



VII. A.

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

September 3, 2008

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

The Planning Commission agenda for **September 8, 2008** will include the following item for your consideration:

Bonhomme Presbyterian Church: An Amended Site Plan, Landscape Plan and Architectural Elevations for an 8.73 acre "NU" Non-Urban District-zoned tract of land located at 14820 Conway Road, east of its intersection with Chesterfield Parkway East.

Planning Commission:

Chiodini Associates, on behalf of Bonhomme Presbyterian Church, has submitted for your review and approval of an Amended Site Plan, Architectural Elevations, and Landscape Plan for the above-referenced property. The Department of Planning and Public Works has reviewed this request and submits the following report.

Background

1. The subject site is a 8.73 acre tract of land which as zoned "NU" Non-Urban District by St. Louis County prior to the incorporation of the City of Chesterfield.
2. A Site Plan which added the majority of the facilities present on the tract was approved by St. Louis County in 1985.

Submittal Information

1. The request is for a 7,885.86 square foot addition to the church to be used for educational purposes.
2. The exterior building materials are proposed to be brick and stone to replicate that of the existing building.

Departmental Input

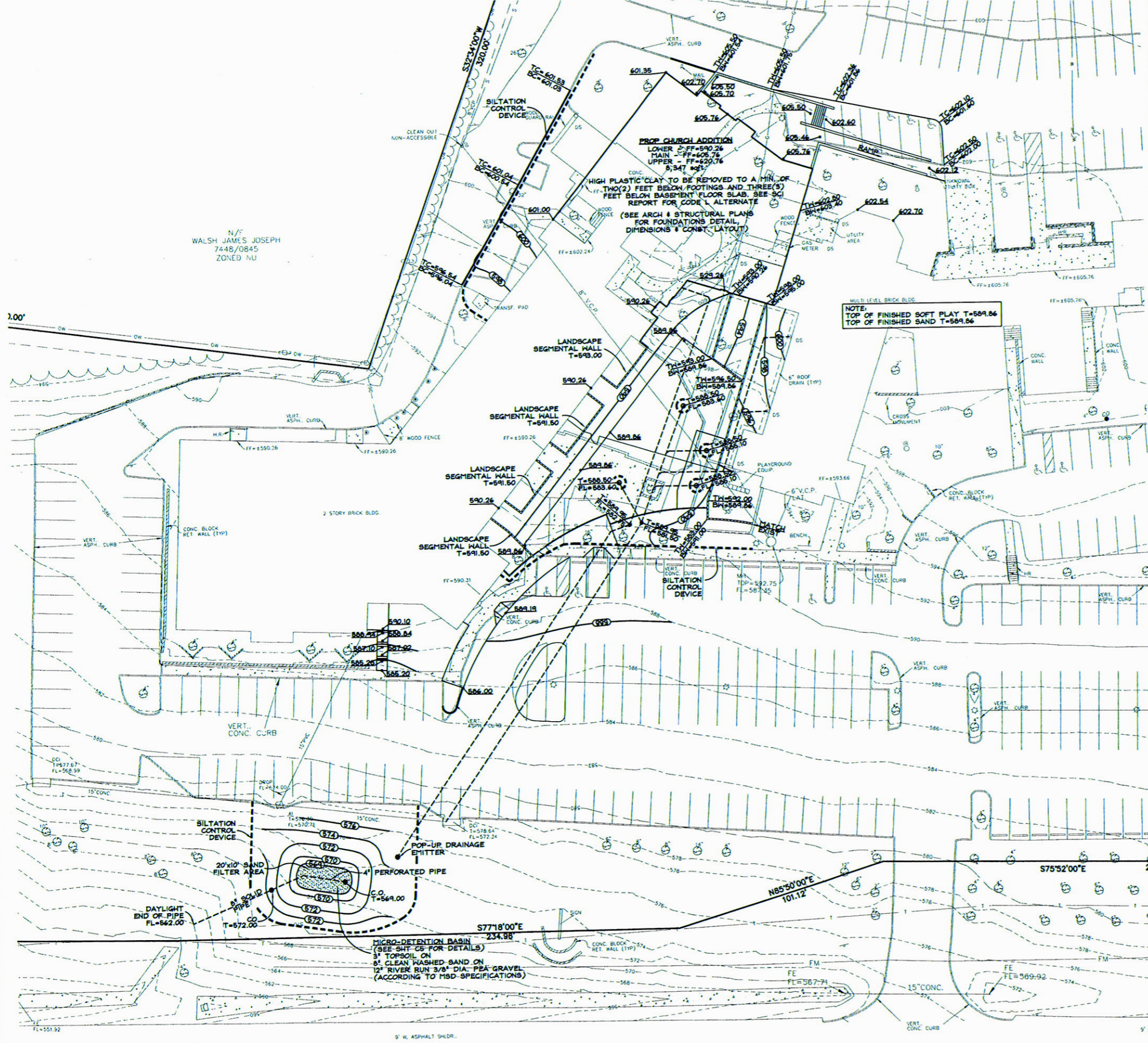
The submittal is in compliance with all applicable City Ordinances. The Department of Planning and Public Works request action on the Site Plan, Architectural Elevations and Landscape Plan for Bonhomme Presbyterian Church.

Respectfully submitted,



Annissa G. McCaskill-Clay, AICP
Lead Senior Planner

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



N/E
WALSH JAMES JOSEPH
7448/0845
ZONED NU

PROP CHURCH ADDITION
LOWER - FF=590.26
UPPER - FF=620.76
8,347 sqft.
HIGH PLASTIC CLAY TO BE REMOVED TO A MIN. OF TWO (2) FEET BELOW FOOTINGS AND THREE (3) FEET BELOW BASEMENT FLOOR SLAB. SEE SCI REPORT FOR CODE ALTERNATE.
(SEE ARCH & STRUCTURAL PLANS FOR FOUNDATIONS DETAIL, DIMENSIONS & CONST. LAYOUT)

NOTE:
TOP OF FINISHED SOFT PLAY T=589.86
TOP OF FINISHED SAND T=589.86

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER REGARDING EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, AT NO ADDITIONAL COST. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES INCLUDED WITHIN THE JOINT TRENCH, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE A/E OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.

CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THEIR WORK AND SHALL BE LIABLE FOR ANY PROPERTY DAMAGE (PUBLIC OR PRIVATE) CAUSED AS A RESULT OF THEIR ACTIONS. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ADEQUATELY PROTECT EXISTING FACILITIES AND STRUCTURES, ETC.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE A/E TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

ALL PROPOSED IMPROVEMENTS, CONSTRUCTION & MATERIALS, INCLUDING SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT (2000) EDITION OF METROPOLITAN ST. LOUIS SEWER DISTRICT'S STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES.

ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS AND SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY WORK TO BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE ANY EXISTING SITE FEATURES REMOVED, DUE TO CONSTRUCTION MEANS AND METHODS AT NO ADDITIONAL COST TO THE OWNER.

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULES, SLOPED PAVING AND BUILDING UTILITY ENTRANCE LOCATION AND PRECISE BUILDING DIMENSIONS.
A.D.A. RAMPS:
- MINIMUM 36" CLEAR WIDTH.
- MAXIMUM SLOPE OF RAMP 1:12.
- MAXIMUM 30" RISE IN RAMP RUN BETWEEN INTERMEDIATE 60" LANDINGS.
- LANDINGS REQUIRED AT TOP AND BOTTOM (60" DEEP x MIN. 36" WIDE).
- RAMPS RISING MORE THAN 6" OR LONGER THAN 72" NEED HANDRAILS ON BOTH SIDES.

THERE SHALL BE NO STEP AT HANDICAPPED ENTRANCE DOORS.
ALL SIDEWALKS TO BE CONSTRUCTED TO ADA AND CITY OF CHESTERFIELD STANDARDS
PROPOSED DISTURBED AREA 0.71 ACRES
CONTRACTOR SHALL ABIDE BY ALL RECOMMENDATIONS AS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY SCI DATED JUNE 27 2008

UTILITY NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

LAND DEVELOPMENT CONSULTANTS, INC. (LDC) CONSULTING ENGINEERS, AND 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 AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. LDC, HAS

LEGEND OF IMPROVEMENTS

- 530.02 SPOT ELEVATION
- 530 EXISTING CONTOURS
- 530 PROPOSED CONTOURS
- SILTATION CONTROL DEVICE
- TW TOP OF WALL ELEVATION
- BW BOTTOM OF WALL ELEVATION
- TC TOP OF CURB ELEVATION



Chadline
Architecture / Interior Design
CHADLINE ASSOCIATES
1401 S. Brentwood Blvd., Suite 205, St. Louis, MO 63104
PH: 314-725-5584 / Fax: 314-725-5584

BONHOMME
PRESBYTERIAN CHURCH
14820 CONWAY ROAD
ST. LOUIS COUNTY, MO

LAND PLANNING • LAND SURVEYING
CIVIL ENGINEERING
1441 TRHAD CENTER DRIVE
ST. PETERS, MISSOURI 63376
PH: (636) 441-1010 FAX: (636) 441-8686



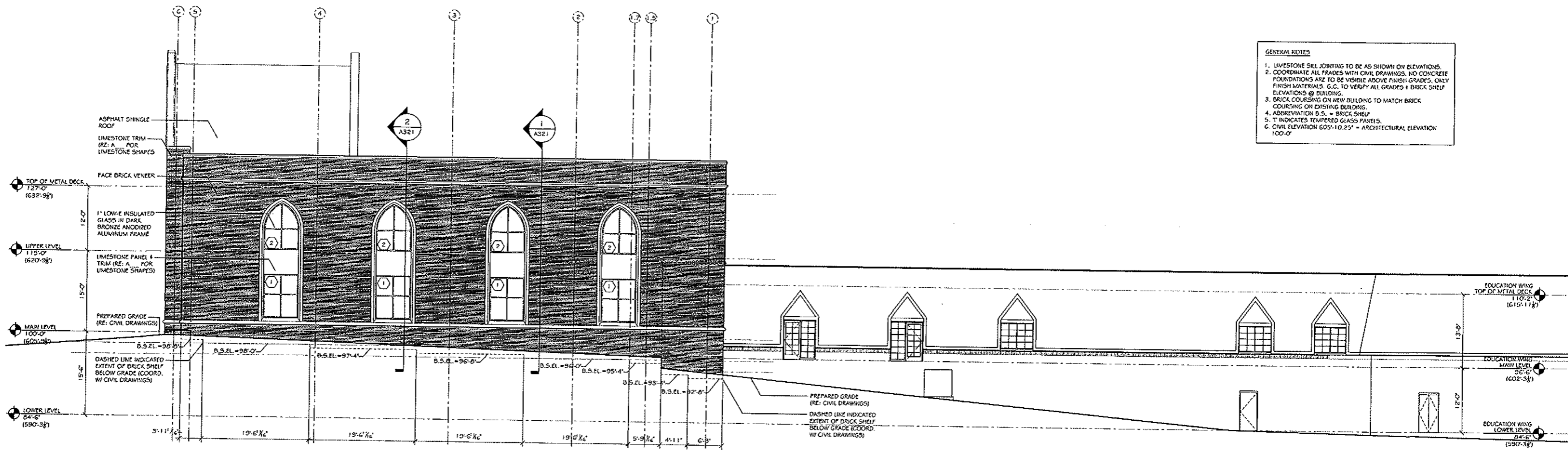
REVISIONS:

NO.	DESCRIPTION

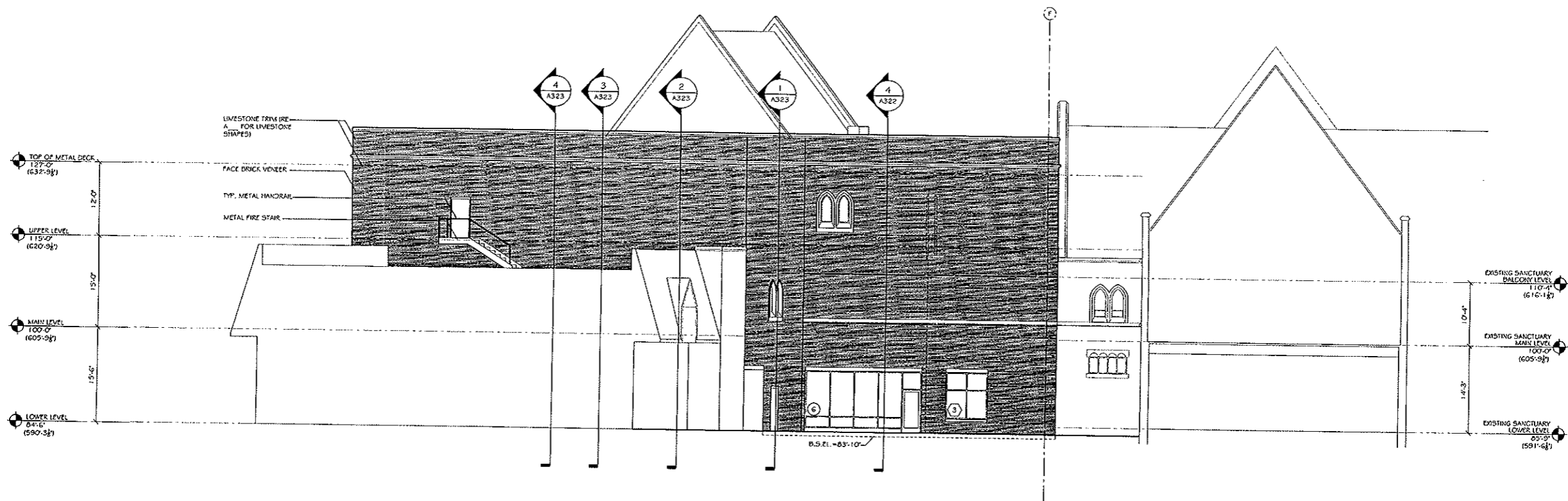
PROJECT: _____
DATE: 7-23-08
DRAWN: GMK

GENERAL NOTES

1. LIMESTONE SILL SORTING TO BE AS SHOWN ON ELEVATIONS.
2. COORDINATE ALL TRADES WITH CIVIL DRAWINGS. NO CONCRETE FOUNDATIONS ARE TO BE VISIBLE ABOVE FINISH GRADES. ONLY FINISH MATERIALS, G.C. TO VERIFY ALL GRADES & BRICK SHELF ELEVATIONS @ BUILDING.
3. BRICK COURSING ON NEW BUILDING TO MATCH BRICK COURSING ON EXISTING BUILDING.
4. ABBREVIATION D.S. = BRICK SHELF.
5. 'T' INDICATES TEMPLERED GLASS PANELS.
6. CIVIL ELEVATION 605'-10.25' = ARCHITECTURAL ELEVATION 100'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
20 2008
BONHOMME PRESBYTERIAN CHURCH

RECEIVED
 08-15-2006
 ARCHITECTURAL
 & ENGINEERING

THE ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW AND STATUTORY LAW COPYRIGHT AND OTHER PROPERTY RIGHTS FOR THESE ARCHITECTURAL, ENGINEERING AND TECHNICAL DOCUMENTS. ANY REPRODUCTION, TRANSMISSION OR ANY FORM OF COMMUNICATIONS, IN ANY MANNER OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN CONSENT OF CHADWICK ASSOCIATES, INC. IS PROHIBITED. WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT.

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STRUCTURAL ENGINEER:
 Weintraub & Associates
 1505 Mallard Pointe Court
 Chesterfield, MO 63017
 Tele: (636) 537-9898

MEP / FP ENGINEER:
 G&W Engineering Corp.
 138 Weldon Parkway
 Maryland Heights, MO 63043
 Tele: (314) 469-3737
 Fax: (314) 469-5240

CIVIL ENGINEER:
 LDC, Inc.
 1441 Triad Center Dr.
 St. Peters, MO 63376
 Tele: (636) 441-1010
 Fax: (636) 441-8886

CONSTRUCTION ADVISOR:
 CCS Group, Inc.
 1415 Elbridge Payne Rd.
 Chesterfield, MO 63017
 Tele: (636) 532-2100
 Fax: (636) 532-1820

FOOD SERVICE CONSULTANT:
 Dennis G. Glare, Inc.
 120 S. Virginia
 P.O. Box 200
 Eureka, MO 63025
 Tele: (636) 938-7887
 Fax: (636) 938-6590

GEOTECHNICAL ENGINEER:
 SCI Engineering
 130 Point West Blvd.
 St. Charles, MO 63301
 Tele: (636) 296-6111
 Fax: (636) 296-6667

A/V CONSULTANT
 Lustig & Associates
 12226 Mentz Hill Rd.
 St. Louis, MO 63128
 Tele: (314) 843-9218
 Fax: (314) 843-4955

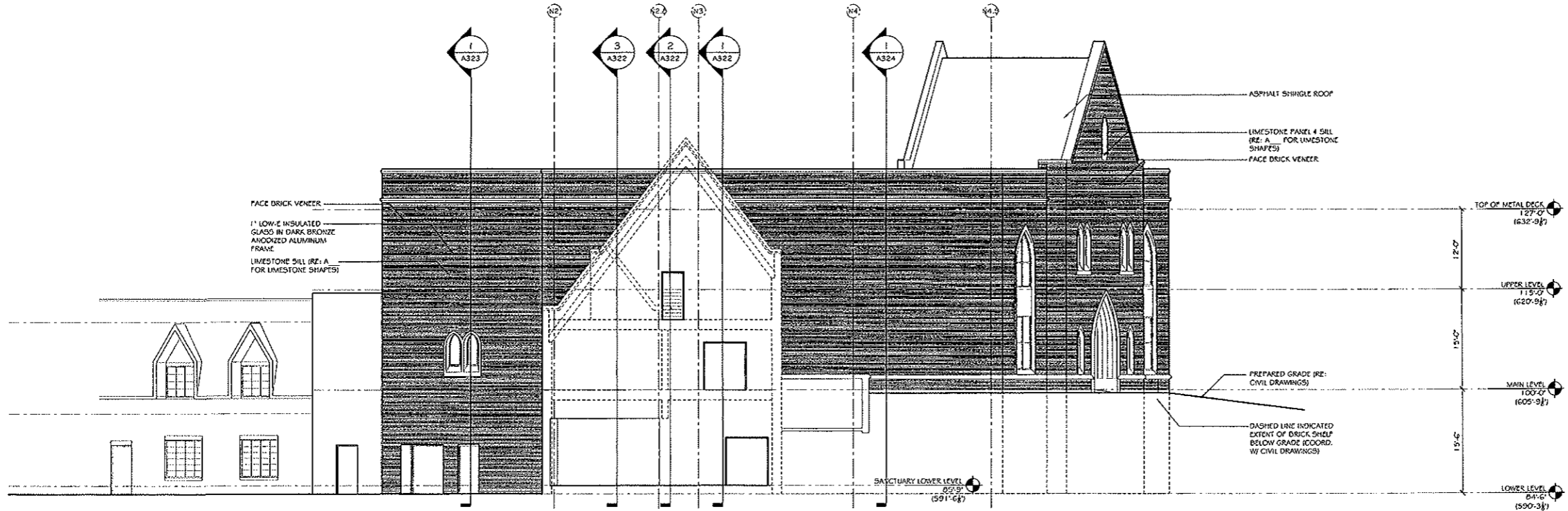
LANDSCAPE:
 Landscape Architectural
 Resources
 1459 Orchard Lakes Dr.
 St. Louis, MO 63146
 Tele: (314) 432-5300

GENERAL NOTES

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6. CIVIL ELEVATION 605'-10.25" = ARCHITECTURAL ELEVATION 100'-0"



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

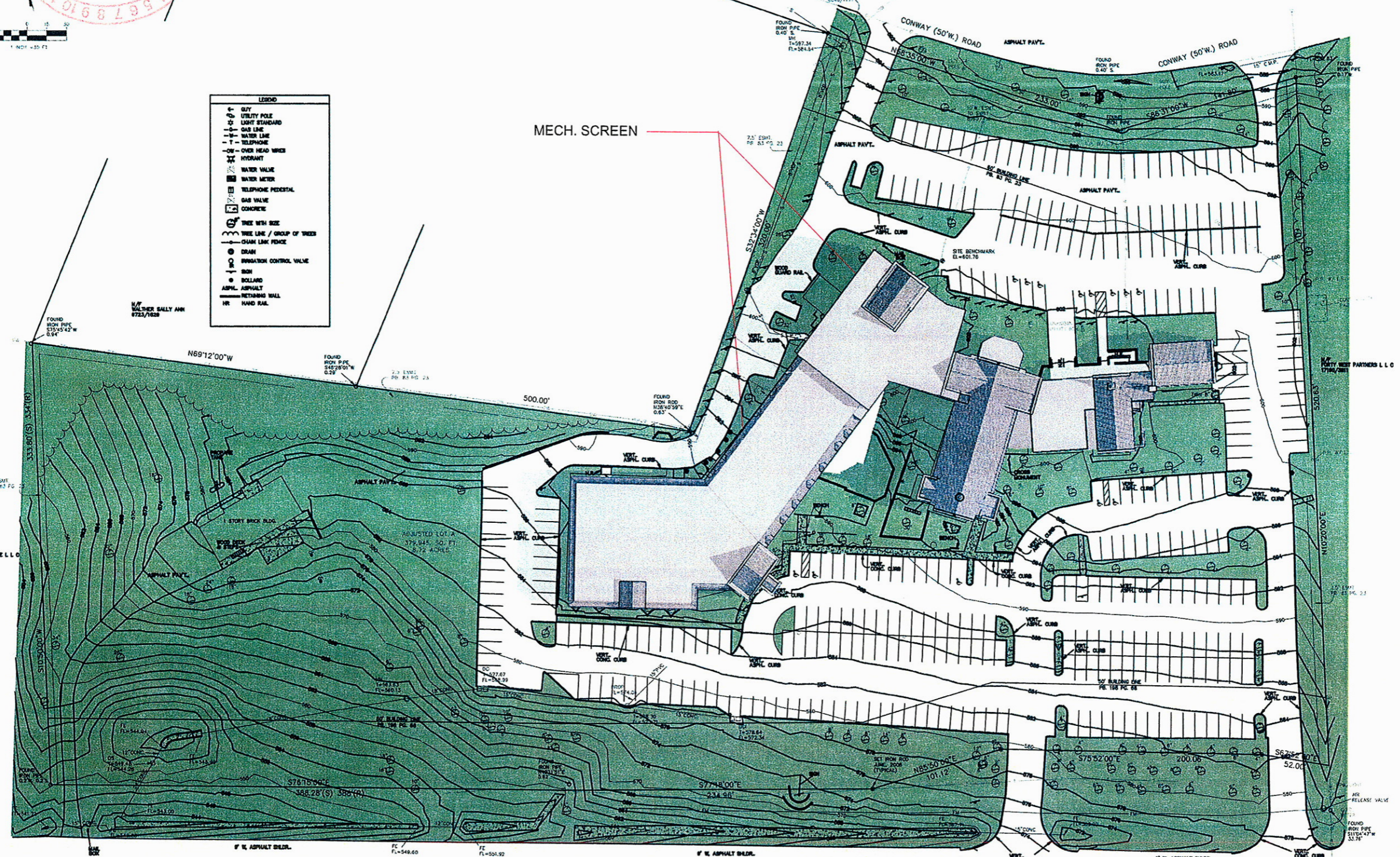
REVISIONS:

NORTH ELEVATION
 PROJECT: 2006-073
 DATE: 08.15.2006
 DRAWN: wro



A TRACT OF LAND BEING
 ADJUSTED LOT A OF ADJUSTED LOTS 4 AND 9 OF HIGHLAND ON CONWAY PLAT NO. 1
 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 198, PAGE 68
 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

LEGEND	
⊕	GUY
⊕	UTILITY POLE
⊕	LIGHT STANDARD
⊕	GAS LINE
⊕	WATER LINE
⊕	TELEPHONE
⊕	OVER HEAD WIRES
⊕	HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	TELEPHONE PEDESTAL
⊕	GAS VALVE
⊕	CONCRETE
⊕	TREE WITH SIZE
⊕	TREE LINE / GROUP OF TREES
⊕	CHAIN LINK FENCE
⊕	DRAIN
⊕	IRRIGATION CONTROL VALVE
⊕	BIOLAND
⊕	ASPH. ASPHALT
⊕	NETABRAS WALL
⊕	HAND RAIL



BONHOMME PRESBYTERIAN CHURCH
 14820 CONWAY ROAD
 LOCATOR NO. 18R120333

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BOUNDARY SURVEY
 ADJUSTED LOT 'A' OF HIGHLAND ON CONWAY NO. 1
 PLAT BOOK 198 PAGE 68
 ST. LOUIS COUNTY, MISSOURI RECORDS

PROJECT	
DRAWN BY	M.D.C.
CHECKED BY	J.P.T.
DATE	JUNE, 2008
JOB NO.	XX-100X
SCALE	1"=20'
SHEET	1 OF 1

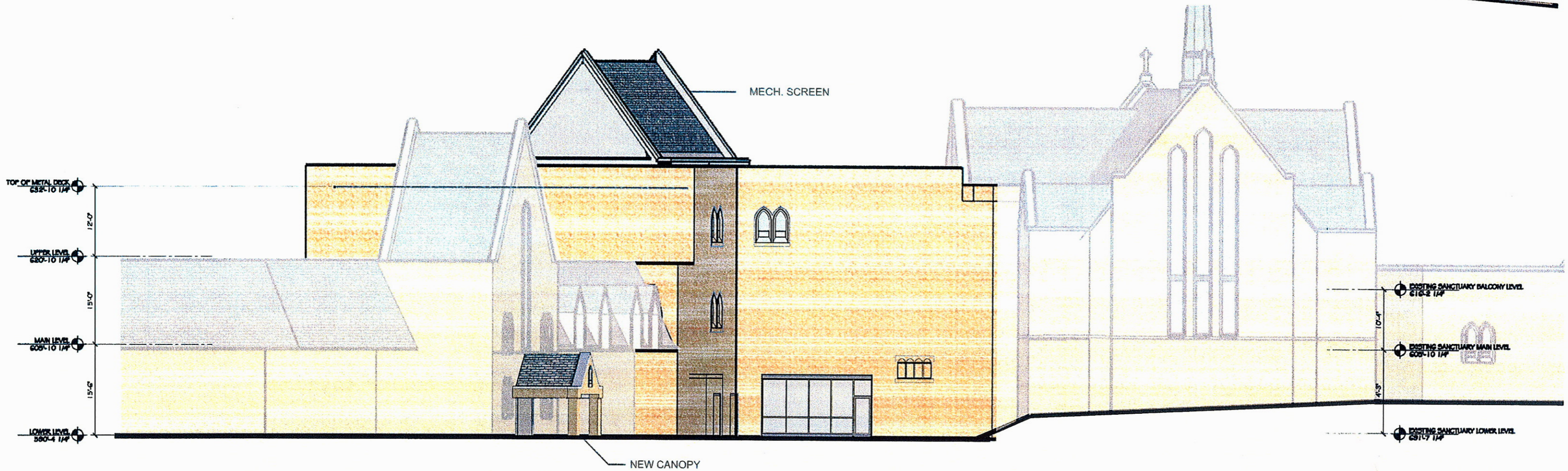
Call BEFORE you DIG
 TOLL FREE
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM, INC.

DESCRIPTION:
 ADJUSTED LOT A OF ADJUSTED LOTS 4 AND 9 OF HIGHLAND ON CONWAY PLAT NO. 1,
 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 198, PAGE 68
 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

WE, LAND DEVELOPMENT CONSULTANTS, INC. HAVE, AT THE REQUEST OF
 BONHOMME PRESBYTERIAN CHURCH, INC. DURING THE MONTH OF
 JUNE, 2008 PREPARED THIS BOUNDARY SURVEY ON A TRACT OF LAND BEING
 ADJUSTED LOT A OF ADJUSTED LOTS 4 AND 9 OF HIGHLAND ON CONWAY PLAT NO. 1,
 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 198, PAGE 68
 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS, AND HAS BEEN EXECUTED IN
 ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY
 SURVEYS, 10 CSR 30-2.

LDC, INC.'S
 CORPORATE REGISTRATION NO. LS-367-D

BY: MORRIS DANIE COLBERT, P.L.S. #2457
 STATE OF MISSOURI



SOUTH ELEVATION
SCALE 1/16" = 1'-0"

BONHOMME PRESBYTERIAN CHURCH

Chadine

14820 CONWAY ROAD CHESTERFIELD, MO. 63107

drawn by:
POM

date
6.20.08



1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



BONHOMME PRESBYTERIAN CHURCH

14820 CONWAY ROAD CHESTERFIELD, MO. 63107

drawn by:
POM

date
6.20.08



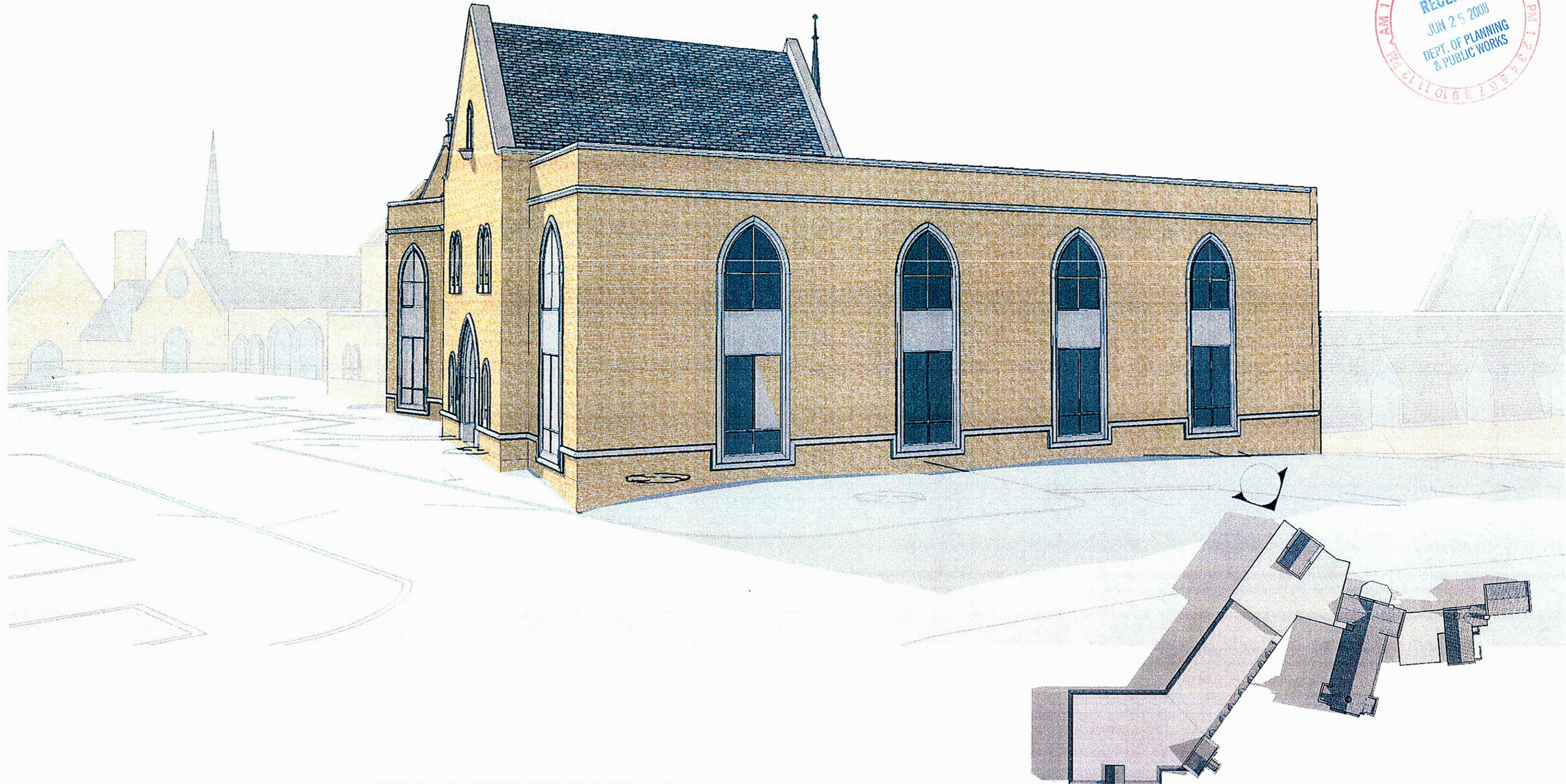
Chiodini

BONHOMME PRESBYTERIAN CHURCH

14820 CONWAY ROAD CHESTERFIELD, MO. 63107

drawn by:
POM

date
6.20.08



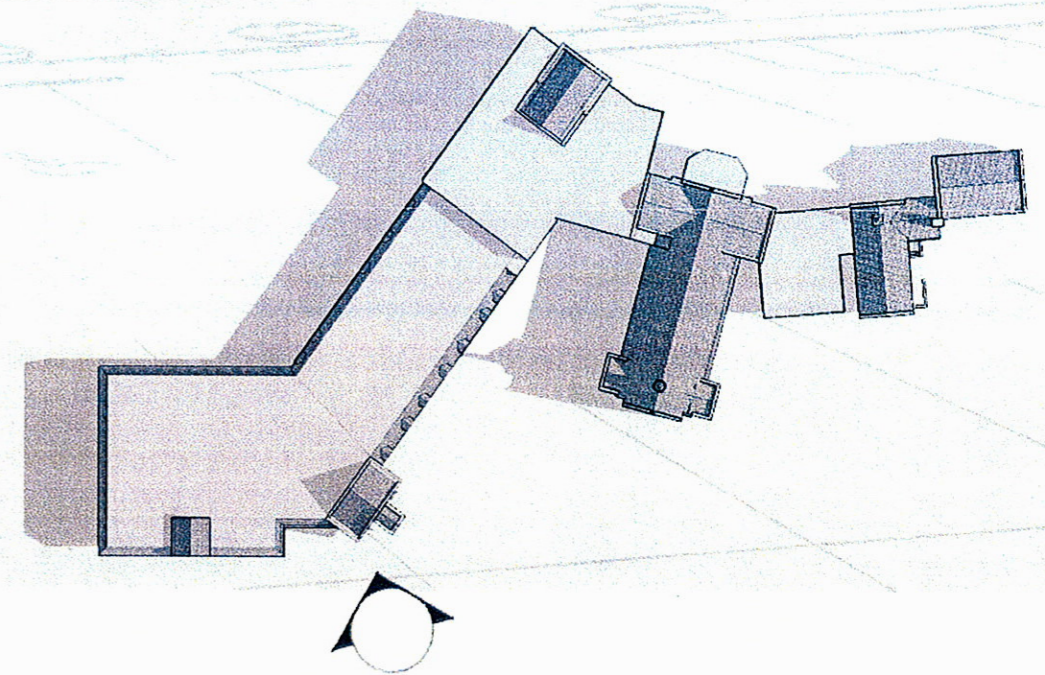
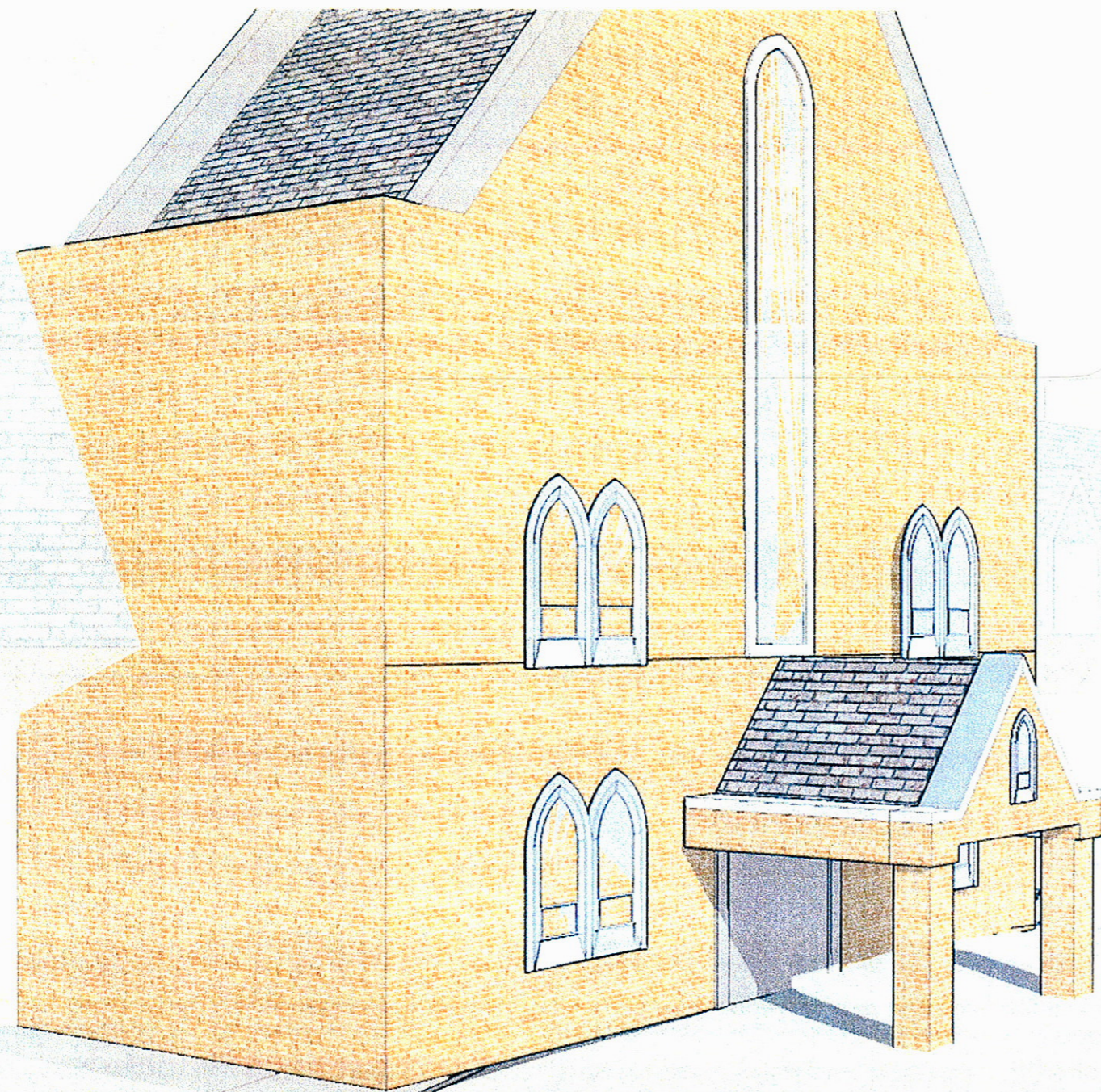
BONHOMME PRESBYTERIAN CHURCH

Chiodini

14820 CONWAY ROAD CHESTERFIELD, MO. 63107

drawn by:
POM

date
6.20.08



Chiodini

BONHOMME PRESBYTERIAN CHURCH

14820 CONWAY ROAD CHESTERFIELD, MO. 63107

drawn by:
POM

date
6.20.08



PH1A
ARB5

VIEW LOOKING NORTHWEST ACROSS N. FORTY DRIVE



PH1B
ARB5

VIEW LOOKING NORTH ACROSS N. FORTY DRIVE



June 20, 2008 9:47 AM
X:\2006.073 - Bonhomme Presbyterian Church\CAD\Phase 1\X ARB FORMAT Photos.dwg

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314-725-5588 / Fax 314-725-4347

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PRESBYTERIAN CHURCH
CONWAY ROAD
ST. LOUIS COUNTY, MO

PH1
ARB5



PH2A
ARB5

VIEW LOOKING WEST FROM CONWAY ROAD



PH2B
ARB5

VIEW LOOKING EAST TOWARDS NEIGHBORING PARKING GARAGE

June 20, 2008 9:41 AM
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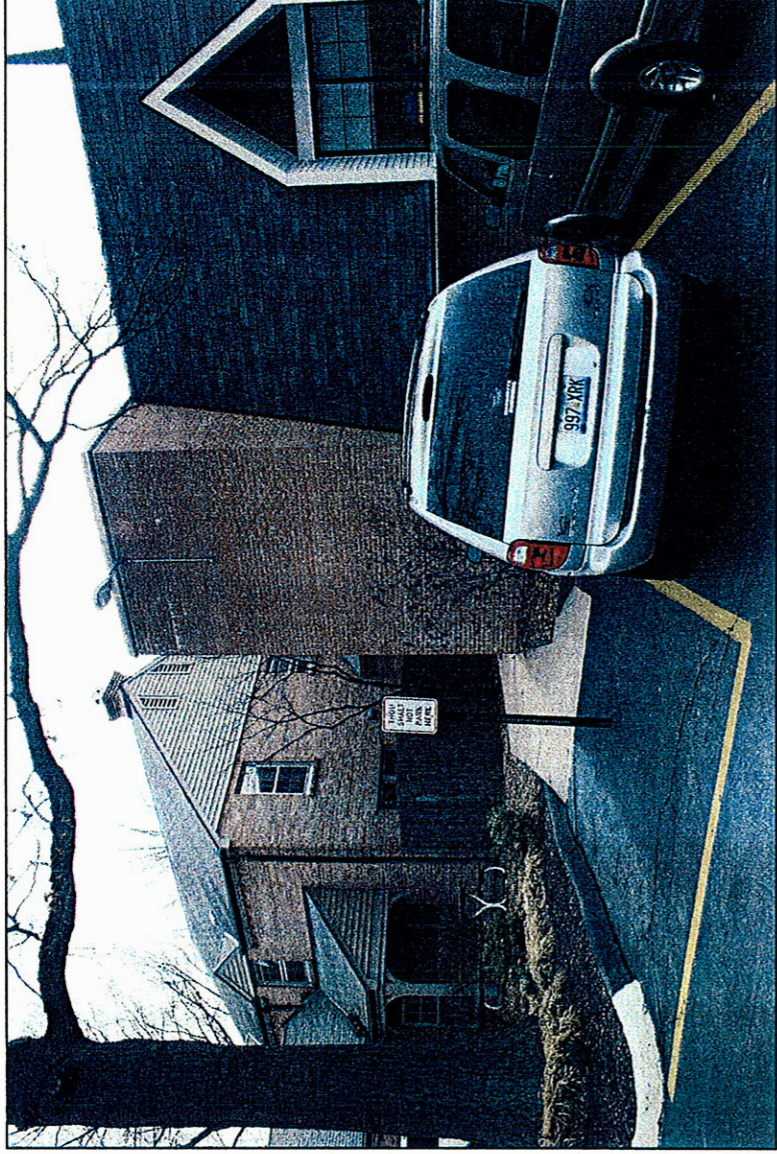
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CONWAY ROAD
ST. LOUIS COUNTY, MO

PH2
ARB5



VIEW LOOKING EAST TOWARDS OLD MANSE

PH3A
ARB5



VIEW LOOKING WEST TOWARDS OLD MANSE

PH3B
ARB5

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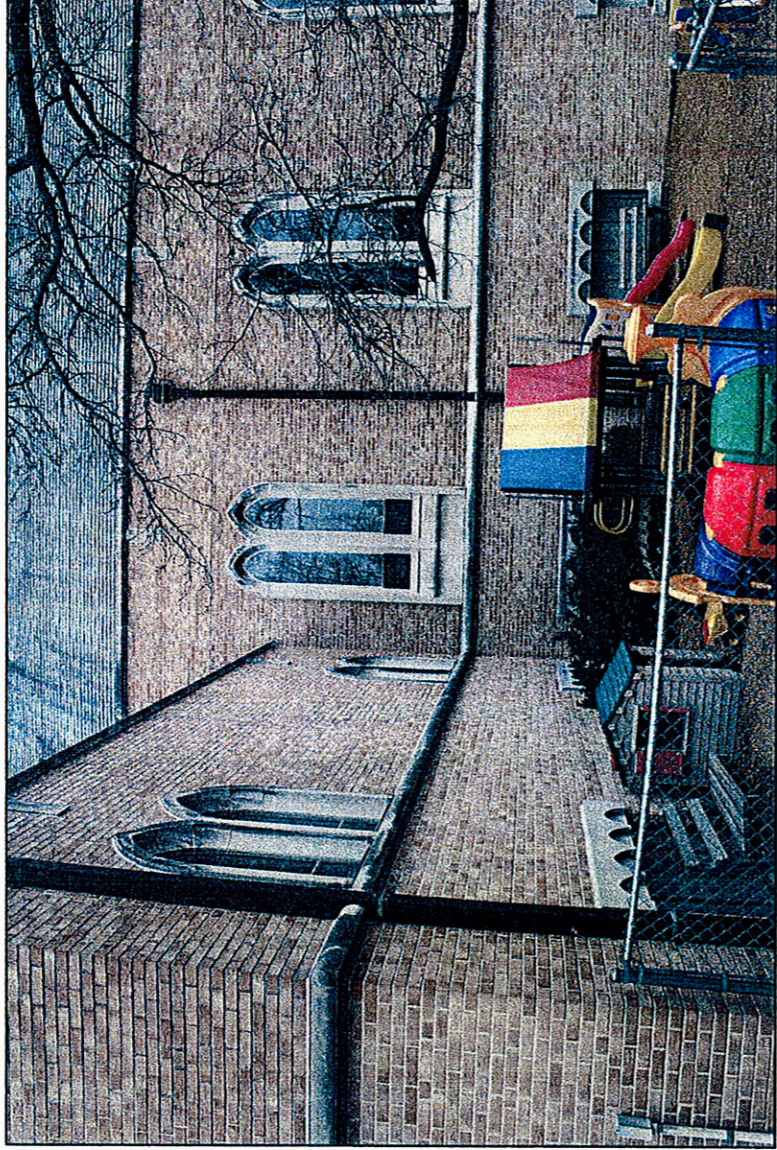
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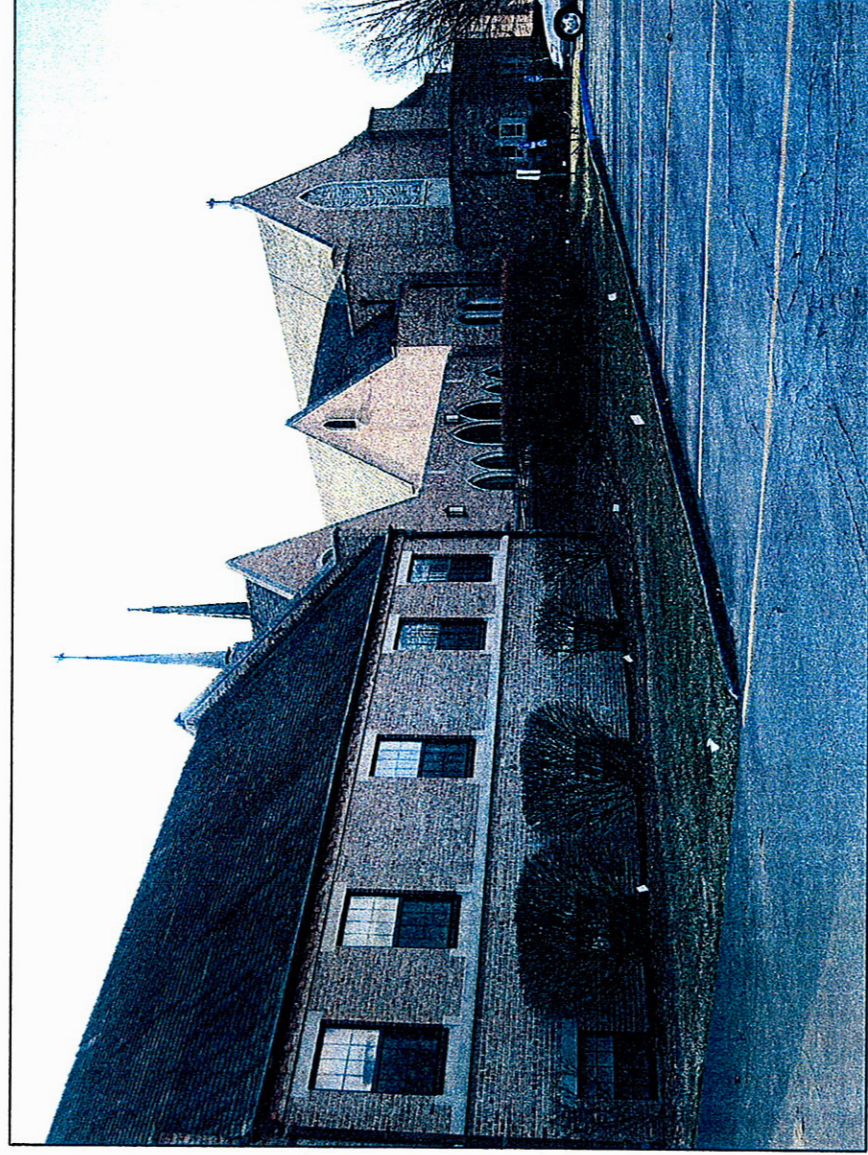
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CONWAY ROAD
ST. LOUIS COUNTY, MO

PH3
ARB5



PH4A
ARB5

VIEW LOOKING EAST TOWARDS PLAYGROUND



PH4B
ARB5

VIEW LOOKING WEST TOWARDS SANCTUARY

June 20, 2008 9:45 AM
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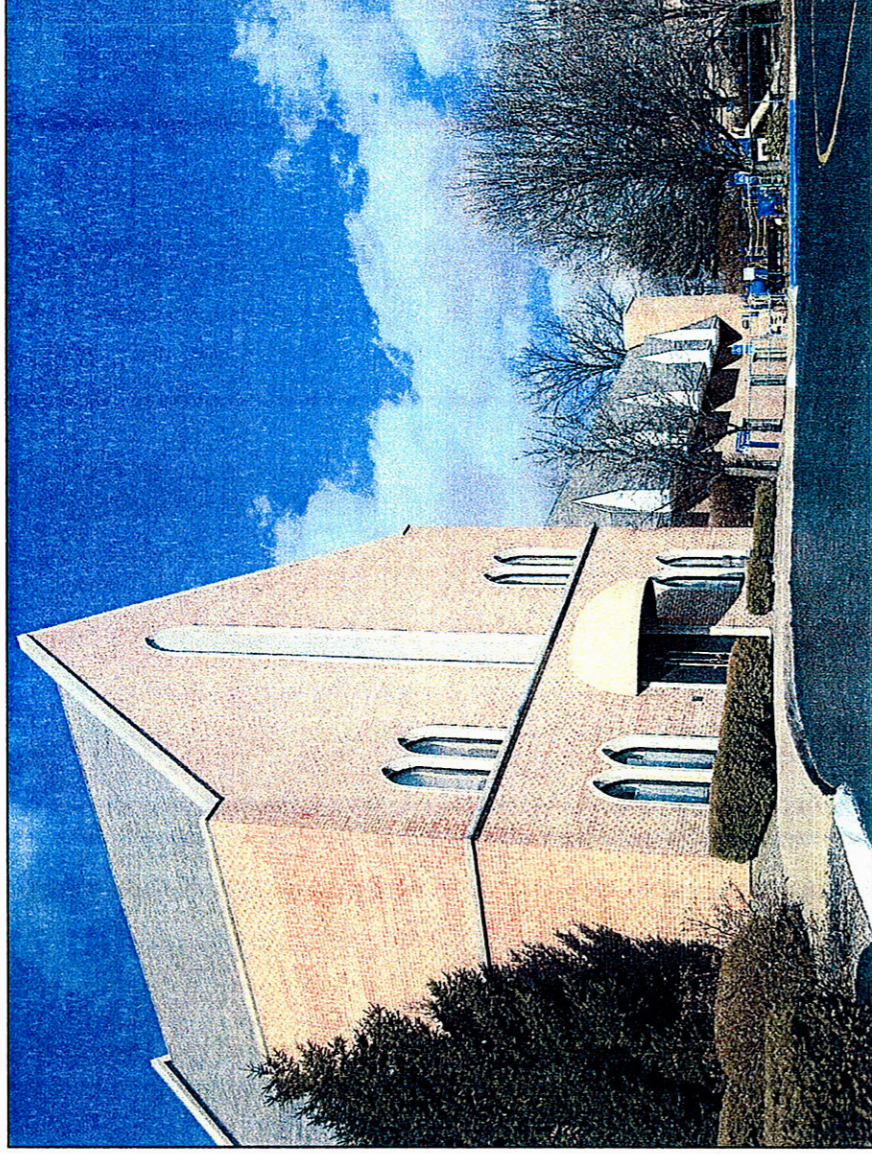
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ST. LOUIS COUNTY, MO

PH4
ARB5



PH5A
ARB5

VIEW LOOKING EAST TOWARDS C.E. WING



PH5B
ARB5

VIEW LOOKING NORTHEAST TOWARDS C.E. WING

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PH5
ARB5

