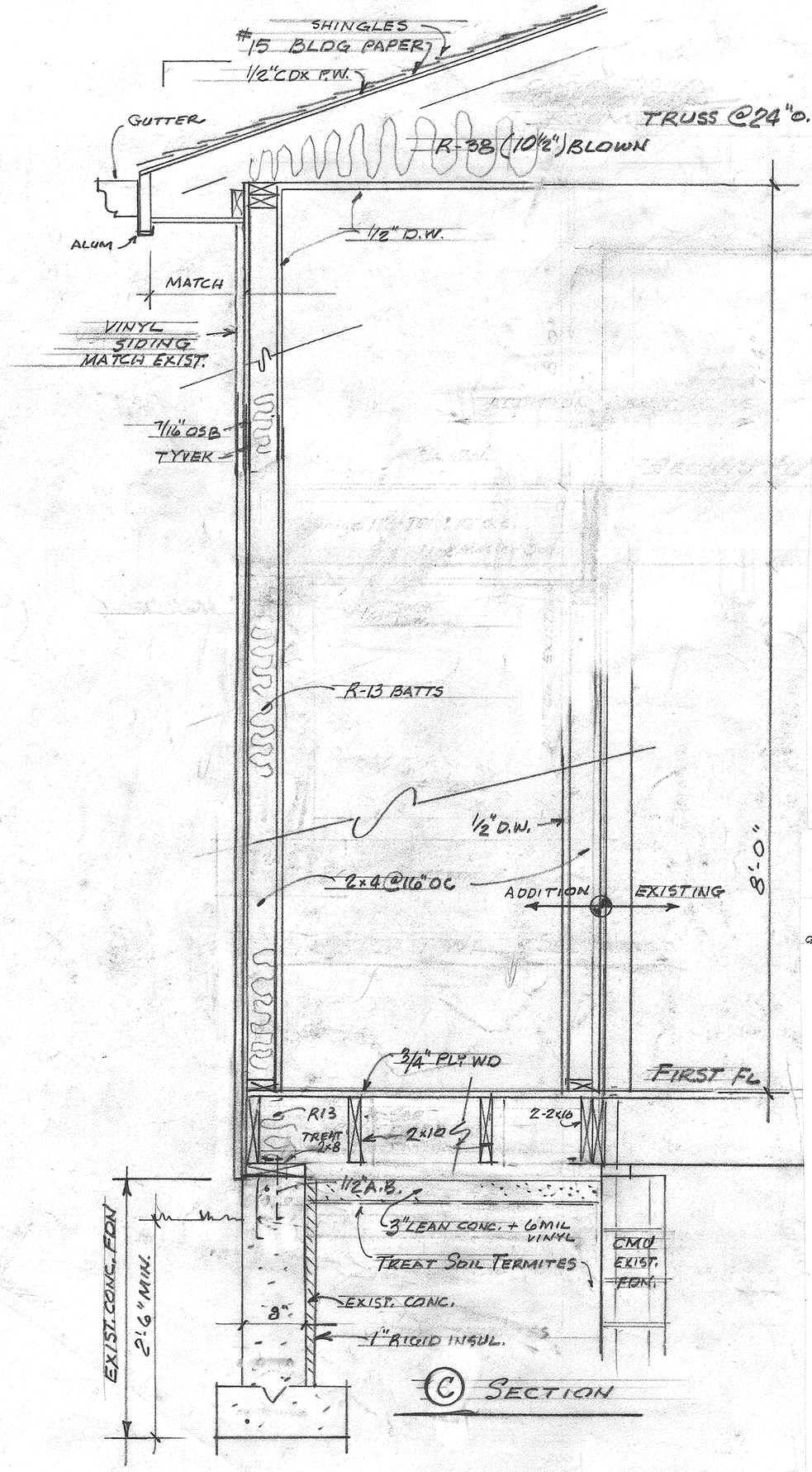

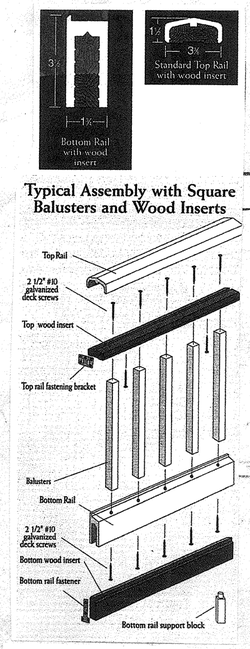

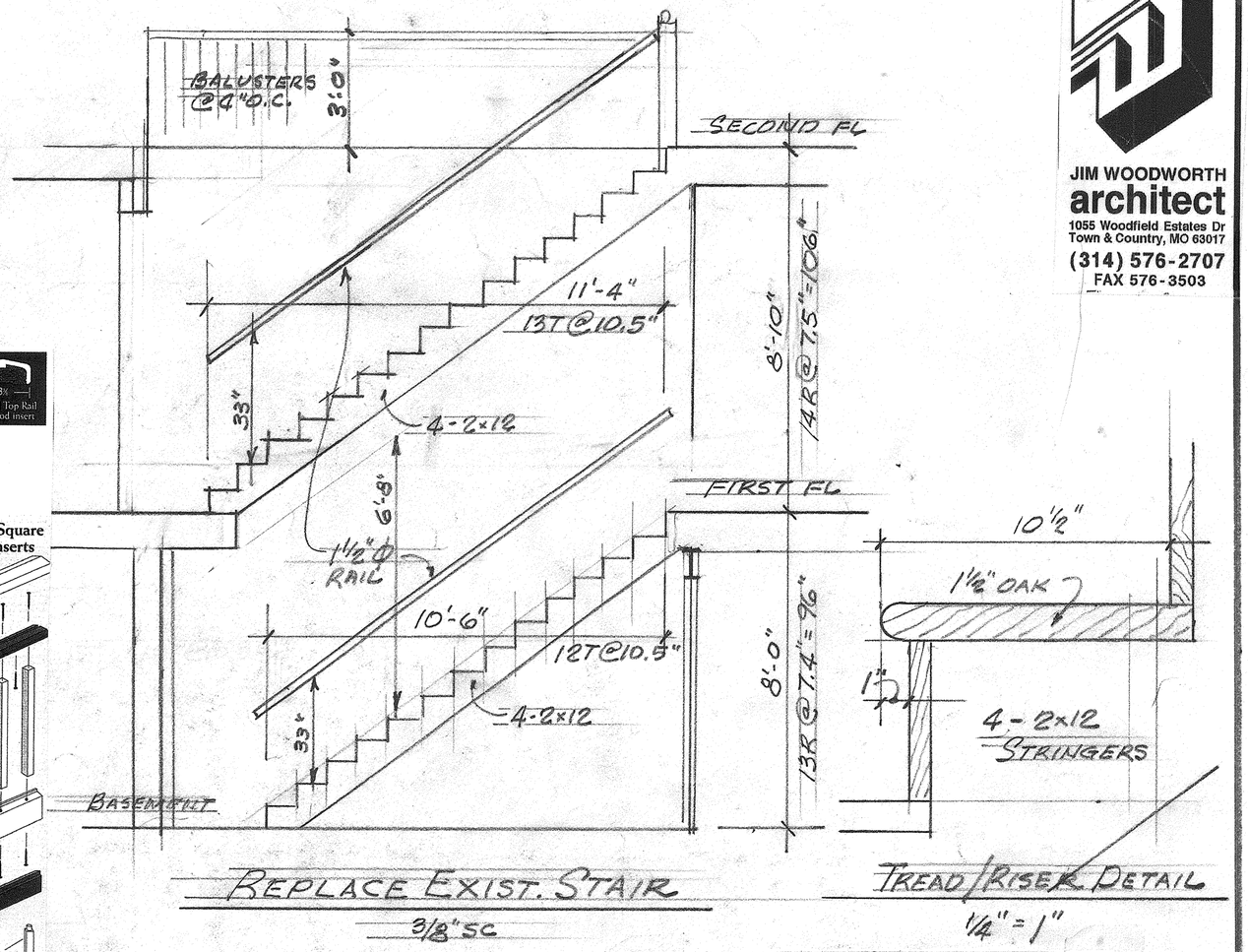

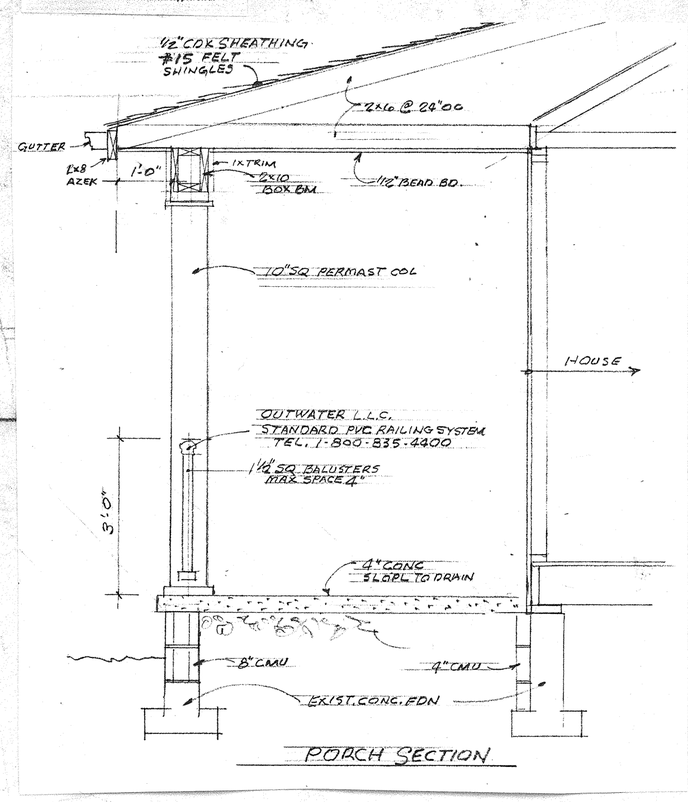

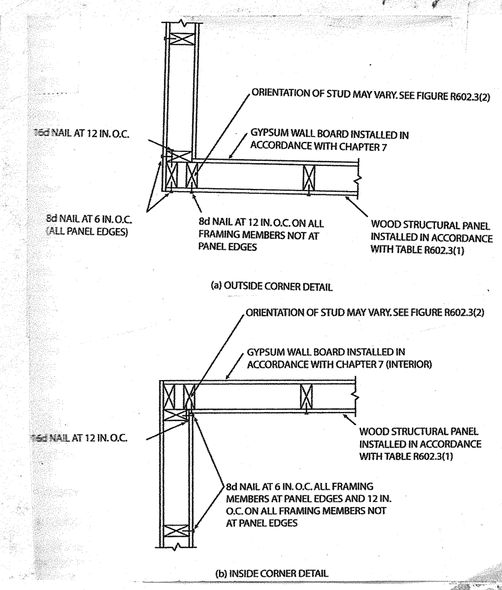

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August 2, 2016

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Department of Planning and Community Development
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DEPARTMENT MEMORANDUM

DATE: SEPTEMBER 29, 2016

TO: PLANNING AND COMMUNITY DESIGN COMMISSION

FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: 1115 MAGNET DRIVE
PETITION FOR COMMUNITY DESIGN REVIEW & SITE PLAN REVIEW

PROPERTY OWNER	PETITIONER	ARCHITECT
Paramjeet Singh	Balbir Singh	Jim Woodworth

SUMMARY OF PETITION:

Item introduced: August 18, 2016 Commission has sixty (60) days to act. No later than October 17, 2016

1. This item was introduced and deferred at the August 18, 2016, Commission meeting. No representative was present.
2. This property has been before the Commission on December 18, 2014. The Commission approved improvements including 2-story residential front-entry garage addition, flatwork improvements, and conversion of the detached garage to an accessory structure and removal of the south driveway.
3. The concrete foundation was poured for the addition (which included the front entry garage). Subsequently worked ceased and the building permit issued for the addition was deemed abandoned in 2016. To date, only the foundation of the approved plans has been constructed.
4. A new petition has been submitted. This time, the footprint of what was to be the front entry garage is now an 879 –square foot residential addition. In addition, various exterior modifications are proposed and the detached accessory structure and driveway that staff consistently cited as legal nonconforming urged removal, is now to serve as the site's principle garage and driveway.
5. Zoning: The lot grounds fail to comply with the minimum dimensional requirements of the SR District; Site Plan Review is required for the proposed improvements.
   - Several nonconformities, (off-street parking areas & detached garage) exist on the lot and have been noted to the Petitioner. The plans propose the expansion of the principal structure and does not propose any improvements to the areas in nonconformance.
   - The new addition improvements are found to be in compliance with the City's Zoning Regulations.
   - Total proposed lot coverage is 1-foot under the maximum allowable lot coverage.
6. Site Plan Review: The lot sits adjacent to a commercial property. The lot is almost double the width of the lots across the street. The improvements will be placed over a foundation poured in accordance with the December 18, 2014, PCDC approved plans.
7. Community Design Review: Residential additions exceeding 250 sf. are subject to Community Design Review. The Petition has been revised to include a window to break up the void space on the north side (right elevation). Staff finds the petition plans for the addition consistent with the design parameters found in the Olivette Residential Redevelopment and Design Guidelines.
8. Should the Commission consider action on the petition, staff recommends Community Design Review and Site Plan Review approval as submitted subject to conditions noted herein this report.

ATTACHMENTS:

- Staff Report
- Chronology of events regarding this property.
- Staff Review Letters dated July 27, 2016 and August 2, 2016)
- Staff Report from Prior Approval (December 18, 2016)
- Petition Application

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
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(314) 994-9862 (Fax)

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

> Motion to approve the Petition for Community Design Review and Site Plan Review for a residential addition at 1115 Magnet Drive as presented in the Memorandum from the Department of Planning and Community Development dated September 29, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review and Site Plan Review.

CHRONOLOGY OF EVENTS

2014	August 25	Staff cites an abandoned property on various maintenance issues. Ownership is shown to be a bank. Assumption the property was foreclosed on.
2014	September 14	Building permit application is submitted for interior remodel.
2014	September 16	Stop work order posted on property. Ownership is shown as present owner, Paramjeet K. Singh.
2014	September 17	Petition application for PCDC review of a residential addition is submitted.
2014	September 26	Letter issued by staff regarding deficiencies in the PCDC petition application and zoning issues, including the noncompliance of the existing accessory garage.
2014	October 3	Building permit for interior remodel is picked up. Given lack of activity, the building permit ceased and considered abandoned on March 3, 2015.
2014	October 22	PCDC revisions are submitted.
2014	October 31	Staff PCDC petition review letter is issued. Again, several submission deficiencies are noted and there are still zoning compliance issues, including excess lot coverage-which includes the area of the accessory garage.
2014	November 22	PCDC revisions are submitted. The excess site coverage is resolved. A new two-car front entry garage is proposed, the driveway on the south is partially removed and is now a sidewalk.
2014	December 4	PCDC reviews proposed plans and defers at staff's request given concerns of front entry garage and accessory structure.
2014	December 9	PCDC revisions are submitted.
2014	December 18	PCDC reviews and approves the revised petition application with conditions. Staff still expresses concerns over the accessory structure and south driveway.
2014	December 31	Building permit application is submitted for a residential addition.
2015	February 12	Building permit for residential addition is picked up. The permit is subsequently abandoned.
2015	April 22	An amendment to the February 12, 2015 permit is submitted for addressing the unauthorized basement work.
2016	July 6	A street opening permit application submitted and issued for a water line disconnection.
2015	August 19	Application submitted for demolition of the home and the garage. The permit was reviewed and ready to be issued, however, it was never picked up by applicant.
2016	March 2	Building permit P2016-00285 is issued for an interior remodel.
2016	March 3	An amendment to P2016-00285 is submitted for addressing foundation repair and exterior siding work. Permit is issued and picked up March 11, 2016, and subsequently voided.
2016	April 18	An amendment to P2016-00285 is submitted for addressing exterior siding work. Permit is never picked up and deemed abandoned on June 2, 2016.
2016	June 16	Violation letter is issued for commencing Right-Of-Way work without a building permit.
2016	June 20	A street opening permit is applied for and issued for a new water service connection.
2016	June 23	An amendment to P2016-00285 is submitted for second floor interior renovations. Permit is reviewed and issued on June 29, 2016.
2016	July 18	An application for PCDC review for a residential addition is submitted. The originally approved front entry garage is converted to livable space and the legal nonconforming accessory structure now serves as the only garage on the site grounds.
2016	July 27	Staff issues a review letter of the PCDC review request, noting excess lot coverage—again including the south driveway and accessory structure.
2016	July 29	PCDC review revisions are submitted.
2016	August 2	Staff issues a review letter of the PCDC revisions, the review letter cites some inconsistencies in the plan dimensions, design concerns regarding the north building elevation, and the legal nonconformance of the driveway and accessory structure.
2016	August 3	PCDC review revisions are submitted addressing the dimensional inconsistencies and the north building elevation.

DRAFT

2016	August 18	The PCDC petition is introduced to the Commission, no one is present on behalf of the Petitioner. Item is deferred.
2016	September 16	An amendment to P2016-00285 is submitted for residential addition. Addendum is on hold pending PCDC review.

DRAFT

STAFF RECOMMENDATION
Staff is not in full support recommending approval of the petition as submitted.

Given the noted concerns of the detached garage, including it being oversized, to close to the rear property line, and appearance, and the issues with the south driveway encroachment, it appears that the revisions proposed to-date went around the approval and conditions of the originally approved 2014 plans. With the pouring of the originally proposed attached garage, and now requesting the conversion of the footprint to livable space, the detached accessory structure and south driveway are being requested to stay as is.

While the lot location and proximity to commercial uses may warrant consideration of relief from the driveway setback or garage size, these issues could have been better addressed initially by the Petitioner upfront.

CONDITIONS FOR APPROVAL
Should the Commission consider action on this item, the motion should be in the affirmative.

Staff recommends the following conditions as part of any action:

1. The plans submitted for Building Permit review and construction shall be in conformance with the design, details, and dimensions illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on September 29, 2016, containing a Site Plan and architectural drawings prepared by Jim Woodworth Architect, dated August 2, 2016.
2. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit stormwater runoff on the site and on to adjacent properties.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

> Motion to approve the Petition for Community Design Review and Site Plan Review for a residential addition at 1115 Magnet Drive, as presented in the Memorandum from the Department of Planning and Community Development dated September 29, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review and Site Plan Review.

DRAFT

LOCATION MAP

PROPERTY AERIAL

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132

www.olivettemo.com
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

DEPARTMENT MEMORANDUM

DATE: SEPTEMBER 15, 2016

TO: PLANNING AND COMMUNITY DESIGN COMMISSION

FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: 1115 MAGNET DRIVE
PETITION FOR COMMUNITY DESIGN REVIEW & SITE PLAN REVIEW

PROPERTY OWNER	PETITIONER	ARCHITECT
Paramjeet Singh	Balbir Singh	Jim Woodworth

SUMMARY OF PETITION:

Item introduced: August 18, 2016 Commission has sixty (60) days to act. No later than October 17, 2016

1. This item was introduced and deferred at the August 18, 2016, Commission meeting. No Petitioner or representative was present at said meeting.
2. Petition for an 879 –square foot residential addition to the north of the home and exterior modifications.
3. Commission approved improvements to this lot on December 18, 2014. Improvements included a 2-story residential front-entry garage addition, flatwork improvements, and improvements to the cladding of the detached garage. The concrete foundation was poured for the addition. The building permit issued for the addition was deemed abandoned in 2016. To date, only the foundation of the approved plans has been constructed. A new petition for a residential addition on July 19, 2016.
4. Zoning: The lot grounds fail to comply with the minimum dimensional requirements of the SR District; Site Plan Review is required for the proposed improvements.
   - Several nonconformities, (off-street parking areas & detached garage) exist on the lot and have been noted to the Petitioner. The plans propose the expansion of the principal structure and does not require any improvements to the areas in nonconformance.
   - The proposed improvements are found to be in compliance with the City's Zoning Regulations.
   - Total proposed lot coverage is 1-foot under the maximum allowable lot coverage.
5. Site Plan Review: The lot sits adjacent to a commercial property. The lot is almost double the width of the lots across the street. The improvements will be placed over a foundation poured in accordance with the December 18, 2014, PCDC approved plans.
6. Community Design Review: Residential additions exceeding 250 sf. are subject to Community Design Review. The Petition has been revised to include a window to break up the void space on the north side (right elevation). Staff finds the petition plans for the addition consistent with the design parameters found in the Olivette Residential Redevelopment and Design Guidelines.
7. Should the Commission consider action on the petition, staff recommends Community Design Review and Site Plan Review approval as submitted subject to conditions noted herein this report.

ATTACHMENTS:

- Staff Report
- Staff Review Letter (July 27, 2016; August 2, 2016)
- Staff Report from Prior Approval (December 18, 2016)
- Petition Application

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

> Motion to approve the Petition for Community Design Review and Site Plan Review for a residential addition at 1115 Magnet Drive as presented in the Memorandum from the Department of Planning and Community Development dated September 15, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review and Site Plan Review.

STAFF RECOMMENDATION

Staff recommends approval of the Community Design Review and Site Plan Review for the noted improvements at 1115 Magnet Drive subject to the following conditions:

1. The plans submitted for Building Permit review and construction shall be in conformance with the design, details, and dimensions illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on September 15, 2016, containing a Site Plan and architectural drawings prepared by Jim Woodworth Architect, dated August 2, 2016.
2. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit stormwater runoff on the site and on to adjacent properties.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

> Motion to approve the Petition for Community Design Review and Site Plan Review for a residential addition at 1115 Magnet Drive, as presented in the Memorandum from the Department of Planning and Community Development dated September 15, 2016, subject to any staff conditions noted therein.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review and Site Plan Review.

DRAFT

LOCATION MAP

PROPERTY AERIAL

City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252
www.olivettemo.com

August 2, 2016

Balbir Singh
17 Country Fair Lane
Saint Louis, MO 63141

James Woodworth
1055 Woodfield Estates Drive
Town & Country, MO 63017

RE: 1115 MAGNET DRIVE
PRELIMINARY STAFF REVIEW

Dear Gentlemen:

The revised petition plans submitted on July 29, 2016, have been reviewed for filing deficiencies, compliance with zoning regulations and conformance with the City's Olivette Residential Redevelopment and Design Guidelines. To summarize the contents of this letter, staff has found inconsistencies between information provided on the site plan and the building plans. Also, staff has evaluated the architectural elements of the addition and found the north elevation inconsistent with the Design Guidelines.

Zoning Compliance

The proposed addition appears to be in compliance with the dimensional regulations of the SR District, including Section 400.250 Height and Bulk Standards and Section 400.260 Yard and Setback Requirements.

Site Plan Inconsistencies

The site plan and building plans note the following inconsistencies which must be revised:

- Dimension of proposed north elevation wall is 21.5' on site plan. Building plans note 29'.
- Site plan illustrates 'covered porch' while the floor plan notes 'patio'.

Compliance with Olivette Design Guidelines

In accordance with Section 425.050, below is a review and evaluation of the application regarding design principles of the Olivette Residential Redevelopment and Design Guidelines (Guidelines):

Massing. *The appeal of Olivette has been the strength and character of our neighborhoods. The strength of these neighborhoods lies in the architectural relationships between each home. When one home dominates another in sheer size and shape, the character of the neighborhood is weakened. Be considerate of the relationship to neighboring structures and break down the mass of your home to avoid towering over your neighbors.*

Elevation Articulation. *A good home design pays equal attention to all four building elevations: the front, two sides and rear.*

The north side elevation of the current home features five areas of windows and a second story roof transition. The proposed plans illustrates two sets of windows and a second story roof transition. The reduction of the windows appears to increase the massing along this elevation. Consider breaking up the massing by adding architectural features, window design, or some significant component to the elevation. Exhibit Two shows the existing and proposed elevation side by side.

SUMMARY AND CONCLUSION

The plans must be revised to resolve any inconsistencies noted in Exhibit One. Staff welcomes modifications to the north elevation to decrease the massing and articulation. Revisions should include one paper copy and an electronic copy.

Should you have any additional questions, please feel free to contact me at (314) 993-0252 or via e-mail at jroper@olivettemo.com

Respectfully,

Jonathan Roper
Planner/GIS Coordinator

EXHIBIT ONE

Site Plan Inconsistencies

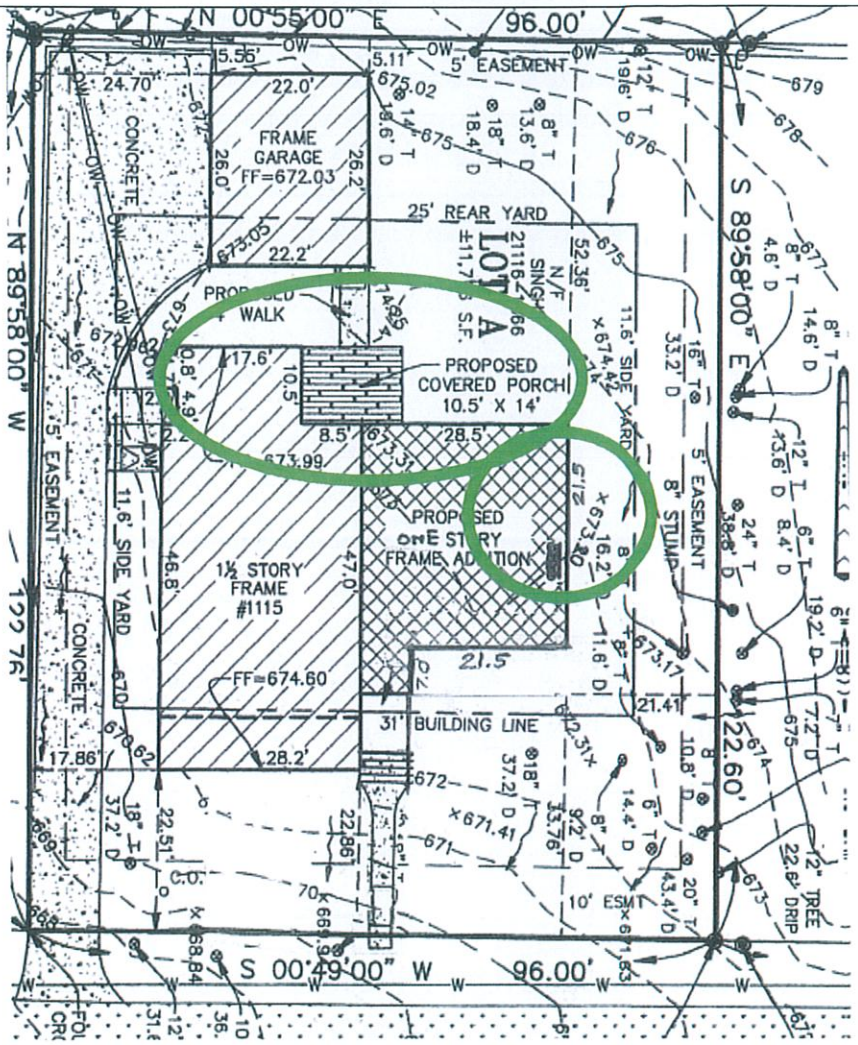
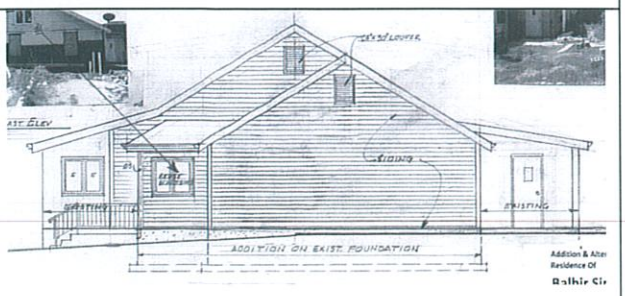


EXHIBIT TWO

Existing & Proposed North Elevation

Existing	Proposed
	

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July 27, 2016

Balbir Singh
17 Country Fair Lane
Saint Louis, MO 63141

James Woodworth
1055 Woodfield Estates Drive
Town & Country, MO 63017

RE: 1115 MAGNET DRIVE
PRELIMINARY STAFF REVIEW

Dear Gentlemen:

A petition for Community Design Review and Site Plan Review was submitted on July 19, 2016. The petition has been reviewed for filing deficiencies, compliance with zoning regulations and conformance with the City's Olivette Residential Redevelopment and Design Guidelines.

Based on the petition application and supporting documents submitted, there appears to be an issue regarding compliance with the City's zoning regulations. Specifically, Section 400.250.B Lot Coverage. That being said, the Commission cannot consider the petition as submitted. The Commission has no authority to review and act on a petition which fails to comply with the City's Zoning Regulations.

To further review of the petition, the plan documents should be revised to comply with Section 400.250.B, or the matter be appealed to the City's Board of Adjustment in accordance with Article XVII of Chapter 400 Zoning Regulations. In review, it appears that the excess site coverage is solely a result of the design proposal and not attributable to any conditions of the lot. The property grounds conform to the underlying zoning designation, SR Single Family Residential. While there are several non-conformities on the lot grounds, the permitted lot coverage is 2,947 square feet.

In addition to the aforementioned zoning issues, please note that the site contains existing, non-conforming structures, specifically off-street parking minimum widths and the location and size of the detached garage. The code sections regarding off-street parking requirements and accessory structure setbacks are in Exhibit Existing Non-conformities.

SUMMARY AND CONCLUSION

The Petition for Community Design Review and Site Plan Review for a residential addition at 1115 Magnet Drive has been found noncompliant with the proposed lot coverage. The Petition for Community Design Review and Site Plan Review will remain on a 90-day hold until the aforementioned issues are resolved.

Should you have any additional questions, please feel free to contact me at (314) 993-0252 or via e-mail at jroper@olivettemo.com

Respectfully,

Jonathan Roper
Planner/GIS Coordinator

EXHIBIT ONE
Zoning Regulations

The maximum lot coverage is established under Section 400.250 Height and Bulk Standards. Code sections defining lot coverage and building are included as well. Section 400.250 states the following:
B. *Lot Coverage. In no case shall the lot coverage of a single-family detached residential lot exceed:*

1. For lots six thousand (6,000) square feet or less in area, forty percent (40%);

2. For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, twenty-five percent (25%) or two thousand five hundred (2,500) square feet, whichever is greater; and

3. For lots twenty thousand (20,000) square feet or greater in area, twenty percent (20%) or five thousand (5,000) square feet, whichever is greater.

Section 400.020 Definitions

Lot Coverage. The percentage of the lot area covered by the total horizontal projected surface ("footprint") of all buildings, including the main building and any roofed accessory structure, but excluding unenclosed front porches.

Building. Any structure having a roof supported by columns or walls for the housing or enclosure of persons or animals. Where dwellings are separated from each other by a division wall without openings, each portion of such dwelling shall be deemed a separate building.

According to the Site Data table on Page 1 of the plans, the accumulated square footage of the existing house, detached garage and the proposed addition exceed the maximum lot coverage allowed on this site. The Lot Coverage table below provides the square footages taken directly from the petition plans.

Furthermore, there is a proposed covered porch to the rear of the home. The covered porch should be included in the lot coverage as well.

Lot Coverage	
Existing House	1,490 sf
Detached Garage	577 sf
Proposed Addition	1,040 sf
Proposed Lot Coverage	3,107 sf
Maximum Lot Coverage (25% of 11,789 sf)	2,947 sf
Excess	160 sf

EXHIBIT TWO
Existing Non-conformities & Code Sections

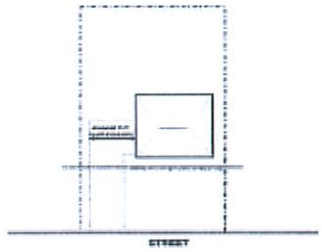
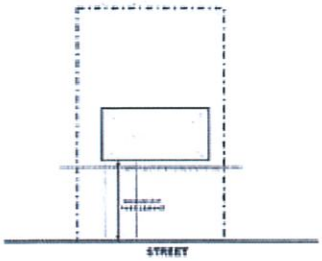
Off-Street Parking and Loading

Section 400.1410.A.2.b.1

(b) Driveways shall:

(i) Provide a minimum of ten (10) feet in paved width;

(ii) Provide a minimum of twenty-five (25) feet of paved clearance from any vehicle exit door (See illustrations A and B below.);

Illustration A Side Entry Garage	Illustration B Front Entry Garage
	

(iii) Openings shall be located no closer than thirty (30) feet to any intersecting street right-of-way;

(iv) All paved driveway and turnaround areas shall be located at least five (5) feet from any adjacent property line; and

(v) Width of a driveway opening shall not be less than sixteen (16) feet measured along the intersection with the adjacent street pavement.

Accessory Structures and Uses

Section 400.1590.A.1

c. Rear yard setback.

i. Accessory structures of one hundred twenty (120) square feet or less shall be set back at least five (5) feet from the rear lot line.

ii. Unless otherwise noted, accessory structures in excess of one hundred twenty (120) square feet shall be set back at least ten (10) feet from the rear lot line.

Existing Non-conformities

- Driveway is less than 10-feet in some areas
- Off-street turnaround pad is less than 25-feet in width
- Width of driveway opening is less than 16-feet
- The garage is less than 10-feet from the rear property line

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D E P A R T M E N T M E M O R A N D U M

DATE: **DECEMBER 18, 2014**

TO: **PLANNING AND COMMUNITY DESIGN COMMISSION**

FROM: **CARLOS TREJO, AICP**
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: **1115 MAGNET DRIVE**
PETITION FOR COMMUNITY DESIGN REVIEW

PETITIONER:
JAMES P. WOODWORTH

OWNER:
BALBIR SINGH

SUMMARY OF PETITION:

1. This item was introduced to the Commission on December 4, 2014. The Commission deferred action on this item following discussion regarding the lot coverage, two driveways and two garages.
2. Attached are revised site and building plans from the petitioner/architect dated December 9, 2014. This is the fourth submission of the proposed improvements that have been submitted.
3. In review of the December 9, 2014, plan revisions, the following points for the Commission:
   - The proposed two car front entry garage is found to be consistent with the design parameters found in the Olivette Residential Redevelopment and Design Guidelines.
   - The revised plans addresses staff concerns regarding the dual driveways by converting the existing detached garage into an accessory structure. This is accomplished by removing the driveway apron and 2-foot wide driveway running along the front yard of the south property line and converting it into a 4-foot wide concrete walk.
   - The remaining driveway and turnaround now is considered flatwork. The rear detached garage is converted into an accessory structure.
   - The issue regarding lot coverage has been addressed. However, the conversion of the detached garage into an accessory structure creates two issues regarding zoning compliance with Chapter 400 of the Olivette Municipal Code:
     1) The flatwork in the southwest corner encroaches upon the required 5-foot rear and side yard setbacks.
     2) The Petitioner's plans illustrate a breezeway attaching the rear accessory structure to the house. The Commission has the authority to approve any accessory structures located closer than 5-feet to a primary structure.
4. Should the Commission consider action on this item, staff recommends approval as submitted subject to conditions noted herein this report, including requiring that all flat work along the south property line be setback no less than five feet to both the south and west lot lines, and that the breezeway connection be removed.

ATTACHMENTS:

1. Staff Report dated December 18, 2014.
2. Petition Application.
3. Staff Report dated December 2, 2014.
4. Staff Review Letter, dated October 31, 2014.
5. Staff Review Letter, dated September 26, 2014.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

> Motion to approve the Petition for Community Design Review for a residential addition at 1115 Magnet Drive, as presented in the Memorandum from Planning and Zoning Administrator dated December 18, 2014, subject to any staff conditions noted therein.

The Commission may consider any additional amendments following the motion to approve.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review.

STAFF REPORT: 1115 MAGNET DRIVE

This petition application, site and building plans were introduced at the Commission on December 4, 2014, as a New Business item. Commission action was deferred given concerns for the following:

- The improvements proposed two garages, one existing rear detached garage and the other, a two car front entry garage as a part of the home addition.
- The home had two separate driveways with street access on each side of the home.
- The proposed plans exceeded the permitted lot coverage as stated in Section 400.250.B.2 Height and Bulk Standards.

As the Commission has 60-days from the initial introduction date, December 4, 2014, to act upon an application, the Commission took no action on the petition. The Commission instructed the Petitioner and Staff to meet to discuss the concerns as noted.

A meeting between the Petitioner and Staff was held December 5, 2014. There was discussion of eliminating the front entry garage and maintaining the detached garage with a breezeway connecting the rear accessory structure to the home. By code, no part of any accessory structure is permitted closer than 5-feet to a principal structure or another accessory structure. Staff notes the Commission has the authority to approve any accessory structure closer than 5-feet to a primary structure (Section 400.1590.D). Staff supported the connection as a balance in eliminating the front entry garage.

The petitioner submitted revised plans dated December 9, 2014. The revised plan submitted reduces the number of driveways and maintains one two car front entry garage as part of the addition. The site plan converts the front portion of the existing driveway into a 4-foot concrete walkway. The rear portion of the driveway is to be improved. The rear existing driveway can no longer be considered as a driveway as these improvements do not comply with Section 400.1400.A.2.b Off-Street Parking and Standing Requirements. Without a driveway, the rear accessory structure is no longer considered a garage but an accessory structure. The remaining concrete is now considered as flatwork. The flat work surrounding the rear accessory structure encroaches upon the 5-feet side yard and rear yard setback.

The revised plans did not provide a lot data and zoning regulation table. Staff calculated the lot coverage. The proposed lot coverage does not exceed the maximum lot coverage as set forth by the Olivette Municipal code.

There are discrepancies and contradictions within the site plans and building plans.

- Under “General Notes” ensure points 1-9 reflect the most recent revisions.
- The improvements to the accessory structure should be correctly stated on the building plans.

STAFF ANALYSIS

Proposed Front Entry Garage

The revised plans illustrate one two car front entry car garage facing east. Each door is separated by a one and half vinyl siding column and each doors contain three windows. As other homes on Magnet have one front entry garage, Staff supports the petition for the two car front entry garage. While a side entry garage design is preferred, the garage is set back 5-feet from the front building plane, the design incorporates separate doors for each vehicle, and other homes along Magnet Drive contain front entry garages.

Existing Driveway Improvements

The Petitioner plans indicate converting the front existing driveway into a 4-feet wide concrete walk wrapping around the front porch. Secondly, the remaining existing concrete, which currently is in deplorable condition, is to be asphalted over. As the existing driveway can no longer be considered a driveway, the rear accessory structure can no longer be used as a garage, and the southern portion of concrete is now considered flatwork. The location of the flatwork encroaches upon the required 5-foot rear yard and 5-foot side yard setbacks. Petitioner proposes to resurface and convert the driveway from concrete to asphalt. That being said, staff is requesting the existing concrete be relocated outside of the side yard and rear yard setback area.

Breezeway.

The Petitioner plans show a breezeway connecting the rear accessory structure and the house. Section 400.1590.D. grants the Commission authority to approve any accessory structure located closer than five feet to any principal structure. The spirit and intent of authorizing a reduction in distance between an accessory structure and primary structure is to allow a small lean-to or shed to abut a house, not

necessarily to connect sizable structures. Staff is concerned over the precedence that would be set should the breezeway connection be permitted.

Should action be considered: Should the Commission consider action on the petition as submitted, staff recommends the following conditions:

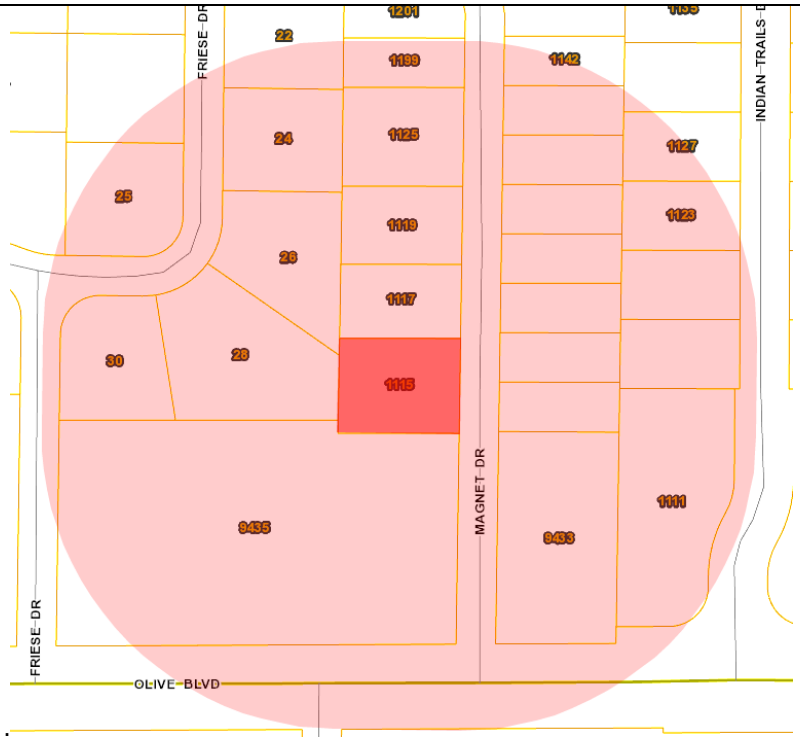
1. The plans submitted for Building Permit review and construction shall be in conformance with the design and details illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on December 18, 2014, containing a site improvement plan, architectural plans, and proposed construction plans prepared by Jim Woodworth Architects, revised date of December 9, 2014, and any revisions requested elow.
2. The flatwork along the south and west property lines be relocated so as to maintain a 5-foot rear yard and side yard setback from the south property line and west property line.
3. Remove the breezeway connecting the accessory structure and the primary structure.
4. Current site and building plans reflect the most up-to-date changes, dates.
5. Petitioner must provide building plans for recladding of the existing rear garage.
6. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit stormwater runoff on the site and on to adjacent properties.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

> Motion to approve the Petition for Community Design Review for a residential addition at 1115 Magnet Drive, as presented in the Memorandum from Planning and Zoning Administrator dated December 18, 2014, subject to any staff conditions noted therein.
>
> The Commission may consider any additional amendments following the motion to approve.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review.

LOCATION MAP



PROPERTY AERIAL

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D E P A R T M E N T M E M O R A N D U M

DATE: **DECEMBER 18, 2014**

TO: **PLANNING AND COMMUNITY DESIGN COMMISSION**

FROM: **CARLOS TREJO, AICP**
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: **1115 MAGNET DRIVE**
PETITION FOR COMMUNITY DESIGN REVIEW

PETITIONER:
JAMES P. WOODWORTH

OWNER:
BALBIR SINGH

SUMMARY OF PETITION:

1. This item was introduced to the Commission on December 4, 2014. The Commission deferred action on this item following discussion regarding the lot coverage, two driveways and two garages.
2. Attached are revised site and building plans from the petitioner/architect dated December 9, 2014. This is the fourth submission of the proposed improvements that have been submitted.
3. In review of the December 9, 2014, plan revisions, the following points for the Commission:
   - The proposed two car front entry garage is found to be consistent with the design parameters found in the Olivette Residential Redevelopment and Design Guidelines.
   - The revised plans addresses staff concerns regarding the dual driveways by converting the existing detached garage into an accessory structure. This is accomplished by removing the driveway apron and 2-foot wide driveway running along the front yard of the south property line and converting it into a 4-foot wide concrete walk.
   - The remaining driveway and turnaround now is considered flatwork. The rear detached garage is converted into an accessory structure.
   - The issue regarding lot coverage has been addressed. However, the conversion of the detached garage into an accessory structure creates two issues regarding zoning compliance with Chapter 400 of the Olivette Municipal Code:
     1) The flatwork in the southwest corner encroaches upon the required 5-foot rear and side yard setbacks.
     2) The Petitioner's plans illustrate a breezeway attaching the rear accessory structure to the house. The Commission has the authority to approve any accessory structures located closer than 5-feet to a primary structure.
4. Should the Commission consider action on this item, staff recommends approval as submitted subject to conditions noted herein this report, including requiring that all flat work along the south property line be setback no less than five feet to both the south and west lot lines, and that the breezeway connection be removed.

ATTACHMENTS:

1. Staff Report dated December 18, 2014.
2. Petition Application.
3. Staff Report dated December 2, 2014.
4. Staff Review Letter, dated October 31, 2014.
5. Staff Review Letter, dated September 26, 2014.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

> Motion to approve the Petition for Community Design Review for a residential addition at 1115 Magnet Drive, as presented in the Memorandum from Planning and Zoning Administrator dated December 18, 2014, subject to any staff conditions noted therein.

The Commission may consider any additional amendments following the motion to approve.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review.

STAFF REPORT: 1115 MAGNET DRIVE

This petition application, site and building plans were introduced at the Commission on December 4, 2014, as a New Business item. Commission action was deferred given concerns for the following:

- The improvements proposed two garages, one existing rear detached garage and the other, a two car front entry garage as a part of the home addition.
- The home had two separate driveways with street access on each side of the home.
- The proposed plans exceeded the permitted lot coverage as stated in Section 400.250.B.2 Height and Bulk Standards.

As the Commission has 60-days from the initial introduction date, December 4, 2014, to act upon an application, the Commission took no action on the petition. The Commission instructed the Petitioner and Staff to meet to discuss the concerns as noted.

A meeting between the Petitioner and Staff was held December 5, 2014. There was discussion of eliminating the front entry garage and maintaining the detached garage with a breezeway connecting the rear accessory structure to the home. By code, no part of any accessory structure is permitted closer than 5-feet to a principal structure or another accessory structure. Staff notes the Commission has the authority to approve any accessory structure closer than 5-feet to a primary structure (Section 400.1590.D). Staff supported the connection as a balance in eliminating the front entry garage.

The petitioner submitted revised plans dated December 9, 2014. The revised plan submitted reduces the number of driveways and maintains one two car front entry garage as part of the addition. The site plan converts the front portion of the existing driveway into a 4-foot concrete walkway. The rear portion of the driveway is to be improved. The rear existing driveway can no longer be considered as a driveway as these improvements do not comply with Section 400.1400.A.2.b Off-Street Parking and Standing Requirements. Without a driveway, the rear accessory structure is no longer considered a garage but an accessory structure. The remaining concrete is now considered as flatwork. The flat work surrounding the rear accessory structure encroaches upon the 5-feet side yard and rear yard setback.

The revised plans did not provide a lot data and zoning regulation table. Staff calculated the lot coverage. The proposed lot coverage does not exceed the maximum lot coverage as set forth by the Olivette Municipal code.

There are discrepancies and contradictions within the site plans and building plans.

- Under “General Notes” ensure points 1-9 reflect the most recent revisions.
- The improvements to the accessory structure should be correctly stated on the building plans.

STAFF ANALYSIS

Proposed Front Entry Garage

The revised plans illustrate one two car front entry car garage facing east. Each door is separated by a one and half vinyl siding column and each doors contain three windows. As other homes on Magnet have one front entry garage, Staff supports the petition for the two car front entry garage. While a side entry garage design is preferred, the garage is set back 5-feet from the front building plane, the design incorporates separate doors for each vehicle, and other homes along Magnet Drive contain front entry garages.

Existing Driveway Improvements

The Petitioner plans indicate converting the front existing driveway into a 4-feet wide concrete walk wrapping around the front porch. Secondly, the remaining existing concrete, which currently is in deplorable condition, is to be asphalted over. As the existing driveway can no longer be considered a driveway, the rear accessory structure can no longer be used as a garage, and the southern portion of concrete is now considered flatwork. The location of the flatwork encroaches upon the required 5-foot rear yard and 5-foot side yard setbacks. Petitioner proposes to resurface and convert the driveway from concrete to asphalt. That being said, staff is requesting the existing concrete be relocated outside of the side yard and rear yard setback area.

Breezeway.

The Petitioner plans show a breezeway connecting the rear accessory structure and the house. Section 400.1590.D. grants the Commission authority to approve any accessory structure located closer than five feet to any principal structure. The spirit and intent of authorizing a reduction in distance between an accessory structure and primary structure is to allow a small lean-to or shed to abut a house, not

necessarily to connect sizable structures. Staff is concerned over the precedence that would be set should the breezeway connection be permitted.

Should action be considered: Should the Commission consider action on the petition as submitted, staff recommends the following conditions:

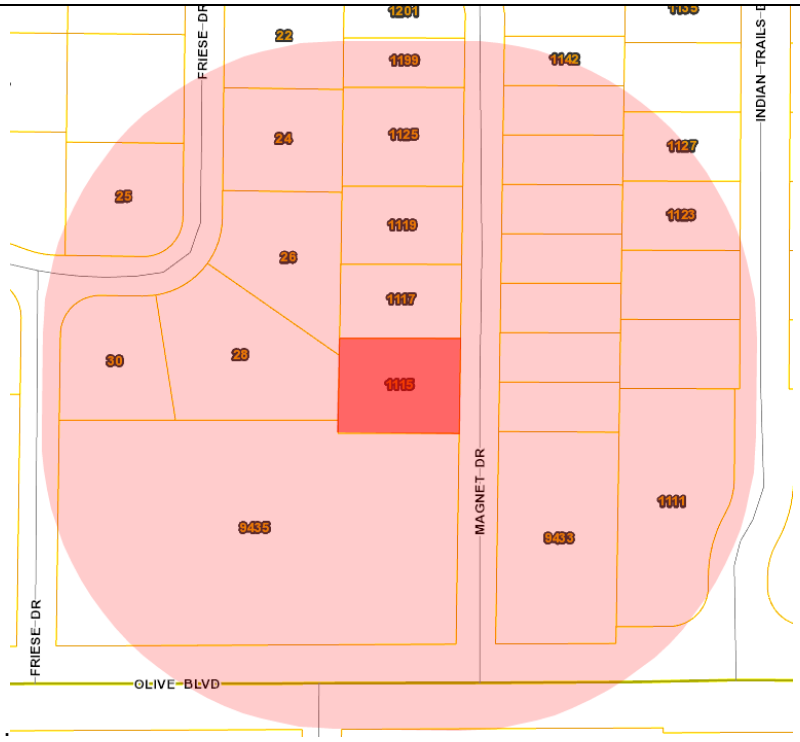
1. The plans submitted for Building Permit review and construction shall be in conformance with the design and details illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on December 18, 2014, containing a site improvement plan, architectural plans, and proposed construction plans prepared by Jim Woodworth Architects, revised date of December 9, 2014, and any revisions requested elow.
2. The flatwork along the south and west property lines be relocated so as to maintain a 5-foot rear yard and side yard setback from the south property line and west property line.
3. Remove the breezeway connecting the accessory structure and the primary structure.
4. Current site and building plans reflect the most up-to-date changes, dates.
5. Petitioner must provide building plans for recladding of the existing rear garage.
6. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit stormwater runoff on the site and on to adjacent properties.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

> Motion to approve the Petition for Community Design Review for a residential addition at 1115 Magnet Drive, as presented in the Memorandum from Planning and Zoning Administrator dated December 18, 2014, subject to any staff conditions noted therein.
>
> The Commission may consider any additional amendments following the motion to approve.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review.

LOCATION MAP



PROPERTY AERIAL

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

D E P A R T M E N T M E M O R A N D U M

DATE: **DECEMBER 4, 2014**

TO: **PLANNING AND COMMUNITY DESIGN COMMISSION**

FROM: **CARLOS TREJO, AICP**
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: **1115 MAGNET DRIVE**
PETITION FOR COMMUNITY DESIGN REVIEW

PETITIONER:
JAMES P. WOODWORTH

OWNER:
BALBIR SINGH

SUMMARY OF PETITION:

1. Petition for Community Design Review for the following additions/improvements to the existing one and one-half story single family residence and property grounds:
    - Construct similar height one and half story addition measuring 28.5-feet wide along the street by 37-feet in depth, totaling 1,055-square feet on the first level, and 762 square feet on the second level.
    - The first level addition consist of a two-car, front entry garage and master bedroom. The second level consist of primarily two bedrooms and a bath.
    - Reconstruct an existing 207 square foot (19.7 foot wide by 10.5 foot deep) single level breakfast room located in the rear of the existing home, to be the full length of the existing home totaling 296 sf.
    - Relocate the front entry door to the north, along the new residential addition.
    - Resurface an existing, nonconforming, concrete driveway running the full extent of the south property line, to an asphalt surface.
2. The petition plans before the Commission is the third submission of the proposed improvements that has been submitted. This has led to some delay and confusion in part of all parties involved.
3. In review of the November 22, 2014, plan revisions, two components of the petition plans fail to comply with the City's Zoning Regulations:
    - The proposed addition exceeds the permitted lot coverage by 96 square feet (Section 400.250.B.2 Height and Bulk Standards).
    - The existing concrete driveway encroaches into the required 5-foot side yard setback along the south property line (Section 400.1410.A.2.b (1.b)). A portion of the driveway and encroachment is the garage turnaround, which by Code must be a minimum of 25-feet.
4. The proposed street facing garage is found to be inconsistent with the design parameters found in the Olivette Residential Redevelopment and Design Guidelines (Guidelines). All other design parameters are found to be compliant with the overall spirit and intent of said Guidelines.
5. Commitments were made to place the petition on the agenda, and staff expedited review of the petition, however, failed to consider design alternatives that could have made more efficient use of existing improvements. Staff notes the following:
    - The improvements proposes two garages, one existing rear detached garage and the other the front entry two car garage part of the home addition. The home will have two separate driveways with street access on each side of the home.
    - That being said, it is the opinion of staff that the overall design fails to take into consideration community and neighborhood characteristics.

    At the Petitioner's request, staff is forwarding the Petition for Commission consideration, however, staff recommends the petition be deferred and alternative design options be reconsidered that limit the front entry garage exposure and maintain only one driveway on the property grounds.

6. Should the Commission consider action on this item, staff recommends approval as submitted subject to conditions noted herein this report.

ATTACHMENTS:

1. Staff Report.
2. Staff Review Letter, dated October 31, 2014.
3. Staff Review Letter, dated September 26, 2014.
4. Petition Application.

SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

> Motion to approve the Petition for Community Design Review for a residential addition at 1115 Magnet Drive, as presented in the Memorandum from Planning and Zoning Administrator dated December 4, 2014, subject to any staff conditions noted therein and authorize the granting of a variance for the driveway turnaround in accordance with Section 400.1410.A.2.b (e).

The Commission may consider any additional amendments following the motion to approve.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review.

STAFF REPORT: 1115 MAGNET DRIVE

The initial review of the petition application and plans was conducted on September 26, 2014 (staff review letter is attached). In the staff review, the petition plans provided did not address all information requested in the City's Community Design Review Information Pack, specifically site plan requirements from the submission list. In addition, the building plans provided failed to adhere to the City's zoning regulations given the house was connecting to an existing detached garage five feet from the rear (west) property line. A 90-day hold was placed upon the petition.

Revised plans were submitted on October 22, 2014. The second staff review of the petition plans was conducted on October 31, 2014. Again, there were several deficiencies in the minimum submission requirements and a revised building design illustrating placement of a two car front entry garage failed to adhere to the City's zoning regulations, more specifically the permitted lot coverage for the existing and proposed improvements exceeded that permitted under Section 400.250.B (2) by 81 square feet. The 90-day hold period continued.

To facilitate review, an onsite meeting was held with the petitioner Friday, November 7, 2014, to discuss the front enclosed porch, the front entry garage, the existing driveway along the south property line, conditions of the existing detached garage, and the excess lot coverage.

The petitioner submitted revised plans dated November 22, 2014. In said submission, staff finally received a site plan prepared by a registered engineer that included contour data, grades, easements, and setbacks of all structures. Said plans are those before the Commission today (December 4, 2014). In review, staff found the proposed addition continues to exceed the permitted lot coverage by 96 square feet, and concerns remain regarding the following:

- proposed front entry garage,
- existing detached garage, and
- existing driveway along the south property line.

The home addition includes a two car front entry garage with a second drive way. The proposed front entry garage is setback from the front building plane. There is also an existing two car garage located at the rear of the property and an existing concrete driveway, both remain in poor condition. The site plan states the only improvements is asphalt over the existing concrete and the garage door replacement.

STAFF ANALYSIS

Lot Coverage.

Staff calculated the lot coverage with dimensions provided by the building plans, which are contrary to the stated Lot Data and Zoning Regulation table provided with the revised plans. The table below shows the staff and the Petitioner's lot coverage calculations.

LOT COVERAGE CALCULATIONS	
Staff Lot Coverage Calculations	
Lot Area	11,789 SF
Lot Coverage Maximum 25% of Lot Area	**2,947 SF**
Existing Lot Coverage Main Building	1,120 SF
Existing Detached Garage	572 SF
Garage/Master Bedroom Addition	1,055 SF
Rear Addition (Breakfast Room)	296 SF
Total Proposed Lot Coverage	3,043 SF
Overage	96 SF

Petitioner Lot Coverage Calculations

ZONING REGULATIONS		
SITE DATA		
Lot Width	96.00	FT
Lot Depth	122.80	FT
Lot Area = 96' X 122.8'	11,789	SF
Permitted Site Coverage 25%	2,947	SF
Permitted Residential (Habital) Floor Area 30%	3,537	SF
MINIMUM SETBACK BUILDING LINES		
FRONT YARD (Magnet Drive) - East	31.0	FT
REAR YARD - West	25.0	FT
RIGHT YARD - North	11.6	FT
LEFT SIDE YARD - South	11.6	FT
SITE DATA		
Existing House 1st Flr	1,120	SF
Existing Enclosed Porch	196	SF
TOTAL EXISTING IMPERVIOUS AREA >	1,316	SF
Addition 1st Flr	586	SF
Addition Garage	458	SF
Addition Open Porch	50	SF
New Drive & Walk	528	SF
TOTAL ADDITION IMPERVIOUS AREA >	1,622	SF
ZONING COMPLIANCE		
Roof Enclosed Structures		
Existing House 1st Flr	1,120	SF
Existing Enclosed Porch	196	SF
Existing Detached Garage	572	SF
Addition 1st Flr includes new Garage	1,055	SF
TOTAL LOT COVERAGE >	2,943	SF
PERMITTED LOT COVERAGE >	2,947	SF

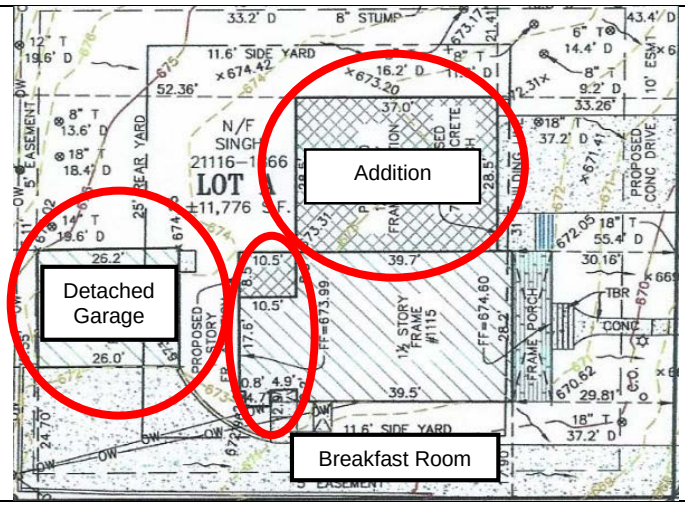
In the two tables above, a comparison of the square footage calculations for the footprints of the existing home, the one and a half story addition, and the existing garage are consistent. Where the calculations differ are the Petitioner includes 196 sf. of existing enclosed porch, which staff does not consider as part of the permitted lot coverage (per Sec. 400.020), and the Petitioner neglects to include the 296 square feet attributed to the breakfast room improvements.

Under Section 400.250.B (2) of the Olivette Municipal Code:

> *Lot Coverage. In no case shall the lot coverage of a single-family detached residential lot exceed: For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, twenty-five percent (25%) or two thousand five hundred (2,500) square feet, whichever is greater*

Under Section 400.250, the maximum lot coverage requirement 25% of the 11,789 square foot lot area is 2,947 square feet. The total calculated lot coverage for the proposed improvements is 3,043 square feet. The Commission has no authority to approve the plans as submitted, unless the Petitioner consents to reduce the overall lot coverage by 96 square feet. However the Petitioner determines to reduce the lot coverage, it is staff's opinion that this can be done without significantly altering the design of the petition. Options include in narrowing the width or depth of the addition, reducing the square footage of the breakfast room, or reducing the square footage of the detached garage.

SQUARE FOOTAGE REDUCTION



Staff is comfortable in recommending to the Commission that action can be taken on the petition, as submitted and minus any other issues, if the sole requirement is a reduction in the 96 square foot lot coverage.

Proposed Front Entry Garage
The Guidelines urge that during the design phase:

> *the design for indoor off-street parking should be sensitive to the fact that garages in Olivette are not necessarily the dominate architectural feature of a building elevation and do not necessarily dominant the streetscape of a neighborhood. Front entry garages and double width garage doors call negative attention to a home. Even more so, a garage that projects beyond the main front building plane towards the street centers attention on the garage and not the home.*
>
> *During the Community Design review, it is a priority of the Commission to ensure that the garage is not the primary architectural feature of any elevation, and that the garage does not detract from the general streetscape*

The original plans submitted for this property utilized the existing detached garage, keeping within the spirit and intent of the Guidelines. However, as proposed, attaching the detached garage with the home would create a new nonconformity, and thus would not be permitted. This issue was noted to the Petitioner in the first review letter in October.

A revised design was subsequently submitted, significantly changing how the existing detached garage would be utilized (becoming a secondary garage). In addition, the whole front building elevation was modified to include a front entry garage, in which the previous plans did not have, and a secondary driveway was incorporated to service the new front entry garage.

While staff noted concerns regarding the redesign, much of the focus was placed on having plans compliant with the minimum submission standards as oppose to bringing bigger design issues to the forefront.

Existing Garage Improvements
The existing garage is considered an accessory structure. Outside of the lot coverage issue noted above, the detached existing garage complies with all other components of the Zoning Regulations, including permitted size and setbacks. An accessory structure is limited to 30% of the rear yard area and may have a rear yard setback of 5-feet (Section 400.1590 A and E).

The Petitioner has indicated plans to replace the existing garage door (which already has been done), fix the gutters, and paint the exterior. By Code, the accessory structure must comply with the minimum property maintenance standards adopted by the City.

The issue with the accessory structure is that it will become the second garage on the property grounds. It is located on the opposite side of the lot grounds from the proposed attached garage and therefore has a second driveway apron and approach along the street.

Altering the detached garage so that the garage doors face north and the new driveway is extended on the same side of the lot as the proposed attached garage would only increase surface coverage. Staff is concerned with the overall design and precedence. While compliant with Code, the design is not well thought-out to maximize design opportunities and minimize site coverage.

Existing driveway
The existing driveway runs parallel, the full extent of the south property line. The driveway is also within the required side yard setback. The driveway is also in a deteriorated condition.

The plans provided indicate the driveway to remain to service the detached garage. The Petitioner proposes to resurface and convert the driveway from concrete to asphalt. That being said, staff is requesting the driveway be relocated outside of the side yard setback area and relocated closer to the home. The turnaround area near the current garage doors be maintained as a 25-foot wide minimum turnaround area is required by Code.

STAFF RECOMMENDATION
An alternative design should be considered, with the following goals:

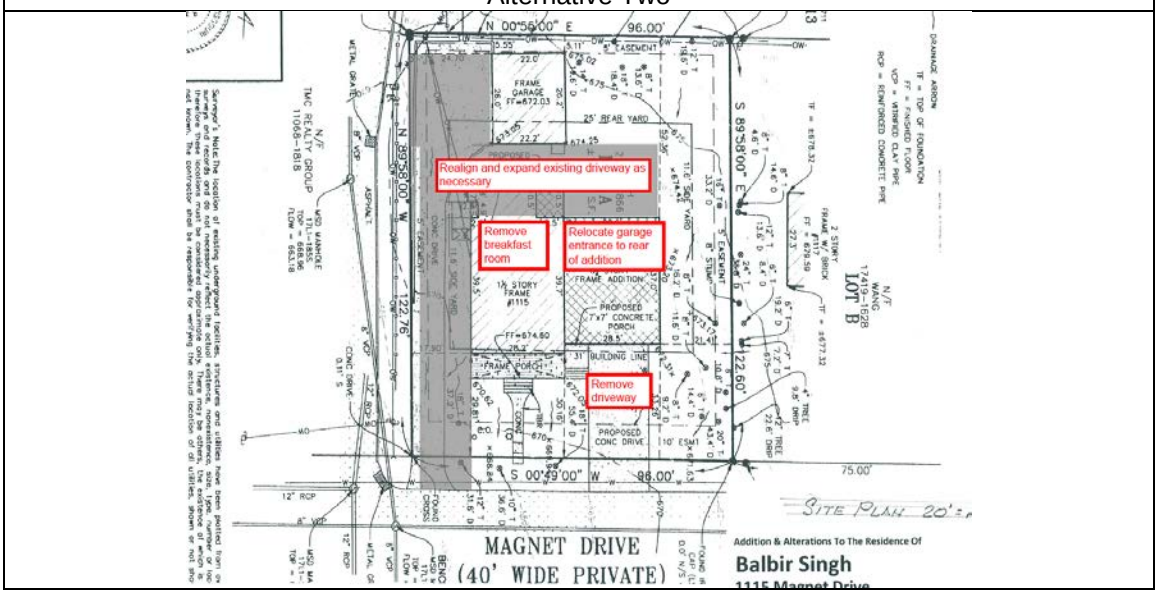
- Alternative One: Front entry garage is maintained:
    - the detached garage and south driveway be removed; and
    - the two car wide garage contain two single wide decorative doors, as oppose to one double wide door.

Alternative One

Under this alternative, the excess Lot Coverage is no longer an issue if the detached garage is razed or reduced in size.

- Alternative Two: Eliminate the front entry garage, limit the site to only one driveway, and reconsider the detached garage as the primary garage on site, or remove it.

Alternative Two



Should action be considered: Should the Commission consider action on the petition as submitted, staff recommends the following conditions:

1. The plans submitted for Building Permit review and construction shall be in conformance with the design and details illustrated in the plans and elevations outlined in the petition application, appearing before the Commission on December 4, 2014, containing a site improvement plan, architectural plans, and proposed construction plans prepared by Jim Woodworth Architects, revised date of November 22, 2014. Dimensional components in the plans be revised as necessary to maintain conformance with the permitted lot coverage.

2. Petitioner must resubmit site and building plans with building dimensions complying with Section 400.250.B. (2) lot coverage maximum requirement for this lot size to staff prior to any issuance of building permits.

3. The driveway along the south property line be relocated so as to maintain a 5-foot setback from the south property line, except for the turnaround section in front of the rear detached garage. This authorizes the Commission to grant a variance in accordance with Section 400.1410.A.2.b (e).

4. Petitioner must provide building plans for recladding of the existing rear garage.

5. Staff be provided an opportunity to require additional grading changes to the site if necessary to control/limit stormwater runoff on the site and on to adjacent properties.

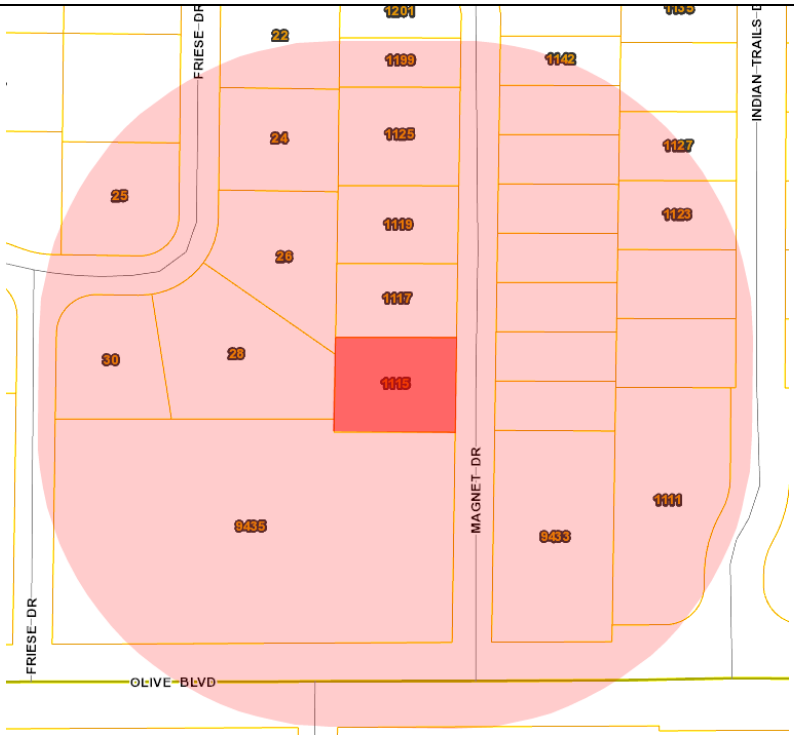
SUGGESTED MOTION: The Commission should consider a motion in the affirmative as follows:

Motion to approve the Petition for Community Design Review for a residential addition at 1115 Magnet Drive, as presented in the Memorandum from Planning and Zoning Administrator dated December 4, 2014, subject to any staff conditions noted therein and authorize the granting of a variance for the driveway turnaround in accordance with Section 400.1410.A.2.b (e).

The Commission may consider any additional amendments following the motion to approve.

Only a simple majority of the Commission is necessary to approve the Petition for Community Design Review.

LOCATION MAP



PROPERTY AERIAL

pd 9-17-2014 ck 1485-150.00

Olivette ...in the center of it all

CITY OF OLIVETTE

PETITION FOR COMMUNITY DESIGN REVIEW (RESIDENTIAL)

Department of Public Services
1200 North Price Road
Olivette, MO 63132
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

Michael W. Gartenberg, MCM
Director

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties.

Name and Title: James P Woodworth

Company Name:

Address: 1055 Woodfield Est. Dr City: Town & Country Zip Code: 63017

E-mail Address: jpwoodworth@sbcglobal.net Phone Number: (314) 576 2707

As the applicant, which of the following apply:

- ☐ Developer
- ☐ Contractor
- ☐ Owner
- ☐ Registered Engineer
- ☑ Registered Architect
- ☐ Licensed Surveyor

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- ☐ New Single Family Residential Construction
- ☑ Major Residential Addition and/or exterior modification
- ☐ Accessory Structure
- ☐ Other (Site Plan Review)

RECEIVED SEP 17 2014

PROPERTY INFORMATION

Address of Property: 1115 MAGNET

St. Louis County Tax ID No.

Legal Description of Property: Single Family Residence

OWNERSHIP (If applicant is not the owner):

Name of Owner: Balbir Singh

Mailing Address: 8320 Adie Rd City: Maryland Hgts Zip Code: 63043

Phone Number: (314) 489-9039 E-mail:

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a fee of $150 must be submitted to the Department of Public Services thirty (30) days before a scheduled meeting.

Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. By Ordinance, the PCDC must take action on the Petition within 60 days, unless the applicant submits a written request for an extension.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:

James WOODWORTH — Name of applicant

9-17-14 — Date

City of Olivette Public Services
Department of Planning &Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252

Jonathan Roper
Planning/GIS Coordinator

October 31, 2014

James P. Woodworth
1055 Woodfield Est. Drive
Saint Louis, MO 63017

RE: 1115 MAGNET DRIVE
PRELIMINARY STAFF REVIEW OF PETITION FOR COMMUNITY DESIGN REVIEW

Dear Mr. Woodworth:

This letter represents a review of the revised petition plans for the above referenced home submitted on October 22, 2014.

The initial plans were submitted with the petition for Community Design Review for a proposed addition to the existing single family home at the above referenced address. In a review by staff dated September 26, 2014, plans were placed on hold for 90-days given submission deficiencies and Zoning Code compliance issues.

Plan revisions were submitted on October 22, 2014, reflecting several significant changes to the original petition plans on file. Upon the review of the revised site plan and architectural building plans dated October 22, 2014, the request for Community Design Review cannot be processed until the following items are adequately addressed and the initial 90-day hold period will remain to be in effect:

1. There are several deficiencies in the overall petition; and
2. The proposed improvements fail to adhere to the City's zoning regulations, more specifically the proposed addition would exceed the permitted Lot Coverage under Section 400.250.B (2).

To facilitate continued review, prior to revising petition plans addressing the enclosed comments, an onsite meeting with City staff must be scheduled. It is requested that you and your surveyor, who prepared the site plan, be in attendance. After the site meeting, petition plans should be revised to address the contents of this letter and the items and issues discussed onsite.

SUBMISSION REQUIREMENTS

Under Chapter 425 Community Design, of the Olivette Municipal Code, the review and approval of the Planning and Community Design Commission (the Commission) shall be required prior to the issuance of any permit for the erection, construction, conversion, relocation, or enlargement of or for any exterior structural alteration to a detached single-family dwelling (§425.020.A (1)). On receipt of an application, the Planning and Zoning Administrator, within ten (10) business days, shall review the application and inform the applicant of any filing deficiencies(§425.050.B).

In review of the application, the following deficiencies were found:

A Site Plan signed and sealed by a Professional Engineer or Registered Land Surveyor of the State of Missouri. Said Site Plan shall be at a scale no greater than one inch equals twenty feet (1" = 20') and shall be provided on a minimum eleven inch by eighteen inch (11" X 18") sheet of paper and in an electronic file in a PDF format.

The surveyor's real property report on the site plan submitted October 22, 2014, states the following:

> *"This document does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose. Property corners were not set, and the information shown on this drawing should not be used to establish any fence, structure, or any other improvement. The linear or angular values shown on this drawing are based on record information that has not been verified."*

The Site Plan must include the following information:

Existing lot information and improvements

- All existing contours on said property illustrated at a minimum of two (2) footcontours extend 50-feet beyond the subject property boundaries.
- All proposed contours on said property shall be illustrated at a minimum of one (1) foot.
- Existing grade elevation at all corners of the lot.
- All existing drainage patterns on the site.
- Identification of all alterations to the existing drainage patterns proposed on the site.
- Location and identification of all utilities and easements servicing the site, including, but not limited to, water mains, sewer mains, storm sewer mains, and electrical service.
- Existing first floor grade elevation and the existing top of foundation grade elevation.
- Location or indication of the nearest downstream storm sewer inlet to the subject property.
- Location and height of all existing and proposed retaining walls, fences (including privacy fences around patios, etc.) and the materials of which they are made of (Provide indication of which are planned to be removed).

Proposed structure information

- Proposed elevation of the top of foundation wall.
- Existing grade elevations at each major corner of the existing house and proposed addition.
- Proposed finish grade elevation at each major corner of the existing house and proposed addition.
- Additional landscaping to be provided on the lot.

Adjacent property information

- All contours at a minimum of two (2) foot intervals, extended fifty (50) feet from the adjacent property line.
- Height of all retaining walls, fences (including privacy fences around patios, etc.) and the materials used within fifty (50) feet.
- Grade elevation of the two nearest corner grades of the footprint of the adjacent residence.
- Grade elevation of the top of foundation wall of adjacent residence.
- Number of stories of the adjacent residence.

Site data

- Legal description of the property.
- A table similar to the one below showing the calculated site coverage of each of the following existing improvements:

building footprint	X,XXX sf.
driveway/turnaround/sidewalks	X,XXX sf.
Other hard surface areas (decks/pools/etc.)	X,XXX sf,
TOTAL EXISTING IMPERVIOUS AREAS	**X,XXXxf,**

- A table similar to the one below showing the calculated site coverage of each of the following proposed improvements:

building footprint	X,XXX sf.
driveway/turnaround/sidewalks	X,XXX sf.
Other hard surface areas (decks/pools/etc.)	X,XXX sf,
TOTAL PROPOSED IMPERVIOUS AREAS	**X,XXXxf,**

Site Section

The Petitioner must provide at a minimum two site sections of the site, perpendicular to one another, signed and sealed by a professional engineer or registered land surveyor of the State of Missouri. Said Site Section shall be scaled no less than one eighth of an inch equals one foot (1/8" = 1'). The Site Section shall show the following:

- Existing and proposed contours.

Project Report

The petitioner must provide a brief project report addressing each of the following questions:

- An explanation on how the mass, size and bulk of the new home is compatible with the prevailing mass, size and bulk of adjacent and surround detached residences.
- An explanation on how the height of the new home is compatible with the prevailing height of adjacent and surrounding detached residences.

- An explanation on what architectural features of the new home are intended to compliment the architectural characteristics of adjacent and surround detached residences.
- An explanation on the efforts that will be incorporated on the site development to eliminate any adverse affect on grading and stormwater drainage on the adjacent and surrounding properties.

PRELIMINARY REVIEW COMMENTS
In addition to the aforementioned issues above, preliminary review comments have been provided below:

Zoning compliance.
The existing lot coverage and the proposed improvements exceed the permitted lot coverage for the subject lot. Section 400.250.B.2 Height and Bulk Standards "For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, twenty-five percent (25%) or two thousand five hundred (2,500) square feet, whichever is greater." Lot coverage defined as the percentage of the lot area covered by the total horizontal projected surface ("footprint") of all buildings, including the main building and any roofed accessory structure, but excluding unenclosed front porches.

Roof Enclosed Structures	Square Footage
Existing House 1st Floor	1120
Existing Enclosed Porch	196
Existing Garage	572
Addition 1st Floor	656
Addition Garage	484
Total	3028
Permitted Lot Coverage	2947
Exceeds Lot Coverage Standards By	81

That being said, the current petition plans, as submitted, cannot be approved and the Commission has no authority to review plans contrary to Code.

Compliance with Olivette Design Guidelines. Below is an initial assessment of the proposed addition under the City's seven design principles outlined in the Olivette Residential Redevelopment and Design Guidelines.

The front building elevation should identify the first floor elevation, top of foundation. It will be the City's full intention that the front elevation imit any exposed portions of the existing and proposed foundation wall along the street, which includes the current foundation wall exposure of the enclosed front entry porch.

Massing. *The appeal of Olivette has been the strength and character of our neighborhoods. The strength of these neighborhoods lies in the architectural relationships between each home. When one home dominates another in sheer size and shape, the character of the neighborhood is weakened. Be considerate of the relationship to neighboring structures and break down the mass of your home to avoid towering over your neighbors.*

The massing of the proposed home addition appears to be in compliance with the spirit and intent of the Guidelines.

Roofs. *Your rooflines should not be the dominating architectural theme of your new home. Instead, the roof line can be used to help your home harmonize with the roof patterns of the street without calling attention to itself.*

The roof design of the proposed home addition appears to be in compliance with the spirit and intent of the Guidelines.

Garages. *Much of the original housing stock in Olivette was constructed with a single car garage or carport aligned with the main building plane or behind the front elevation. Understanding that the modern day family has at least two vehicles, the design for indoor off-street parking should be sensitive to the fact that garages in Olivette are not necessarily the dominate architectural feature of a building elevation and do not necessarily dominant the streetscape of a neighborhood. Oversized garages, front entry garages and double width garage doors call negative attention to a home. Even more so, a garage that projects beyond the main front building plane towards the street centers attention on the garage and not the home.*

The garage of the proposed home addition appears to be in compliance with the spirit and intent of the Guidelines.

Elevation Articulation. *A good home design pays equal attention to all four building elevations: the front, two sides and rear.*

The elevation articulation of the proposed home addition appears to be in compliance with the spirit and intent of the Guidelines.

Materials. *To reflect the quality of our communities we expect building materials to be of the highest quality, reflecting the material use and patterns of the neighborhood. We prefer to see and routinely favor an elegant, well-considered palette of materials that reflects the proportion and use of materials used in the neighborhood.*

The materials of the proposed home addition appears to be in compliance with the spirit and intent of the Guidelines.

Site Grading. Principles to Design By…*You should expect to address, and hopefully solve, site drainage problems that already exist. Ignoring drainage patterns or increasing the amount or velocity of storm-water runoff to adjacent properties is not acceptable.*

There is not sufficient information provided to assess site grading.

Tree Preservation. *One of the many unique qualities of Olivette's residential neighborhoods and residential streets are the proliferation of countless varieties of mature trees and their spanning canopies arching over streets and yards. When designing your home, consider the location of the home on the lot and limit the unnecessary removal of mature trees.*

One tree is noted to be removed from the property. Tree preservation appears to be in compliance with the spirit and intent of the Guidelines.

Stormwater Management. There is not sufficient information to assess site grading nor stormwater management. Under Chapter 422 Stormwater Management of the Olivette Municipal Code, at the time of application for approval of site alterations, the applicant shall submit a Concept Stormwater Management Plan. Submission requirements are identified under Section 422.070.B of the Olivette Municipal Code, and are reflective of the minimum submission standards outlined above.

Once a completed application is in receipt, an on-site meeting will be scheduled to evaluate the top of foundation of any structures and proposed site grading. Additional alterations to the proposed grading and site plan may be warranted to address issues and concerns during and after construction.

Notification. In addition to the aforementioned issues, notification should be provided to subdivision trustees and adjacent neighbors along Magnet Drive.

Staff encourages you not only to provide a letter of notification, but to make site and building plans available for view. A copy of the notification letter or statement of the type of notification provided must be submitted to staff before the scheduled meeting date.

Site maintenance. It appears that the existing home on the site is vacant. It is important that the site and home be properly maintained at all times. The building should be secured and bolted to ensure that access into the house is restricted. The grass, limbs, leaves and other vegetation should be maintained at all times. Failure to ensure the maintenance of the site will result in the City pursuing any and all necessary legal action to ensure compliance, including requesting the Commission defer action until full compliance is ascertained.

Unauthorized/Illegal Demolition. At no time shall unauthorized or illegal demolition take place on the site. The City of Olivette has strict rules and regulations regarding demolition of any structure. Any unauthorized or illegal demolition taking place on the site should be reported to the police immediately.

Unauthorized demolition includes removal of gutters, kitchen fixtures, bathroom fixtures, doors, etc. If demolition has begun without City approval, a citation will be issued immediately, you will have 30 days to raze the home and restore the site, and the petition for review shall be placed on hold until the Court rules on the matter.

SUMMARY AND CONCLUSION

The petition application and plans submitted for Community Design Review of the home proposed at 1115 Magnet Drivecannot be processed until the following items are adequately addressed:

1. All noted deficiencies in the overall petition are provided; and
2. The proposed improvements comply with the City's zoning regulations.

Prior to revising the petition plans to address the enclosed comments, an onsite meeting with City staff must be scheduled. The petition will remain on hold, continuing the 90-days period to resubmit revised site plan and building plans for Community Design Review. Failure to receive a revised petition within 90-days from the beginning of the hold period, September 26, 2014, will deem the petition abandoned.

Should you have any additional questions regarding the contents of this letter, please call me at (314) 993-0252 or e-mail me at jroper@olivettemo.com.

Respectfully,

Jonathan Roper
Planning/GIS Coordinator

City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252

Carlos Trejo, AICP
Director

September 26, 2014

James P. Woodworth
1055 Woodfield Est. Drive
Saint Louis, MO 63017

RE: 1115 MAGNET DRIVE
PRELIMINARY STAFF REVIEW OF PETITION FOR COMMUNITY DESIGN REVIEW

Dear Mr. Woodworth:

A petition for Community Design Review of a new single family home for the above referenced address was submitted for the October 23, 2014, meeting of the City of Olivette Planning and Community Design Commission (Commission). Upon an initial review of the petition application and the accompanying site plan and architectural building plans, the request for Community Design Review cannot be processed until the following items are adequately addressed:

1. There are several deficiencies in the overall petition; and
2. The proposed improvements fail to adhere to the City's zoning regulations.

The petition will be placed on hold for 90-days. Failure to receive a revised petition within 90-days will deem the petition abandoned.

SUBMISSION REQUIREMENTS
Given the extent of the proposed improvements, the following will be required:

A Site Plan signed and sealed by a Professional Engineer or Registered Land Surveyor of the State of Missouri. Said Site Plan shall be at a scale no greater than one inch equals twenty feet (1" = 20') and shall be provided on a minimum eleven inch by eighteen inch (11" X 18") sheet of paper and in an electronic file in a PDF format . The Site Plan must include the following information:

Existing lot information and improvements

- All existing contours on said property illustrated at a minimum of two (2) foot contours extend 50-feet beyond the subject property boundaries.
- All proposed contours on said property shall be illustrated at a minimum of one (1) foot.
- Existing grade elevation at all corners of the lot.
- All existing drainage patterns on the site.
- Identification of all alterations to the existing drainage patterns proposed on the site.
- Location and identification of all utilities and easements servicing the site, including, but not limited to, water mains, sewer mains, storm sewer mains, and electrical service.
- Permitted front, rear and side yard offsets under the SR District. Said offsets should be imposed on the site plan illustration and also be provided in a separate written table.
- Location of the existing home, driveway and any other site improvements on the property grounds. Identify which improvements are proposed to be removed.
- Existing first floor grade elevation and the existing top of foundation grade elevation.
- Location and name of species of all existing trees over four (4) inch caliper.
- The drip line of each tree identified above and a designation of those trees to be retained.
- Location or indication of the nearest downstream storm sewer inlet to the subject property.
- Location and height of all existing and proposed retaining walls, fences (including privacy fences around patios, etc.) and the materials of which they are made of (Provide indication of which are planned to be removed).
- Location and height of any earth berms (Provide indication of which are planned to be removed).

Proposed structure information

- Location and general design (width and material) of all driveways, curb cuts and sidewalks, including connections to building entrances.
- Location, size and height of the proposed structures on the site.
- The <u>minimum</u> measured distance of the proposed home from the front, rear and side lot lines.

- Proposed elevation of the top of foundation wall.
- Existing grade elevations at each major corner of the existing house and proposed addition.
- Proposed finish grade elevation at each major corner of the existing house and proposed addition.
- Additional landscaping to be provided on the lot.

Adjacent property information

- All contours at a minimum of two (2) foot intervals, extended fifty (50) feet from the adjacent property line.
- Location of all driveways, sidewalks, patios, etc., within 50 feet of adjacent properties.
- Location and height of all retaining walls, fences (including privacy fences around patios, etc.) and the materials used within fifty (50) feet.
- Grade elevation of the two nearest corner grades of the footprint of the adjacent residence.
- Grade elevation of the top of foundation wall of adjacent residence.
- Number of stories of the adjacent residence.
- Distance of adjacent residence from lot line.

Site data

- Legal description of the property.
- Lot information in the following format:

LOT DATA AND ZONING REGULATIONS	
Lot Area:	XX,XXX sf.
Permitted Site Coverage:	XX,XXX sf.
Permitted Residential Floor Area:	XX,XXX sf.
Lot Width	XX ft.
Lot Depth	XX ft.
Front Yard Setback (per subdivision plat)	XX ft.
Side Yard Setback (as per XX% of Lot Width)	XX ft.
Rear Yard Setback (as per 20% of Lot Depth)	XX ft.

- A table similar to the one below showing the calculated site coverage of each of the following existing improvements:

building footprint	X,XXX sf.
driveway/turnaround/sidewalks	X,XXX sf.
Other hard surface areas (decks/pools/etc.)	X,XXX sf,
TOTAL EXISTING IMPERVIOUS AREAS	**X,XXX xf,**

- A table similar to the one below showing the calculated site coverage of each of the following proposed improvements:

building footprint	X,XXX sf.
driveway/turnaround/sidewalks	X,XXX sf.
Other hard surface areas (decks/pools/etc.)	X,XXX sf,
TOTAL PROPOSED IMPERVIOUS AREAS	**X,XXX xf,**

Site Section

The Petitioner must provide at a minimum two site sections of the site, perpendicular to one another, signed and sealed by a professional engineer or registered land surveyor of the State of Missouri. Said Site Section shall be scaled no less than one eighth of an inch equals one foot (1/8" = 1'). The Site Section shall show the following:

- Existing and proposed contours.
- Location of the new residential structure on the site, showing basement floor, first floor, second floor, and proposed roof structure.
- Amount of foundation wall that will be exposed above the existing and finished grade of the proposed detached single family residence on the site.

Streetscape Elevation

The petitioner must provide a pictorial elevation of the streetscape. The Streetscape Elevation shall show the following:

- Front elevation of the proposed house.
- Front elevation of at least two homes on each side of the proposed house.
- Existing topography and grades along the street and front of each home illustrated.

Project Report
The petitioner must provide a brief project report addressing each of the following questions:

- An explanation on how the mass, size and bulk of the new home is compatible with the prevailing mass, size and bulk of adjacent and surround detached residences.
- An explanation on how the height of the new home is compatible with the prevailing height of adjacent and surrounding detached residences.
- An explanation on what architectural features of the new home are intended to compliment the architectural characteristics of adjacent and surround detached residences.
- An explanation on the efforts that will be incorporated on the site development to eliminate any adverse affect on grading and stormwater drainage on the adjacent and surrounding properties.

PRELIMINARY REVIEW COMMENTS
In addition to the aforementioned issues above, preliminary review comments have been provided below:

Site Plan and Building Plan submissions. No PDF copy of the plan submission was provided. Before any additional review, an electronic copy of the plans in a PDF format must accompany any revisions submitted.

Zoning compliance.
As per our discussion Wednesday, September 17th, the proposed addition connecting to the existing accessory garage would require compliance with the rear yard setback Under Section 400.260 (20% of the lot depth). The accessory garage, as exists in its current state, would be considered conforming or legal nonconforming. Not enough data has been provided to determine a full assessment.

Should the accessory garage be connected to the proposed addition, the accessory garage would be considered part of the primary structure and subject to the required rear yard setback under Section 400.260. In addition, the accessory structure should maintain a minimum five foot (5') setback from any other structure, including the addition and the primary structure, per Section 400.1590.D.

That being said, the current petition plans, as submitted, cannot be approved and the Commission has no authority to review plans contrary to Code.

Compliance with Olivette Design Guidelines. Below is an initial assessment of the proposed addition under the City's seven design principles outlined in the Olivette Residential Redevelopment and Design Guidelines.

No full front building elevation has been provided to thoroughly review full compliance. It will be the City's full intention that the front elevation limit any exposed portions of the existing and proposed foundation wall along the street, which includes the current foundation wall exposure of the enclosed front entry porch.

Massing. *The appeal of Olivette has been the strength and character of our neighborhoods. The strength of these neighborhoods lies in the architectural relationships between each home. When one home dominates another in sheer size and shape, the character of the neighborhood is weakened. Be considerate of the relationship to neighboring structures and break down the mass of your home to avoid towering over your neighbors.*

The massing of the proposed home addition appears to be in compliance with the spirit and intent of the Guidelines.

Roofs. *Your rooflines should not be the dominating architectural theme of your new home. Instead, the roof line can be used to help your home harmonize with the roof patterns of the street without calling attention to itself.*

The roof design of the proposed home addition appears to be in full compliance with the spirit and intent of the Guidelines.

Garages. *Much of the original housing stock in Olivette was constructed with a single car garage or carport aligned with the main building plane or behind the front elevation. Understanding that the modern day family has at least two vehicles, the design for indoor off-street parking should be sensitive to the fact that garages in Olivette are not necessarily the dominate architectural feature of a building elevation and do not necessarily dominant the streetscape of a neighborhood. Oversized garages, front entry garages and double width garage doors call negative attention to a home. Even more so, a garage that projects beyond the main front building plane towards the street centers attention on the garage and not the home.*

As noted above, the current accessory garage may continue use only in its current state. If the accessory garage is altered in any fashion, it may be subject to full compliance with the City's zoning regulations. If the accessory garage is attached to the primary structure, it is no longer considered an accessory structure but part of the primary structure, subject to the necessary rear yard setbacks under Section 400.260.

Elevation Articulation. *A good home design pays equal attention to all four building elevations: the front, two sides and rear.*

The elevation articulation of the proposed home addition appears to be in full compliance with the spirit and intent of the Guidelines.

Materials. *To reflect the quality of our communities we expect building materials to be of the highest quality, reflecting the material use and patterns of the neighborhood. We prefer to see and routinely favor an elegant, well-considered palette of materials that reflects the proportion and use of materials used in the neighborhood.*

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There is not sufficient information provided to assess site grading.

Tree Preservation. *One of the many unique qualities of Olivette's residential neighborhoods and residential streets are the proliferation of countless varieties of mature trees and their spanning canopies arching over streets and yards. When designing your home, consider the location of the home on the lot and limit the unnecessary removal of mature trees.*

Again, there is not sufficient information to assess tree preservation. Based on the site plan included in the building plans, no trees are shown as being removed on the site grounds. Please ensure that this is correct.

Stormwater Management. There is not sufficient information to assess site grading nor stormwater management. Under Chapter 422 Stormwater Management of the Olivette Municipal Code, at the time of application for approval of site alterations, the applicant shall submit a Concept Stormwater Management Plan. Submission requirements are identified under Section 422.070.B of the Olivette Municipal Code, and are reflective of the minimum submission standards outlined above.

Once a completed application is in receipt, an on-site meeting will be scheduled to evaluate the top of foundation of any structures and proposed site grading. Additional alterations to the proposed grading and site plan may be warranted to address issues and concerns during and after construction.

Notification. In addition to the aforementioned issues, notification should be provided to subdivision trustees and adjacent neighbors along Magnet Drive.

Staff encourages you not only to provide a letter of notification, but to make site and building plans available for view. A copy of the notification letter or statement of the type of notification provided must be submitted to staff before the scheduled meeting date.

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Unauthorized demolition includes removal of gutters, kitchen fixtures, bathroom fixtures, doors, etc. If demolition has begun without City approval, a citation will be issued immediately, you will have 30 days to raze the home and restore the site, and the petition for review shall be placed on hold until the Court rules on the matter.

SUMMARY AND CONCLUSION

The petition application and plans submitted for Community Design Review of the home proposed at 1115 Magnet Drive cannot be processed until the following items are adequately addressed:

1. All noted deficiencies in the overall petition are provided; and
2. The proposed improvements comply with the City's zoning regulations.

The petition will be placed on hold for 90-days. Failure to receive a revised petition within 90-days will deem the petition abandoned.

Should you have any additional questions regarding the contents of this letter, please call me at (314) 993-0252 or e-mail me at ctrejo@olivettemo.com.

Respectfully,

Carlos Trejo

Carlos Trejo, AICP
Planning and Zoning Administrator

GENERAL NOTES

PROJECT REQUIREMENTS

10000 APPLICABLE BUILDING CODES

City of Olivette

International Residential Code

SITE CONSTRUCTION

02000 SOIL EVALUATION & EXCAVATION

SILTRATION CONTROL

To prevent damage to adjacent properties position in all natural water runoff paths bales of hay to stop soil erosion.

EXCAVATION

Materials or Water is encountered advise the architect to determine how to proceed.

02000 FINISH GRADING

1 Hold grades 8" min. below foundation top, slope away at 1/12

CONCRETE

03000 SOIL BEARING CAPACITY

The footing and foundation design assumes a soil bearing capacity of 1500 PSF and that the site consists of undisturbed earth (free of non-compacted earth and other debris. Notify architect if actual soil conditions differ.

03010 POURED IN PLACE CONCRETE

3500 PSI - Drives, Porches, Walks, Patios

3000 PSI - Footings and Foundation Walls

03250 ANCHOR BOLTS (AB) FOR SILL PLATES

Galvanize 1/2" dia. imbed 7" in concrete, with nut and 1 1/2" washer (2"x2"x3/16" for anchor bolts securing portal frame panel construction) grout level/shim and seal.

Place AB's @ 48" OC along wall and within 12" of each corner.

METALS

05010 STRUCTURAL STEEL

Standard Steel Pipe Columns 3 1/2" @ 9.11#/ft

WOOD & PLASTICS

06060 CONNECTORS AND SUPPORTS

Provide Simpson or other approved connectors for all floor joists, columns, trusses as required.

06122 WALL, SUBFLOOR & ROOF SHEATHING

ROOF SHEATHING - 1/2" APA Exp 1 plywood.

SUBFLOORING - Advantec 3/4" Exp 1, glue and screw to joists.

EXTERIOR WALL SHEATHING

7/16" OSB.

Fasten sheathing panels to exterior wall framing with 8d nails @ perimeter 6" oc and the panel's interior @ 12" oc.

THERMAL & MOISTURE PROTECTION

07000 GENERAL

HOUSE WRAP - DuPont Tyvek ThermaWrap R5.0 over all sheathing.

CAULKING AND SEALENTS - seal water/air tight all exterior joints.

GUTTERS AND DOWNSPOUTS - 6"x4"aluminum seamless.

FLASHING - Corrosive resistant at roof, chimney and wall intersections.

07100 WATERPROOFING AND DAMPROOFING

FOUNDATION DRAIN TILE

4" perforated ADS covered with approved membrane cover, placed on the inside of the footing, drain to sump pit.

SUMP PIT - 15" dia. and 18" deep with fitted cover.

07200 INSULATION

Roof / Ceilings - R38 batts or (16" blown).

Insulation in 2x4 exterior stud walls (and wall between house and garage) R13 batts.

Attic ducts outside the building thermal envelopment R4.

07270 FIRESTOPPING

FRAME SPREAD RATINGS

Interior finish materials not to exceed 200.

Insulation, vapor retarder, or other coverings flame spread maximum rating of 25 and smoke develop rating of 450.

07310 ROOFING

SCOPE OF WORK

Remove all existing roof shingles and underlayment. Replace all damaged plywood sheathing.

ROOFING UNDERLAYMENT - Type 1 - #15 asphalt felts.

FIBERGLASS SHINGLES

GAF - Timberline HD 50 year 100% Warranty or CertainTeed Landmark Special 50 year. Color to be selected.

07460 SIDING

HARDY BOARD

5 1/4" Colonial style, color to be selected.

07720 ROOF VENT AND ACCESSORIES

RIDGE, PEAK and FLASH VENTS

Ridge Master-Plus or Air Vent Shingle Vent II.

DOORS & WINDOWS

WINDOW - Andersen Series 200 - CertainTeed (vinyl).

1 All Bedrooms shall have one window for emergency egress meeting the following minimum requirements: Clear opening 5.7sq ft for windows located 6' above grade (windows less than 6' above the clear opening may be 5 sq. ft.).

Window size 3050 - Clear Opening 5.92 sq. ft., Sill Height 28", Clear Width 34", Clear Height 24".

2 Emergency windows shall be operable from the inside without the using tools or knowledge, or require excessive force to

FINISHES

09250 GYPSUM BOARD

All walls and ceilings 1/2" drywall.

Water resistant shall be used in all baths.

MECHANICAL

15000 SEISMIC RESTRAINT

Restrain all mechanical equipment seismic forces.

15400 WATER PIPING

Water saving spigots/faucets are required.

Master bath shower and tub 5/8" copper.

All sinks, hose bibbs, toilets, etc. 1/2" copper or PEX.

Hose bibbs to be freeze proof / anti siphon.

15500 HEATING & AIR CONDITIONING

All outdoor access ports for AC and refrigerant equipment shall be tamper resistant.

Gas supply lines for all gas appliances and BBQ (by owner).

Gas flues shall extend 3' above highest roof level within 10'.

Thermostats for furnace shall be programmable.

ELECTRICAL

16140 ELECTRIC SERVICE

200A min. main service, maintain 36" clear in front of panels. Subpanels in closets not permitted.

16150 ELECTRICAL RECEPTACLES

GFI in all Bedrooms, Baths, Garages, receptacles above counter tops, within 6' of water sources and in all unfinished basement areas.

Exceptions: Receptacles for Washer, Dryer, Garage ceiling for overhead garage doors, Balconies, Decks and Porches.

AFCI all circuits serving Bedrooms.

WP/GFI receptacle with 25' of the outdoor AC condensing unit.

16200 ELECTRIC FIXTURES

Recessed fixtures shall be IC rated.

Weather proof Receptacles marked WP.

16250 EXHAUST FANS

Vent all fans to the exterior.

Bath and Toilet areas 50 CFM

16720 SMOKE DETECTORS

Smoke detectors shall be interconnected, AC powered, UL approved and installed per NFPA 72-99.

Locate smoke detectors in:

(a) each Bedroom

(b) Halls within each Bedroom

16721 CARBON MONOXIDE DETECTION

Carbon monoxide detectors to comply with UL 2034-2008, locate on each floor level within 10' (outside) of sleeping areas.

a) DETECTORS - First Alert Talking Battery Powered Smoke & Carbon Monoxide Alarm SCO501B2. This unit is Photoelectric Smoke and Carbon monoxide detector, it is also wireless with a battery backup. If units are hardwired a SA521CN(SA520B) unit is required as a bridge unit. First Alert Onelink allows hardwired and wireless unitS to be interconnected.

JIM WOODWORTH
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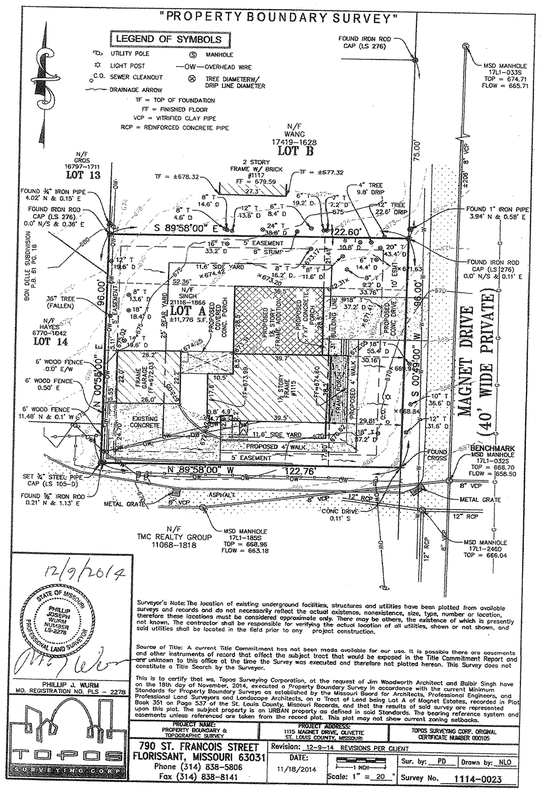

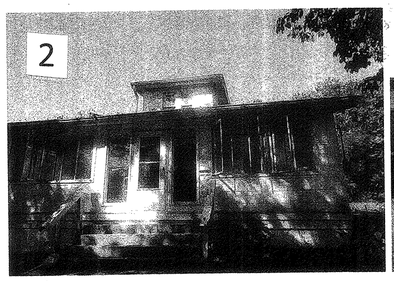

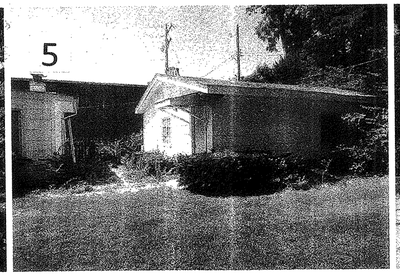

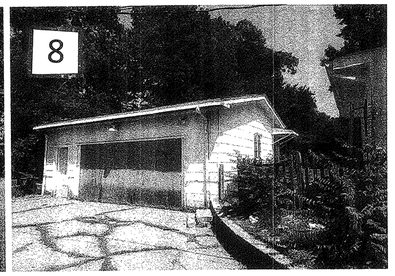

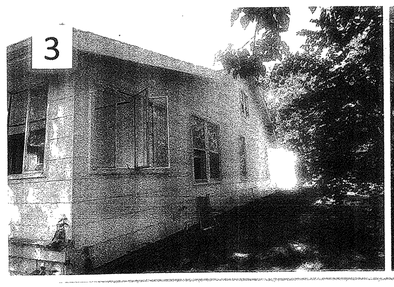

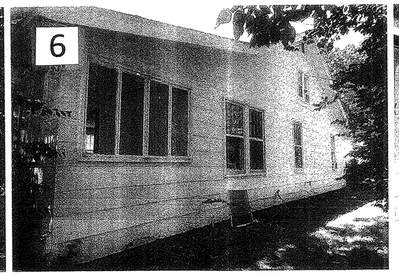

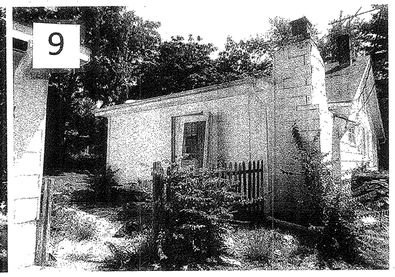

1 Remove concrete block fireplace and the room structure down the the concrete floor which is to remain.

2 Close existing front entry and close opening with casement windows removed from the right, leave concrete steps, but remove the concrte walk to the street.

3 Right side of front Porch remove windows and construct new concrete steps and walk to street.

4 Right elevation remove dish antenna and trees as required for the addition.

5 Right elevation remove dish antenna and trees as required for the addition.

6 Right elevation see #3.

7 Prepare to asphalt over the existing concrete drive.

8 Garage replace overhead door and electric opener.

9 Same as #1 - Remove concrete block fireplace and the room structure down the the concrete floor which is to remain.

Addition & Alterations To The Residence Of

Balbir Singh

1115 Magnet Drive

Olivette, MO 63132

November 22, 2014

JIM WOODWORTH
architect
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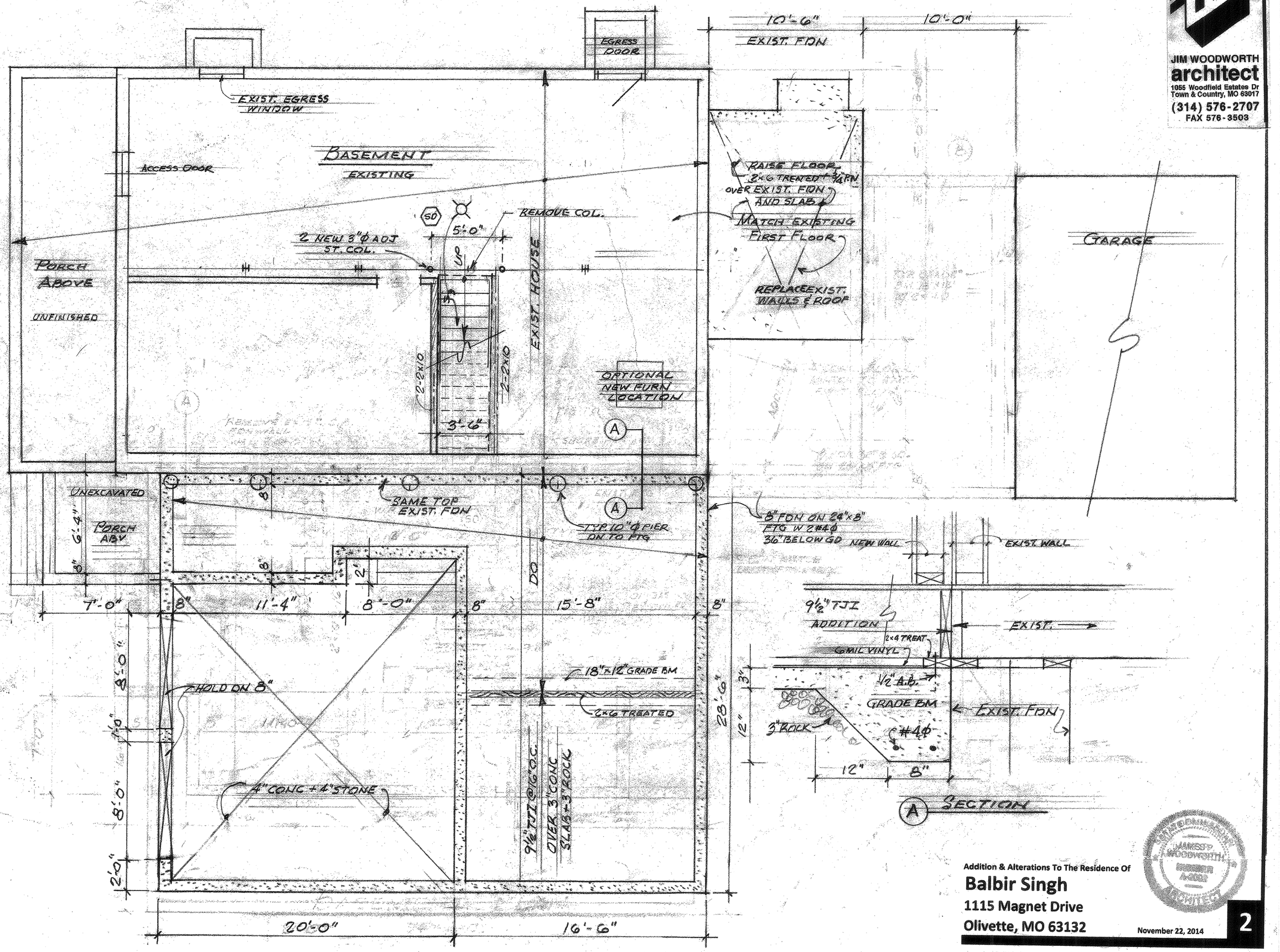

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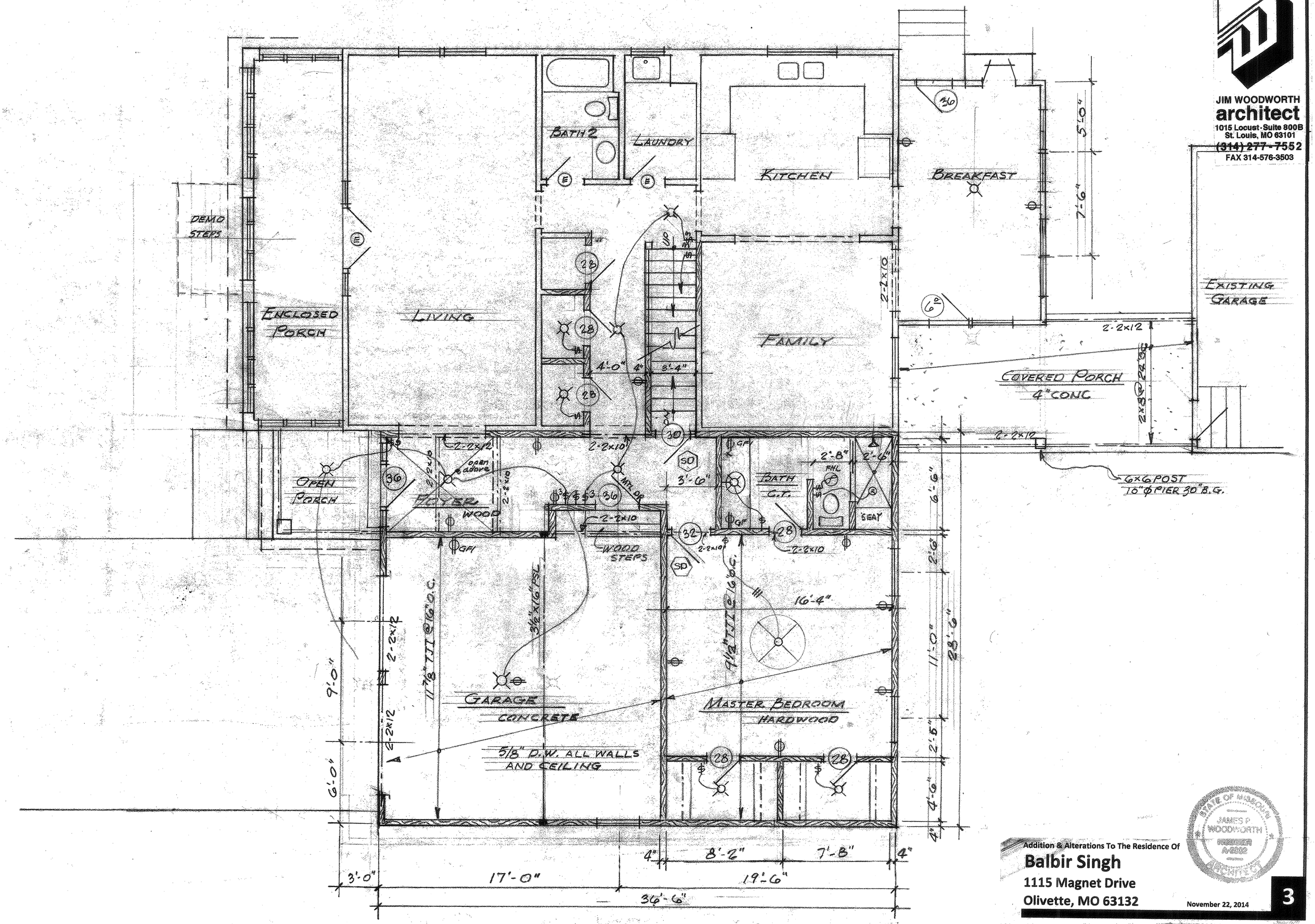

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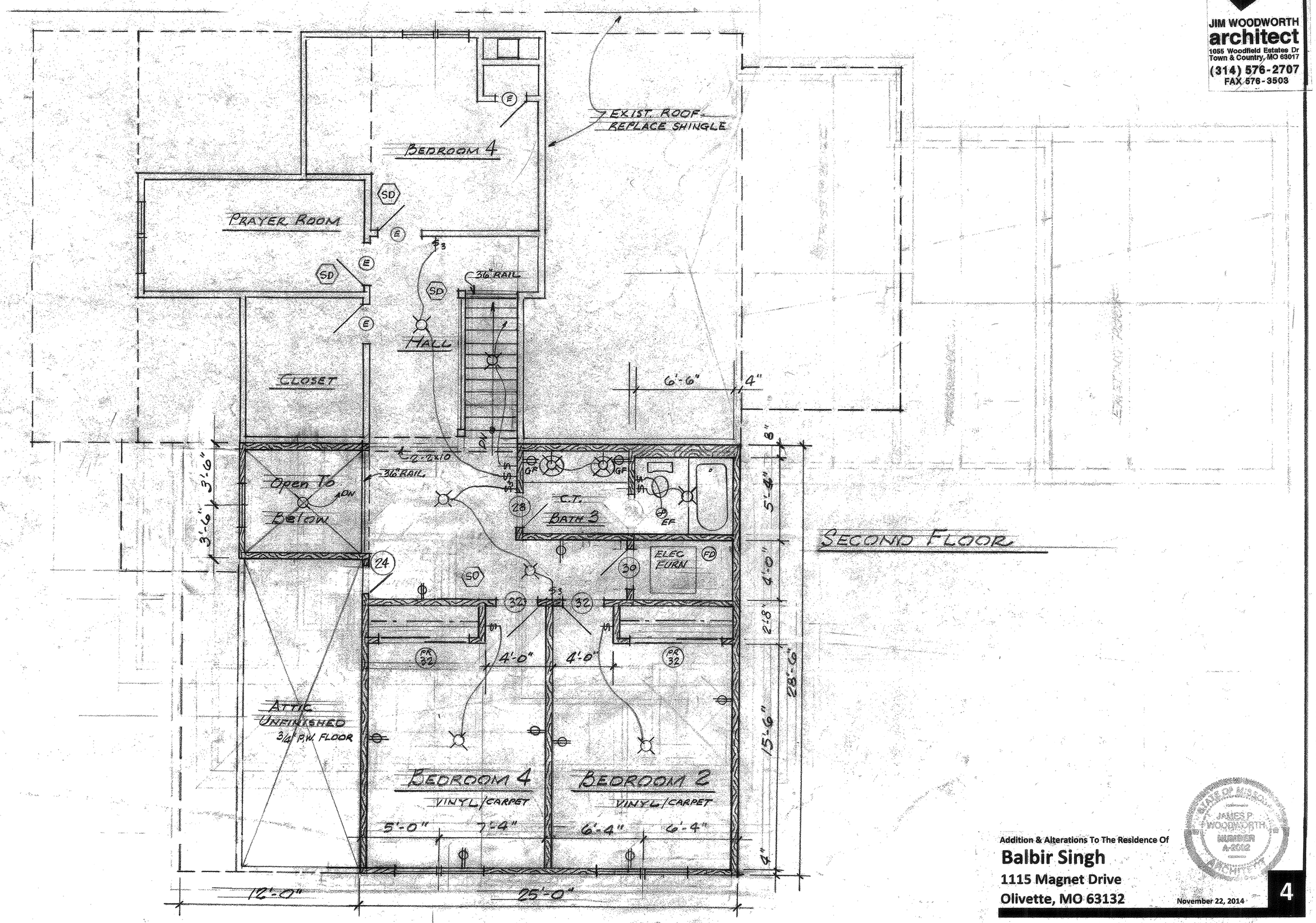
(314) 576-2707
FAX 576-3503



Addition & Alterations To The Residence Of

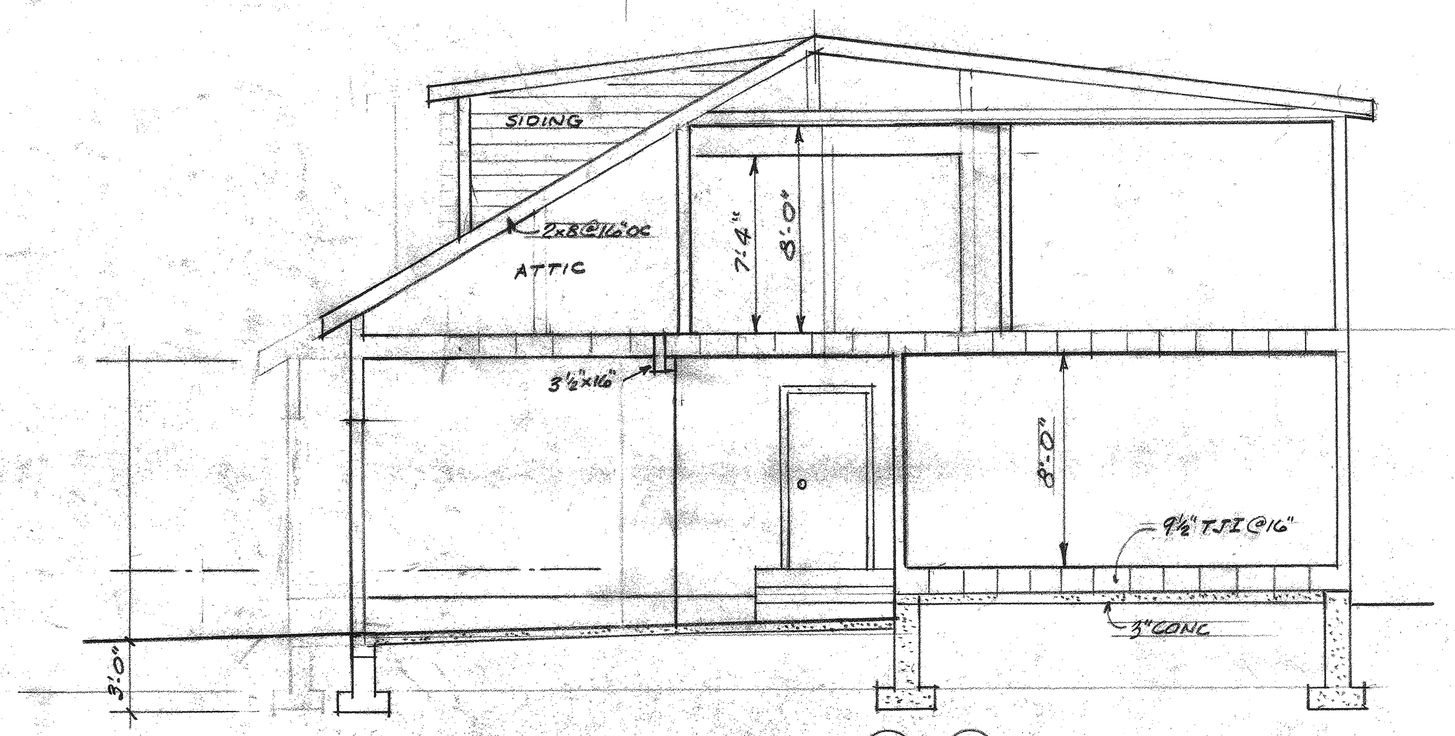
Balbir Singh

1115 Magnet Drive

Olivette, MO 63132

November 22, 2014

STATE OF MISSOURI
JAMES P. WOODWORTH
NUMBER A-2012
ARCHITECT



SECTION (A)-(A)

FRONT ELEVATION

JIM WOODWORTH
architect
1015 Locust · Suite 800B
St. Louis, MO 63101
(314) 277 - 7552
FAX 314-576-3503

STATE OF MISSOURI
JAMES P. WOODWORTH
NUMBER A-2002
ARCHITECT

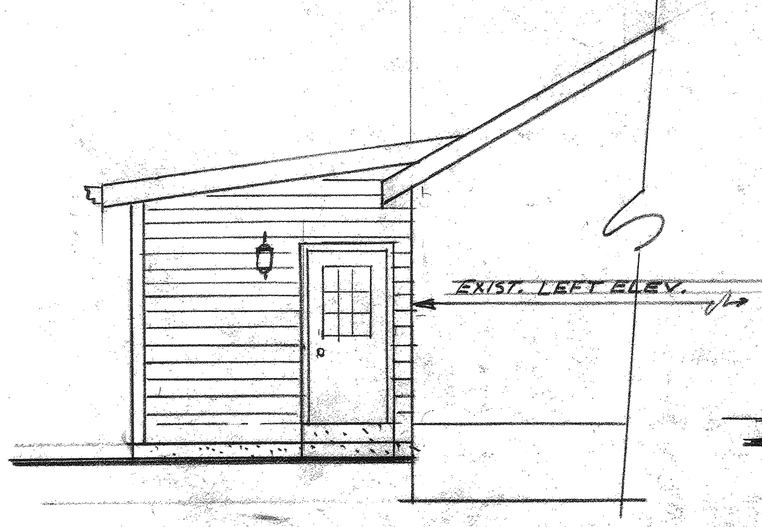
Addition & Alterations To The Residence Of

Balbir Singh

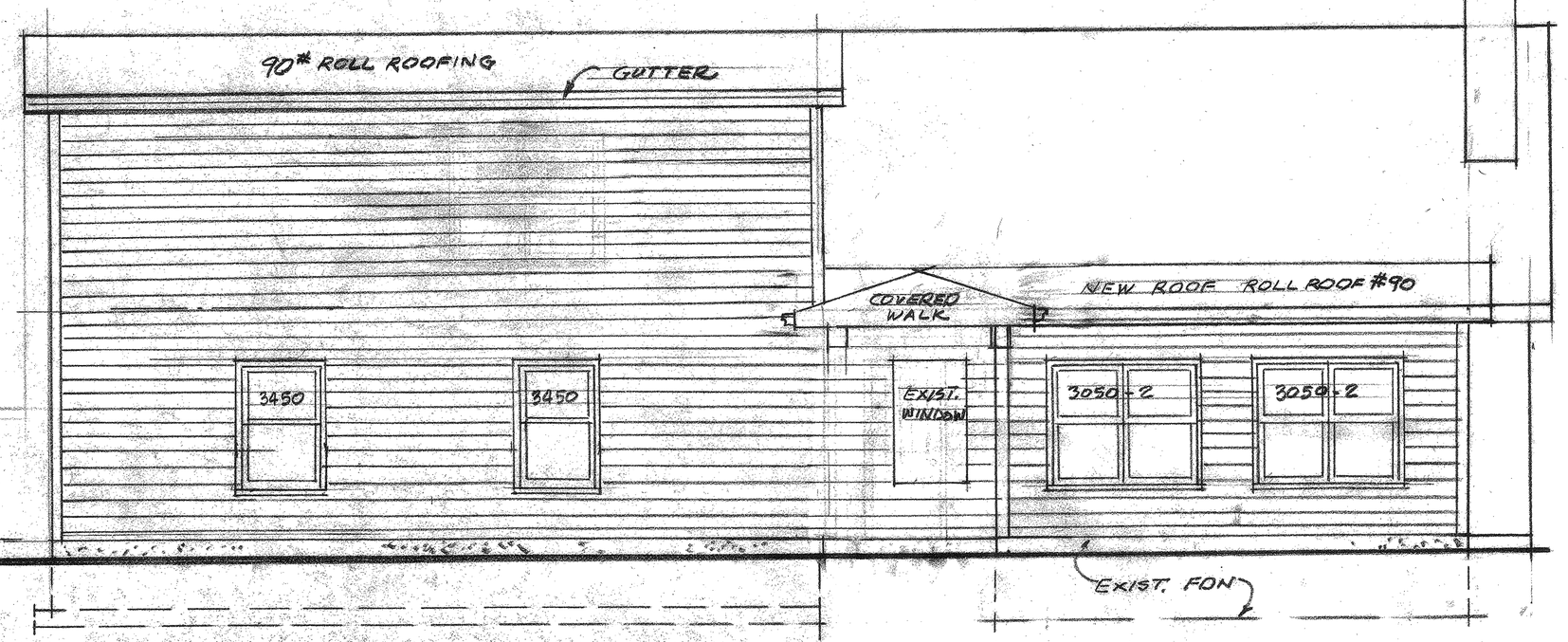
1115 Magnet Drive

Olivette, MO 63132

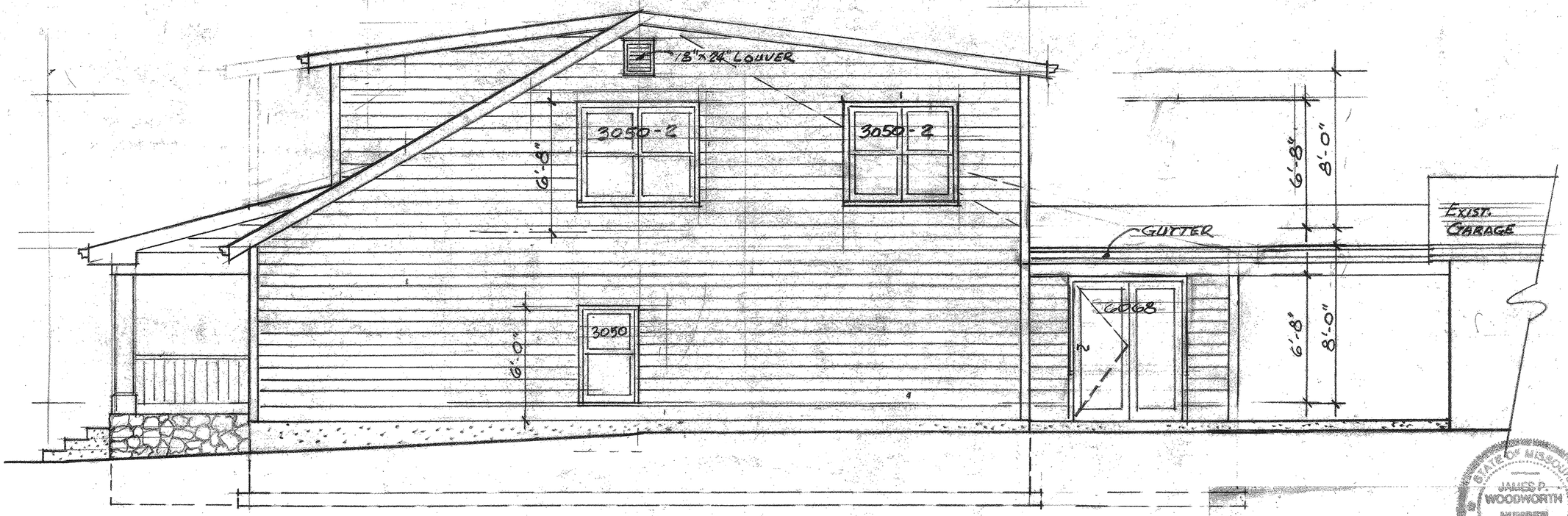
November 22, 2014



LEFT ELEV.



REAR ELEVATION



RIGHT ELEVATION

Addition & Alterations To The Residence Of

Balbir Singh

1115 Magnet Drive

Olivette, MO 63132

November 22, 2014

STATE OF MISSOURI
JAMES P. WOODWORTH
NUMBER A-2002
ARCHITECT

HELMUT WEBER
CONSTRUCTION CO.

August 3, 2016

City of Olivette
Building Department

RE: Request for Variance for 743 Harvest Lane, Fence Installation

I am in receipt of your letter dated July 19th.

I am applying for a Variance on the installation of the Fence in the rear yard.

There was no access to the neighbor's side of the yard due to a 3-4ft. block retaining wall. The install of the fence is in violation of the Fence Code Ordinance. Specifically the fence was installed with the vertical boards facing 743 Harvest Lane's yard rather than the neighbor's yard.

We are submitting this letter as an application for a variance to be granted as installed.

Thank you,

Helmut Weber
(314) 607-4466

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

D E P A R T M E N T M E M O R A N D U M

DATE: **SEPTEMBER 29, 2016**

TO: **PLANNING AND COMMUNITY DESIGN COMMISSION**

FROM: **CARLOS TREJO, AICP**
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: **743 HARVEST LANE**
PETITION FOR SITE PLAN REVIEW TO AUTHORIZE FENCE VARIANCE REQUEST

PETITIONER:
Helmut Weber
Helmut Weber Construction Company

PROPERTY OWNER:
Patricia K Theodos

Item Introduced: September 15, 2016
Commission has sixty (60) days to act. No later than November 14, 2016

SUMMARY OF PETITION:

1. Request for a variance to the design requirements for privacy fences in residential properties.
2. Permit was issued prior to the request for variance, upon inspection Owner was notified installation in violation to approved plans and Code.
3. Determination was made by Owner to pursue a variance in accordance with Section 435.050, prior to removal.
4. Staff finds that the unnecessary hardship or practical difficulty should have been identified prior to submitting the application for a building permit. Based on the building permit plans provided, never was it noted by the applicant, nor found by the inspectors during the review, that there was a hardship or difficulty in the installation.
5. The City was not contacted prior to installation of the noncompliant fence.
6. Petitioner has provided a letter noting the variance request and cites existing conditions along the property line that limit compliance with the approved building plans.
7. Fence variance procedures are authorized under Section 435.050 of Title IV Land Use of the Olivette Municipal Code as follows:

SECTION 435.050: VARIANCES
In accordance with the procedures outlined in Article XI Site Plan Review of Chapter 400 Zoning Regulations, where the Planning and Community Design Commission determines upon written request of an applicant that compliance with any requirement of Section 435.030 Ornamental Fences on Residential Lots or of Section 435.040 Residential Fences on Rear and Side Yards

- *will impose unnecessary hardship or*
- *practical difficulty*

upon a particular property, the Planning and Community Design Commission may vary the requirement.

In exercising this authority, the Planning and Community Design Commission shall vary requirements only to the extent necessary to alleviate the unnecessary hardship or practical difficulty consistent with the aesthetic, health and safety objectives of Sections 435.030 and 435.040 of this Chapter.

SUGGESTED MOTION:

Any motion made by the Commission must be in the affirmative to grant the variance request and approve the Petition for Site Plan Review:

> Motion to approve the Petition for Site Plan Review to authorize a variance at 743 Harvest Lane to allow the post and framing to face away from the enclosed area and the finished surface to face the enclosed area along the north side property line, as presented in the Memorandum from Department of Planning and Community Development dated September 15, 2016, subject to any staff conditions noted therein.

Only a simple majority is required by Code to approve the variance request.

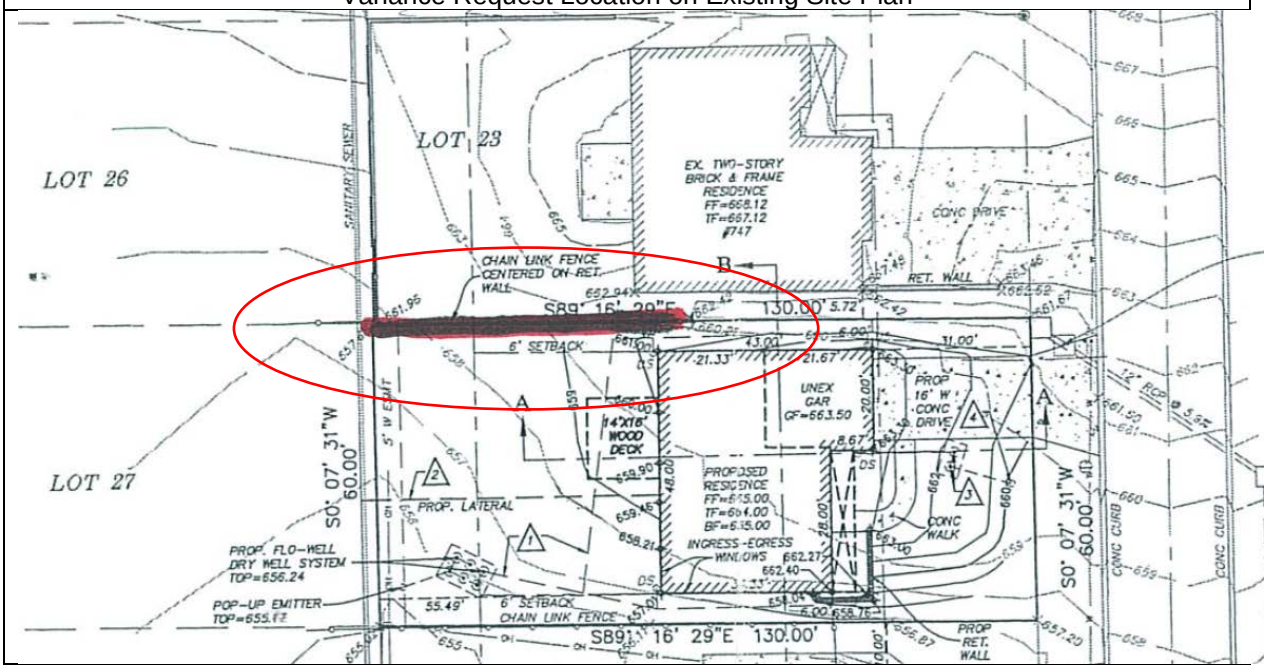
STAFF REPORT

An application for a building permit to install a fence at 743 Harvest Lane was submitted on April 1, 2016. The specifications for the fence included placement along the western portion of the north lot line (rear yard). The fence was noted to be 6-feet in height, privacy, and consisting of a cedar finish.

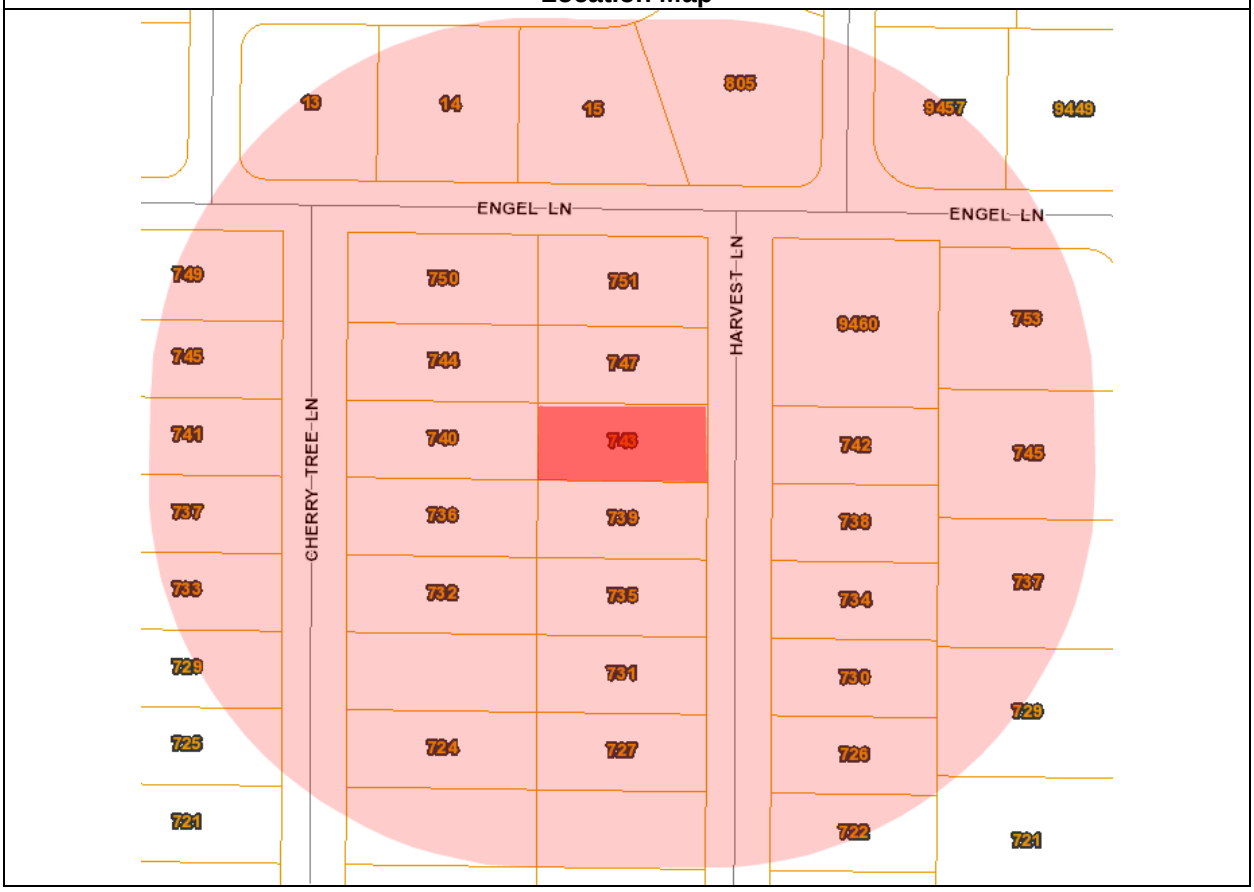
The building permit was issued on April 4, 2016, including a standard attachment noting the Code regulations for fence placement.

On July 19, 2016, the City found that the fence had been installed and installed contrary to the conditions of approval. A violation letter was issued (attached, with photos).

Variance Request Location on Existing Site Plan



Location Map



Fence Variance Request - Property Aerial

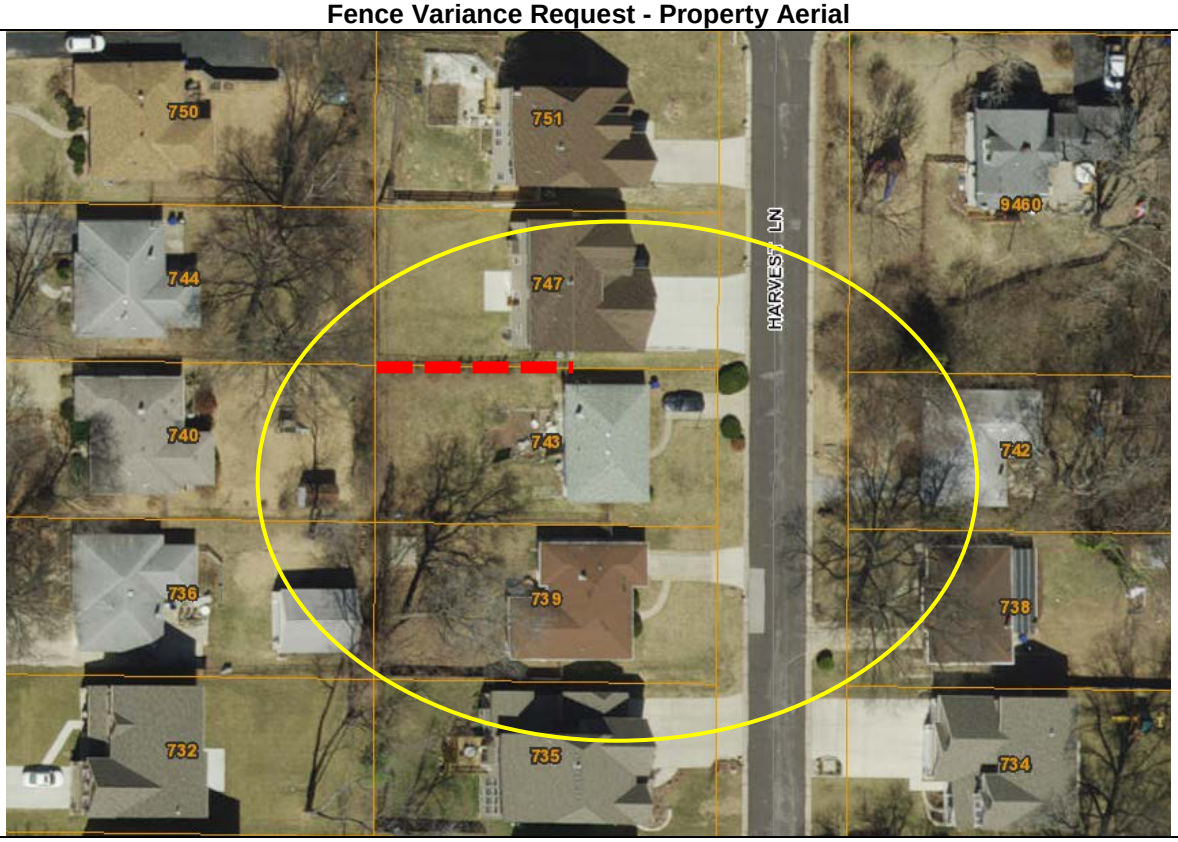


EXHIBIT A

SECTION 435.030: ORNAMENTAL FENCES ON RESIDENTIAL LOTS

A. Upon issuance of a building permit in accordance with this Section, ornamental fences may be erected in front yards and, with respect to corner lots, in front and side yards on residentially zoned property.

B. All fences permitted hereunder shall conform to the following requirements:

1. Materials shall be compatible with the character of the residence located on the lot and in keeping with the general character of the surrounding neighborhood. Chain link fences, wire fences or other similar material are not permitted.

2. Fences shall be of durable and substantial construction and shall not contain any barbed wire, sharp or protruding edges, electric charging devices or other dangerous characteristics.

3. Fences shall be no less than eighteen (18) inches and no more than thirty-six (36) inches in height.

4. Fences eighteen (18) inches in height shall be set back at least one (1) foot from any sidewalk used by the public and for every six (6) inch increase in height of the fence over eighteen (18) inches of height, the fence shall be located one (1) additional foot away from any sidewalk used by the public. Where no sidewalks exist, the fence shall be located no less than five (5) feet from the street right-of-way abutting the lot. Additional setback distance may be required at street intersections to provide adequate traffic site distance.

5. The open area of a fence not built entirely of stone, rock, concrete, masonry or brick, expressed as a percentage of total vertical surface area per side, shall be as follows:

Height	Minimum Percent (%) Open Area
Up to 18 inches	None
Up to 30 inches	30%
Up to 36 inches	50%

Any fence built entirely of stone, rock, concrete, masonry or brick shall not be required to have a minimum percentage of open area.

6. Where standards established by this Subsection (B) conflict with requirements of Section 623.9 of the Building Code of the City of Olivette governing enclosures around swimming pools or any similar applicable or successor provisions or standards, the requirements of the Building Code shall govern.

C. Any person, firm or corporation desiring to erect a fence hereunder shall apply to the Building Official for a building permit for the erection thereof on forms supplied by the Building Official and shall deliver with the application eight (8) copies of plans therefor, fully dimensioned, showing:

1. At a scale of no more than 1" = 20' the location, outline and dimensions, both linear and angular, of the lot on which the fence is proposed to be erected, all structures, driveways, easements and setback lines thereon and all adjoining streets; and the proposed location and dimensions, both linear and angular, of the fence.

2. At a scale of not less than 1/8" = 1', the typical front view, typical side and rear views (if different from front view) and all dimensions thereof.

3. A description of the materials to be used in the proposed fence and color thereof.

D. Any person, firm or corporation violating any of the provisions of this Section shall be deemed guilty of an ordinance violation and upon conviction thereof shall be subject to the penalties provided for violation of Olivette ordinances.

E. Notwithstanding anything in the Municipal Code to the contrary, any fence existing on March 1, 1989 in the front yard of a lot in a residential zone or in the front or side yard of a corner lot in a residential zone shall not be prohibited; provided that any substantial repair or replacement of any such fence shall conform with the requirements of this Section. (R.O. 2008 §40.440; Ord. No. 1621, 2-28-89; Ord. No. 1751, 6-9-92; Ord. No. 1881, 5-14-96; Ord. No. 1906, 12-10-96)

SECTION 435.040: RESIDENTIAL FENCES ON REAR AND SIDE YARDS

Except as otherwise provided in Section 435.030, fences erected on rear and side lots shall be subject to the following provisions:

1. Fences may not exceed six (6) feet in height and may be located only within required rear or side yards. On corner lots, fences may not be located in required front and side yards.

2. All new or replacement fences shall be constructed with posts, framing and other structural support within or toward the area to be enclosed.

3. No fences shall be constructed of lightweight materials such as chicken coop wire, barbed wire or bamboo. Notwithstanding the preceding sentence, chicken coop wire may be used for vegetable gardens located within the perimeter of rear or side yards.

4. All fences shall be properly painted or preserved and shall at all times be kept in good repair.

5. Any person who desires to erect a fence on a residential lot within the City of Olivette shall file an application for a building permit with the Building Official. Such application shall contain information concerning the proposed dimensions and location of such fence and the materials from which it is to be constructed. If the proposed fence conforms to the provisions of this Section, the Building Official shall issue a permit.

6. Reserved.

7. Any person, firm or corporation violating the provisions of this Section shall be deemed guilty of an ordinance violation and upon conviction thereof shall be subject to the penalties provided for the violation of municipal ordinances. (R.O. 2008 §40.450; Ord. No. 1825, 6-28-94; Ord. No. 1947 §1, 10-14-97)

SECTION 435.050: VARIANCES

In accordance with the procedures outlined in Article XI Site Plan Review of Chapter 400 Zoning Regulations, where the Planning and Community Design Commission determines upon written request of an applicant that compliance with any requirement of Section 435.030 Ornamental Fences on Residential Lots or of Section 435.040 Residential Fences on Rear and Side Yards will impose unnecessary hardship or practical difficulty upon a particular property, the Planning and Community Design Commission may vary the requirement. In exercising this authority, the Planning and Community Design Commission shall vary requirements only to the extent necessary to alleviate the unnecessary hardship or practical difficulty consistent with the aesthetic, health and safety objectives of Sections 435.030 and 435.040 of this Chapter. (R.O. 2008 §40.460; Ord. No. 1947 §2, 10-14-97)

From:	Sanjeeva Chintakunta
To:	ctrejo@olivettemo.com
Cc:	Gayatri Chintakunta; gus.theodos@gmail.com
Subject:	Re: Petition for variance regarding Olivette Fence Regulations
Date:	Monday, September 12, 2016 11:49:51 AM

Dear Sir,

This is with reference to the letter I received from Department of Public Services for a petition for variance regarding Olivette fence regulations from 743, Harvest lane. I have inspected the fencing along with Mr. Gus, my neighbor. I understand that the wall was erected by the builder and Mr. Gus was not aware of the Olivette rules regarding fencing. Since the erected fence in lying in Mr. Gus property and not causing any inconvenience to me, I am fine with the fencing as it is.

Please let me know if you need any further clarification on this.

Thanks
Sanjeev Chintakunta
Mobile: 314-603-9123

From: Sanjeeva Chintakunta <schintakunta@yahoo.com>
To: "gus.theodos@gmail.com" <gus.theodos@gmail.com>
Cc: Gayatri Chintakunta <gsr_chintakunta@yahoo.com>
Sent: Wednesday, September 7, 2016 12:52 PM
Subject: Petition for variance regarding Olivette Fence Regulations

Hi Gus,

This is Sanjeev Chintakunta, your neighbor from 747, Harvest Ln. I have received a letter from Department of Public Services, Olivette regarding variance in installation of fence.

Please let me know your available time to discuss the same.

Thanks
Sanjeev Chintakunta
Mobile: 314-603-9123

City of Olivette

State of Missouri

1200 N Price Rd, Olivette, Missouri 63132

743 HARVEST

July 19, 2016

Theodos Patricia Kao
743 Harvest Ln
Olivette, MO 63132

Dear Owner/Agent

This letter is to inform you that an inspection by George Kieffer was performed on July 19, 2016 of the premises at 743 HARVEST, SAINT LOUIS, MO 63132 Locator Number: 17L420610 regarding violations with the City of Olivette's building and construction codes.

After an inspection was performed the list of violations are as follows:

1. R109.4 work as inspected does not comply with approved set of plans

   Notes: A fence reviewed and approved for the rear yard has not been installed per the approved plans. An addendum is required to be submitted and corrections are to be made to the orientation of the fence before the permit can be closed out.

These violations are to be corrected within 10 days of the date of this letter. If you have any questions regarding the violations noted in this letter please call our office at 993-0252, M-F 7:30AM - 4:00PM.

Sincerely,

Building Inspector
City of Olivette
Department of Public Services

DO NOT OPEN FOR 24 HOURS

Olivette
...in the center of it all

APPLICATION FOR BUILDING PERMIT
CITY OF OLIVETTE
DEPARTMENT OF PUBLIC SERVICES
1200 NORTH PRICE
OLIVETTE, MO 63132
www.olivettemo.com
Phone: (314) 993-0252
Fax: (314) 994-9862

ADDRESS OF PROPERTY: 743 Harvest Lane.

LOT NOS.: 22 SUBDIVISION: Harvest Acres ZONING: _____

DESCRIPTION OF PROPOSED WORK (i.e., construct, alter, install, relocate, remodel, change, etc.):
Install 6ft tall Cedar Fence ALONG Property line per drawing Attached.

ALL RESIDENTIAL ADDITIONS AND EXTERIOR ALTERATIONS REQUIRE COMMUNITY DESIGN REVIEW BY THE CITY'S PLANNING COMMISSION PRIOR TO A BUILDING PERMIT BEING ISSUED

- **Commercial Improvements:** provide four (4) sets of sealed plans and four (4) sets of plot plan for any exterior work.
- **Residential Improvements:** provide three (3) sets of sealed plans and three (3) sets of plot plan for any exterior work.

ESTIMATED COST OF PROPOSED WORK: $ 800.00

REVIEW AND INSPECTION FEES:

1. **At the time of application,** the building permit review fee shall be paid. Review fees are determined as a percentage of the estimated costs of the construction, in accordance with the fee scheduled under Section 500.100 of the Olivette Municipal Code.
2. **At the time the permit is issued,** a fee of $28, in accordance with Section 500.100 (6) shall be paid for each required inspection noted on the approved building permit plans and a Completion Deposit (if applicable) in accordance with Section 500.120 shall be paid. The number of inspections and the corresponding fee shall be determined by the City during the plan review process.

APPLICANT INFORMATION:

NAME: Helmut WEBER DATE: 3/24/16.
COMPANY NAME (if applicable): Helmut WEBER CONSTRUCTION
MAILING ADDRESS: 1707 SOUTH Henke ROAD, LAKEST. LOUIS
PHONE NOS.: 314-607-4466 FAX NOS.: 636-561-8620
E-MAIL ADDRESS: hwcstl@yahoo.com

OWNER INFORMATION: (If same as applicant, check this box ☑ skip onto Contractor Information.)

NAME: _____
MAILING ADDRESS: _____
PHONE NOS.: _____

CONTRACTOR INFORMATION: (If same as applicant, check this box ☑ skip onto Architect/Engineer Information.)

COMPANY NAME: _____
CONTACT: _____
MAILING ADDRESS: _____
PHONE NOS.: _____ FAX NOS.: _____

ARCHITECT/ENGINEER: (If same as applicant, check this box ☐ skip onto the Signature section.)

COMPANY NAME: THD Design
CONTACT: GABE DUBOIS
MAILING ADDRESS: 148 Chesterfield Industrial BLVD, SUITE G, Chesterfield 63005
PHONE NOS.: 636-294-2972 FAX NOS.: 636-294-3029

SIGNATURE OF LEGAL OWNER OF PROPERTY: x Helmut W

SIGNATURE OF APPLICANT: _____
(if not the legal owner)

PERMIT RECEIVED BY: X Helmut W DATE: _____

APR - 1 2016

For Office Use Only

Ownership (X) Current
Taxes (X) Current
Permit Review Fee 73
Payment Method:
(X) Check 3406 ( ) Charge ( ) Cash
Plan Review Nos. P2016-00422
Permit Nos. P2016-00425
Nos. of Inspections (other than final): _____
Inspection Fee: _____
Fee Total: 73.00
Completion Deposit Amount _____
( ) Check _____ ( ) Charge ( ) Cash
Contacted on: 4-4-2016

AMOUNT DUE:
Permit Fee: PAID
Deposit: _____

Notes:

Inspections:

FINAL 587291

Olivette
...in the center of it all

Department of Public Services
1200 North Price Road
Olivette, MO 63132
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

Michael W. Gartenberg, MCM
Director

CITY OF OLIVETTE
CONDITIONS FOR REAR AND SIDE YARD FENCES

SECTION 435.040: RESIDENTIAL FENCES ON REAR AND SIDE YARDS

Except as otherwise provided in Section 435.030, fences erected on rear and side lots shall be subject to the following provisions:

1. Fences may not exceed six (6) feet in height and may be located only within required rear or side yards. On corner lots, fences may not be located in required front and side yards.
2. No fences shall be constructed of lightweight materials such as chicken coop wire, barbed wire or bamboo. Notwithstanding the preceding sentence, chicken coop wire may be used for vegetable gardens located within the perimeter of rear or side yards.
3. All new or replacement fences shall be constructed with posts, framing and other structural support facing the area to be enclosed and the finished surface facing away from the area to be enclosed.
4. All wooden fences: (a) shall consist of treated or exterior grade lumber, or shall be property painted or preserved, and (b) shall at all times be kept in good repair.
5. Double sided fences shall have the same exterior finish on each side.
6. Any person who desires to erect a fence on a residential lot within the City of Olivette shall file an application for a building permit with the Building Official in which the applicant:
   (a) shall identify the proposed dimensions and location of the fence and the materials from which it is to be constructed,
   (b) indemnify the City for any losses incurred should the applicant construct any portion of the fence on the wrong property and
   (c) execute an acknowledgment that it is in the best interest of the subject property owner to submit a legal survey of the subject property with the application.

   Only the property owner may execute an application for a residential fence permit. If the proposed fence conforms to the provisions of this Section, the Building Official shall issue a permit.
7. Any person, firm or corporation violating the provisions of this Section shall be deemed guilty of an ordinance violation and upon conviction thereof shall be subject to the penalties provided for the violation of municipal ordinances.

CONDITIONS FOR APPROVAL: 743 HARVEST

6' CEDAR FENCE

- ANY FENCE USED AS A POOL BARRIER MUST ALSO COMPLY WITH THE 2006 IRC BUILDING CODE
- SUBJECT TO FIELD INSPECTION AND CODE COMPLIANCE
- ANY ELECTRICAL, PLUMBING, AND/OR MECHANICAL WORK REQUIRES A SEPARATE PERMIT
- APPROVED PLANS MUST REMAIN ON SITE AT ALL TIMES
- A FINAL INSPECTION IS REQUIRED WITHIN 6-MONTHS FROM THE APPROVED DATE SHOWN BELOW
- APPROVED PLANS MUST BE MADE AVAILABLE AT THE TIME FINAL INSPECTION IS REQUESTED
- ALL INSPECTIONS MUST BE SCHEDULED NO LESS THAN 24 HOURS IN ADVANCE

APPROVED BY: G. Kell
Building Inspector

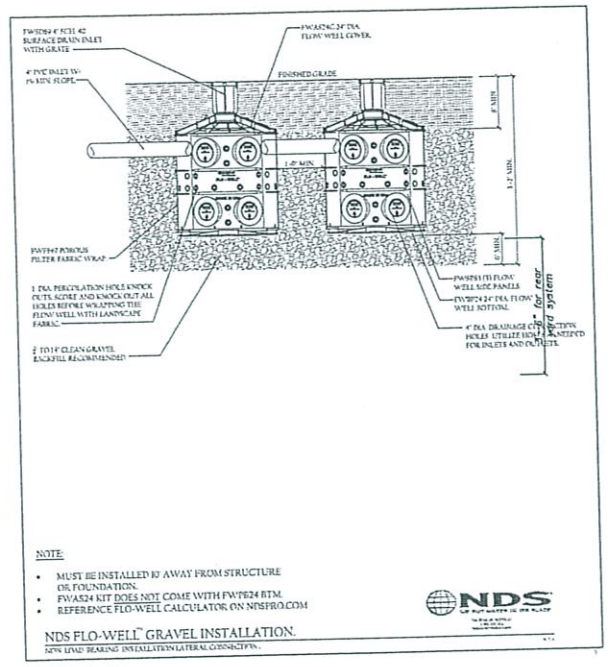
BLDG PERMIT NOS.: P2016-00425

DATE APPROVED: 04.01.2016

A SITE PLAN FOR

743 HARVEST LANE

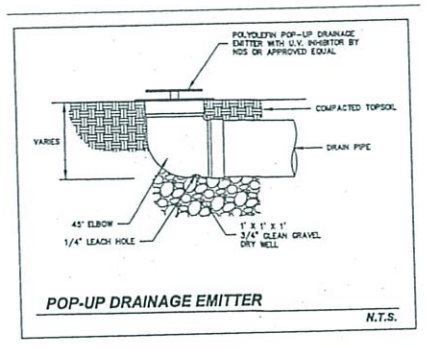
A TRACT OF LAND BEING LOT 22 OF
HARVEST ACRES, P.B. 46, PG. 49
TOWNSHIP 45 NORTH, RANGE 6 EAST,
ST. LOUIS COUNTY, MISSOURI



NOTE:

- MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
- FWAS24 KIT DOES NOT COME WITH FWT824 BTM.
- REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM

NDS FLO-WELL® GRAVEL INSTALLATION.
NON LOAD BEARING INSTALLATION (LATERAL CONNECTION).



POP-UP DRAINAGE EMITTER

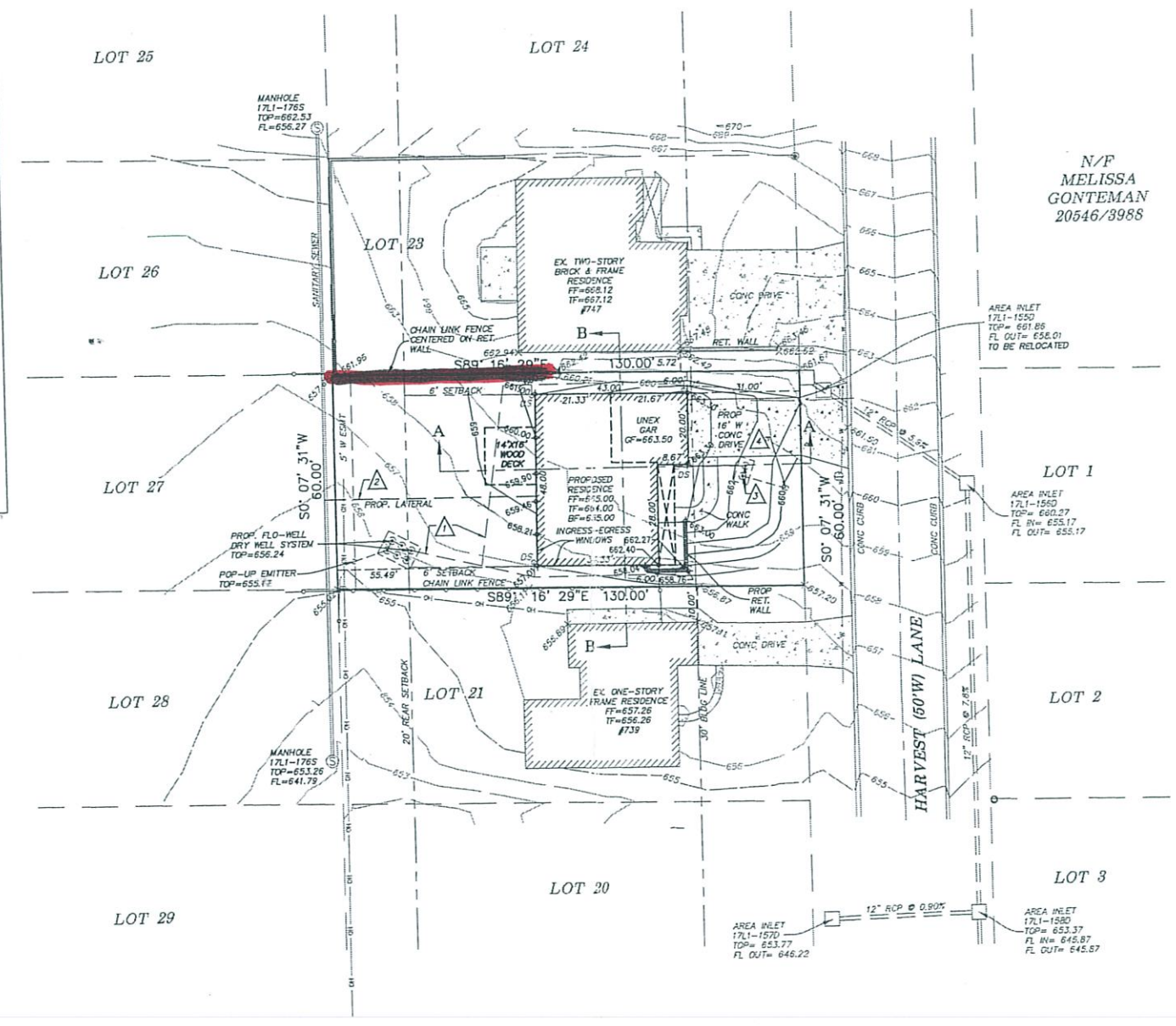
N.T.S.

DIFFERENTIAL RUN OFF MITIGATION CALCULATION

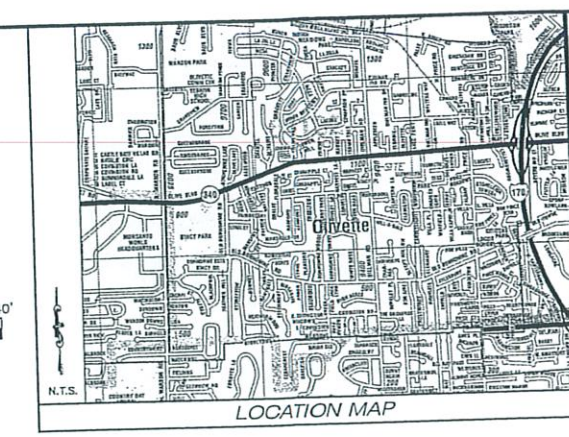
(Proposed Rear Yard System)
15yr – 20min DIFFERENTIAL RUNOFF = 0.03 cfs
20min DIFFERENTIAL VOLUME = 0.10 cfs X 20min X 60sec = 120 C.F.

(Proposed Front Yard System)
15yr – 20min DIFFERENTIAL RUNOFF = 0.13 cfs
20min DIFFERENTIAL VOLUME = 0.03 cfs X 20min X 60sec = 36 C.F.

DUEL FLO-WELL DRY WELL & ROCK BACKFILL VOID STORAGE = 156.00 C.F.
STORM WATER MITIGATION EXCEEDED



GRAPHIC SCALE
1"=20'



LOCATION MAP

DEVELOPMENT NOTES:

1. Site Address:
   743 Harvest Lane
   Olivette, MO 63132

2. Owner Information:
   Helmut Weber Construction
   606 Green Tree Meadows Drive
   Lake Saint Louis, MO 63367

3. Area of Tract: 7,800 Square Feet.

4. Present Zoning: "SR" Single Family Residential

   Zoning Setback Requirements are as follows.

   Front – 30 feet
   Side – 6 feet
   Rear – 20 feet

5. Property served by the following:

Water	Missouri American Water	866-430-0820
Sewer	MSD	314-768-6260
Telephone	AT&T	800-288-2020
Gas	Laclede Gas	314-621-6960
Electric	Ameren UE	314-814-8900
Olivette Fire Protection District		
Ladue School District		

6. According to the FIRM Flood Insurance Rate Map 29183C0167 H Dated August 2, 1995, this development is located in Zone X unshaded, Areas determined to be outside the 500-year floodplain.

7. The project benchmark is St. Louis County Benchmark #14514 NAVD88 (SLC2011A) Elevation = 656.55 collected at an elevation of 656.63. Described as on "L" on the southeast corner of a 4'x9' concreted pad for a low lighted "Walgreens" sign with masonry base in a lawn area at #9395 Olive Blvd, roughly 59' north of centerline of Olive Blvd and 174' East of centerline of Dielman Rd.

8. The proposed residence is to be 27'-5" in height.

LOT DATA AND ZONING REGULATIONS	
LOT AREA	7,800 SF.
PERMITTED SITE COVERAGE	2,500 SF.
PERMITTED FLOOR AREA	3,500 SF.
LOT WIDTH	60 FT.
LOT DEPTH	130.00 FT.
FRONT YARD SETBACK	30 FT.
SIDE YARD SETBACK	6 FT.
REAR YARD SETBACK	20 FT.

EXISTING CONDITIONS	
BUILDING FOOTPRINT	1,086 SF.
DRIVEWAY/TURNAROUND/SIDEWALK	413 SF.
OTHER HARD SURFACE AREAS	313 SF.
TOTAL EXISTING IMPERVIOUS AREAS	1,812 SF.

PROPOSED IMPROVEMENTS	
BUILDING FOOTPRINT	1,952 SF.
DRIVEWAY/TURNAROUND/SIDEWALK	499 SF.
OTHER HARD SURFACE AREAS	93 SF.
TOTAL PROPOSED IMPERVIOUS AREAS	2,544 SF.

SYMBOL LEGEND

FOUND CROSS	ELECTRIC BOX	CABLE TV BOX
FOUND IRON PIPE	ELECTRIC METER	LIGHT STANDARD
SET IRON ROD	POWER POLE	CLEAN OUT
BENCHMARK	GUY WIRE	SANITARY MANHOLE (EXISTING)
TRAFFIC SIGNAL BOX	GAS METER	STORM SEWER MANHOLE (EXISTING)
PHONE BOX	GAS VALVE	STORM SEWER DRAIN (EXISTING)
UTILITY MANHOLE	WATER METER	GRATE INLET (EXISTING)
BOLLARD	WATER VALVE	AREA INLET (EXISTING)
MAILBOX	HYDRANT	GENERAL SURFACE DRAINAGE
SIGN	WATER SHUT OFF	516 EXISTING CONTOUR
POST	SPRINKLER HEAD	TREE LINE
EXISTING SHRUB	IRRIGATION VALVE BOX	8" PVC SAN. SEWER (EXISTING)
EXISTING DECIDUOUS TREE	WELL	12" CMP STORM DRAIN (EXISTING)
EXISTING EVERGREEN TREE	TEST HOLE	

1. NOTE: THE PROPOSED ROOF DRAIN SYSTEM PIPING SHALL BE 6" PVC AT 1% MINIMUM SLOPE.
2. NOTE: CONTRACTOR TO VERIFY THE DEPTH OF THE SANITARY SEWER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL INSTALL A NEW SANITARY SEWER LATERAL AT A MINIMUM SLOPE OF 2%
3. FLO-WELL DRY WELL SYSTEM TOP=661.76, FL=660.76
4. POP-UP EMITTER TOP=659.83

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1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

PREPARED FOR

HELMUT WEBER CONSTRUCTION
606 GREEN TREE MEADOWS DR.
LAKE SAINT LOUIS, MO 63367
CONTACT: HELMUT WEBER

THD DESIGN GROUP, INC.
"your solution for engineering and surveying"

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TEL: 636-294-3922
FAX: 636-294-3927
WEB: THDESIGNGROUP.COM

743 HARVEST ACRES
SITE PLAN
SITE PLAN

STATE OF MISSOURI
TODD M. FYFER
NUMBER E-23001/50008
REGISTERED PROFESSIONAL ENGINEER

PROJECT NUMBER: 15-0542
DATE: 08/12/15
DRAWN BY: MLP

ypd 8-12-2016 CK #34137
SITE PLAN -150.00
CDR -250.00
STORMWATER #350.00

Olivette
...in the center of it all

CITY OF OLIVETTE

PETITION FOR COMMUNITY DESIGN REVIEW (RESIDENTIAL)

City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252 (Office)
www.olivettemo.com

Carlos Trejo, AICP
Director

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties.

Name and Title: HELMUT WEBER - PRESIDENT

Company Name: HELMUT WEBER CONSTRUCTION COMPANY

Address: 1707 S. HENKE RD City: LAKE ST. LOUIS Zip Code: 63367

E-mail Address: hwcstl@yahoo.com Phone Number: (314) 607-4466

As the applicant, which of the following apply:

- [x] Developer
- [x] Contractor
- [x] Owner
- [ ] Registered Engineer
- [ ] Registered Architect
- [ ] Licensed Surveyor

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- [x] New Single Family Residential Construction
- [ ] Major Residential Addition and/or exterior modification
- [ ] Accessory Structure
- [ ] Other (Site Plan Review)

PROPERTY INFORMATION

Address of Property: 740 CHERRY TREE LANE

St. Louis County Tax ID No. 17L420633

Legal Description of Property: LOT 27 OF HARVEST ACRES

OWNERSHIP (If applicant is not the owner):

Name of Owner: HELMUT WEBER CONSTRUCTION COMPANY

Mailing Address: 1707 S. Henke Rd City: LAKE ST. LOUIS Zip Code: 63367

Phone Number: (314) 607-4466 E-mail: hwcstl@yahoo.com

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a fee of $150 must be submitted to the Department of Public Services thirty (30) days before a scheduled meeting.

Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. By Ordinance, the PCDC must take action on the Petition within 60 days, unless the applicant submits a written request for an extension.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

RECEIVED AUG 12 2016

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:

x Helmut Weber
Name of applicant

8/12/16
Date

PROJECT SUMMARY
740 Cherry Tree Lane – NEW CONSTRUCTION

1. ***An explanation of how the size, bulk of the new home is compatible with the prevailing mass of adjacent and surrounded detached residences***

   The home at 740 Cherry Tree Lane will conform to other new homes and homes that have been extensively remodeled in the general area.

2. ***An explanation of how the height of the new home is compatible***

   There have been many 2-Story homes built on both Harvest Lane and Cherry Tree Lane. The height is compatible.

3. ***An explanation of what architectural features of the new home are intended to compliment the adjacent and surrounding residence***

   The purposed home at 740 Cherry Tree Lane will be traditional looking and compatible to many homes in the general area.

4. ***An explanation on the efforts that will be incorporated on the site development to eliminate any adverse affect on grading and storm-water drainage to adjacent and surrounding properties.***

   Erosion Control will be established on the south and east side of the property and reinforced with straw bales if necessary, as well as anywhere else that will require erosion control.

THD Design Group
"your solution for engineering and surveying"

740 CHERRY TREE LANE
OLIVETTE, MO
PROJECT REPORT

Prepared For:
HELMUT WEBER
CONSTRUCTION
1707 S. Henke Rd.
Lake Saint Louis, MO 63367
(636) 561-4466

Prepared By:
THD DESIGN GROUP
148 Chesterfield Industrial Blvd, Suite E
Chesterfield, Missouri 63005
(636) 294-2972

THD Project Number: 16-0839

Date:
August 12, 2016

PROJECT REPORT

INTRODUCTION

Helmut Weber Construction proposes to demolish the existing home located at 740 Cherry Tree Lane. This area of the city has seen a pattern of redevelopment in recent years. Several of the homes along Cherry Tree Lane have been demolished and replaced.

MASS, SIZE AND BULK COMPATIBILITY

The proposed home at 740 Cherry Tree Lane is consistent with the redevelopment pattern in this area. Several very similar homes have been constructed in this area some of which are nearly identical. The mass, size and bulk of the proposed home is compatible with the prevailing mass, size and bulk of the surrounding residences. The floor area ratio, lot coverage and height of the proposed building are all compliant with city requirements. The majority of the lots along Cherry Tree Lane have been redeveloped with home of similar mass, size and bulk. This home will not dominate the other homes in the area and is compliant with the spirit and intent of the guidelines.

HEIGHT COMPATIBILITY

The proposed home at 740 Cherry Tree Lane is consistent with the redevelopment pattern in this area. Several very similar homes have been constructed in this area some of which are nearly identical. The height of the proposed home is compatible with the height of the surrounding residences. The majority of the lots along Cherry Tree Lane have been redeveloped with home of similar mass, size and bulk. This home will not dominate the other homes in the area and is compliant with the spirit and intent of the guidelines.

ARCHITECTURAL FEATURES

The proposed home at 740 Cherry Tree Lane is consistent with the redevelopment pattern in this area. Several very similar homes have been constructed in this area some of which are nearly identical. The elevation articulation and materials of the proposed home harmonize with the architectural features of the surrounding residences. The use of brick, stone and complex roof patterns compliments the surrounding homes and is compliant with the spirit and intent of the guidelines.

IMPACT OF GRADING AND STORMWATER DRAINAGE

The proposed site development will not adversely affect the surrounding properties. The finished floor elevation will create a smooth transition between the surrounding residences. The site grading is considerate of the finished grades of the surrounding residences. Efforts have been made to reduce the amount and velocity of stormwater runoff onto adjacent properties. The site grading directs runoff away from adjacent residences.

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132

(314) 993-0252 (Office)
www.olivettemo.com

DEPARTMENT MEMORANDUM

DATE: SEPTEMBER 29 2016

TO: PLANNING AND COMMUNITY DESIGN COMMISSION

FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: 740 CHERRY TREE LANE
PETITION FOR COMMUNITY DESIGN, SITE PLAN, & CONCEPT STORMWATER MANAGEMENT PLAN REVIEWS

PETITIONER:
Helmut Weber
Helmut Weber Construction Comp.

ENGINEER:
THD Design Group, Inc.

ARCHITECT:
L.R. Spraul Designs, LLC

Item introduced: September 29, 2016
Commission has sixty (60) days to act. No later than November 28, 2016

STAFF SUMMARY

1. Petition for a two level home with 2-car front-entry garage. Subject to Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review.
2. Zoning: SR Single Family Residential District.
3. Zoning compliance: The subject property does not comply with the minimum lot size requirements under Section 400.235, and thus is subject to Site Plan Review.
4. Community Design Review: In review of the Olivette Residential Redevelopment and Design Guidelines, staff request the Commission to determine compliance with the massing and roof compatibility with the adjacent properties, and the visibility and projection of garage along the streetscape.
5. Site Plan Review. Staff's analysis finds that reasonable steps have not been taken to minimize the negative effects of the proposed development upon the surrounding built and natural environment as well as the subject site itself in regards to stormwater drainage.
6. Concept Stormwater Management Plan Review. Staff's analysis finds that insufficient consideration to the potential stormwater management impacts of proposed site alterations upon the surroundings, specifically the stormwater impacting the property under review from adjacent and surrounding properties.
7. As of the writing of this report, staff has not received an analysis from the City's stormwater consultant.
8. Given the aforementioned items in this summary, staff recommends the Petitioner have the surveyor/engineer discuss Stormwater and grading plan to the Commission.
9. Should the Commission consider action on the petition, staff recommends the following motion:

SUGGESTED MOTION: The Commission should consider the following motion in the affirmative as follows:

> Motion to approve the Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review for the Petition for a new single family home at 740 Cherry Tree Lane, as presented in the Memorandum from the Department of Planning and Community Development dated September 29, 2016, subject to any staff conditions noted therein.

ATTACHMENTS:

- Staff Report
- Staff Review Letter (August 23, 2016)
- Project Report
- Petition Application

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132

(314) 993-0252 (Office)
www.olivettemo.com

DEPARTMENT MEMORANDUM

DATE: **SEPTEMBER 15, 2016**

TO: **PLANNING AND COMMUNITY DESIGN COMMISSION**

FROM: **CARLOS TREJO, AICP**
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: **740 CHERRY TREE LANE**
PETITION FOR COMMUNITY DESIGN, SITE PLAN, & CONCEPT STORMWATER MANAGEMENT PLAN REVIEWS

PETITIONER:
Helmut Weber
Helmut Weber Construction Comp.

ENGINEER:
THD Design Group, Inc.

ARCHITECT:
L.R. Spraul Designs, LLC

Item introduced: September 15, 2016
Commission has sixty (60) days to act. No later than November 14, 2016

STAFF SUMMARY

1. Petition for a two level home with 2-car front-entry garage. Subject to Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review.
2. Zoning: SR Single Family Residential District.
3. Zoning compliance: The subject property does not comply with the minimum lot size requirements under Section 400.235, and thus is subject to Site Plan Review.
4. Community Design Review: In review of the Olivette Residential Redevelopment and Design Guidelines, staff request the Commission to determine compliance with the massing and roof compatibility with the adjacent properties, and the visibility and projection of garage along the streetscape.
5. Site Plan Review. Staff's analysis finds that reasonable steps have not been taken to minimize the negative effects of the proposed development upon the surrounding built and natural environment as well as the subject site itself in regards to stormwater drainage.
6. Concept Stormwater Management Plan Review. Staff's analysis finds that insufficient consideration to the potential stormwater management impacts of proposed site alterations upon the surroundings, specifically the stormwater impacting the property under review from adjacent and surrounding properties.
7. As of the writing of this report, staff has not received an analysis from the City's stormwater consultant.
8. Given the aforementioned items in this summary, Staff recommends the petition be deferred.
9. Should the Commission consider action on the petition, staff recommends the following motion:

SUGGESTED MOTION: The Commission should consider the following motion in the affirmative as follows:

> Motion to approve the Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review for the Petition for a new single family home at 740 Cherry Tree Lane, as presented in the Memorandum from the Department of Planning and Community Development dated September 15, 2016, subject to any staff conditions noted therein.

ATTACHMENTS:

- Staff Report
- Staff Review Letter (August 23, 2016)
- Project Report
- Petition Application

RECOMMENDED CONDITIONS FOR APPROVAL:
Should the Commission consider approving the petition as submitted, staff recommends that at a minimum the Commission consider the following conditions as part of any action:

1. Stormwater Management shall provide for onsite detention of no less than the proposed roof area of the home designed for a 15-year 20-minute storm event.
2. Filter and cleanout mechanism to be installed for pipes or downspouts leading into the Stormwater system.
3. Petitioner to provide additional information regarding how stormwater and the sump pump discharge will be managed, especially along the side property lines between the proposed home and the existing homes adjacent. This includes verification of any obstructions proposed along the side lot lines.

In addition, the following conditions of approval should be included in any motion:

1. At the time of application for a building permit, the Petitioner shall submit a final Site Improvement Plan for review by the City's Stormwater consultant for determination of required installation and final inspections. The number of required inspections shall not exceed three. Each required inspection is $250 and shall be paid by the Petitioner at the time the permit is issued.
2. Prior to the scheduling of the final building permit inspection, an as-built survey showing the following minimum items shall be submitted for staff review:
    a. Elevations of finished flat work, including the elevation grade of all corners,
    b. Location of any Stormwater improvements, and
    c. Elevation spots of the lot grading conditions, including, but not limited to, elevation points of all swales, including high and low points.
3. The top of foundation elevation be limited to no more than 660.00. Staff shall be provided an opportunity to require additional grading changes to the site, including adjusting the proposed top of foundation, as necessary to control/limit stormwater runoff on the site and to adjacent properties.
4. Building Permit Plans shall be in compliance with the Commission reviewed plans consisting of architectural plans provided by L.R. Spraul, LLC, with a revision date of August 26, 2016, and site improvement plans provided by THD Design Group, Inc., dated August 26, 2016, subject to any required modifications noted herein.
5. Verification of the proposed building setbacks, the location of the footing forms, and an estimation of the overall residential building height based on the elevation of the footing forms are to be provided by a registered surveyor of the State of Missouri to the Building Division before the pouring of the building footings.
6. Any exposed portions of the foundation wall along Cherry Tree Lane and the site elevation along the north and south in which the foundation wall exceeds a height of one foot (1') above the approve finished grade shall have an exterior finish cover equal to that of the overall exterior elevation finish. Building plans submitted at the time of building permit application are to be reflective of this condition.

Only a simple majority of the Commission is necessary to approve the Petitions for Community Design Review, Site Plan Review, and Concept Stormwater Management Plan.

DRAFT

ZONING ANALYSIS

BUILDING AREA AND COVERAGE

PROPOSED BUILDING			SITE COVERAGE			
First Floor Habitable	1,380	sf.	Lot Area	8,835	sf.	
Attached Garage	427	sf.				
Total Building Footprint	**1,807**	**sf.**	**Existing Site Coverage**			**Percent**
			Building Footprint	1,476	sf.	16.7%
Second Floor	1,823	sf.	All other areas	1,032	sf.	11.7%
TOTAL	**3,630**	**sf.**	TOTAL EXISTING	2,508	sf.	28.4%
w/o garage	**3,203**	**sf.**				
			Proposed site coverage			**Percent**
Maximum Code Allowed			Building Footprint	1,807		**20.5%**
Resd. FAR @ 0.30 or 3,500	3,500	sf.	All other areas	823	sf.	**9.3%**
Site Coverage @ 25% or 2,500 sf.	2,500	sf.	TOTAL PROPOSED	2,630	sf.	**29.8%**
50	1		**Change**	**Numerical**		**Percent**
			Buliding Footprint	331	sf.	20.1%
			All other areas	(209)	sf.	-20.3%
			TOTAL	**122**	**sf.**	**4.9%**

BUILDING SETBACKS, existing and proposed

			Code		Building Setbacks				Distance from Neighbor			
			Rqd.		Existing		Proposed		Existing		Proposed	
Front yard	Cherry Tree	west)	30.0	ft.	32.0	ft.	31.8	ft.	not applic.		not applic.	
Side yard	(Left-	north)	6.0	ft.	9.4	ft.	6.0	ft.	19.4	ft	16.0	ft.
Side yard	Right-	south)	6.0	ft.	10.1	ft.	6.0	ft.	19.7		15.6	
Rear yard	(Rear-	east)	29.5	ft.	67.0	ft.	58.3	ft.	not applic.		not applic.	

FOUNDATION WALL EXPOSURE-per building corner

Corner Grades			Existing	Proposed	T.O. F.	Wall Exposure
NW	Cherry Tree	left	658.5	659.3	660.0	0.7
SW	Cherry Tree	right	657.5	658.2	660.0	1.8
NE	Rear-	left	657.5	658.5	660.0	1.5
SE	Rear-	right	656.6	657.5	660.0	2.5

RESIDENTIAL BUILDING HEIGHT-per building elevation

Cherry Tree Ln - Building Elevation-West	Left	Right	Average Grades	T.O.F.	Bldg. Height	Overall Bldg. Height
Existing	**658.5**	**657.5**	**658.0**	660.0	**30.0**	**32.0**
Proposed	659.3	658.2	658.7	660.0	30.0	31.3
Left side building elevation-North						
Existing	658.5	657.5	658.0	660.0	30.0	32.0
Proposed	659.3	658.5	658.9	660.0	30.0	31.1
Right side building elevation-South						
Existing	657.5	656.6	657.1	660.0	30.0	**32.9**
Proposed	659.3	657.5	658.4	660.0	30.0	31.6
Rear Building Elevation-East						
Existing	657.5	656.6	657.1	660.0	30.0	32.9
Proposed	658.5	657.5	658.0	660.0	30.0	32.0

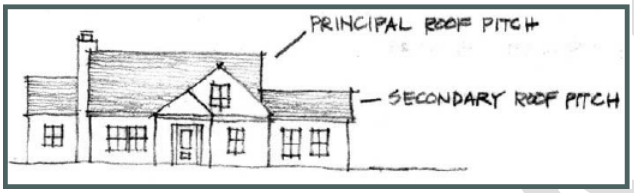
* All grades and heights are measured in feet.

COMMUNITY DESIGN REVIEW ANALYSIS

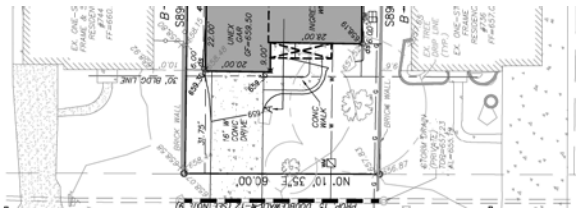
MASSING. Staff does not find the massing of the building, in relation to adjacent properties, within the administrative authority granted under the Guidelines. Staff notes, the Petitioner provided a Sale Contract for the home to the immediate south at 736 Cherry Tree Lane.

Guidelines	Proposed

ROOFS. Staff does not find the rooflines of the building, in relation to adjacent properties, within the administrative authority granted under the Guidelines. Staff notes, the Petitioner provided a Sale Contract for the home to the immediate south at 736 Cherry Tree Lane.

Guidelines	Proposed
	

GARAGES. Staff does not find the garage projection of the building within the administrative authority granted under the Guidelines.

Guidelines	Proposed
	

ELEVATION ARTICULATION. Staff finds the four building elevations compliant with the spirit and intent of the Guidelines.

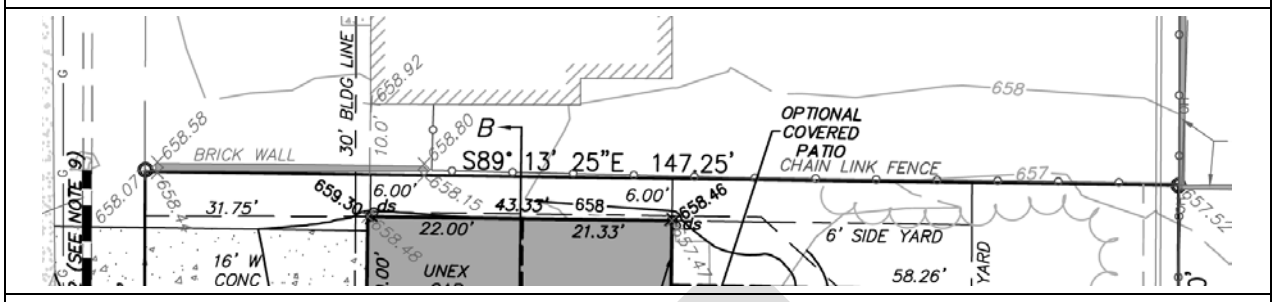
MATERIALS. Staff finds the building materials compliant with the spirit and intent of the Guidelines.

DRAFT

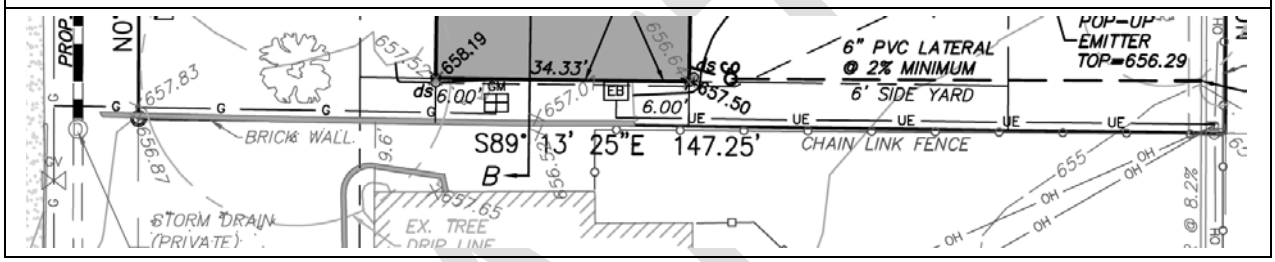
SITE GRADING. Staff finds concern with the following:

- Proposed grading along the side property lines
  - How is stormwater being controlled and directed so as not to pond between houses?
  - Are there any proposed obstructions in the setback areas, such as mechanical equipment, that will impede the stormwater flow?

North Side Lot Line

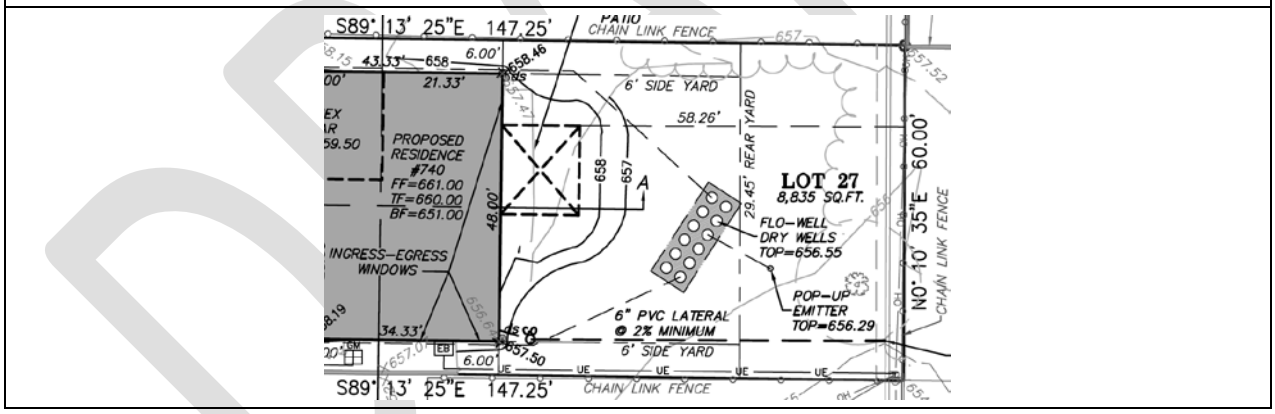


South Side Lot Line

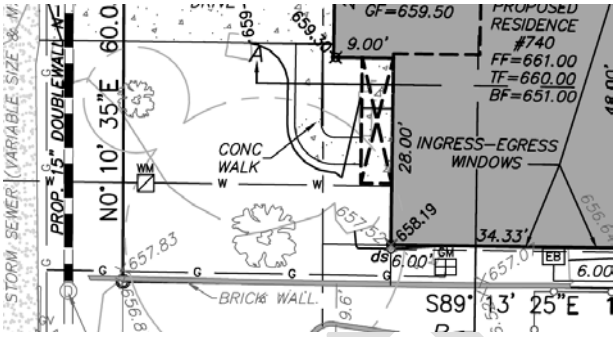


- The location of the detention system, while required, limits viable use of the buildable area of the rear yard.

South Side Lot Line



- The stormwater discharge of the sump pump:
  - Where is the sump pump discharging?
  - How is the discharge being managed/controlled?
  - As noted earlier, how will the flow of the sump pump discharge not be impeded along the south lot line, especially if the flow finds its way between houses?

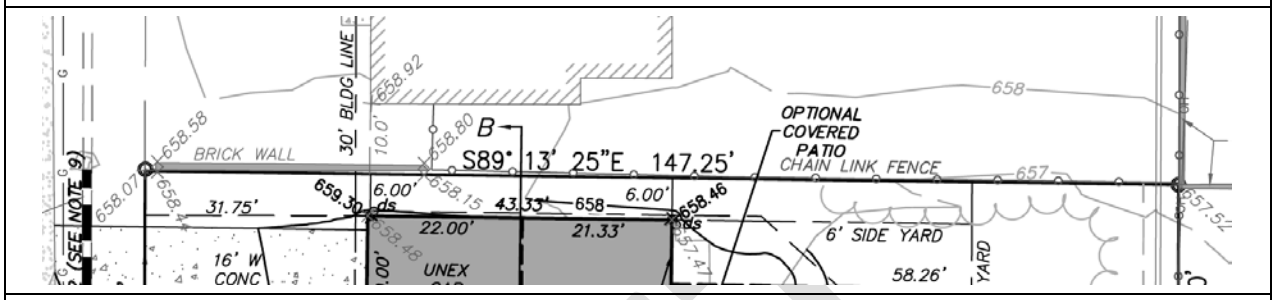
South Side Lot Line


DRAFT

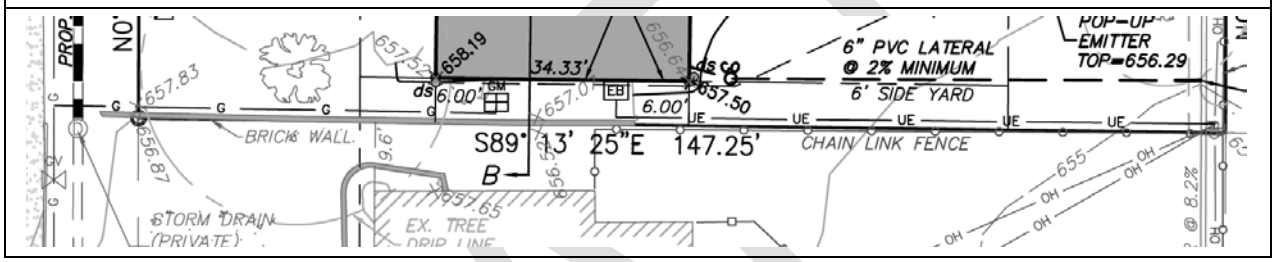
SITE PLAN REVIEW ANALYSIS

Noting the 3-issues cited under Site Grading in the Community Design Review analysis, staff finds that reasonable steps have not been taken to minimize the negative effects of the proposed development upon the surrounding built and natural environment as well as the subject site itself in regards to stormwater drainage. Specifically, the impacts along the side property lines, between the two homes.

North side lot line



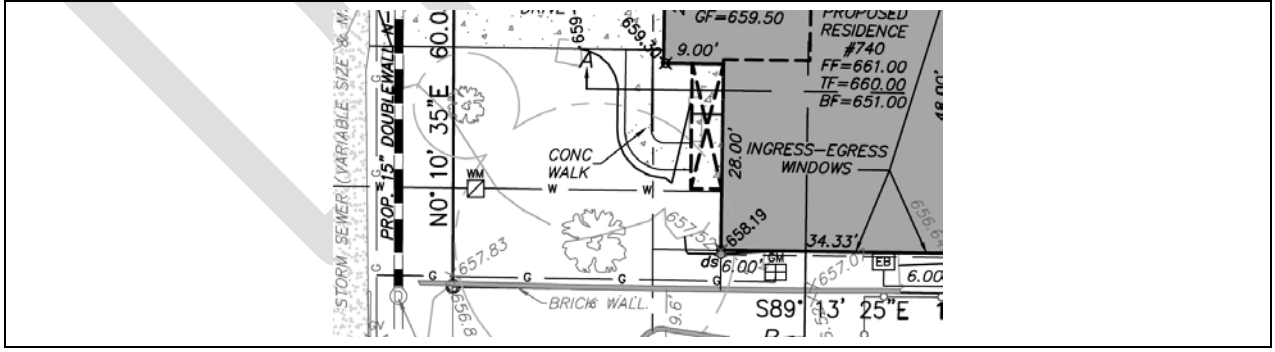
South side lot line



In addition, staff does not find reasonable steps have been taken to minimize the negative effects of the proposed development (specifically the sump pump discharge) upon the surrounding built and natural environment as well as the subject site itself in regards to stormwater drainage.

- Where is the sump pump discharging?
- How is the discharge being managed/controlled?
- As noted earlier, how will the flow of the sump pump discharge not be impeded along the south lot line, especially if the flow finds its way between houses?

- South side lot line



CONCEPT STORMWATER MANAGEMENT ANALYSIS

At the time of the writing of this report, staff has not receive the analysis of the City's stormwater consultant.

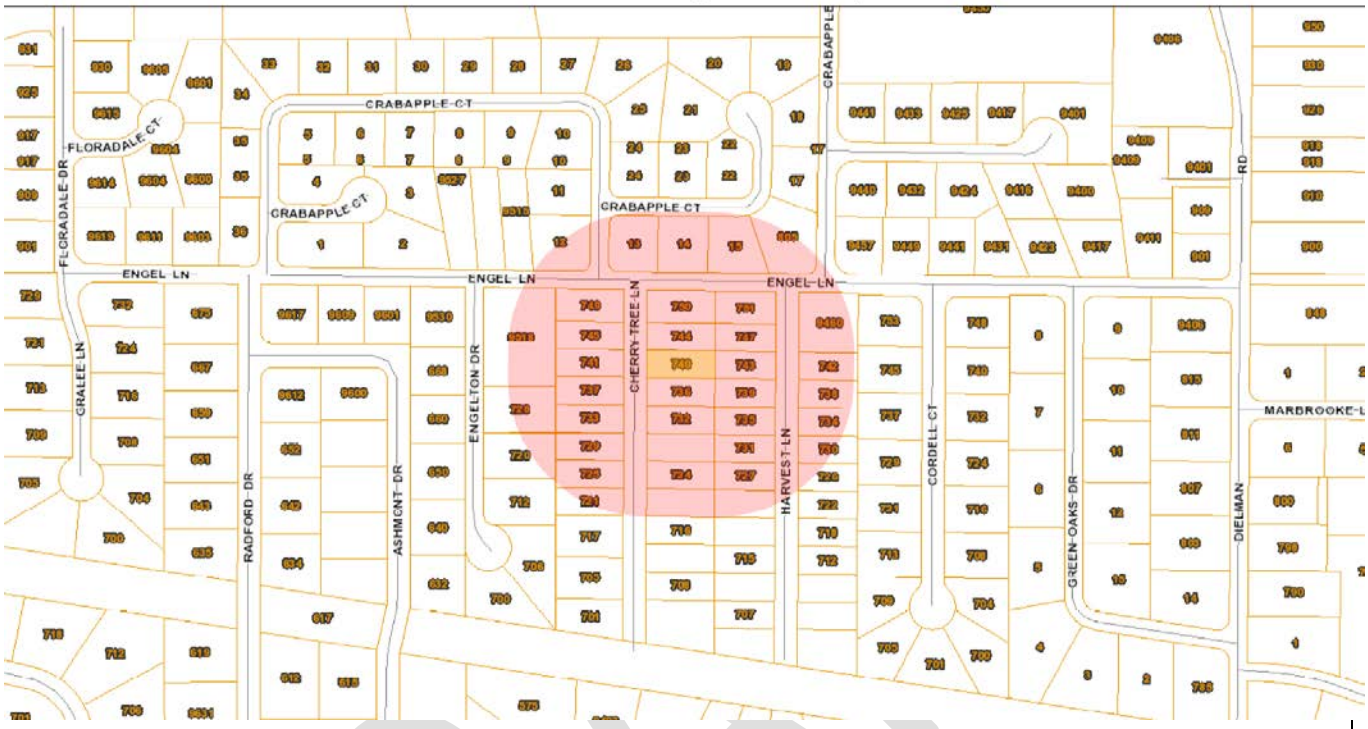
As noted in the analysis under Community Design Review and Site Plan Review, staff finds that the concept stormwater management plan has not adequately addressed the aforementioned issues regarding the grading and impediments along the side property lines, the sump pump discharge, and location of the underground stormwater detention systems.

DRAFT

REFERENCES

LOCATION MAP

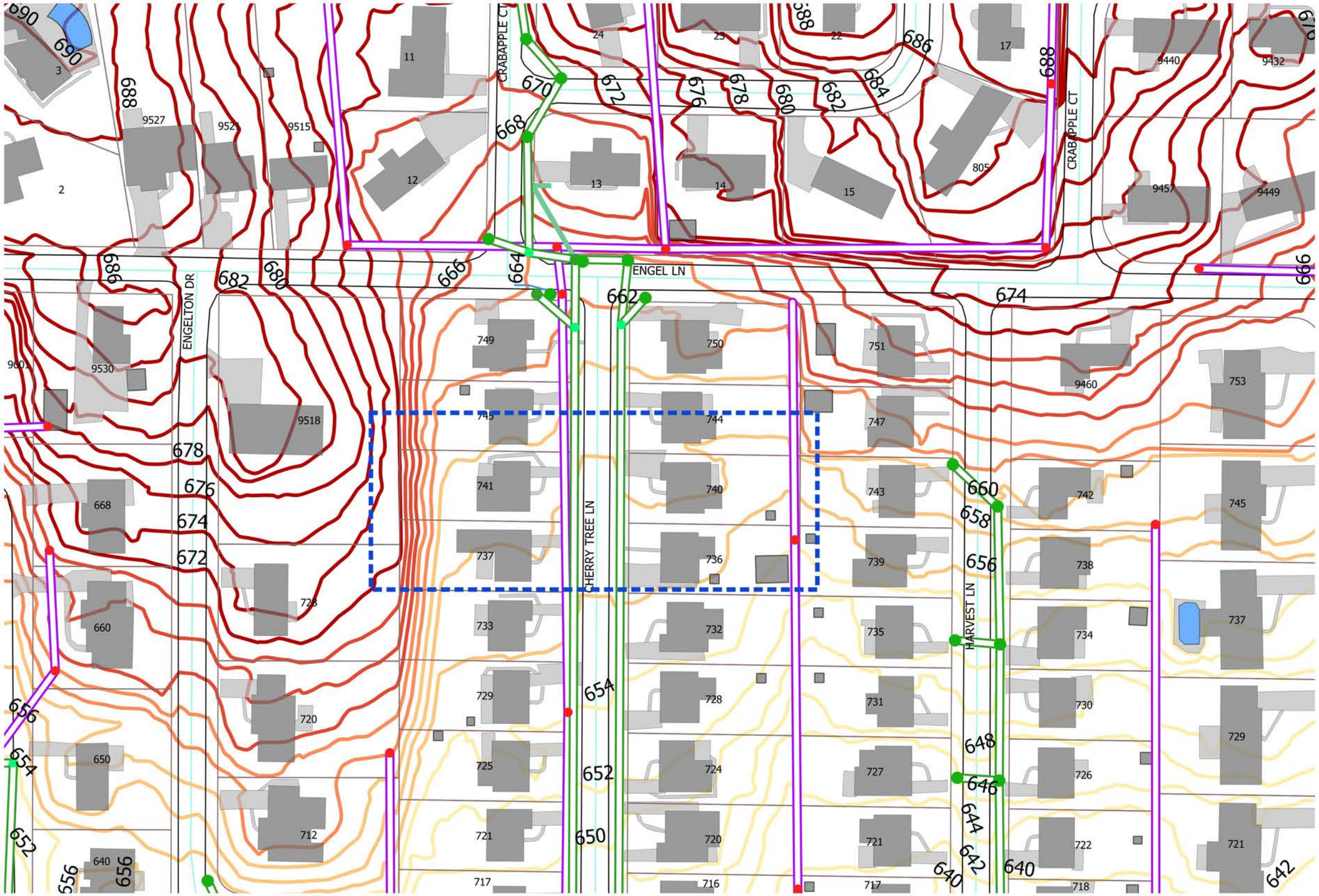
St. Louis County Parcel Map



AERIAL

Stormwater Neighborhood Aerial
740 Cherry Tree Lane & 741 Cherry Tree Lane

Olivette MISSOURI ...in the center of it all



Elevations
- 514 - 655
- 655 - 660
- 660 - 665
- 665 - 670
- 670 - 736
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Gravity Main
- Stormwater Leaders
- Stormwater Ghost Pipe
- Stormwater Management Point
- Sanitary Manhole
- Sanitary Leaders
- Sanitary Gravity Main
- Parcels
- Water
- Paved Drains
- Structures
- Pavement
- In-Ground Swimming-Pools
- Streets

N W E S

0 100 200 300 ft

City of Olivette
Department of Planning & Community Development
Source: MSD & St. Louis County
Created September 2016

St. Louis County Parcel Map

September 9, 2016

1:600

0 0.005 0.01 0.02 mi

0 0.01 0.02 0.04 km

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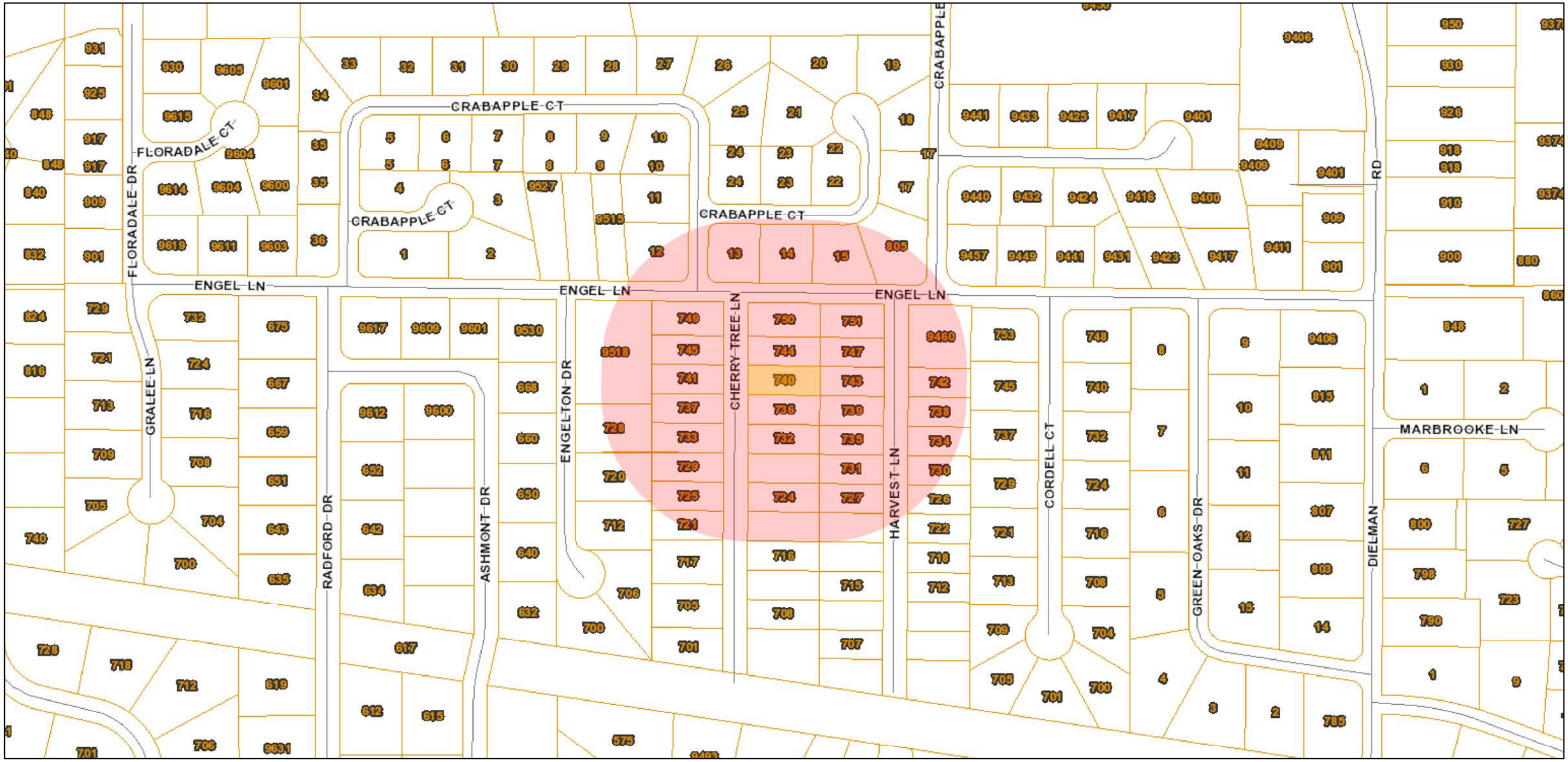
St. Louis County Parcel Map



September 9, 2016

Parcel Buffer

Parcel Selected

1:2,400

0 0.0275 0.055 0.11 mi

0 0.045 0.09 0.18 km

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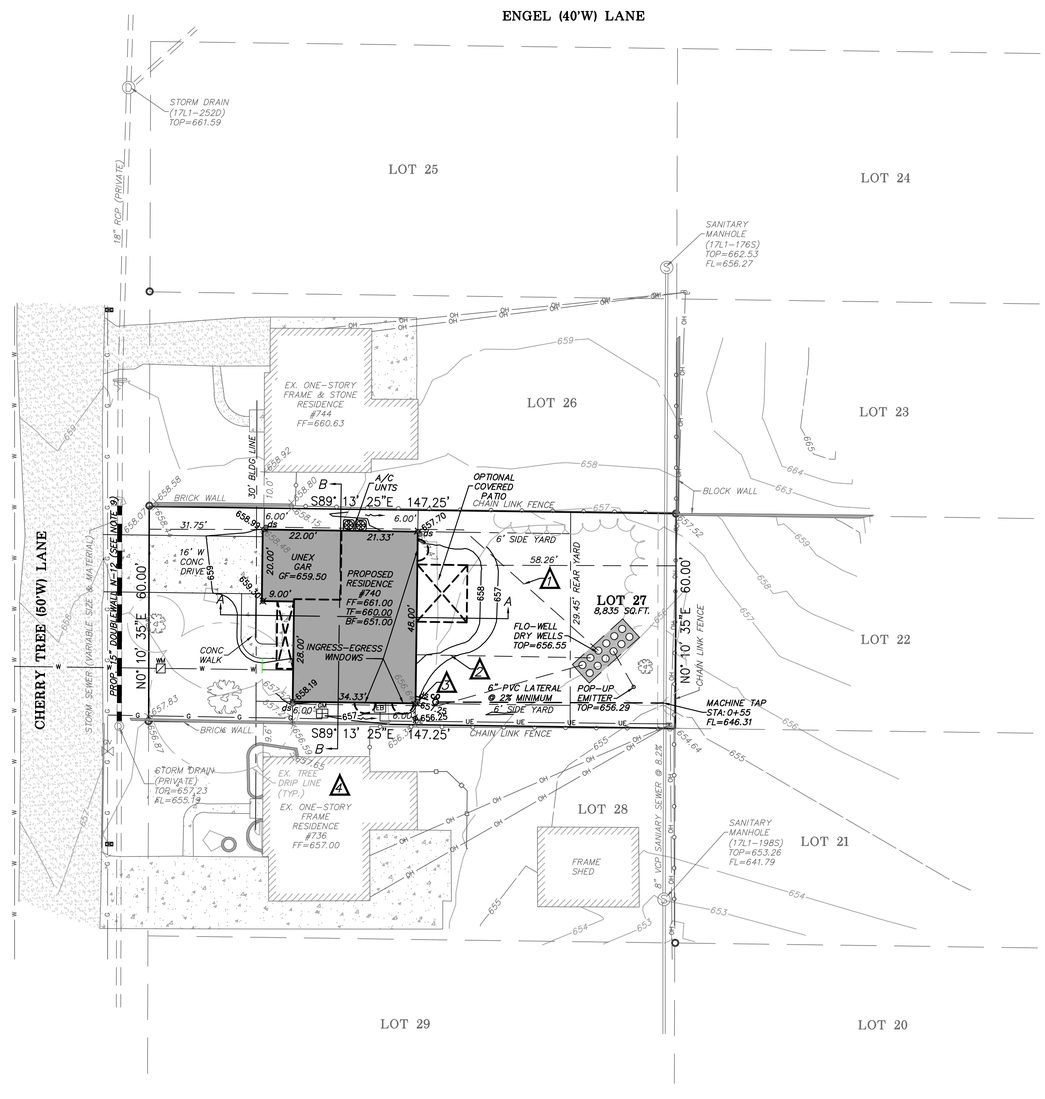
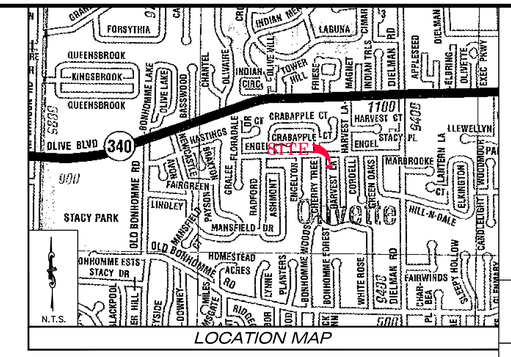
A SITE PLAN FOR
740 CHERRY TREE LANE
A TRACT OF LAND BEING LOT 27 OF HARVEST ACRES P.B. 46, PG. 49, TOWNSHIP 45 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI

20' 0' 20' 40'
GRAPHIC SCALE
1"=20'





LOCATION MAP

Differential Runoff Calculations						
Existing						
		Area (s.f.)	Area (Ac)	PI	Q	
	Building	1,476	0.034	3.54	0.12	cfs
	Pavement	1,032	0.024	3.54	0.08	cfs
	Green Space	6,327	0.145	1.7	0.25	cfs
	Total	8,835	0.203		**0.45**	cfs
Proposed						
	Building	2,140	0.049	3.54	0.17	cfs
	Pavement	600	0.014	3.54	0.05	cfs
	Green Space	6,095	0.140	1.7	0.24	cfs
	Total	8,835	0.203		**0.46**	cfs
	Differential Runoff =	**0.01**	cfs			

LOT DATA AND ZONING REGULATIONS	
LOT AREA	8,835 SF.
PERMITTED SITE COVERAGE	2,500 SF.
PERMITTED FLOOR AREA	3,500 SF.
LOT WIDTH	60 FT.
LOT DEPTH	147.25 FT.
FRONT YARD SETBACK	30 FT.
SIDE YARD SETBACK	6 FT.
REAR YARD SETBACK	29.45 FT.

EXISTING CONDITIONS	
BUILDING FOOTPRINT	1,476 SF.
DRIVEWAY/TURNAROUND/SIDEWALK	1,032 SF.
OTHER HARD SURFACE AREAS	0 SF.
TOTAL EXISTING IMPERVIOUS AREAS	2,508 SF.

PROPOSED IMPROVEMENTS	
BUILDING FOOTPRINT	2,140 SF.
DRIVEWAY/TURNAROUND/SIDEWALK	600 SF.
OTHER HARD SURFACE AREAS	0 SF.
TOTAL PROPOSED IMPERVIOUS AREAS	2,740 SF.

DEVELOPMENT NOTES:

1. Site Address:
   740 Cherry Tree Lane
   Olivette, MO 63132

2. Owner Information:
   Ernest B. & Mildred Malke Trust
   740 Cherry Tree Lane
   Olivette, MO 63132

3. Area of Tract: 8,835 SQUARE FEET

4. Present Zoning: "SR" Single Family Residential

   Zoning Setback Requirements are as follows.

   Front – 30 feet
   Side – 6 feet
   Rear – 20% of the lot depth but no less than 20 feet
   (147.25 x 20% = 29.45')

5. Property served by the following:

Water	Missouri American Water Company
Sewer	Metropolitan St. Louis Sewer District
Telephone	AT&T
Gas	Laclede Gas
Electric	Ameren UE
Olivette Fire Protection District	
Ladue School District	

6. According to the FIRM Flood Insurance Rate Map 29189C0192 K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2 annual chance floodplain.

7. The project benchmark is St. Louis County Benmark #14514 NAVD88 (SLC2001A)
Eleavation = 656.55 collected at an elevation of 656.63. Described as an "L" on the southeast corner of a 4'x9' concreted pad for a low lighted "Wallgreens" sign with masonry base in a lawn area at #9395 Olive Blvd, roughly 59' north of the centerline of olive blvd and 174' east of centerline of Dielman Rd.

8. Location of sump pump discharge: sump pump to discharge at grade away from the structure; contractor to verify sump pump discharge location with home buyer prior to construction; sump pump shall not discharge into flo-well dry well systems; sump pump discharge shall be a minimum of 10 feet away from any property line.

9. Upon completion of building construction the contractor is to remove and replace existing storm drainage pipe within the shadow of the boundary lines along Cherry Tree Lane. Contractor shall maintain the existing drainage system during construction. Pipe shall be replaced with 15" doublewall N-12 pipe, proper backfill and compaction shall be required. The contractor is to notify the Public Works Department prior to construction, City Inspector shall be present at the time of construction.

10. Roof drain piping to Flo-Well Dry Well System shall be 4" PVC at a minimum of 1% slope.

11. Filter and cleanout mechanism to be installed on all pipes discharging to the Flo-Well Dry Well System.

12. A/C units / Mechanical Equipment placed in the side yard area shall not impede the stormwater flow. Equipment shall be mounted on wall bracket if necessary to avoid impeding the stormwater flow.

1. 4" ROOF DRAIN PIPING TO BE A MIN 1% SLOPE (TYP.) FILTER AND CLEANOUT MECHANISMS TO BE INSTALLED ON ALL ROOF DRAIN PIPES DISCHARGING INTO THE FLO-WELL SYSTEM
2. SUMP PUMP TO DISCHARGE INTO FLO-WELL DRY WELL SYSTEM
3. DOWNSPOUTS TO CONNECT TO ROOF DRAIN PIPE SYSTEM AND DISCHARGE INTO FLO-WELL DRY WELL SYSTEM
4. APPLICANT HAS #736 CHERRY TREE LANE UNDER CONTRACT. SIDE YARD DRAINAGE BETWEEN #736 & #740 WILL BE ENHANCED DURING CONST. OF THE NEW HOME ON #736.

SYMBOL LEGEND

×	FOUND CROSS	EB	ELECTRIC BOX	TV	CABLE TV BOX
○	FOUND IRON PIPE	EM	ELECTRIC METER		LIGHT STANDARD
●	SET IRON ROD		POWER POLE		CLEAN OUT
	BENCHMARK		GUY WIRE	S	SANITARY MANHOLE (EXISTING)
TS	TRAFFIC SIGNAL BOX	GM	GAS METER	D	STORM SEWER MANHOLE (EXISTING)
	PHONE BOX	GV	GAS VALVE	D	STORM SEWER DRAIN (EXISTING)
U	UTILITY MANHOLE	WM	WATER METER		GRATE INLET (EXISTING)
	BOLLARD	WV	WATER VALVE		AREA INLET (EXISTING)
	MAILBOX		HYDRANT		GENERAL SURFACE DRAINAGE
	SIGN		WATER SHUT OFF	516	EXISTING CONTOUR
	POST		SPRINKLER HEAD		TREE LINE
	EXISTING SHRUB		IRRIGATION VALVE BOX	8" PVC	SAN. SEWER (EXISTING)
	EXISTING DECIDUOUS TREE	W	WELL	12" CMP	STORM DRAIN (EXISTING)
	EXISTING EVERGREEN TREE	TH	TEST HOLE		

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MISSOURI ONE-CALL SYSTEM, INC.

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740 CHERRY TREE LANE
SITE PLAN
SITE DEVELOPMENT PLAN

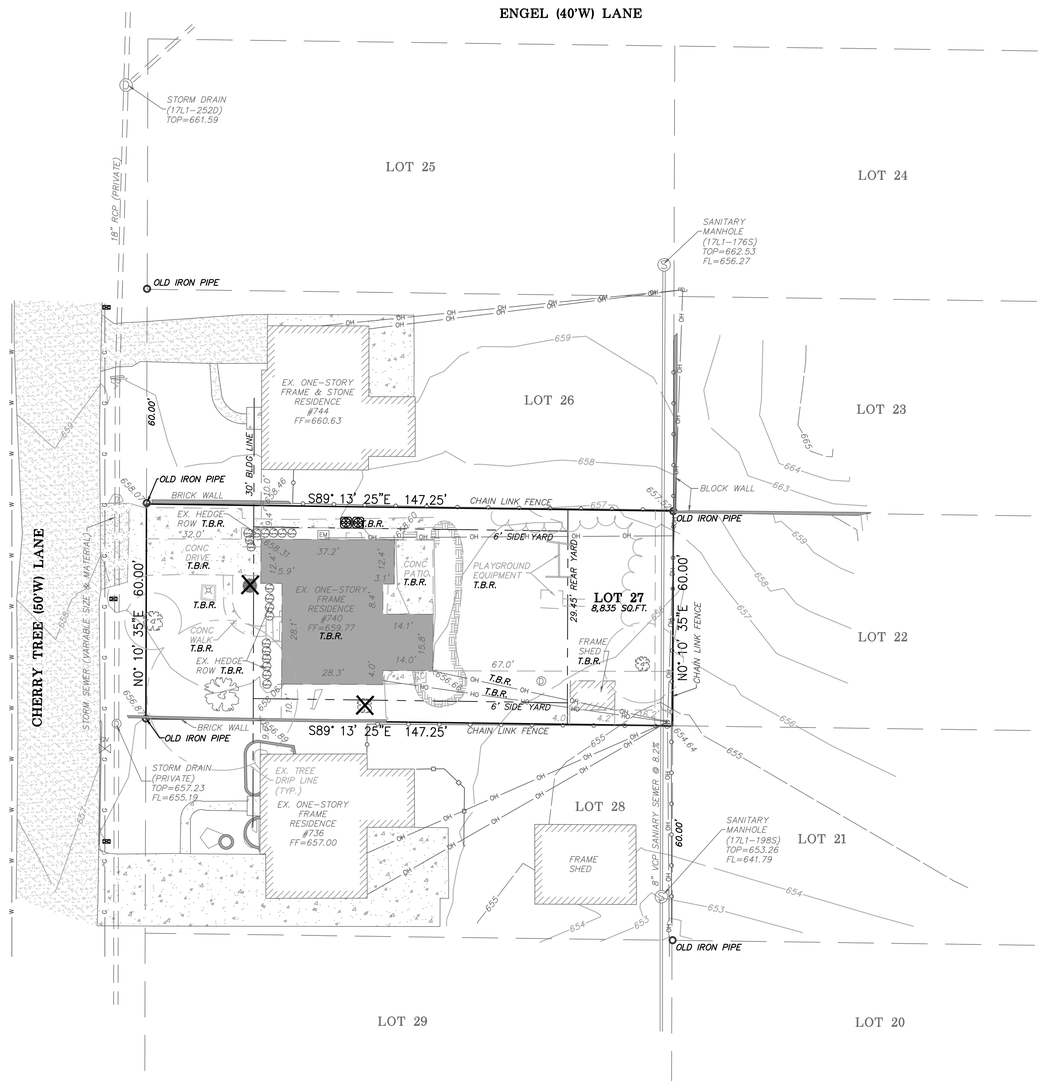
STATE OF MISSOURI
ROBERT S. TIEMANN
NUMBER PE-2016001308
PROFESSIONAL ENGINEER

Date: Sep 14, 2016
Robert Tiemann
License No. MO-2016001308
Civil Engineer

PROJECT NUMBER: 16-0839

DATE: 09/14/16

DRAWN BY: MLP



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740 CHERRY TREE LANE

SITE PLAN

EXISTING CONDITIONS & DEMO PLAN

Date: Sep 14, 2016
Robert Tiemann
License No. MO-2016001308
Civil Engineer

PROJECT NUMBER: 16-0839

DATE: 09/14/16

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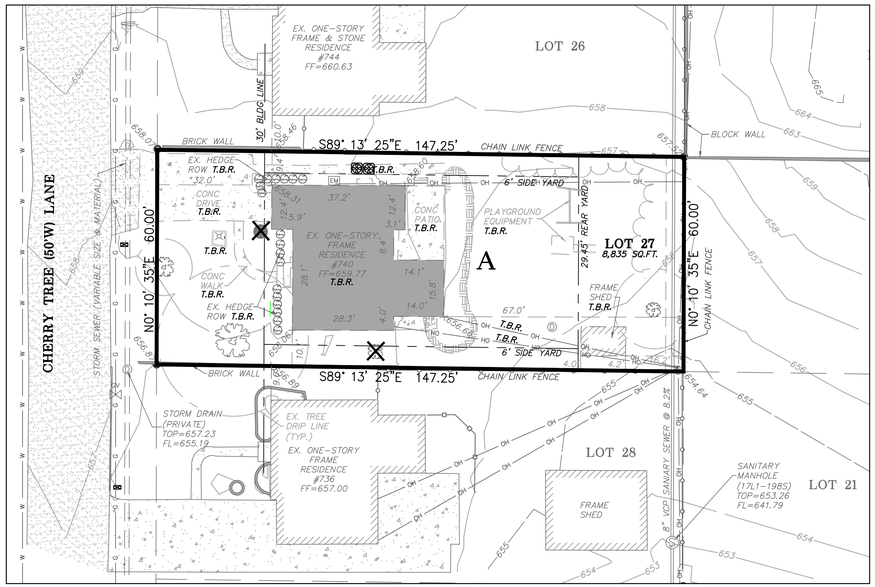
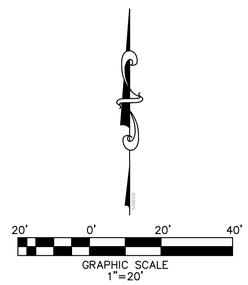
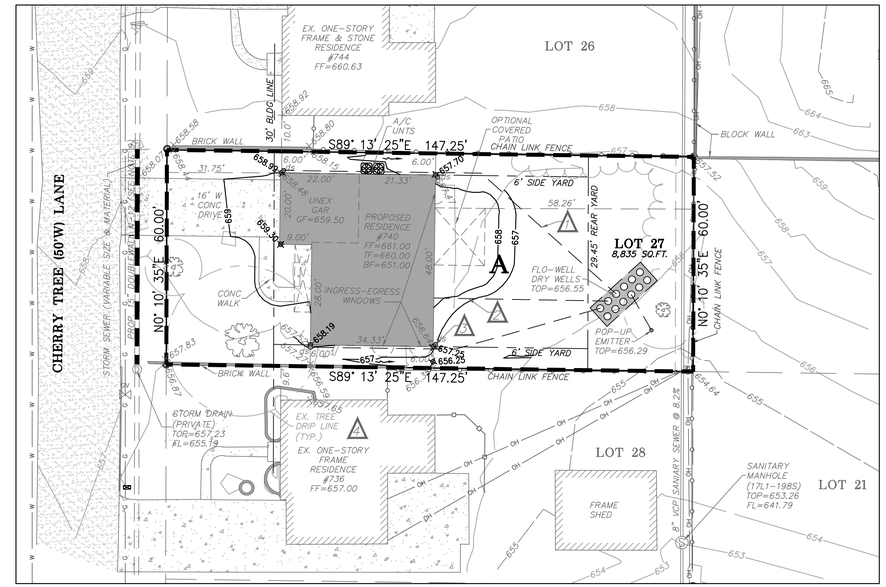


EXISTING DRAINAGE AREA





PROPOSED DRAINAGE AREA

EXISTING DRAINAGE AREA									
DRAINAGE SHED	AREA (S.F./ACRE)		% PERVIOUS	% IMPERVIOUS	15yr	100yr	15yr CFS	100yr CFS	DISCHARGE
A	8,835	0.203	70	30	2.19	2.95	0.444	0.598	SOUTHEAST CORNER

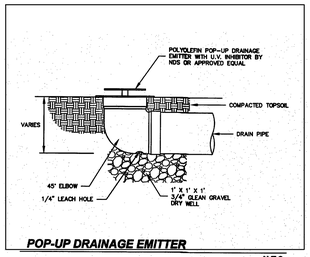
* THE TIME OF CONCENTRATION IS ASSUMED AT 20min FOR THE 15yr-20min RAINFALL

PROPOSED DRAINAGE AREA										
DRAINAGE SHED	AREA (S.F./ACRE)		% PERVIOUS	% IMPERVIOUS	15yr	100yr	15yr CFS	100yr CFS	DISCHARGE
A	6,695	0.154	90	10	1.79	2.42	0.275	0.372	SOUTHEAST CORNER
B	2,140	0.049	0	100	3.54	4.77	0.174	0.234	SOUTHEAST CORNER

* THE TIME OF CONCENTRATION IS ASSUMED AT 20min FOR THE 15yr-20min RAINFALL

DRAINAGE SHED	PRE CONST. cfs	POST CONST. cfs	DELTA cfs	CAPTURED cfs	DELTA discharge cfs
A	0.444	0.275	-0.169	0.000	-0.169
B	0.000	0.174	0.174	0.174	-0.174
				NET	-0.343

* THE TOTAL SITE RUNOFF HAS BEEN REDUCED BY 0.343 cfs



POP-UP DRAINAGE EMITTER

N.T.S.

NOTE:

1. Sump pump shall discharge at grade away from structures.
2. Sump pump shall discharge a minimum of 10' from any property lien.
3. Sump pump discharge shall not discharge into the Flo-Well System.
4. Building shall verify sump pump discharge location with home buyer prior to construction.

ROOF RUN OFF MITIGATION CALCULATION

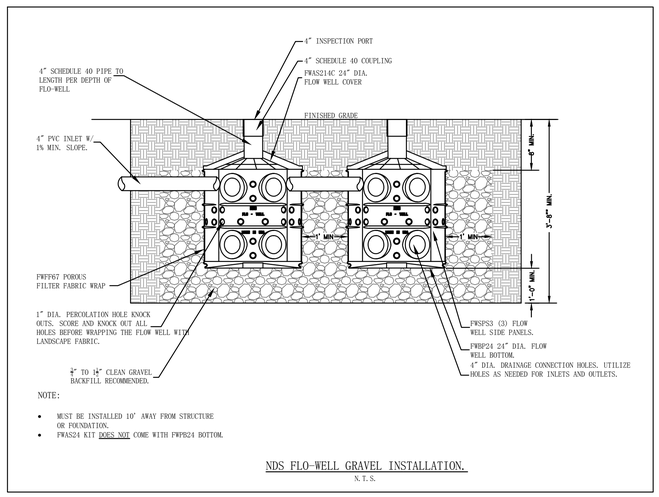
15yr – 20min DIFFERENTIAL RUNOFF = 0.169 cfs
20min DIFFERENTIAL VOLUME = 0.169 cfs X 20min X 60sec = 202.80 C.F.

FLO-WELL DRY WELL SYSTEM = 12 X 6.28 C.F. = 75.36 C.F.

ROCK VOID STORAGE = 19'L X 7'W X 3'D C.F. = 399.00 C.F.
(399.00 – 75.36) X 40% = 129.46 C.F.

SYSTEM STORAGE = 75.36 C.F. + 129.46 C.F. = 204.82 C.F.

STORM WATER MITIGATION EXCEEDED



NOTE:

- MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
- FWAS24 KIT DOES NOT COME WITH FWBP24 BOTTOM.

NDS FLO-WELL GRAVEL INSTALLATION.

N. T. S.

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740 CHERRY TREE LANE

SITE PLAN

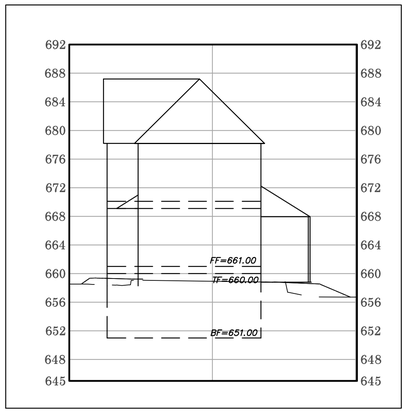
DRAINAGE AREA MAPS

Date: Sep 14, 2016
Robert Tiemann
License No. MO-2016001308
Civil Engineer

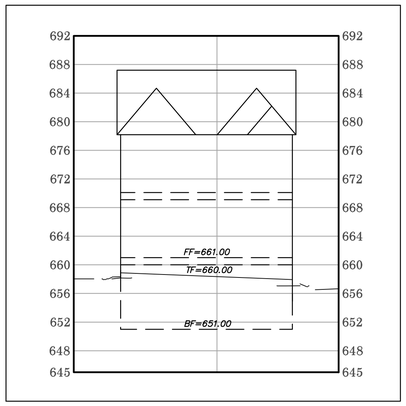
PROJECT NUMBER: 16-0839

DATE: 09/14/16

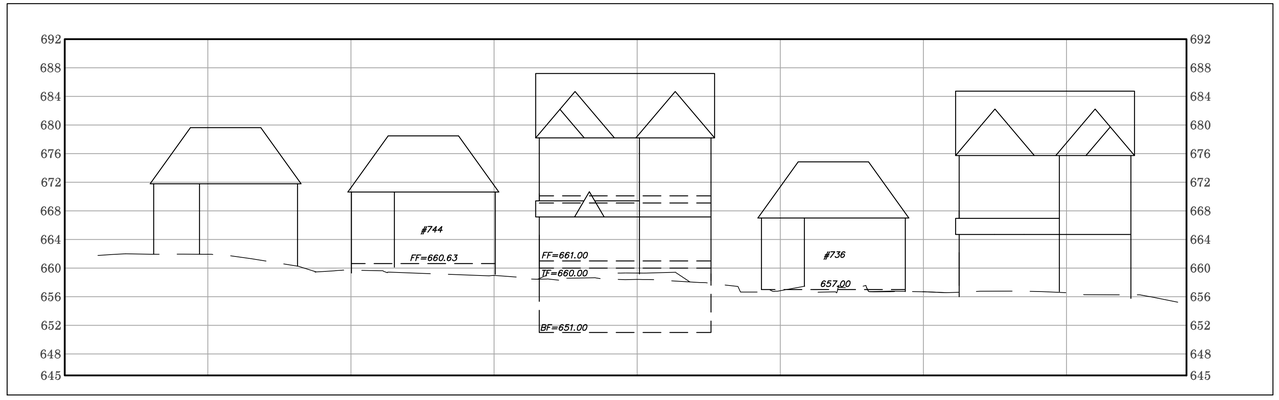
DRAWN BY: MLP



SECTION A-A



SECTION B-B



STREET SCAPE

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Note:

A contract has been entered for the sale of 736 Cherry Tree Lane. The contract Purchasher intends to redevelop the lot with a home of similar mass and bulk as the proposed home 740 Cherry Tree Lane.

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740 CHERRY TREE LANE

SITE PLAN

SITE CROSS SECTIONS

Date: Sep 14, 2016
Robert Tiemann
License No. MO-2016001308
Civil Engineer

PROJECT NUMBER: 16-0839

DATE: 09/14/16

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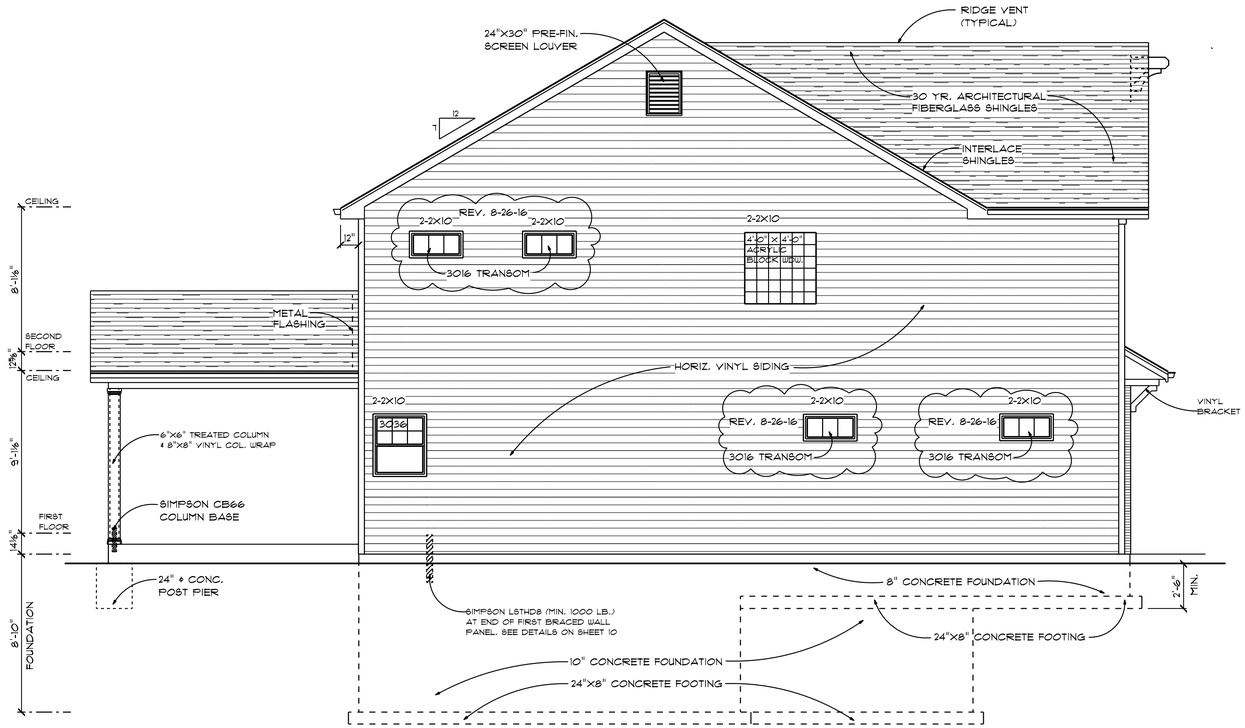
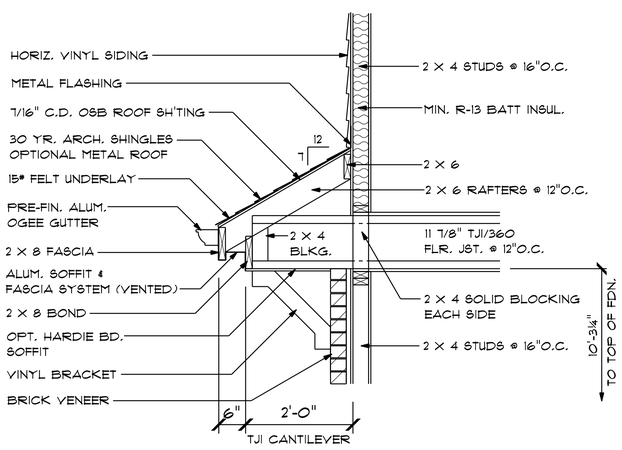
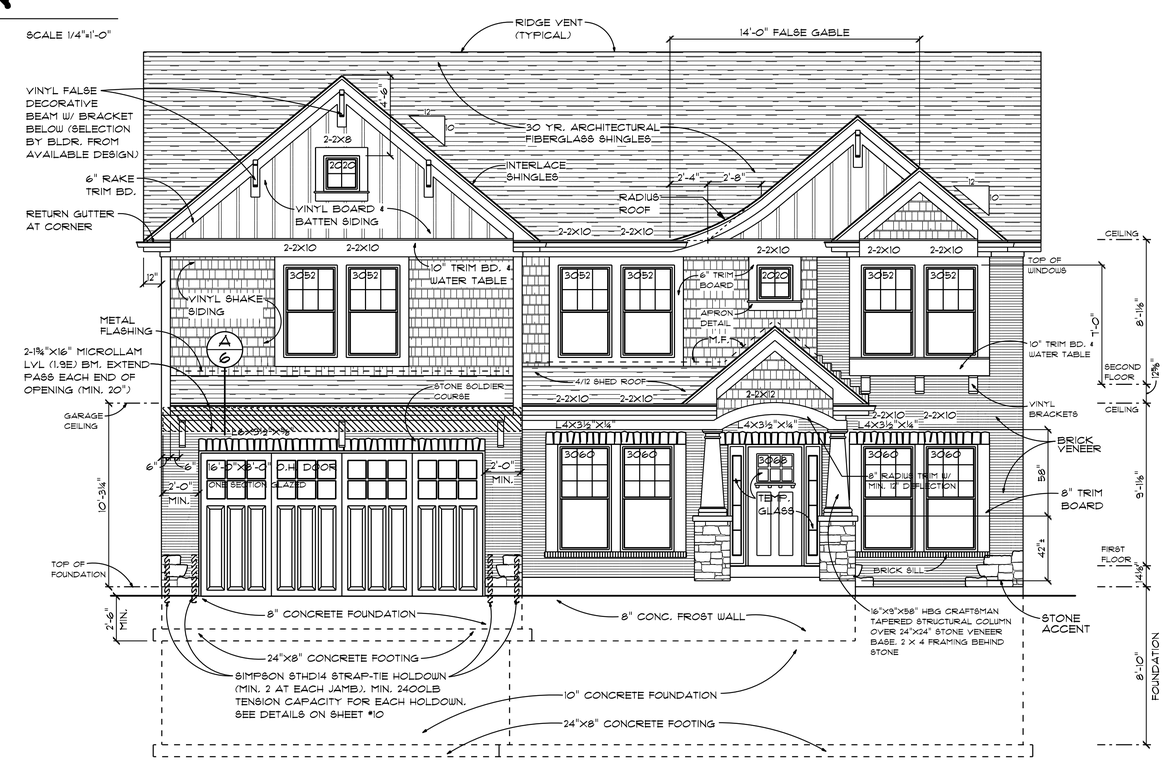


LEFT SIDE ELEVATION

SCALE 1/4"=1'-0"



A/6 DETAIL AT ROOF



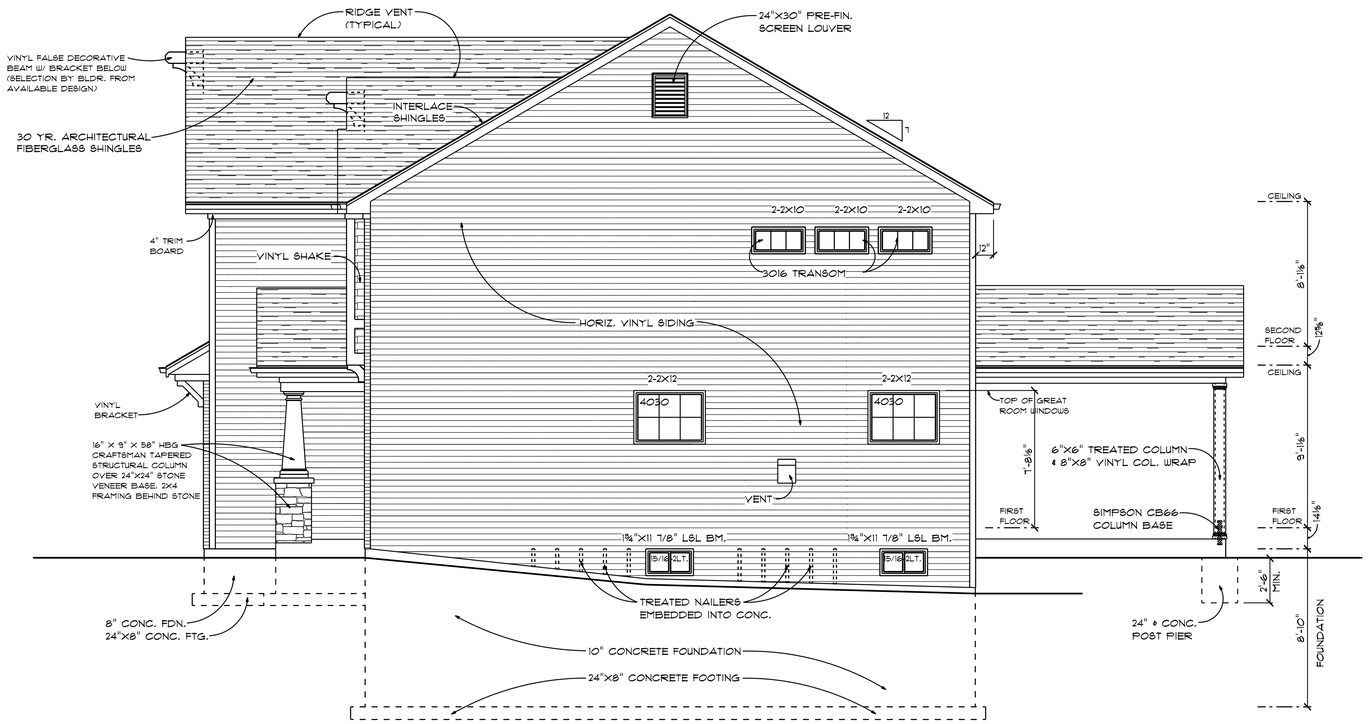
FRONT ELEVATION

SCALE 1/4"=1'-0"

L.R. SPRAUL DESIGNS LLC
RESIDENTIAL DESIGNERS, MO. LIC. NO. 2014026909
DAVID A. MOELLERING
ARCHITECT A-3000
112 W. FITTMAN
O'FALLON, MO. 63366
636-240-8962

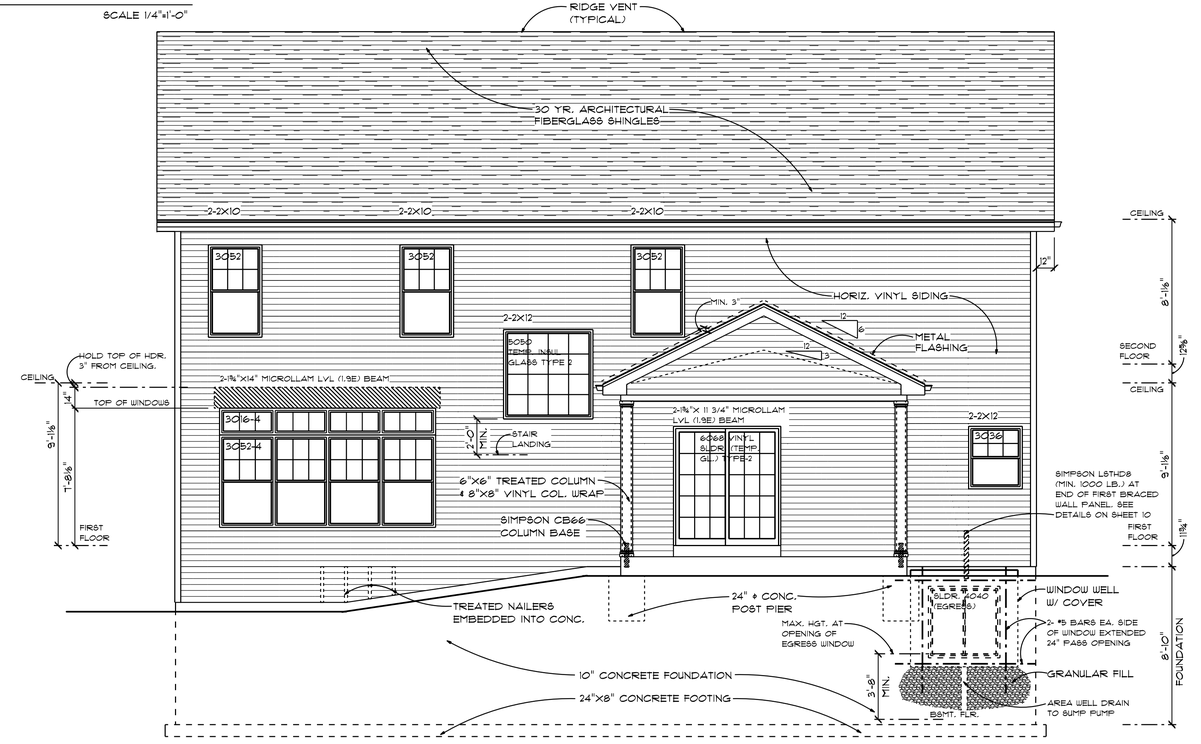
PROPOSED TWO STORY RESIDENCE FOR
HELMUT WEBER CONSTRUCTION
740 CHERRY TREE LANE
OLIVETTE, MO.

REVISED	AUG. 26, 2016
DRWN. BY:	S.P.
CHK. BY:	L.S.
DATE	AUG. 10, 2016
PLAN NO.	16-6541
SHEET	6 OF 14



RIGHT SIDE ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

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DAVID A. MOELLERING
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636-240-8962

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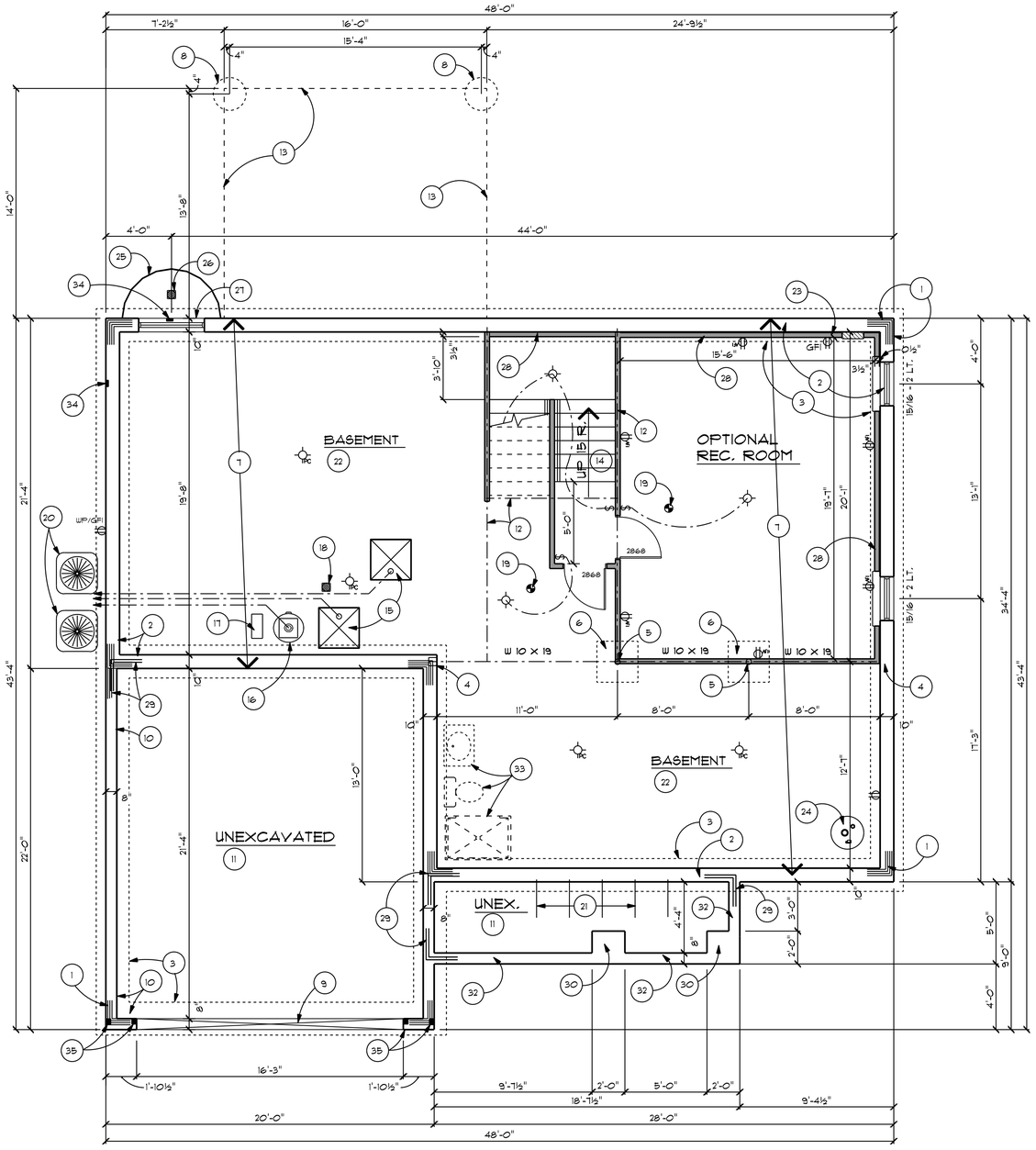
740 CHERRY TREE LANE
OLIVETTE, MO.

REVISED	
DRWN. BY: S.P.	
CHK. BY: L.S.	
DATE	AUG. 10, 2016
PLAN NO.	16-6541
SHEET	7 OF 14



BASEMENT & FOUNDATION PLAN NOTES

1. PLATE LINE.
2. 10" CONCRETE FOUNDATION.
3. 24" X 8" CONCRETE FOOTING.
4. BEAM POCKET (GROUT SOLID).
5. 3½" DIAMETER STANDARD ADJUSTABLE STEEL COLUMN.
6. 36" X 36" X 12" CONCRETE PAD W/ 4- #4 EACH WAY.
7. TRUS JOIST 11 7/8" TJI/360 FLOOR JOIST @ 16"O.C.
8. 24" DIAMETER CONCRETE POST PIER.
9. RECESS FOUNDATION FOR 16'-0" O.H. DOOR
10. 8" CONCRETE FOUNDATION
11. 4" CONCRETE SLAB W/ 6"X6" #10/10 W.W.M. OVER FULL COMPACTED ROCK FILL (MIN. 4") & 6 MIL POLY.
12. 2 - 1 3/4" X 9 1/2" MICROLLAM (1.9E) BEAM
13. OUTLINE OF CONCRETE PATIO. 4" CONCRETE SLAB W/ 6"X6" #10/10 W.W.M. OVER FULL COMPACTED ROCK FILL (MIN. 4") & 6 MIL POLY.
14. WOOD STAIRS AND HANDRAIL. CARPET ENTIRE TREAD
15. 90% + HIGH EFFICIENCY GAS FURNACE(S) WITH POWER VENT(S)+ TO EXTERIOR.
16. HIGH EFFICIENCY 50 GALLON GAS WATER HEATER WITH POWER VENT TO EXTERIOR.
17. EXPANSION TANK FOR WATER HEATER
18. FLOOR DRAIN
19. 110V. SMOKE DETECTOR WITH BATTERY BACK-UP. INTERCONNECT ALL SMOKE DETECTORS
20. A.C. UNITS WITH PADS
21. #4 BARS (48"X48"L.) BENT INTO SLAB @ 24"O.C. TYPICAL ACROSS PORCH
22. 3½" CONCRETE SLAB THRU-OUT OVER 6 MIL POLY & OVER FULL CLEAN ROCK FILL (MIN. 4").
23. ELECTRIC PANEL. MIN. 200A., LOCATION MAY VARY
24. SUMP PIT AND PUMP (MIN. 15" DIAMETER X 18" DEEP WITH FITTED COVER). LOCATION MAY VARY.
25. WINDOW WELL: MIN. 9 SQ. FT. IN SIZE WITH A MIN. HORIZ. PROJECTION OF 36". WINDOW WELL THAT IS GREATER THAN 44" DEEP SHALL CONTAIN A PERMANETLY AFFIXED LADDER. LADDER SHALL HAVE AN INSIDE WIDTH OF 12" AND PROJECT A MIN. OF 3" FROM WALL. A GRILL OR COVER MAY BE USED IF IT DOES NOT REDUCE THE SIZE OF THE AREA WELL, CAN BE OPENED WITHOUT A KEY, FORCED OR SPECIAL KNOWLEDGE. COVERS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE.
26. AREA WELL DRAIN IN GRANULAR FILL CONNECTED TO SUMP PUMP.
27. 4040 VINYL SLIDER (EGRESS WINDOW). INSTALL WINDOW 44" OR LESS FROM FINISHED FLOOR TO OPENING OF WINDOW.
28. 2X4 FURRINNG. INSULATE TO MIN. R-13.
29. 2 - #4 BARS (24"X24"L.) @ 12" VERT. PROPERLY LAPPED & TIED TYPICAL AT ALL INTERSECTING CORNERS.
30. 24" X 24" CONCRETE PIER
31. NOT USED.
32. 8" CONCRETE FROST WALL
33. ROUGH-IN BATH. LOCATION MAY VARY.
34. SIMPSON LSTHD8 (MIN. 1000 LB.) AT END OF FIRST BRACED WALL PANEL. SEE DETAILS ON SHEET 10
35. SIMPSON STHD14 STRAP-TIE HOLDOWN (MIN. 2 AT EACH JAMB). MIN. 4200 LB. TENSION CAPACITY FOR EACH HOLDOWN. SEE DETAILS ON SHEET 10

BASEMENT & FOUNDATION PLAN

SCALE 1/4"=1'-0"

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DAVID A. MOELLERING
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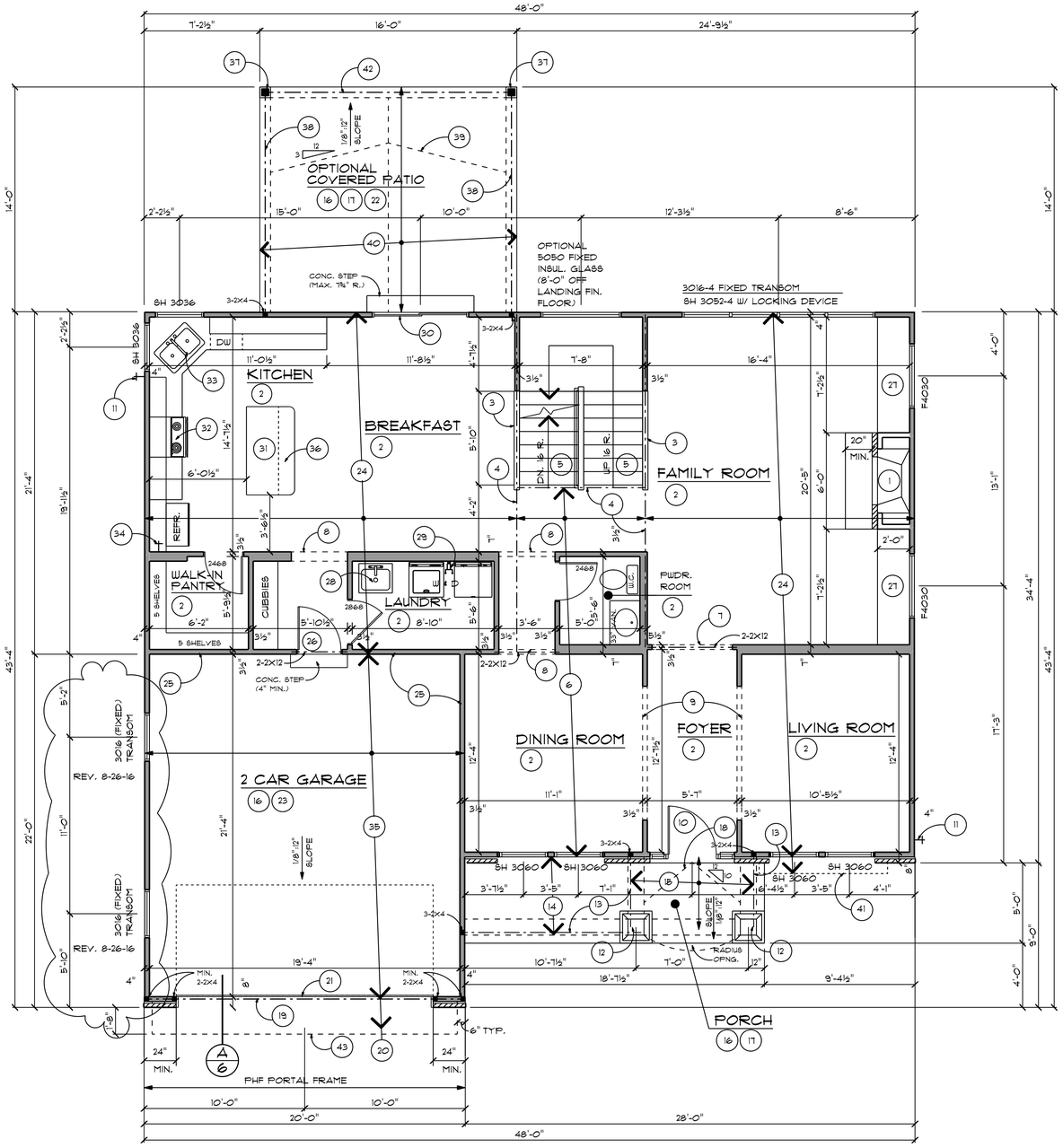
PROPOSED TWO STORY RESIDENCE FOR
HELMUT WEBER CONSTRUCTION
740 CHERRY TREE LANE
OLIVETTE, MO.

REVISED	
DRWN. BY: DM	
CHK. BY: L.S.	
DATE	AUG. 10, 2016
PLAN NO.	16-6541
SHEET	1 OF 14



FIRST FLOOR PLAN

1383± SQ. FEET

SCALE 1/4"=1'-0"

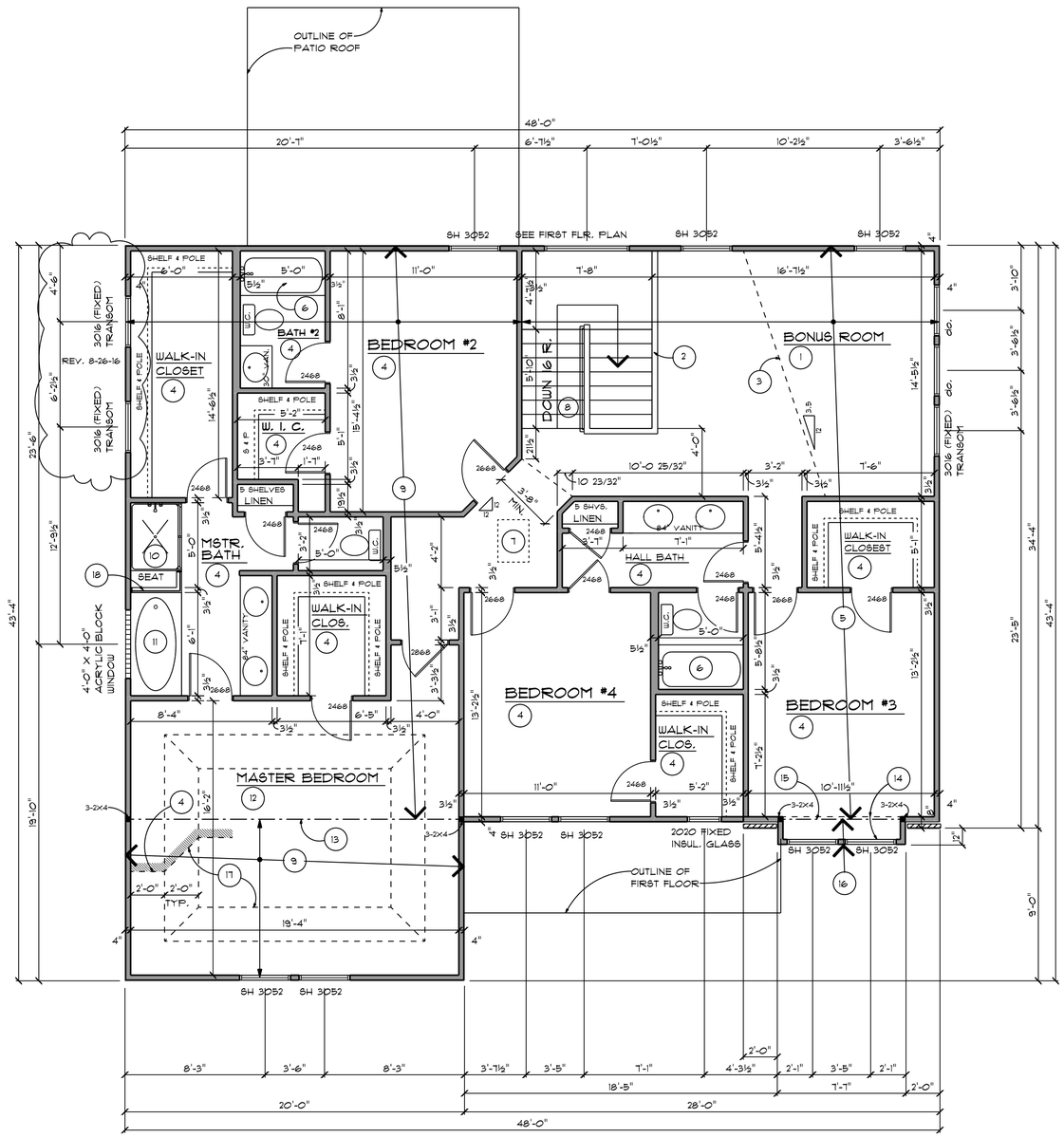
FIRST FLOOR PLAN NOTES

1. OPTIONAL 36" WIDE OPENING DIRECT VENT GAS LOGS FIREPLACE MARBLE SURROUND, WOOD MANTLE & FLUSH MARBLE HEARTH.
2. 9'-1 1/8" CEILING HEIGHT FROM FINISHED FLOOR.
3. 36" HIGH WOOD TOP RAIL & BALUSTERS. 2'-10" HIGH FROM STAIR SLOPE AT UP SIDE OF STAIRS.
4. 2- 1¾" X 11 7/8" MICROLLAM LVL (1.9E) BEAM.
5. CARPET TREADS & RISERS.
6. TRUS JOIST 11 7/8" TJI/210 FLOOR JOIST @ 16"O.C.
7. 5'-0" X 8'-0" CASED OPENING.
8. 3'-6" X 8'-0" DRYWALL OPENING.
9. 8'-4" X 8'-0" CASED OPENING.
10. 3'-0" X 6'-8" STEEL INSULATED ENTRY DOOR WITH 10" WIDE SIDE LITE EACH SIDE (TEMPERED GLASS) TYPE-2.
11. FROST PROOF HOSE BIBB.
12. 16" X 9" X 58" HBG CRAFTSMAN PERMA-CAST STRUCTURAL COLUMN OVER 24" X 24" STONE VENEER BASE AND STONE CAP. BASE TO BE 2 X 4 FRAMED CULTURED STONE VENEER BASE.
13. 2- 2 X 12 (#1 STP OR BETTER). BOX BEAM OUT TO COLUMN WIDTH.
14. 2 X 6 RAFTERS & CEILING JOIST (#1 STP OR BETTER) @ 24"O.C.
15. 2 X 8 RAFTERS (#1 STP OR BETTER) @ 24"O.C.
16. 4" CONCRETE SLAB W/ 6" X 6" #10/10 W.W.M. OVER 6 MIL POLY & FULL ROCK FILL (MIN. 4").
17. 1/2" EXTERIOR GRADE DRYWALL CEILING.
18. OUTLINE OF 10/12 VAULTED CEILING AT PORCH.
19. 2- 1¾" X 16" MICROLLAM LVL (1.9E) BEAM. EXTEND PASS EACH END OF OPENING (MIN. 24").
20. FLOOR JOIST CANTILEVER. (2 X 6 RAFTERS (#1 STP OR BETTER) @ 12" O.C. SEE DETAIL A/6.
21. 16'-0" X 8'-0" PRE-FIN. STEEL INSULATED OVER HEAD DOOR.
22. VAULTED CEILING (3/12 OR MAX. PITCH).
23. 5/8" TYPE "X" DRYWALL CEILING. INSULATE TO A MIN. R-19. 5/8" TYPE "X" DRYWALL ON ALL OTHER WALLS.
24. TRUS JOIST 11 7/8" TJI/360 FLOOR JOIST @ 16"O.C.
25. 2 X 4 FULLY INSULATED (MIN. R-13) STUD WALL WITH 5/8" TYPE "X" DRYWALL TO BOTTOM OF FINISHED CEILING.
26. 2'-8" X 6'-8" X 1¾" STEEL INSULATED FIRE-RATED DOOR (MIN. 20 MIN.).
27. SHELVES MANTLE HEIGHT FULL LENGTH OF ROOM OVER FIREPLACE.
28. LAUNDRY SINK.
29. HOT & COLD WATER SERVICE. 2" DIAMETER LAUNDRY DRAIN IN SPACE SAVER & VENT DRYER TO EXTERIOR.
30. 6'-0" X 6'-8" VINYL SLIDING DOOR WITH TEMP. INSUL. GLASS (TYPE-2).
31. 3'-0" X 5'-6" ISLAND.
32. 30" ELECTRIC SLIDE-IN COOK UNIT WITH MICROWAVE ABOVE. VENT EXHAUST TO EXTERIOR (MIN. 250-CFM). IF EXHAUST EXCEEDS 600-CFM MAKE-UP AIR IS REQUIRED.
33. STAINLESS STEEL SINK & DISPOSAL.
34. OPTIONAL WATER LINE FOR ICE MAKER.
35. TRUS JOIST 11 7/8" TJI/360 FLOOR JOIST @ 12"O.C.
36. BREAKFAST BAR.
37. 6" X 6" TREATED COLUMN (#1 STP OR BETTER) WITH SIMPSON CB66 COLUMN BASE & 8" X 8" VINYL COLUMN WRAP.
38. 2-1¾" X 11¾" MICROLLAM LVL (1.9E) BM. NOTCH INTO POST 3½", WITH (2) 5/8" BOLTS HRU POST & HEADER. BOX OUT TO COL. WIDTH. MICROLLAMS NEED TO BE INSTALLATION PROTECTED FROM WATER.
39. OUTLINE OF VAULTED CEILING (3/12 OR MAX. PITCH).
40. SCISSOR TRUSSES @ 24"O.C. (9'-1 1/8" BEARING HEIGHT FROM FINISHED FLOOR).
41. BOX WINDOW CANTILEVER. INSULATE TO MIN. R-19.
42. 2- 2 X 12 BEAM (#1 STP OR BETTER). NOTCHED INTO POST 3" WITH (2) 5/8" BOLTS HRU POST & HEADER. BOX OUT TO COL. WIDTH.
43. OUTLINE OF SHED ROOF OVER GARAGE DOOR & FLOOR JOIST CANTILEVER.

L.R. SPRAUL DESIGNS LLC
RESIDENTIAL DESIGNERS, MO. LIC. NO. 2014026905
DAVID A. MOELLERING
ARCHITECT A-3000
112 W. PITMAN
O'FALLON MO. 63366
636-240-8962

PROPOSED TWO STORY RESIDENCE FOR
HELMUT WEBER CONSTRUCTION
740 CHERRY TREE LANE
OLIVETTE, MO.

REVISED	AUGUST 26, 2016
DRWN. BY:	S.P.
CHK. BY:	L.S.
DATE	AUG. 10, 2016
PLAN NO.	16-6541
SHEET	2 OF 15



SECOND FLOOR PLAN

1823 +/- SQ. FEET

SCALE 1/4"=1'-0"

SECOND FLOOR PLAN NOTES

1. VAULTED CEILING (3.5/12 PITCH).
2. 36" HIGH WOOD TOP RAIL & BALUSTERS.
3. OUTLINE OF VAULTED CEILING (3.5/12 PITCH).
4. 8'-1 1/8" CEILING HEIGHT FROM FINISHED FLOOR.
5. TRUSSES @ 24"O.C. (8'-1 1/8" BEARING HEIGHT FROM FINISHED FLOOR). VAULTED CEILING AS SHOWN.
6. 60" ONE-PIECE FIRBERGLASS TUB/SHOWER UNIT.
7. 22" X 30" SCUTTLE.
8. CARPET TREADS & RISERS.
9. TRUSSES @ 24"O.C. (8'-1 1/8" BEARING HEIGHT FROM FINISHED FLOOR). COFFERED CEILING AS SHOWN.
10. 36" X 48" FIBERGLASS SHOWER BASE. CULTURED MARBLE WALLS & SEAT. SLIDING TEMPERED GLASS (TYPE-2) DOORS.
11. 36" X 72" FIBERGLASS WHIRPOOL TYPE TUB.
12. COFFERED CEIILING.
13. SPECIAL GIRDER TRUSS. (8'-1 1/8" BEARING HEIGHT FROM FINISHED FLOOR). COFFERED CEILING AS SHOWN.
14. DRYWALL SOFFIT.
15. 2- 2 X 12 (#1 SYP OR BETTER).
16. 2 X 6 RAFTERS & CEILING JOIST (#1 SYP OR BETTER) @ 16"O.C.
17. OUTLINE OF COFFERED CEILING. ADJUST SLOPE TO GIRDER TRUSS DESIGN.
18. TEMPERED GLASS ENCLOSURE ABOVE SEAT & TUB DECK.

L.R. SPRAUL DESIGNS LLC
RESIDENTIAL DESIGNERS, MO. LIC. NO. 2014026909
DAVID A. MOELLERING
ARCHITECT A-3000
112 W. PITMAN
O'FALLON MO. 63366
636-240-8962

PROPOSED TWO STORY RESIDENCE FOR
HELMUT WEBER CONSTRUCTION
740 CHERRY TREE LANE
OLIVETTE, MO.

REVISED	AUG. 26, 2016
DRWN. BY:	S.P.
CHK. BY:	L.S.
DATE	AUG. 10, 2016
PLAN NO.	16-6541
SHEET	3 OF 14

Olivette

...in the center of it all

City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132

www.olivettemo.com
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties.

Name and Title: Linda Clark

Company Name: MRM Manlin Development Group

Address: 7729 Clayton Rd. City: St. Louis Zip Code: 63117

E-mail Address: linda.clark@manlindevelopmentgroup.com Phone Number: (314) 222-7088

As the applicant, which of the following apply:

- ☐ Developer
- ☒ Contractor
- ☒ Owner
- ☐ Registered Engineer
- ☐ Registered Architect
- ☐ Licensed Surveyor

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- ☒ New Single Family Residential Construction
- ☐ Major Residential Addition and/or exterior modification
- ☐ Amendment to Active Site Plan or Community Design Review
- ☐ Accessory Structure
- ☐ Other (Site Plan Review)
- ☐ Minor Site Plan Review

PROPERTY INFORMATION

Address of Property: 741 Cherry Tree Ln.

St. Louis County Tax ID No. _____

Legal Description of Property: Single Family house

OWNERSHIP (If applicant is not the owner):

Name of Owner: Same

Mailing Address: _____ City: _____ Zip Code: _____

Phone Number: ( ) _____ E-mail: _____

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a review fee must be submitted to the Department of Public Services thirty (30) days before a scheduled meeting. Amendments to an active Community Design or Site Plan Review in which an active Construction Permit under Article XVIII of Chapter 400 has not been completed is $100. Amendments to active Community Design Review with Site Plan Review is $150.

Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. By Ordinance, the PCDC must take action on the Petition within 60 days, unless the applicant submits a written request for an extension.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:

Linda Clark
Name of applicant

8-15-16
Date

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132

(314) 993-0252 (Office)
www.olivettemo.com

DEPARTMENT MEMORANDUM

DATE: SEPTEMBER 29, 2016

TO: PLANNING AND COMMUNITY DESIGN COMMISSION

FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: 741 CHERRY TREE LANE
PETITION FOR COMMUNITY DESIGN, SITE PLAN, & CONCEPT STORMWATER MANAGEMENT PLAN REVIEWS

PETITIONER:
Linda Clark
MRM Manlin Development Group, Inc.

ENGINEER:
THD Design Group, Inc.

ARCHITECT:
Stuart Patterson

Item introduced: September 29, 2016

Commission has sixty (60) days to act. No later than November 28, 2016

STAFF SUMMARY

1. Petition for a two level home with 2-car front-entry garage. Subject to Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review.
2. Zoning: SR Single Family Residential District.
3. Zoning compliance: The subject property does not comply with the minimum lot size requirements under Section 400.235, and thus is subject to Site Plan Review.
4. Community Design Review: In review of the Olivette Residential Redevelopment and Design Guidelines, staff has concerns regarding the site grading principles.
5. Site Plan Review. Staff's analysis finds that efforts have been made to minimize the negative effects of the proposed development upon the surrounding built and natural environment, however, there are areas of concern regarding site grading along the sides of the property.
6. Concept Stormwater Management Plan Review. Staff's analysis finds that insufficient consideration to the potential stormwater management impacts of proposed site alterations upon the surroundings, specifically the stormwater impacting the property under review from adjacent and surrounding properties.
7. As of the writing of this report, staff has not received an analysis from the City's stormwater consultant.
8. Given the aforementioned items in this summary, staff recommends the Petitioner have the surveyor/engineer discuss Stormwater and grading plan to the Commission.
9. Should the Commission consider action on the petition, staff recommends the following motion:

SUGGESTED MOTION: The Commission should consider the following motion in the affirmative as follows:

> Motion to approve the Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review for the Petition for a new single family home at 741 Cherry Tree Lane, as presented in the Memorandum from the Department of Planning and Community Development dated September 29, 2016, subject to any staff conditions noted therein.

ATTACHMENTS:

- Staff Report
- Staff Report (September 15, 2016)
- Staff Review Letter (August 23, 2016)
- Petition Application

DRAFT

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132

(314) 993-0252 (Office)
www.olivettemo.com

DEPARTMENT MEMORANDUM

DATE: **SEPTEMBER 15, 2016**

TO: **PLANNING AND COMMUNITY DESIGN COMMISSION**

FROM: **CARLOS TREJO, AICP**
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: **740 CHERRY TREE LANE**
PETITION FOR COMMUNITY DESIGN, SITE PLAN, & CONCEPT STORMWATER MANAGEMENT PLAN REVIEWS

PETITIONER:
Helmut Weber
Helmut Weber Construction Comp.

ENGINEER:
THD Design Group, Inc.

ARCHITECT:
L.R. Spraul Designs, LLC

Item introduced: September 15, 2016
Commission has sixty (60) days to act. No later than November 14, 2016

STAFF SUMMARY

1. Petition for a two level home with 2-car front-entry garage. Subject to Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review.
2. Zoning: SR Single Family Residential District.
3. Zoning compliance: The subject property does not comply with the minimum lot size requirements under Section 400.235, and thus is subject to Site Plan Review.
4. Community Design Review: In review of the Olivette Residential Redevelopment and Design Guidelines, staff request the Commission to determine compliance with the massing and roof compatibility with the adjacent properties, and the visibility and projection of garage along the streetscape.
5. Site Plan Review. Staff's analysis finds that reasonable steps have not been taken to minimize the negative effects of the proposed development upon the surrounding built and natural environment as well as the subject site itself in regards to stormwater drainage.
6. Concept Stormwater Management Plan Review. Staff's analysis finds that insufficient consideration to the potential stormwater management impacts of proposed site alterations upon the surroundings, specifically the stormwater impacting the property under review from adjacent and surrounding properties.
7. As of the writing of this report, staff has not received an analysis from the City's stormwater consultant.
8. Given the aforementioned items in this summary, Staff recommends the petition be deferred.
9. Should the Commission consider action on the petition, staff recommends the following motion:

SUGGESTED MOTION: The Commission should consider the following motion in the affirmative as follows:

> Motion to approve the Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review for the Petition for a new single family home at 740 Cherry Tree Lane, as presented in the Memorandum from the Department of Planning and Community Development dated September 15, 2016, subject to any staff conditions noted therein.

ATTACHMENTS:

- Staff Report
- Staff Review Letter (August 23, 2016)
- Project Report
- Petition Application

RECOMMENDED CONDITIONS FOR APPROVAL:
Should the Commission consider approving the petition as submitted, staff recommends that at a minimum the Commission consider the following conditions as part of any action:

1. Stormwater Management shall provide for onsite detention of no less than the proposed roof area of the home designed for a 15-year 20-minute storm event.
2. Filter and cleanout mechanism to be installed for pipes or downspouts leading into the Stormwater system.
3. Petitioner to provide additional information regarding how stormwater and the sump pump discharge will be managed, especially along the side property lines between the proposed home and the existing homes adjacent. This includes verification of any obstructions proposed along the side lot lines.

In addition, the following conditions of approval should be included in any motion:

1. At the time of application for a building permit, the Petitioner shall submit a final Site Improvement Plan for review by the City's Stormwater consultant for determination of required installation and final inspections. The number of required inspections shall not exceed three. Each required inspection is $250 and shall be paid by the Petitioner at the time the permit is issued.
2. Prior to the scheduling of the final building permit inspection, an as-built survey showing the following minimum items shall be submitted for staff review:
    a. Elevations of finished flat work, including the elevation grade of all corners,
    b. Location of any Stormwater improvements, and
    c. Elevation spots of the lot grading conditions, including, but not limited to, elevation points of all swales, including high and low points.
3. The top of foundation elevation be limited to no more than 660.00. Staff shall be provided an opportunity to require additional grading changes to the site, including adjusting the proposed top of foundation, as necessary to control/limit stormwater runoff on the site and to adjacent properties.
4. Building Permit Plans shall be in compliance with the Commission reviewed plans consisting of architectural plans provided by L.R. Spraul, LLC, with a revision date of August 26, 2016, and site improvement plans provided by THD Design Group, Inc., dated August 26, 2016, subject to any required modifications noted herein.
5. Verification of the proposed building setbacks, the location of the footing forms, and an estimation of the overall residential building height based on the elevation of the footing forms are to be provided by a registered surveyor of the State of Missouri to the Building Division before the pouring of the building footings.
6. Any exposed portions of the foundation wall along Cherry Tree Lane and the site elevation along the north and south in which the foundation wall exceeds a height of one foot (1') above the approve finished grade shall have an exterior finish cover equal to that of the overall exterior elevation finish. Building plans submitted at the time of building permit application are to be reflective of this condition.

Only a simple majority of the Commission is necessary to approve the Petitions for Community Design Review, Site Plan Review, and Concept Stormwater Management Plan.

DRAFT

ZONING ANALYSIS

BUILDING AREA AND COVERAGE

PROPOSED BUILDING			SITE COVERAGE			
First Floor Habitable	1,380	sf.	Lot Area	8,835	sf.	
Attached Garage	427	sf.				
Total Building Footprint	**1,807**	**sf.**	**Existing Site Coverage**			**Percent**
			Building Footprint	1,476	sf.	16.7%
Second Floor	1,823	sf.	All other areas	1,032	sf.	11.7%
TOTAL	**3,630**	**sf.**	TOTAL EXISTING	2,508	sf.	28.4%
w/o garage	**3,203**	**sf.**				
			Proposed site coverage			**Percent**
Maximum Code Allowed			Building Footprint	1,807		**20.5%**
Resd. FAR @ 0.30 or 3,500	3,500	sf.	All other areas	823	sf.	**9.3%**
Site Coverage @ 25% or 2,500 sf.	2,500	sf.	TOTAL PROPOSED	2,630	sf.	**29.8%**
50	1		**Change**	**Numerical**		**Percent**
			Buliding Footprint	331	sf.	20.1%
			All other areas	(209)	sf.	-20.3%
			TOTAL	**122**	**sf.**	**4.9%**

BUILDING SETBACKS, existing and proposed

			Code		Building Setbacks				Distance from Neighbor			
			Rqd.		Existing		Proposed		Existing		Proposed	
Front yard	Cherry Tree	west)	30.0	ft.	32.0	ft.	31.8	ft.	not applic.		not applic.	
Side yard	(Left-	north)	6.0	ft.	9.4	ft.	6.0	ft.	19.4	ft	16.0	ft.
Side yard	Right-	south)	6.0	ft.	10.1	ft.	6.0	ft.	19.7		15.6	
Rear yard	(Rear-	east)	29.5	ft.	67.0	ft.	58.3	ft.	not applic.		not applic.	

FOUNDATION WALL EXPOSURE-per building corner

Corner Grades			Existing	Proposed	T.O. F.	Wall Exposure
NW	Cherry Tree	left	658.5	659.3	660.0	0.7
SW	Cherry Tree	right	657.5	658.2	660.0	1.8
NE	Rear-	left	657.5	658.5	660.0	1.5
SE	Rear-	right	656.6	657.5	660.0	2.5

RESIDENTIAL BUILDING HEIGHT-per building elevation

Cherry Tree Ln - Building Elevation-West	Left	Right	Average Grades	T.O.F.	Bldg. Height	Overall Bldg. Height
Existing	**658.5**	**657.5**	**658.0**	660.0	**30.0**	**32.0**
Proposed	659.3	658.2	658.7	660.0	30.0	31.3
Left side building elevation-North						
Existing	658.5	657.5	658.0	660.0	30.0	32.0
Proposed	659.3	658.5	658.9	660.0	30.0	31.1
Right side building elevation-South						
Existing	657.5	656.6	657.1	660.0	30.0	**32.9**
Proposed	659.3	657.5	658.4	660.0	30.0	31.6
Rear Building Elevation-East						
Existing	657.5	656.6	657.1	660.0	30.0	32.9
Proposed	658.5	657.5	658.0	660.0	30.0	32.0

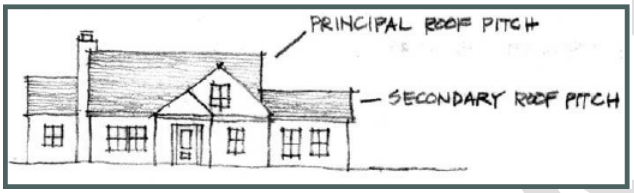
* All grades and heights are measured in feet.

COMMUNITY DESIGN REVIEW ANALYSIS

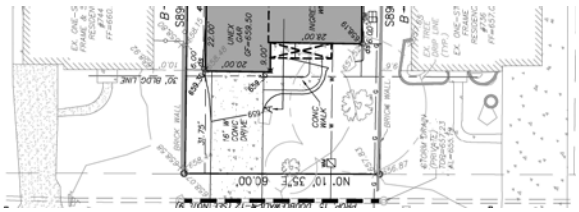
MASSING. Staff does not find the massing of the building, in relation to adjacent properties, within the administrative authority granted under the Guidelines. Staff notes, the Petitioner provided a Sale Contract for the home to the immediate south at 736 Cherry Tree Lane.

Guidelines	Proposed

ROOFS. Staff does not find the rooflines of the building, in relation to adjacent properties, within the administrative authority granted under the Guidelines. Staff notes, the Petitioner provided a Sale Contract for the home to the immediate south at 736 Cherry Tree Lane.

Guidelines	Proposed
	

GARAGES. Staff does not find the garage projection of the building within the administrative authority granted under the Guidelines.

Guidelines	Proposed
	

ELEVATION ARTICULATION. Staff finds the four building elevations compliant with the spirit and intent of the Guidelines.

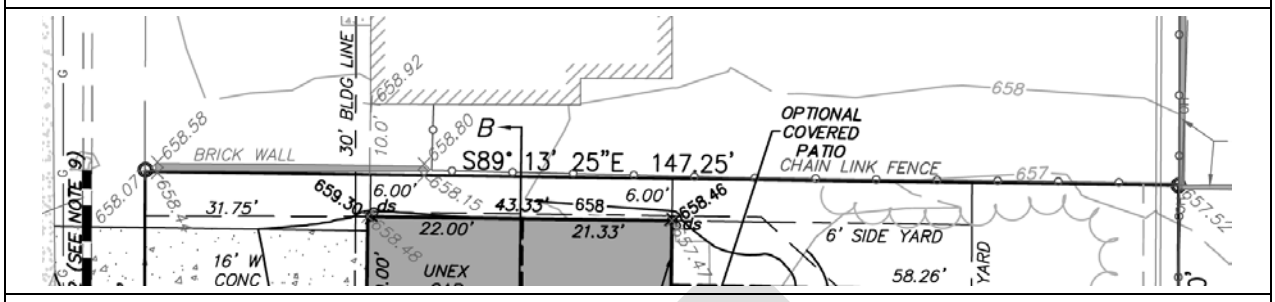
MATERIALS. Staff finds the building materials compliant with the spirit and intent of the Guidelines.

DRAFT

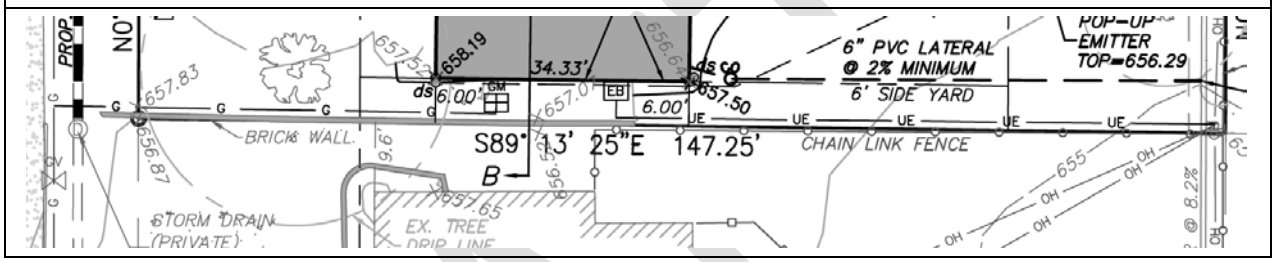
SITE GRADING. Staff finds concern with the following:

- Proposed grading along the side property lines
  - How is stormwater being controlled and directed so as not to pond between houses?
  - Are there any proposed obstructions in the setback areas, such as mechanical equipment, that will impede the stormwater flow?

North Side Lot Line

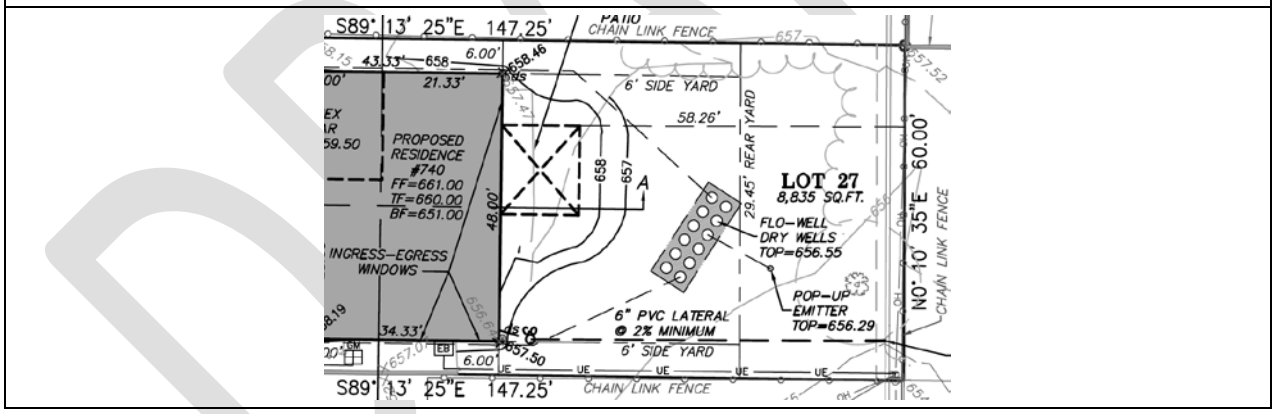


South Side Lot Line

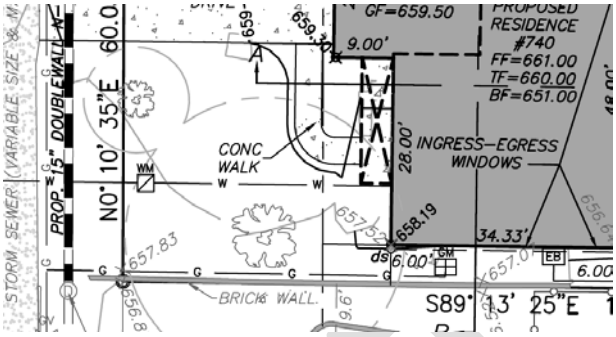


- The location of the detention system, while required, limits viable use of the buildable area of the rear yard.

South Side Lot Line



- The stormwater discharge of the sump pump:
  - Where is the sump pump discharging?
  - How is the discharge being managed/controlled?
  - As noted earlier, how will the flow of the sump pump discharge not be impeded along the south lot line, especially if the flow finds its way between houses?

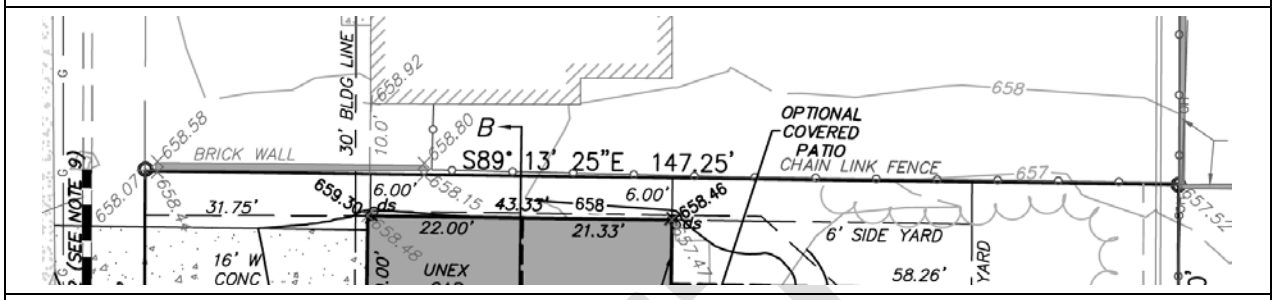
South Side Lot Line


DRAFT

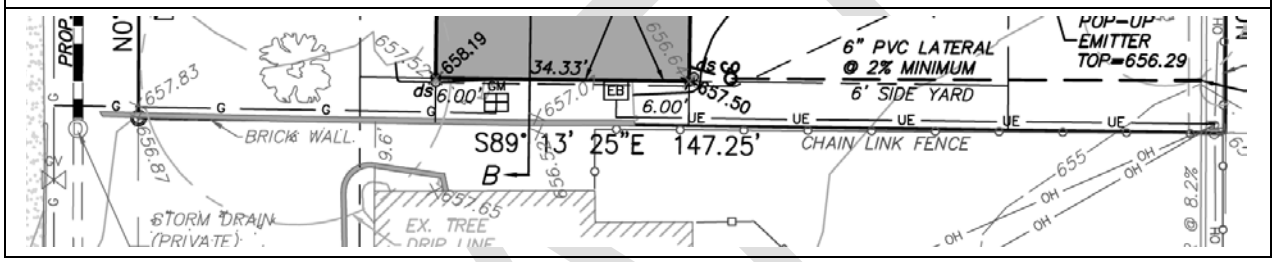
SITE PLAN REVIEW ANALYSIS

Noting the 3-issues cited under Site Grading in the Community Design Review analysis, staff finds that reasonable steps have not been taken to minimize the negative effects of the proposed development upon the surrounding built and natural environment as well as the subject site itself in regards to stormwater drainage. Specifically, the impacts along the side property lines, between the two homes.

North side lot line



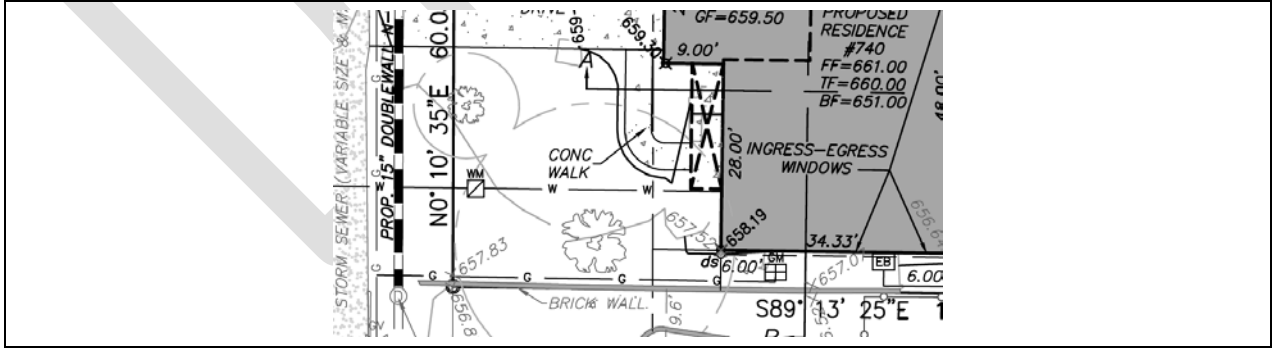
South side lot line



In addition, staff does not find reasonable steps have been taken to minimize the negative effects of the proposed development (specifically the sump pump discharge) upon the surrounding built and natural environment as well as the subject site itself in regards to stormwater drainage.

- Where is the sump pump discharging?
- How is the discharge being managed/controlled?
- As noted earlier, how will the flow of the sump pump discharge not be impeded along the south lot line, especially if the flow finds its way between houses?

- South side lot line



CONCEPT STORMWATER MANAGEMENT ANALYSIS

At the time of the writing of this report, staff has not receive the analysis of the City's stormwater consultant.

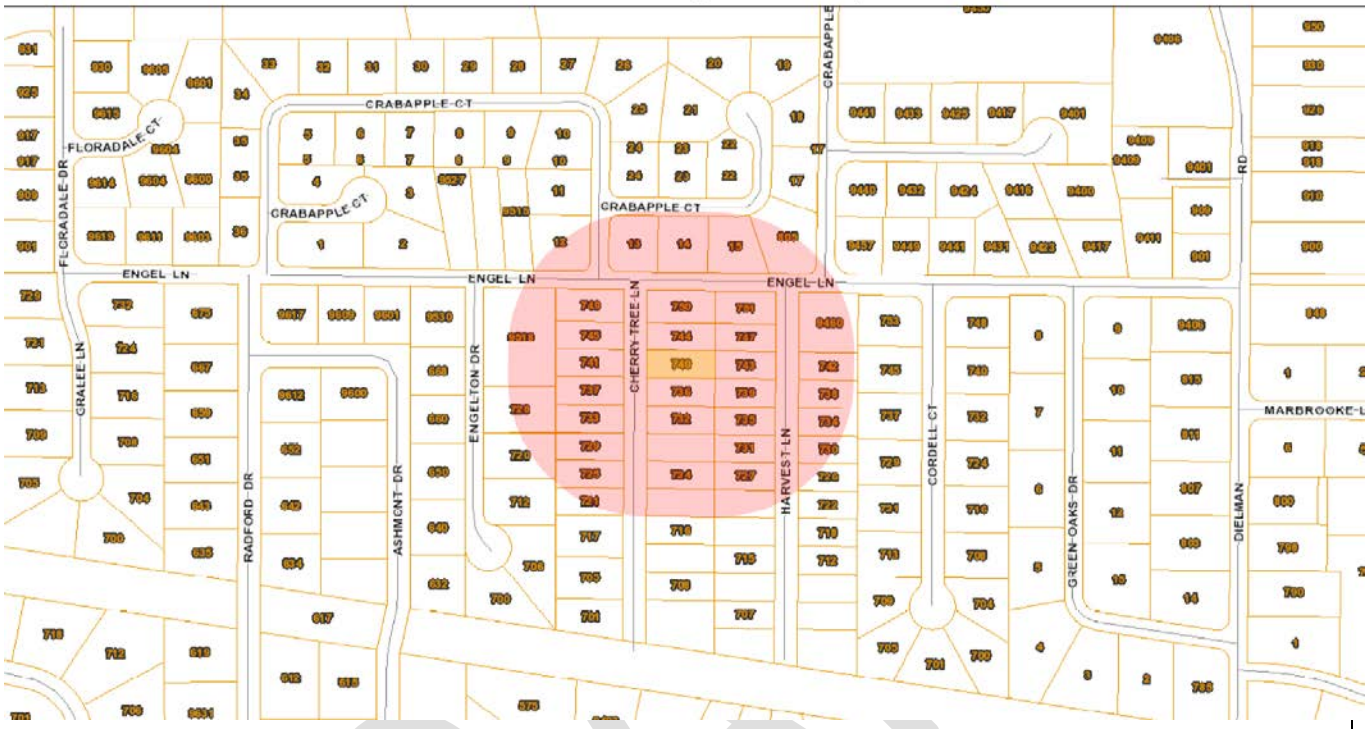
As noted in the analysis under Community Design Review and Site Plan Review, staff finds that the concept stormwater management plan has not adequately addressed the aforementioned issues regarding the grading and impediments along the side property lines, the sump pump discharge, and location of the underground stormwater detention systems.

DRAFT

REFERENCES

LOCATION MAP

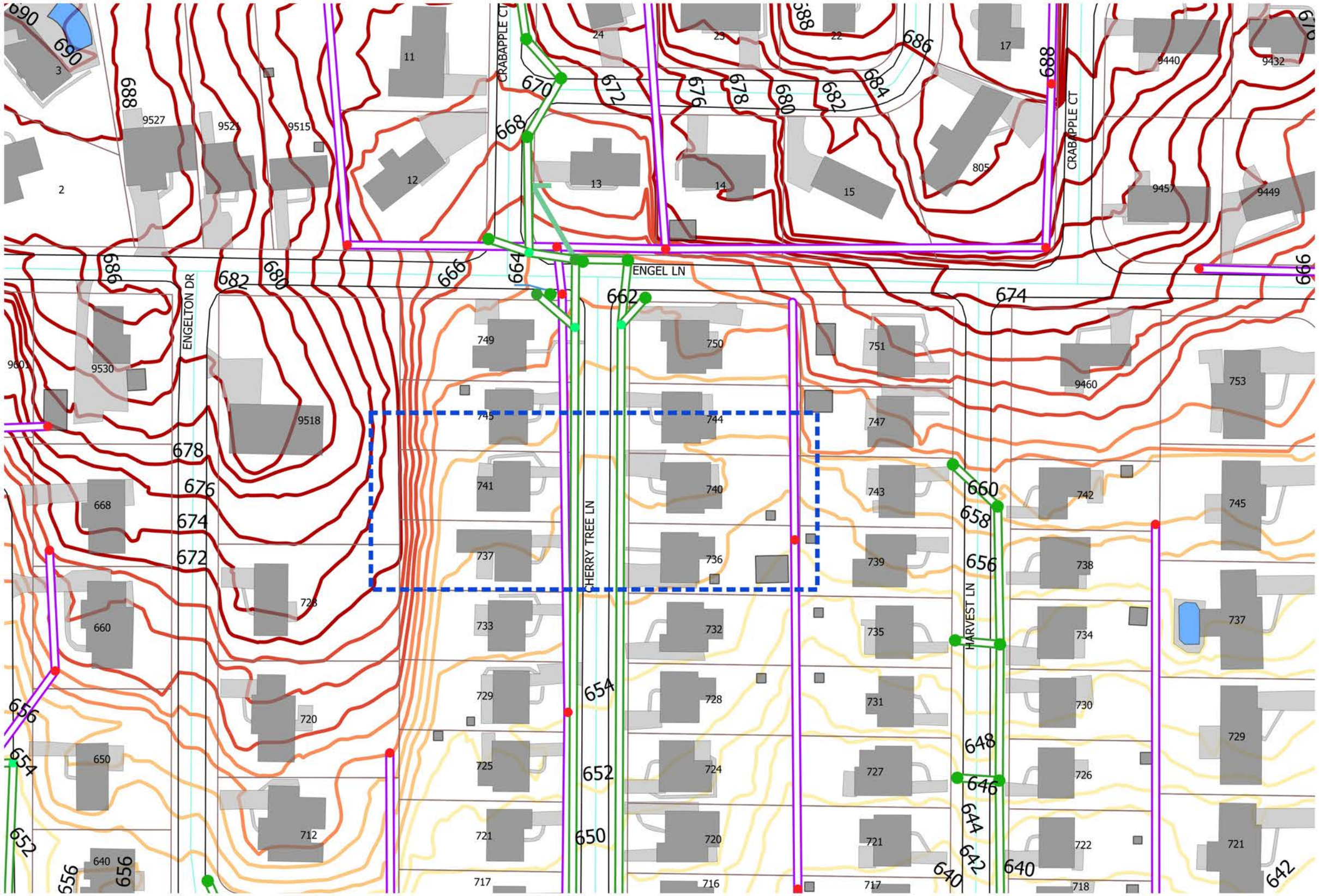
St. Louis County Parcel Map



AERIAL

Stormwater Neighborhood Aerial
740 Cherry Tree Lane & 741 Cherry Tree Lane

Olivette MISSOURI ...in the center of it all



Elevations
- 514 - 655
- 655 - 660
- 660 - 665
- 665 - 670
- 670 - 736
- Stormwater Inlet
- Stormwater Manhole
- Stormwater Gravity Main
- Stormwater Leaders
- Stormwater Ghost Pipe
- Stormwater Management Point
- Sanitary Manhole
- Sanitary Leaders
- Sanitary Gravity Main
- Parcels
- Water
- Paved Drains
- Structures
- Pavement
- In-Ground Swimming-Pools
- Streets

N W E S

0 100 200 300 ft

City of Olivette
Department of Planning & Community Development
Source: MSD & St. Louis County
Created September 2016

St. Louis County Parcel Map

September 9, 2016

1:600

0 0.005 0.01 0.02 mi

0 0.01 0.02 0.04 km

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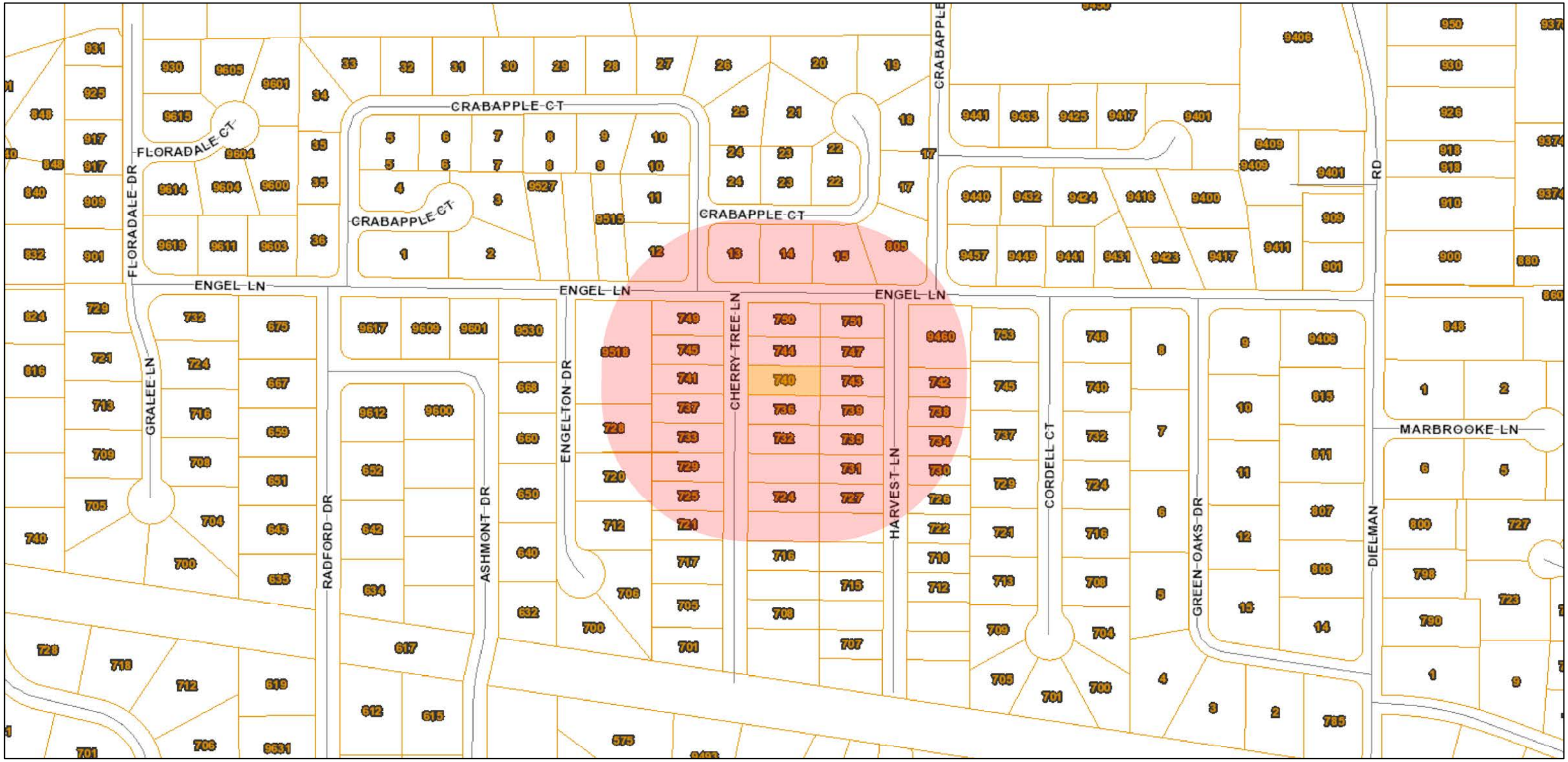
St. Louis County Parcel Map



September 9, 2016

Parcel Buffer

Parcel Selected

1:2,400

0 0.0275 0.055 0.11 mi

0 0.045 0.09 0.18 km

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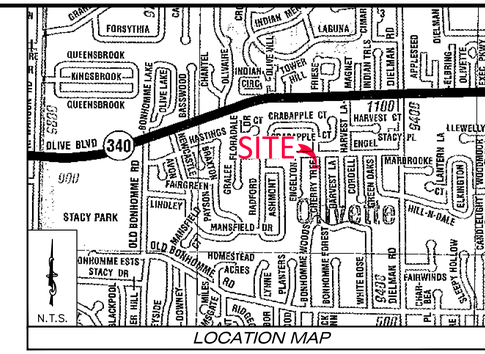
A SITE PLAN FOR
741 CHERRY TREE LANE
A TRACT OF LAND BEING LOT 27 OF HARVEST ACRES P.B. 46, PG. 49, TOWNSHIP 45 NORTH, RANGE 6 EAST, ST. LOUIS COUNTY, MISSOURI

INDEX

1. SITE DEVELOPMENT PLAN
2. EXISTING CONDITIONS & DEMO PLAN
3. DRAINAGE AREA MAPS
4. STREETSCAPE PLAN

20' 0' 20' 40'
GRAPHIC SCALE
1"=20'



LOCATION MAP

ROOF RUN OFF MITIGATION CALCULATION

15yr – 20min ROOF RUNOFF = 0.211 cfs
20min DIFFERENTIAL VOLUME = 0.211 cfs X 20min X 60sec = 253 C.F.

FLO–WELL DRY WELL SYSTEM = 12 X 6.28 C.F. = 75.36 C.F.

ROCK VOID STORAGE = 19'L X 7'W X 4'D C.F. = 532.00 C.F.
(532.00 – 75.36) X 40% = 182.66 C.F.

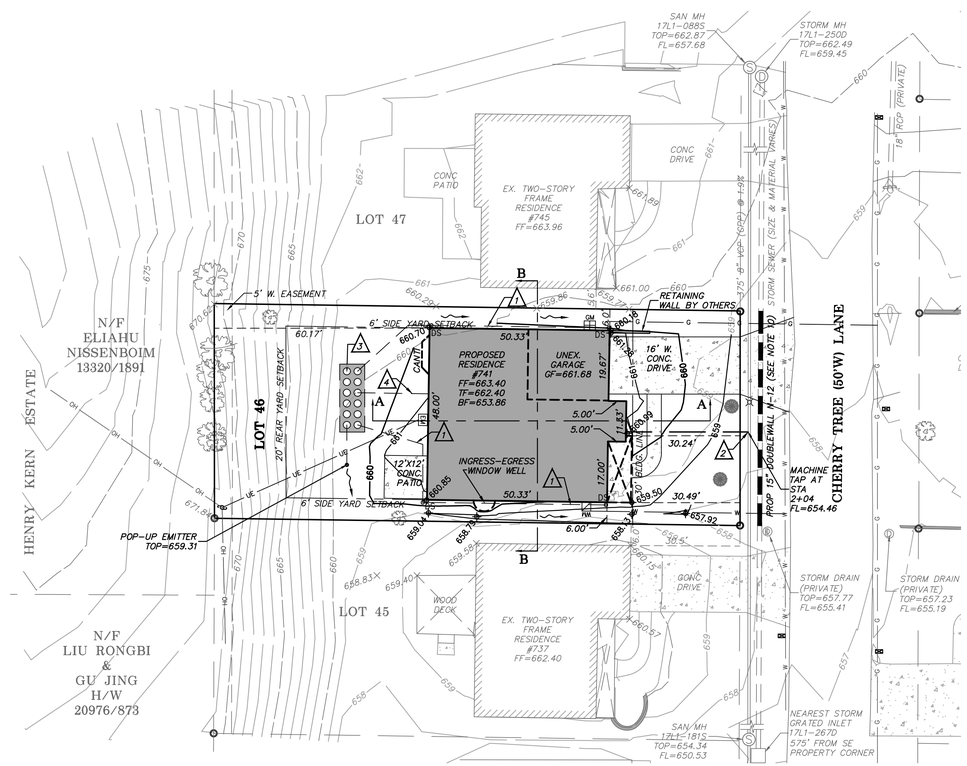
SYSTEM STORAGE = 75.36 C.F. + 182.66 C.F. = 258.02 C.F.

STORM WATER MITIGATION EXCEEDED

LOT DATA AND ZONING REGULATIONS	
LOT AREA	8,791 SF.
PERMITTED SITE COVERAGE	2,500 SF.
PERMITTED FLOOR AREA	3,500 SF.
LOT WIDTH	60 FT.
LOT DEPTH	146.93 FT.
FRONT YARD SETBACK	30 FT.
SIDE YARD SETBACK	6 FT.
REAR YARD SETBACK	20 FT.

EXISTING CONDITIONS	
BUILDING FOOTPRINT	1,574 SF.
DRIVEWAY/TURNAROUND/SIDEWALK	598 SF.
OTHER HARD SURFACE AREAS	0 SF.
TOTAL EXISTING IMPERVIOUS AREAS	2,172 SF.

PROPOSED IMPROVEMENTS	
BUILDING FOOTPRINT	2,500 SF.
DRIVEWAY/TURNAROUND/SIDEWALK	683 SF.
OTHER HARD SURFACE AREAS	259 SF.
TOTAL PROPOSED IMPERVIOUS AREAS	3,442 SF.



Differential Runoff Calculations						
Existing						
		Area (s.f.)	Area (Ac)	PI	Q	
	Building	1,574	0.036	3.54	0.13	cfs
	Pavement	598	0.014	3.54	0.05	cfs
	Green Space	6,619	0.152	1.7	0.26	cfs
	Total	8,791	0.202		**0.43**	cfs
Proposed						
	Building	2,500	0.057	3.54	0.20	cfs
	Pavement	942	0.022	3.54	0.08	cfs
	Green Space	5,349	0.123	1.7	0.21	cfs
	Total	8,791	0.202		**0.49**	cfs
	Differential Runoff =		**0.05**	cfs		

1. 4" ROOF DRAIN PIPING TO BE A MIN 1% SLOPE (TYP.) FILTER AND CLEANOUT MECHANISMS TO BE INSTALLED ON ALL ROOF DRAIN PIPES DISCHARGING INTO THE FLO–WELL SYSTEM
2. NOTE: CONTRACTOR TO VERIFY THE DEPTH OF THE SANITARY SEWER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL INSTALL A NEW SANITARY SEWER LATERAL AT A MINIMUM SLOPE OF 2%. A GRINDER PUMP WILL BE REQUIRED FOR SANITARY SEWER SERIVCE
3. FLO–WELL DRY WELL SYSTEM TOP=660.10, FL=655.44
4. SUMP PUMP TO DISCHARGE INTO FLO–WELL DRY WELL SYSTEM

DEVELOPMENT NOTES:

1. Site Address:
741 Cherry Tree Lane
Olivette, MO 63132

2. Owner Information:
Oscar R Lopez & Angela I Cuartas h/w
741 Cherry Tree Lane
Olivette, MO 63132

3. Area of Tract: 8,791 Square Feet

4. Present Zoning: "SR" Single Family Residential

Zoning Setback Requirements are as follows.

Front – 30 feet
Side – 6 feet
Rear – 20 feet

5. Property served by the following:

Water	Missouri American Water Company
Sewer	Metropolitan St. Louis Sewer District
Telephone	AT&T
Gas	Laclede Gas
Electric	Ameren UE
Olivette Fire Protection District	
Ladue School District	

6. According to the FIRM Flood Insurance Rate Map 29189C0192 K Dated February 4, 2015, this development is located in Zone X unshaded, Areas determined to be outside the 0.2 annual chance floodplain.

7. The project benchmark is St. Louis County Benchmark #14514 NAVD88 (SLC2001A) Elevation = 656.55 collected at an elevation of 656.63. Described as an "L" on the southeast corner of a 4'x9' concreted pad for a low lighted "Walgreens" sign with masonry base in a lawn area at #9395 Olive Blvd, roughly 59' north of the centerline of Olive Blvd and 174' east of centerline of Dielman Rd.

8. Grinder pump will be required for sanitary sewer.

9. Location of sump pump discharge: sump pump to discharge at grade away from the structure; contractor to verify sump pump discharge location with home buyer prior to construction; sump pump shall not discharge into flo–well dry well systems; sump pump discharge shall be a minimum of 10 feet away from any property line.

10. Upon completion of building construction the contractor is to remove and replace existing storm drainage pipe within the shadow of the boundary lines along Cherry Tree Lane. Contractor shall maintain the existing drainage system during construction. Pipe shall be replaced with 15" doublewall N–12 pipe, proper backfill and compaction shall be required. The contractor is to notify the Public Works Department prior to construction, City Inspector shall be present at the time of construction.

11. Stormwater traveling between the subject lot and adjacent structures shall reach the front yard without ponding and without adversely impacting the adjacent structures

12. Filter and cleanout mechanism to be installed for all pipes discharging into the Flo–Well Dry Well System.

13. A/C units / Mechanical Equipment placed in the side yard area shall not impede the stormwater flow. Equipment shall be mounted on wall bracket if necessary to avoid impeding the stormwater flow.

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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING AND/OR CONSTRUCTION OF IMPROVEMENTS.

SYMBOL LEGEND

×	FOUND CROSS	EB	ELECTRIC BOX	TV	CABLE TV BOX
○	FOUND IRON PIPE	EM	ELECTRIC METER		LIGHT STANDARD
●	SET IRON ROD		POWER POLE	CO	CLEAN OUT
	BENCHMARK		GUY WIRE	S	SANITARY MANHOLE (EXISTING)
TS	TRAFFIC SIGNAL BOX	GM	GAS METER	D	STORM SEWER MANHOLE (EXISTING)
	PHONE BOX	GV	GAS VALVE	D	STORM SEWER DRAIN (EXISTING)
U	UTILITY MANHOLE	WM	WATER METER		GRATE INLET (EXISTING)
	BOLLARD	WV	WATER VALVE		AREA INLET (EXISTING)
	MAILBOX		HYDRANT		GENERAL SURFACE DRAINAGE
	SIGN		WATER SHUT OFF	516	EXISTING CONTOUR
	POST		SPRINKLER HEAD		TREE LINE
	EXISTING SHRUB		IRRIGATION VALVE BOX	8" PVC	SAN. SEWER (EXISTING)
	EXISTING DECIDUOUS TREE	W	WELL	12" CMP	STORM DRAIN (EXISTING)
	EXISTING EVERGREEN TREE	TP	TEST HOLE		

PREPARED FOR

MRM MANLIN
DEVELOPMENT GROUP
7729 CLAYTON ROAD
ST. LOUIS, MO 63117

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741 CHERRY TREE LANE
SITE PLAN
SITE DEVELOPMENT PLAN

STATE OF MISSOURI
ROBERT S. TIEMANN
NUMBER PE-2016001308
PROFESSIONAL ENGINEER

Date: Sep 14, 2016
Robert Tiemann
License No. PE–2016001308
Civil Engineer

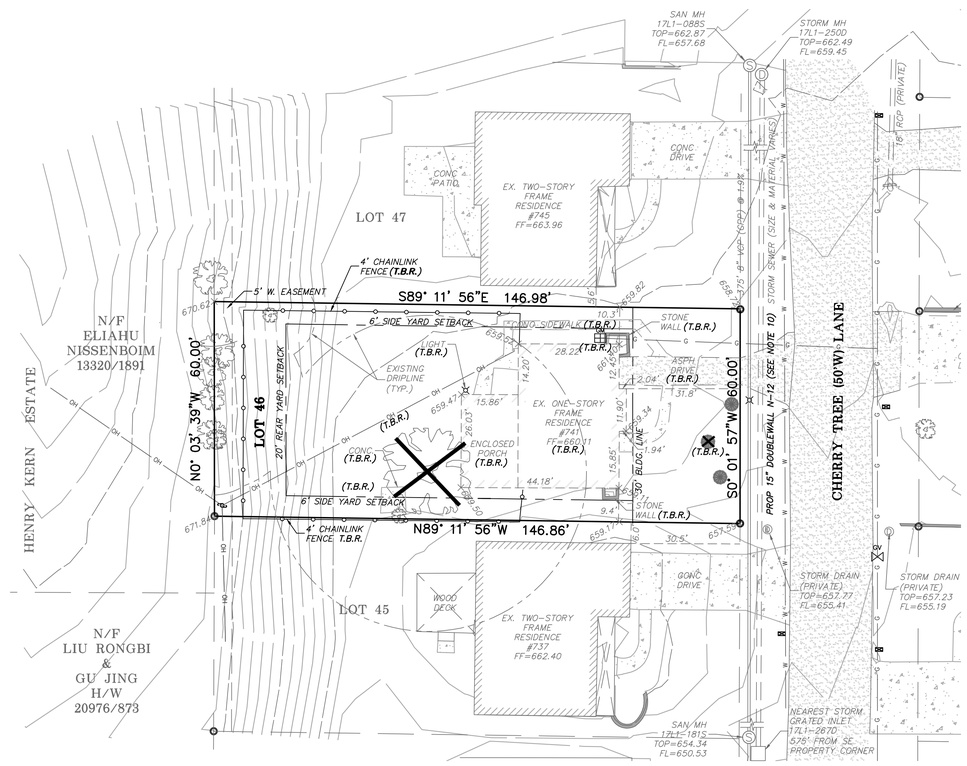
PROJECT NUMBER: 16-1041

DATE: 09/14/2016

DRAWN BY: GAS

20' 0' 20' 40'

GRAPHIC SCALE
1"=20'



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741 CHERRY TREE LANE

SITE PLAN

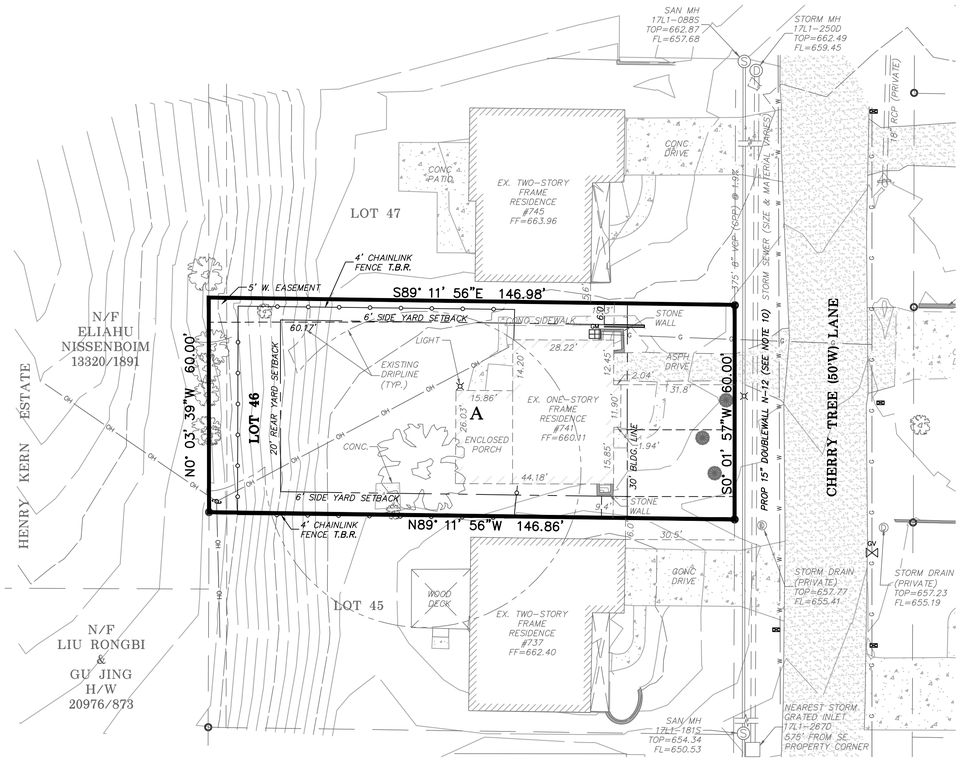
EXISTING CONDITIONS & DEMO PLAN

Date: Sep 14, 2016
Robert Tiemann
License No. PE-2016001308
Civil Engineer

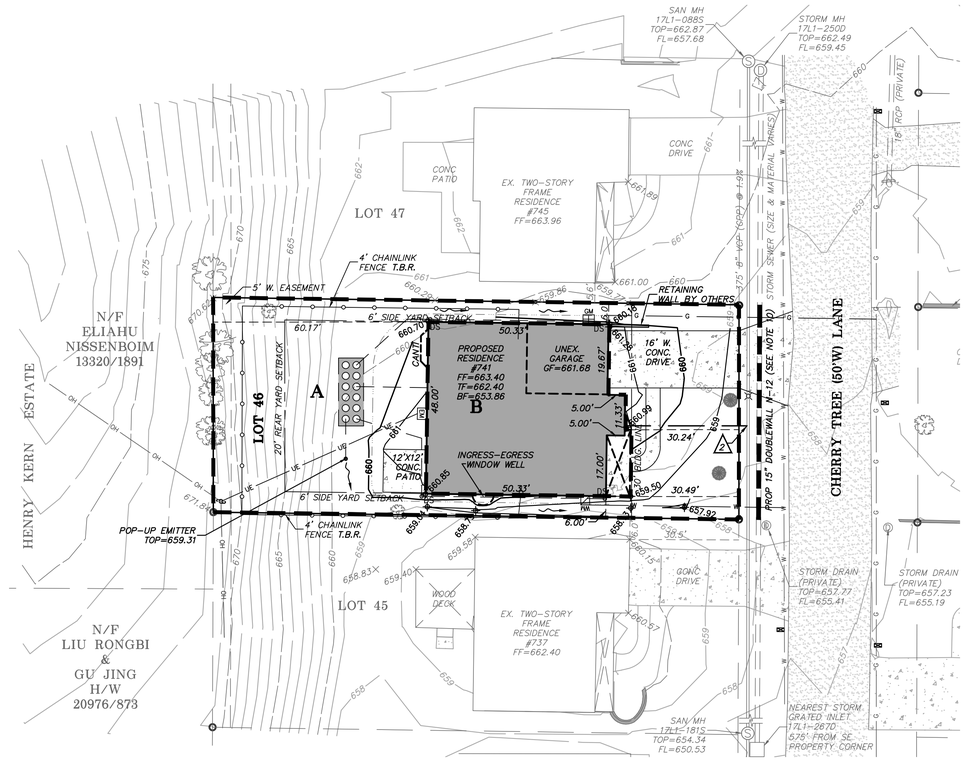
PROJECT NUMBER: 16-1041

DATE: 09/14/2016

DRAWN BY: GAS



EXISTING DRAINAGE AREA



PROPOSED DRAINAGE AREA

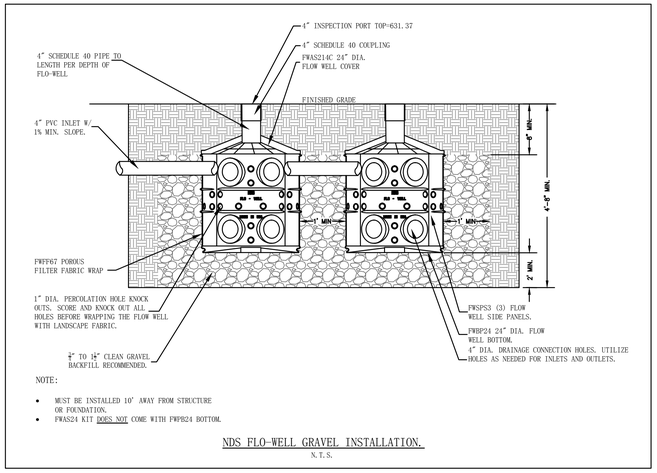
20' 0' 20' 40'
GRAPHIC SCALE
1"=20'

EXISTING DRAINAGE AREA									
DRAINAGE SHED	AREA (S.F./ACRE)		% PERVIOUS	% IMPERVIOUS	15yr	100yr	15yr CFS	100yr CFS	DISCHARGE
A	8,791	0.202	75	25	2.09	2.82	0.422	0.569	OFFSITE

* THE TIME OF CONCENTRATION IS ASSUMED AT 20min FOR THE 15yr-20min RAINFALL

PROPOSED DRAINAGE AREA									
DRAINAGE SHED	AREA (S.F./ACRE)		% PERVIOUS	% IMPERVIOUS	15yr	100yr	15yr CFS	100yr CFS	DISCHARGE
A	6,291	0.144	90	10	1.79	2.42	0.259	0.350	OFFSITE
B	2,500	0.057	0	100	3.54	4.77	0.203	0.274	FLO WELL

* THE TIME OF CONCENTRATION IS ASSUMED AT 20min FOR THE 15yr-20min RAINFALL



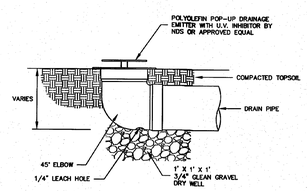
NOTE:

- MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
- FWAS24 KIT DOES NOT COME WITH FWPB24 BOTTOM.

NDS FLO-WELL GRAVEL INSTALLATION.
N.T.S.

DRAINAGE SHED	PRE CONST. cfs	POST CONST. cfs	DELTA cfs	CAPTURED cfs	DELTA discharge cfs
A	0.422	0.259	-0.163	0.000	-0.163
B	0.000	0.203	0.203	0.000	0.000
				NET	-0.163

* THE TOTAL SITE RUNOFF HAS BEEN REDUCED BY 0.163 cfs



POP-UP DRAINAGE EMITTER
N.T.S.

ROOF RUN OFF MITIGATION CALCULATION

15yr – 20min ROOF RUNOFF = 0.211 cfs
20min DIFFERENTIAL VOLUME = 0.211 cfs X 20min X 60sec = 253 C.F.

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ROCK VOID STORAGE = 19'L X 7'W X 4'D C.F. = 532.00 C.F.
(532.00 – 75.36) X 40% = 182.66 C.F.

SYSTEM STORAGE = 75.36 C.F. + 182.66 C.F. = 258.02 C.F.

STORM WATER MITIGATION EXCEEDED

NOTE:

1. *Sump pump shall discharge at grade away from structures.*
2. *Sump pump shall discharge a minimum of 10' from any property line.*
3. *Sump pump discharge shall not discharge into the Flo-Well System.*
4. *Home Builder shall verify sump pump discharge location with home buyer prior to construction.*

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741 CHERRY TREE LANE

SITE PLAN

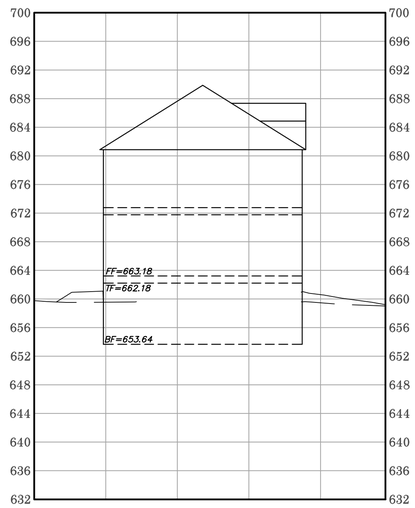
DRAINAGE AREA MAPS

Date: Sep 14, 2016
Robert Tiemann
License No. PE-2016001308
Civil Engineer

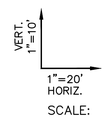
PROJECT NUMBER: 16-1041

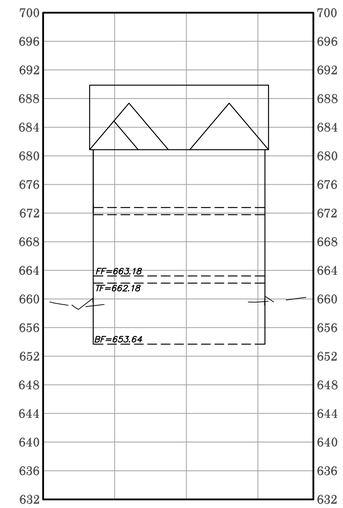
DATE: 09/14/2016

DRAWN BY: GAS

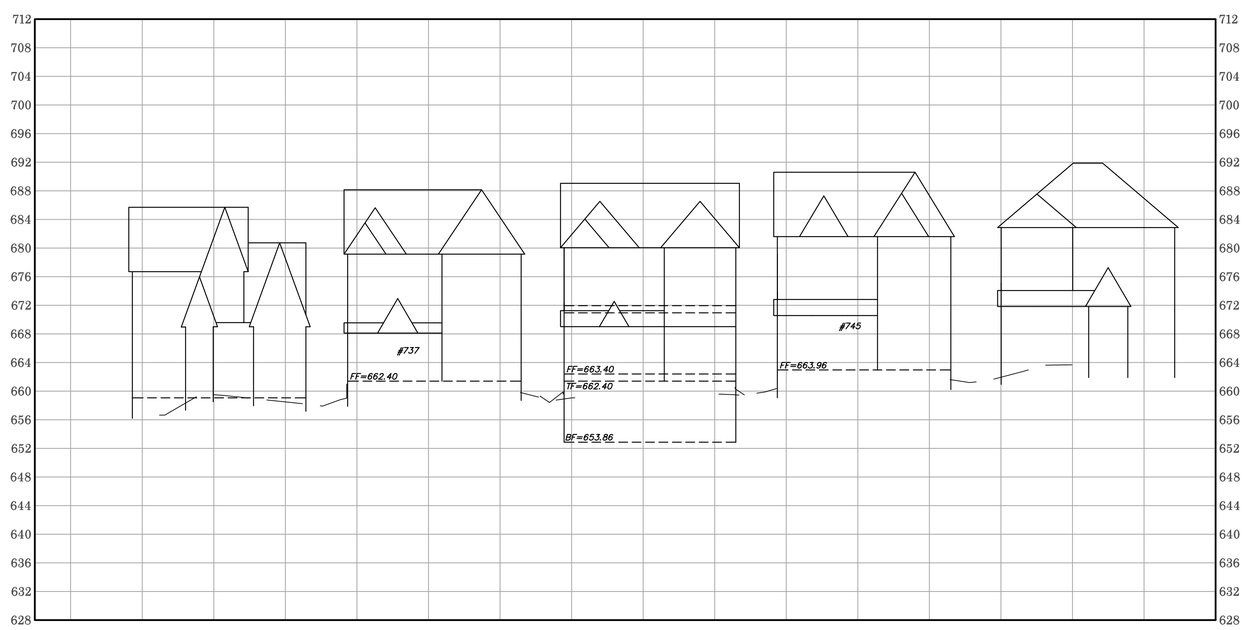


CROSS SECTION A-A





CROSS SECTION B-B



STREET SCAPE

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741 CHERRY TREE LANE

SITE PLAN

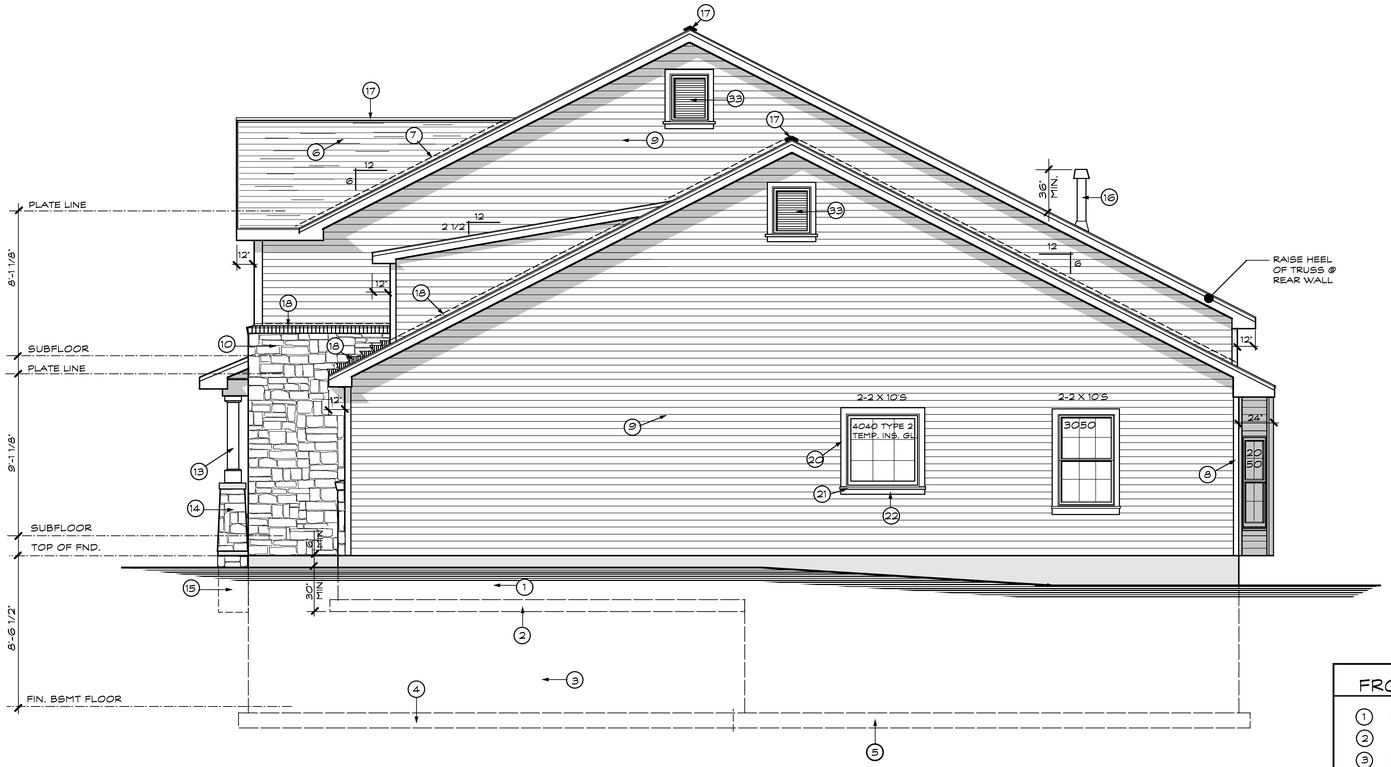
STREETSCAPE & CROSS-SECTIONS

Date: Sep 14, 2016
Robert Tiemann
License No. PE-2016001308
Civil Engineer

PROJECT NUMBER: 16-1041

DATE: 09/14/2016

DRAWN BY: GAS



RIGHT SIDE ELEVATION

SCALE 1/4" = 1' - 0"

FRONT ELEVATION

SCALE 1/4" = 1' - 0"

FRONT & RIGHT SIDE ELEVATION

1. 8" CONCRETE FOUNDATION
2. 20" X 8" CONCRETE FOOTING
3. 10" CONCRETE FOUNDATION
4. 30" X 10" CONCRETE FOOTING
5. 24" X 10" CONCRETE FOOTING
6. 25 YEAR FIBERGLASS ARCHITECTURAL GRADE SHINGLES WITH SEAL DOWN TABS
7. INTERLACE SHINGLES OVER 30 LB. FELT UNDERLAYMENT
8. PRE- FINISHED VINYL CORNER TRIM
9. DOUBLE "5" PRE FINISHED VINYL HORIZ. SIDING
10. STONE VENEER
11. BRICK SILL
12. BRICK SOLDIER COURSE
13. 8" SQUARE COLONIAL COLUMN
14. 20" X 20" TAPERED STONE COLUMN (42" HIGH) WITH A PRE-CAST CONCRETE CAP
15. 20" X 20" CONCRETE PIER (MIN. 30" BELOW GRADE)
16. TOP VENT GAS LOG FIREPLACE VENT (COLOR TO MATCH ROOF COLOR)
17. "SHINGLE VENT II" RIDGE VENT (BY AIR VENT INC.)
18. METAL FLASHING (CORROSION RESISTANT)
19. 1/2" "AZEK" PANEL WITH 1" X 4" "AZEK" AND 1/4 ROUND MOULDINGS APPLIED
20. 1" X 4" "AZEK" TRIM (CASING)
21. 5/4" "AZEK" SILL
22. 3 1/2" "AZEK" APRON
23. 6" "AZEK" TRIM
24. 10" "AZEK" TRIM
25. 6" X 18" (PROJECT 12") DECORATIVE BRACKET
26. 1/2" "AZEK" PANEL WITH 1" X 6" "AZEK" AND 1/4 ROUND MOULDINGS APPLIED
27. 3068 INSULATED STEEL DOOR WITH INSULATED (TYPE 2) TEMPERED GLASS
28. THIS SECTION GLAZED
29. GRADE- SLOPE MIN. 6" PER 10'-0" OR TO SWALE
30. "FYPON" WCH48X9 WINDOW CROSSHEAD
31. "FYPON" WCH84X9 WINDOW CROSSHEAD
32. "FYPON" WCH204X9 WINDOW CROSSHEAD
33. 24" X 30" VINYL SCREENED LOUVER (PAINTED)
34. 12" CONCRETE FOUNDATION
35. 24" X 8" CONCRETE FOOTING
36. RECESS FOUNDATION FOR STONE

PROPOSED RESIDENCE FOR:

MRM MANLIN DEV. GROUP

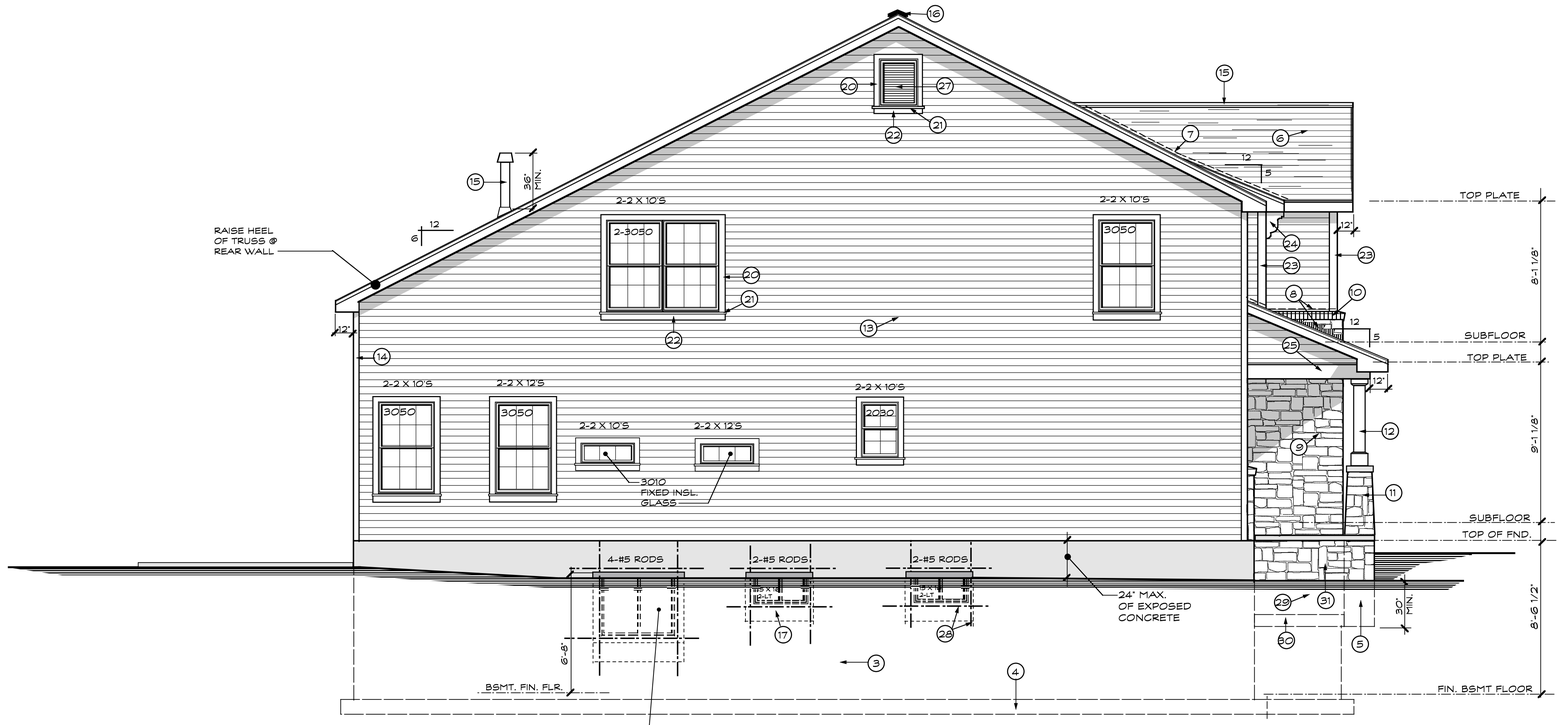
741 CHERRY TREE LANE
OLIVETTE, MO.

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

SHEET NO. 4 OF 10

PLAN NO. 16-6675

Drawn By: J.T. **Checked By: P.T. & S.P.** **Copyright 2016** **DATE: 8/5/2016**



LEFT SIDE ELEVATION

SCALE 1/4" = 1' - 0"

REAR ELEVATION

SCALE 1/4" = 1' - 0"

REAR & LEFT SIDE ELEVATION

1. 8" CONCRETE FOUNDATION
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15. TOP VENT GAS LOG FIREPLACE VENT (COLOR TO MATCH ROOF COLOR)
16. "SHINGLE VENT II" RIDGE VENT (BY AIR VENT INC.)
17. G.I. AREA WELL
18. 4 -2 X 12 STRINGERS (TREATED LUMBER)
19. 1/2" "AZEK" PANEL WITH 1" X 4" "AZEK" AND 1/4 ROUND MOULDINGS APPLIED
20. 1" X 4" "AZEK" TRIM (CASING)
21. 5/4" "AZEK" SILL
22. 3 1/2" "AZEK" APRON
23. 6" "AZEK" TRIM
24. 6" X 18" (PROJECT 12") DECORATIVE BRACKET
25. 10" "AZEK" TRIM WITH PRE-FINISHED "AZEK" DRIP CAP
26. GRADE- SLOPE MIN. 6" PER 10'-0" OR TO SWALE
27. 24" X 30" VINYL SCREENED LOUVER (PAINTED)
28. 2 - #5 RODS - EXTEND 2'-0" PASS WINDOW OPENING WHERE POSSIBLE (TYPICAL)
29. 12" CONCRETE FOUNDATION
30. 24" X 8" CONCRETE FOOTING
31. RECESS FOUNDATION FOR STONE

PROPOSED RESIDENCE FOR:

MRM MANLIN DEV. GROUP

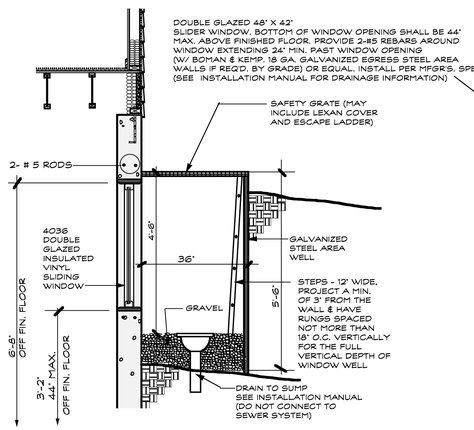
741 CHERRY TREE LANE
OLIVETTE, MO.

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

SHEET NO. **5** OF 10

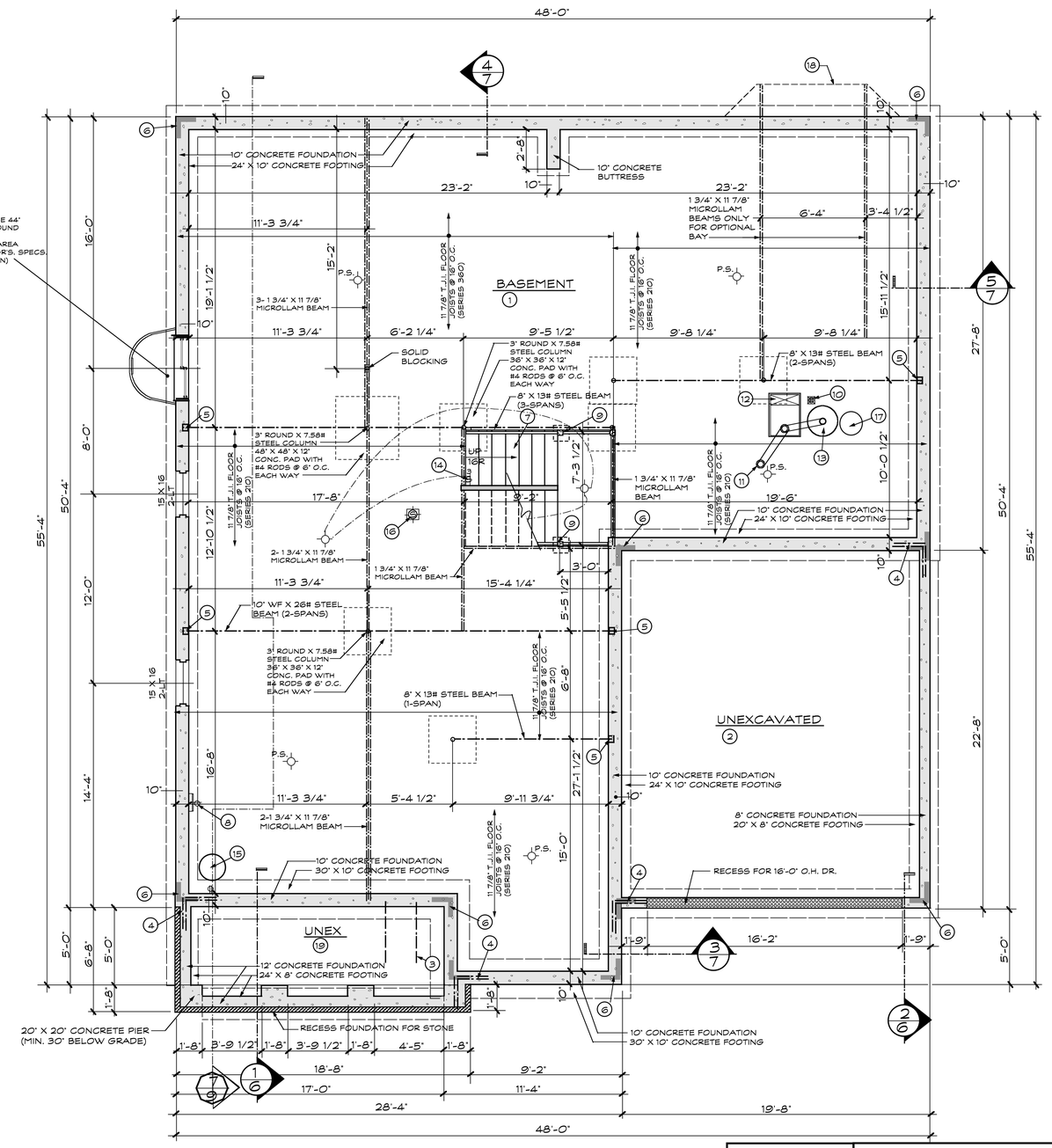
PLAN NO. **16-6675**

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016 DATE: 8/5/2016



WINDOW WELL DETAIL

SCALE 1/2" = 1'-0"



BASEMENT & FOUNDATION PLAN

SCALE 1/4" = 1' - 0"

BASEMENT & FOUNDATION NOTES:

1. 3 1/2" CONCRETE SLAB THRUOUT OVER 6 MIL. POLYETHYLENE OVER 4" CRUSHED CLEAN ROCK OVER COMPACTED FILL (LAP & SEAL JOINTS A MIN. OF 6") (SLOPE FLOOR TO DRAIN)
2. 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER COMPACTED FILL
3. #4 REINFORCING RODS 48" X 48" BENT INTO PORCH SLAB @24" O.C. (TYPICAL ACROSS PORCH)
4. 2 -#4 ROUND REINFORCING RODS 24" X 24" @ 12" O.C. PROPERLY LAPPED & TIED (TYPICAL AT ALL INTERSECTING CORNERS)
5. BEAM POCKET (GROUT WITH CEMENT) 4" MIN. BEARING
6. PLATE LINE
7. YELLOW PINE STAIR TREADS WITH WOOD HANDRAIL ON BOTH SIDES MIN. 36" TO 38" HIGH W/ MAX 4" BETWEEN RAILS
8. MIN. 200 AMP ELECTRICAL SERVICE PANEL WITH 120 V. G.F.I. ELECTRIC RECEPTACLE
9. 4" POST ON A 12" X 12" X 8" CONCRETE PAD
10. FLOOR DRAIN
11. METAL CLASS "B" FURNACE FLUE WITH CLEAN OUT AND U.L. APPROVED CAP
12. GAS FORCED AIR FURNACE
13. 50 GALLON GAS WATER HEATER
14. ILLUMINATED LIGHT SWTCH
15. SUMP -PIT MIN. 24" ROUND X 24" DEEP WITH FITTED COVER WITH SINGLE 120V. ELECTRIC RECEPTACLE RATED FOR SUMP PUMP
16. COMBINATION CARBON MONOXIDE DETECTOR AND A.C. POWERED I.R.C. APPROVED SMOKE DETECTOR WITH BATTERY BACK UP (INTERCONNECTED) INSTALLED AS PER NFPA 72-07
17. EXPANSION TANK FOR WATER HEATER (AS PER CODE)
18. OUTLINE OF OPTIONAL BAY CANTILEVERED FLOOR JOISTS (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
19. 4" CONCRETE SLAB OVER COMPACTED FILL

NOTE:
CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

2006 INTERNATIONAL RESIDENTIAL CODE, I.R.C.
2008 NATIONAL ELECTRICAL CODE, N.E.C.
2009 INTERNATIONAL MECHANICAL CODE, I.M.C.
2009 UNIFORM PLUMBING CODE, U.P.C.

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SHEET NO. **1** OF 10

PLAN NO. 16-6675

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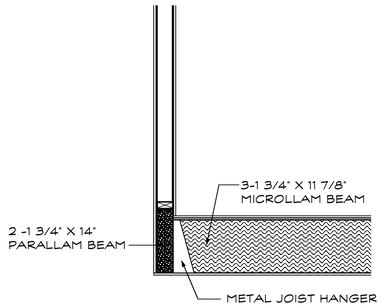
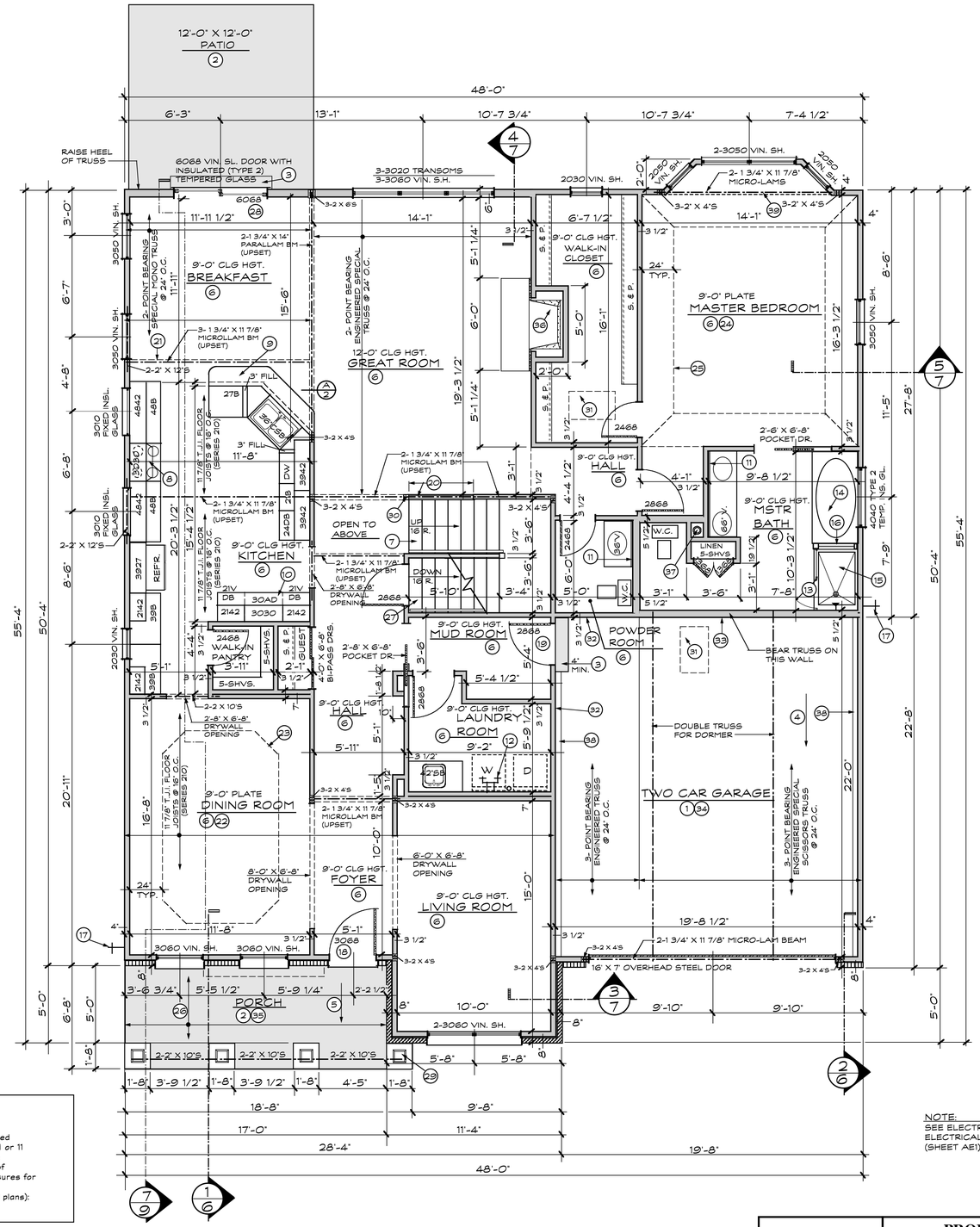


A/2 DETAIL

SCALE 3/4" = 1'-0"



FIRST FLOOR PLAN

FIRST FLOOR 2021 SQ. FT.
SECOND FLOOR 1019 SQ. FT.
TOTAL SQ. FT. 3040 SQ. FT.

SCALE 1/4" = 1' - 0"

FIRST FLOOR PLAN NOTES:

CONCRETE FLATWORK

1. 4" CONCRETE SLAB WITH 6" X 6" #10/10 WELDED WIRE FABRIC OVER 4" CRUSHED ROCK OVER COMPACTED FILL
2. 4" CONCRETE SLAB OVER COMPACTED FILL
3. CONCRETE STEP
4. SLOPE GARAGE FLOOR MIN. 1/8" PER 1' -0" TO GARAGE DOOR
5. SLOPE PORCH FLOOR 1/4" TO 12'

FINISHED FLOORS

6. FLOOR COVERING TO BE SELECTED BY OWNER
7. CARPET ENTIRE TREAD

KITCHEN & CABINETS CALL-OUTS

8. 30" ELECTRIC SLIDE-IN COOK UNIT WITH HOOD ABOVE (VENT HOOD TO EXTERIOR) MIN. 100 C.F.M.
9. 42" HIGH BREAKFAST BAR WITH 16" WIDE TOP
10. PLANNING DESK WITH KNEE SPACE

BATHROOM & PLUMBING CALL-OUTS

11. 1/4" PLATE MIRROR
12. PROVIDE LAUNDRY "SPACE SAVER" HOT & COLD WATER; 2" ROUND LAUNDRY DRAIN (VENT DRYER TO EXTERIOR)
13. 2'-0" TEMPERED (TYPE 2) GLASS SHOWER DOOR
14. 36" X 72" CULTURED MARBLE WHIRLPOOL TYPE TUB
15. 34" X 48" FIBERGLASS SHOWER BASE WITH TRAVERTINE WAINSCOT 7'-0" HIGH
16. TEMPERED (TYPE 2) GLASS PARTITION ON A 36" HIGH WALL WITH CULTURED MARBLE CAP
17. NO FREEZE HOSE BIBB

MILLWORK & SPECIAL CARPENTER WORK

18. 3068 INSULATED STEEL DOOR WITH INSULATED (TYPE 2) TEMPERED GLASS
19. 2868 6 PANEL INSULATED STEEL 20 MINUTE FIRE DOOR
20. WOOD GUARDRAIL 36" MIN. HIGH WITH SPINDLES 4" MAX. SPACE BETWEEN
21. OUTLINE OF SECOND FLOOR
22. SCULPTURED CEILING
23. OUTLINE OF SCULPTURED CEILING
24. COFFERED CEILING
25. OUTLINE OF COFFERED CEILING
26. 2 X 6 RAFTERS @ 24" O.C. / 2 X 6 CEILING JOIST @ 24" O.C. (#1 YELLOW PINE)
27. WOOD STAIRS WITH WOOD HANDRAIL (MIN. 36" TO 38" HIGH)
28. 6068 VINYL SLIDING DOOR WITH TYPE 2 TEMPERED INSULATED GLASS
29. 8" SQUARE COLONIAL COLUMN ON A 20" SQUARE TAPERED STONE PIER WITH A PRE-CAST CONCRETE CAP
30. 4" F4S TURNED POST TO HEADER
31. 22" X 36" SCUTTLE (FRAME OUT AND SUPPORT WITH 2 X 4'S)

SPECIAL WALL CEILING FINISHES

32. 2" X 4" FULLY INSULATED (R-13) STUD WALL WITH 5/8" TYPE "X" DRYWALL ON GARAGE SIDE TO FINISHED CEILING
33. 2" X 6" FULLY INSULATED (R-19) STUD WALL WITH 5/8" TYPE "X" DRYWALL ON GARAGE SIDE TO FINISHED CEILING
34. CEILING- 1/2" DRYWALL
35. CEILING - 1/2" EXTERIOR DRYWALL

MECHANICAL & FIREPLACE CALL-OUTS:

36. 36" WIDE PRE-FAB TOP VENT GAS LOG FIREPLACE WITH MARBLE SURROUND, COLONIAL MANTLE, AND FLUSH MARBLE HEARTH
37. METAL CLASS "B" FURNACE FLUE (MIN. 2" CLEARANCE ALL AROUND) (CLEARANCE TO BE COORDINATED BY MECHANICAL ENGINEER AND CONTRACTOR)

MISCELLANEOUS CALL-OUTS:

38. OUTLINE OF FOUNDATION
39. DROP SOFFIT 12"

SAFETY GLZING:

Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type 1 or 11 catergory (glazing in sliding doors; any glasing exceeding 9 square feet in area required to be safety glazing in accordance with one of the six catergories listed below; and all glazing in doors and enclosures for hot tuba, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type II category and noted as such on the Architectural plans):

NOTE:
SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT SEE (SHEET AE1)

TRUSS NOTES:
Design and manufacture of the wood roof trusses are proprietary to the Truss Supplier. Therefore the design and performance of the project truss system is the exclusive responsibility of Truss Manufacturer.STUART PATTERSON-Architect requires Truss Supplier to furnish Engineered Load Values at these supports. Any deviation from the plan must be immediately reported to STUART PATTERSON-Architect for approval prior to finalization of truss design.STUART PATTERSON-Architect liability is limited to providing adequate support for the truss system.

PROPOSED RESIDENCE FOR:

MRM MANLIN DEV. GROUP

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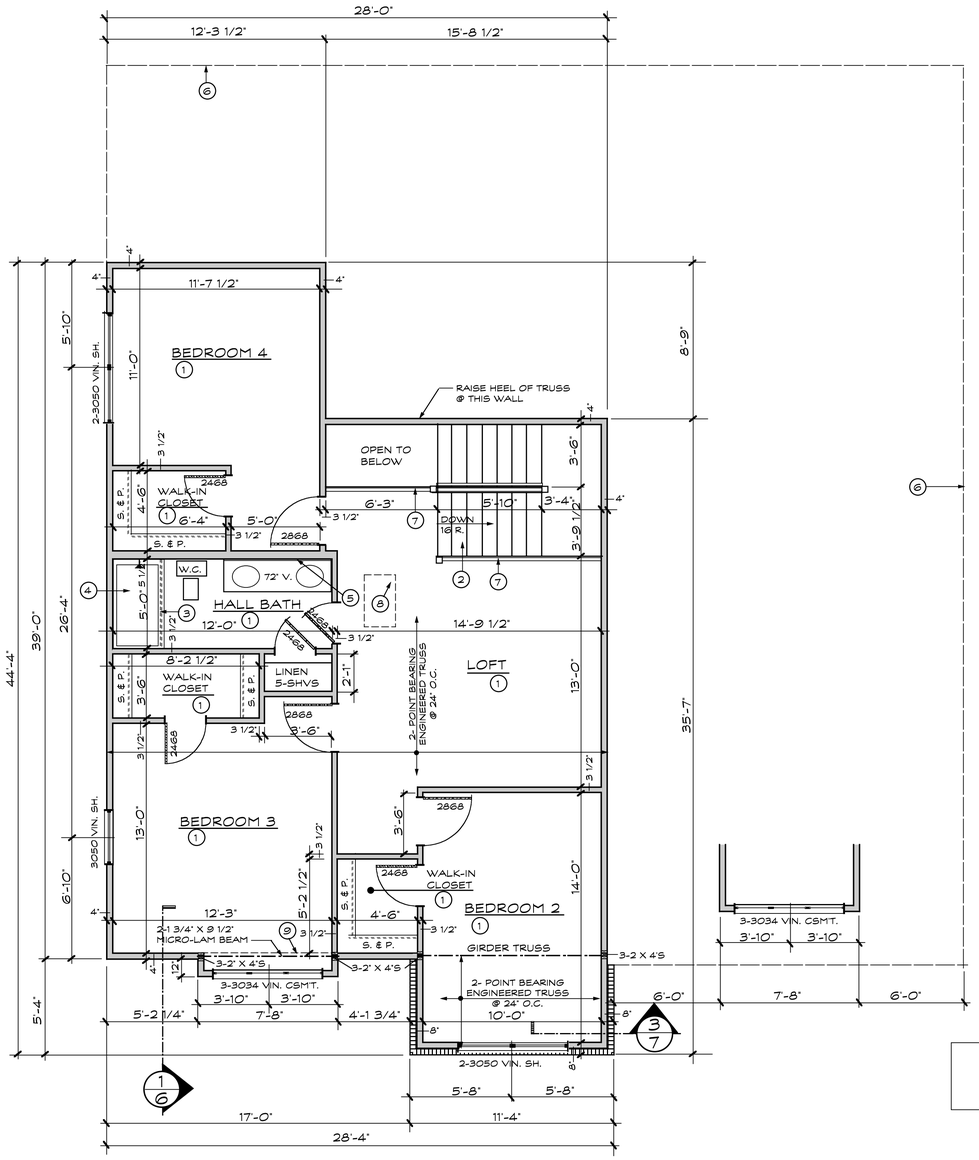
OLIVETTE, MO.

STUART PATTERSON- ARCHITECT
PAUL TRENDLEY - CONSTRUCTION COORDINATOR
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

SHEET NO. 2 OF 10

PLAN NO. 16-6675

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016 DATE: 8/5/2016



SECOND FLOOR PLAN NOTES:

FINISHED FLOORS

1. FINISHED FLOOR TO BE SELECTED BY OWNER
2. CARPET ENTIRE TREAD

BATHROOM & PLUMBING CALL-OUTS

3. CURTAIN ROD
4. 1- PIECE FIBERGLASS TUB
5. 1/4" PLATE MIRROR

MILLWORK & SPECIAL CARPENTER WORK

6. OUTLINE OF FIRST FLOOR
7. WOOD GUARD RAIL WITH WOOD SPINDLES (MIN. 36" HIGH AND MAX. 4" BETWEEN SPINDLES)
8. 22" X 36" SCUTTLE (FRAME OUT AND SUPPORT WITH 2 X 4'S)
9. DROP SOFFIT 10"

NOTE:
RAISE BEDROOM WINDOWS TO 7'-0" OFF FINISHED FLOOR

NOTE:
ALL BEDROOM WINDOWS TO BE EGRESS

NOTE:
SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT SEE (SHEET AE2)

TRUSS NOTES:
Design and manufacture of the wood roof trusses are proprietary to the Truss Supplier. Therefore the design and performance of the project truss system is the exclusive responsibility of Truss Manufacturer.STUART PATTERSON-Architect requires Truss Supplier to furnish Engineered Load Values at these supports. Any deviation from the plan must be immediately reported to STUART PATTERSON-Architect for approval prior to finalization of truss design.STUART PATTERSON-Architect liability is limited to providing adequate support for the truss system.

SECOND FLOOR PLAN

SECOND FLOOR 1019 SQUARE FEET

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE FOR:

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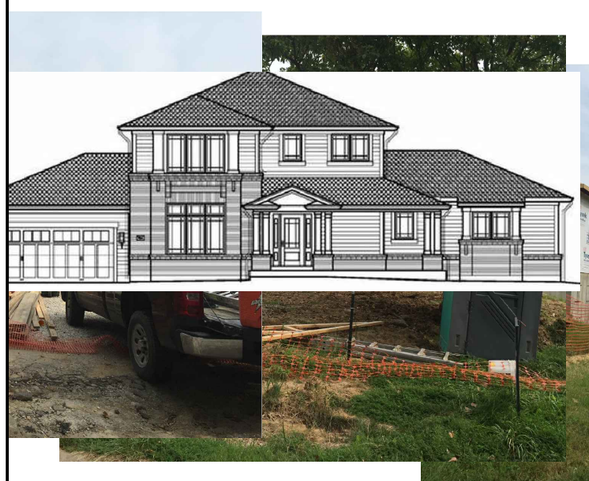
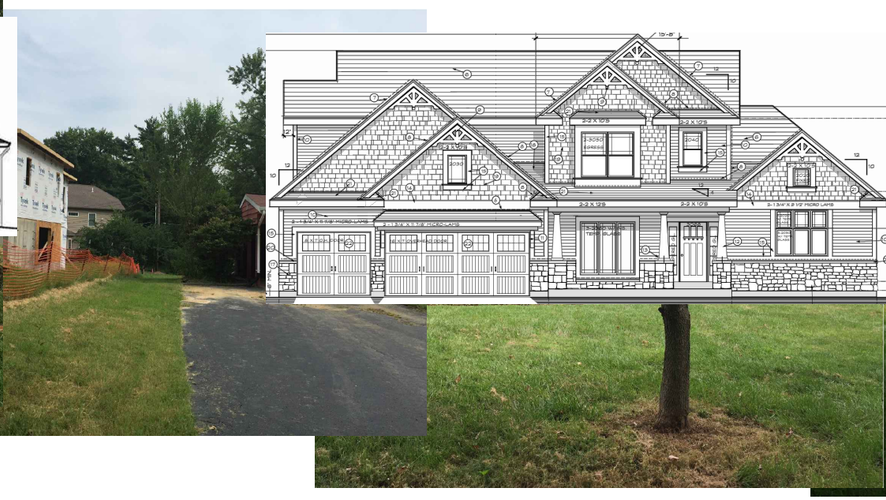
SHEET NO. 3 OF 10

PLAN NO. 16-6675

Drawn By: J.T. Checked By: P.T. & S.P. Copyright 2016 DATE: 8/5/2016



9761 LINDLEY DRIVE



9753 LINDLEY DRIVE

9745 LINDLEY DRIVE

STREETSCAPE ELEVATION

NOT TO SCALE

DATE: 08/15/16

REVISIONS:
090716 REV 1: CITY REQUIREMENT

STREETSCAPE ELEVATION

McKELVEY HOMES, INC.
218 CHESTERFIELD TOWNE CENTRE
CHESTERFIELD, MO 63005
636-530-6900
mckelveyhomes.com

THE "MUIRFIELD"
9753 LINDLEY DRIVE
OLIVETTE, MO

SHEET NO.

2

OF 2

STREETSCAPE ELEVATION

NOT TO SCALE

DATE: 08/15/16

REVISIONS:
090716 REV 1: CITY REQUIREMENT

STREETSCAPE ELEVATION

McKELVEY HOMES, INC.
218 CHESTERFIELD TOWNE CENTRE
CHESTERFIELD, MO 63005
636-530-6900
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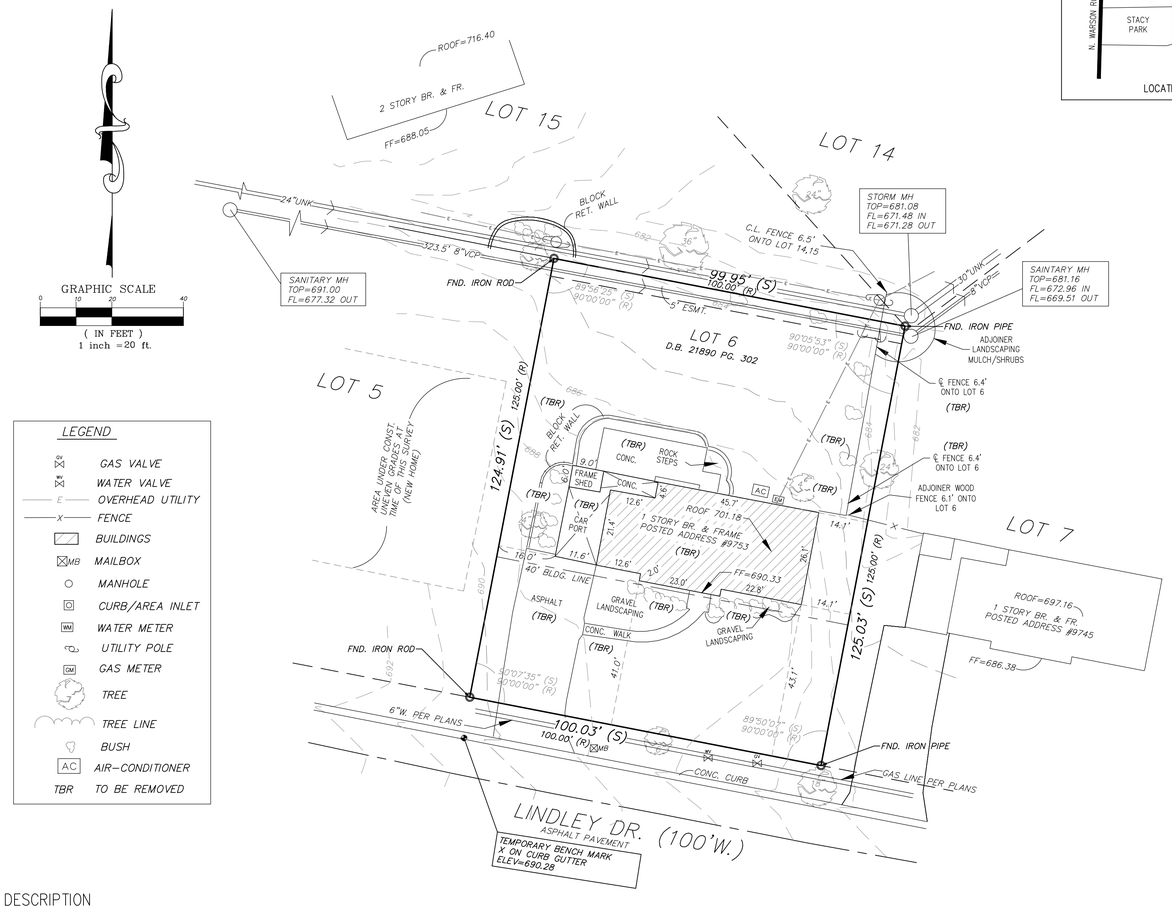
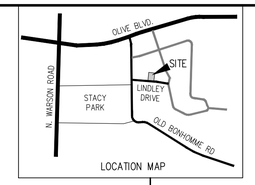
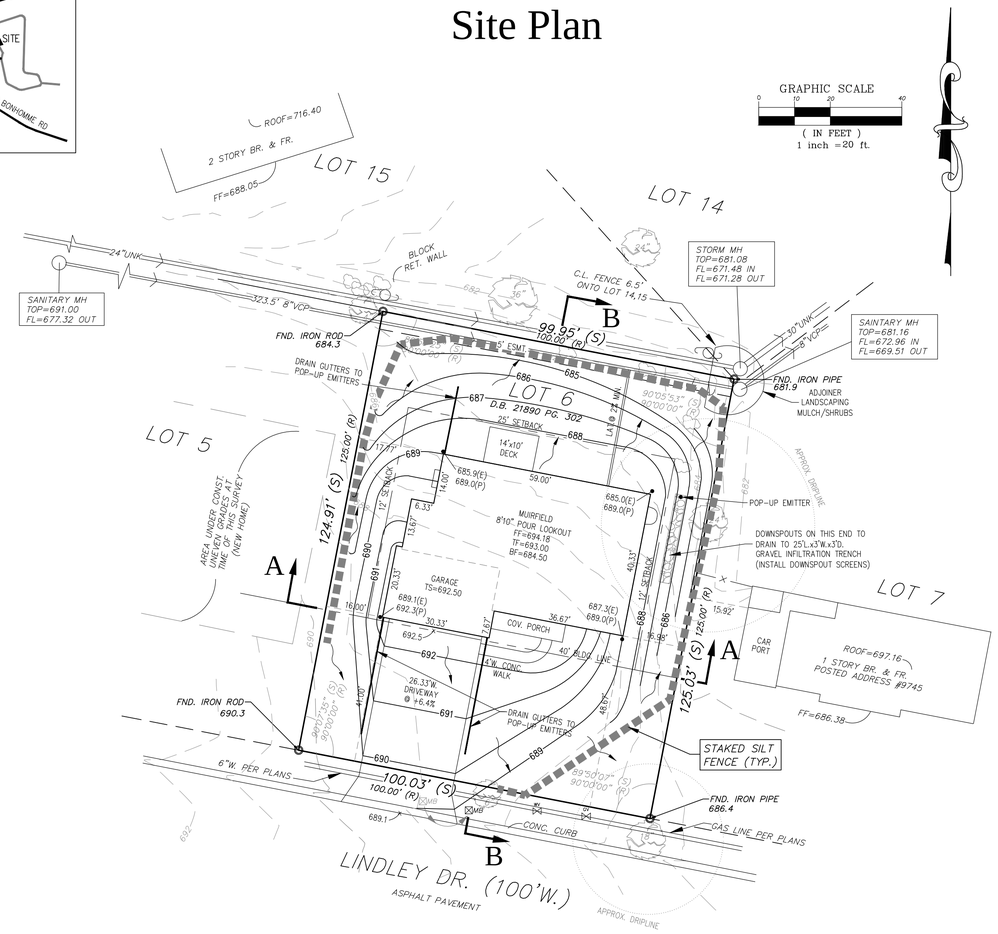
THE "MUIRFIELD"
9753 LINDLEY DRIVE
OLIVETTE, MO

Existing Conditions/Demolition Plan





Site Plan



LEGEND

- GAS VALVE
- WATER VALVE
- OVERHEAD UTILITY
- FENCE
- BUILDINGS
- MAILBOX
- MANHOLE
- CURB/AREA INLET
- WATER METER
- UTILITY POLE
- GAS METER
- TREE
- TREE LINE
- BUSH
- AIR-CONDITIONER
- TBR TO BE REMOVED

DESCRIPTION

A tract of land being Lot 6 in Block 5 of Oak Estates, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 61, Page(s) 10 and 11 of the St. Louis County Records.
N/F NEWDA PROPERTIES, LLC
D.B. 21890, PG. 302
LOC. #17M62-0172
#9753 LINDLEY DRIVE

LOT DATA AND ZONING REGULATIONS	
Lot Area:	12,500 s.f.
Permitted Site Coverage:	3,125 s.f.
Permitted Residential Floor Area:	3,750 s.f.
Lot Width:	100 ft.
Lot Depth:	125 ft.
Front Yard Setback (per subdivision plat):	40 ft.
Side Yard Setback (as per 12% of Lot Depth):	12 ft.
Rear Yard Setback (as per 20% of Lot Depth):	25 ft.

LOT COVERAGE

HOUSE = 2823 Sq.Ft.
2823 Sq.Ft. < 3125 Sq.Ft. (MAX. COVERAGE)

RESIDENTIAL HOUSE RATIO

1ST FLOOR = 2207 Sq.Ft.
2ND FLOOR = 1543 Sq.Ft.
TOTAL FLOOR = 3750 Sq.Ft.
3750 Sq.Ft./12500 Sq.Ft.= 0.30= 0.30 MAX. RATIO

NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

EXISTING IMPROVEMENTS	
Building Footprint:	1,875 s.f.
Driveway/turnaround/sidewalks:	986 s.f.
Other hard surface areas (decks/pools/etc):	379 s.f.

PROPOSED IMPROVEMENTS	
Building Footprint:	2,800 s.f.
Driveway/turnaround/sidewalks:	1,246 s.f.
Other hard surface areas (decks/pools/etc):	140 s.f.

BENCHMARK

BENCH MARK:
13211 NAVD88(SLC2011a) Elev = 698.91 FtUS (or) 213.028 Meter
NGVD29 Elev = 699.27 FtUS
Standard DNR aluminum disk stamped SL-22 situated in an area of gravel and sparse grass south of Olive Boulevard between the on and off ramps connecting northbound Lindbergh Boulevard with eastbound Olive Boulevard; 66.8 feet east of a chiseled "X" 3 feet above ground level on the east face of the northernmost of three steel I-beam support posts for a MoDOT exit sign reading "67 North" with a directional arrow above "Lindbergh Boulevard", roughly 20 feet south of the solid white stripe along the south side of the southernmost eastbound driving lane of Olive Boulevard, and 75 feet northeast of the solid yellow stripe along the northeast side of the exit lane from eastbound Olive Boulevard to northbound Lindbergh Boulevard. (In September 2012, two survey nail markers in the south asphalt shoulder of Olive Boulevard were 20.4 feet northwest of SL-22 and 18 feet northeast of SL-22.)
<NGS PID="AA8663", Designation="SL 22">
SP MO East N=315136.1± E=258402.8± Meter - Published
Rough NAD83 Lat=38.672996°±(N/+) Long=90.403436°±(W/-)

GENERAL NOTES

1. *The easements shown on this survey were plotted from the Record Plat that this lot is part of. May be subject to easements of record that would be disclosed by an up to date title commitment.*
2. *Basis of bearing for this survey is the plat of Oak Estates, recorded in Plat Book 61, Pages 10,11 of the St. Louis County Records.*
3. *Class of property - Urban.*
4. *All dimensions are survey(S) and record(R).*
5. *Water service connection shall be 1-1/4" tap.*
6. *Contractor to locate and verify lateral usability prior to excavation.*

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B - SECTION II
Exceptions
File No. 3040ARC, dated April 15, 2016.

Items 1-3. STANDARD EXCEPTIONS

Item 4. Building lines and easements established by the plat recorded in Plat Book 52 page 38, (Shown) and subject to covenants and restrictions, including a provision for Subdivision Assessments, contained in the Subdivision Indenture recorded in Book 2993 page 299, Book 2911 page 114, Book 2884 page 624, Book 7304 page 1671, Book 10602 page 879, Book 13598 page 826 and Book 18810 page 2221.

Item 5. Not survey related.

Item 6. Easement granted to St. Louis County Water by the instrument recorded in Book 2844 page 548. (Shown.)

Item 7. Easement granted to Laclede Gas Company by the instrument recorded in Book 2844 page 591. (Shown.)

Item 8. Easement granted to Union Electric Company of Missouri by the instrument recorded in Book 2909 page 284. (Shown.)

Item 9. Easement granted to Union Electric Company of Missouri by the instrument recorded in Book 2870 page 238. (Shown.)

Item 10. Easement granted to The Metropolitan St. Louis Sewer District by the instrument recorded in Book 18652 page 482. (Shown.)

Items 11-13. Not survey related.

"PLOT PLAN"
THIS DOES NOT CONSTITUTE
A BOUNDARY SURVEY

This is to certify that at the request of MCKELVEY HOMES on the 5TH day of AUGUST , 2016 ,a plot plan was prepared for the proposed location of improvement for LOT 6 OF BLOCK 5 OF OAK ESTATES Sec. and/or U.S. Survey: 6 ,T.45N , R.6E ,ST. LOUIS County, Missouri & that the results of said plot plan are correctly represented hereon. By Professional Land Surveyor:_____P.L.S._____ Pickett, Ray, & Silver's Corporate Registration #: LS-54-D

Basis of bearing/angles for this survey is assumed based on the plat of OAK ESTATES recorded in Plat Book 61, Page 10 of the St. Louis County Records.

Note to the contractor:
1) Minimum Setbacks:-Sideyard: 12' -Front Yard: 40' -Rear Yard: 25'
2) Driveways are shown as proposed, however final location may very.
3) T.F.= Proposed Top of Foundation

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.pre3.com 1-800-708-3918

SITE PLAN
Lot 6 Block 5 of Oak Estates,
Plat Book 61, Page 10,11
Section 6,
Township 45 North, Range 6 East, St. Louis County, Missouri

Prepared For:
McKelvey Homes, Inc.
218 Chesterfield Towne Centre
Chesterfield, MO 63005
636-530-6900

REVISIONS		
NO.	DATE	DESCRIPTION
1.	08/15/16	REVISE PER CLIENT
2.	09/07/16	REVISE PER CITY

DRAWN MGV/DWD	DATE 08/05/16
CHECKED D.F.S.	DATE _____

PROJECT # 16023.MCHO.00S
TASK # 2 FIELD BOOK 1528

LOT 6 OF BLOCK 5 OF OAK ESTATES
SITE PLAN

SHEET 1 OF 2

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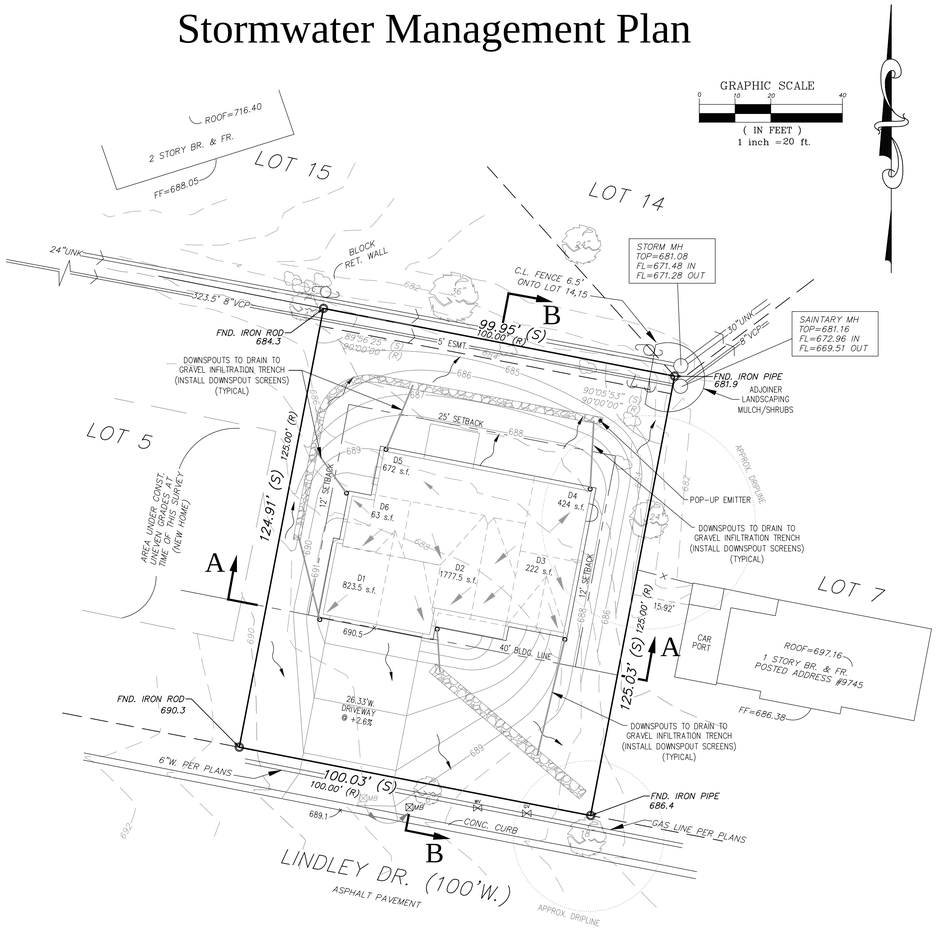
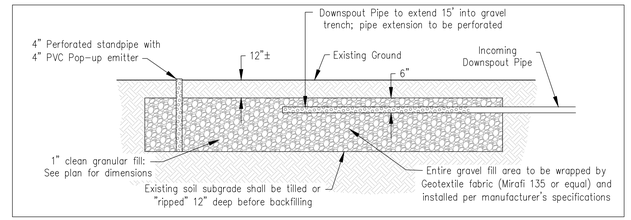
Stormwater Management Plan





Gravel Infiltration Trench Detail

DIFFERENTIAL RUNOFF CALCULATIONS

PRE-DEVELOPED

IMPERVIOUS AREA: 3240 Sq.Ft. = 0.074 Ac. x 3.54 = 0.262 cfs
PERVIOUS AREA: 9260 Sq.Ft. = 0.213 Ac. x 1.70 = 0.362 cfs
0.287 Ac. 0.624 cfs

POST-DEVELOPED

IMPERVIOUS AREA: 4186 Sq.Ft. = 0.096 Ac. x 3.54 = 0.340 cfs
PERVIOUS AREA: 8314 Sq.Ft. = 0.191 Ac. x 1.70 = 0.325 cfs
0.287 Ac. 0.665 cfs

STORMWATER REMEDIATION

100% OF ROOF AREA (15-YR., 20-MIN.)

FRONT YARD (DOWNSPOUTS D2 & D3): 1,999.5 s.f.
1,999.5 s.f.= 0.046 Ac. x 3.54 = 0.16 cfs
(0.16 cfs)(60 sec/min)(20 min)= 192 cu.ft.

REAR YARD (DOWNSPOUTS D1 + D4-D6): 1,982.5 s.f.
1,982.5 s.f.= 0.046 Ac. x 3.54 = 0.16 cfs
(0.16 cfs)(60 sec/min)(20 min)= 192 cu.ft.

VOLUME TO BE DETAINED:
FRONT YARD = 192 Cu.Ft.

A 55'L x 3'W x 3'D GRAVEL INFILTRATION TRENCH IS PROPOSED TO PROVIDE THE REMEDIATION. ASSUMED 40% VOIDS IN THE GRAVEL YIELDS A VOLUME OF 198 Cu.Ft.

VOLUME TO BE DETAINED:
REAR YARD = 192 Cu.Ft.

A 120'L x 2'W x 2'D GRAVEL INFILTRATION TRENCH IS PROPOSED TO PROVIDE THE REMEDIATION. ASSUMED 40% VOIDS IN THE GRAVEL YIELDS A VOLUME OF 192 Cu.Ft.

Site Cross Sections

SECTION A-A
1/8"=1'

SECTION B-B
1/8"=1'

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SITE PLAN
Lot 6 Block 5 of Oak Estates,
Plat Book 61, Page 10,11
Township 45 North, Range 6 East, Section 6, St. Louis County, Missouri

Prepared For:
McKelvey Homes, Inc.
218 Chesterfield Towne Centre
Chesterfield, MO 63005
636-530-6900

REVISIONS NO.	DATE	DESCRIPTION
1.	08/15/16	REVISE PER CLIENT
2.	09/07/16	REVISE PER CITY

DRAWN MGV/DWD	DATE 08/05/16
CHECKED D.F.S.	DATE _____
PROJECT # 16023.MCH0.00S	
TASK # 2	FIELD BOOK 1528

LOT 6 OF BLOCK 5 OF OAK ESTATES
SITE PLAN

SHEET 2 OF 2

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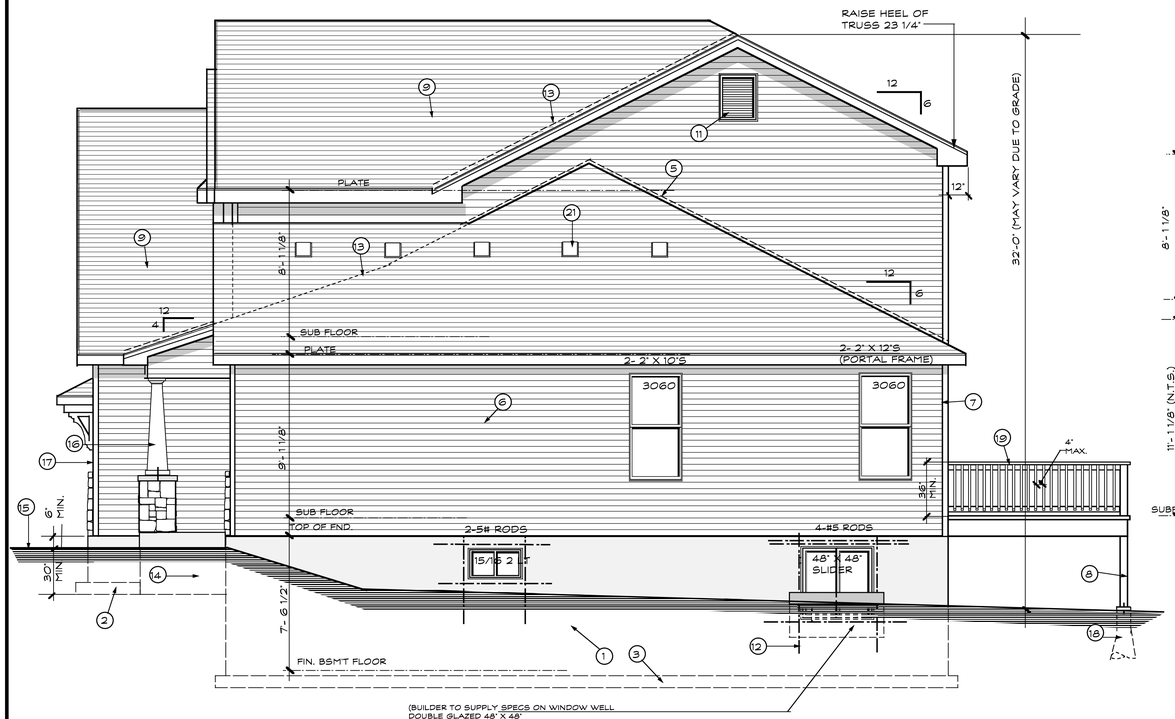
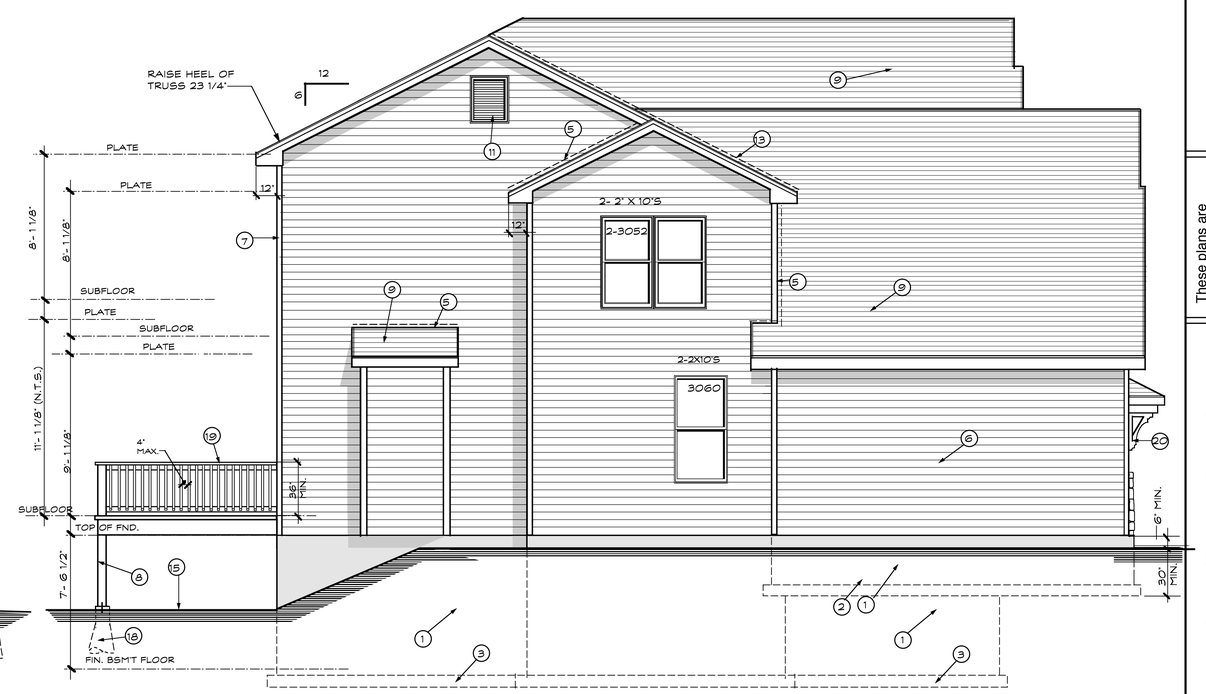


(BUILDER TO SUPPLY SPECS ON WINDOW WELL
DOUBLE GLAZED 48" X 48"
SLIDER WINDOW. BOTTOM OF WINDOW OPENING SHALL BE 44"
MAX. ABOVE FINISHED FLOOR. PROVIDE 2-#5 REBARS AROUND
WINDOW EXTENDING 24" MIN. PAST WINDOW OPENING
(W/ 18 GA. GALVANIZED EGRESS STEEL AREA
WALLS IF REQ'D, BY GRADE) OR EQUAL. INSTALL PER MFGR'S. SPECS.
(SEE INSTALLATION MANUAL FOR DRAINAGE INFORMATION)

RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

JACK STUD NOTE

OPENINGS OF 6'-0" AND SMALLER USE
1 JACK STUD ON EACH SIDE OF OPENINGS

OPENINGS OF 6'-1" TO 16'-0" USE
2 JACK STUDS ON EACH SIDE OF OPENINGS

ATTIC VENTILATION

HOUSE - 1532 SQUARE FEET / 300 = 5.1 SQ. FT. REQUIRED

GABLE END VENTS - 1440 SQ. INCHES / 144 = 10. PROVIDED

SOFFIT VENT - 93.0 LIN. FT. X 4.78 SQ. INCHES = 444.54
444.54 / 144 = 3.087 SQ. FT. PROVIDED

TOTAL SQUARE FEET OF VENTILATION PROVIDED 13. SQ. FT.

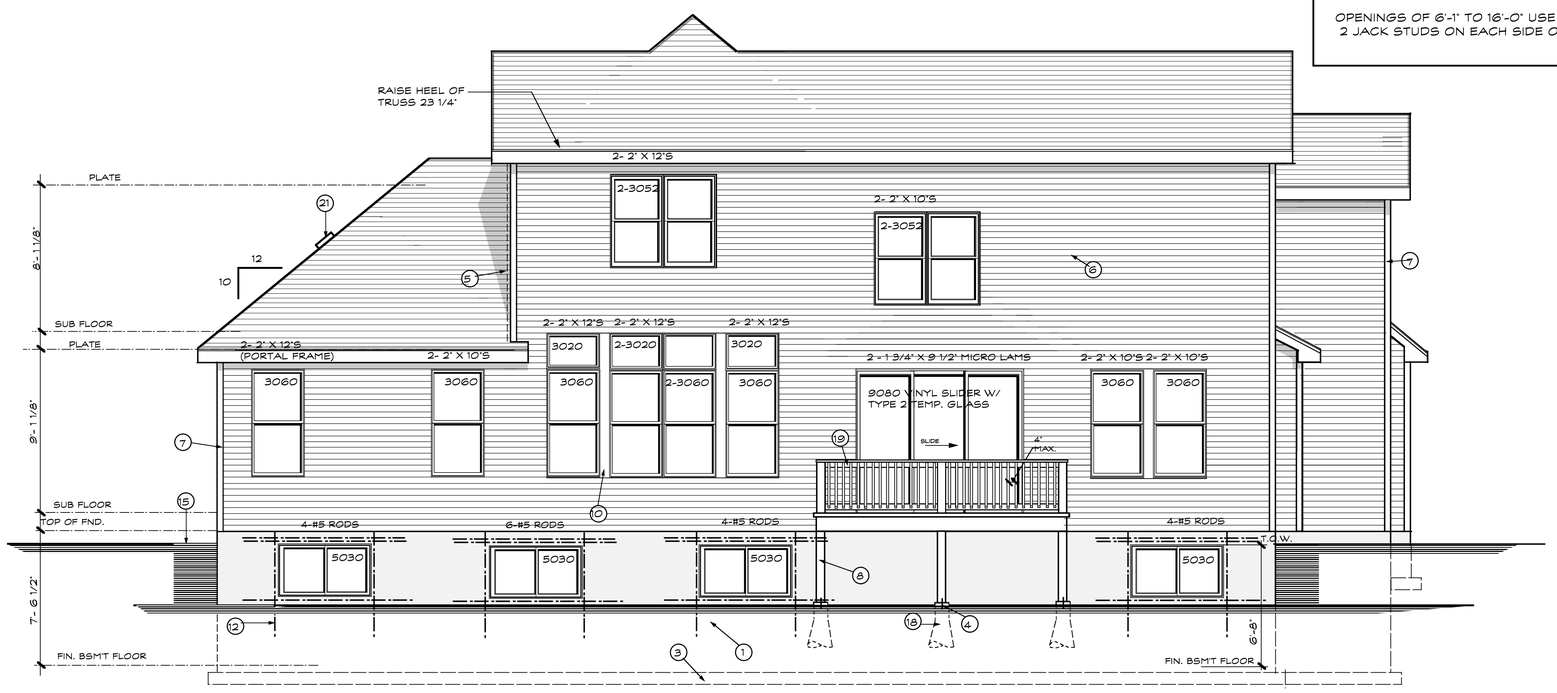
GARAGE / & ONE STORY

HOUSE & GARAGE = 1226 SQ. FT. / 300 = 4.08 SQ. FT. REQUIRED

GABLE END VENTS - 1440 SQ. INCHES / 144 = 10. PROVIDED

SOFFIT VENT - 60' X 4.78 SQ. INCHES = 286.8 / 144 = 1.99 SQ. FT. PROVIDED

TOTAL VENTILATION PROVIDED 11.99 SQ. FT.



REAR ELEVATION

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

NOTE:
RAISE FIRST FLOOR REAR
WINDOWS TO HEADER HEIGHT

REAR & SIDE ELEVATION NOTES:

1. 8" CONCRETE FOUNDATION
2. 20" X 8" CONCRETE FOOTING
3. 24" X 8" CONCRETE FOOTING
4. TECO COLUMN "U" ANCHOR NAILED TO COLUMN AND BOLTED MIN. 8" INTO CONCRETE WITH 1/2" ANCHOR BOLT
5. METAL FLASHING (CORROSION RESISTANT)
6. DOUBLE 4 PRE- FINISHED VINYL SIDING
7. PRE- FINISHED VINYL CORNER TRIM
8. F.4.S. 6" SQ. POST
9. 25 YEAR FIBERGLASS SHINGLES WITH SEAL DOWN TABS
10. PRE- FINISHED VINYL TRIM
11. 24" X 30" ALUM. SCREEN LOUVER
12. 2 - #5 RODS - EXTEND 2'-0" PASS WINDOW OPENING WHERE POSSIBLE (TYPICAL)
13. INTERLACE SHINGLES
14. 8" CONCRETE FROST WALL W/ 2 - #4 RODS @ BOTTOM
15. GRADE- SLOPE 1/2" TO 1' -0" FOR A MIN. 10'- 0" OR TO SWALE
16. REFER TO FRONT ELEVATION FOR COLUMN SPECIFICATIONS
17. 5/4" X 6" TRIM
18. 12" ROUND CONCRETE POST PIER FLARED TO 16" ROUND AT BOTTOM (MIN. 2'-0" INTO SOLID SOIL AND 30" BELOW GRADE)
19. 2" X 6" F.4.S. TOP RAIL WITH 2" X 2" PICKETS @ 5 1/2" O.C.
20. 24" FYPON BRACKET (STYLE TO BE DETERMINED) OR EQUAL
21. SLANTED PAINTED ROOF VENTS (TO MATCH SAME COLOR AS ROOF)

Stuart Patterson - Architect
A-2010030300

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2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
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PROPOSED PLANS FOR:
McKELVEY HOMES, INC.
THE "MUIRFIELD"
9753 LINDLEY
OLIVETTE, MO.

REVISIONS:
9/7/16 D.P.
9/9/16 D.P.

DATE: 8/10/16

PLAN NO.
16-6703

SHEET NO.
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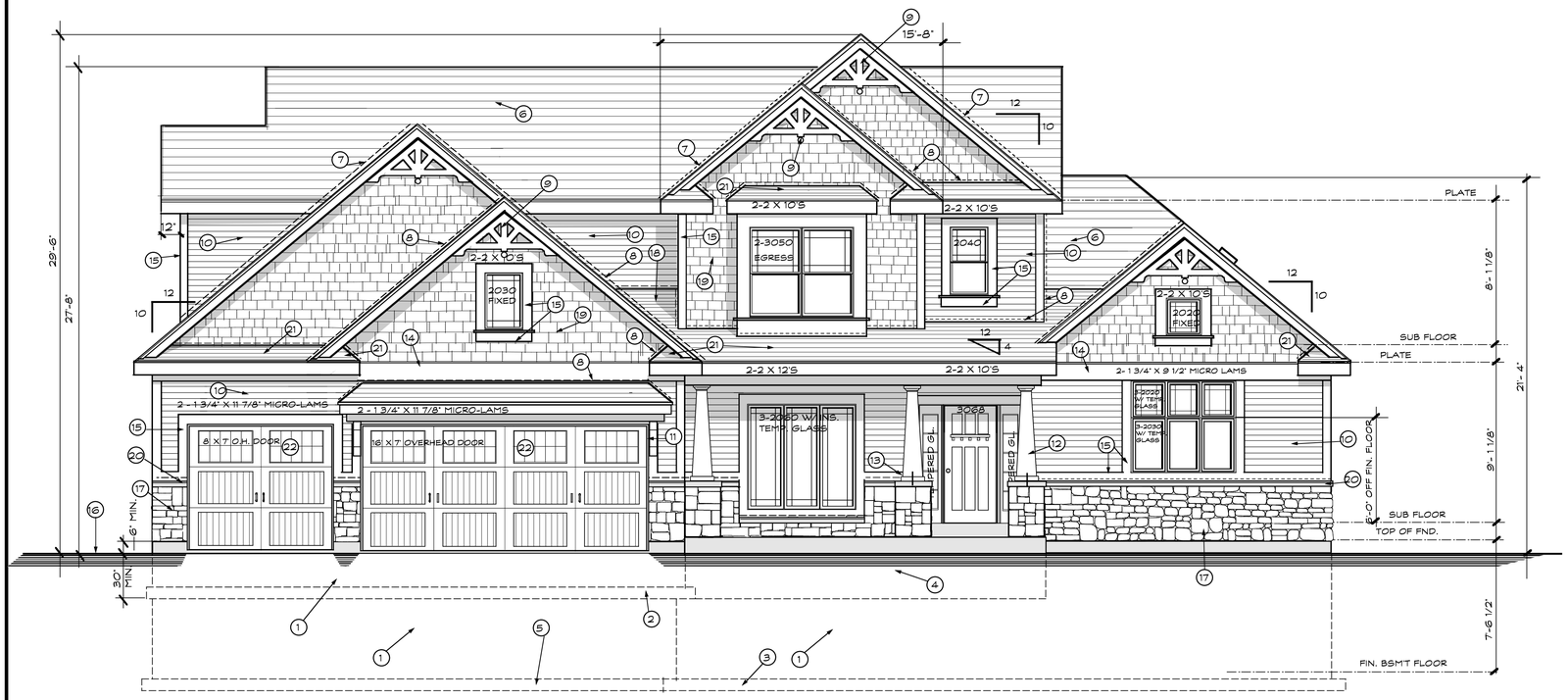
OF 10



FRONT ELEVATION

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

FRONT ELEVATION "H" NOTES:

1. 8" CONCRETE FOUNDATION
2. 20" X 8" CONCRETE FOOTING
3. 30" X 8" CONCRETE FOOTING (AS PER CITY CODE - OTHERWISE USE 24" X 8")
4. 8" CONCRETE FROST WALL W/ 2 - #4 RODS @ BOTTOM
5. 24" X 8" CONCRETE FOOTING
6. 25 YEAR FIBERGLASS SHINGLES WITH SEAL DOWN TABS
7. INTERLACE SHINGLES
8. METAL FLASHING (CORROSION RESISTANT)
9. FYPON GABLE PEDIMENT #GPA81X34 OR EQUAL
10. DOUBLE PRE- FINISHED VINYL SIDING
11. 24" FYPON BRACKET (STYLE TO BE DETERMINED) OR EQUAL
12. 10" TAPERED BOX COLUMN ON A 24" X 24" X 36" HIGH STONE TIER WITH 24" SQ. CAP STONE
13. ATTACH COLUMN ACCORDING TO MANUFACTURERS SPECS
14. 1" X 12" TRIM WITH PRE-FIN. DRIP CAP ABOVE
15. 1" X 6" TRIM
16. GRADE- SLOPE 1/2" TO 1' -0" FOR A MIN. 10'- 0" OR TO SWALE
17. STONE VENEER
18. CRICKET WITH METAL FLASHING
19. PRE-FINISHED VINYL CEDAR SHAKE SIDING
20. PRECAST CONCRETE STONE SILL
21. OPTIONAL METAL ROOF
22. THIS SECTION GLAZED GLASS

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PROPOSED PLANS FOR:

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TABLE R404.1.2(3)
CONCRETE FOUNDATION WALLS

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT (feet)	MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING
		Soil classes and design lateral soil (psf per foot of depth)
		SC,ML-CL and Inorganic CL soils 60
		MINIMUM WALL THICKNESS (INCHES)
		7.5
8'	4'	NR
	5'	NR
	6'	6 at 37" O.C. VERTICAL
	7'	6 at 35" O.C. VERTICAL
	8'	#6 at 28" O.C. VERTICAL

For SI: 1 inch = 25.4 mm1 foot =304.8 mm1 pound per square foot = 0.0479 kPa,1 pound per square foot = 0157 kN/m.
a. Soil classes in accordance with the Unified Soil Classification System. Refer to Table R405.1
b. Based on a yield strength of reinforcing bars with a minimum yield strength of 60,000 psi or welded wire with minimum specified compressive strength of 2,500 psi for vertical reinforcement being located at the centerline of the wall. See Section R404.3.3.7.2.
c. Vertical reinforcement with a minimum yield strength of less than 60,000 psi shall be #4 bars at the same spacing. Grade 60 bars shall be permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).
d. NR indicates no vertical reinforcement is requirement.
e. Deflection criterion is L/240, where L is the hight of the basement wall in inches.
f. Interpolation not permitted.
g. Walls shall be braced until one or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.
h. See Section R404.1.3.2 for minimum reinforcement required for basement walls supporting stone-grade concrete walls.
i. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.
j. The use of this table shall be prohibited for soil classifications det ermined.

2015 INTERNATIONAL RESIDENTIAL CODE

STEEL COLUMN STRUCTURAL REQUIREMENTS:

THE COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE BOTTOM END. WOOD COLUMNS SHALL NOT BE LESS IN NOMINAL SIZE THAN 4 INCHES BY 4 INCHES AND STEEL COLUMNS SHALL NOT BE LESS THAN 3 INCH DIAMETER, SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE WITH "ASTM A 53 GRADE B" OR STANDARD PIPE OR *APPROVED* EQUIVALENT.

EXCEPTION: IN SEISMIC DESIGN CATEGORIES A, B, AND C COLUMNS NO MORE THAN 48 INCHES IN HEIGHT ON A PIER OR FOOTING ARE EXEMPT FROM THE BOTTOM END LATERAL DISPLACMENT REQUIREMENT WITHIN UNDERFLOOR AREAS ENCLOSED BY A CONTINUOUS FOUNDATION.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

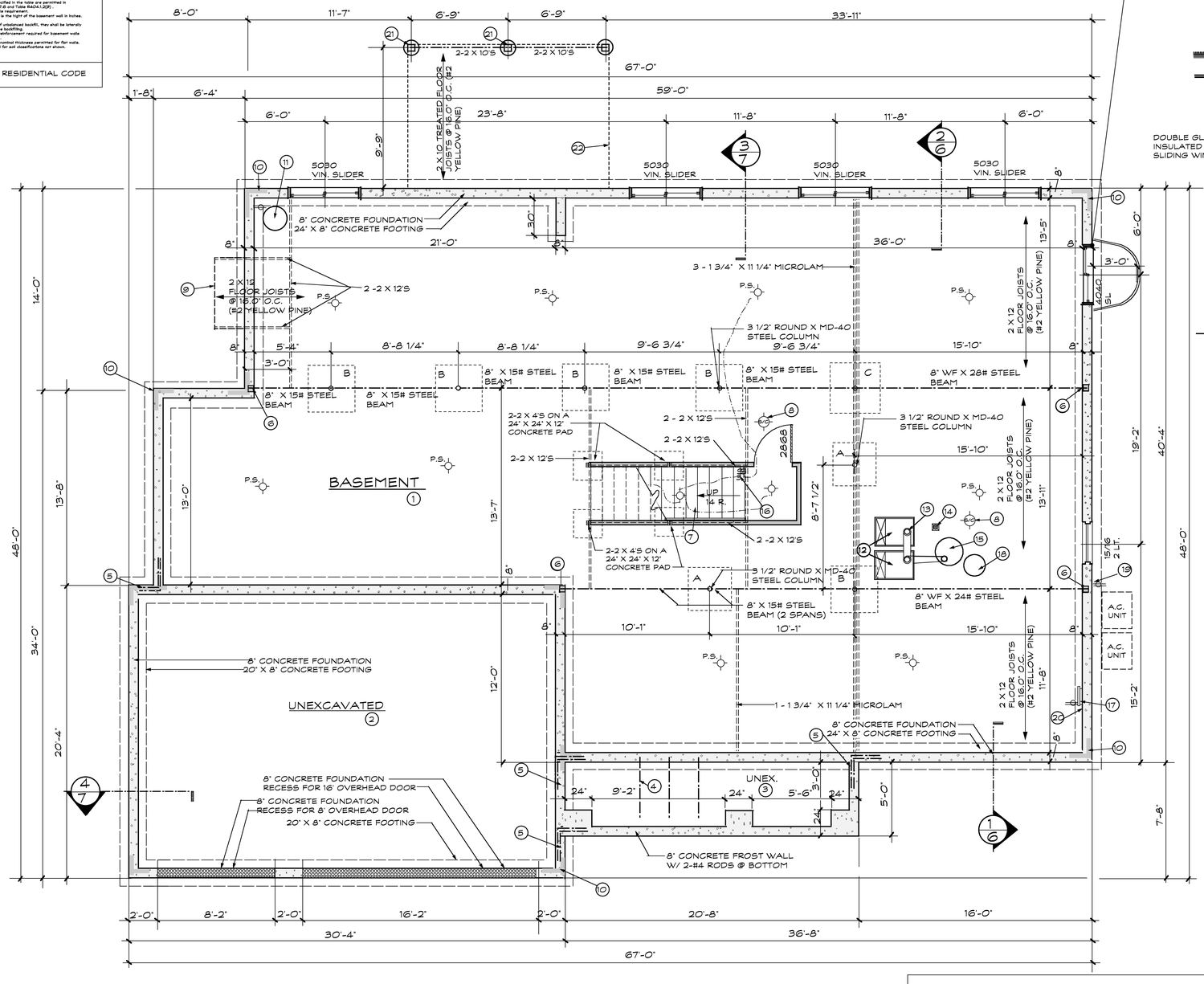
GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDER LAYMENT REQUIRED	FLOOD HAZARDS
20	90	C	SEVERE	30"	SLIGHT TO MODERATE	SLIGHT TO MODERATE	0-10	NONE	NONE

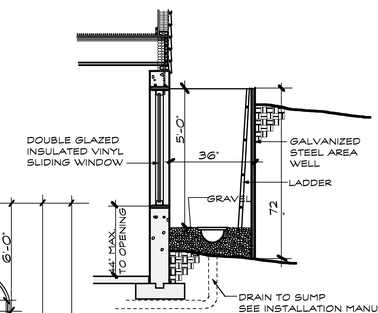
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

ULTIMATE WIND SPEED: 115 (91)
GROUND SNOW LOAD = 20 P.S.F.
WIND SPEED = 90 M.P.H.
WIND TOPOGRAPHICAL EFFECT: NO
DESIGN CATEGORY FOR RESIDENTAL CONSTRUCTION = "C" (unless indicated otherwise in a soils evaluation report from an approved geotechnical)
WEATHERING = SEVERE
FROST DEPTH = 30 INCHES
TERMITE = HEAVY TO SEVERE
WINTER DESIGN TEMP. = 6 DEGREES
ICE BARRIER UNDERLAYMENT ON THE ROOF = NO
FLOOD HAZARDS = (a) 4-9 1977, (b) 8-2- 1996
AIR FREEZING INDEX = 1000
SPECIAL WIND REGION ZONE: NO
MEAN ANNUAL TEMP. = 55.2 DEGREES

STEEL COLUMN CHART

MINIMUM HEIGHT	3" od 11 ga COLUMN	3 1/2" HR-40 (OR EQUAL) ADJUSTABLE COLUMN	4" SCHEDULE 40 ADJUSTABLE COLUMN
6'-6"	16,079 lbs.	20,204 lbs.	26,389 lbs.
7'-0"	15,470 lbs.	20,204 lbs.	26,389 lbs.
7'-6"	14,386 lbs.	20,204 lbs.	26,389 lbs.
8'-0"	14,179 lbs.	20,204 lbs.	26,389 lbs.
8'-6"		20,204 lbs.	26,389 lbs.
9'-0"		20,204 lbs.	26,389 lbs.
9'-6"		20,204 lbs.	26,389 lbs.
10'-0"		20,204 lbs.	26,389 lbs.





WINDOW WELL NOTES

36" MIN. HORIZONTAL PROJECTION FROM WALL THE TOTAL AREA MUST BE AT LEAST 9 SQ. FT. ALLOW FOR FULLY OPENED WINDOW

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION LADDER RUNGS SPACED NOT MORE THAN 18" O.C. LADDERS SHALL PROJECT MIN. 3" FROM THE WALL AND HAVE AN INSIDE WIDTH OF MIN. 12"

WINDOW INDICATED IS A DOUBLE GLAZED 48" X 48" SLIDER WINDOW - WITH 2- #5 REINFORCING RODS AROUND WINDOW - EXTENDING 24" PAST EACH CORNER

GALVANIZED METAL WINDOW WELL SYSTEM "PRECISE FORMS" OR EQUAL . INSTALL AS PER MANUFACTURER SPECS AND DETAILS

WINDOW WELL DETAILS

NO SCALE

BASEMENT & FOUNDATION NOTES:

1. 3 1/2" CONCRETE SLAB THRUOUT OVER 4" CRUSHED ROCK OVER COMPACTED FILL (SLOPE FLOOR TO DRAIN)
2. 4" CONCRETE SLAB OVER #4 STEEL REBAR ALIGNED IN A 4' X 4' GRID PATTERN OVER 4" CRUSHED ROCK
3. 4" CONCRETE SLAB OVER COMPACTED FILL
4. #4 REINFORCING RODS 48" X 48" BENT INTO PORCH SLAB @24" O.C. (TYPICAL ACROSS PORCH)
5. 2 -#4 ROUND REINFORCING RODS 24" X 24" @ 12" O.C. PROPERLY LAPPED & TIED (TYPICAL AT ALL INTERSECTING CORNERS)
6. BEAM POCKET (GROUT WITH CEMENT) 4" MIN. BEARING
7. WOOD STAIRS WITH WOOD HANDRAIL (DRYWALL WALLS ON BOTH SIDES)
8. COMBINATION CARBON MONOXIDE DETECTOR & A.C.POWERED I.R.C. APPROVED SMOKE DETECTOR (INTERCONNECTED) INSTALLED AS PER NFPA 72-07 WITH BATTERY BACK UP
9. OUTLINE OF CANTILEVERED FLOOR JOISTS FOR PRE-FAB FIREPLACE (INSULATE BOTTOM WITH 9" R-30 BATT INSULATION)
10. PLATE LINE
11. SUMP -PIT MIN. 24" ROUND X 24" DEEP WITH FITTED COVER W/ DEDICATED SINGLE 120V. ELECTRICAL OUTLET FOR SUMP PUMP (LOCATION IN FIELD AS GRADE DICTATES)
12. GAS FORCED AIR FURNACE
13. METAL CLASS "B" FURNACE FLUE WITH CLEAN OUT AND U.L. APPROVED CAP (CLEARANCE TO BE COORINATED BY MECHANICAL ENGINEERED CONTRACTORS)
14. FLOOR DRAIN
15. 75 GALLON GAS WATER HEATER
16. ILLUMINATED LIGHT SWITCH
17. MIN. 200 AMP ELECTRICAL SERVICE PANEL WITH 120 V. ELECTRIC RECEPTACLE GROUND FAULT INTERRUPTER
18. EXPANSION TANK FOR WATER HEATERS MORE THAN 30 GALLONS
19. 120 V. WEATHERPROOF ELECTRIC RECEPTACLE GROUND FAULT INTERRUPTER WITHIN 25 FEET OF THE CONDENSING UNIT
20. APPLY ENERGY CONSERVATION CERTIFICATE (N1101.9) PERMANENTLY ADJACENT TO THE ELECTRCAL PANEL AND SHALL IDENTIFY ALL PREDOMINANT R VALUES AND DESIGN CRITERIA AS WELL AS THE EFFICIENCY RATINGS FOR ALL INTIALLY INSTALLED EQUIPMENT
21. 12" ROUND CONCRETE POST PIER (MIN. 2'-0" INTO SOLID SOIL AND 30" BELOW GRADE)
22. OUTLINE OF DECK

NOTE:

IF OPTIONAL 8'-10" FOUNDATION IS POURED USE 10" FOUNDATION WALLS AND 24" X 10" CONCRETE FOOTING

BASEMENT & FOUNDATION PLAN

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

NOTE:
CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

2015 IRC BUILDING CODE
2014 NATIONAL ELECTRICAL CODE, N.E.C.
2015 INTERNATIONAL MECHANICAL CODE, I.M.C.
2015 INTERNATIONAL PLUMBING CODES, I.P.C.

CONCRETE PAD SCHEDULE

A	36" X 36" X 12"	#4 RODS 6" O.C. EACH WAY
B	39" X 39" X 12"	#4 RODS 6" O.C. EACH WAY
C	42" X 42" X 12"	#4 RODS 6" O.C. EACH WAY
D	45" X 45" X 12"	#4 RODS 6" O.C. EACH WAY

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THE "MUIRFIELD"
9751 TOWNWAY
OLIVETTE, MO.

REVISIONS:
8/16/16 D.P.
9/7/16 D.P.
9/9/16 D.P.

DATE: 8/10/16

PLAN NO.
16-6703

SHEET NO.
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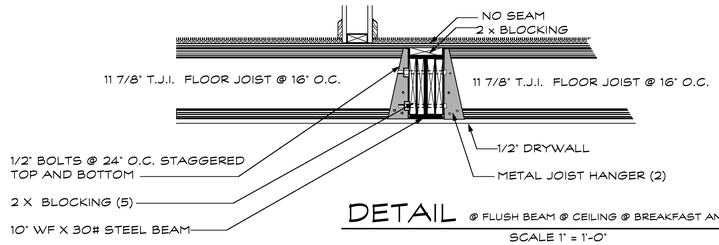
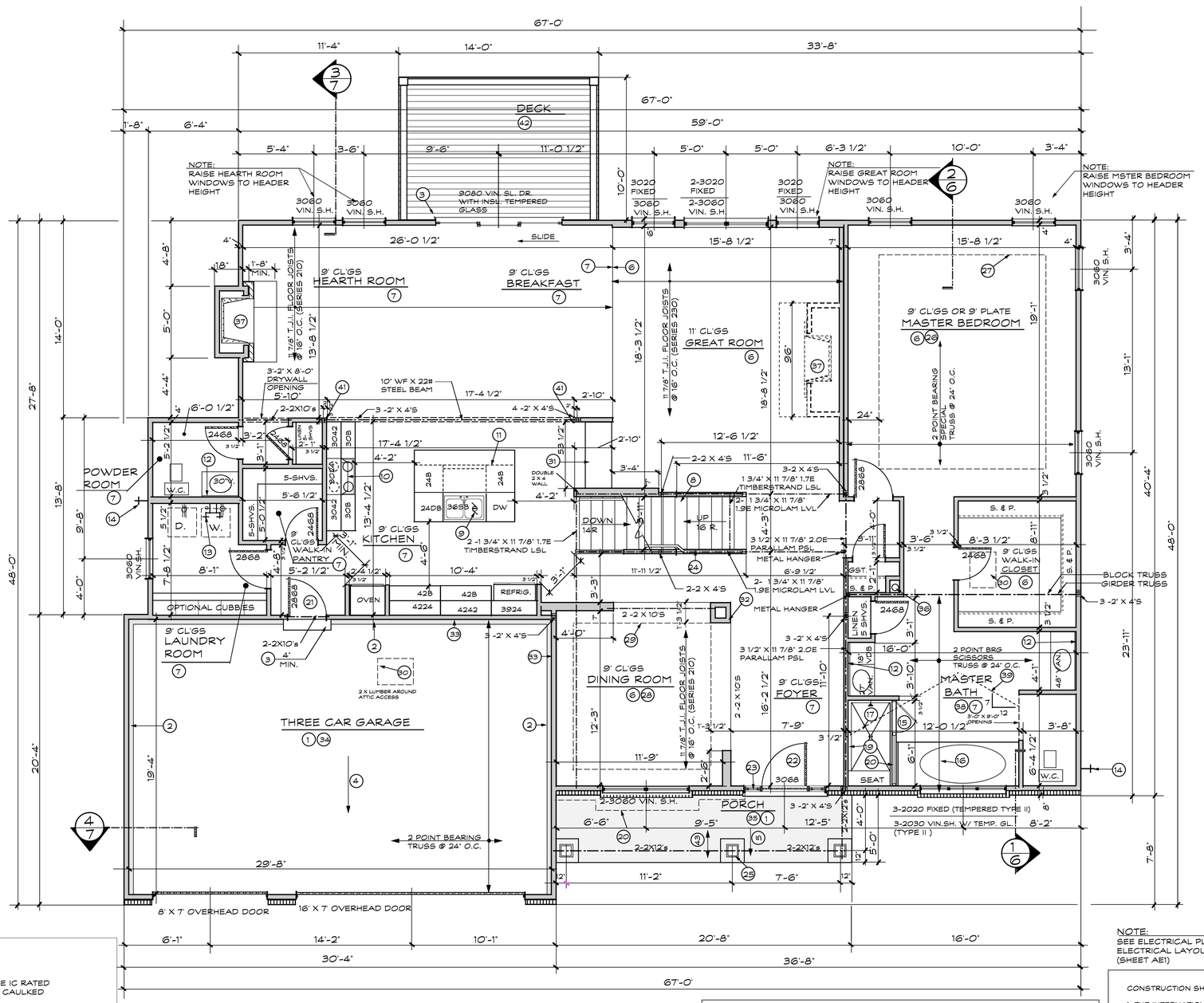


DETAIL @ FLUSH BEAM @ CEILING @ BREAKFAST AND KITCHEN

SCALE 1" = 1'-0"



NOTES:

ALL RECESSED CAN LIGHTS TO BE IC RATED AND SEALED WITH A GASKET OR CAULKED

ALL DUCTWORK IN ATTICS ARE TO BE R-8 INSULATED.

MECHANICAL SUPPLY PIPING IS TO BE INSULATED TO R-3.

FIRST FLOOR PLAN

2205 SQ. FT.

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

NOTE:
Electrical Contractor shall provide grounding of foundation steel to meet 2008 National Electric Code

TRUSS NOTES:
Design and manufactuer of the wood roof trusses are proprietary to the Truss Supplier. Therefore the design and performance of the project truss system is the exclusive responsibility of Truss Manufacturer. Stuart Patterson requires Truss Supplier to furnish Engineered Load Values at these supports. Any deviation from the plan must be immediately reported to Stuart Patterson for approval prior to finalization of truss design. Stuart Patterson's liability is limited to providing adequate support for the truss system.

FIRST FLOOR PLAN NOTES:

CONCRETE FLATWORK

1. 4" CONCRETE SLAB OVER #4 STEEL REBAR ALIGNED IN A 4' X 4' GRID PATTERN OVER 4" CRUSHED ROCK
2. 4" CONCRETE SLAB OVER COMPACTED FILL
3. WOOD STEP
4. SLOPE GARAGE FLOOR MIN. 1/8" PER 1' -0" TO GARAGE DOOR
5. SLOPE PORCH FLOOR 1/4" TO 12'

FINISHED FLOORS

6. CARPET FLOOR
7. VINYL YARD GOODS FLOOR
8. CARPET ENTIRE TREAD

KITCHEN & CABINETS CALL-OUTS

9. DISPOSAL
10. 30" ELECTRIC SLIDE -IN COOK UNIT WITH HOOD ABOVE (VENT HOOD TO EXTERIOR) (STANDARD)
11. CANTILEVER BREAKFAST BAR

BATHROOM & PLUMBING CALL-OUTS

12. 1/4" PLATE MIRROR
13. PROVIDE LAUNDRY "SPACE SAVER" HOT & COLD WATER; 2" ROUND LAUNDRY DRAIN; 120 V. & 220 V. ELECTRIC SERVICE FOR DRYER (VENT DRYER TO EXTERIOR)
14. NO FREEZE HOSE BIBB
15. 2' - 0" TEMPERED GLASS SWINGING DOOR (TYPE II)
16. TUB DECK ; 41" FROM WALL
17. 34" X 60" SHOWER BASE
18. OPTIONAL FIBERGLASS LAUNDRY TUB
19. 30" HIGH WALL W/ CULTURED MARBLE CAP WITH TEMPERED GLASS PARTITION ABOVE (TYPE II)

MILLWORK & SPECIAL CARPENTER WORK

20. OUTLINE OF CANTILEVERED FLOOR JOIST AT SECOND FLOOR
21. SELF CLOSING 2868 6 PANEL INSULATED STEEL 20 MINUTE FIRE DOOR
22. 3068 INSULATED STEEL DOOR
23. 14" X 80" SIDELIGHTS WITH TYPE II TEMPERED INSULATED GLASS
24. WOOD HANDRAIL (MIN. 34" TO 38" HIGH)
25. REFER TO FRONT ELEVATION FOR COLUMN SPECIFICATIONS
26. OPTIONAL TRAY CEILING
27. OUTLINE OF OPTIONAL TRAY CEILING
28. STANDARD RAISED TRAY CEILING
29. OUTLINE OF RAISED TRAY CEILING
30. 22" X 30" SCUTTLE
31. DRY BAR
32. DRYWALL COLUMN

SPECIAL WALL CEILING FINISHES

33. 2" X 4" FULLY INSULATED (R-13) STUD WALL WITH 5/8" TYPE "X" DRYWALL ON BOTH SIDES TO FINISHED CEILING
34. CEILING -1/2" DRYWALL
35. CEILING - 1/2" EXTERIOR DRYWALL

MECHANICAL & FIREPLACE CALL-OUTS:

36. METAL CLASS "B" FURNACE FLUE
37. STANDARD 42" WIDE DIRECT VENT FIREPLACE WITH SURROUND AND MANTEL WITH HEARTH - GREAT ROOM FIREPLACE IS OPTIONAL

MISCELLANEOUS CALL-OUTS:

38. VAULTED CEILING
39. OUTLINE OF VAULTED CEILING
40. TEMPERED GLASS PARTITION WALL (TYPE II)
41. SOLID BLOCKING WITH 3 - 2 X 4'S TO BEAM BELOW
42. 2 X 6 F.A.S. DECKING
43. 2 X 4 RAFTERS @ 24" O.C. / 2 X 4 CEILING JOIST @ 24" O.C. (#2 CONSTRUCTION GRADE)

NOTE:
SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT (SHEET AE1)

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- THE INTERNATIONAL CODE COUNCIL 2015 IRC
- USE GYPSUM WATER RESISTANT IN ALL WET AREAS OF BATH ROOMS (SEE GENERAL NOTES)

SAFETY GLAZING:

Glazing installed in the following locations shall be tested and labeled in accordance with CPSC 16 CFR Part 1201 Standard as a Type 1 or 11 category (glazing in sliding doors; any glazing exceeding 9 square feet in area required to be safety glazing in accordance with one of the six categories listed below; and all glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers shall be a Type II category and noted as such on the Architectural plans).

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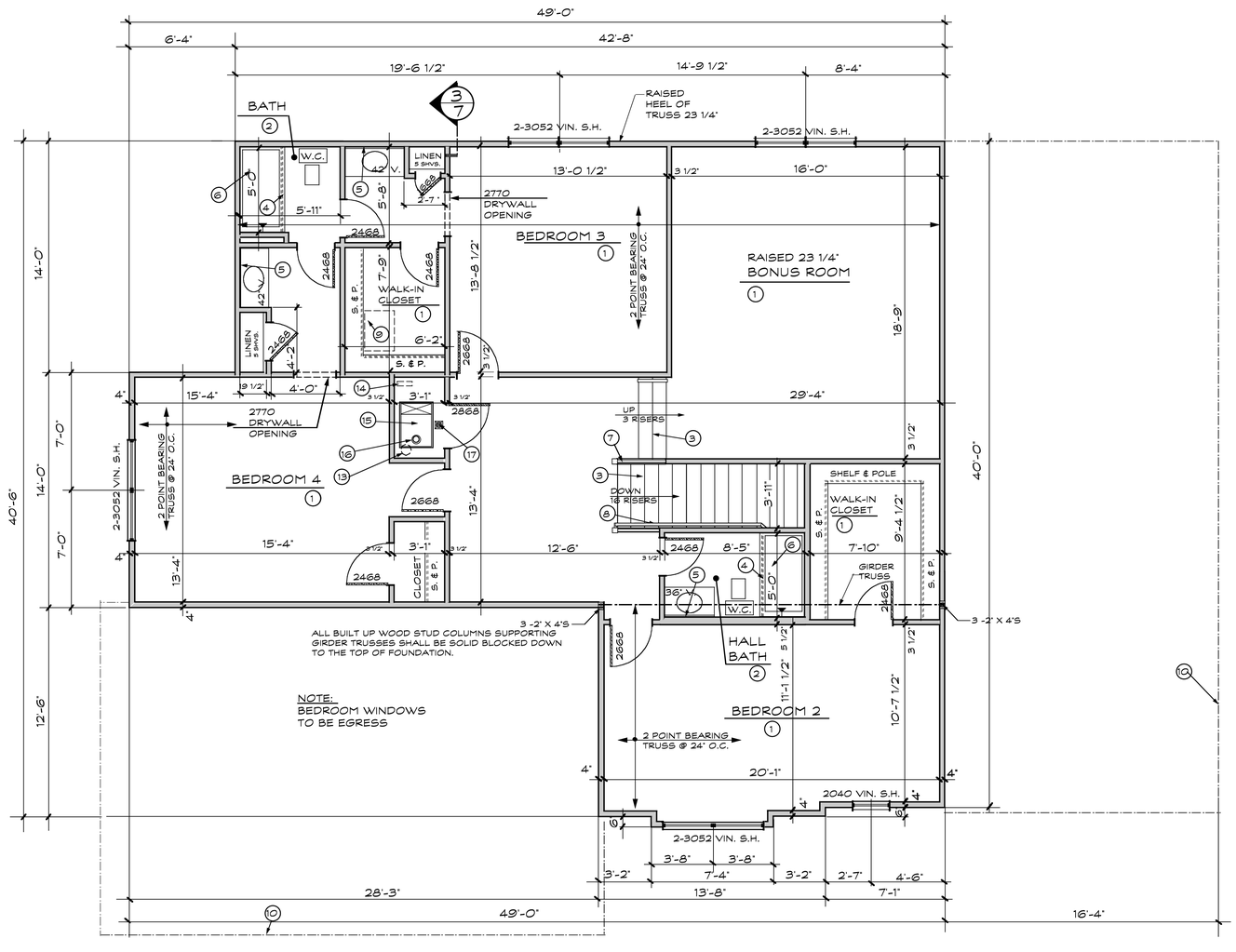

NOTE:
ALL WINDOWS TO BE "LOW-E" WINDOWS

SECOND FLOOR PLAN

1543 SQUARE FEET

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

NOTE:
SEE ELECTRICAL PLAN FOR ELECTRICAL LAYOUT (SHEET AE2)

SECOND FLOOR PLAN NOTES:

FINISHED FLOORS

1. CARPET FLOOR
2. VINYL YARD GOODS FLOOR
3. CARPET ENTIRE TREAD

BATHROOM & PLUMBING CALL-OUTS

4. CURTAIN ROD
5. 1/4" PLATE MIRROR
6. 1- PIECE FIBERGLASS TUB

MILLWORK & SPECIAL CARPENTER WORK

7. WOOD GUARD RAIL (MIN. 36" HIGH & MAX. 4" BETWEEN SPINDLES)
8. WOOD HANDRAIL (MIN. 36" HIGH & MAX. 4" BETWEEN SPINDLES)
9. 22" X 30" SCUTTLE
10. OUTLINE OF FIRST FLOOR
11. DELETED NOTE
12. DELETED NOTE

MISCELLANEOUS CALL-OUTS:

13. RELIEF AIR VENT (MIN. 50 SQUARE INCHES AT CEILING LEVEL) USE WITH GAS FURNACE OPTION
14. COMBUSTION AIR VENT (MIN.50 SQUARE INCHES TO DROP WITHIN 12" OF FINISHED FLOOR) USE WITH GAS FURNACE OPTION
15. GAS FORCED AIR FURNACE
16. METAL CLASS "B" FURNACE FLUE WITH CLEAN OUT AND U.L. APPROVED CAP (CLEARANCE TO BE COORINATED BY MECHANICAL ENGINEERED CONTRACTORS)
17. FLOOR DRAIN

Stuart Patterson - Architect
A-2010030300

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STUART PATTERSON - ARCHITECT
PAUL TRENDLEY - CONSTRUCTION CONSULTANT
2568 RAYMOND DRIVE
ST. CHARLES, MO. 63301
PHONE : 636-946-7216

Drawn By: D.P. Checked By: P.T. & S.P. Copyright 2016

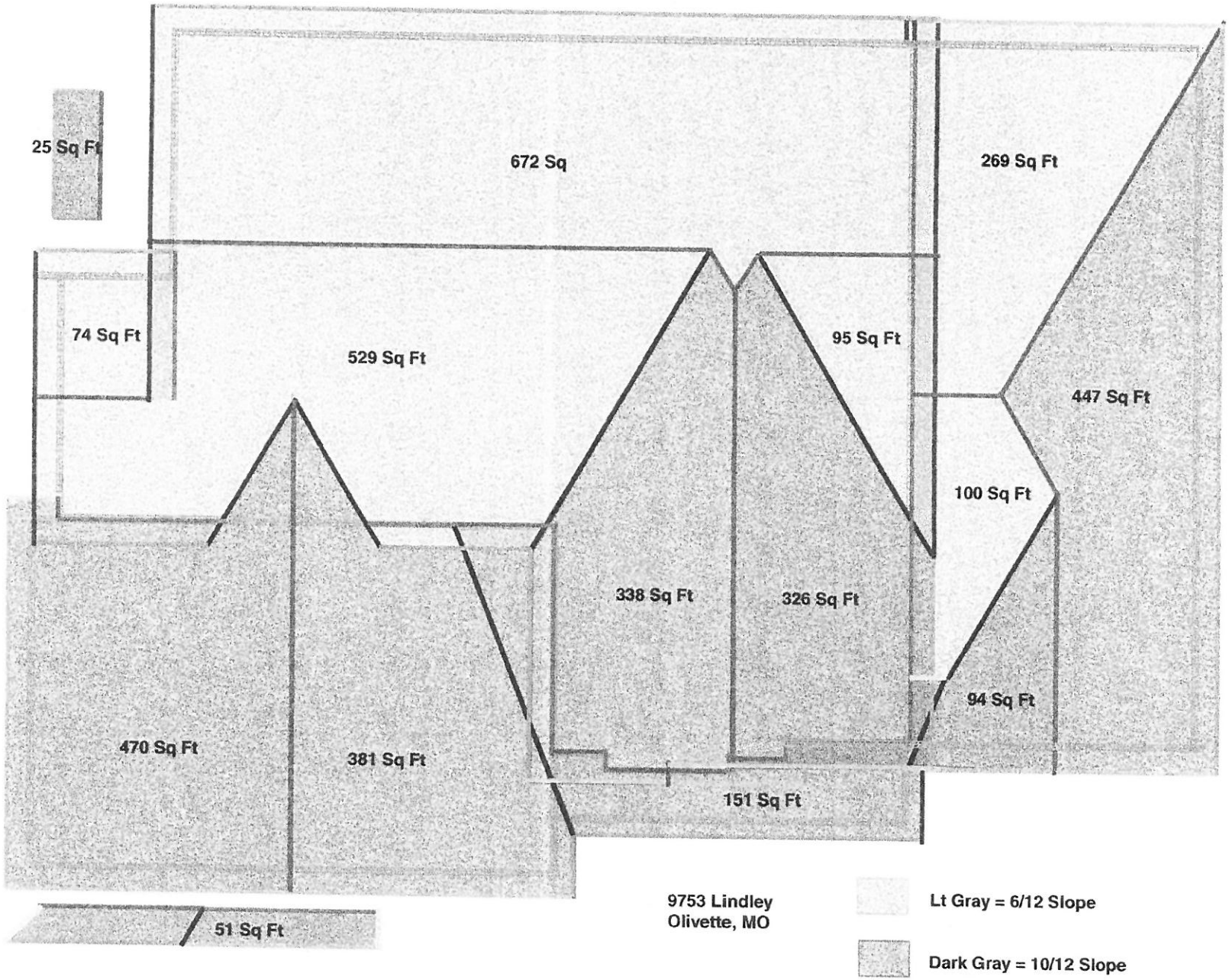
PROPOSED PLANS FOR:
McKELVEY HOMES, INC.
THE "MURFIELD"
9753 LINDLEY
OLIVETTE, MO.

REVISIONS:
9/7/16
9/9/16 D.P.

DATE: 8/10/16

PLAN NO.
16-6703

SHEET NO.
3
OF 10


25 Sq Ft
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269 Sq Ft
74 Sq Ft
529 Sq Ft
95 Sq Ft
447 Sq Ft
100 Sq Ft
338 Sq Ft
326 Sq Ft
94 Sq Ft
470 Sq Ft
381 Sq Ft
151 Sq Ft
51 Sq Ft
9753 Lindley
Olivette, MO
Lt Gray = 6/12 Slope
Dark Gray = 10/12 Slope

City of Olivette Public Services
Department of Planning and Community Development
1200 North Price Road
Olivette, MO 63132

(314) 993-0252 (Office)
www.olivettemo.com

DEPARTMENT MEMORANDUM

DATE: SEPTEMBER 29, 2016

TO: PLANNING AND COMMUNITY DESIGN COMMISSION

FROM: CARLOS TREJO, AICP
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

RE: 9753 LINDLEY DRIVE
PETITION FOR COMMUNITY DESIGN, SITE PLAN, & CONCEPT STORMWATER MANAGEMENT PLAN REVIEWS

PETITIONER:
Charles Brennan
McKelvey Homes, LLC

ENGINEER:
Pickett, Ray, and Silver, Inc.

ARCHITECT:
Stuart Patterson

Item introduced: September 29, 2016
Commission has sixty (60) days to act. No later than November 28, 2016

STAFF SUMMARY

1. Petition for a two level home with 3-car front-entry garage. Subject to Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review.
2. Zoning: SR Single Family Residential District.
3. Zoning compliance: The subject property does not comply with the minimum lot size requirements under Section 400.235, and thus is subject to Site Plan Review.
4. Community Design Review: In review of the Olivette Residential Redevelopment and Design Guidelines, staff request the Commission to determine compliance with principles for garage, notably the visibility and projection of garage along the streetscape.
5. Site Plan Review. The lot to the immediate west is under construction. Staff is coordinating grading plans between these two properties.
6. Concept Stormwater Management Plan Review. Staff has outstanding concerns regarding the location of the Stormwater detention areas.
7. As of the writing of this report, staff has not received an analysis from the City's stormwater consultant.
8. Should the Commission consider action on the petition, staff recommends the following motion:

SUGGESTED MOTION: The Commission should consider the following motion in the affirmative as follows:

> Motion to approve the Community Design Review, Site Plan Review, and Concept Stormwater Management Plan Review for the Petition for a new single family home at 9753 Lindley Drive, as presented in the Memorandum from the Department of Planning and Community Development dated September 29, 2016, subject to any staff conditions noted therein.

ATTACHMENTS:

- Staff Report
- Staff Review Letter (August 25, 2016)
- Project Report
- Petition Application

City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132
(314) 993-0252
www.olivettemo.com

August 25, 2016

Charles Brennan
Vice President
McKelvey Homes
218 Chesterfield Towne Centre
Chesterfield, MO 63005

RE: 9753 LINDLEY DRIVE
PRELIMINARY STAFF REVIEW OF PETITION FOR COMMUNITY DESIGN, SITE PLAN, AND CONCEPT STORMWATER MANAGEMENT PLAN REVIEW

Dear Mr. Brennan:

A petition for a new single family home was submitted for Planning and Community Design Commission (Commission) consideration and approval. The Petition will be reviewed for filing deficiencies, compliance with Zoning, the Olivette Residential Design Guidelines, and Stormwater Management principles. Only complete Petitions will be scheduled and forwarded for Commission consideration as in accordance with Section 425.050 Review Procedure.

In review of compliance with zoning, staff has found that the petition plans fail to comply with the Olivette Zoning Code. That being said, the Commission cannot consider the petition as submitted. The Commission has no authority to review and act on a petition which exceeds the allowable floor area ratio.

Summary of Letter

- Submit revisions for filing deficiencies
- Petition exceeds the allowable F.A.R.
- Design inconsistent with the Design Principles, specifically massing on the east elevation and garage placement
- Foundation concrete wall exposure should not exceed 12-inches
- Concept Stormwater Management Plan

Initial Review. *Please note items will not be scheduled for a Commission meeting until the filing deficiencies are met.*

Filing Deficiencies
The filing deficiencies noted in Exhibit A 'Submission Requirements' must be provided in the form of one paper copy and an electronic PDF copy. The Petition will not be schedule for a Commission meeting until a revised Petition contains the requirements as outlined in Exhibit A 'Submission Requirements'.

Zoning
The maximum residential floor area ratio is established under Section 400.250 Height and Bulk Standards. Definitions of the F.A.R. and measurement requirements are stated in Exhibit B 'Zoning – Floor Area Ratio'. F.A.R. is measured from the exterior limits of the faces of the building. According to the Lot Data & Zoning Regulations table on Page 1 of 2 of the provided plans, the lot area is 12,500 sf. The maximum F.A.R of the lot is calculated as 3,750 square feet (30% of the lot area). The table below shows the F.A.R. measurements and differences of staff calculations and data provided on the site plan.

The petition has the following options

- Reduce the residential floor area not to exceed 3,750 sf;
- Provide additional calculations as evidence the Site Plan and Building Plan measurements are accurately stated; or
- Apply to the Board of Adjustments for a variance to exceed the F.A.R.

Floor Area Ratio Measurements		
Area	Site Plan	Staff
1st Floor (Excluding Garage, porch, deck)	2,185 sf.	2,232 sf.
2nd Floor	1,532 sf.	1,553 sf.
Total	3,717 sf.	3,785 sf.
F.A.R. 3,750 sf. maximum	(33 sf.) Under	35 sf. Over

Community Design Review
In accordance with Section 425.050, below is a review and evaluation of the application regarding the design principles of the Olivette Residential Redevelopment and Design Guidelines.

Massing
Staff finds the east side elevation of the proposed home dominates the home to the east. Exhibit C 'Design Guidelines - Massing' provides a streetscape illustration of the proposed home east elevation and the neighbor to the east.

In review of massing, staff notes the following:

- The length of the nearest existing building wall to the east is 26.1-feet. The length of the nearest proposed building wall to the east is 40.3-feet. There is a length difference of 14.2-feet between existing and proposed.
- The existing building is setback 14.1-feet from the east property line. The proposed building setback is 17-feet from the east property line, a setback increase of 2.9-feet.
- As stated on the site plan, the roof elevation of the existing home is 701.18. The roof height of the neighbor to the east is 697.16, a 4.02 difference.
- The proposed top of foundation is set at 693.00. With the neighbor's roof height of 697.16, the neighboring home's roof peak will sit 4.16-feet above the top of foundation of the proposed home.
- The wall height measured from the roof peak of the proposed 1-story segment to the grade illustrated on the building plans is approximately 24-feet. The height of the home to the east is roughly12-feet (roof of 697.16 – 685.38, 1-foot lower than the identified finish floor of 686.38). The total wall area height of the 1-story section of the proposed home is double that of the height of the neighbor.

Garages
Three homes identified within the Project Report highlights three-car front entry garages, one of which features a recessed 1-car front entry garage. In review of comparative lots that feature 3-car front entry garages, staff notes the following:

- No one garage design dominates the subdivision, however, there are only a few 3-car front entry garages.
- Comparing the dimensions of the subject lot with other 3-car front entry lots, staff finds:
  - Subject lot is 100-ft width at building front, 12,500 sf lot size.
  - 9714 Mansfield Drive is approximately 143-ft width at building front, 20,837 sf lot size.
  - 9740 Lindley Drive is approximately 140-feet width at building front, 19,865 sf lot size.
  - Driveway is a dominate feature of the front yard for the existing three car-front entry garages
- The proposed placement of the garage is setback 1-foot from the front building line.
- The garage projects 7.67-feet beyond the front elevation and 2.67-feet from the porch.
- Staff finds the proposed garage door face is not a significant design feature

Staff finds the design of the garage inconsistent with the Olivette Design Guidelines. Please review Exhibit D 'Design Guidelines - Garages'.

Stormwater Management
Chapter 422 Stormwater Management is intended to ensure that the development of land in the City of Olivette occurs in a manner that protects, provides for and promotes the public health, safety, convenience, comfort and general welfare of the residents of Olivette.

It would be advantageous to coordinate grading and to capitalize on the two lots building simultaneously. Staff will continue working with the Petitioner on Stormwater management.

Notification. In addition to the aforementioned issues, notification should be provided to subdivision trustees and adjacent neighbors within the Oak Estates Subdivision

Staff encourages you not only to provide a letter of notification, but to make site and building plans available for view. A copy of the notification letter or statement of the type of notification provided must be submitted to staff before the scheduled meeting date.

Site maintenance. It appears that the existing home on the site is vacant. It is important that the site and home be properly maintained at all times. The building should be secured and bolted to ensure that access into the house is restricted. The grass, limbs, leaves and other vegetation should be maintained at all times. Failure to ensure the maintenance of the site will result in the City pursuing any and all necessary legal action to ensure compliance, including requesting the Commission defer action until full compliance is ascertained.

Unauthorized/Illegal Demolition. At no time shall unauthorized or illegal demolition take place on the site. The City of Olivette has strict rules and regulations regarding demolition of any structure. Any unauthorized or illegal demolition taking place on the site should be reported to the police immediately.

Unauthorized demolition includes removal of gutters, kitchen fixtures, bathroom fixtures, doors, etc. If demolition has begun without City approval, a citation will be issued immediately, you will have 30 days to raze the home and restore the site, and the petition for review shall be placed on hold until the Court rules on the matter.

SUMMARY AND CONCLUSION

The floor area ratio measurements must be resolved prior to the scheduling of this Petition for a Commission meeting. The petition must note the submission requirements in Exhibit A - Submission Requirements. The Petition will be schedule for a Commission meeting once the plans resolve the F.A.R. issue and submission requirements have been provided.

Should you have any additional questions regarding the contents of this letter, please call me at (314) 993-0252 or e-mail me at jroper@olivettemo.com.

Respectfully,

Jonathan Roper
Planner/GIS Coordinator

EXHIBIT A
SUBMISSION REQUIREMENTS

Existing Site Conditions:

- All existing contours on said property. All contours shall be at a minimum of one (1) foot and shall extend 50-feet beyond the subject property boundaries.
- Existing grade elevation at all corners of the lot.
- The minimum measured distance of the existing home from the front, rear and side lot lines.

Proposed Improvements:

- The minimum measured distance of the proposed home from the front, rear and side lot lines.
- Location of downspouts and sump pump discharge pipes.
- Existing grade elevations at each major corner of the proposed house.

Adjacent Property Information

- All contours at a minimum of one (1) foot intervals, extended fifty (50) feet from the adjacent property line.
- Location of all driveways, sidewalks, patios, etc., within 50 feet of adjacent properties.
- Grade elevation of the two nearest corner grades of the footprint of the adjacent residence.

EXHIBIT B
Zoning - Residential Floor Area Ratio

Section 400.250 Height and Bulk Standards

A. *Residential Floor Area Ratio.* In no case shall a single-family detached residence exceed a residential floor area ratio of:

1. For lots six thousand (6,000) square feet or less in area, 0.50;

2. For lots greater than six thousand (6,000) square feet in area but less than twenty thousand (20,000) square feet, 0.30 or three thousand five hundred (3,500) square feet, whichever is greater; and

3. For lots twenty (20,000) square feet or greater in area, 0.25 or six thousand (6,000) square feet, whichever is greater.

Section 400.020 Definitions

Floor Area, Residential

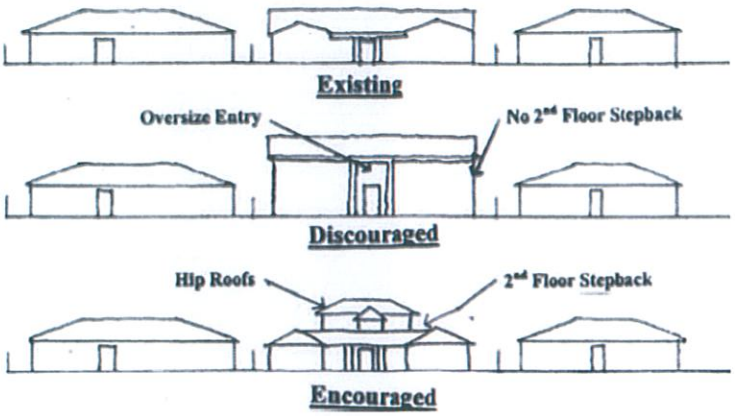
The sum of the horizontal surfaces of the floors of a single-family residential building measured from the exterior limits of the faces of the building.

Floor Area Ratio, Residential

The sum of the horizontal surfaces of the habitable and heated floor areas of a residential building, excluding basements, carports and enclosed garages, as measured from the exterior limits of the faces of the building and including any upper floor areas open to the floor below, divided by the total lot area.

EXHIBIT C
Design Guidelines - Massing

Relationship to Neighbors
Break down the mass of your home to avoid towering over your neighbors



Step down the rooflines
When you respect the height of adjacent homes, your home looks better and your neighbors won't feel overshadowed. The example shown below illustrates a desirable approach.

EXHIBIT D
Design Guidelines - Garages

Consider the following elements of garage design:

Building setback

Street entry

Side entry

Garage door face

Number of garage doors

Overall mass, size and placement of the garage compared to the rest of home

Predominate garage types in the neighborhood

Garage layouts in the neighborhood

Much of the original housing stock in Olivette was constructed with a single car garage or carport aligned with the main building plane or behind the front elevation. Understanding that the modern day family has at least two vehicles, the design for indoor off-street parking should be sensitive to the fact that garages in Olivette are not necessarily the dominate architectural feature of a building elevation and do not necessarily dominant the streetscape of a neighborhood.

Oversized garages, front entry garages and double width garage doors call negative attention to a home. Even more so, a garage that projects beyond the main front building plane towards the street centers attention on the garage and not the home.

During the Community Design review, it is a priority of the Commission to ensure that the garage is not the primary architectural feature of any elevation, and that the garage does not detract from the general streetscape. **The garage should be an intrinsic portion of the building footprint, built into the overall floor plan of the home and not look like an afterthought or an add on. At no point shall the furthest projection of an attached garage extend more than 15-feet from an intersecting foundation wall.**

What to do with the cars?
Garages are for storing cars, tools and lawn equipment. A well designed home does not have the primary architectural feature a garage projection or door. Instead, place your garage around back and show off your beautiful home instead!

pd 8-15-2016 ck #39047 –
STORMWATER – 350.00
SITE PLAN – 150.00
CDR – 250.00

Olivette
...in the center of it all

City of Olivette Public Services
Department of Planning & Community Development
1200 North Price Road
Olivette, MO 63132

www.olivettemo.com
(314) 993-0252 (Office)
(314) 994-9862 (Fax)

APPLICANT

All correspondence prepared by staff shall be forwarded to the Applicant. The Applicant is responsible to distribute and forward this information to any other involved parties.

Name and Title: Charles Brennan Vice President

Company Name: McKelvey Homes

Address: 218 Chesterfield Towne Centre City: Chesterfield Zip Code: 63005

E-mail Address: cbrennan@McKelveyhomes.com Phone Number: (314) 960-1211

As the applicant, which of the following apply:

350 - Stormwater
250 - Community Design
150 Site Plan

- ☐ Developer
- ☑ Contractor
- ☑ Owner
- ☐ Registered Engineer
- ☐ Registered Architect
- ☐ Licensed Surveyor

This petition is for which of the following (Petitions may be for more than one of the items noted below):

- ☑ New Single Family Residential Construction
- ☐ Major Residential Addition and/or exterior modification
- ☐ Amendment to Active Site Plan or Community Design Review
- ☐ Accessory Structure
- ☐ Other (Site Plan Review)
- ☐ Minor Site Plan Review

PROPERTY INFORMATION

Address of Property: 9753 Lindley Drive

St. Louis County Tax ID No. _____

Legal Description of Property: New Residential Home

OWNERSHIP (If applicant is not the owner):

Name of Owner: _____

Mailing Address: _____ City: _____ Zip Code: _____

Phone Number: ( ) _____ E-mail: _____

The petition application, three (3) sets of plans containing all the attached submission standards, PDF files of all the documents submitted, and a review fee must be submitted to the Department of Public Services thirty (30) days before a scheduled meeting. Amendments to an active Community Design or Site Plan Review in which an active Construction Permit under Article XVIII of Chapter 400 has not been completed is $100. Amendments to active Community Design Review with Site Plan Review is $150.

Staff will review the Petition for compliance within 10 working days. Completed petitions shall be provided staff remarks and recommendations. The applicant will have 10 days to revise the application and submit any requested revised site plan, site section, building plans and project reports for Planning and Community Design Commission (PCDC) review. By Ordinance, the PCDC must take action on the Petition within 60 days, unless the applicant submits a written request for an extension.

An incomplete petition shall be returned to the applicant. The applicant may resubmit for the next scheduled meeting.

RECEIVED AUG 15 2016

To insure that the applicant has read and understands the Petition and submission standards, described herein, please sign the following:

Charles Brennan

Charles Brennan
Name of applicant

8/15/16
Date

Project Report

9753 Lindley Drive
Olivette, MO 63132

The petitioner must provide a brief project report addressing each of the following questions:

- An explanation on how the mass, size and bulk of the new home is compatible with prevailing mass, size and bulk of adjacent.

  Proposed Dwelling: 9753 Lindley Drive
  - 1 ½ story Home
  - 3717 sq. ft. of Finished Space
  - Combination Masonry and Siding Front Elevation
  - Craftsmen Style Home

  Property to Left: 9761 Lindley Drive
  - 1 ½ story Home
  - 3388 sq. ft.
  - In the process of being built
  - Combination Masonry and siding Front elevation

  The New Home will be compatible with the Home to the left of the Property as they both will be 1 ½ story homes. Visually the houses will be compatible as they have similar heights and widths. The front entry garage will also maintain the curb appearance similar to the exiting home.

  Property to Right: 9745 Lindley Drive
  - Ranch Home
  - 1452 sq. ft.
  - Built in 1955
  - Combination Masonry and Siding Front Elevation

  The new home on 9753 will relate well with the property to its right as the right side of the new home will only be 1 story high, so it will transition well with the ranch on 9745. The widths of both houses are similar in size and the facade materials, a mix of siding and masonry, will transition nicely from one home to the next.

- An explanation on how the height of the new home is compatible with the prevailing height of adjacent and surrounding detached residences.

  The New home will be a 1 ½ story home that will be compatible with the other existing 1 ½ and 2 story homes on the street and in the neighborhood, including the three houses to the left of the new home. The new home will also relate well to the ranch home to the immediate right as the right side of the new house, the master suite, will only be one story high, relating well with the one story ranch. Overall, the new home will provide an adequate transition between the multi-story homes on the left side of the property to the one story ranch on the ride side of the property.

- An explanation on what architectural features of the new home are intended to compliment the architectural characteristics of adjacent and surrounding detached residences.

  The front of the new home will be a combination of masonry and siding material. This combination is well represented along Lindley, including both houses on the right and the left of the new home, as well as throughout rest of the neighborhood.

  The proposed Front Elevation will be composed of stone veneer, vinyl siding, and vinyl cedar shake siding. The sides and rear exteriors will consist of vinyl siding; such as dominate within the neighborhood. Roof structure complements the majority of new construction as well as most of the older ranches in the community with gables. The front entry garage is consistent with other properties on Lindley, as the size and widths of lots off of Lindley limit the use of side entry garages. Lastly, the new home is styled as a Craftsmen Style Home which is predominately displayed throughout the neighborhood.

- An explanation on the efforts that will be incorporated on the site development to eliminate any adverse effects on grading and storm water drainage on the adjacent and surrounding properties.

  Currently, the property grade slopes west to east with the street and slightly from the street to the rear of the property. We will raise the house foundation enough to provide a slight slope in the driveway from the house to the street to prevent water from entering the garage/house, otherwise we will attempt to maintain the existing slope of the lot.

  To accommodate the large footprint of the new home, we will install a 25'Lx3'Wx3'D gravel infiltration trench on the east side of the property. All downspouts from this side of the house will drain into the gravel infiltration trench to prevent excess runoff from the property.

  On the west side of the property, we will be matching up the grade to the existing surrounding property, creating swales where necessary to allow for proper drainage and prevent additional storm water drainage onto adjacent properties.

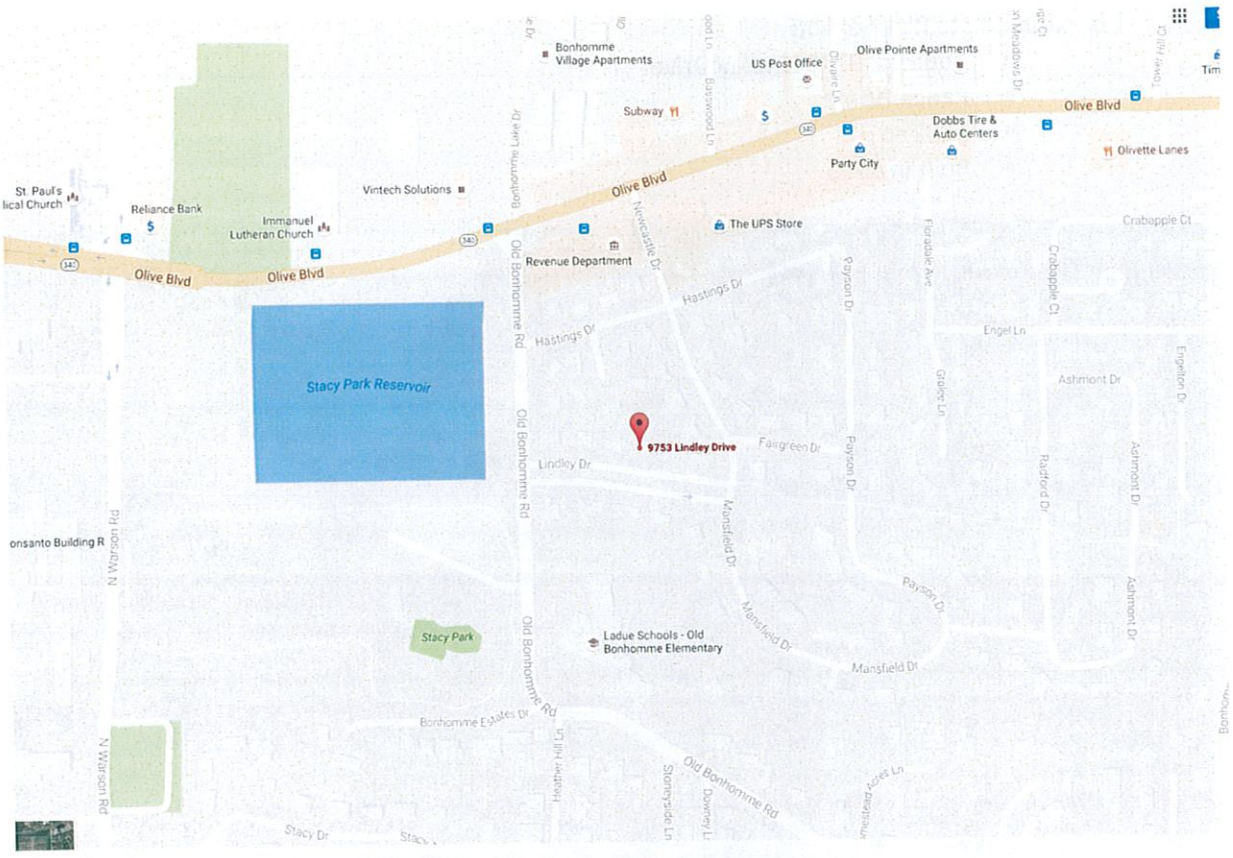
Project Research and Support

9753 LINDLEY DRIVE PLANNING AND ZONING INFORMATION

UNDERSTAND NEIGHBORHOOD

- General

  - LOCATION "SOUTH WEST"
    - Many different types of neighborhoods
    - Includes some of the oldest and newest housing developments in City
  - Boundaries of Neighborhood
    - Immediately surround on all sides by existing Single Family Residential
    - Neighborhood is bound on the West by Stacy Park and Stacy Park Reservoir; to the North by Olive Blvd; East and south continue on with Single Family Residential

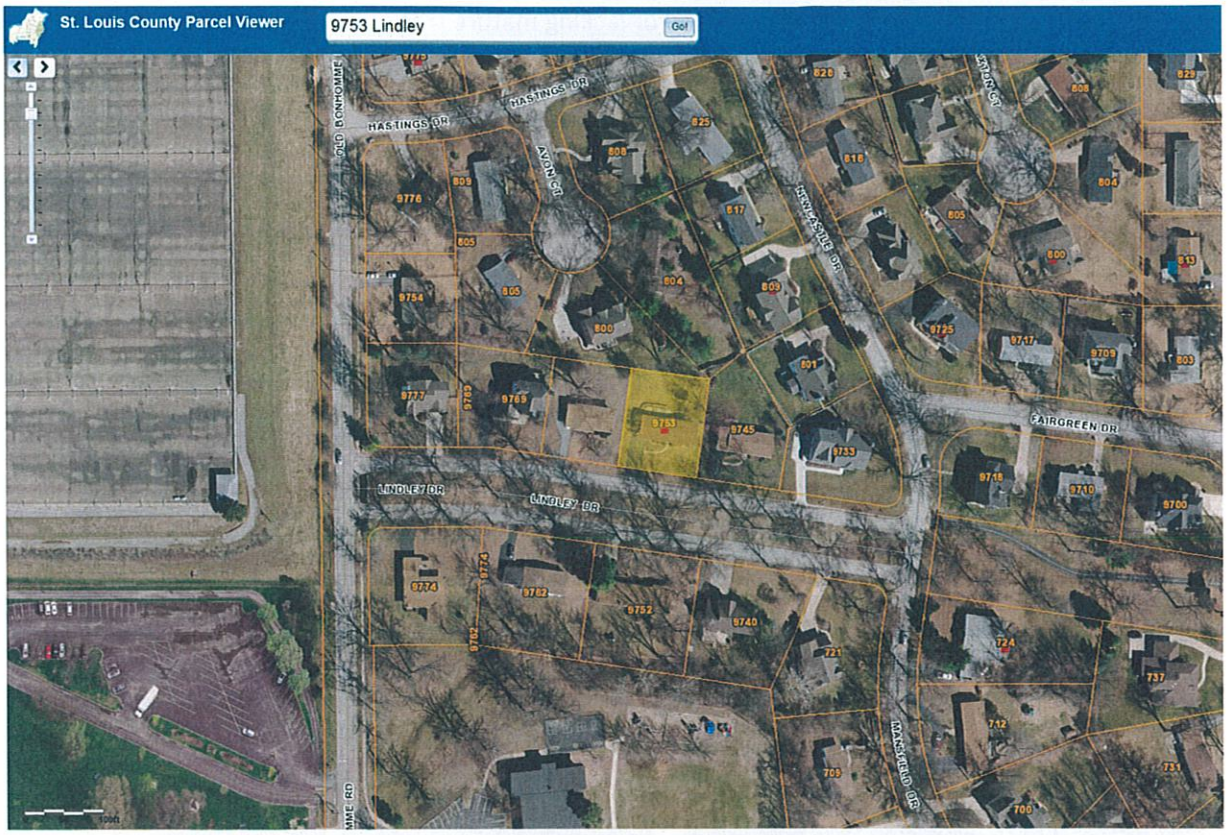


- Development in Subdivision
  - Mixture of Ranch Homes, built 1940s – 1970s, and Newer 1 ½ and 2 story Homes
  - Immediate Left of Lot:
    - Address: 9761 Lindley Drive
    - 1 ½ story Home
    - 3388 sq. ft.
    - New Construction (In Progress)

FRONT ELEVATION 764 ELKINGTON

- Immediate Right of Lot:
  - Address: 9745 Lindley Drive
  - Ranch Home
  - 1452 sq. ft.
  - Built in 1955

- STREET AND LOT ORGANIZATION



- CHARACTERISTIC STREESCAPE
  - No sidewalks, erratic lining of street with trees; some mature, some adolescent, some lots with no trees along street or front yard
  - Mixture of older ranches and newer multi-story Construction
  - Predominant Materials
    - Brick
    - Stone
    - Siding
  - Roof lines
    - Shallow pitched gable roofs on older ranches
    - New Construction – steeper pitch; mixture of gable and hip roofs
  - Neighborhood wooded
    - Mature shade trees on older lots
    - Less to no mature shade trees on newer construction lots

Know Your Street

- SEE NEIGHBORHOOD INFORMATION ABOVE – ALL THAT APPLIES TO THE SPECIFIC STREET IS REFLECTED ABOVE
- Age of Homes
  - Majority of homes are new construction: 1990s to Present

        - Majority are multi-story homes
        - Most lots have limited or lacking mature trees
    - Remainder range from 1940s to 1970s
        - Most are smaller ranch homes
- Common Themes
    - Masonry and siding front elevations
    - Front Entry Garages- Attached
    - Multi-Story New Construction Homes

SIMILAR CONSTRUCTION TO PROPOSED 9753 LINDLEY DRIVE IN THE NEIGHBORHOOD

9740 Lindley

9754 Mansfield Drive

9714 Mansfield Drive

9701 Mansfield Drive

9721 Mansfield Drive

9742 Mansfield Drive

709 Mansfield Drive