

Memorandum Department of Planning & Development Services



To: Planning and Public Works Committee

From: Cassie Harashe, Project Planner



Date: April 19, 2018

RE: **P.Z. 13-2017 St. Louis Family Church Campus (St. Louis Family Church)**: A request for a zoning map amendment from a “PC” Planned Commercial District, “PI” Planned Industrial District, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District for 35.3 acres located on the southern side of Chesterfield Airport Road 675 feet east of its intersection with Long Road and north of Edison Avenue 575 feet east of its intersection with Long Road. (17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364).

Summary

St. Louis Family Church has submitted a request for a zoning map amendment from a “PC” Planned Commercial District, “PI” Planned Industrial District, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District for 35.3 acres located on the southern side of Chesterfield Airport Road 675 feet east of its intersection with Long Road and north of Edison Avenue 575 feet east of its intersection with Long Road. The request seeks to consolidate the Church campus under one governing ordinance with cohesive development standards.

The public hearing was held on November 13, 2017, at which time one (1) issue was raised regarding the uses being requested.

This petition was next discussed at the March 26, 2018 Planning Commission meeting. At the meeting, the Petitioner revised their request. They removed the vocational school use, requested to increase the maximum allowed square footage from 400,000 to 600,000 square footage, and clarified the proposed maximum building height for the fly loft portion of the Worship Center at 80 feet in height. The Planning Commission requested additional information, and made a motion to hold the project until the April 9, 2018 meeting, which passed by a vote of 7-0.

Prior to the April 9, 2018 Planning Commission Meeting, the Petitioner reduced their request for maximum height of the fly loft portion of the Worship Center building from 80’ to 70’. The Planning Commission recommended approval of the request on April 9, 2018 by a vote of 7-1 with the condition that the fly loft be set back from Edison Avenue to a point north of the southern property line of the Sports Fusion property. These revisions can be found in Section I.C.1.b. of the Attachment A.

Additionally, prior to the April 9th meeting, the Petitioner requested different language for the maximum height of the Worship Center. This was brought up at the Planning Commission Meeting, and no concerns were noted with the request. However, the Commission did not include the language in their motion. The Petitioner would still like to request the amendment to the Attachment A Section I.B.2.Height. A redline version of the Attachment A with the Petitioner’s preferred language is below.

- a. The maximum height of the fly loft portion of the theater within the Worship Center building (“Fly Loft”), exclusive of rooftop equipment and screening, shall not exceed seventy (70) feet.
- b. The maximum height of the remaining portion of the Worship Center and all other buildings, exclusive of rooftop equipment and screening, shall not exceed fifty (50) feet (“Main Roofline”), except that a roofline with a maximum height between fifty (50) feet and seventy (70) feet shall be allowed for the Worship Center to permit the height transition between the Main Roofline and the top of the Fly Loft.

Attached to this report, please find a copy of Staff’s Planning Commission report, Preliminary Plan, and Attachment “A”, which has been amended to incorporate the conditions placed by the Planning Commission.

Attachments: April 9, 2018 Planning Commission Report
Attachment A
Preliminary Plan



Figure 1. Aerial Photograph



VIII.B.

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Planning Commission Staff Report

- Project Type:** Rezoning
- Meeting Date:** April 9, 2018
- From:** Cassie Harashe, Project Planner
- Location:** Southern side of Chesterfield Airport Road east of Long Road and north of Edison Avenue east of Long Road
- Petition:** **P.Z. 13-2017 St. Louis Family Church Campus (St. Louis Family Church)**: A request for a zoning map amendment from a “PC” Planned Commercial District, “PI” Planned Industrial District, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District for 35.3 acres located on the southern side of Chesterfield Airport Road 675 feet east of its intersection with Long Road and north of Edison Avenue 575 feet east of its intersection with Long Road. (17U140102, 17U140405, 17U140131, 17U230353, 17U230232, 17U120364).

SUMMARY

St. Louis Family Church has submitted a request for a zoning map amendment to change the zoning of several tracts of land currently zoned “PC” Planned Commercial District, “PI” Planned Industrial District, and “C-8” Planned Commercial District to a new “PC” Planned Commercial District. The new “PC” Planned Commercial District would allow for development of a church campus and define development criteria for the site. A public hearing was held at the November 13, 2017 City of Chesterfield Planning Commission meeting.

This Petition was subsequently presented at the March 26, 2018 Planning Commission meeting at which time significant discussion regarding the requested height and maximum square footage for the development occurred. As a result, the Planning Commission passed a motion to postpone the project until the next Planning Commission agenda in order for the Petitioner to review their height request and provide additional information for the Planning Commission’s consideration.

In response to the Planning Commission’s concerns regarding the proposed height, the Petitioner has reevaluated the theater and fly loft that is desired within the Worship Center and has reduced the requested height from 80’ to 70’. Further, the Petitioner has provided two exhibits, the first of which shows a detailed cross section of the Worship Center. This exhibit indicates that the majority of the Worship Center will be 50’ in height, with the fly loft extending to 70’. The second exhibit demonstrates a scaled footprint of the 70’ fly loft and its relation the residential area of the bluffs located to the south. Finally, the Petitioner has clarified that the only exterior lighting on the top of the fly loft portion of the Worship Center will be safety lighting (if required by the airport).



Figure 1: Subject Site Aerial

SITE HISTORY

The property highlighted in green below was rezoned from “NU” Non-Urban to “C-8” Planned Commercial by St. Louis County Ordinance 11,667. The parcel went through two amendments, and is currently governed under City of Chesterfield Ordinance 348. The area in purple was originally rezoned by St. Louis County Ordinance 11,668 to “M-3” Planned Industrial. This area has also gone under several ordinance amendments. In 1992 by City of Chesterfield Ordinance 714, churches became a permitted use on the site. In 2000, St. Louis Family Church consolidated several parcels of different zonings to one district, “PI” Planned Industrial, by City of Chesterfield Ordinance 1679. This area has undergone two minor amendments, and is currently governed under Ordinance 2494. The area in blue was rezoned from “NU” Non-Urban to “C-4” Highway Service Commercial District by St. Louis County Ordinance 11,227 in 1983. In 2010, the purple area and blue area were rezoned into a new “PI” Planned Industrial District currently governed by City of Chesterfield Ordinance 2595. The teal area was recently rezoned to “PC” Planned Commercial by City of Chesterfield Ordinance 2753 in August 2013.



Figure 2: Subject Site Zoning History

SURROUNDING LAND USES

The land use and zoning for the properties surrounding this parcel are as follows:

Direction	Zoning	Land Use
North	“PC” Planned Commercial and “NU” Non-Urban	Retail, automotive uses, and undeveloped land
South	“PC” Planned Commercial, “FPM3” Flood Plain Planned Industrial, and “NU” Non-Urban	Park and undeveloped land
West	“PC” Planned Commercial and “C2” Shopping Districts	Retail uses
East	“PC” Planned Commercial and “PI” Planned Industrial	City of Chesterfield Public Works Facility & Retail uses

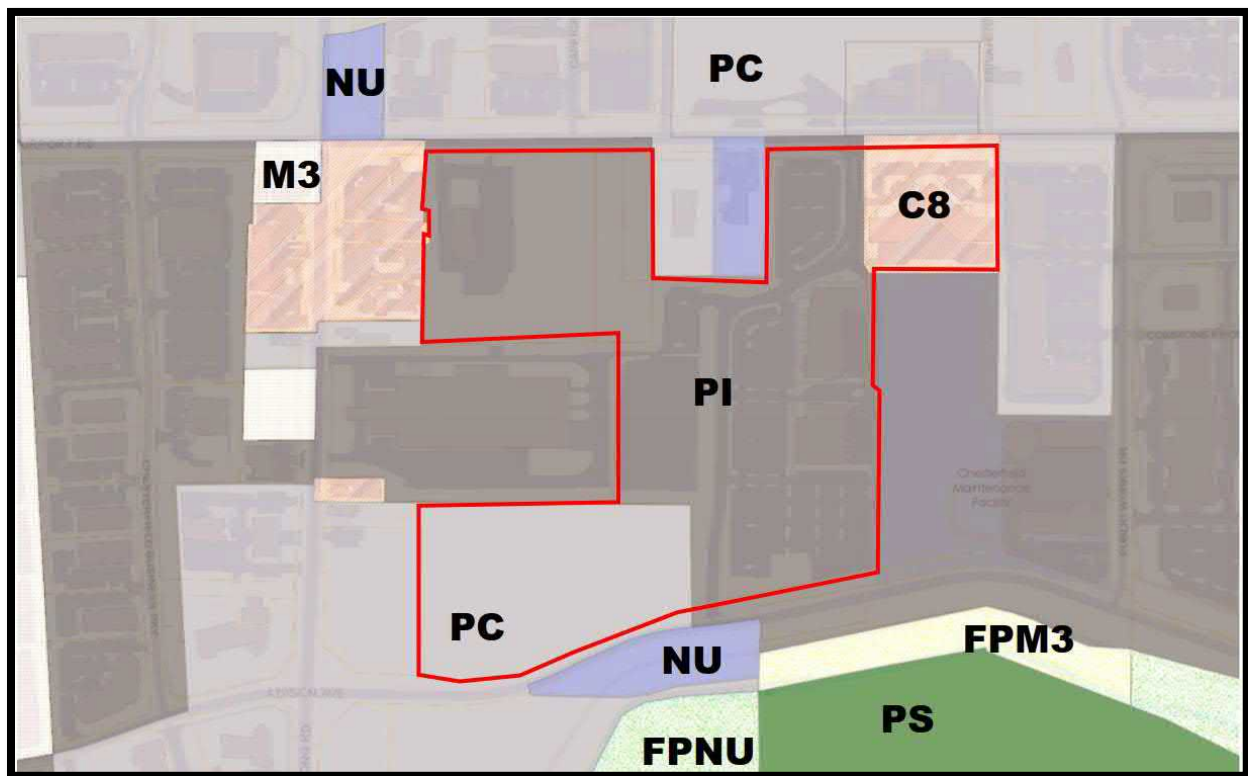


Figure 3: Adjacent Land Uses

COMPREHENSIVE PLAN ANALYSIS

The subject site is located within Ward 4 of the City of Chesterfield. The City of Chesterfield Land Use Plan gives this parcel a Mixed Use (Retail/Office/Warehouse) designation, which calls for retail, Low and Mid-Density Office, and Office/Warehouse Facilities. The following Plan Policies of the Comprehensive Plan are applicable to the proposed development:

- **3.1 Quality Commercial Development** - *Commercial developments should positively affect the image of the City, provide employment opportunities, and offer retail and service options to residents.*

St. Louis Family Church has a long history of being involved with service projects in the St. Louis area and across the country. Churches traditionally do not have large numbers of employees, however, they do bring people from around the area to Chesterfield, who will then often utilize retail and service establishments nearby.

- **3.1.1 Quality of Design** - *Overall design standards should provide for smaller scale, mixed-use, project-oriented developments. Developments should emphasize architectural design, pedestrian circulation, landscaping, open space, innovative parking solutions and landscape buffering between any adjacent residential uses.*

While this rezoning is for one use, a church campus, the goal of the church is to have a wide variety of ancillary uses on the development.



Figure 4: Future Land Use Plan

- **3.5.1 Chesterfield Valley Regional Retail and Low Intensity Industry** - *Regional retail and low-intensity industrial developments should be located in Chesterfield Valley. These include mixed-use office/retail-planned developments, low-intensity industrial assembly, distribution, and research and development business parks, and corporate campuses. Specifically, low-intensity industrial use is encouraged west of Long Road.*

St. Louis Family Church is looking to expand and unify their campus in this area.

STAFF ANALYSIS

Preliminary Plan

A zoning map amendment to a planned zoning district, such as “PC” Planned Commercial District, requires a Preliminary Development Plan which has been included in the Planning Commission’s packet.

The preliminary plan includes 35.3 acres with frontage on Chesterfield Airport Road and Edison Avenue. There are two full access drives, one with a deceleration lane and two restricted access points along Chesterfield Airport Road. Along Edison there are two full access points and one restricted right-in/right-out only access point. At this time the Petitioner does not know exactly how their campus will need to grow and develop in the future, as such, they have designated the north and central portions of their campus as areas for future buildings and parking, with the most southwestern portion to be used primarily for lit athletic fields.

OUTSTANDING ISSUES

At the March 26, 2018 Planning Commission meeting the Petitioner had two items they were requesting to change in the Attachment A. They requested a revision to the maximum building height and a maximum square footage for the development. A redline version of the changes can be found later in this report.

1. Requested Uses:

At the Public Hearing, the appropriateness of the requested use “vocational school” was discussed. This issue was again raised at the March 26, 2018 Planning Commission meeting, at which time the Petitioner agreed to remove vocational school from the request.

The final 10 requested uses for the site are as follows:

- Administrative offices for educational or religious institutions,
- Banquet facility,
- Church and other places of worship,
- Community center,
- Fairground,
- Office-general,
- Recreational facility,
- Kindergarten or nursery school,
- Specialized private school,
- College/university.

All 10 requested uses have been placed into the draft Attachment A for the Planning Commission’s consideration.

2. Maximum Square Footage

The Preliminary Development Plan provided with the zoning map amendment petition included a maximum of 400,000 sq. ft. At the March 26, 2018 Planning Commission meeting the Petitioner indicated this number was obtained for their current vision and development plan, but they would like a larger amount of square footage to allow some flexibility in the future. The Petitioner stated they would like 600,000 square feet, staying under the maximum square footage a 0.55 F.A.R. would allow at 875,000 square feet.

3. Maximum Building Height

In drafting the original Attachment A, Staff carried over the 50’ maximum building height from the current Governing Ordinance for the central portion of the campus. At the March 26, 2018 Planning Commission meeting the Petitioner clarified the need for an 80’ building height for a portion of one building—a fly loft for the theater portion of the future worship center. Discussion was held regarding the proximity of this building to the residents on the bluff and how it would be lit. The Petitioner stated the reason for an 80 foot building height seemed to be the shortest they could build to accommodate the rigging and building supports necessary for a professional stage design. Since the meeting on March 26th, the Petitioner reduced their request by 10 feet to a maximum building height of 70 feet. They also added that outside of any safety lighting required by the airport, no lights would be at the top of the building. They would be permitted to have pedestrian scaled lighting features on the building.

ORDINANCE CHANGES

The following is a redline version of the proposed changes to the Attachment A from the version presented at the Planning Commission meeting on March 26, 2018. The text in italics are Staff comments and will not be incorporated into the draft Attachment A.

A. PERMITTED USES *(see page 1 of the draft Attachment A)*

1. The uses allowed in this “PC” Planned Commercial District shall be:

~~k. Vocational School~~

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS *(see page 1 of the draft Attachment A)*

1. Floor Area
 - a. Total building floor area shall not exceed ~~400,000~~ 600,000 square feet.
2. Height
 - a. The maximum height of the fly loft portion of the theater within the Worship Center building, exclusive of rooftop equipment and screening, shall not exceed seventy (70) feet.
 - b. The maximum height of the remaining portion of the Worship Center and all other buildings, exclusive of rooftop equipment and screening, shall not exceed fifty (50) feet.

G. LIGHT REQUIREMENTS

2. Wall mounted light fixtures are not permitted on the portion of the Worship Center building that exceeds fifty (50) feet in height unless required for safety by the FAA or Spirit of St. Louis Airport.

REQUEST

Staff has completed review of this petition and all agency comments have been received. Staff requests action on P.Z. 13-2017 St. Louis Family Church Campus (St. Louis Family Church).

Respectfully submitted,

Cassie Harashe, AICP
Project Planner

Attachments

1. Draft Attachment A
2. Petitioner's Response Letter
3. Petitioner's Worship Center Exhibit
4. Petitioner's Aerial Exhibit
5. Preliminary Plan Packet

ATTACHMENT A

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

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. The uses allowed in this “PC” Planned Commercial District shall be:
 - a. Administrative offices for educational or religious institutions
 - b. Banquet Facility
 - c. Church or other place of worship
 - d. College/university
 - e. Community Center
 - f. Fairground
 - g. Kindergarten or nursery school
 - h. Office-General
 - i. Recreation facility
 - j. Specialized private school
2. Hours of Operation.
 - a. Hours of operation for this “PC” District shall not be restricted.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City Code.

B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS

1. Floor Area
 - a. Total building floor area shall not exceed 600,000 square feet.

2. Height

- a. The maximum height of the fly loft portion of the theater within the Worship Center building, exclusive of rooftop equipment and screening, shall not exceed seventy (70) feet.
- b. The maximum height of the remaining portion of the Worship Center and all other buildings, exclusive of rooftop equipment and screening, shall not exceed fifty (50) feet.

3. Building Requirements

- a. A minimum of 35% openspace is required for each lot within this development.
- b. This development shall have a maximum F.A.R. of 0.55.

C. SETBACKS

1. Structure Setbacks

- a. No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the setbacks as depicted on the Preliminary Plan attached hereto as Attachment B.
- b. The fly loft portion of the Worship Center building shall be setback to the north of the line described on the Preliminary Plan as S 89° 27' 00" E, as extended across the entire subject site.

2. Parking Setbacks

No parking stall, loading space, internal driveway, or roadway, except points of ingress or egress, will be located within the setbacks as depicted on the Preliminary Plan attached as hereto Attachment B.

D. PARKING AND LOADING REQUIREMENTS

1. Parking and loading spaces for this development will be as required in the City of Chesterfield Code.
2. Parking lots shall not be used as streets.

3. Provide adequate temporary off-street parking for construction employees. Parking on non-surfaced areas shall be prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions.

E. LANDSCAPE AND TREE REQUIREMENTS

Upon redevelopment, the area being redeveloped shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

F. SIGN REQUIREMENTS

1. Signs shall be permitted in accordance with the regulations of the City of Chesterfield Code or a Sign Package may be submitted for the planned district. Sign Packages shall adhere to the City Code and are reviewed and approved by the City of Chesterfield Planning Commission.
2. Ornamental Entrance Monument construction, if proposed, shall be reviewed by the City of Chesterfield, and/or the St. Louis County Department of Highways and Traffic, for sight distance considerations prior to installation or construction.

G. LIGHT REQUIREMENTS

1. Provide a lighting plan and cut sheet in accordance with the City of Chesterfield Code.
2. Wall mounted light fixtures are not permitted on the portion of the Worship Center building that exceeds fifty (50) feet in height unless required for safety by the FAA or Spirit of St. Louis Airport.

H. ARCHITECTURAL

1. The development shall adhere to the Architectural Review Standards of the City of Chesterfield Code.
2. Trash enclosures: All exterior trash areas will be enclosed with a minimum six (6) foot high sight-proof enclosure complemented by adequate landscaping. The location, material, and elevation of any trash enclosures will be as approved by the City of Chesterfield on the Site Development Plan.

I. ACCESS/ACCESS MANAGEMENT

1. Access to this development from Chesterfield Airport Road shall be restricted to one (1) existing commercial entrance opposite the AutoZone entrance and one (1) new commercial entrance opposite Caprice Drive, as directed by the Saint Louis County Department of Transportation. In addition, the two existing accesses located near the western property line will remain, with the western access a truck ingress only and the easternmost of the two accesses a truck egress only, gates to both access shall be either eliminated or modified to be electronically controlled and set back a distance from edge of pavement that will allow storage of the design vehicle without encroachment onto Chesterfield Airport Road pavement while opening the gate, and accesses shall be reconfigured to enable a turnaround on the road side of the gates, all as directed by the Saint Louis County Department of Transportation. All other entrances along Chesterfield Airport Road frontage shall be removed and right-of-way restored per Saint Louis County Standards and as directed by the Saint Louis County Department of Transportation.
2. Gated access points shall provide adequate stacking distance and accommodate a turnaround for rejected vehicles. The proposed gates shown on the preliminary plan must receive final approval by the City of Chesterfield and the agency in control of the right-of-way off of which the entrance is constructed. No gate installation will be permitted on public right-of-way.
3. Construct a two hundred (200) foot right turn deceleration lane with four (4) foot shoulders at the commercial entrance opposite Caprice Drive on Chesterfield Airport Road as shown on the preliminary plan and as directed by the Saint Louis County Department of Transportation.
4. Secondary access to the main site drive shall be a minimum of sixty (60) feet from the right-of-way of Chesterfield Airport Road, as directed by the City of Chesterfield Department of Planning and Development Services and the Saint Louis County Department of Transportation.
5. Access to the development from Edison Avenue shall be restricted to two (2) existing commercial entrances and one (1) new commercial entrance as directed by the City of Chesterfield and as shown on the Preliminary Plan.

6. If required sight distance cannot be provided at the access locations, acquisition of right-of-way, reconstruction of pavement including correction to the vertical alignment and other off-site improvements may be required to provide adequate sight distance as directed by the City of Chesterfield and the agency in control of the right-of-way off which the access is proposed.
7. Prior to Special Use Permit issuance by the Saint Louis County Department of Transportation, a special cash escrow or a special escrow supported by an Irrevocable Letter of Credit, must be established with the Saint Louis County Department of Transportation to guarantee completion of the required roadway improvements.

J. PUBLIC/PRIVATE ROAD IMPROVEMENTS, INCLUDING PEDESTRIAN CIRCULATION

1. Provide a 5 foot wide sidewalk, conforming to ADA standards, along the project frontages of Chesterfield Airport Road. The sidewalk shall provide future connectivity to adjacent developments and/or roadway projects. The sidewalk may be located within right-of-way controlled by another agency, if permitted by that agency or on private property within a 6 foot wide sidewalk, maintenance, and utility easement dedicated to the City of Chesterfield.
2. Obtain applicable permits from the City of Chesterfield and Saint Louis County Department of Transportation as necessary for locations of proposed removals of existing access points and roadway improvements.
3. Additional right-of-way and road improvements shall be provided, as required by the Saint Louis County Department of Transportation and the City of Chesterfield.
4. If a gate is installed on a street in this development, the streets within the development, or that portion of the development that is gated, shall be private and remain private forever.

K. TRAFFIC STUDY

1. Provide a traffic study as directed by the City of Chesterfield and/or Saint Louis County Department of Transportation. The scope of the study shall include internal and external circulation and may be limited to site specific impacts, such as the need for additional lanes, entrance configuration, geometrics, sight distance, traffic signal modifications or other improvements required, as long as the density of the proposed development falls within the parameters of the City's traffic model.

Should the density be other than the density assumed in the model, regional issues shall be addressed as directed by the City of Chesterfield.

2. Provide a sight distance evaluation report, as required by the City of Chesterfield, for the proposed entrances. If adequate sight distance cannot be provided at the access location, acquisition of right-of-way, reconstruction of pavement, including correction to the vertical alignment, and/or other off-site improvements shall be required, as directed by the City of Chesterfield and/or the Missouri Department of Transportation.

L. POWER OF REVIEW

Either Councilmember of the Ward where a development is proposed, the Mayor, or any two (2) City Council members from any Ward may request that the plan for a development be reviewed and approved by the entire City Council. This request must be made no later than seventy-two (72) hours after Planning Commission review. The City Council will then take appropriate action relative to the proposal. The plan for a development, for purposes of this section, may include the site development plan, site development section plan, site development concept plan, landscape plan, lighting plans, architectural elevations, sign package or any amendment thereto.

M. STORM WATER

1. The site shall provide for the positive drainage of storm water and it shall be discharged at an adequate natural discharge point or connected to an adequate piped system.
2. Detention/retention and channel protection measures are to be provided in each watershed as required by the City of Chesterfield. The storm water management facilities shall be operational prior to paving of any driveways or parking areas in non-residential development or issuance of building permits exceeding sixty percent (60%) of approved dwelling units in each plat, watershed or phase of residential developments. The location and types of storm water management facilities shall be identified on the Site Development Plan(s).

N. GEOTECHNICAL REPORT

Prior to Site Development Plan approval, provide a geotechnical report, prepared by a registered professional engineer licensed to practice in the State of Missouri, as directed by the Department of Public Services. The report shall verify the suitability of grading and proposed improvements

with soil and geologic conditions and address the existence of any potential sinkhole, ponds, dams, septic fields, etc., and recommendations for treatment. A statement of compliance, signed and sealed by the geotechnical engineer preparing the report, shall be included on all Site Development Plans and Improvement Plans.

O. MISCELLANEOUS

1. All utilities will be installed underground.
2. An opportunity for recycling will be provided. All provisions of Chapter 25, Article VII, and Section 25-122 thru Section 25-126 of the City Code shall be required where applicable.
3. Road improvements and right-of-way dedication shall be completed prior to the issuance of an occupancy permit. If development phasing is anticipated, the developer shall complete road improvements, right-of-way dedication, and access requirements for each phase of development as directed by the City of Chesterfield and Saint Louis County Department of Transportation. Delays due to utility relocation and adjustments will not constitute a cause to allow occupancy prior to completion of road improvements.

II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.
- E.** Where due cause is shown by the developer, the City Council may extend the period to submit a Site Development Concept Plan or Site Development Plan for eighteen (18) months.

III. COMMENCEMENT OF CONSTRUCTION

- A.** Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B.** Where due cause is shown by the developer, the City Council may extend the period to commence construction for two (2) additional years.

IV. GENERAL CRITERIA

A. SITE DEVELOPMENT CONCEPT PLAN

1. Any Site Development Concept Plan shall show all information required on a preliminary plat as required in the City of Chesterfield Code.
2. Include a Conceptual Landscape Plan in accordance with the City of Chesterfield Code to indicate proposed landscaping along arterial and collector roadways.
3. Include a Lighting Plan in accordance with the City of Chesterfield Code to indicate proposed lighting along arterial collector roadways.
4. Provide comments/approvals from the appropriate Fire District, the St. Louis County Department of Highways and Traffic, Monarch Chesterfield Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
5. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

B. SITE DEVELOPMENT SECTION PLAN SUBMITTAL REQUIREMENTS

The Site Development Section Plan shall adhere to the above criteria and to the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
3. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
4. Provide Floor Area Ratio (F.A.R.).

5. A note indicating all utilities will be installed underground.
6. A note indicating signage approval is separate process.
7. Depict the location of all buildings, size, including height and distance from adjacent property lines and proposed use.
8. Specific structure and parking setbacks along all roadways and property lines.
9. Indicate location of all existing and proposed freestanding monument signs.
10. Zoning district lines, subdivision name, lot number, lot dimensions, lot area, and zoning of adjacent parcels where different than site.
11. Floodplain boundaries.
12. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
13. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
14. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
15. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
16. Address trees and landscaping in accordance with the City of Chesterfield Code.
17. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
18. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.

19. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport, St. Louis Department of Highways and Traffic, Metropolitan St. Louis Sewer District (MSD) and the Missouri Department of Transportation.
20. Compliance with Sky Exposure Plane.
21. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

V. TRUST FUND CONTRIBUTION

The developer shall be required to contribute to the Chesterfield Valley Trust Fund (No. 556). Traffic generation assessment contributions shall be deposited with St. Louis County prior to the issuance of building permits. If development phasing is anticipated, the developer shall provide the traffic generation assessment contribution prior to issuance of building permits for each phase of development.

A. ROADS

The roadway improvement contribution is based on land and building use. The roadway contributions are necessary to help defray the cost of engineering, right-of-way acquisition, and major roadway construction in accordance with the Chesterfield Valley Road Improvement Plan on file with the St. Louis County Department of Highways and Traffic. The amount of the developer’s contribution to this fund shall be computed based on the following:

<u>Type of Development</u>	<u>Required Contribution</u>
General Office	\$758.82/parking space
Recreational Uses	\$524.40/parking space
Loading Space	\$3,752.36/parking space

(Parking spaces as required by the City of Chesterfield Code.)

If types of development differ from those listed, St. Louis County Department of Transportation will provide rates.

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

Credits for roadway improvements required will be awarded as directed by St. Louis County Department of Transportation and the City of Chesterfield. Sidewalk construction and utility relocation, among other items, are not considered allowable credits. Any portion of the roadway improvement contribution that remains, following completion of road improvements required by the development, shall be retained in the appropriate Trust Fund. Credits for roadway improvements will be as approved by the City of Chesterfield and/or St. Louis County Department Transportation.

The roadway improvement contribution shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made before the issuance of any Special Use Permit (SUP) by St. Louis County Department of Transportation or a Building Permit by St. Louis County Public Works Department. If development phasing is anticipated, the developer shall provide the Traffic Generation Assessment contribution prior to the issuance of building permits for each phase of development. Funds shall be payable to "Treasurer, St. Louis County."

As this development is located within a trust fund area established by Saint Louis County, any portion of the traffic generation assessment contribution which remains following completion of road improvements required by the development will be retained in the appropriate trust fund.

The amount of these required contributions for the roadway, storm water and primary water line improvements, if not submitted by January 1, 2019 shall be adjusted on that date and on the first day of January in each succeeding year thereafter in accordance with the construction cost index as determined by the Saint Louis County Department Transportation.

B. WATER MAIN

The primary water line contribution is based on gross acreage of the development land area. The contribution shall be a sum of \$915.62 per acre for the total area as approved on the Site Development Plan to be used solely to help defray the cost of constructing the primary water line serving the Chesterfield Valley area.

The primary water line contribution shall be deposited with the Saint Louis County Department of Transportation. The deposit shall be made before St. Louis County approval of the Site Development Plan unless otherwise directed by the St. Louis County Department of Transportation. Funds shall be payable to Treasurer, St. Louis County.

C. STORM WATER

The storm water contribution is based on the gross acreage of the development land area. These funds are necessary to help defray the cost of engineering and construction improvements for the collection and disposal of storm water from the Chesterfield Valley in accordance with the Master Plan on file with and jointly approved by St. Louis County and the Metropolitan St. Louis Sewer District. The amount of the storm water contribution will be computed based on \$2,905.08 per acre for the total area as approved on the Site Development Plan.

The storm water contributions to the Trust Fund shall be deposited with the St. Louis County Department of Transportation. The deposit shall be made prior to the issuance of building permits in the case where no Special Use Permit is required. Funds shall be payable to Treasurer, St. Louis County.

D. SANITARY SEWER

The sanitary sewer contribution is collected as the Caulks Creek impact fee.

The sanitary sewer contribution within Chesterfield Valley area shall be deposited with the Metropolitan Saint Louis Sewer District as required by the District.

VI. RECORDING

Within sixty (60) days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

VII. ENFORCEMENT

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.

- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.

DRAFT

PRELIMINARY DEVELOPMENT PLAN

for ST. LOUIS FAMILY CHURCH

THE VALLEY CENTER - PLAT 3 AS RECORDED IN PLAT BOOK 296 PAGES 96 AND 97, A BOUNDARY ADJUSTMENT PLAT OF "THE VALLEY CENTER" AS RECORDED IN PLAT BOOK 349 PAGE 493, LOT C OF "MONARCH CENTER: A MINOR SUBDIVISION PLAT OF THE BOUNDARY ADJUSTMENT OF VALLEY CENTER PLAT 4-A" AS RECORDED IN PLAT BOOK 363 PAGE 72 ALL OF THE ST. LOUIS COUNTY RECORDS AND PART OF LOTS 4 AND 6 OF THE WEST HALF OF U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI

LEGAL DESCRIPTION

The Valley Center - Plat 3 as recorded in Plat Book 296 Pages 96 and 97, A Boundary Adjustment Plat of "The Valley Center" as recorded in Plat Book 349 Page 493, Lot C of "Monarch Center: A Minor Subdivision Plat of the Boundary Adjustment of Valley Center Plat 4-A" as recorded in Plat Book 363 Page 72 of the St. Louis County records and part of Lots 4 and 6 of the West Half of U.S. Survey 126, Township 45 North, Range 4 East, St. Louis County, Missouri described as follows:

Beginning at the Northeast corner of Lot 1 of Steve W. Wallace Subdivision as recorded in Plat Book 346 Page 701 of the St. Louis County records on the South line of Chesterfield Airport (100' wide) Road:

Thence along said South line of Chesterfield Airport (100' wide) Road North 89 Degrees 35 Minutes 57 Seconds East a distance of 684.07 feet to the West line of Shore 7 as shown on the plat accompanying the commission's report in partition in case of Elizabeth S. Kronung, et al, versus Hartman Steffen, et al, Cause No. 4186 of the Circuit Court of the County of St. Louis;

Thence along said West line of Shore 7 South 00 Degrees 34 Minutes 53 Seconds West a distance of 335.13 feet to the North line of Adjusted Lot A of a Boundary Adjustment Plat of "The Valley Center";

Thence along said Adjusted Lot A the following courses and distances:

North 89 Degrees 35 Minutes 57 Seconds East a distance of 316.47 feet;

North 00 Degrees 34 Minutes 53 Seconds East a distance of 355.13 feet to the aforesaid South line of Chesterfield Airport (100' wide) Road;

Thence along said South line of Chesterfield Airport (100' wide) Road North 89 Degrees 35 Minutes 57 Seconds East a distance of 680.70 feet to the East line of the aforesaid The Valley Center - Plat 3;

Thence along said The Valley Center - Plat 3 the following courses and distances:

South 00 Degrees 34 Minutes 53 Seconds West a distance of 335.05 feet;

South 89 Degrees 35 Minutes 57 Seconds West a distance of 368.38 feet to the East line of the aforesaid Adjusted Lot A of a Boundary Adjustment Plat of "The Valley Center";

Thence along said Adjusted Lot A the following courses and distances:

South 00 Degrees 34 Minutes 53 Seconds West a distance of 342.16 feet;

South 89 Degrees 25 Minutes 07 Seconds East a distance of 17.68 feet;

South 00 Degrees 34 Minutes 53 Seconds West a distance of 534.07 feet to the North line of Edison Avenue;

Thence along said North line of Edison Avenue the following courses and distances:

South 79 Degrees 13 Minutes 13 Seconds West a distance of 416.67 feet to a point of curvature;

Westerly along a curve to the left with an arc length of 126.64 feet, a radius of 853.13 feet and a chord bearing of South 74 Degrees 58 Minutes 04 Seconds West with a chord length of 126.52 feet to a point of compound curvature;

Westerly along a curve turning to the left with an arc length of 240.16 feet, a radius of 937.96 feet and a chord bearing of South 72 Degrees 51 Minutes 31 Seconds West with a chord length of 239.50 feet;

South 65 Degrees 31 Minutes 27 Seconds West a distance of 202.14 feet to a point of curvature;

Westerly along a curve to the right with an arc length of 255.41 feet, a radius of 565.42 feet and a chord bearing of South 80 Degrees 40 Minutes 12 Seconds West with a chord length of 253.24 feet;

North 88 Degrees 35 Minutes 38 Seconds West a distance of 70.95 feet;

North 83 Degrees 50 Minutes 38 Seconds West a distance of 59.54 feet to the West line of the aforesaid Lot C of "Monarch Center: A Minor Subdivision Plat of the Boundary Adjustment of Valley Center Plat 4-A";

Thence along said Lot C of "Monarch Center: A Minor Subdivision Plat of the Boundary Adjustment of Valley Center Plat 4-A" the following courses and distances:

North 10 Degrees 33 Minutes 17 Seconds East a distance of 68.07 feet;

North 00 Degrees 33 Minutes 00 Seconds East a distance of 359.19 feet;

North 89 Degrees 27 Minutes 00 Seconds West a distance of 5.00 feet;

North 00 Degrees 33 Minutes 00 Seconds East a distance of 78.21 feet to the South line of Adjusted Parcel 1 as per the Boundary Adjustment plat recorded in Plat Book 346 Page 760 of the St. Louis County records;

Thence along said Adjusted Parcel 1 the following courses and distances:

South 89 Degrees 27 Minutes 00 Seconds East a distance of 559.15 feet

North 01 Degrees 23 Minutes 57 Seconds East a distance of 459.21 feet;

South 89 Degrees 35 Minutes 45 Seconds West a distance of 565.58 feet to the extension of the East line line of the aforesaid Steve W. Wallace Subdivision;

Thence along said East line line of the Steve W. Wallace Subdivision and its extension thereof the following courses and distances:

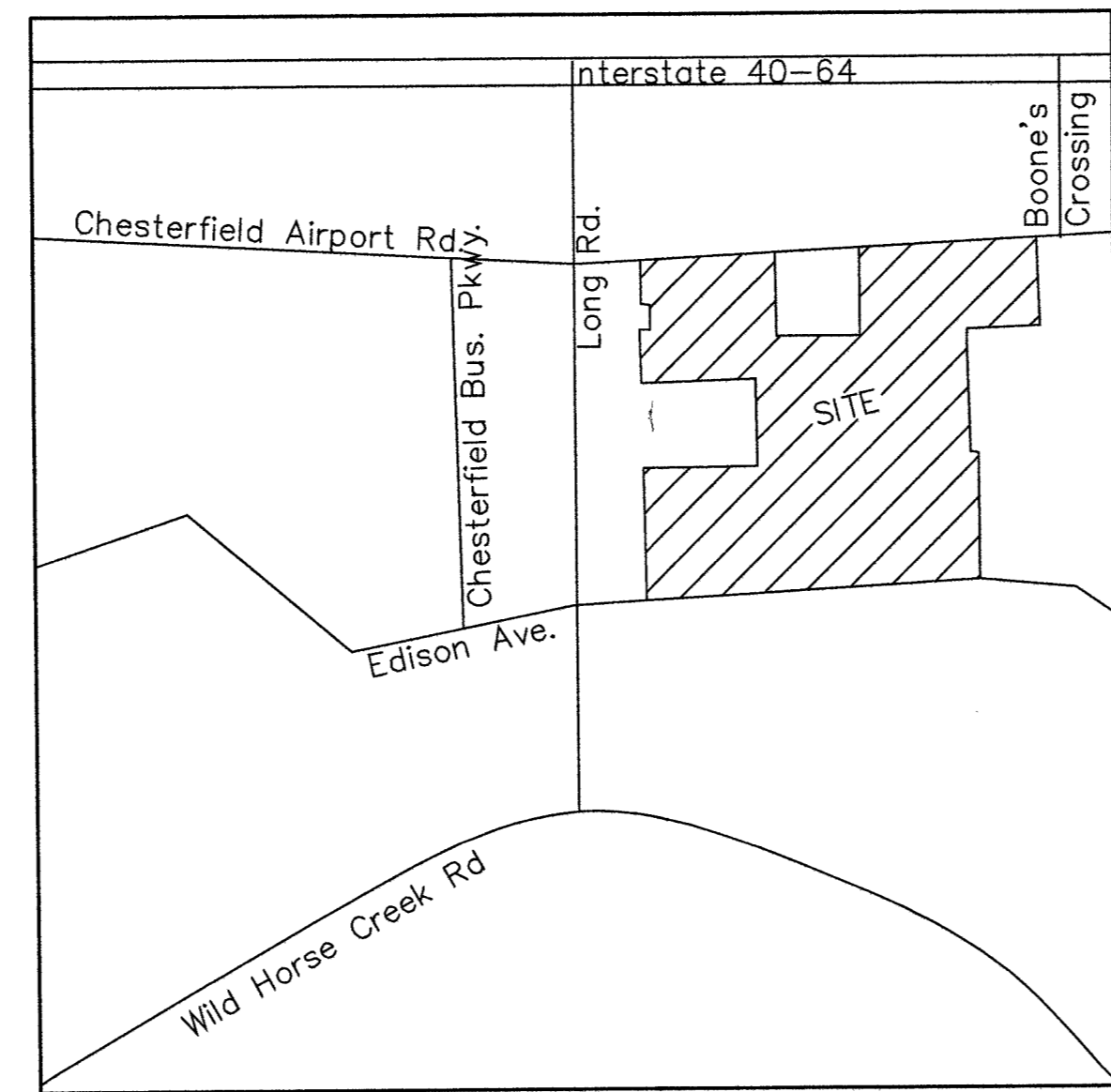
North 01 Degrees 25 Minutes 45 Seconds East a distance of 296.24 feet;

North 89 Degrees 36 Minutes 07 Seconds East a distance of 15.40 feet;

North 01 Degrees 25 Minutes 45 Seconds East a distance of 62.00 feet;

South 89 Degrees 36 Minutes 07 Seconds West a distance of 19.30 feet;

North 01 Degrees 25 Minutes 45 Seconds East a distance of 188.25 feet to the point of beginning and having an area of 35,294 acres, more or less.



LOCATION MAP

N.T.S.

PROPERTY DATA

OWNER = ST. LOUIS FAMILY CHURCH INC
 ADDRESS = 17476, 17458, 17526, 17536 & 17550
 CHESTERFIELD AIRPORT ROAD
 CHESTERFIELD, MISSOURI 63005
 LOCATOR NO. = 17476 - 17U230353
 17458 - 17U230232
 17536 - 17U140405
 17550 - 17U140102
 17526 - 17U140131
 TOTAL ACREAGE = 35.29 Ac.
 PROPOSED ZONING = PC - PLANNED COMMERCIAL
 FIRE DISTRICT = MONARCH FIRE PROTECTION DISTRICT
 SCHOOL DISTRICT = ROCKWOOD
 SEWER DISTRICT = METRO, ST. LOUIS SEWER DISTRICT
 WATER SHED = MISSOURI RIVER
 FEMA MAP = 29189C0165K, 02/04/2015
 ELECTRIC COMPANY = AMERENUE
 GAS COMPANY = ILLINOIS GAS COMPANY
 PHONE COMPANY = SOUTHWESTERN BELL TELEPHONE
 WATER COMPANY = MISSOURI AMERICAN WATER COMPANY

SHEET INDEX

C01 TITLE SHEET
 C02 SITE PLAN

PROJECT BENCHMARK

BENCHMARK
 NAV088 (S/C2011a) Elev = 459.91 FTUS (NGVD29 Elev = 460.06 FTUS)
 Standard DNR aluminum disk stamped 55-39 situated in a grassy area northwest of the intersection of the Chesterfield Airport Road and Caprice Drive, south of the parking for a retail strip center approximately 0.1 miles east of Long Road, roughly 58 feet west of the centerline of Caprice Drive, 43 feet north of the centerline of Chesterfield Airport Road, and 69 feet east of a fire hydrant.

SITE BENCHMARK # 1

Elev. 457.51' - "Sq." on concrete pad as shown on this survey.

LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING STORM SEWER	---S---S---
PROPOSED STORM SEWER	---ST---ST---
EXISTING SANITARY SEWER	---S---S---
PROPOSED SANITARY SEWER	---SAN---SAN---
RIGHT-OF-WAY	---
EASEMENT	---
CENTERLINE	---
EXISTING TREE	⊕
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	---
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	---W---W---
GAS MAIN	---GAS---GAS---
UNDERGROUND TELEPHONE	---T---T---
OVERHEAD WIRE	---OHE---OHE---
UNDERGROUND ELECTRIC	---E---E---
SILTATION CONTROL	---X---X---
FIRE HYDRANT	⊕
POWER POLE	⊕
WATER VALVE	⊕
LIGHT STANDARD	⊕

SYMBOLS ABBREVIATIONS

WV WATER VALVE	N NORTH
WMH WATER MANHOLE	S SOUTH
TMH TELEPHONE MANHOLE	E EAST
BRUSH & SHRUB LINE	W WEST
SIGN	CONC CONCRETE
ELECTRIC YARD LIGHT	ASPH ASPHALT
MAIL BOX	PB PLAT BOOK
ELECTRIC BOX	DB DEED BOOK
POWER POLE	PG PASE
POWER POLE & GUY	SF SQUARE FEET
CLEAN OUT	AC ACRES
GAS VALVE	ELEV ELEVATION
GAS METER	FF FINISH FLOOR
GAS DRIP	FL FLOWLINE
	PVC POLYVINYL CHLORIDE PIPE
	RCR REINFORCED CONCRETE PIPE
	STM STORM
	SAN SANITARY
	(S) SAVE
	(R) REMOVE

NOTE:
 CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

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

NOTE TO CONTRACTOR:
 CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY VARIOUS AFFECTED) UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARD TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS, SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THE LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM.
- ALL ELEVATIONS ARE BASED ON M.S.D. BENCHMARK.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING CO.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE DIRECTOR OF PUBLIC WORKS FOR THE CITY OF CHESTERFIELD.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF CHESTERFIELD.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF CHESTERFIELD.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- GRADING & STORM WATER PER M.S.D. STANDARD SPECIFICATIONS AND THE CITY OF CHESTERFIELD STANDARDS.
- DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY & MODOT.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"20". SLOPES GREATER THAN 1"20" MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- DENSITY CALCULATIONS
 Open Space = 538,030 s.f.
 1,537,232 s.f. total site x 100 = 35%
 F.A.R.
 400,000 s.f. Bldg. = 0.26
 1,537,232 s.f. total site
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES LIE WITHIN SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NUMBER 29189C0165K AND COMMUNITY NUMBER 290896 (CITY OF CHESTERFIELD) WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE PROPERTY LIES WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND ZONE AH (FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED).
- NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF SECTION 31.04.03 OF THE UNIFIED DEVELOPMENT CODE.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE. SIGN APPROVAL IS A SEPARATE PROCESS.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- ROOF TOP EQUIPMENT SHALL BE SCREENED.
- THIS DEVELOPMENT SHALL CONFORM TO MSD REQUIREMENTS FOR WATER QUALITY, IF APPLICABLE.
- NO CONSTRUCTION RELATED PARKING SHALL BE PERMITTED WITHIN THE RIGHT-OF-WAY OF EDISON OR LONG ROAD.
- ALL PROVISIONS OF THE CITY CODE SHALL APPLY.

PREPARED FOR:
 ST. LOUIS FAMILY CHURCH
 174580 Chesterfield Airport Road
 Chesterfield, Missouri 63005

PREPARED BY:
CEDC 10820 Sunset Office Drive
 Suite 200
 St. Louis, Missouri 63127
 314.729.1400
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CEDC
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 DESIGN CONSULTANTS

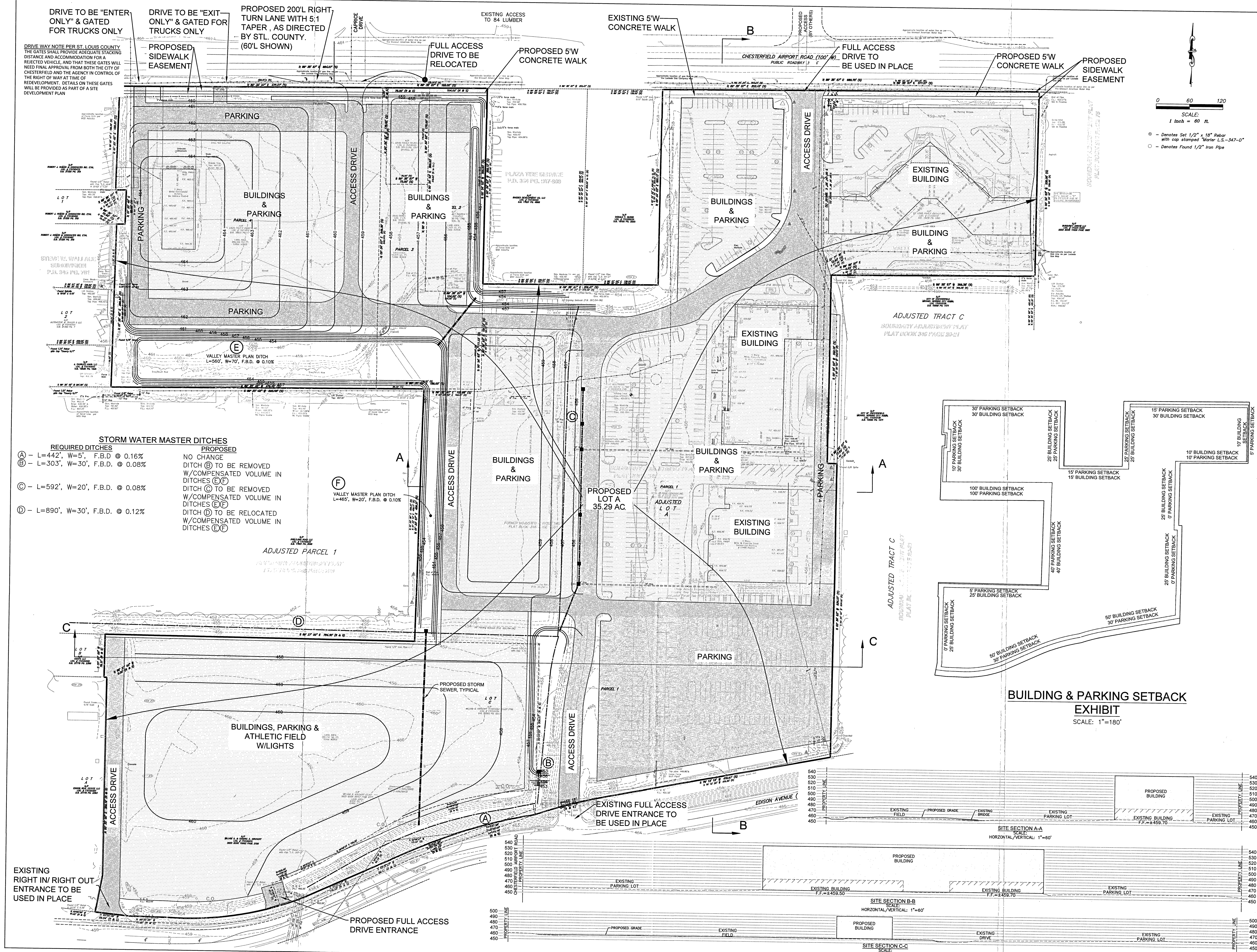
Preliminary Development Plan for
 St. Louis Family Church
 17458 Chesterfield Airport Road
 Chesterfield, Missouri

Proj #	1623
No. Description	Date
To City	09/01/17
Per City	10/17/17
Per City/Cnty	02/12/17
Per City/Cnty	03/16/18

TITLE SHEET

RECEIVED
 APR - 3 2018
 City of Chesterfield
 Department of Public Services

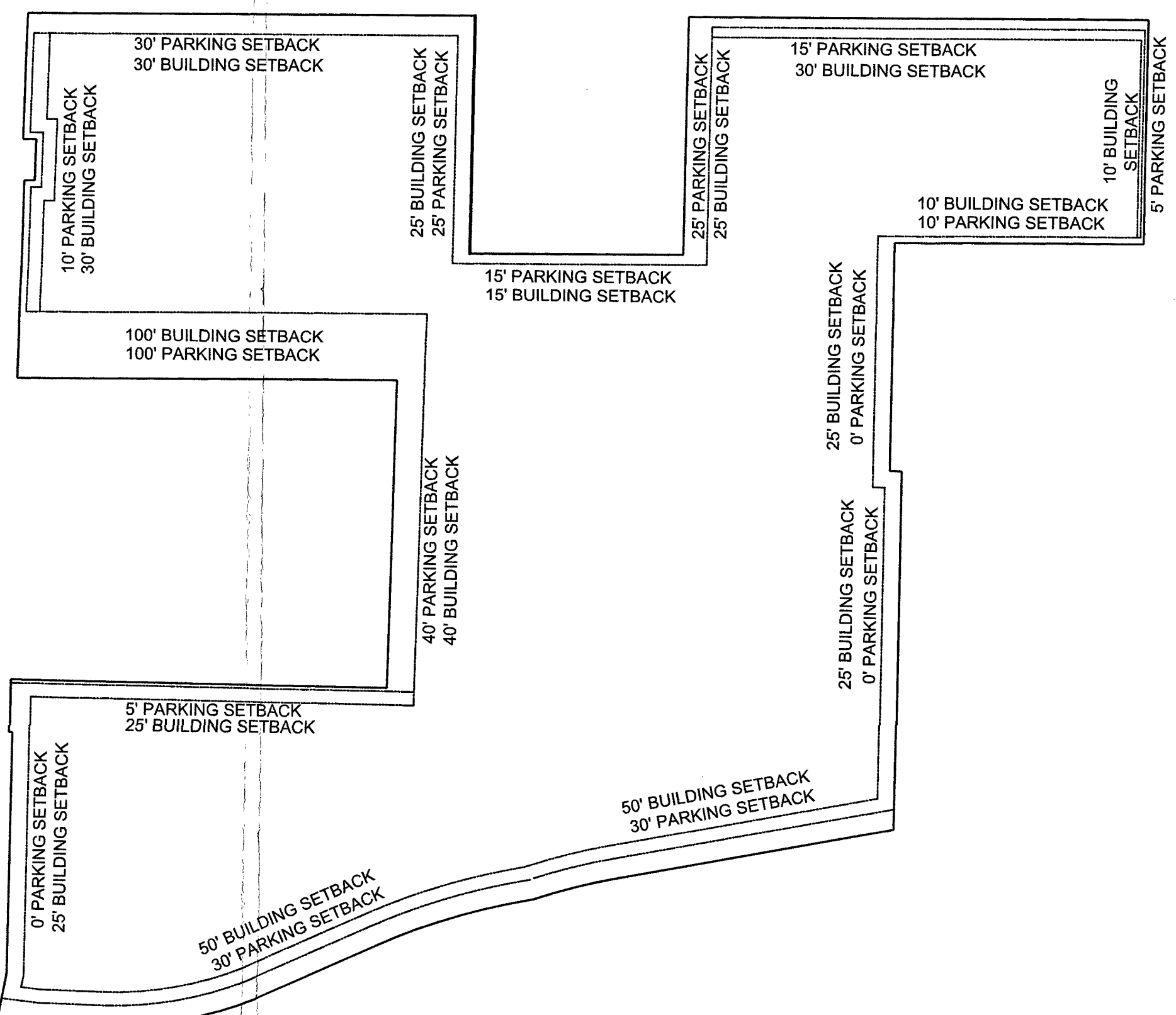
C01



- REQUIRED DITCHES**
- (A) - L=442', W=5', F.B.D. @ 0.16%
 - (B) - L=303', W=30', F.B.D. @ 0.08%
 - (C) - L=592', W=20', F.B.D. @ 0.08%
 - (D) - L=890', W=30', F.B.D. @ 0.12%

- PROPOSED**
- DITCH (E) TO BE REMOVED W/COMPENSATED VOLUME IN DITCHES (C) & (D)
 - DITCH (C) TO BE REMOVED W/COMPENSATED VOLUME IN DITCHES (E) & (D)
 - DITCH (D) TO BE RELOCATED W/COMPENSATED VOLUME IN DITCHES (C) & (E)

(F) VALLEY MASTER PLAN DITCH
L=465', W=20', F.B.D. @ 0.10%

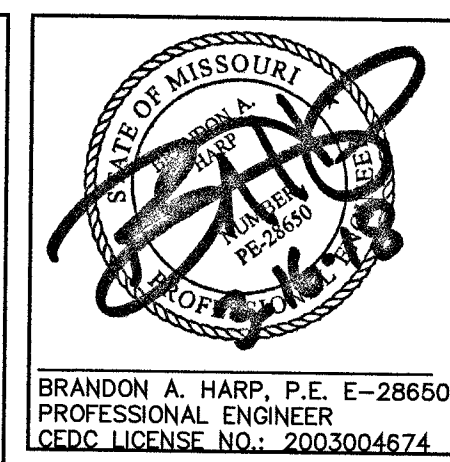
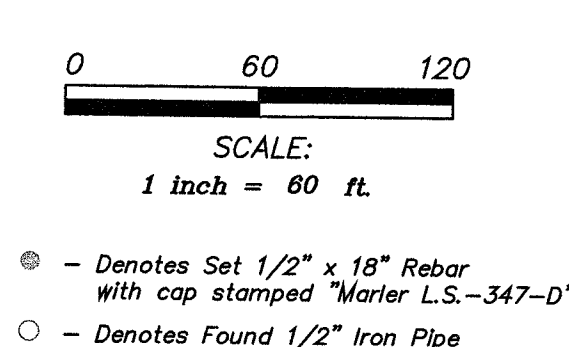
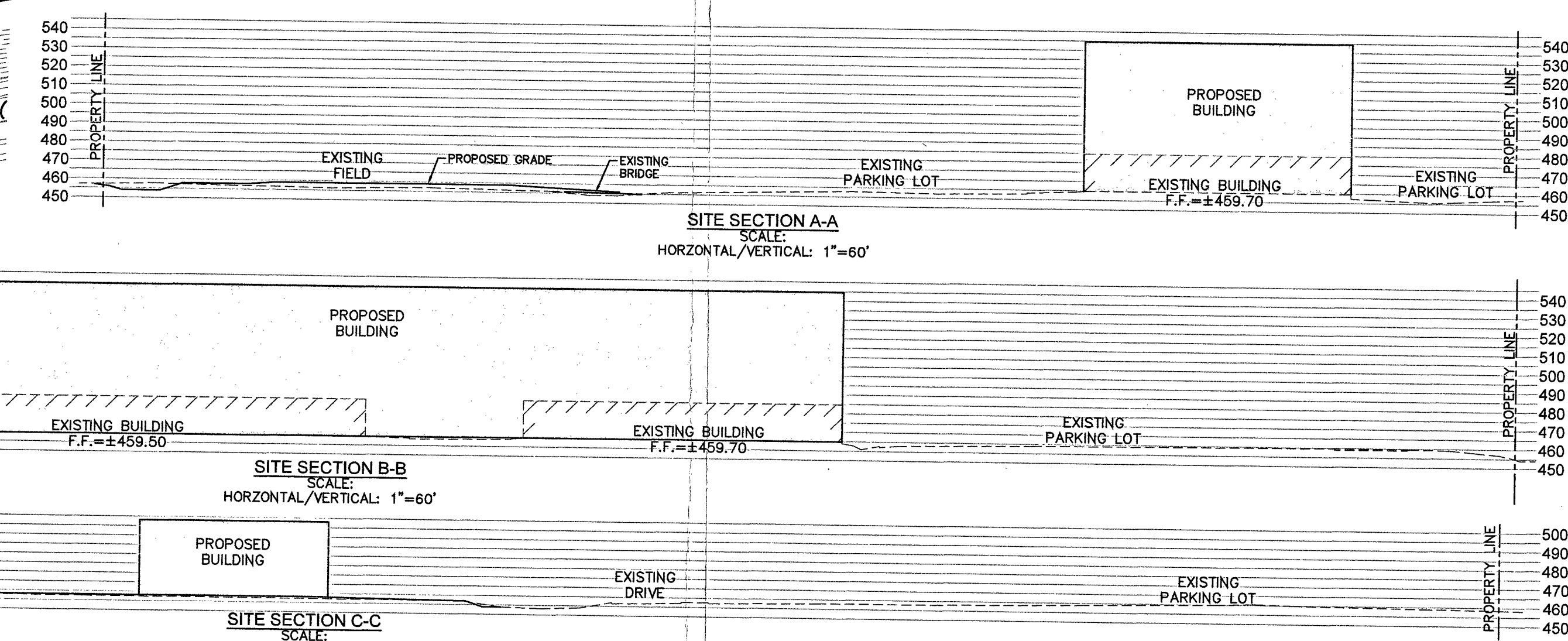


BUILDING & PARKING SETBACK EXHIBIT
SCALE: 1"=180'

EXISTING RIGHT IN/ RIGHT OUT ENTRANCE TO BE USED IN PLACE

PROPOSED FULL ACCESS DRIVE ENTRANCE

EXISTING FULL ACCESS DRIVE ENTRANCE TO BE USED IN PLACE



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SITE PLAN

C02