



city of **CREVE COEUR**

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

PUBLIC NOTICE

**APPLICATION TO PLANNING AND ZONING COMMISSION
#20-028: FOR A MINOR SITE PLAN APPROVAL FOR THE PARKING LOT
ADDITION FOR SUSAN ROBERTS SALON AT 733 OLD BALLAS ROAD**

FOR THE MEETING OF: Monday, September 21, 2020, 6:30 PM.

LOCATION: 733 Old Ballas Road (see attached map).

REQUEST: Susan Roberts, of Susan Roberts Salon, has submitted for a minor site plan approval for a parking lot addition, at 733 Old Ballas Road. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building, and any new site coverage over 500 square feet and less than 5,000 square feet. The original proposal was approved in 2018, however, construction didn't commence and the approval lapsed.

ADDITIONAL INFORMATION: The Planning and Zoning Commission is scheduled to review and take action on the proposed alterations on Monday, September 21, 2020. City Council action is not required. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

APPLICANT: Susan Roberts
Susan Roberts Salon
733 Old Ballas Road
Creve Coeur, MO 63141

Key Issues:

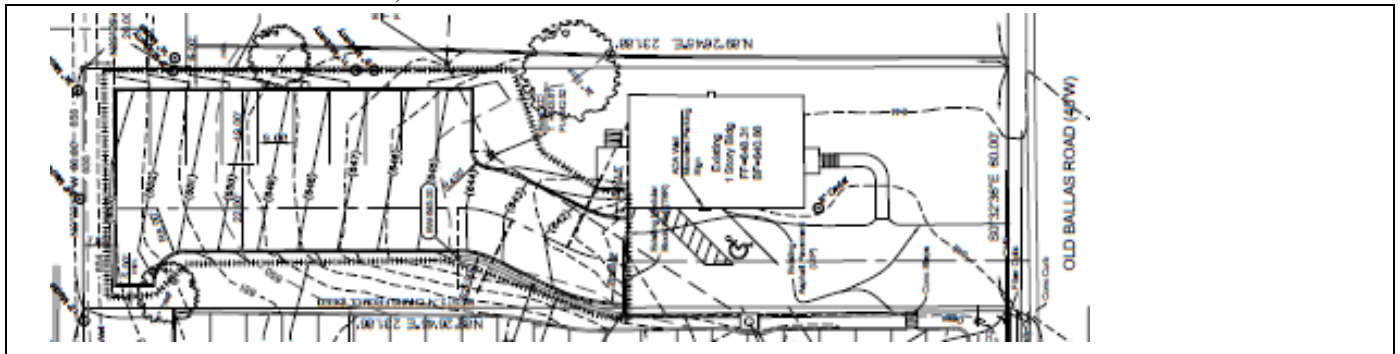
- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Design Guidelines

Zoning Code References

- Section 405.370: "CB" Core Business District
- Section 405.540: Landscaping
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.



STAFF CONTACT: Whitney Kelly, AICP, City Planner
CC: Ellen Lawrence and Nicole Greer - Ward 2

Aerial Photo

Susan Roberts Salon



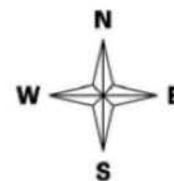
City Limits

Parcels

Parcels Label

Roads Labels

March 20, 2018



Prepared By

HORNER SHIFRIN

SITE CONSTRUCTION PLANS SUSAN ROBERTS HAIR SALON

A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 3
TOWNSHIP 45 NORTH, RANGE 5 EAST
CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI

EXISTING CONDITIONS

existing site coverage 25.55% impervious
TOTAL AREA OF PROPERTY = 13,912 s.f. (0.319 Ac.)
existing runoff (15 yr., 20 min. storm)

Grass - 10,357 s.f. (0.238 x 1.70) = 0.405 cfs
Building/Pavement/Walks - 3,555 s.f. (0.081 x 3.54) = 0.290 cfs
0.695 cfs

PROPOSED CONDITIONS

proposed site coverage 59.32% impervious
TOTAL AREA OF PROPERTY = 13,912 s.f. (0.154 Ac.)
prop. runoff (15 yr., 20 min. storm)

Grass - 5,659 s.f. (0.130 x 1.70) = 0.221 cfs
Building/Pavement/Walks - 8,253 s.f. (0.189 x 3.54) = 0.669 cfs
0.890 cfs

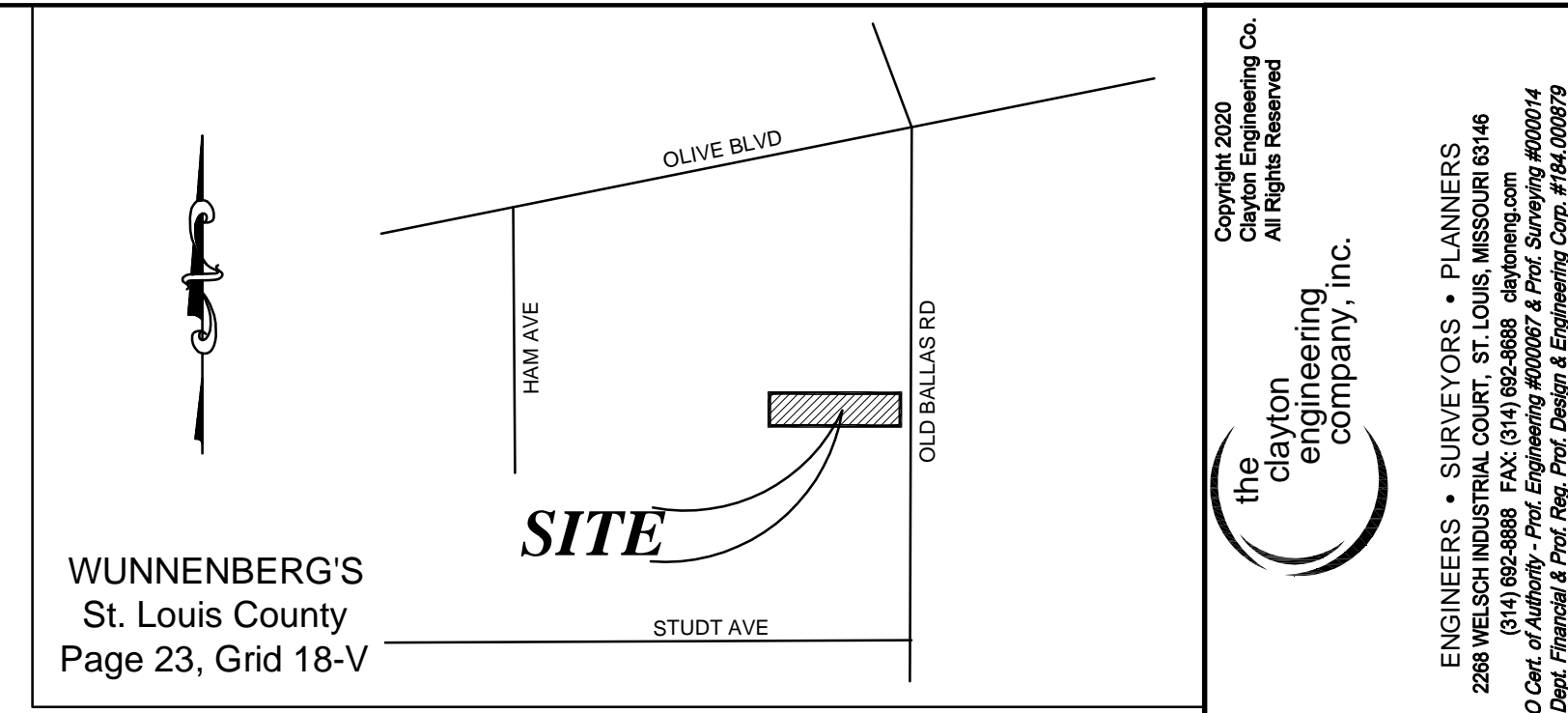
STORMWATER MANAGEMENT SUMMARY:
15-yr, 20-min. **ONSITE DIFFERENTIAL** = 0.195 CFS < 2 CFS
-- FLOOD DETENTION IS NOT REQUIRED PER MSD REGULATIONS --
AREA OF DISTURBANCE = (6,185 s.f.) 0.142± AC. < 1 AC.
-- WATER QUALITY IS NOT REQUIRED PER MSD REGULATIONS --

Any future land disturbance and/or increase in impervious area on this site may require additional stormwater management per MSD regulations in place at the time (including total land disturbance and/or imperviousness added on this plan.)

LIMITS OF DISTURBANCE:
The contractor shall stay within the limits of disturbance as shown on the plans and minimize disturbance within the work area wherever possible.

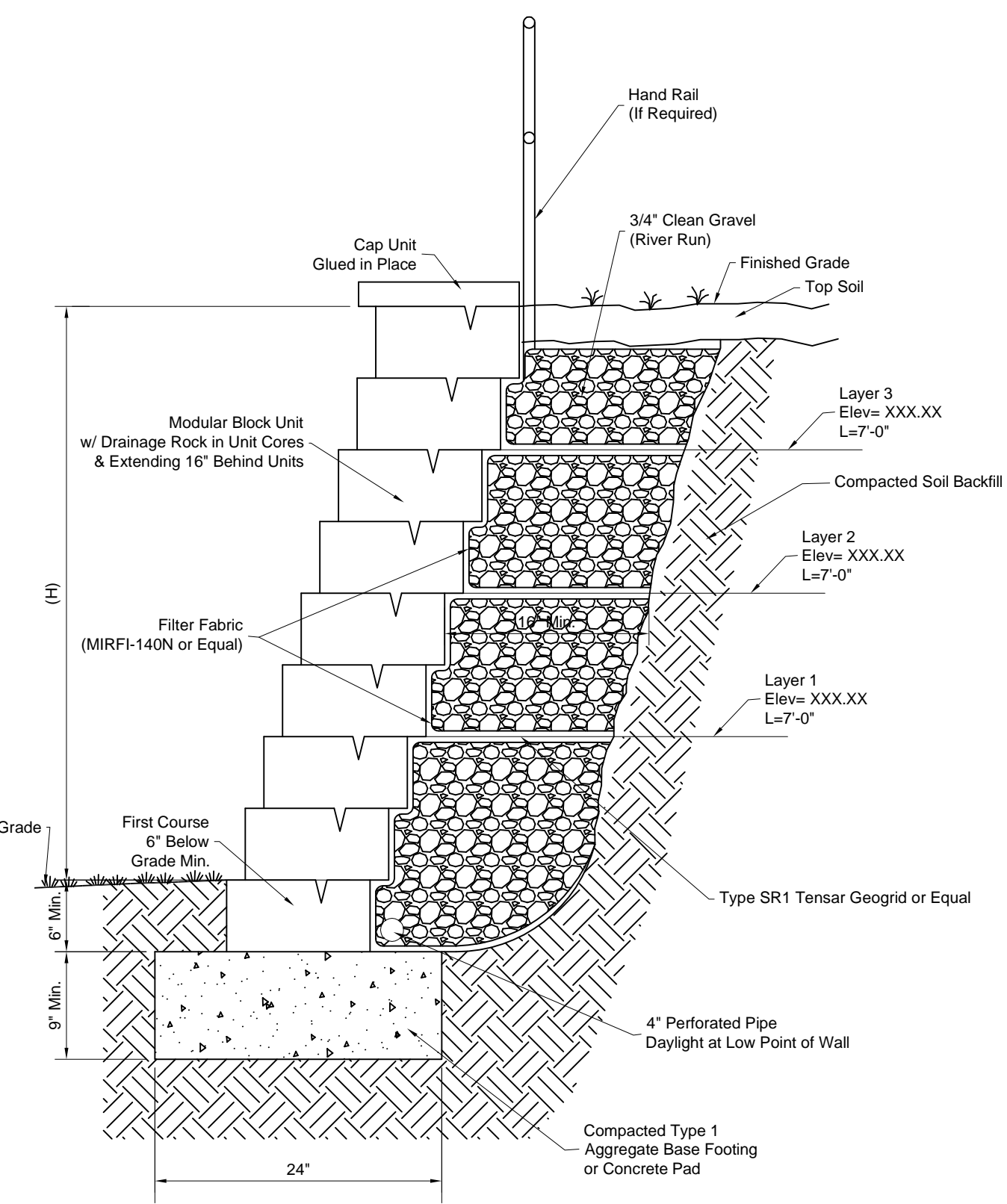
STORMWATER MANAGEMENT FUTURE NOTE:
Project Disturbance = 0.142 Acre
Project Runoff Differential = (0.195 cfs)

Any future land disturbance and/or increase in impervious area on this site may require additional stormwater management per MSD regulations in place at the time (including total land disturbance and/or imperviousness added on this plan.)



WUNNENBERG'S
St. Louis County
Page 23, Grid 18-V

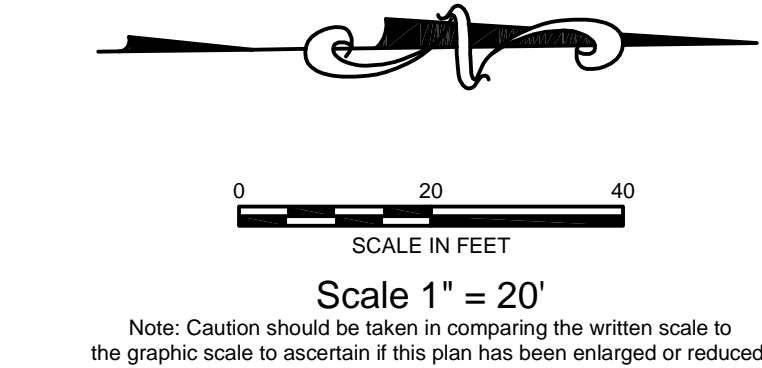
- Streets and Paving**
- All materials and methods of construction for streets to meet the requirements of City of Creve Coeur if and where applicable.
 - All trenches under, or adjacent to proposed pavement shall be backfilled to subgrade elevation with compacted 3/4" minus crushed limestone. Crushed limestone shall be compacted to 90% density as determined by the Standard Proctor Test AASHTO T-99 (ASTM D-698). All other trenches within the road right of way shall be backfilled with suitable earth embankment material free from rubbish and lumps, clods or rocks larger than 2 inches placed in 6" layers and compacted to the same density as above. Trenches not in road right-of-way or under or adjacent to pavement may be backfilled with earth embankment material defined above, jetted and neatly rounded to allow for subsequent settlement, unless otherwise directed by the Engineer.
 - Contractor shall guarantee paving for one year after final completion of construction against settlement, low spots or raveling out of surface. Make any repairs necessary during guarantee period to maintain paving in original condition, including cost of repaving within repaired areas. Repairs shall include but not be limited to removing defective paving and replacing with new paving. (No overlays will be allowed).
 - All sidewalks, curb ramps, and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines (ADAAC)" along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAC guidelines shall take precedence and the Contractor prior to any construction shall contact the Project Engineer.
 - The Contractor shall repair any damage to the existing pavement that results from new construction.



NOTE:
Wall Contractor shall Submit Shop Drawings & Structural Calculations Signed & Sealed by a Professional Engineer per Local & State Regulations.

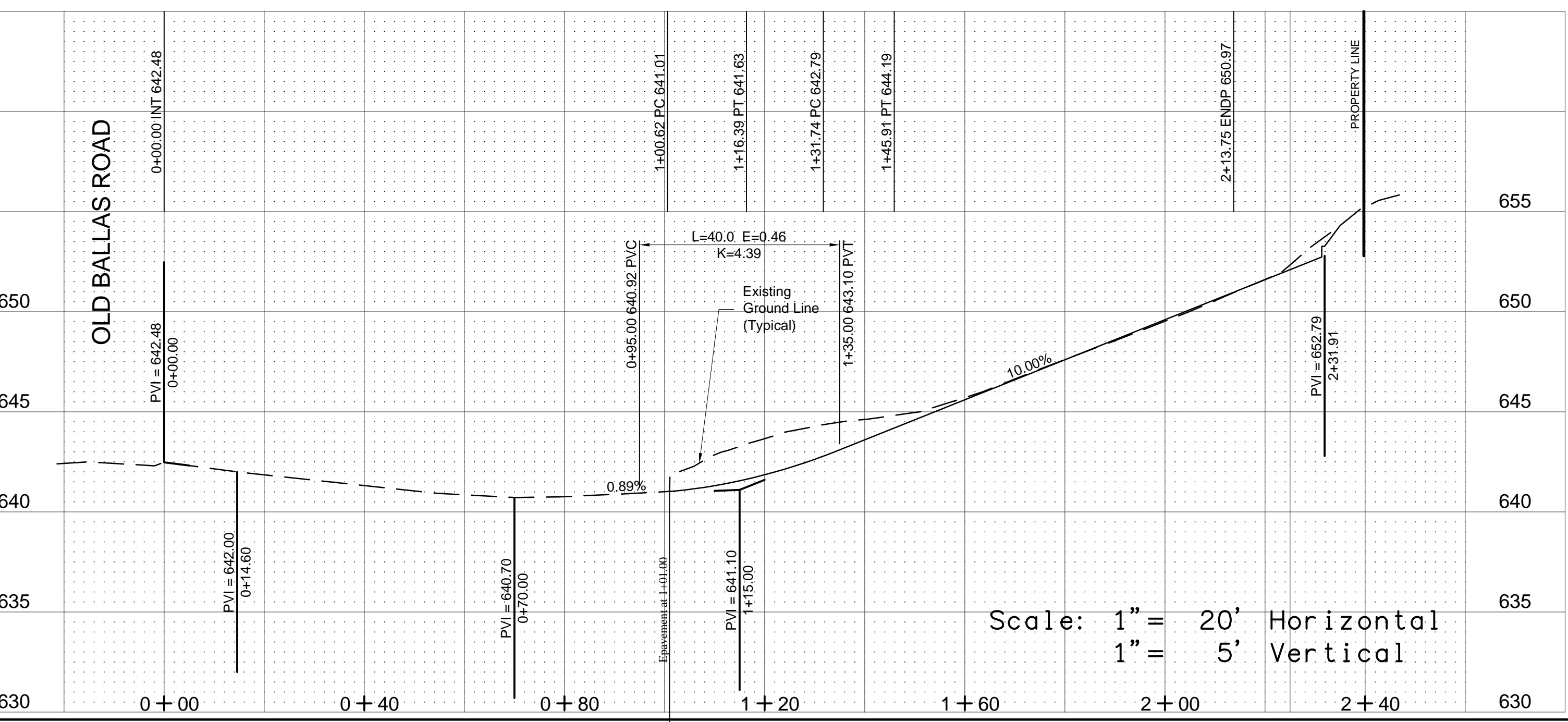
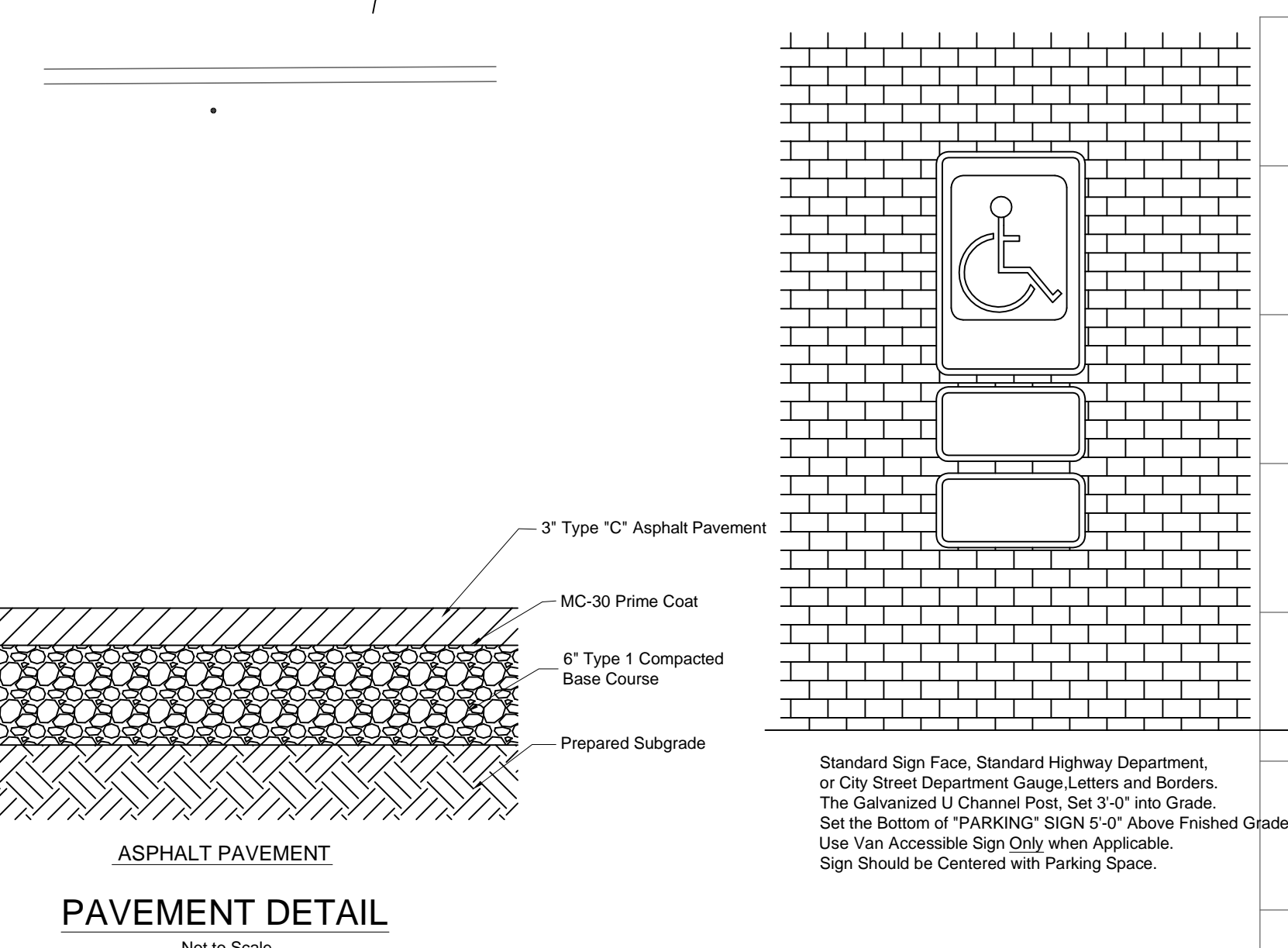
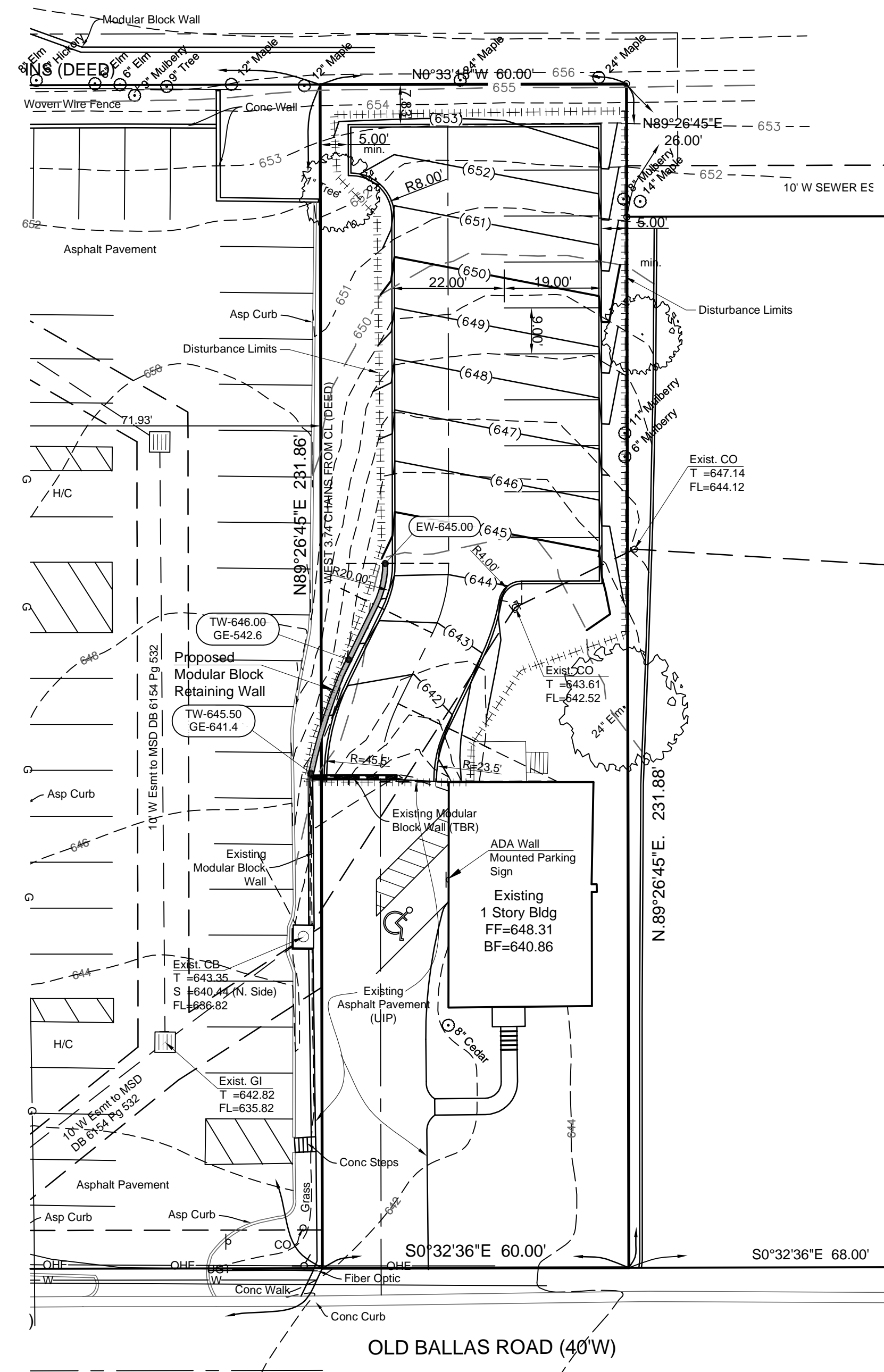
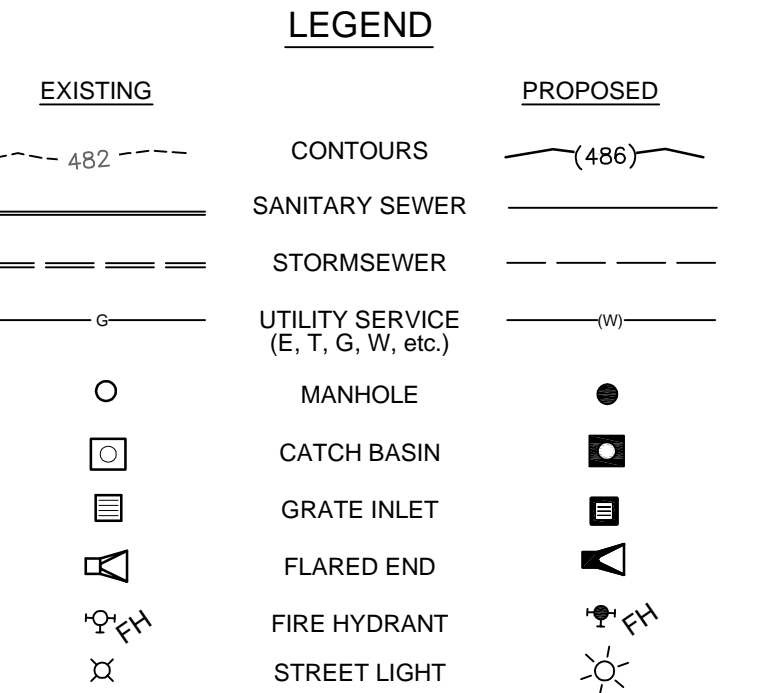
TYPICAL RETAINING WALL SECTION
Not to Scale

- GENERAL NOTES**
- Total Area of Tract = 13,912 sf (0.319 Ac.)
 - Tract is identified by St. Louis County locator numbers: 17062-0950
733 Old Ballas Road
 - Property Address: St. Louis, Missouri 63141
 - Tract is currently zoned: "CB" Core Business District
 - Tract lies in the following districts:
Sewer Metropolitan St. Louis Sewer District (Deer Creek Watershed)
Fire Creve Coeur Fire Department
School Parkway School District
 - All public utilities are available to the site
 - Tract is served by the following utilities:
Electric American Missouri
Gas Laclede Gas Company
Telephone AT&T
Water Missouri American Water
 - Contours are USGS Datum.
 - We have examined Flood Insurance Rate Map (Community Panel Number 290344-0187-K), Map Number 29189C0187K, having an effective date of February 4, 2015, of the National Flood Insurance Program prepared by the Federal Emergency Management Agency for the area containing the subject property. By graphic plotting only, the subject property is located within Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain. This note is for the purpose of providing information as indicated on the current Flood Insurance Rate Map for this area, and should not be construed as an indication as to whether flood insurance should, or should not be purchased.
 - All proposed improvements shall be constructed to City of Creve Coeur Standards
 - All grading and drainage to be in conformance with City of Creve Coeur, and MSD Standards
 - No slopes shall exceed 3 (horizontal) to 1 (vertical), unless justified by a geotechnical report, which has been accepted/approved by the City of Creve Coeur.
 - Storm Water shall be discharged at an adequate natural discharge point. Sinkholes are not adequate discharge points.



Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

- ABBREVIATIONS**
- AI - Area Inlet
 - Asph - Asphalt
 - BB - Back to Back
 - BW - Base of Wall
 - CB - Catch Basin
 - ChB - Cord Bearing
 - CI - Curb Inlet
 - CL or ϵ - Centerline
 - CMP - Corrugated Metal Pipe
 - Co - Cleanout
 - Conc - Concrete
 - CTV - Cable Television
 - DB - Dead Book
 - DCB - Double Catch Basin
 - DFL(N) - Drop FL from North
 - DGI - Double Grate Inlet
 - DIP - Ductile Iron Pipe
 - E - Electric
 - F/F - Face to Face
 - FES - Flared End Section
 - FF - Finish Floor
 - FL - Flow Line
 - GB - Grade Break
 - GI - Grate Inlet
 - Gr MH - Grate Manhole
 - L - Length of Curve
 - MH - Manhole
 - MS - Metering Structure
 - N/F - Now or Formerly
 - OHE - Overhead Electric
 - OHE&T - Overhead Electric & Telephone
 - PB - Plat Book
 - PG - Page
 - PL - Property Line
 - PVC - Polyvinyl Chloride Pipe
 - R - Radius
 - R.D. - Roof Drain
 - R/W - Right of Way
 - RCP - Reinforced Concrete Pipe
 - TBR - To Be Removed
 - TBR&R - To Be Removed & Replaced
 - TBrel - To Be Relocated
 - TC - Top of Curb
 - TF - Top of Foundation
 - TG - Top of Ground
 - TP - Top of Pavement
 - TW - Top of Wall
 - Typ - Typical
 - UGE - Underground Electric
 - UGFO - Underground Fiber Optic
 - UGT - Underground Telephone
 - UIP - Use In Place
 - VCP - Vertified Clay Pipe
 - W - Water Service
 - 32L3017S - MSD Sewer Identification #



Scale: 1" = 20' Horizontal
1" = 5' Vertical

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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

The signed and sealed original of this drawing is on file at the offices of R. Barr Consulting, LLC. The signed and sealed original is the official document and shall take precedence over any digital version.

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the clayton engineering company, inc.

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1800 Call: 1-800-344-7483
E-Call: 1-800-344-7483
11.02.2020
11.02.2020

SUSAN ROBERTS
733 Old Ballas Road
St. Louis, Missouri 63141
314.997.4247

ERIC A. SKELTON
Professional Engineer
PE-2000150069
E-2000150069
August 21, 2020

Designed: KRS
Drawn: KRS
Checked: EAS
Date: August 21, 2020
Project Number: 20215
Sheet Number: 1 of 1